

DRAFT 5.16.18

**Blue Hill Development -- Original 2014 Projections**

Source: Town of Chapel Hill Economic Development Office

Note: Projections based on local market conditions, long-term leases and the known interests of property owners

Projects assigned to phases based on year of anticipated completion and addition to tax roll

Projected Development, Years 0-4 (2014-2018)				
Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
Quality Inn	Tru Hotel	Hotel	0	200,000
The Park		Residencial	775	680,000
The Park (comm site)		Commercial	0	7,000
Former Theater	Berkshire	Residencial	225	240,000
Former Theater	Berkshire	Retail	0	10,000
Ram's Plaza/CVS	Outparcel & CVS	Retail	0	13,000
			1,000	1,150,000

Projected Development, Years 4-10 (2018-2024)				
Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
University Inn		Hotel	0	100,000
		Retail	0	13,000
Regency Center	Old BBQ Restaurant	Retail	0	4,000
DHIC	Greenfield Place	Residencial	101	80,550
			101	197,550

Projected Development, Years 10-15 (2024-2029)				
Project Name	Other Name	Property Type	Projected Residential Units	Projected Square Footage
Eastgate		Retail	0	20,000
		Office	0	75,000
		Residencial	225	200,000
Ram's Plaza		Retail	0	300,000
		Office	0	75,000
		Residencial	120	100,000
Volvo Dealership	Hillstone	Retail	0	100,000
			345	870,000

Total Projected Development, Years 0-15 (2014-2029)				
			Projected Residential Units	Projected Square Footage
			1,446	2,217,550
		Total Office		150,000
		Total Retail		460,000
		Total Hotel		300,000
		Total Residencial		1,300,550

Note: 2014 projections also informed by 2011 TIA, which was informed by market analysis associated with Small Area Plan

**Blue Hill Development -- Actual to Date**

Source: Town of Chapel Hill Planning & Development Services, Approved Applications

Note: Projects include those built, under construction and permitted; numbers based on permitted amounts

Actual Development, Years 0-4 (2014 - 2018)									
Project Name	Other Name	Property Type	Status	Projection	Residential Units	Net New Residential Units	Square Footage	Net New Square Footage	Net New Square Footage
Ram's Plaza	CVS	Retail	Built	Years 0-4	0	0	2,700	2,700	2,700
Former Theater	Berkshire	Residential	Built	Years 0-4	266	266	307,000	307,000	307,000
Former Theater	Berkshire	Retail	Built	Years 0-4	0	0	15,600	15,600	11,539
CVS		Retail	Built	Years 0-4	0	0	13,013	13,013	13,013
Eastgate Building D	Former BP	Retail	Built	Not projected	0	0	7,761	7,761	6,109
DHIC	Greenfield Place	Residential	Built	Years 4-10	80	80	81,599	81,599	81,599
					346	346	427,673	427,673	421,960

Note: Net New Square Footage subtracts the Old BBQ Restaurant (4,061) and the Former BP Gas Station (1,652)

Actual Development, Years 4-10 (2018 - 2024)									
Project Name	Other Name	Property Type	Status	Projection	Residential Units	Net New Residential Units	Square Footage	Net New Square Footage	Net New Square Footage
DHIC	Greenfield Commons	Residential	Under construction	Years 4-10	69	69	77,775	77,775	77,775
Hillstone	Former Volvo	Residential	Under construction	Years 10-15	328	328	400,411	400,411	400,411
Fordham Blvd Apts	Former Days Inn	Residential	Under construction	Not projected	272	272	291,015	291,015	291,015
Fordham Blvd Apts	Former Days Inn	Hotel	Razed	Not projected	0	0	0	0	(23,418)
					669	669	769,201	769,201	745,783

Note: Net New Square Footage subtracts the Days Inn hotel (23,418)

**Blue Hill Development – Anticipated by 2029**

Source: Town of Chapel Hill Planning & Development Services Department

Note: Projects include those in pre-application or conceptual phases; numbers are preliminary estimates and subject to change

Project Name	Other Name	Property Type	Original Projection	Anticipated Residential Units	Net Anticipated Residential Units	Anticipated Square Footage	Anticipated Net Square Footage
Quality Inn	Tru	Hotel	Years 0-4	0	0	43,000	37,131
Quality Inn		Residential	Not Projected	236	236	293,084	252,684
Quality Inn		Hotel	Not Projected	0	0	44,330	44,330
The Park	Park Apartments	Residential	Years 0-4	750	552	600,000	453,408
Staples		Residential	Not Projected	300	300	240,000	201,421
Staples		Retail	Not Projected	0	0	10,000	10,000
Legion & Ephesus Ch.		Retail	Not Projected	0	0	Square Footage Unknown	
Legion & Ephesus Ch.		Residential	Not Projected	0	0	Square Footage Unknown	
University Inn		Hotel	Years 4-10	0	0	100,000	36,708
				1,286	1,088	1,330,414	1,035,682

Note: Other sites may redevelop in Years 4-15 that are not anticipated at this time