

## 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	Tarheel Lodging/TRU	Hotel	0	200,000
The Park		Residential	775	680,000
The Park (comm site)		Retail	0	7,000
Former Theater	Berkshire	Residential	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	Residential	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
		Residential	225	200,000
Ram's Plaza		Retail	0	300,000
		Office	0	75,000
		Residential	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
<i>Total Office</i>		150,000
<i>Total Retail</i>		467,000
<i>Total Hotel</i>		300,000
<i>Total Residential</i>		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

September 2020

Source: Town of Chapel Hill Planning Department, 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	Residential Units	Square Footage	Net New Square Footage
Ram's Plaza Outbuilding		Retail	Complete	Years 0-4	0	0	2,700	2,700
Former Theater	Berkshire	Residential	Complete	Years 0-4	266	266	307,000	307,000
Former Theater	Berkshire	Retail	Complete	Years 0-4	0	0	15,600	<b>11,539</b>
CVS		Retail	Complete	Years 0-4	0	0	13,013	13,013
Eastgate Building D	Former BP	Retail	Complete	<i>Not projected</i>	0	0	7,761	<b>6,109</b>
DHIC	Greenfield Place	Residential	Complete	Years 4-10	80	80	81,599	81,599
DHIC	Greenfield Commons	Residential	Complete	Years 4-10	69	69	77,775	77,775
					415	415	505,448	<b>499,735</b>

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	Residential Units	Square Footage	Net New Square Footage
Trilogy	Hillstone / Former Volv	Residential	Complete	Years 10-15	96	96	107,000	107,000
Fordham Blvd Apts	Former Days Inn	Residential	Complete	<i>Not projected</i>	272	272	291,015	291,015
Fordham Blvd Apts	Former Days Inn	Hotel	Demolished	<i>Not projected</i>	0	0	0	(23,418)
Trilogy	Hillstone / Former Volv	Residential	Under construction	Years 10-15	232	232	293,411	293,411
Quality Inn	TRU/Tarheel Lodging	Hotel	Under construction	Years 0-4	0	0	43,040	<b>37,075</b>
The Park	Park Apartments Ph I	Residential	Under construction	Years 0-4	414	216	544,984	<b>398,332</b>
Tarheel Lodging		Residential	Approved	<i>Not Projected</i>	234	234	312,037	312,037
Tarheel Lodging		Office	Approved	<i>Not Projected</i>	0	0	42,455	<b>1,703</b>
					1,248	1,050	1,633,942	1,417,155

Note: Net Units and Net Square Footage reflects demolition of Hong Kong Buffet (5,965) and former Park Apartments (146,652), as well as future demolition of Quality Inn

## Blue Hill Development -- Anticipated by 2029

September 2020

Source: Town of Chapel Hill Planning Department

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

Anticipated Development, Years 4-15 (2018 - 2029)							
Project Name	Other Name	Property Type	Original Projection	Anticipated Residential Units	Net Anticipated Residential Units	Anticipated Square Footage	Anticipated Net Square Footage
The Park	Park Apartments Ph II	Residential	Years 0-4	336	336	302,000	302,000
Staples		Residential	<i>Not Projected</i>	300	300	270,000	270,000
Staples		Retail	<i>Not Projected</i>	0	0	30,000	<b>-8,579</b>
University Inn		Commercial	Years 4-10	0	0	34,424	<b>-28,868</b>
University Inn		Residential	<i>Not Projected</i>	341	341	344,244	<b>344,244</b>
				977	636	980,668	534,553

Note: Net Units and Net Square Footage reflects future demolition of Staples and associated outbuildings, and University Inn

*Redevelopment of Eastgate and Ram's Plaza were included in the 2014 Projections, but these projects are not yet in the pre-application or conceptual phases*

*Other sites may redevelop in Years 6-15 that are not yet considered 'Anticipated'*

# Blue Hill District

## Development Tracking Summary

September 30, 2020

RESIDENTIAL					
SQUARE FOOTAGE	NET NEW	DWELLING UNITS	NET NEW	PROJECTED SQUARE FOOTAGE, 2014	PROJECTED UNITS, 2014
<b>Completed Projects</b>				<b>Completed 2014-2018</b>	
864,389	864,389	783	783	920,000	1,000
<b>Under Construction</b>					
1,150,432	1,003,780	880	682		
<b>Additional Anticipated through 2029</b>				<b>Completed 2018-2029</b>	
916,244	916,244	977	977	380,550	446
<b>TOTAL DEVELOPMENT through 2029</b>				<b>PROJECTED TOTAL</b>	
2,931,065	2,784,413	2,640	2,442	1,300,550	1,446

COMMERCIAL				
	SQUARE FOOTAGE	NET NEW	PROJECTED SQUARE FOOTAGE, 2014	
<b>Completed Projects</b>			<b>Completed 2014-2018</b>	
	39,074	33,361	230,000	
<b>Under Construction</b>				
	85,495	15,360		
<b>Additional Anticipated - 2029</b>			<b>Completed 2018-2029</b>	
	64,424	-37,447	687,000	
<b>TOTAL DEVELOPMENT - 2029</b>			<b>PROJECTED TOTAL</b>	
	188,993	11,274	917,000	

*Note: 'Additional Anticipated' refers to projects that are in the pre-application or conceptual phase. These numbers may increase as new projects reach this stage.*