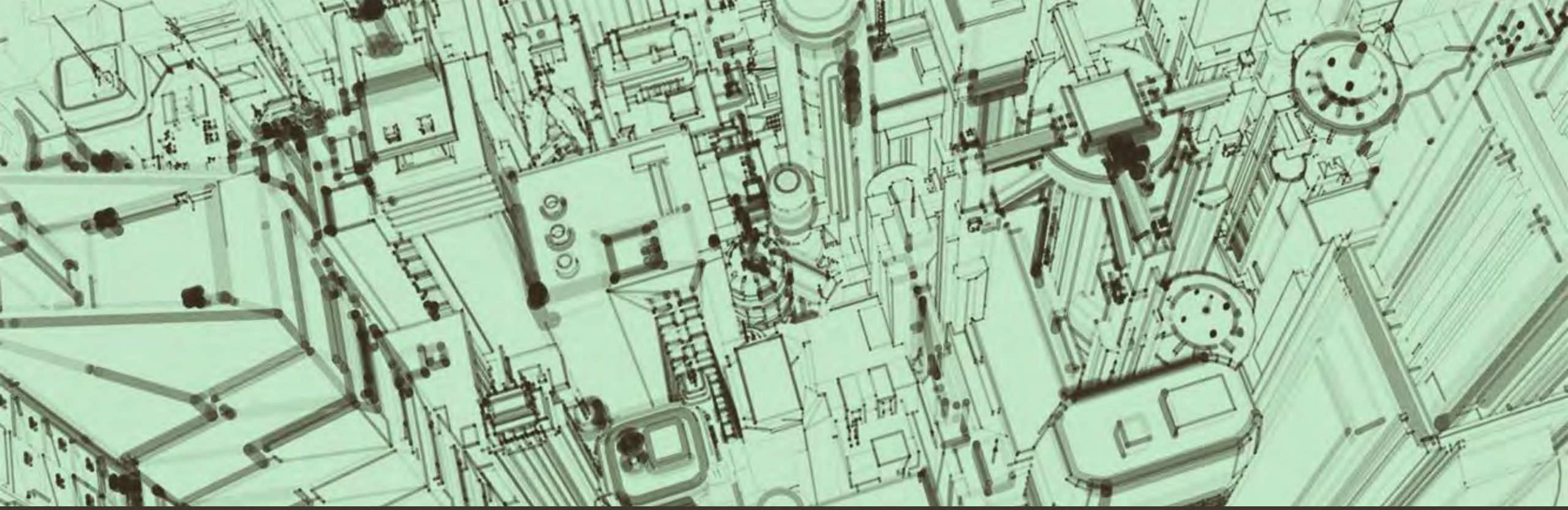


2023/24 What’s New Chapel Hill

Our Changing Town/Prepared July 31, 2023

East Rosemary Downtown Redevelopment Project

Grubb Properties bought the 137 E. Franklin St. building (and its corresponding parking deck on Rosemary Street) The site was once known as the Bank of America Center/CVS Plaza. Redevelopment plans include a new façade, a new lobby in 136 Rosemary St., 16 new restrooms, new roof, new LED lighting, and demolition of all interior walls.

The developer also owns the parking deck at 125 E. Rosemary St., which the town of Chapel Hill began demolishing in 2021 to make way for a new seven-story parking deck – with roughly 1,100 parking spots.

The developer will demolish the existing Wallace parking deck on Rosemary Street and replace it with 200,000 square feet of office and "wet lab space."

The redevelopment plan also calls for new "public green spaces," behind the Chapel Hill Post Office, as part of the parking lot on Rosemary and Columbia streets, and wider sidewalks and bike lanes at 125 Rosemary St.

East Rosemary

Rosemary Street looking south

East Rosemary

Rosemary Street looking east: Urban Park and Varsity Alley

Porthole Alley View

University Place Renovation

- Owners say the reinvention includes:
  - Exterior facing retail spaces where the former Southern Season was located.
  - A new apartment building and green space for people to gather.
  - The western edge of the site bordering Willow Drive will be converted to 900 Willow, a 253-unit multifamily building with amenity spaces such as a club room, fitness room and pool.
  - Ram Realty said 900 Willow will be complete in Winter 2024 and the first new retail spaces will open the following Summer/Fall.

University Place Aerial View

Apartments on Willow Street at University Place

A seven-story apartment building with 253 units, a pool and a 428-space parking deck is the first phase of redevelopment planned for University Place mall on Estes Drive, Fordham Boulevard and Willow Drive in Chapel Hill.

South Creek across from Southern Community Park.

815 Homes Across Southern Village

- South Creek's 815-home community with 21,000 to 52,000 square feet of commercial and retail space across 43 acres will be the newest and most significant mixed-use community in Chapel Hill in over two decades and among Beechwood's largest communities.
- Beechwood will begin the land development stage in preparation for construction to begin in late 2024 and first occupancy in 2025.

Construction Begins Late 2024

South Creek by Beechwood Homes

South Creek by Beechwood Homes

Trinsic's Aura South Elliott

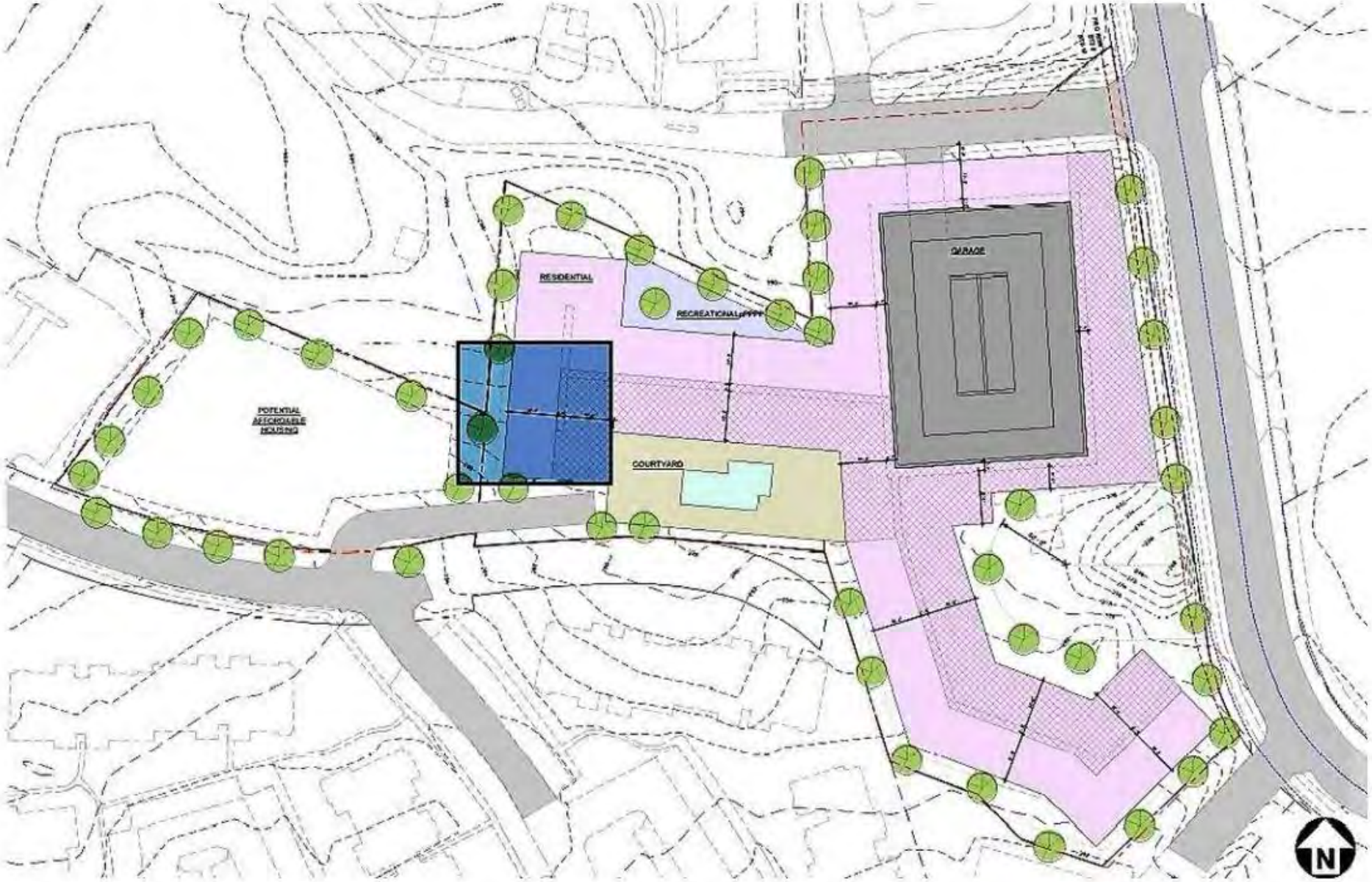
- A concept plan shows what could be proposed for 200 S. Elliott Road, currently home to the nonprofit organization Extraordinary Ventures

Aura South Elliott is the third Aura project that the Texas-based developer has proposed for Chapel Hill.

Others are the Aura Chapel Hill mixed-use project under construction at North Elliott Road and Martin Luther King Jr. Boulevard, and the Aura Blue Hill mixed-use project, which is nearing construction about a half-mile south on Fordham Boulevard.

A concept plan shows what could be proposed for 200 S. Elliott Road, currently home to the nonprofit organization Extraordinary Ventures. The initial plan calls for roughly 330 apartments and a 495-space parking deck, with space for a small park.

https://www.ci-designinc.com/blog/aura-developers-propose-more-apartments-retail-for-chapel-hills-blue-hill-district



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New Apartments in Chapel Hill

Blue Hill District Chapel Hill

Trinsic Residential Group is looking across town at the Blue Hill District. Plans for Aura Blue Hill propose 272 apartments and 23,195 square feet of commercial space in two, six-story buildings at 1289 Fordham Blvd.

The 2.76-acre site near Eastgate Crossing would have a clubhouse, pool and fitness center for residents, as well as a seven-story, 409-space parking garage.

The building closest to Ephesus Church Road would wrap around the garage, with a pedestrian bridge linking the second building to the garage. Drivers would enter from Legion Road

The buildings there now — a small home, Chapel Hill Bible Church, and a two-story brick building housing The UPS Store, Domino's and other small businesses — would be demolished.

Trinsic's first local project — Aura Chapel Hill — was approved in late June with 419 apartments and townhomes and over 15,800 square feet of commercial space.

Apartments (…continued)

1

The latest is the 414-unit Park Apartments complex under construction just south of the Aura site, and the Millennium Chapel Hill Apartments, with 284 apartments and short-term lodging units approved for the former University Inn site.

2

Also, under construction south of the Park is the new Elliott Road Extension, which will connect a new roundabout on Ephesus Church Road with the traffic light at Fordham Boulevard and South Elliott Road.

3

Ram Realty Advisors opened the 272-apartment Bell Chapel Hill (The Elliott)

4

Two more apartment projects — Trilogy Chapel Hill and another that is part of the Tarheel Lodging redevelopment — are located farther north between Fordham Boulevard and Legion Road.

5

The Aura Blue Hill site is zoned for up to 7 stories of residential and commercial use with driveway access to Fordham Boulevard and Ephesus Church Road. It would extend the planned Legion Road Extension.

1100 Columbia

- New condos and retail space beside and along the ramp at South Columbia Street and NC 54, across the street from Merritt's Grill, on the bus line near UNC and hospital.
- SZOSTAK DESIGN, INC.
- A limited collection of one-, two- and three-bedroom flats and 2-story penthouses in downtown Chapel Hill.

203 Project in Carrboro: Future Library

Orange County Library

203 Greensboro Street

- Downtown Carrboro is in the building process on the new Orange County Southern Branch Library which will include offices for a teen center, multi-purpose cultural room, radio station, various town staff and more and include a 171 vehicle parking spaces and 70 bike parking spots.

r-story building with ground-floor retail and apartments above could anchor the corner of E
Martin Luther King Jr. Boulevard in Chapel Hill. The Aura plan includes over 15,000 square fe
partments and townhomes. TRINSIC RESIDENTIAL GROUP *Contributed*

Estes: Aura Chapel Hill

Estes: Aura Chapel Hill is an approved mixed-use development with restaurants, retail, office, and live work units located at the northeast corner of Martin Luther King Jr. Blvd. at Estes Drive on 14.7 acres.

Industrial Park off I-40 and New 86:

Merritt Properties is in construction on a 19.6-acre development building totaling 116,300 SF.

Positioned on 19.6 acres off Millhouse Road, just west of I-40 and NC-86.

This Enterprise Zone was formed to bring new businesses to Chapel Hill and to help expand the local economy.

This project will mark Chapel Hill's only flex/light industrial construction development on the horizon. Situated off Millhouse Road in Orange County.

The park is located just west of Interstate 40 and Highway 86, which will serve office and warehouse users seeking access to major transportation routes.

Industrial Park off I-40 and New 86:

Glen Lennox redevelopment:

- The apartment complex will have 304 units with a mix of studio, one- and two-bedroom apartments. Amenities will include a pool, co-working space, fitness and yoga center, cycle center, leasing center, a parking garage and rooftop resident lounge, according to the company. Information on rental rates was not released.
- Construction is expected to finish in 2023.

Glen Lennox Phase 2

Eastowne Medical Office

- UNC Health began construction of the first building, called the Eastowne Medical Office Building, and parking deck in 2019.
- This is a 6-story facility totaling 150,000 square feet.
- UNC Health aims to add a new building to the site every three to five years. When the development is complete, it will include between 1.6 million to 1.8 million square feet of medical office buildings.
- The 50-acre campus includes about 30 acres in the “horseshoe” formed by Eastowne Drive and U.S. 15-501, and another 20 acres between Eastowne Drive and Interstate 40. It is surrounded by apartments, medical clinics and offices. A non-binding concept plan submitted recently would add 1.6 million to 1.8 million square feet to the campus, or roughly eight to 10 buildings, plus parking decks.

A preliminary rendering of the UNC Health Eastown campus, as seen from the existing parking deck, shows how the next medical building (at right) and future buildings would be connected and look in relation to their environment. UNC HEALTH *Contributed*

Eastowne Rendering

In addition to health-related activities, the campus will have retail space serving visitors, employees and surrounding

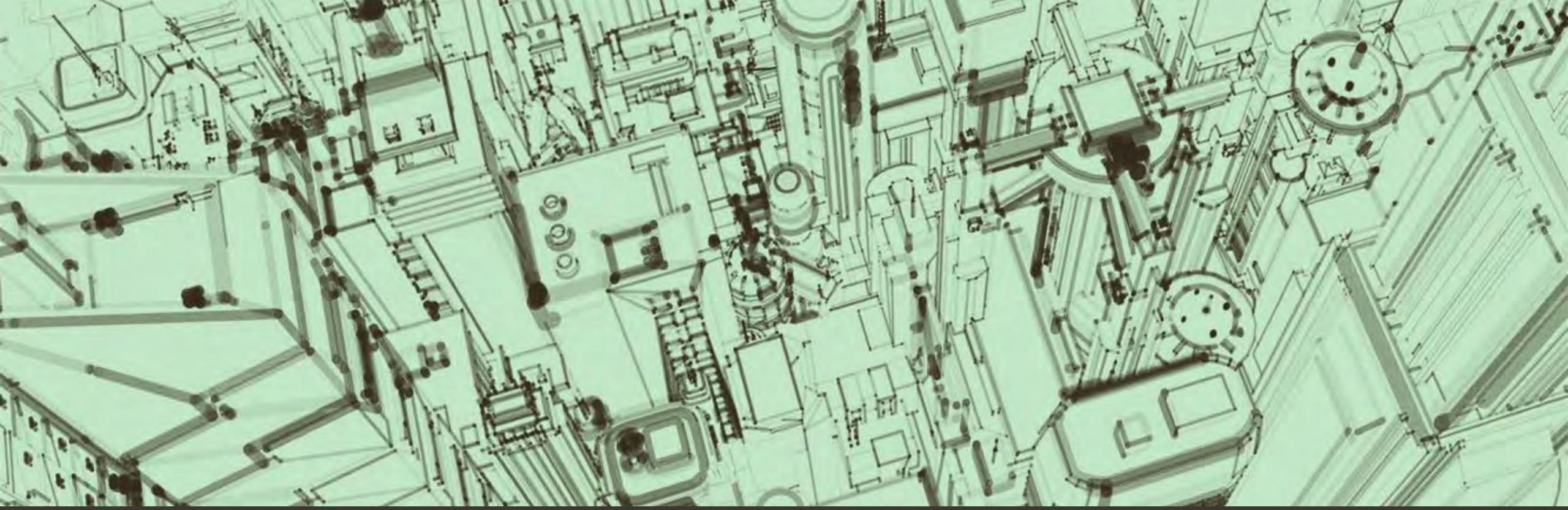
UNC Hospitals Surgical Tower

- When completed, the Surgical Tower will be the largest building on UNC Hospitals Chapel Hill campus.

UNC Hospitals is constructing a 357,000 square foot Surgical Tower in front of the N.C. Memorial Hospital. When completed in 2024, the new tower will feature modernized surgical spaces, enhanced pre-op and post-op rooms for patients, and comfortable spaces for their loved ones to wait during their procedure.

Over the next two decades, UNC Health plans to build up to 10 medical office buildings near Interstate 40 in Chapel Hill to keep pace with growing demand for services.

UNC Surgical Tower



Thank You

This presentation will be updated quarterly.
lpaolicelli@visitchapelhill.org 919-259-1658