Chapel Hill North

Preliminary Market Study
A keystone (also known as capstone) is the wedge-shaped stone piece at the apex of a masonry arch, or the generally round one at the apex of a vault. In both cases it is the final piece placed during construction and locks all the stones into position, allowing the arch or vault to bear weight.
Future Opportunities:
Place for coffee... beer... work... eat. (and shop)
Places for people...
Chapel Hill North market study area
Office Space by Town District

1. Blue Hill 778,267 SF
2. Gateway 613,498 SF
3. Downtown 566,617 SF
4. Meadowmont 503,114 SF
5. CH North 304,935 SF
6. Southern Village 92,724 SF
7. Midtown 29,400 SF
8. Glen Lennox 12,421 SF
Reshape retail to create more experiential

Connect office, new and existing, to other areas in the district.

Build needed housing:

- Large, high-quality condominiums.
- Townhouses and mid-priced condominiums.
- Main Street apartments.
- Independent living, assisted care and memory care for seniors.
Developer & Property Owner Listening Session

• BRT Corridor
• Right-sized Density
• Walkability between Housing, Retail, and Office uses
• Market potential
Feedback Themes:

- Lack of connectivity in North Chapel Hill reinforces auto dependency.
- Proximity to I-40 is a competitive advantage. Explore opportunities for multi-modal connections once people park.
- Density viewed favorably - more people in shopping centers and restaurants will add vibrancy and strengthen retail.
Feedback Themes:

• It may not be possible to replicate the success of places like Downtown Durham in a fundamentally suburban area like North Chapel Hill.

• Bike lanes from Timberlyne to Carol Woods don’t feel safe. Offer off-road trails and bike lanes.

• Need for greenspace, public space, gathering space encourage outdoor music, a brewery or other community events.
Questions?