

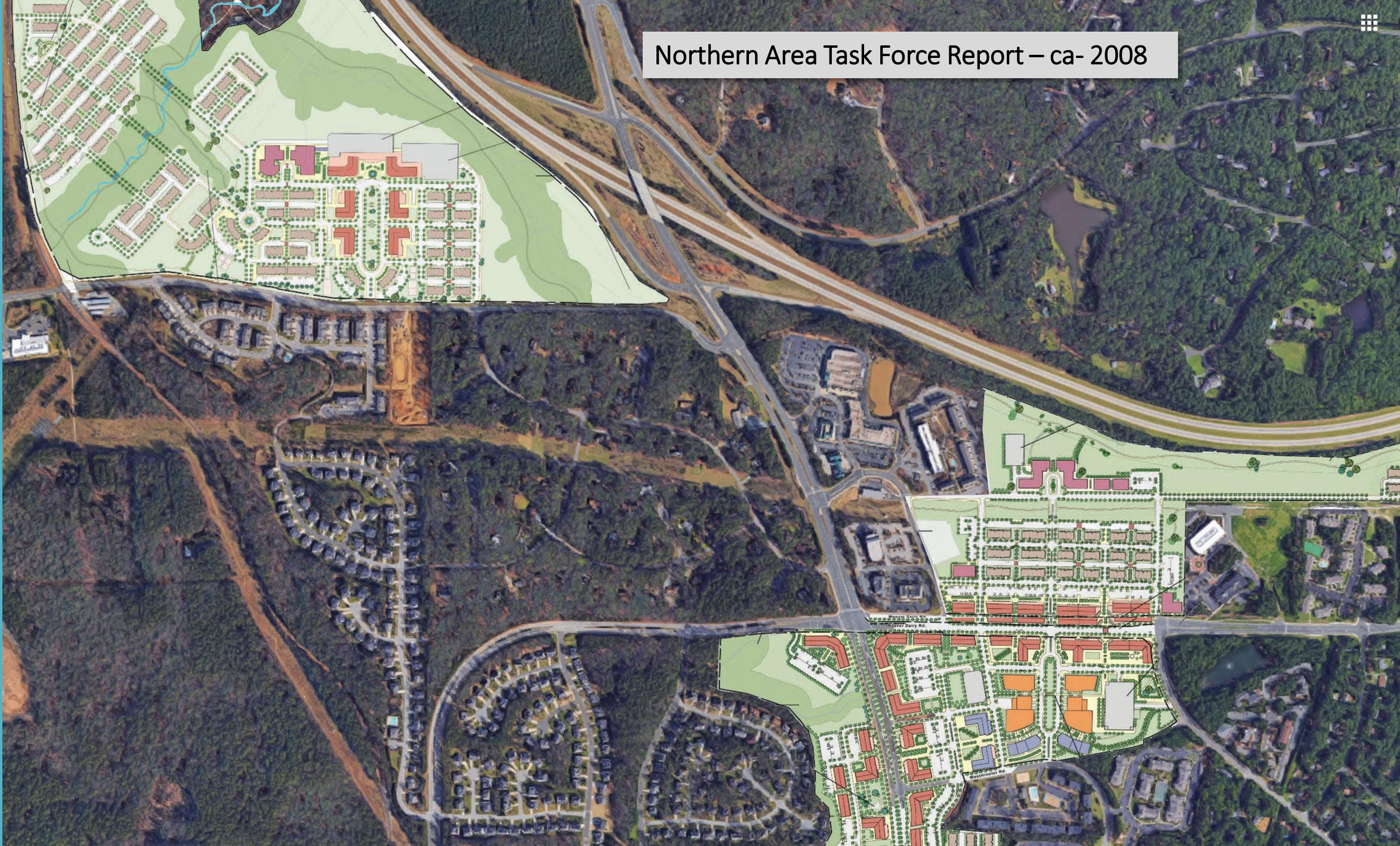
CHAPEL HILL

OPEN2.BIZ

Chapel Hill North

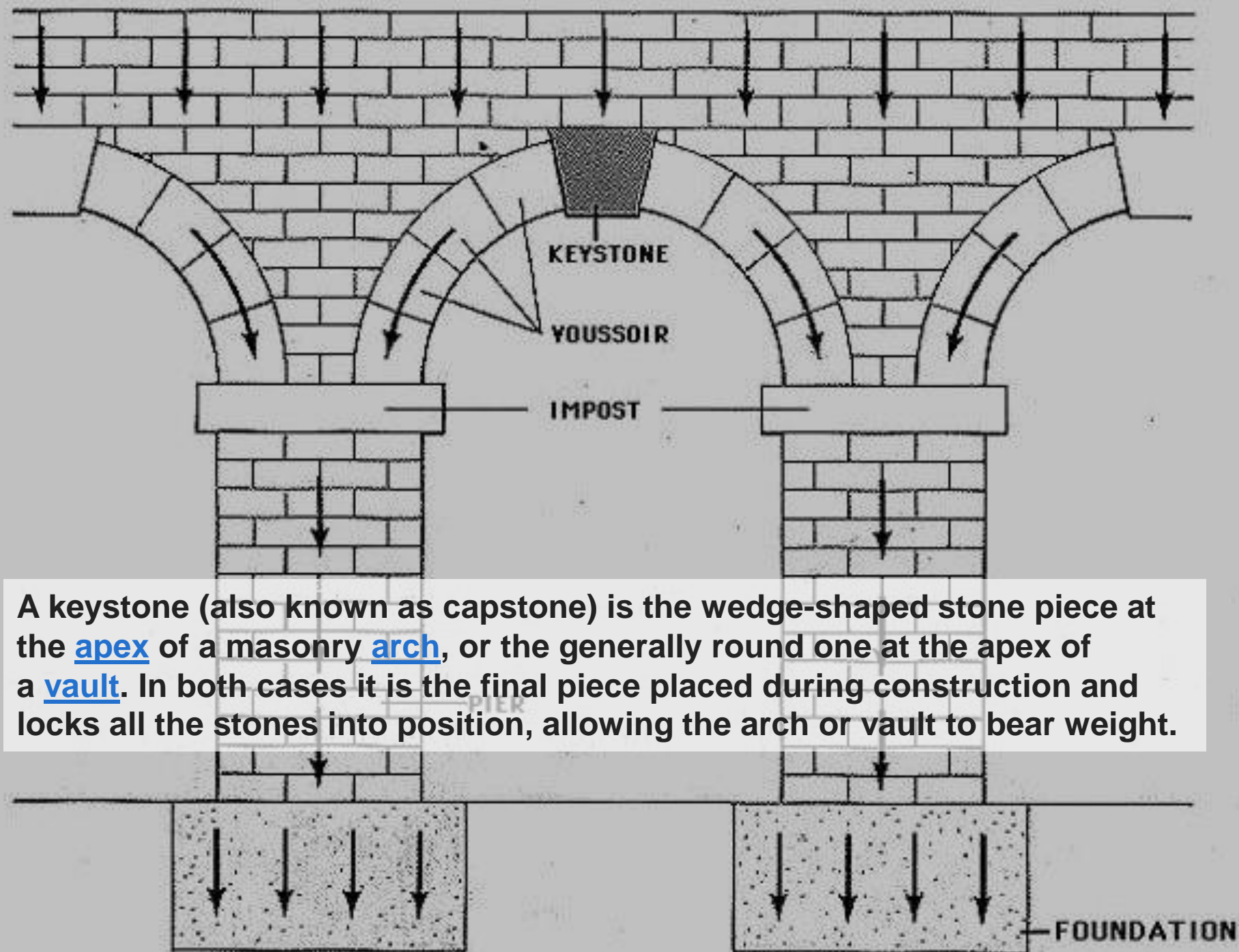
Preliminary Market Study

Northern Area Task Force Report – ca- 2008



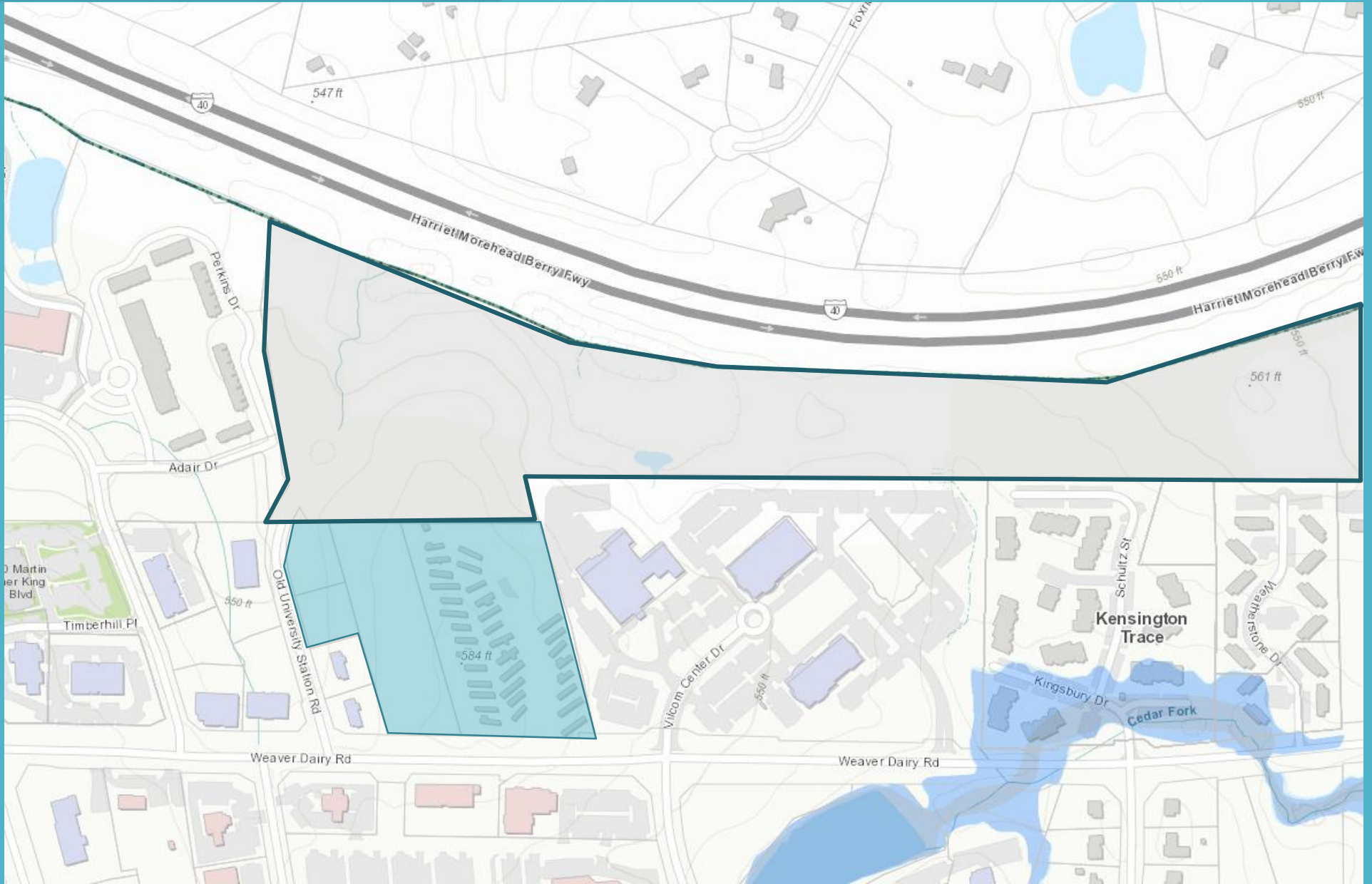
Approved, built or in construction





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:



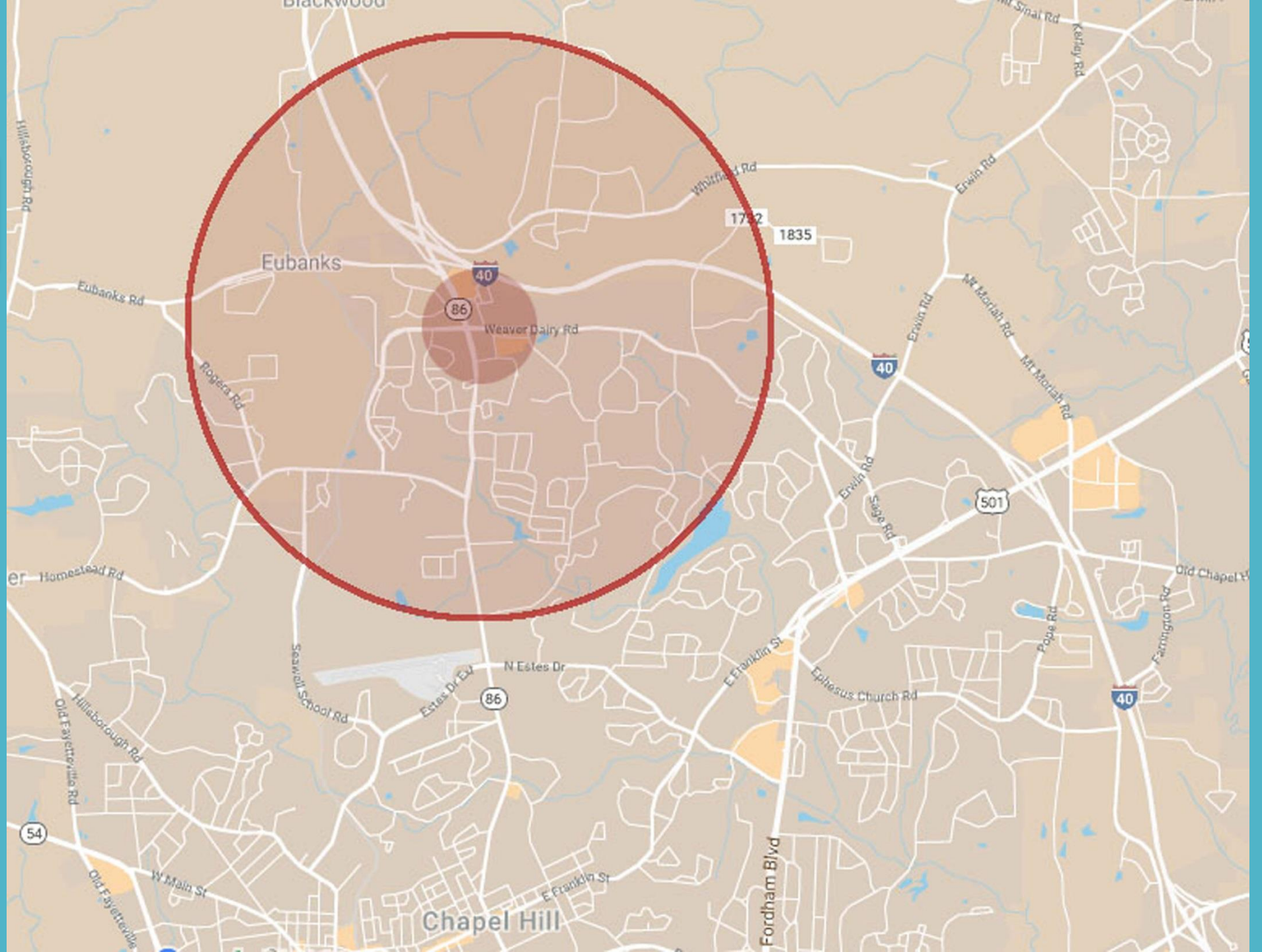
CHAPEL HILL

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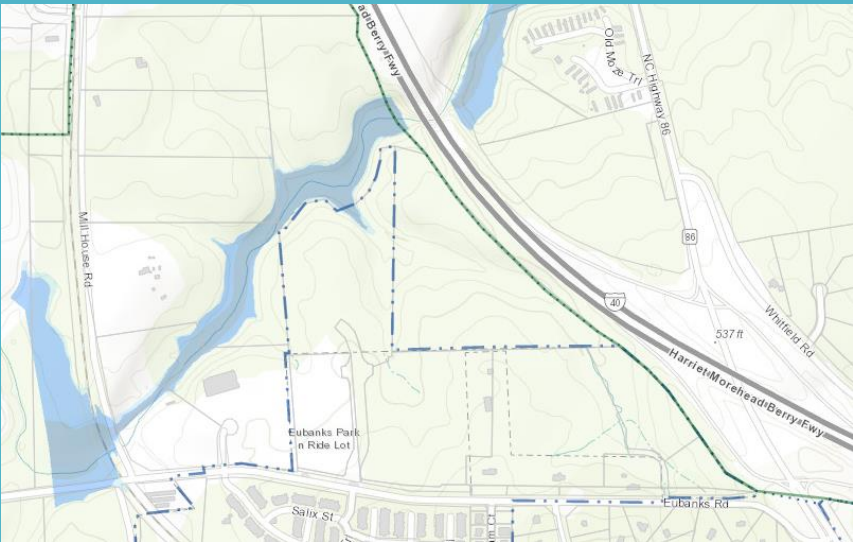
**Place for coffee...
beer...
work...
eat.
(and shop)**



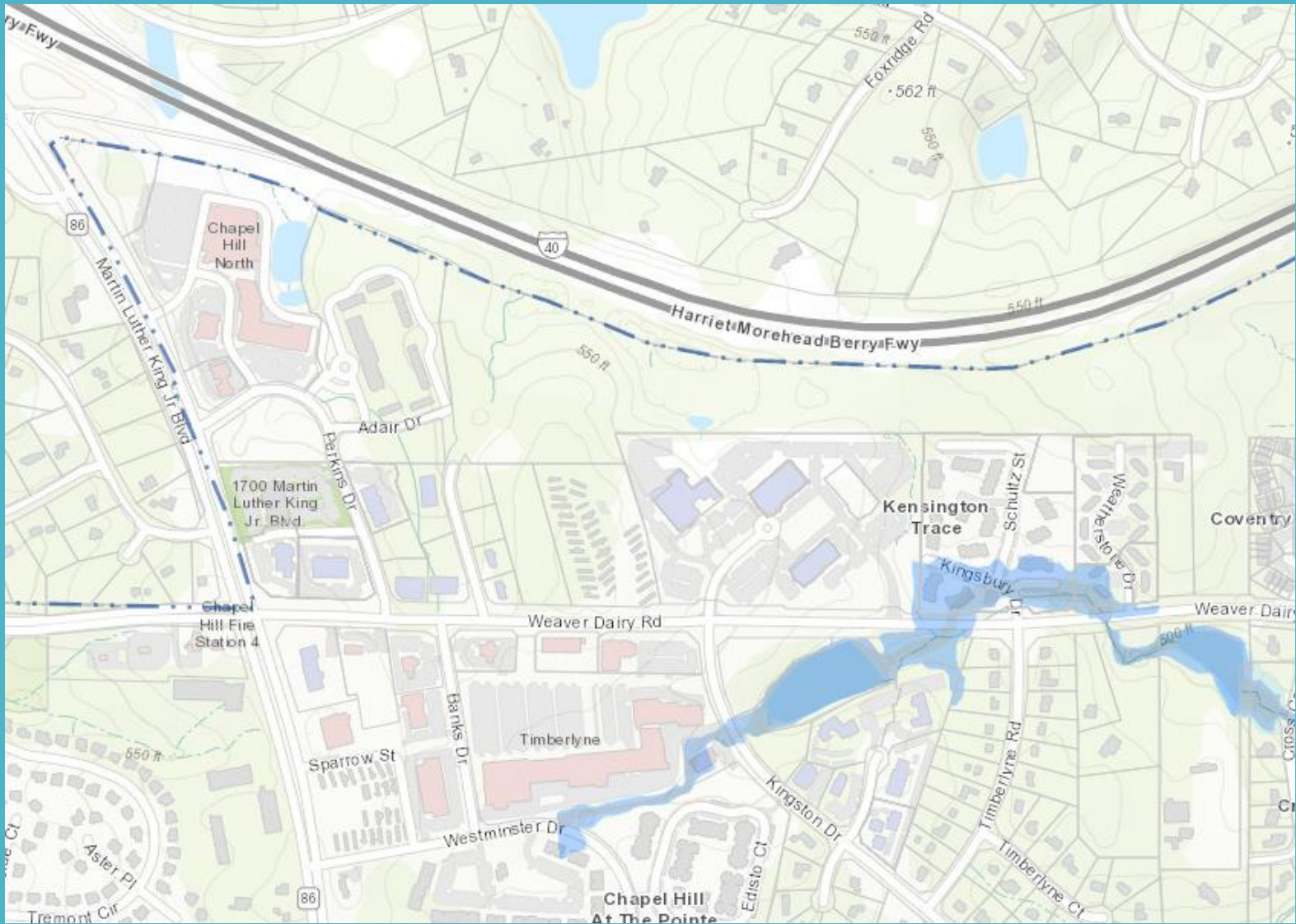
Chapel Hill North market study area



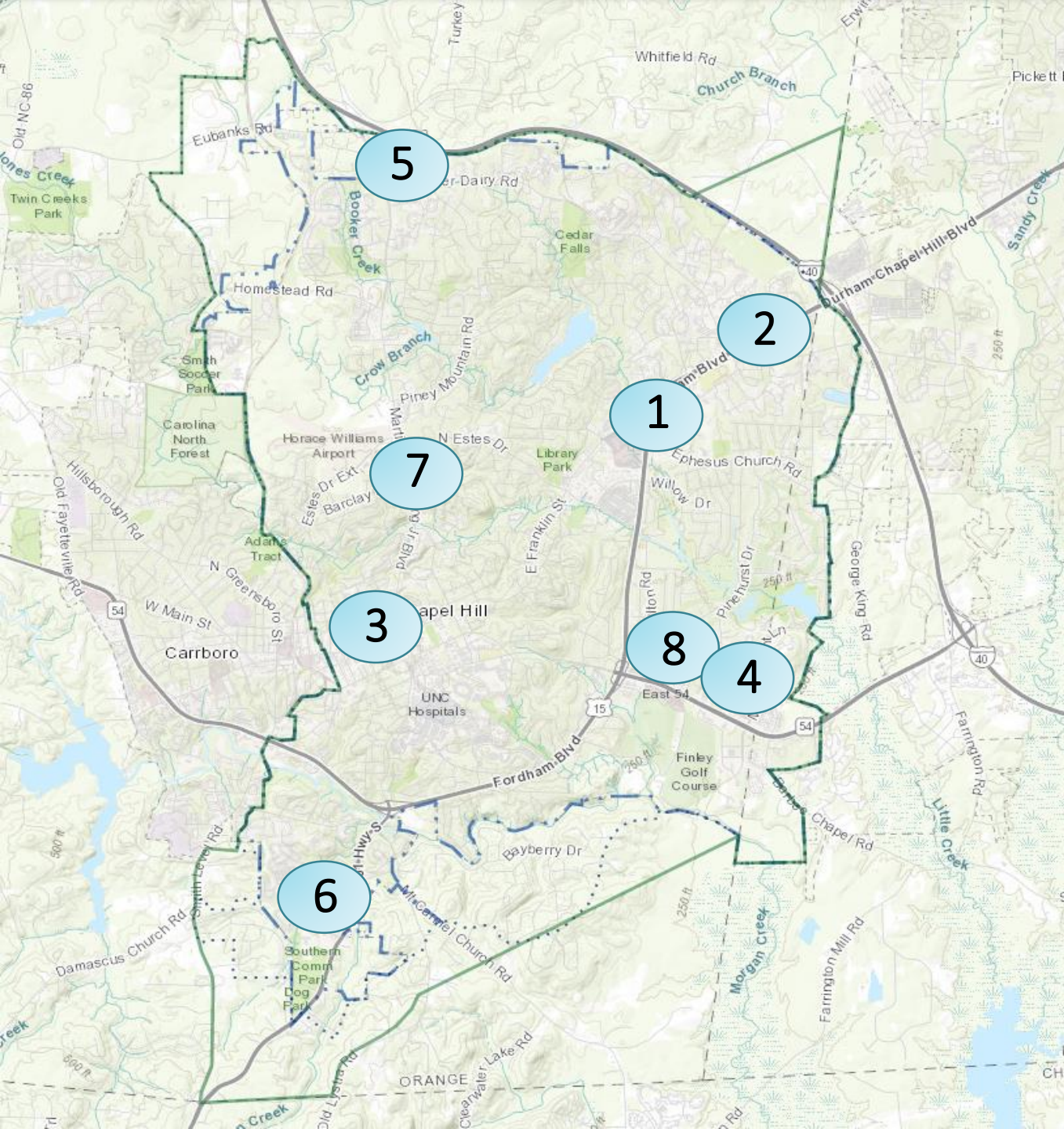
Carraway Village/Enterprise zone



Balance of North Chapel Hill commercial



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

Market

- > 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?

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