

Development Opportunities In North Chapel Hill



Rod Stevens



Harris Teeter

Apts

To Rogers Road

Shieh Prop.

To Carol Woods

Medical Offices

Ireland Prop.

Offices

Bank

Bank

Apts

Offices

Food Lion

Trailer Park

Regal

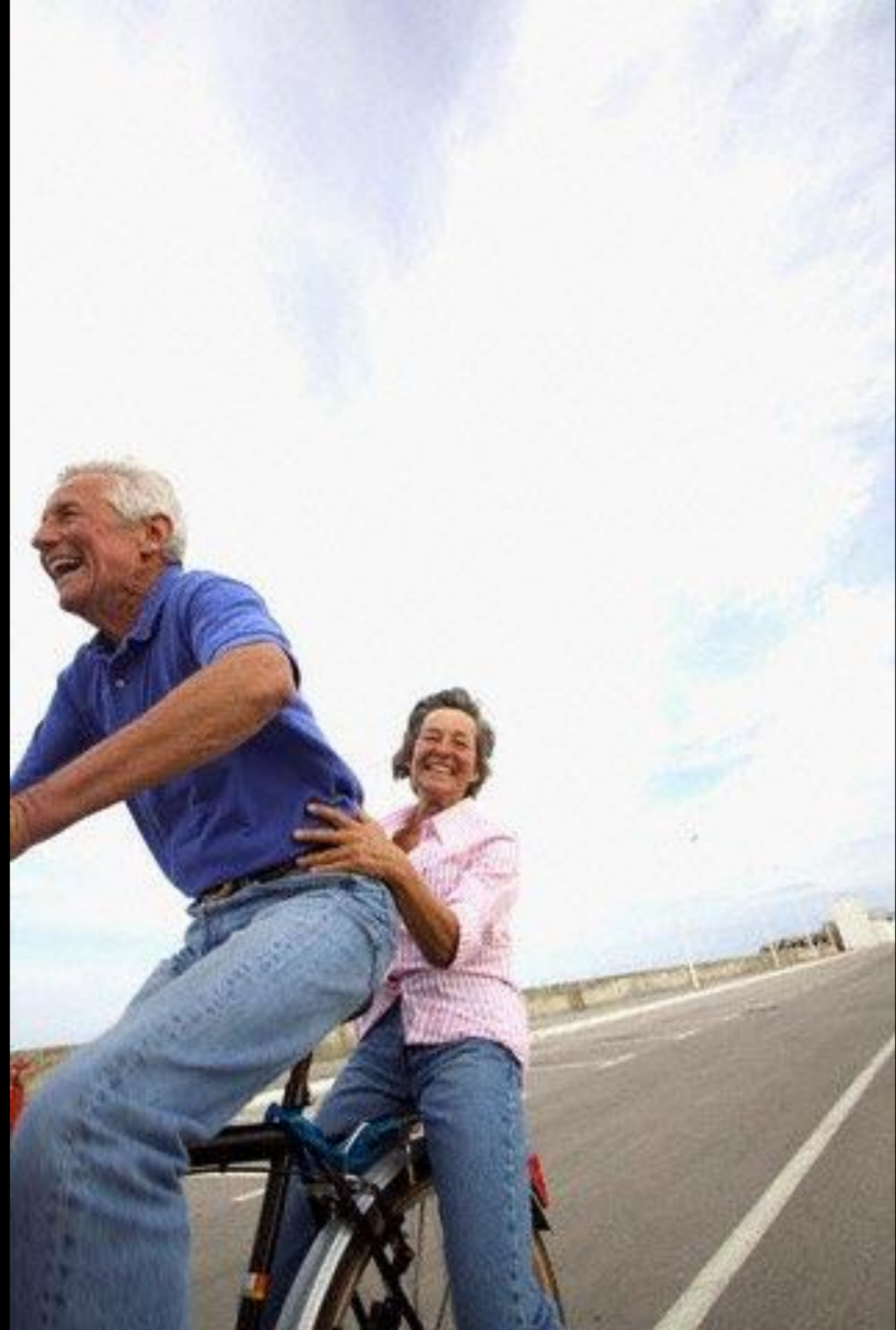






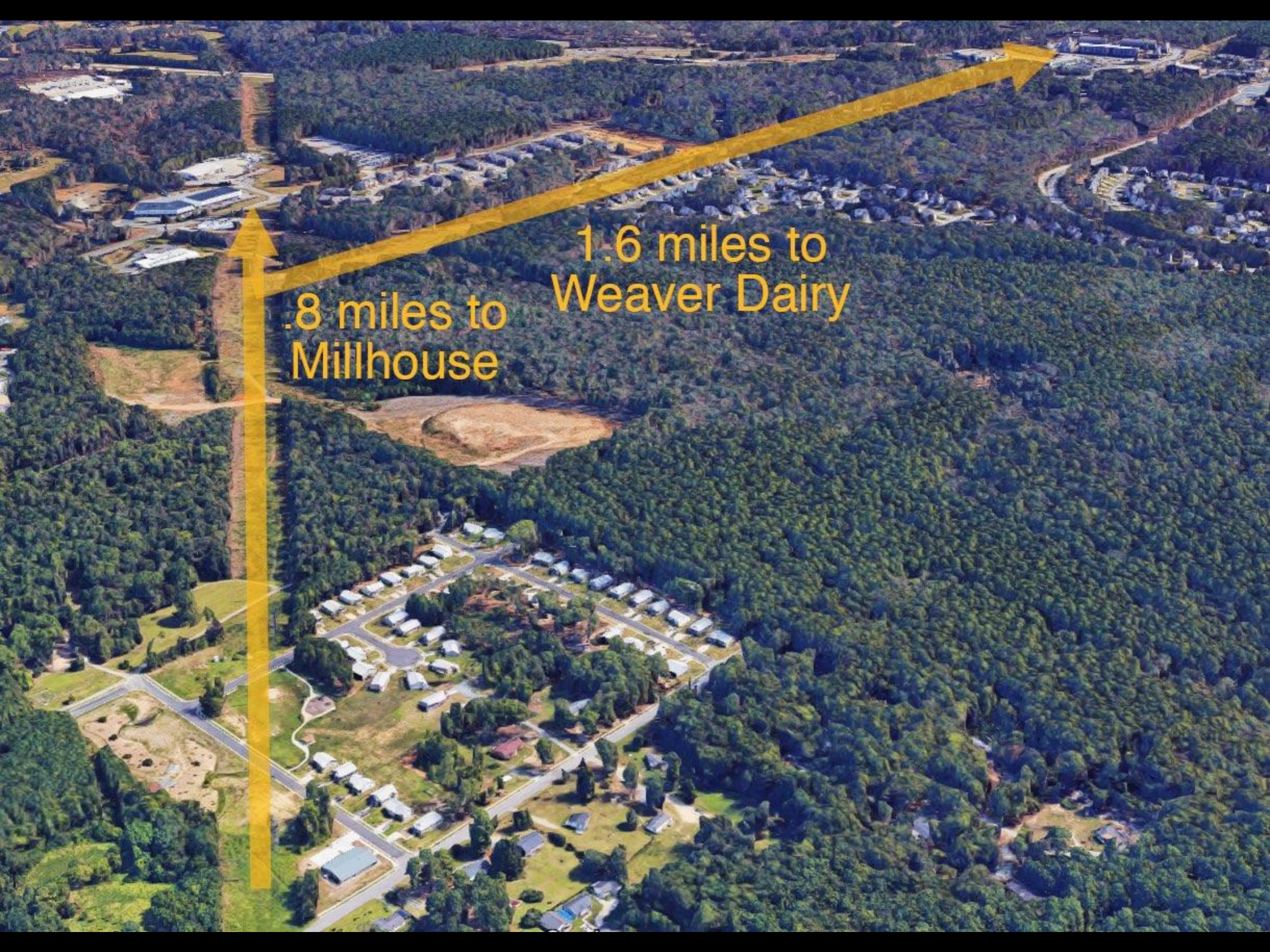


The Customer









.8 miles to
Millhouse

1.6 miles to
Weaver Dairy

Top Tier



Professional Pride



Urban Chic



62%

Golden Years



Boomerbergs



24%

Emerald City



Dorms to Diplomas



14%





TRIANGLE

— North Carolina —

118
CHURCHMOUSE YARNS & TEAS



hopper illustration





Change is on the way.



Food Lion &
associated in-line space

Regal
Cinemas

Trailer
Park

Children's Campus

Domino's
Pizza

Bank of America

1165
Weaver Dairy

Wells Fargo Bank

Medical Offices

Walgreens/
UNC Health





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Walgreens/
UNC Health



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Medical Offices

Planning isn't working.







LEGEND - TRANSPORT

- █ BUSWAY (EXPRESS)
- █ BUSWAY (LOCAL)
- █ GREENWAY
- █ ROADWAY
- █ PARKING

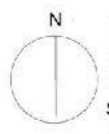
LEGEND LAND USE

- █ RETAIL
- █ OFFICE
- █ APARTMENT
- █ HOTEL
- █ STRUCTURED PARKING
- █ OUTPARCEL
- █ PLAZA
- █ DETENTION POND
- █ PARKING

TABLE OF PROGRAM

290K LARGE FORMAT RETAIL	x 4.5 = 1305 SPACES
160K IN LINE RETAIL	x 4.5 = 720 SPACES
400 UNITS	x 1.5 = 600
80K OFFICE	x 3.5 = 280
2 HOTELS @ 120 ROOMS	x 1.25 = 300
PARK AND RIDE	= 1000
(OUTPARCELS PARK ON PARCEL)	= 4205
PROVIDED	= 3290
SHARED 12% SHARED	= 415

KLINGSTUBBINS



**EUBANK ROAD
MAIN STREET CONCEPT PLAN**

SCALE 1"=150'
C-4

“Exemplary architecture with a high-level of transparency at street-level is essential in order to activate the pedestrian realm of this “strategic entranceway gateway”.

-Statement of Justification, Zoning Amendment, Weaver Crossing



W

Walgreens

Walgreens
UNC
HEALTH CARE

1670









Opportunity knocks.



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Explore Options for control or acquisition of Ireland property:

- Property exchange
- Option and delayed closing
- Joint exploratory
- Outright purchase

Return to CCES for report in September

If we proceeded-

- Create a master plan for property
- Address issues related to mobile home park
- Entitle and subdivide the parcels according to plan
- Sell land beyond a park and affordable housing site
- Explore ways to create new connections between centers
- Looks for opportunities for place making and green spaces working with existing centers