



CHAPEL HILL/ORANGE COUNTY VISITORS BUREAU

# CHANGES IMPACTING CHAPEL HILL AND ORANGE COUNTY



#ChapelHill #Carrboro #HillsboroughNC  
[www.visitchapelhill.org](http://www.visitchapelhill.org)

**CHAPEL HILL**

HILLSBOROUGH & CARRBORO

ORANGE COUNTY VISITORS BUREAU





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# NEW DEVELOPMENT ON ENTRANCE TO CHAPEL HILL



**Carraway Village**, situated in Chapel Hill near I-40, is a mixed-use village, a Northwood Raven signature community. Phase I, which includes 403 apartments and 9,000 sf of retail shops, will have its first apartment units available in November and is projected to be complete by May of next year.

The current bus route and loading area will be adjusted to line up with the project's primary road—its Main Street.

This “Main Street” will bisect the village and tie together the future retail phases. It will include a green space.

Phase II—the development of the retail focal point—will follow. This section will house retail and related services. Phase III will offer business offices, facilities or hospitality businesses.

[carrawayvillage.com](http://carrawayvillage.com)



# UNC MASTER PLAN



Master plan guiding concepts are designed to make the campus more welcoming to visitors, more connected for vehicles and pedestrians and more diverse in the uses and programs in each building and focuses on a more gradual change that will be baked into the much-needed renovations of old or out-of-date buildings. About 6.4 million square feet (30 percent of campus space) is occupied by buildings rated to be in worst, severe or poor condition. Among the proposed changes are a new grid of roads on South Campus, improvements to Stadium Drive and pedestrian bridges over South Road in two locations.



## ESTES DRIVE, CHAPEL HILL



The Town Council approved rezoning the 6.44-acre site north of the Estes and Somerset Drive intersection for more dense construction. The 133,600-square-foot independent living center will be three stories along Estes Drive, rising to four stories in the rear, and have 99 parking spaces.

**The Chapel Hill Retirement Center**, for people 55 and up, is the first project approved for the town's Central West district, a small development district east of the Martin Luther King Jr. and Estes Drive intersection.







# CHAPEL HILL EXPLORES NEW MUNICIPAL SERVICES CENTER ON ESTES DRIVE



UNC and the Town of Chapel Hill are discussing the exchange of parcels of property. The arrangement is being explored as the town is also working toward building a **municipal services center**, which could house a new town police station, on university-owned property. The proposal calls for the university swapping the approximately 21-acre property where the municipal services center would be located for a smaller property downtown.



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# GLENLENNOX



In May 2018 developers, Grubb Properties, held a kick-off ceremony to celebrate its first phase of the multi-faceted redevelopment: existing buildings will be upgraded with energy-efficient infrastructure and appliances, updates will be made to the neighborhood's winding streets, bricks from the original buildings are set to be repurposed and used in the new development's construction.

## THE GWENDOLYN AT GLEN LENNOX

Slated to open in 2020, new office space at Glen Lennox will offer 105,000 square-feet of Class-A office space with every modern amenity, including soaring ceilings and a terrace café. The office space, like all of the redevelopment, is committed to retaining historical elements and strives to tell the stories of Chapel Hill's history.



[https://  
glenlennoxvision.  
com/working/  
whats-in-a-name/](https://glenlennoxvision.com/working/whats-in-a-name/)





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# ORANGE COUNTY'S SOUTHERN BRANCH LIBRARY: CARRBORO



The Carrboro Board of Aldermen and Orange County Board of Commissioners unanimously approved an agreement to share the construction costs and space in a new 65,000-square-foot building at 203 S. Greensboro St. It will house the south branch of the Orange County Public Library and some municipal offices for Carrboro. The project is scheduled to open in fall 2019.





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# ORANGE COUNTY TO BUILD NEW JAIL



Named **Northern County Campus**, the development will include 21 acres located on Highway 70 across from the DMV. The campus will house the detention center and will replace the current facility located in downtown Hillsborough near the Old Orange County Courthouse. The plan is for this site to consolidate the environmental and agricultural services. Construction on the detention center is anticipated to begin in early 2019, with a target completion date of late 2020 or early 2021.





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## COLONIAL INN HILLSBOROUGH



Allied DevCorp plans to renovate the two-story structure, which was built in 1838 and long served as a hotel and later a popular restaurant. It is on the National Register of Historic Places and a contributing structure in Hillsborough's historic district. The renovated **Colonial Inn** would offer a restaurant with a private dining room, a bar and a conference room on the ground floor. A larger event center and four guestrooms would be on the second floor. A new, two-story wing would provide another 18 guestrooms at the rear of the lot and connect to the main building, a patio and landscaped wedding lawn via brick pathways.



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# CHAPEL HILL AND ORANGE COUNTY HOTEL INDUSTRY



NAME OF ESTABLISHMENT	OPEN DATE	ROOMS
Holiday Inn Express Hillsborough	Apr 1997	83
Microtel Inn & Suites Hillsborough	May 2000	70
Hampton Inn & Suites Carrboro	Aug 2013	142
The Siena Hotel	Oct 1987	79
Chapel Hill University Inn	Jun 1966	132
Quality Inn Chapel Hill	Jan 1987	119
Residence Inn Chapel Hill	Jan 2007	108
AC Hotels by Marriott Chapel Hill	Dec 2017	123
Franklin Hotel Chapel Hill	Jan 2007	67
Destination Hotels The Carolina Inn	Jun 1924	185
Hyatt Place Chapel Hill Southern Village	May 2017	110
aloft Hotel Chapel Hill	Apr 2010	130
Courtyard Chapel Hill	Sep 2004	169
Sheraton Hotel Chapel Hill	Jun 1980	168
<b>Total Number of Rooms</b>		<b>1685</b>





# AIRBNB



- In the month of June, AirBNB increased the available unit inventory by 3,979 unit nights or 50.8%.
  - Most of this increase came in Chapel Hill, up 2,933 units.
  - Hillsborough grew by the greatest percentage, up 115.5% from 470 to 1,013 units available.
- The state, county and municipalities are discussing Airbnb's impact on local revenues, tourism and safety.
- 2018 is on pace to produce over \$9 million in revenues. This would represent \$2.6 million growth of 2017.



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# TOURISM AND HISTORIC PRESERVATION



## INCORPORATING OLDER AND HISTORIC BUILDINGS INTO PLANNING IS KEY IN SUSTAINING TOURISM

- Historic preservation values should be considered in the revitalization of both rural and urban communities.
- Historic preservation should be incorporated in local planning for sustainability, smart growth, and community resilience.
- Historic property surveys, including those in historic districts, are tools that should be used by communities to provide for federal, state, and local planning and revitalization projects
- Private resources can contribute to local revitalization efforts and leverage public funds.
- Tax credits can be used to promote historic preservation projects that preserve local assets.





# CONCLUSION



- The Chapel Hill area is growing to meet the demands of the future.
- Allying preservation with growth is a critical goal.
- Marketing of the area must continue to build and maintain demand for growing product.



**THANK YOU!**