



# APPENDIX

## Market Study and Demand Forecast

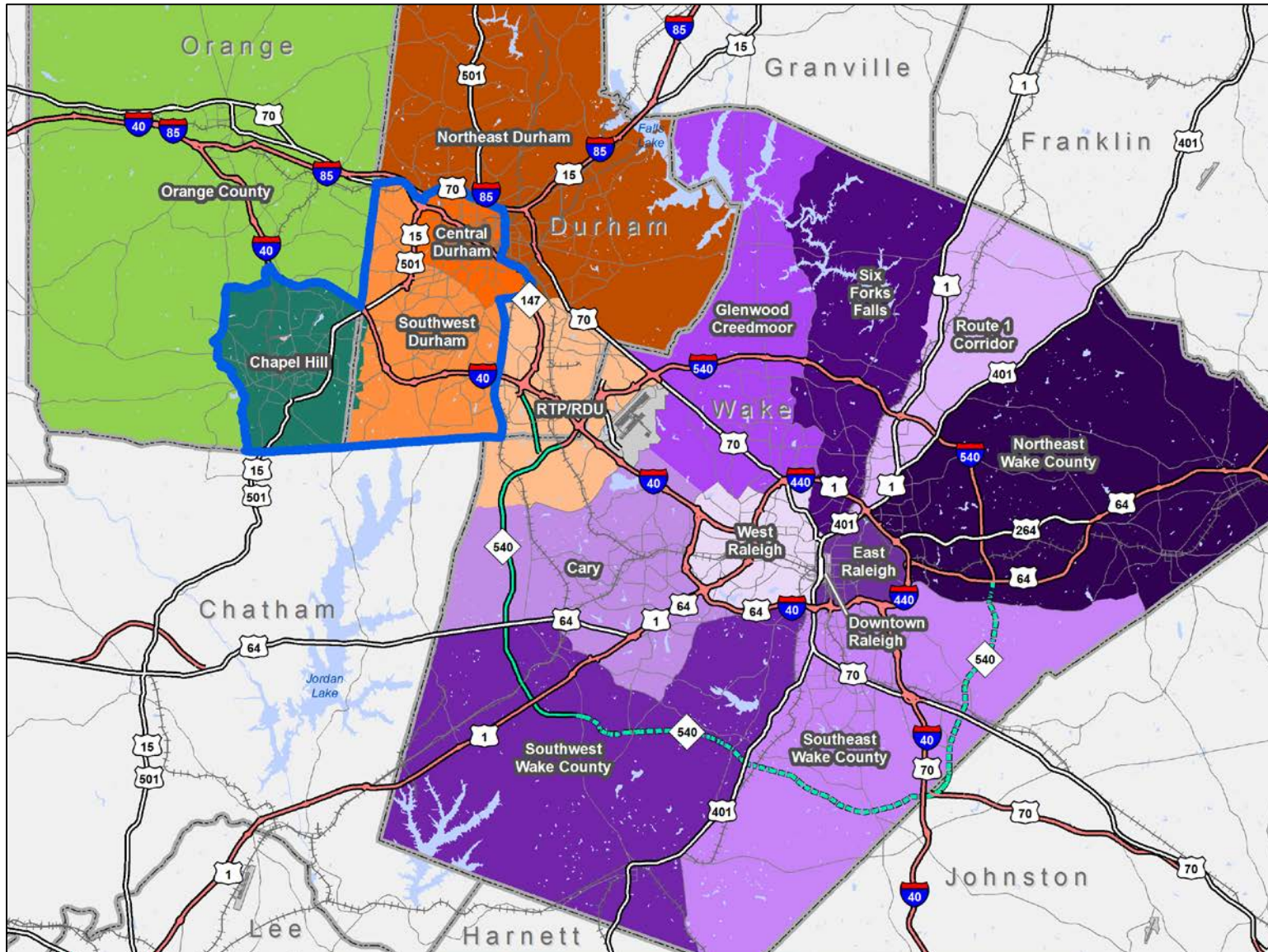
Durham-Orange Light Rail Corridor  
GoTriangle Project #16-015

June 12, 2017

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# Submarket Definition Reference Map



Land Use

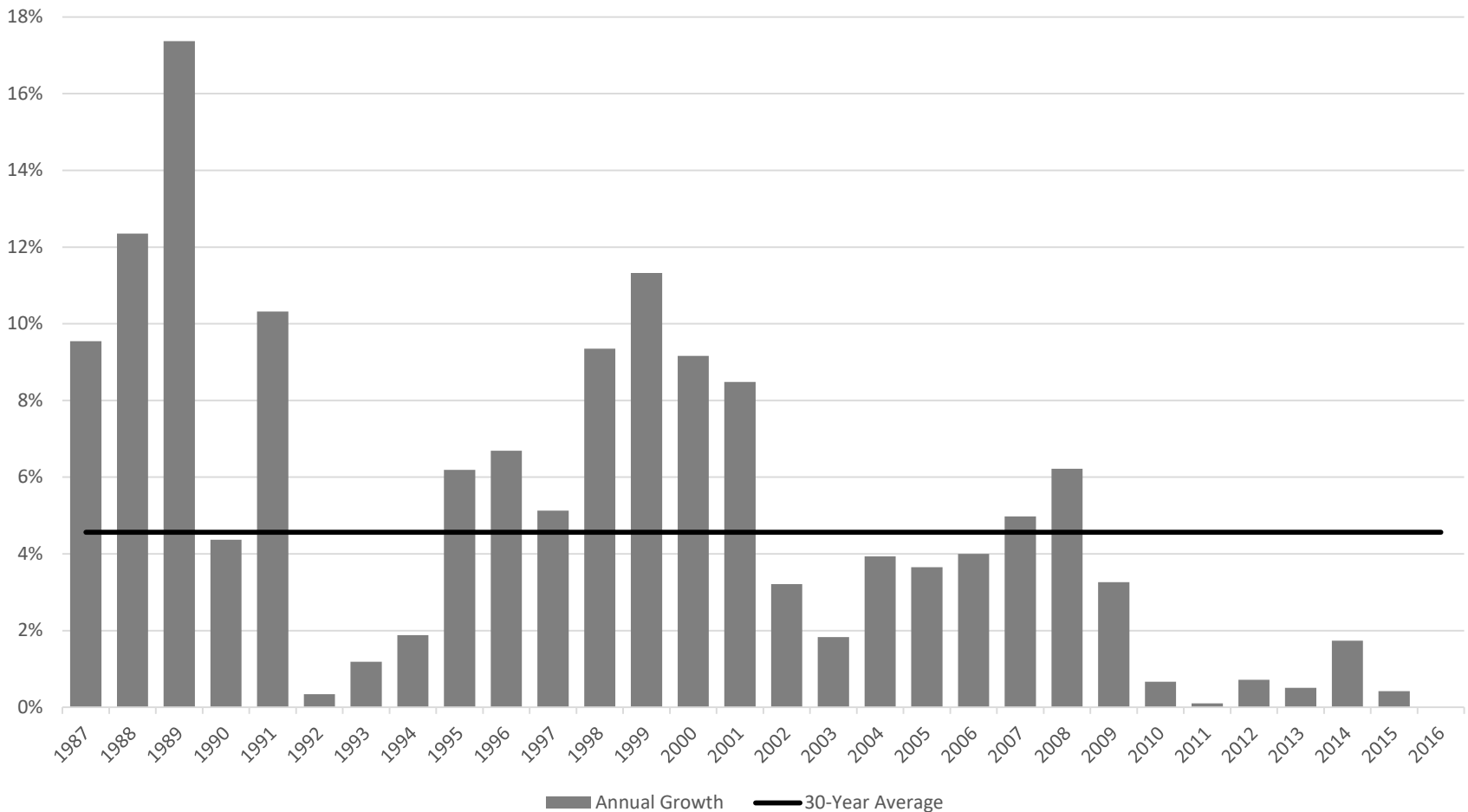
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# OFFICE

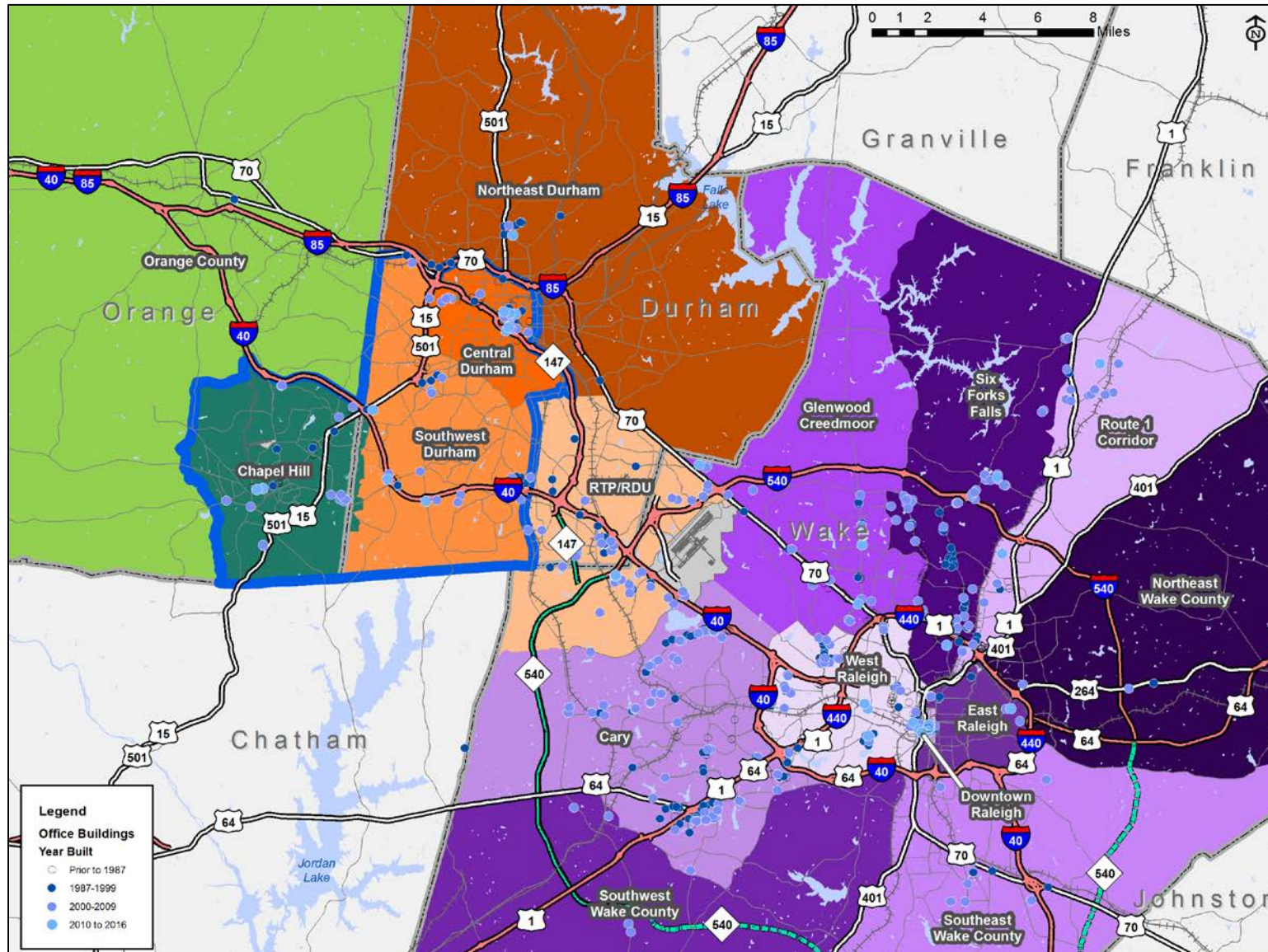
# Office Historical Growth Rates: Region

Supply of office space has grown regionally at an average of 5.0% per year since 1986

Annual Growth in Office Space Supply: Durham-Orange-Wake Region

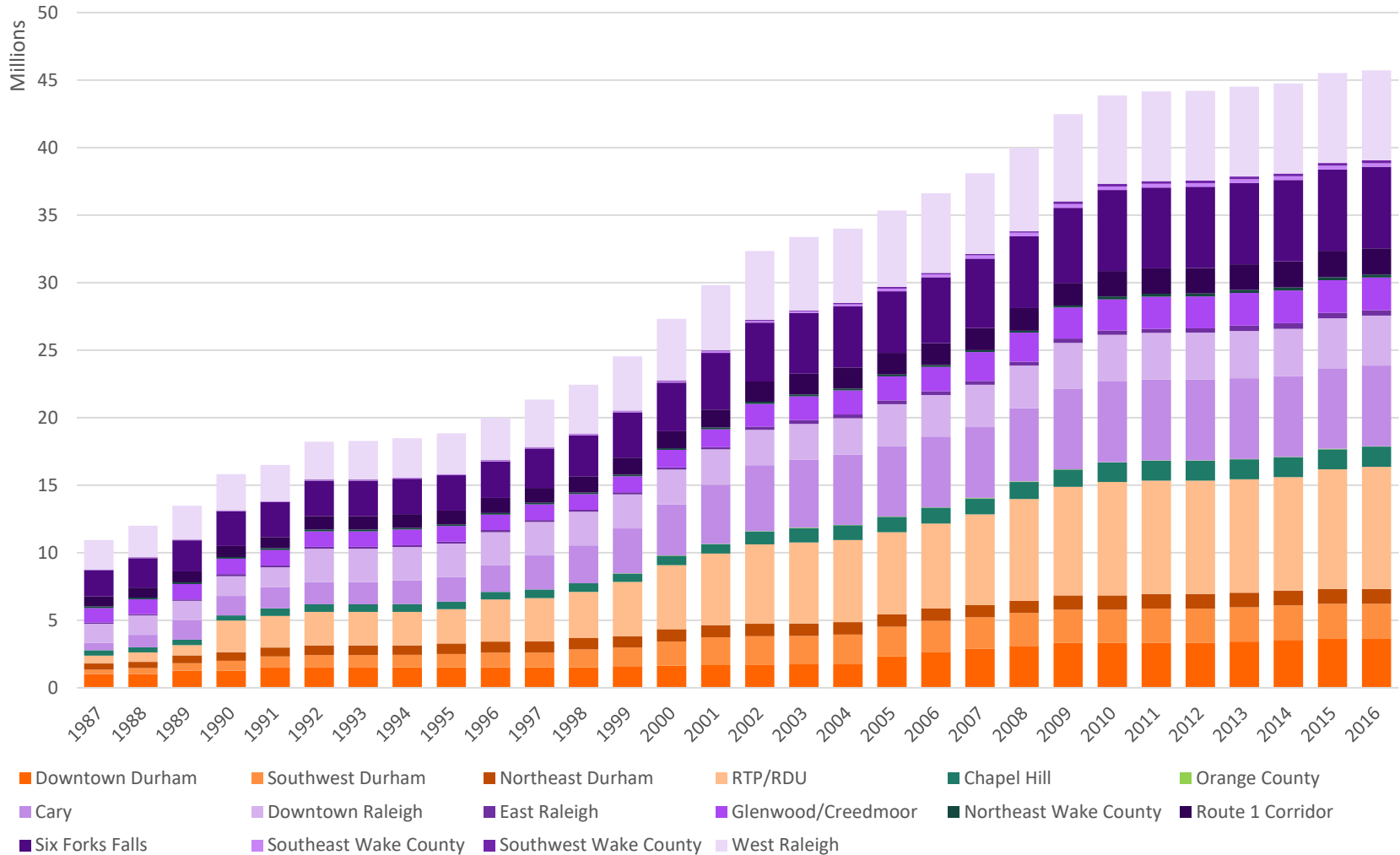


# Office: Data Points by Submarket



# Office Space Supply: Triangle Region

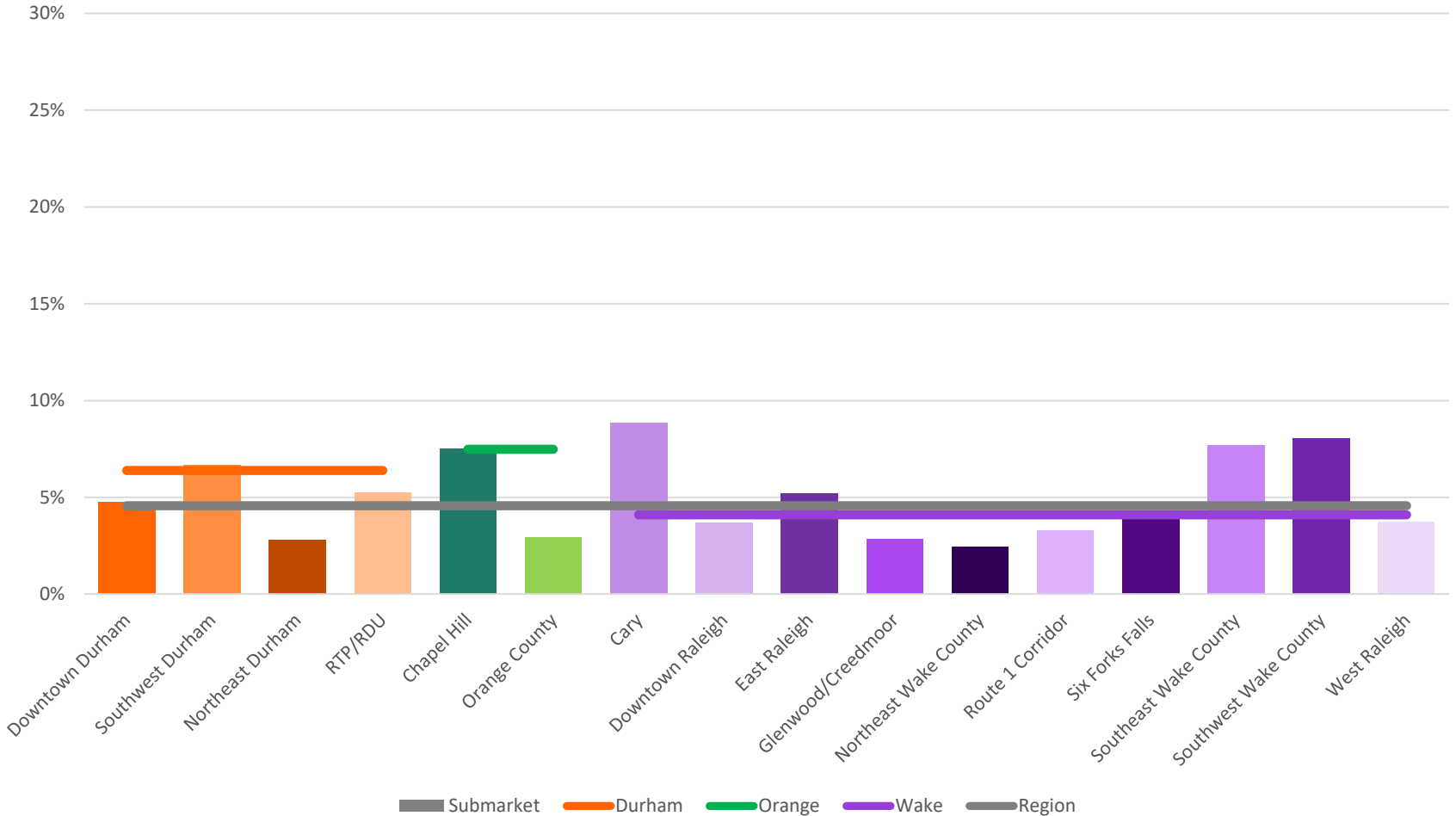
Supply of Office Space (SF) in Triangle Region



# Office Historical Growth Rates: Submarkets

30-Year Average Annual Historical Growth of Office Space 1987-2016

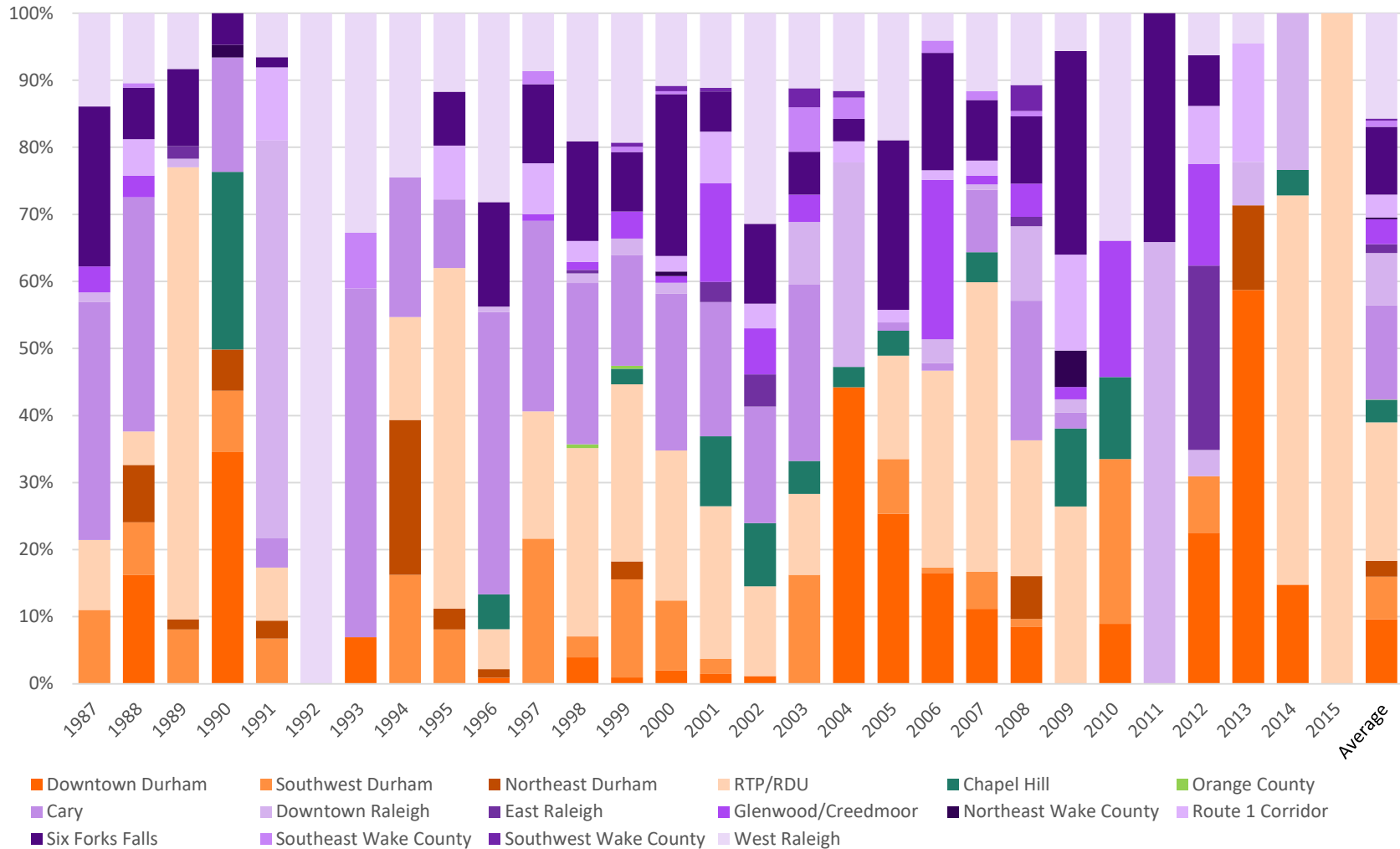
30-Year Average Annual Growth in Office Space Supply by Submarket





# Office: Submarket Share of Historical Growth

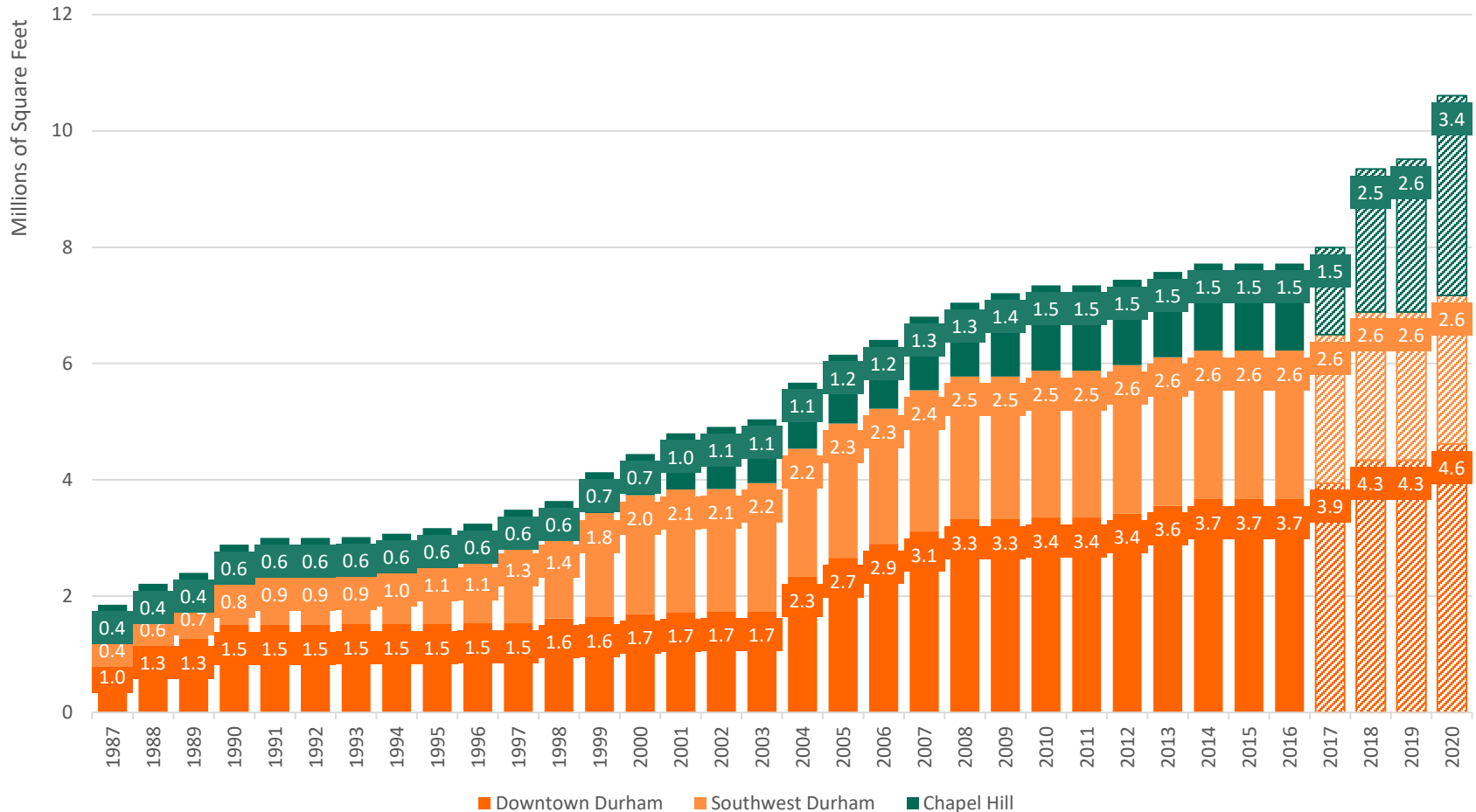
## Submarket Share of Annual Office Growth



# Office Inventory: D-O LRT Submarkets

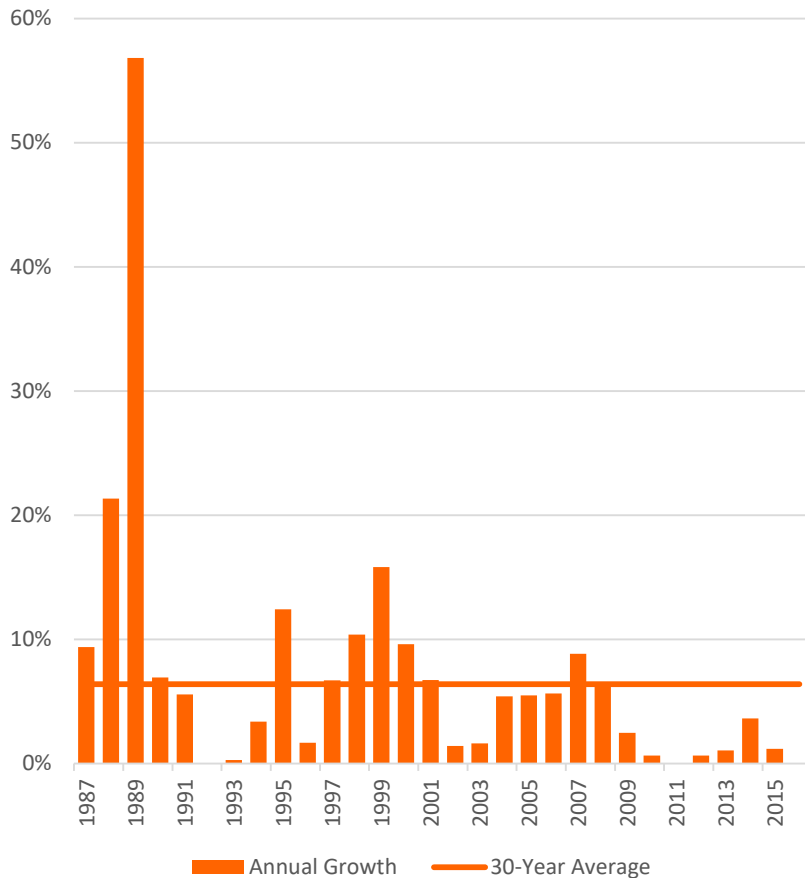
Significantly more supply than historical growth is approved for 2017-2020

Office Space (Historic and Approved) D-O LRT Submarkets

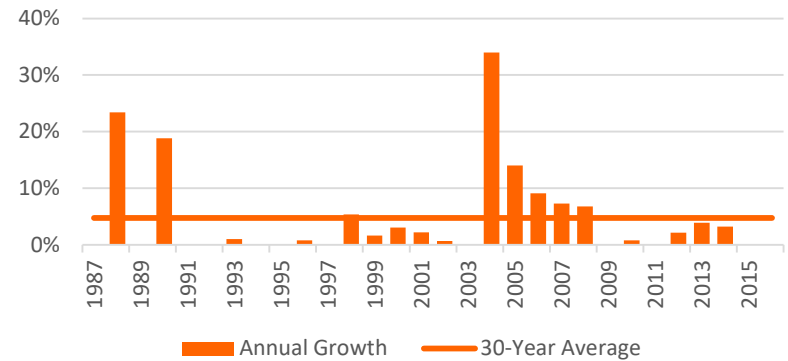


# Historical Growth Rates: Durham County

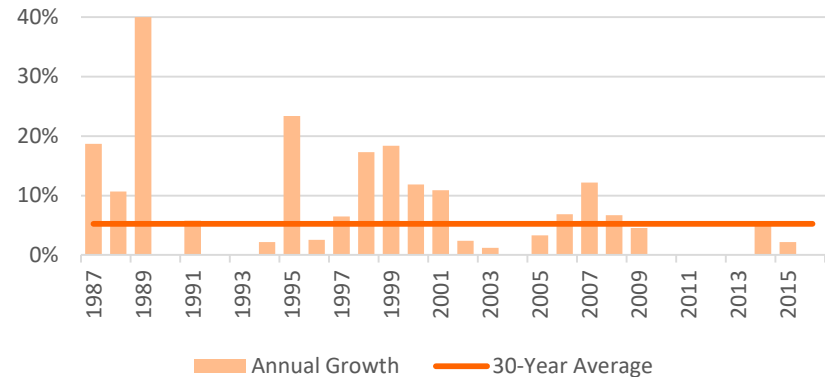
## Annual Growth in Office Space Supply: Durham County



## Annual Growth in Office Space Supply: Downtown Durham

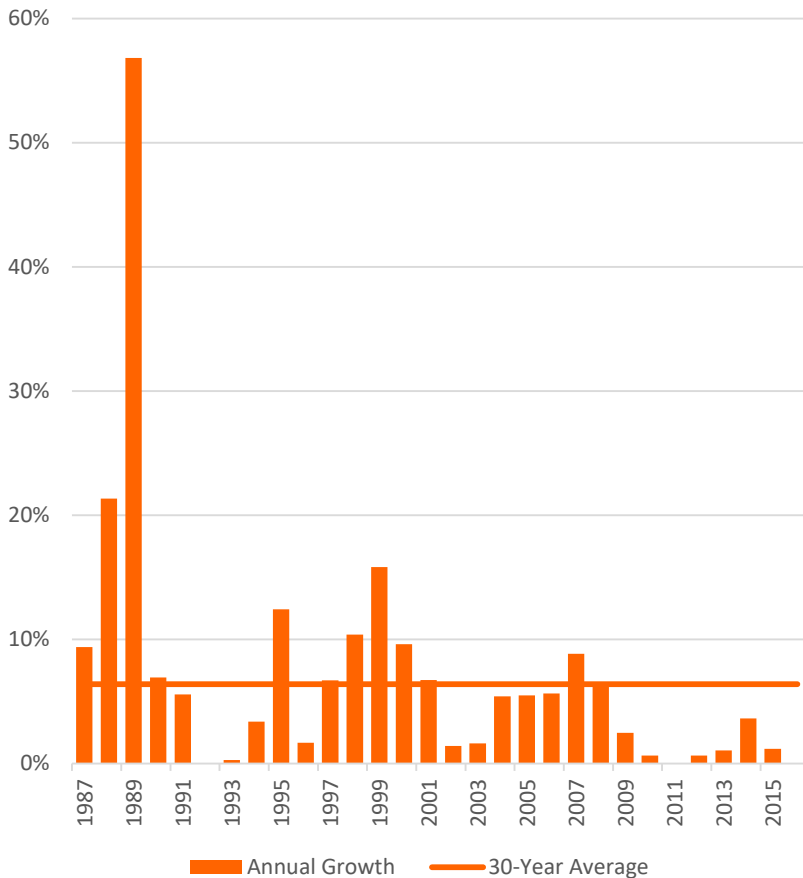


## Annual Growth in Office Space Supply: RTP/RDU

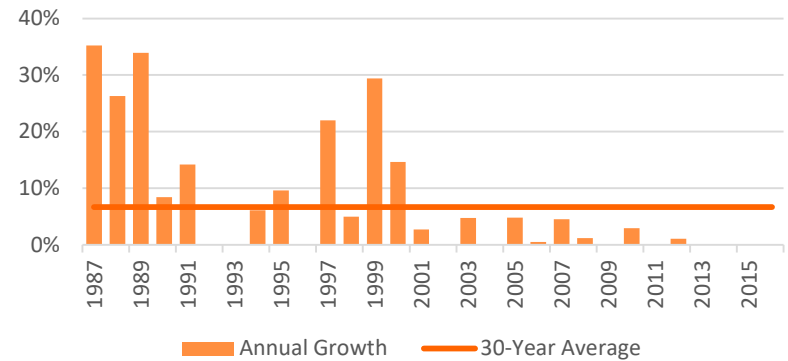


# Historical Growth Rates: Durham County

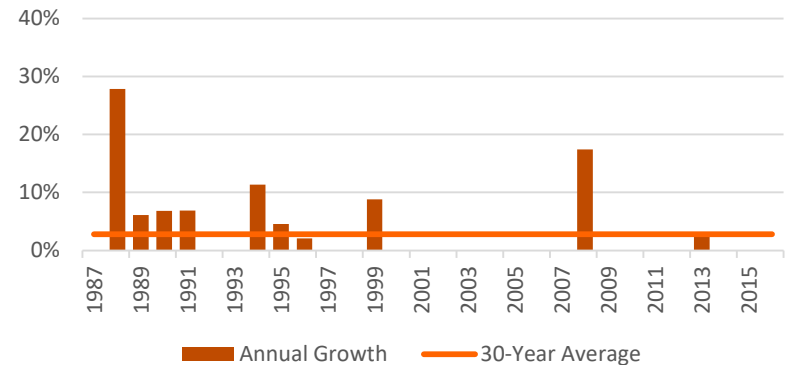
## Annual Growth in Office Space Supply: Durham County



## Annual Growth in Office Space Supply: Southwest Durham

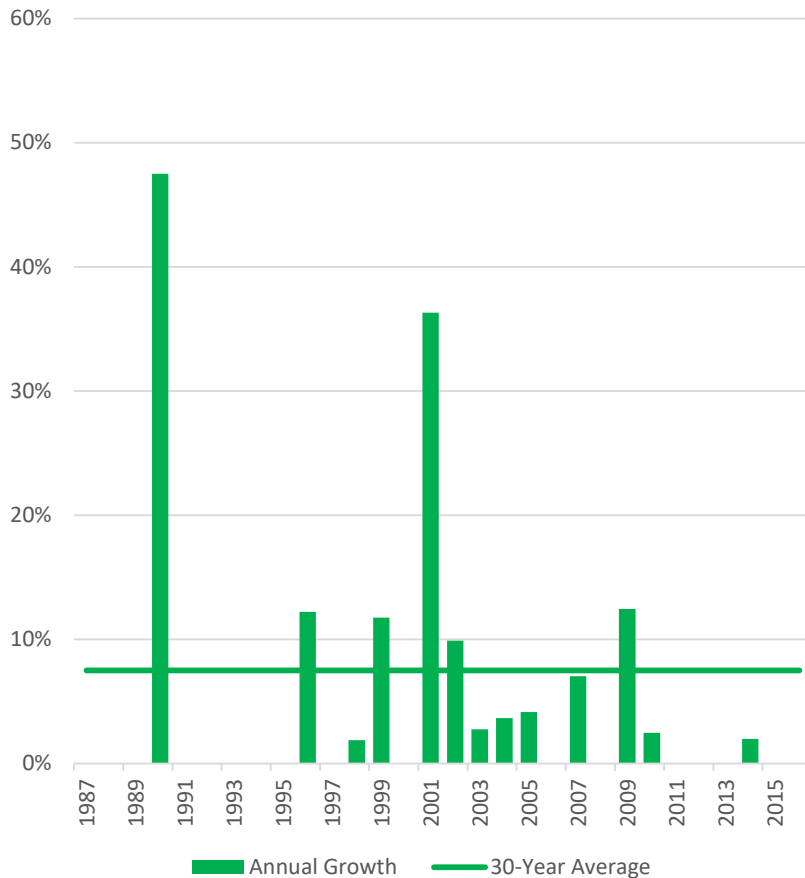


## Annual Growth in Office Space Supply: Northeast Durham

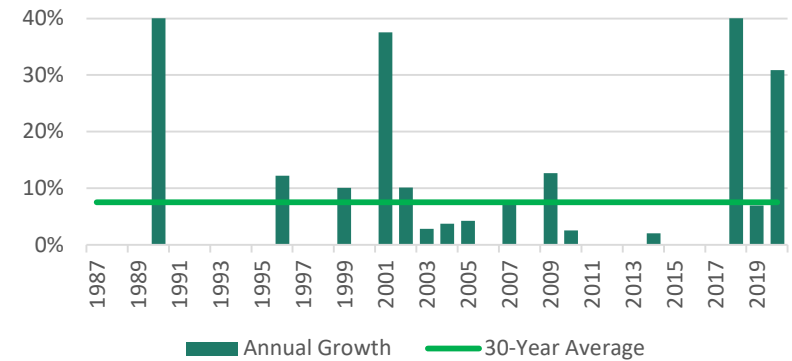


# Historical Growth Rates: Orange County

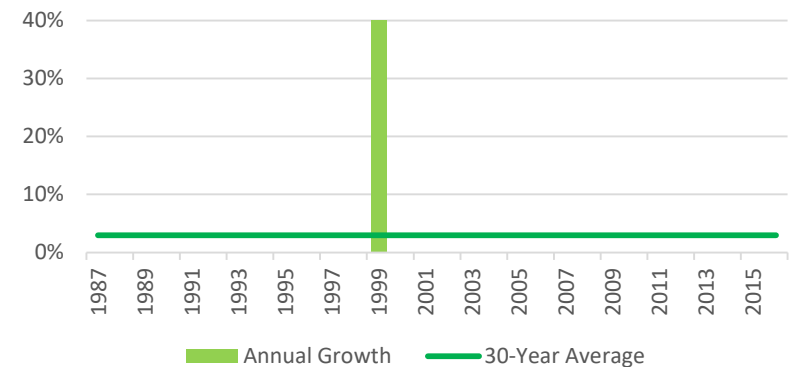
## Annual Growth in Office Space Supply: Orange County



## Annual Growth in Office Space Supply: Chapel Hill

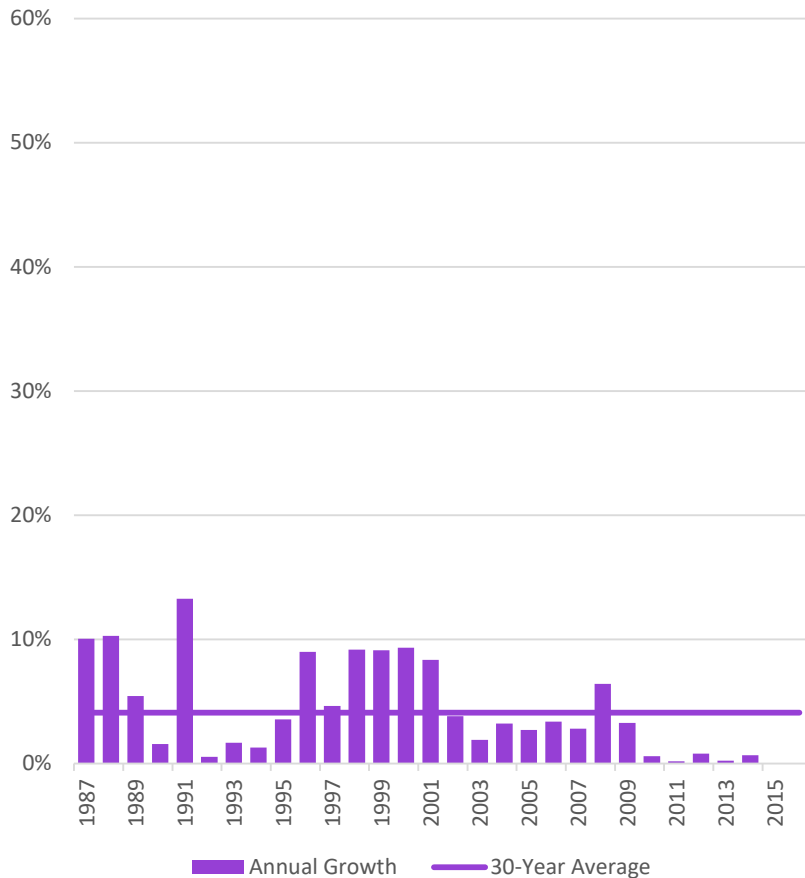


## Annual Growth in Office Space Supply: Orange County

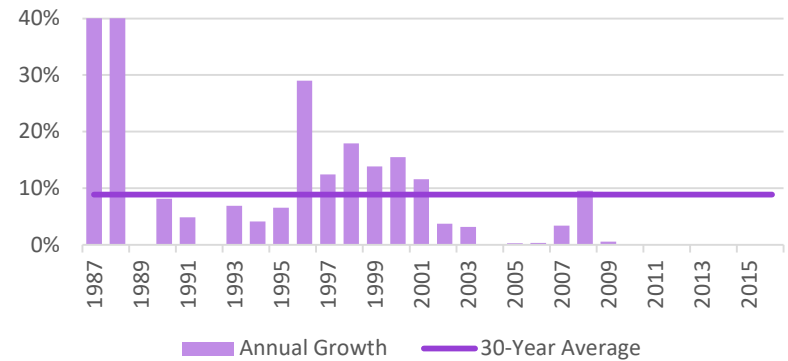


# Historical Growth Rates: Wake County

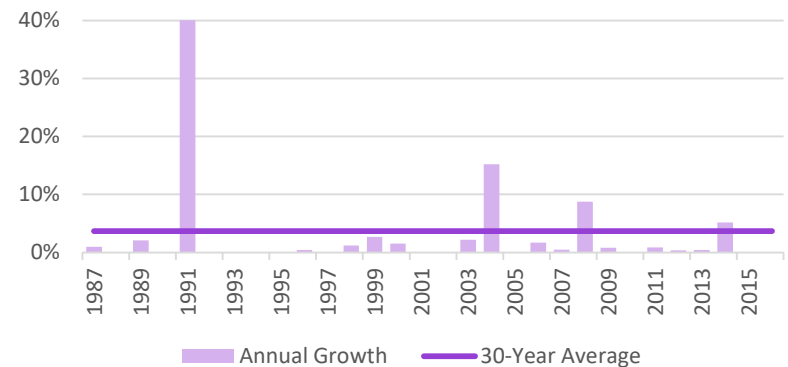
Annual Growth in Office Space Supply:  
Wake County



Annual Growth in Office Space Supply:  
Cary

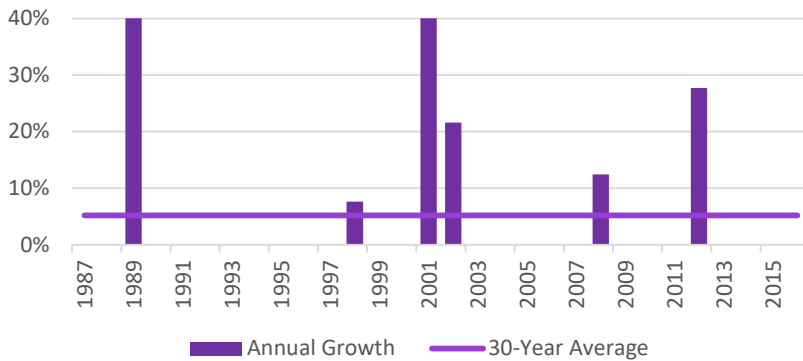


Annual Growth in Office Space Supply:  
Downtown Raleigh

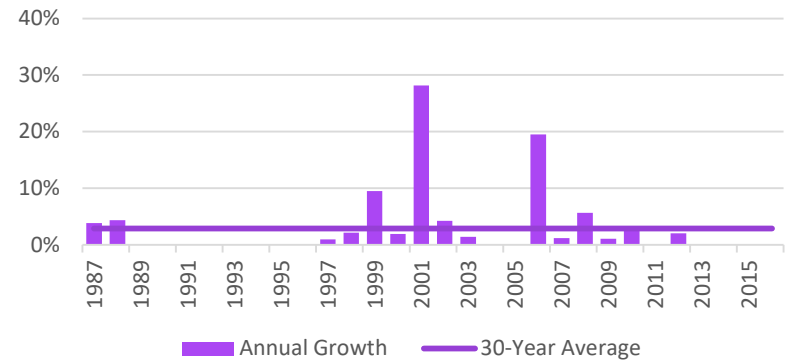


# Historical Growth Rates: Wake County

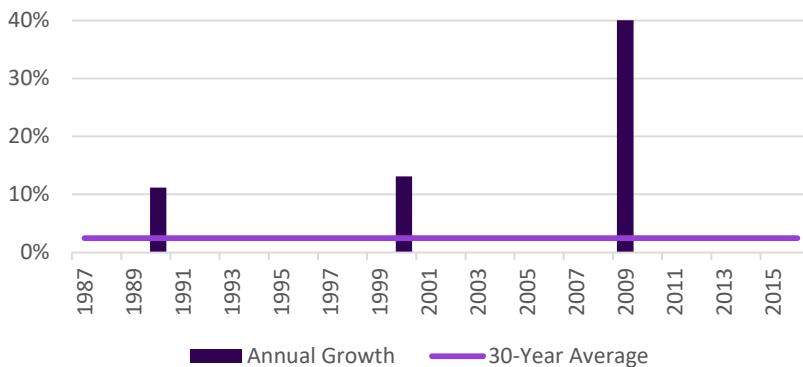
### Annual Growth in Office Space Supply: East Raleigh



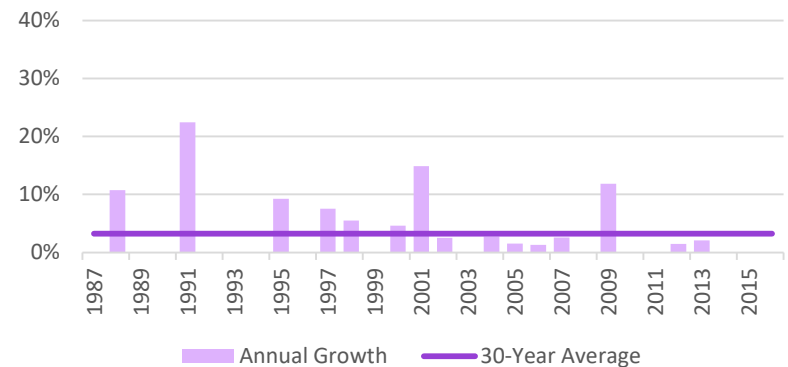
### Annual Growth in Office Space Supply: Glenwood/Creedmoor



### Annual Growth in Office Space Supply: Northeast Wake County

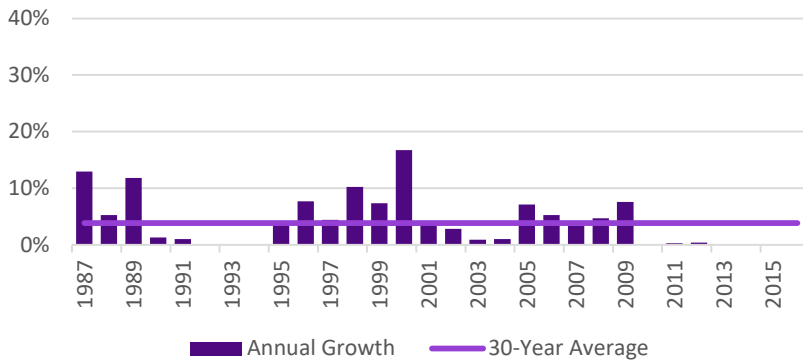


### Annual Growth in Office Space Supply: Route 1 Corridor

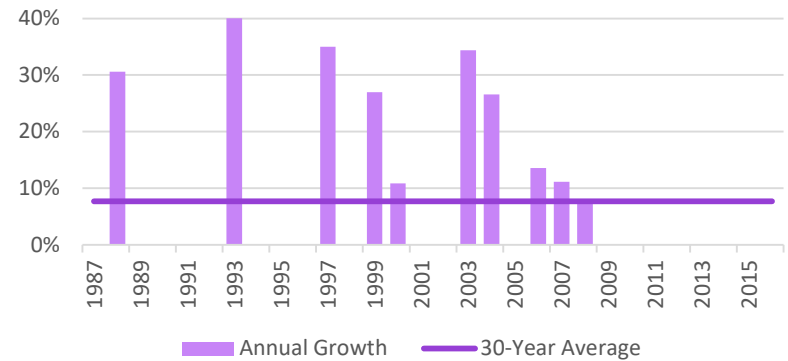


# Historical Growth Rates: Wake County

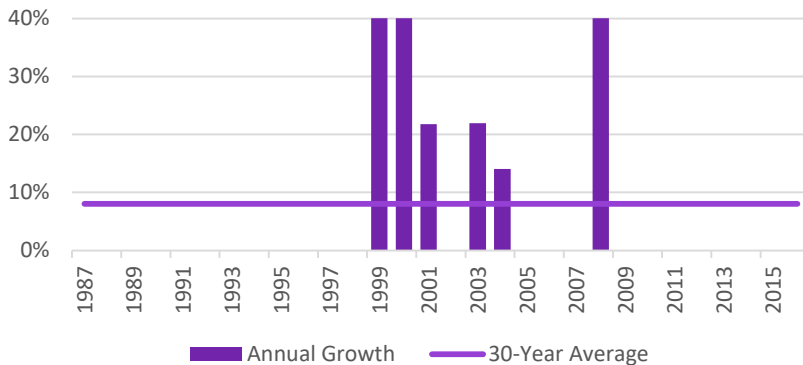
## Annual Growth in Office Space Supply: Six Forks Falls



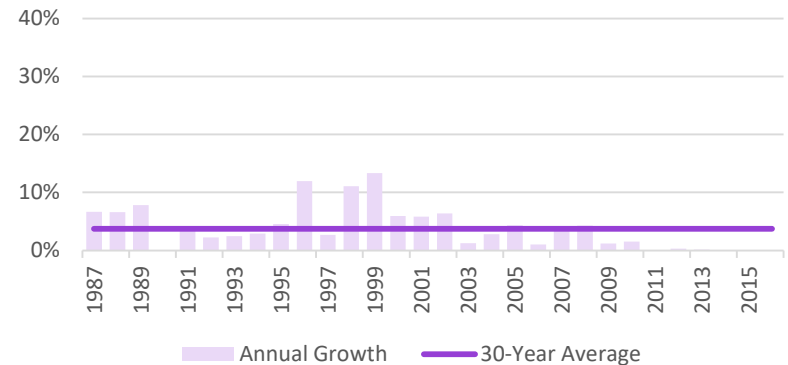
## Annual Growth in Office Space Supply: Southeast Wake County



## Annual Growth in Office Space Supply: Southwest Wake County



## Annual Growth in Office Space Supply: West Raleigh





Land Use

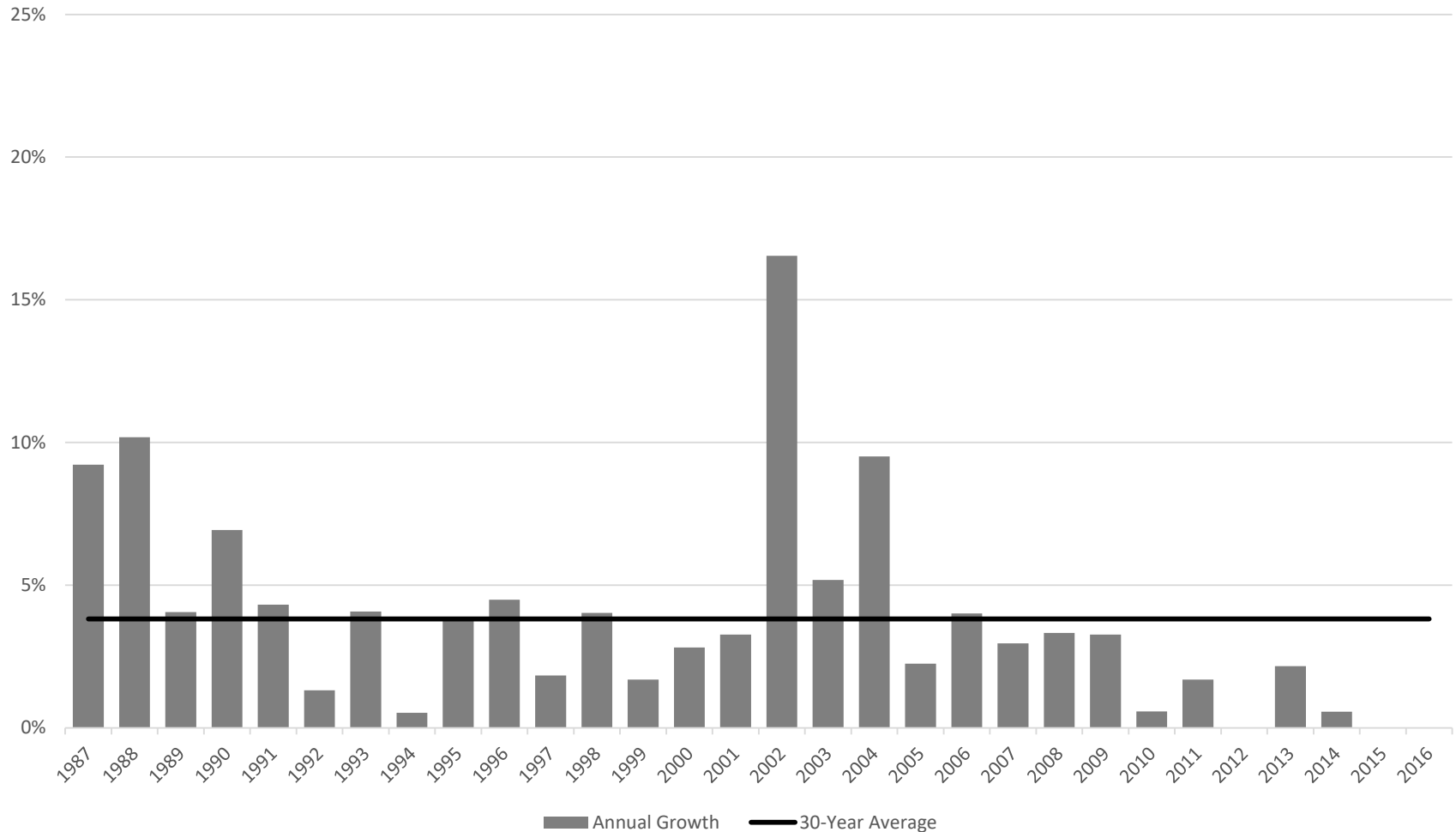
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# RETAIL

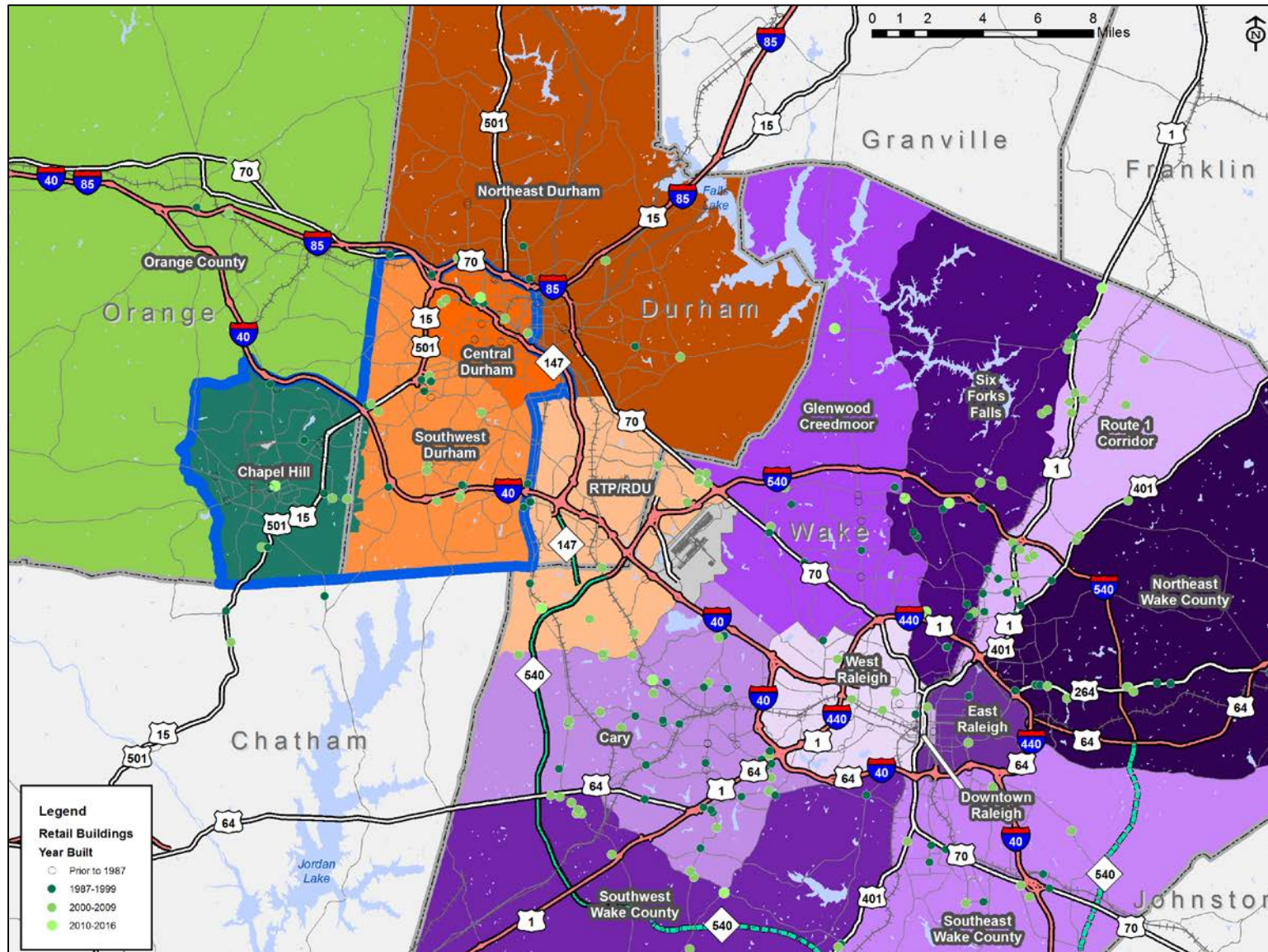
# Retail Historical Growth Rates: Region

Supply of shopping center space has grown regionally at an average of 3.8% per year since 1986

Annual Growth in Shopping Center Supply: Durham-Orange-Wake Region

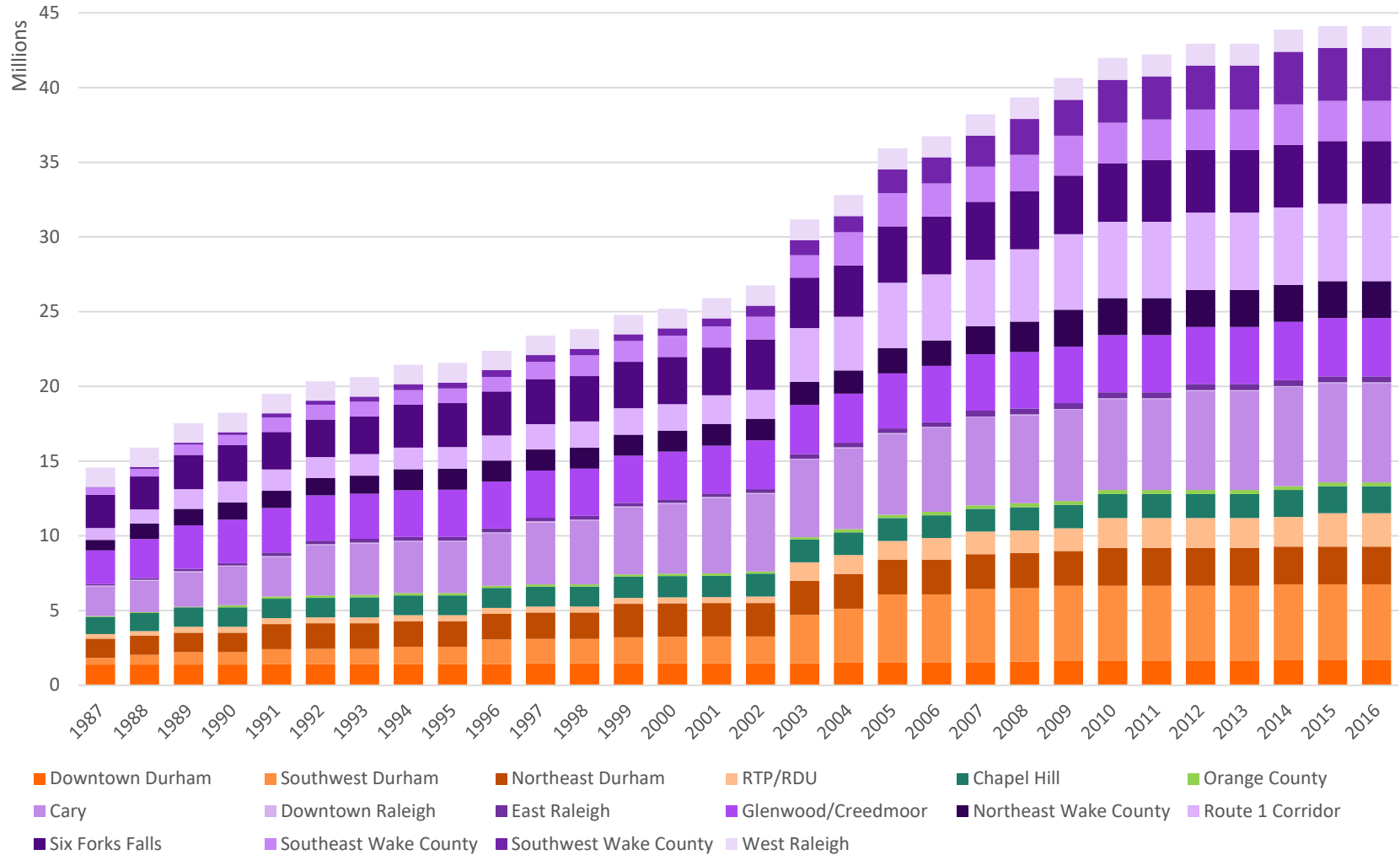


# Retail: Data Points by Submarket



# Retail Space Supply: Triangle Region

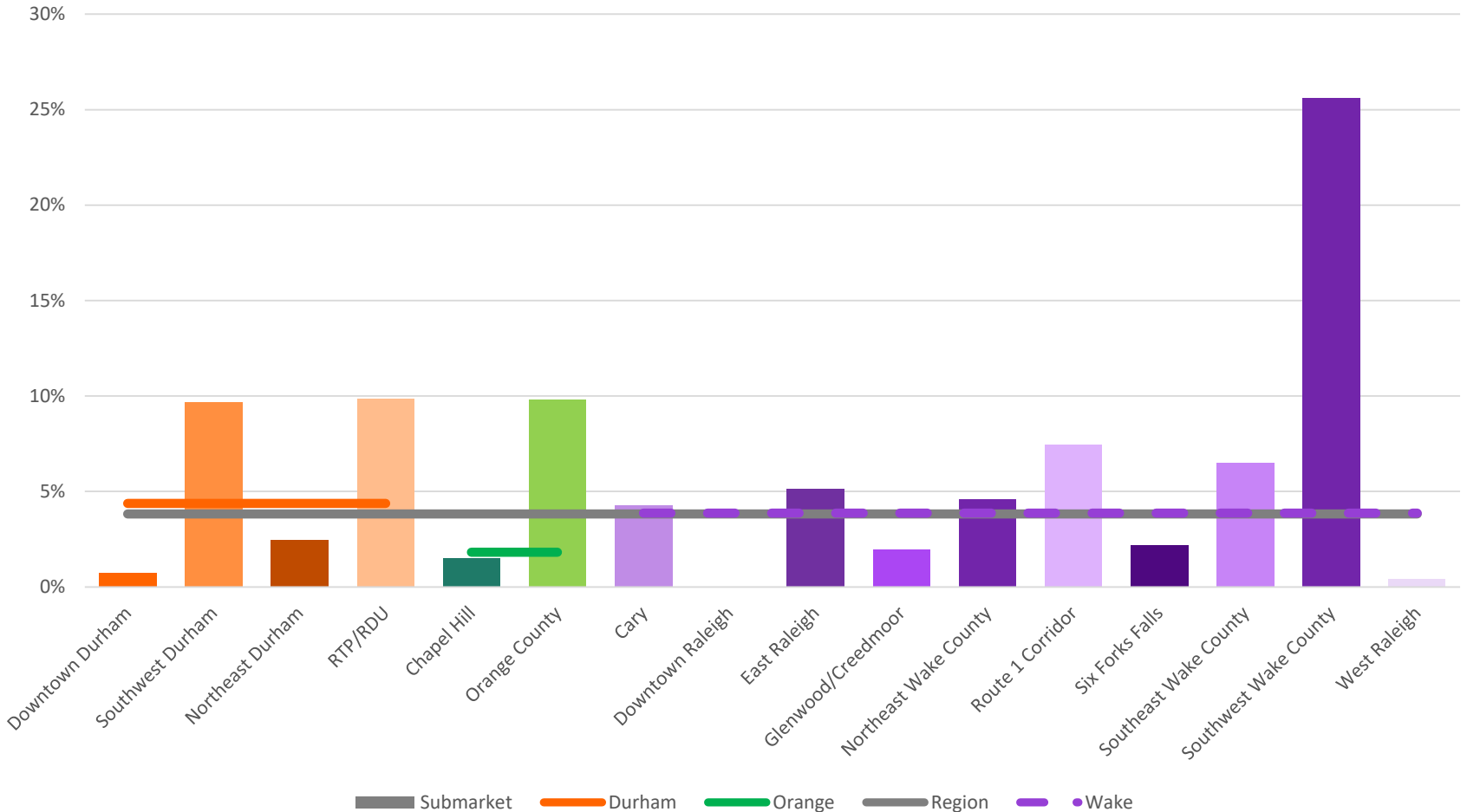
Supply of Shopping Center Space (SF) in Triangle Region



# Retail Historical Growth Rates: Submarkets

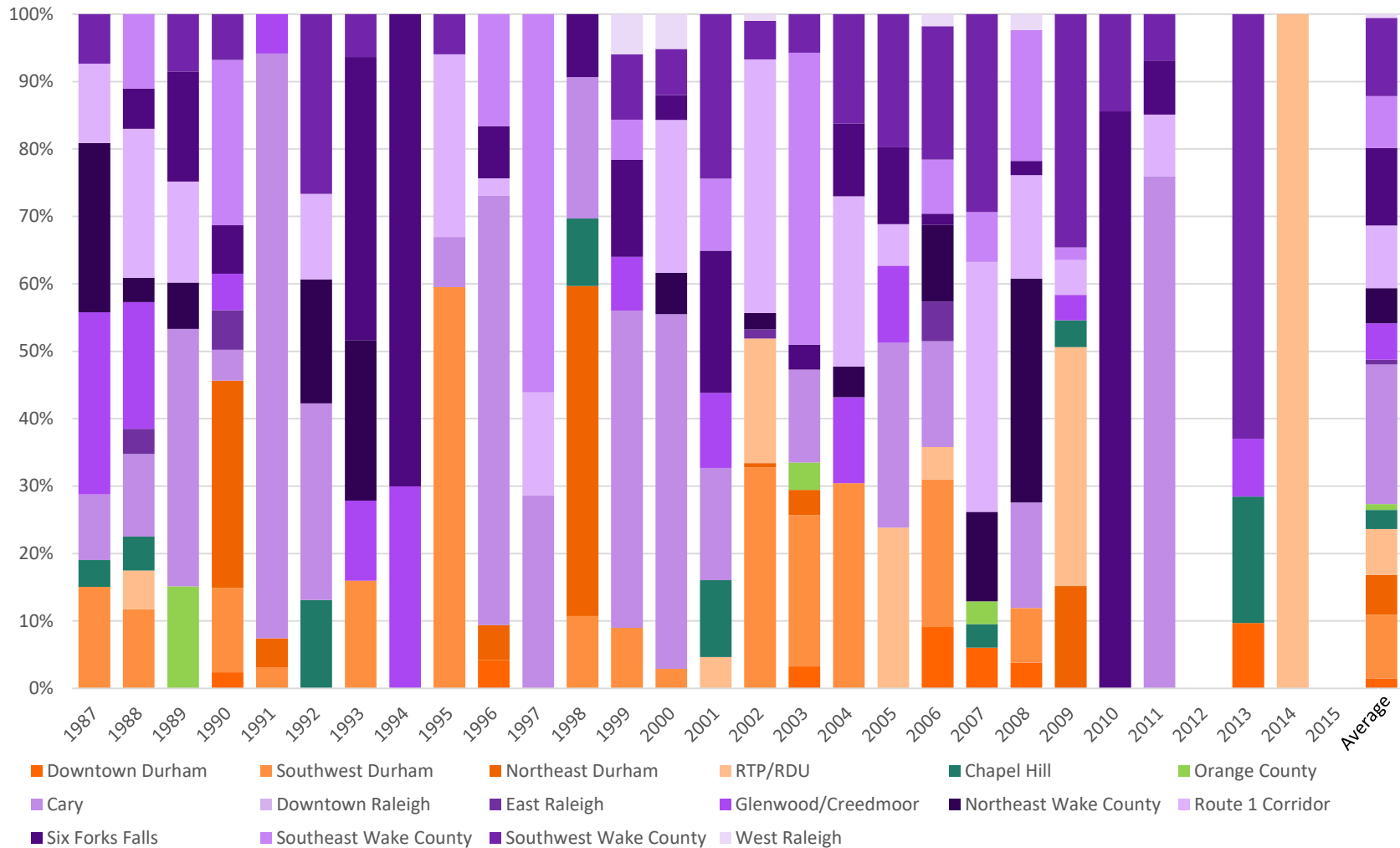
30-Year Average Annual Historical Growth of Shopping Center Space 1987-2016

30-Year Average Annual Growth in Shopping Center Supply by Submarket



# Retail: Submarket Share of Historical Growth

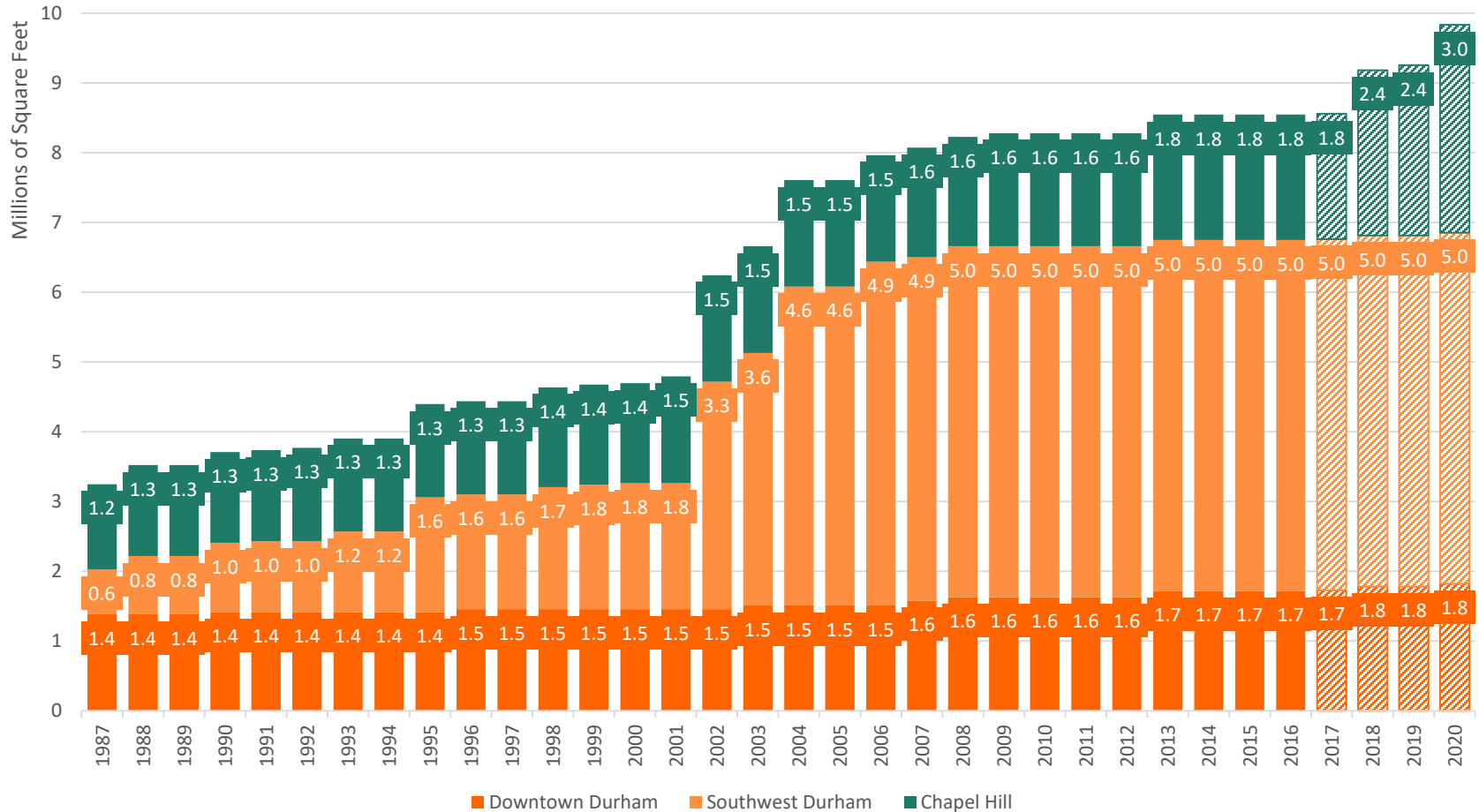
Submarket Share of Annual Retail Growth



# Retail Inventory: D-O LRT Submarkets

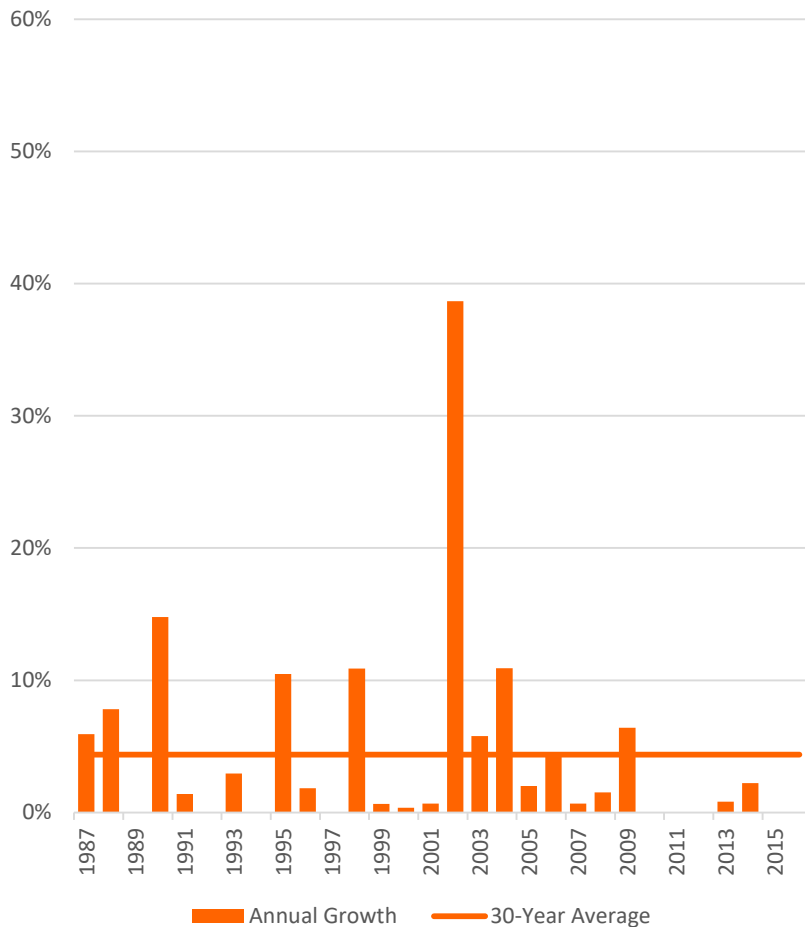
Significantly larger than historical growth is approved for 2017-2020

Retail Square Feet (Historic and Approved) D-O LRT Submarkets

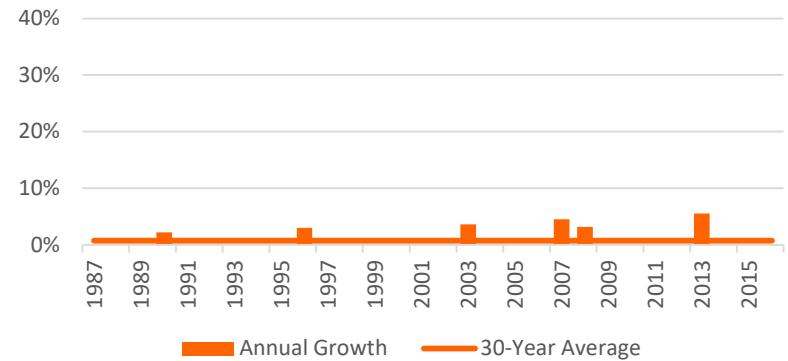


# Historical Growth Rates: Durham County

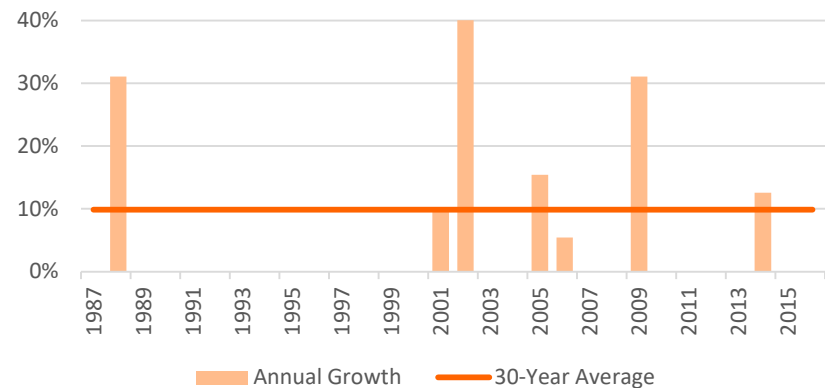
## Annual Growth in Shopping Center Supply: Durham County



## Annual Growth in Shopping Center Supply: Downtown Durham



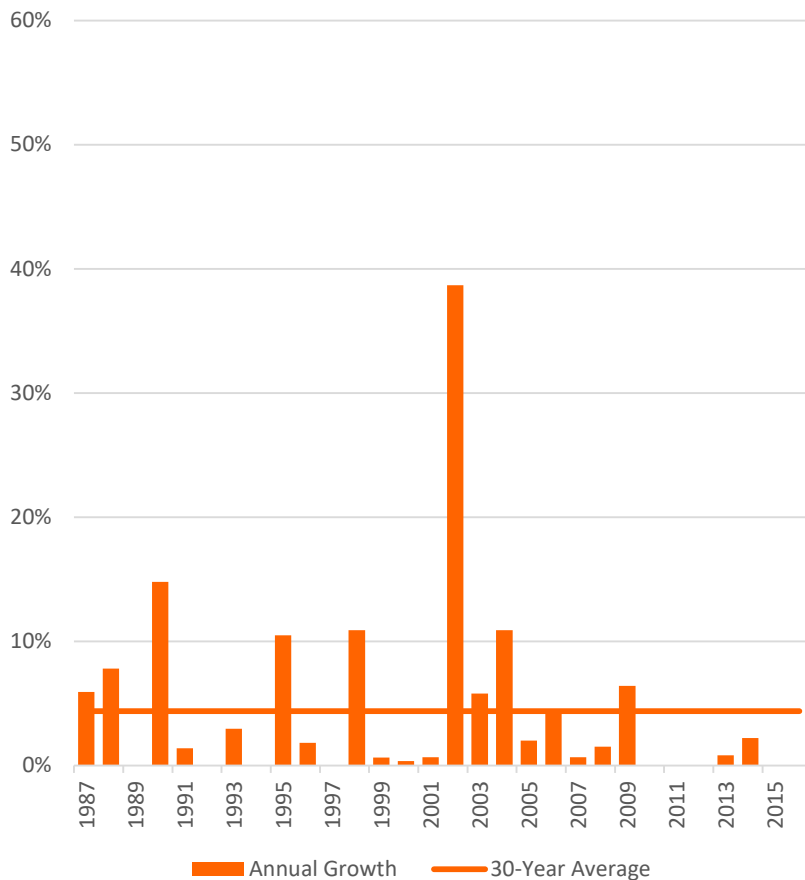
## Annual Growth in Shopping Center Supply: RTP/RDU



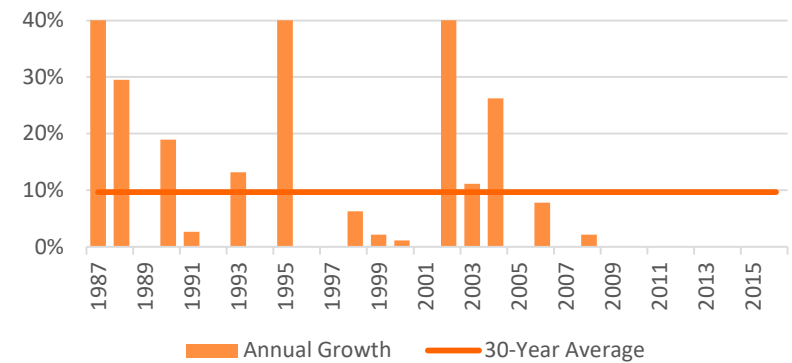


# Historical Growth Rates: Durham County

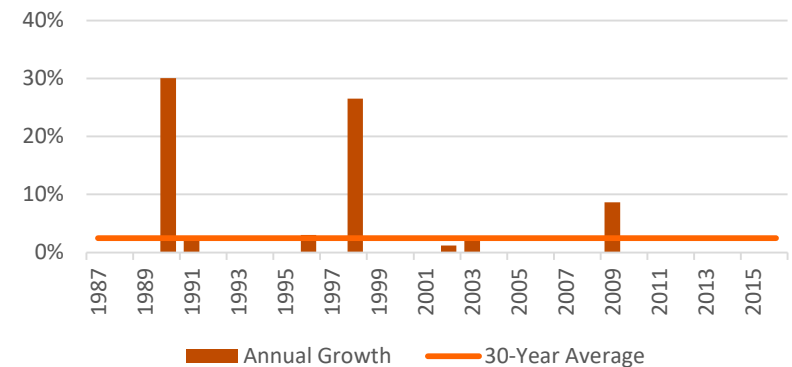
## Annual Growth in Shopping Center Supply: Durham County



## Annual Growth in Shopping Center Supply: Southwest Durham

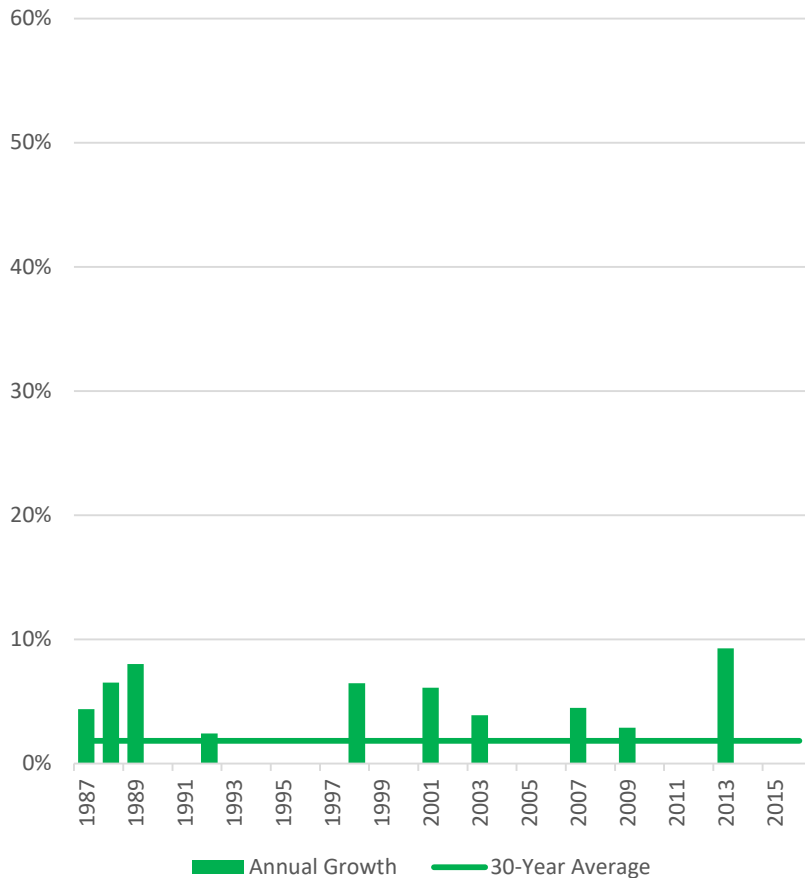


## Annual Growth in Shopping Center Supply: Northeast Durham

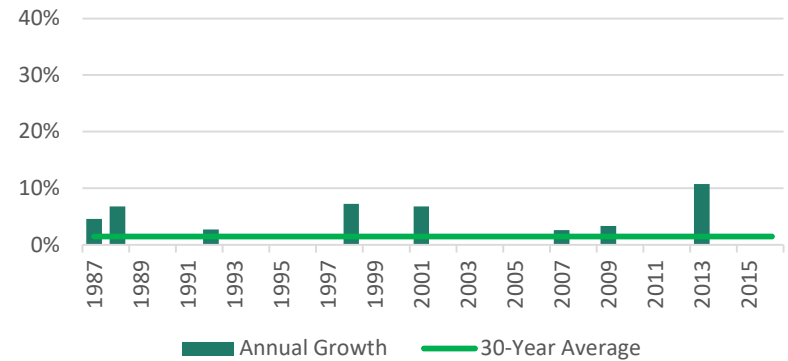


# Historical Growth Rates: Orange County

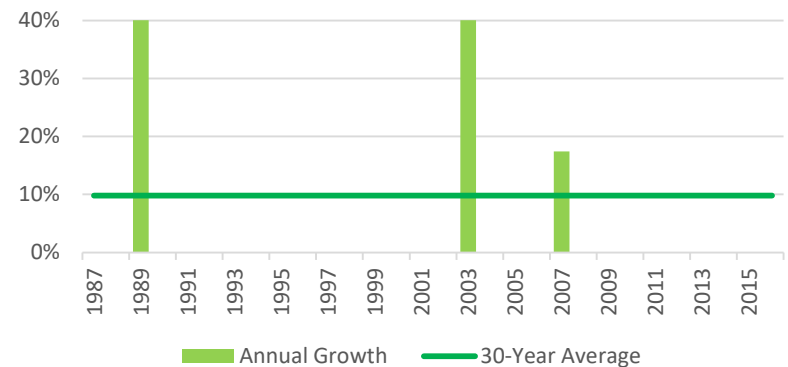
## Annual Growth in Shopping Center Supply: Orange County



## Annual Growth in Shopping Center Supply: Chapel Hill

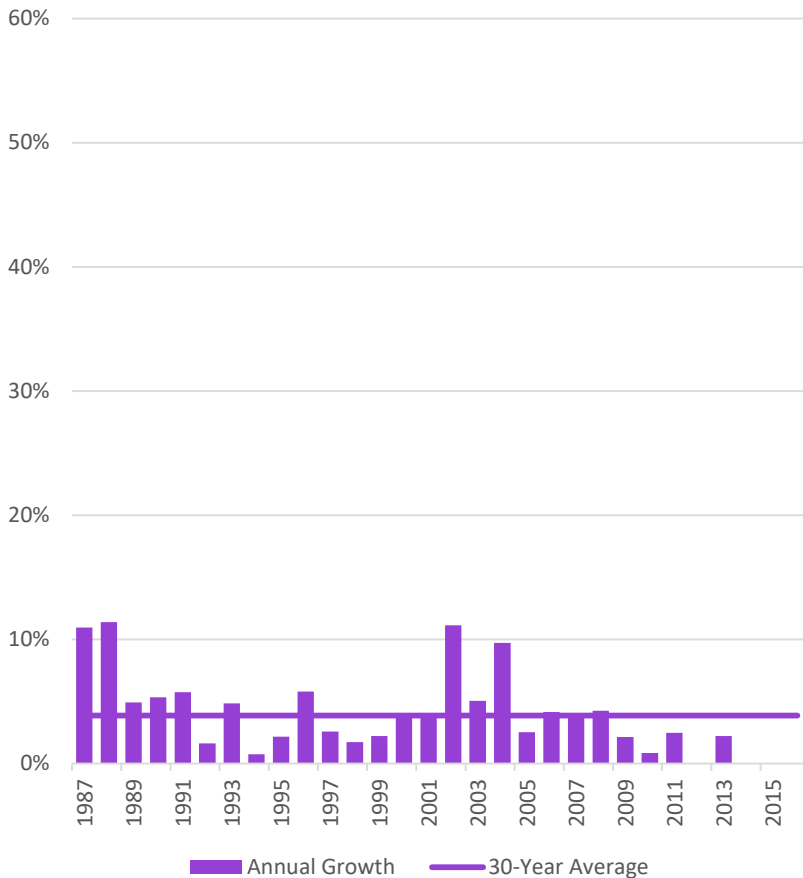


## Annual Growth in Shopping Center Supply: Orange County

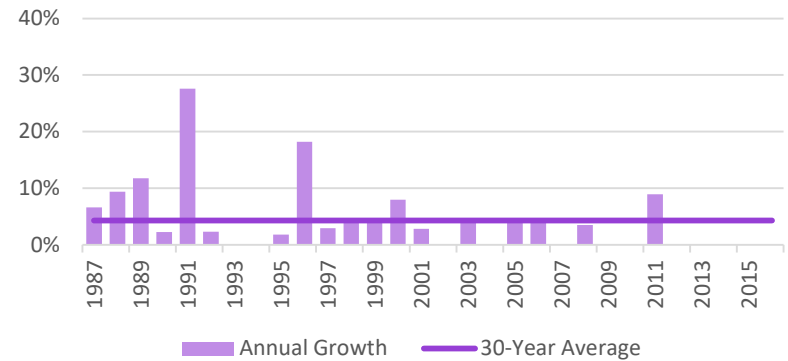


# Historical Growth Rates: Wake County

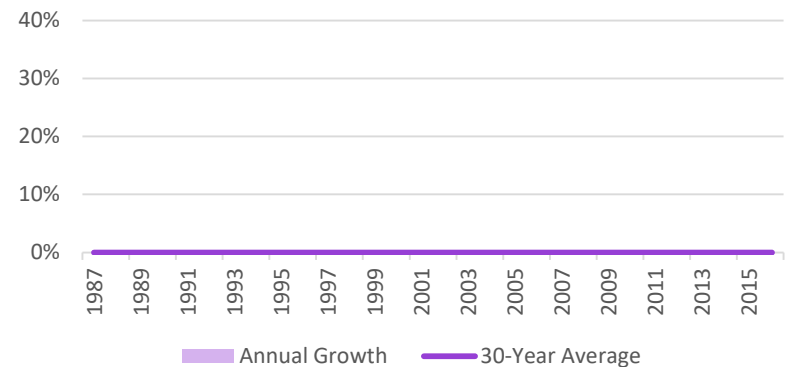
Annual Growth in Shopping Center Supply:  
Wake County



Annual Growth in Shopping Center Supply: Cary

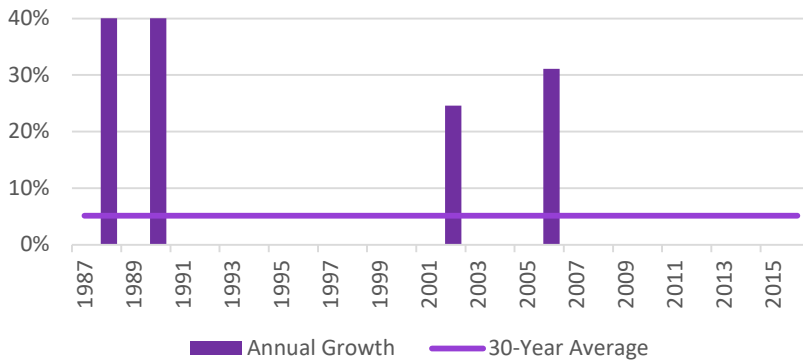


Annual Growth in Shopping Center Supply: Downtown Raleigh

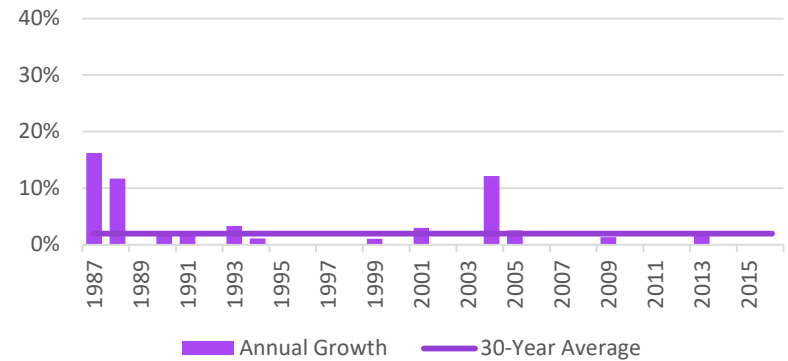


# Historical Growth Rates: Wake County

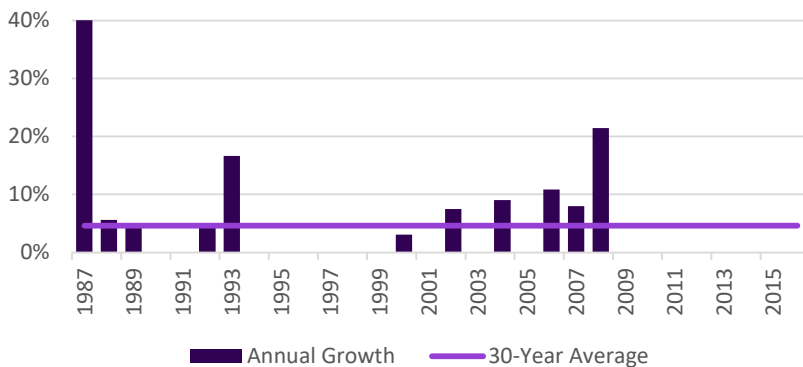
Annual Growth in Shopping Center Supply:  
East Raleigh



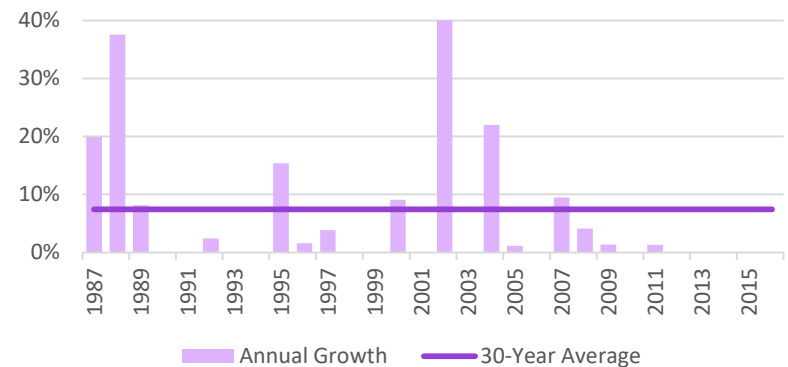
Annual Growth in Shopping Center Supply:  
Glenwood/Creedmoor



Annual Growth in Shopping Center Supply:  
Northeast Wake County

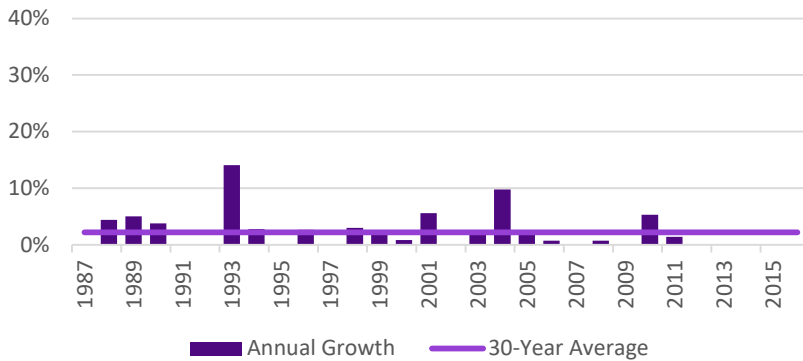


Annual Growth in Shopping Center Supply:  
Route 1 Corridor

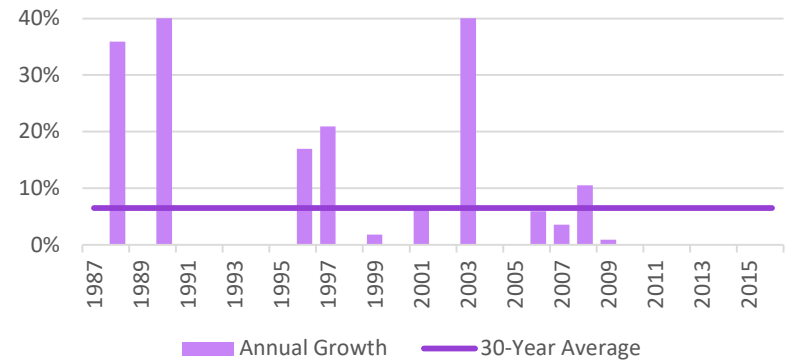


# Historical Growth Rates: Wake County

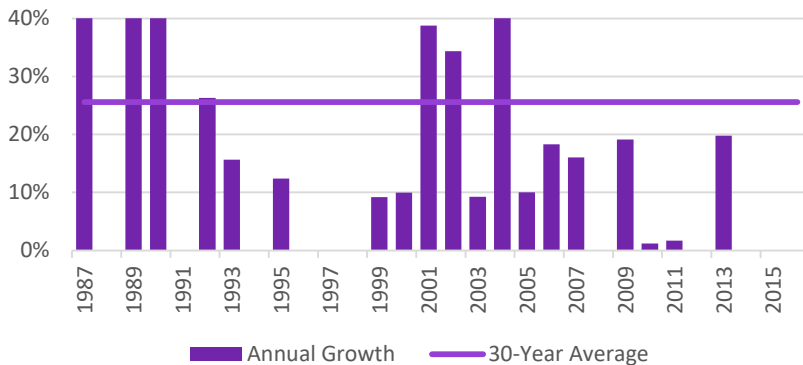
Annual Growth in Shopping Center Supply:  
Six Forks Falls



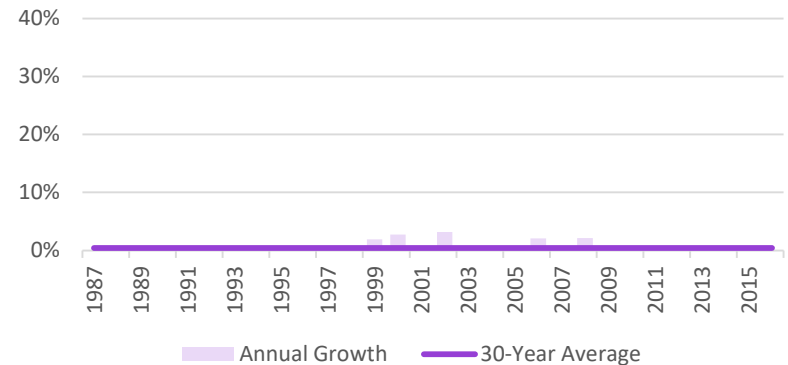
Annual Growth in Office Space Supply:  
Southeast Wake County



Annual Growth in Shopping Center Supply:  
Southwest Wake County



Annual Growth in Shopping Center Supply:  
West Raleigh



Land Use

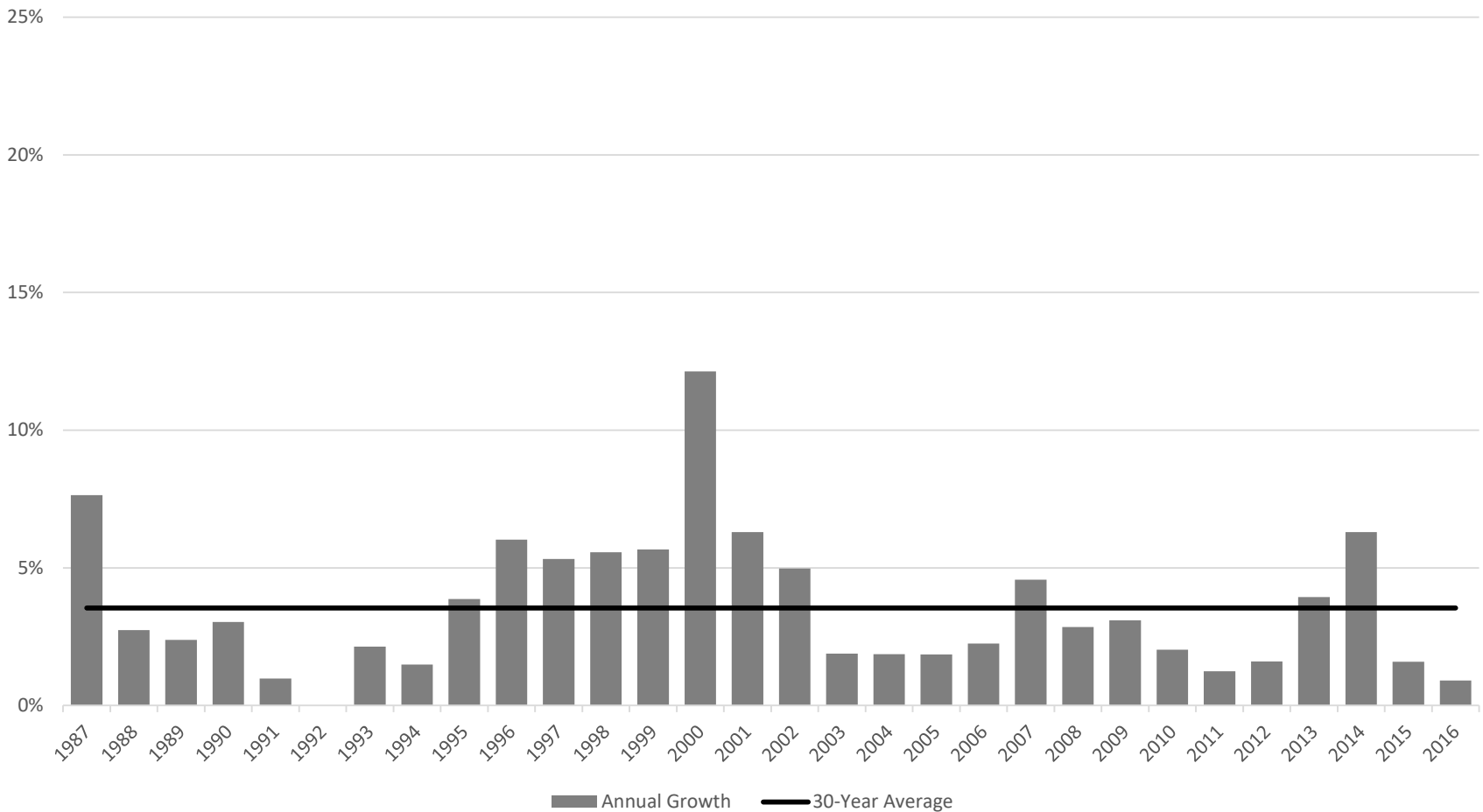
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# MULTI-FAMILY RESIDENTIAL

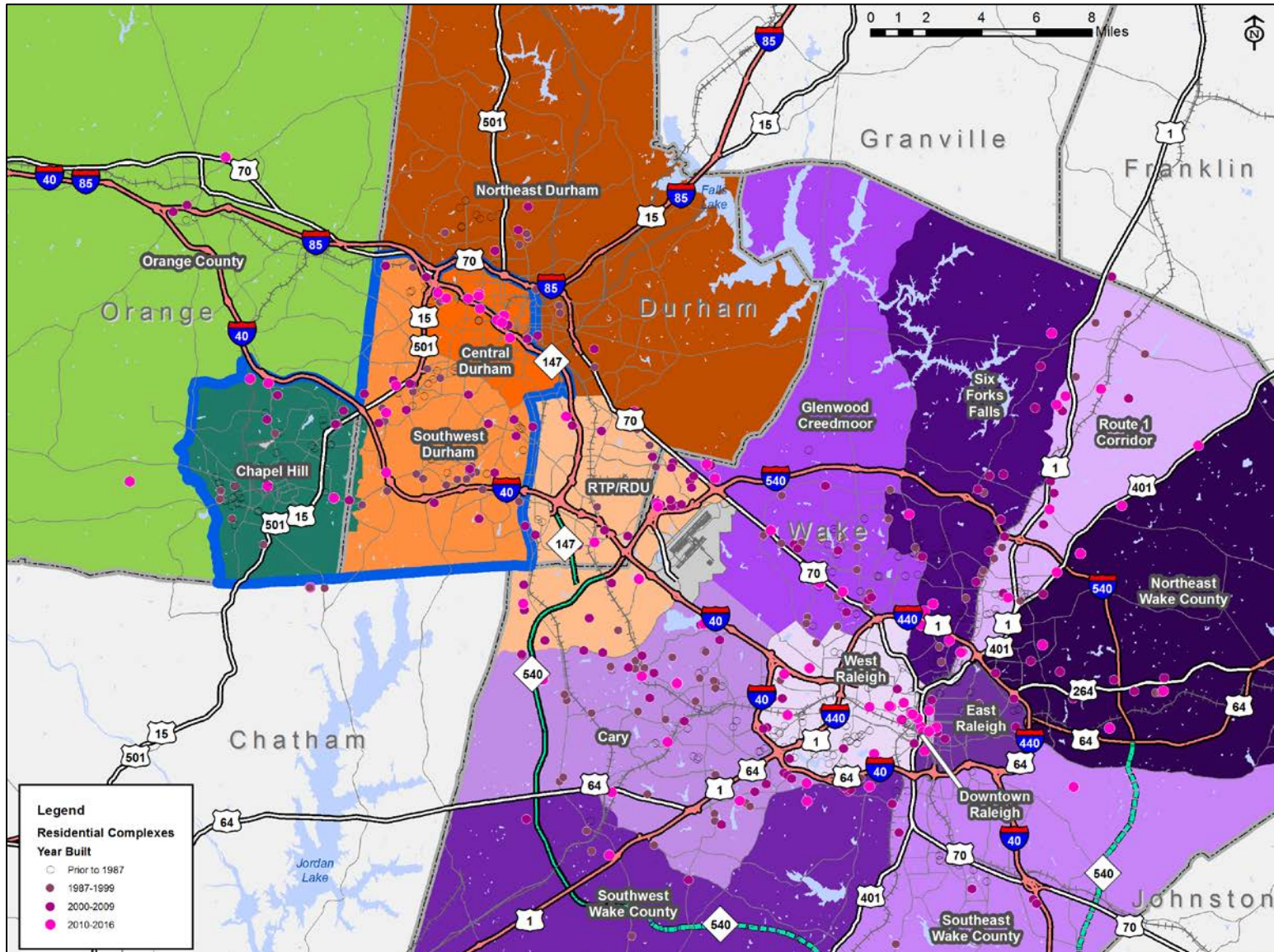
# Residential Historical Growth Rates: Region

Supply of multi-family units has grown regionally at an average of 3.8% per year since 1986

Annual Growth in Apartment Supply: Durham-Orange-Wake Region



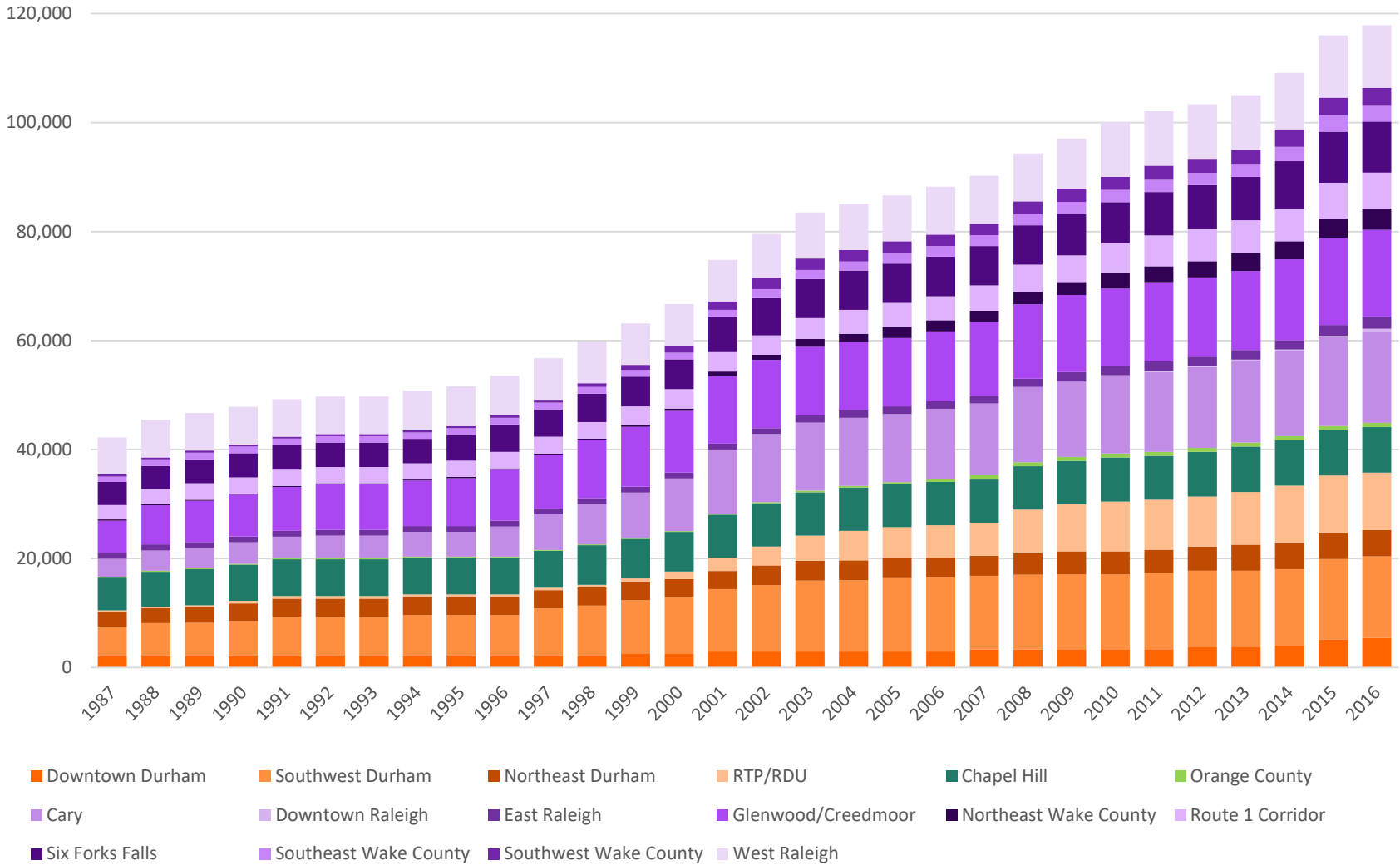
# Residential: Data Points by Submarket





# Residential Unit Supply: Triangle Region

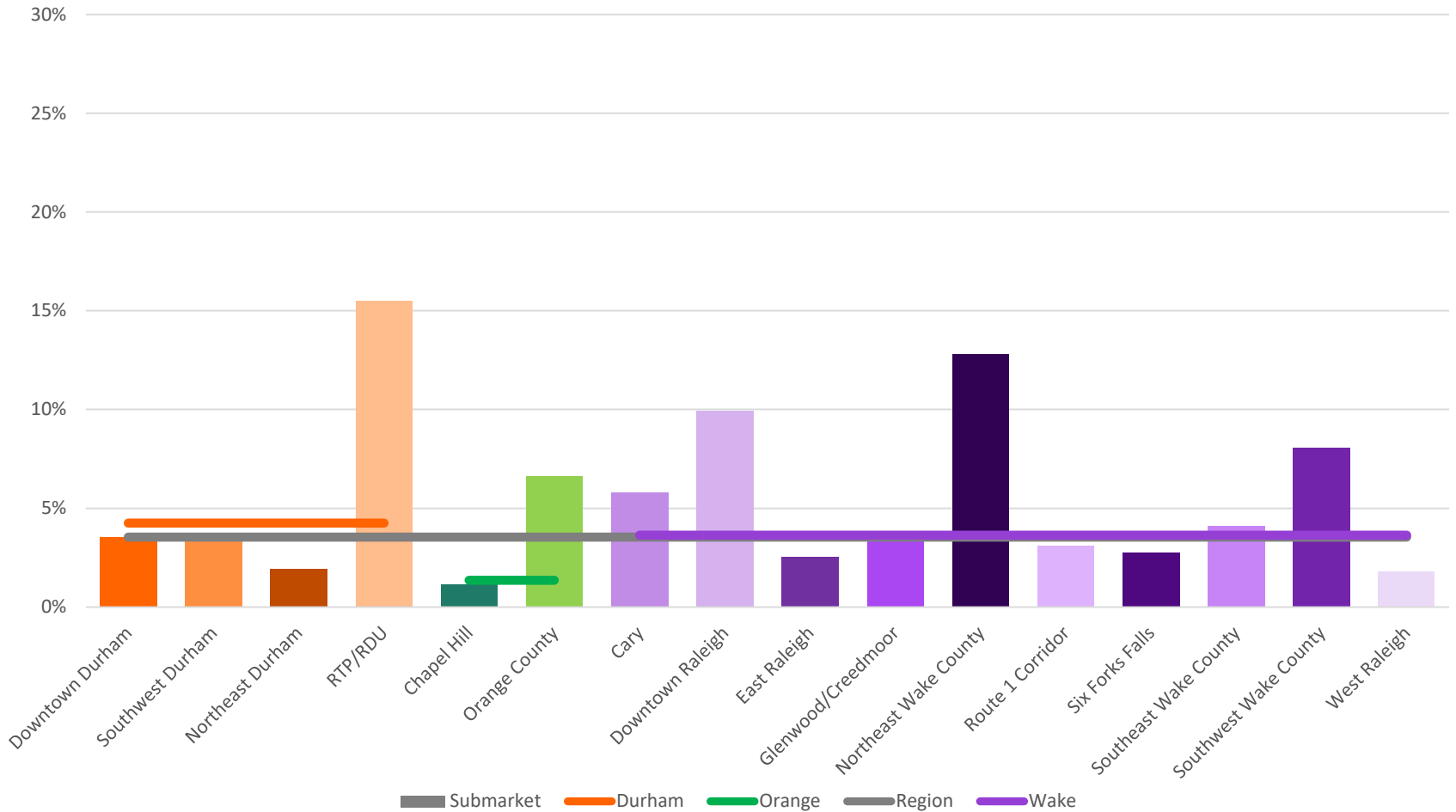
Supply of Apartments in Triangle Region



# Residential Historical Growth Rates: Submarkets

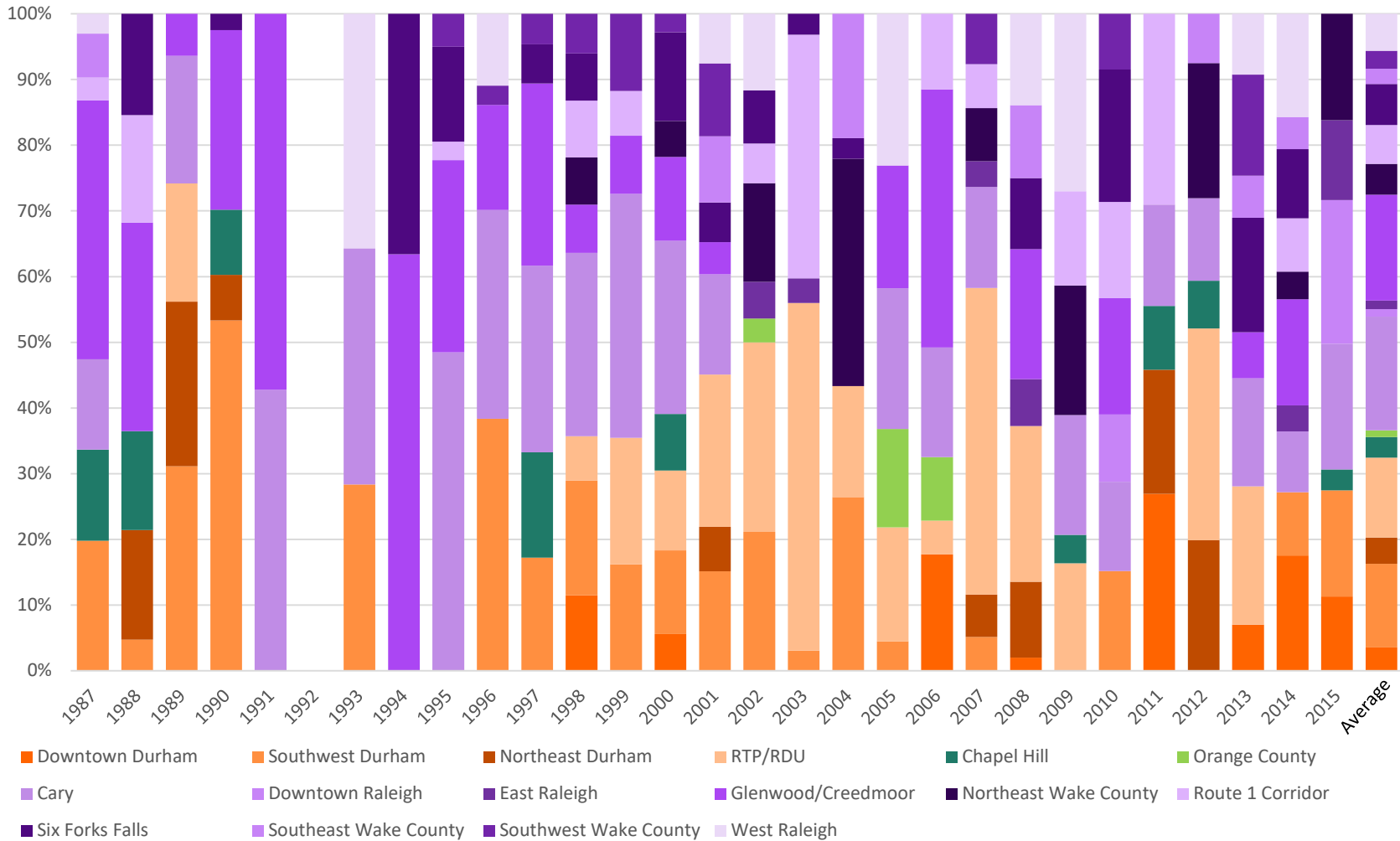
## 30-Year Average Annual Historical Growth of Apartment Buildings 1987-2016

30-Year Average Annual Growth in Apartment Supply by Submarket



# Residential: Submarket Share of Historical Growth

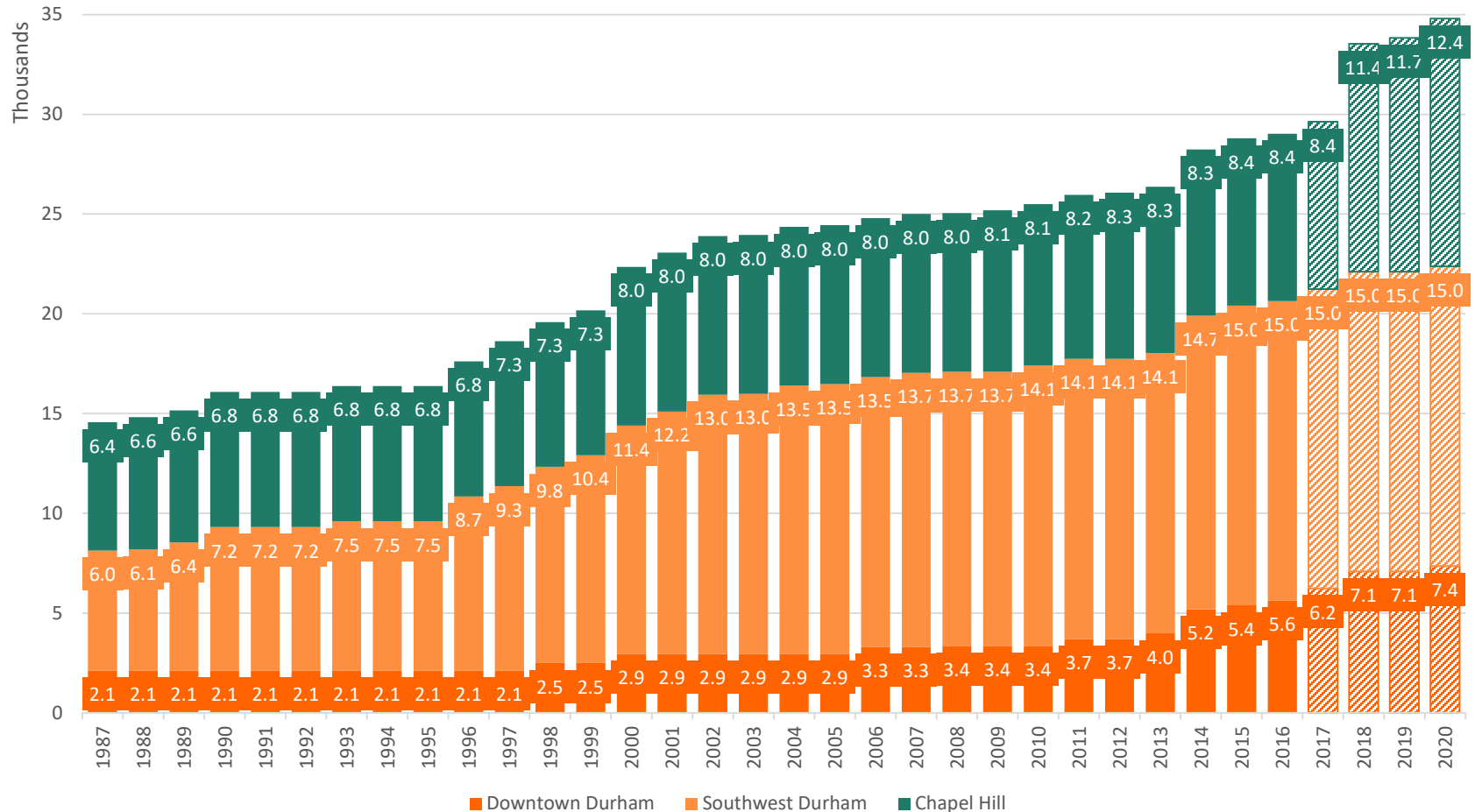
## Submarket Share of Annual New Apartments



# Multi-Family Inventory: D-O LRT Submarkets

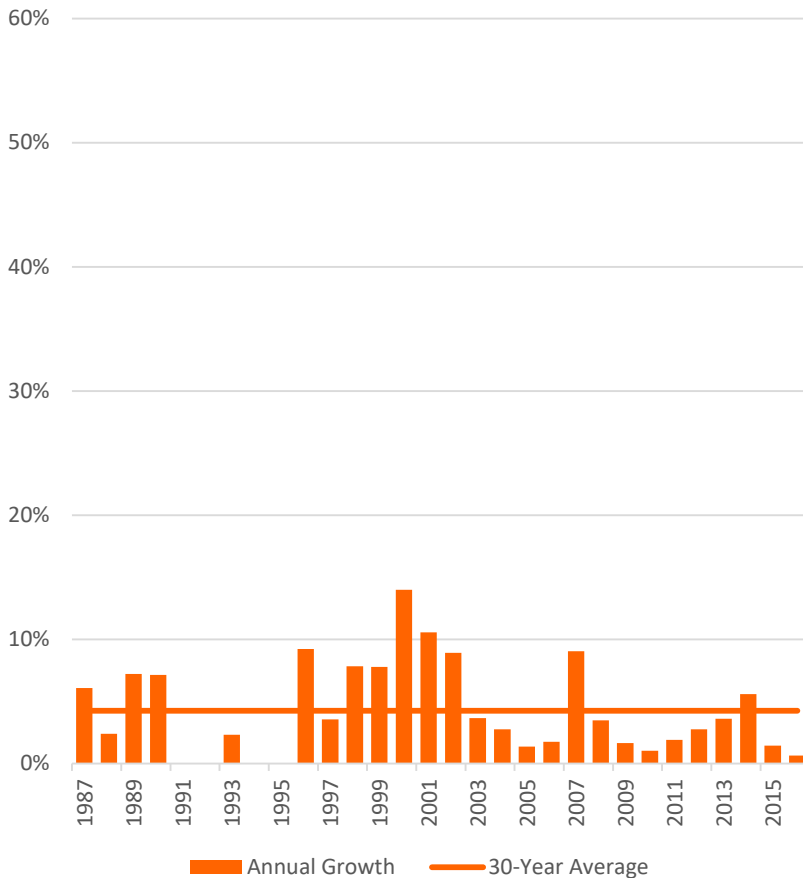
Significantly larger than historical growth is approved for 2017-2020

Multi-Family Residential Units (Historic and Approved) D-O LRT Submarkets

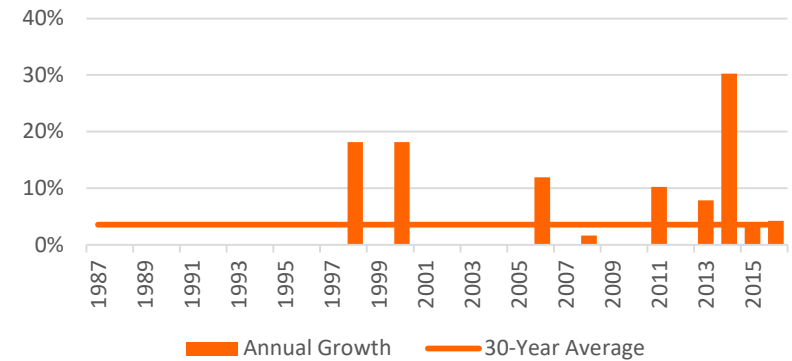


# Historical Growth Rates: Durham County

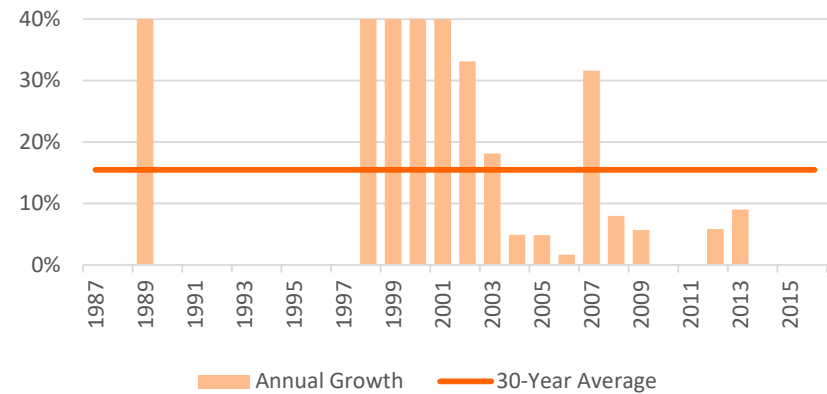
## Annual Growth in Apartment Supply: Durham County



## Annual Growth in Apartment Supply: Downtown Durham

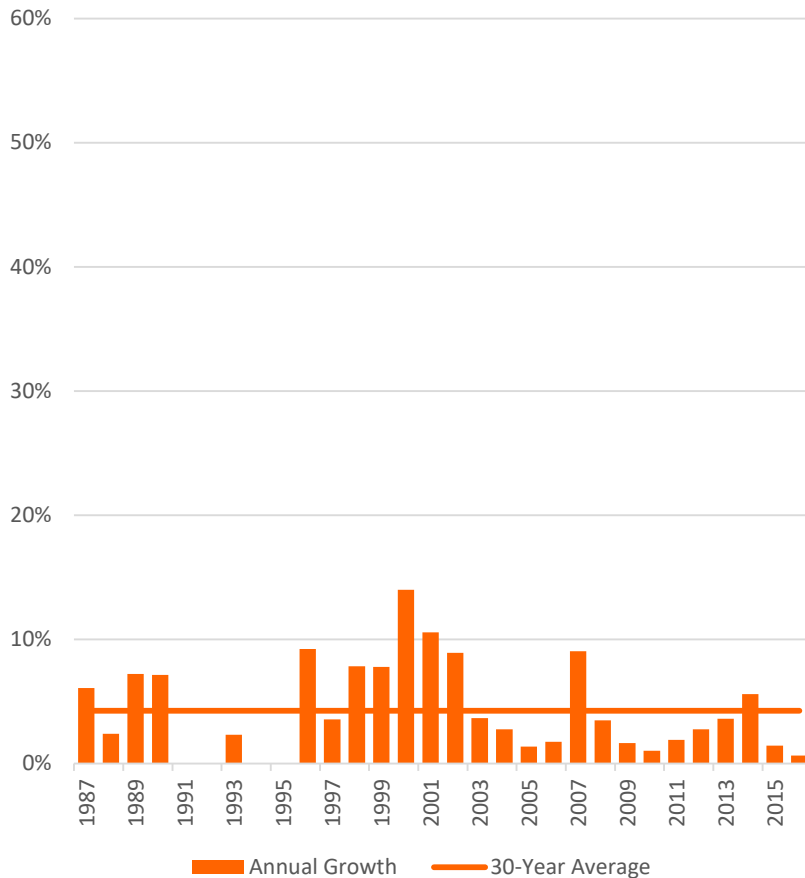


## Annual Growth in Apartment Supply: RTP/RDU

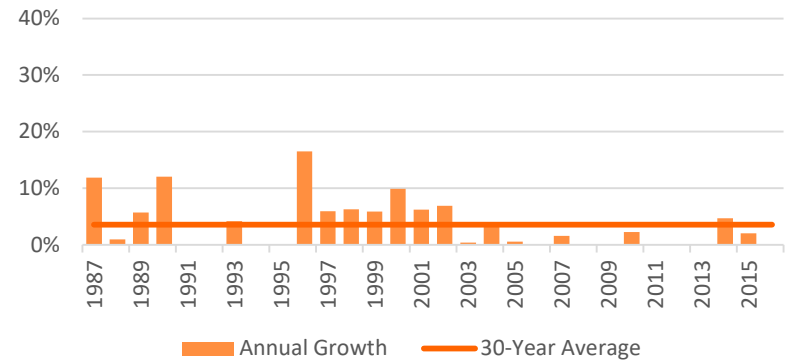


# Historical Growth Rates: Durham County

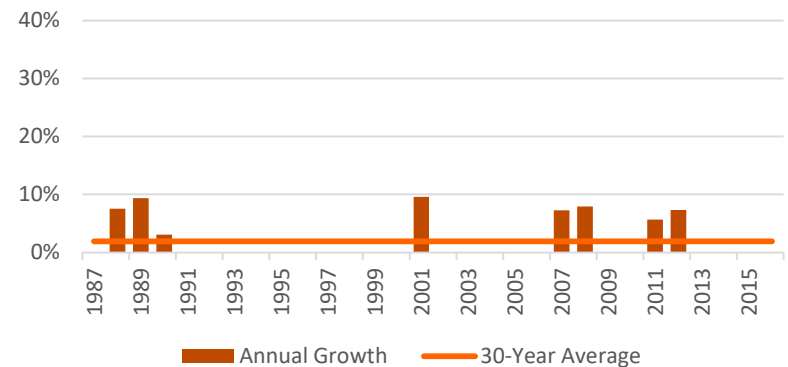
## Annual Growth in Apartment Supply: Durham County



## Annual Growth in Apartment Supply: Southwest Durham

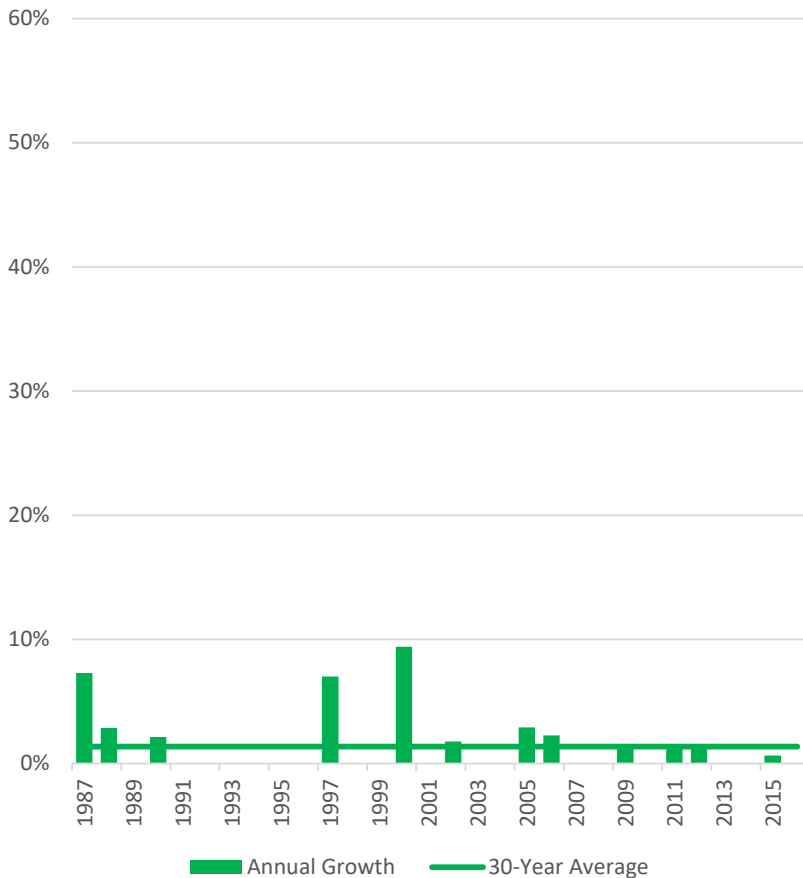


## Annual Growth in Apartment Supply: Northeast Durham

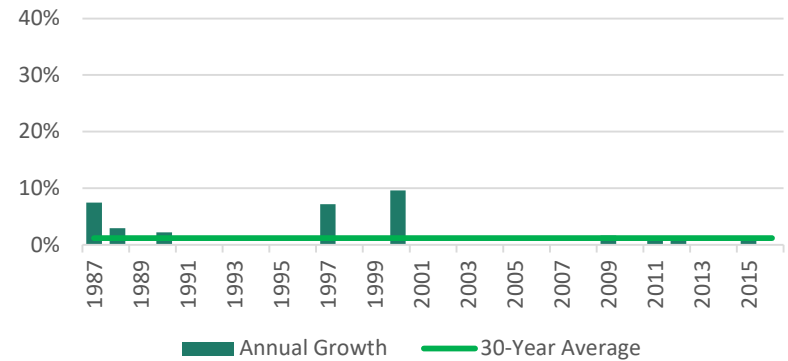


# Historical Growth Rates: Orange County

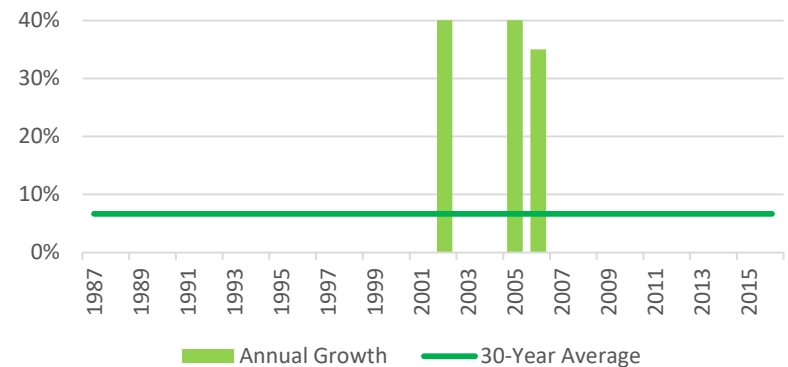
## Annual Growth in Apartment Supply: Orange County



## Annual Growth in Apartment Supply: Chapel Hill

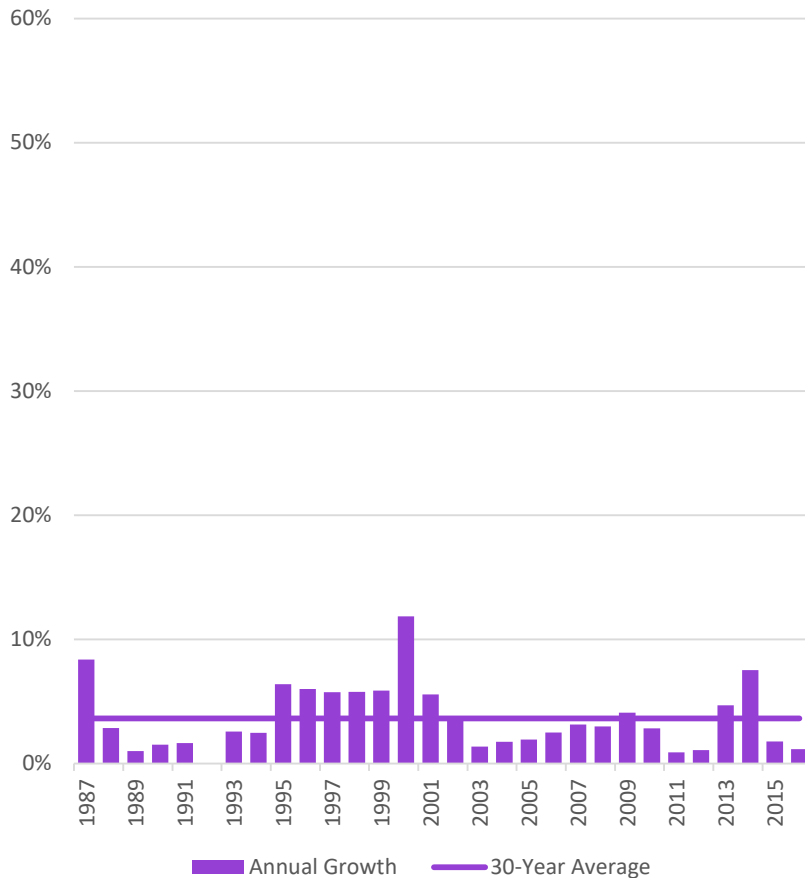


## Annual Growth in Apartment Supply: Orange County

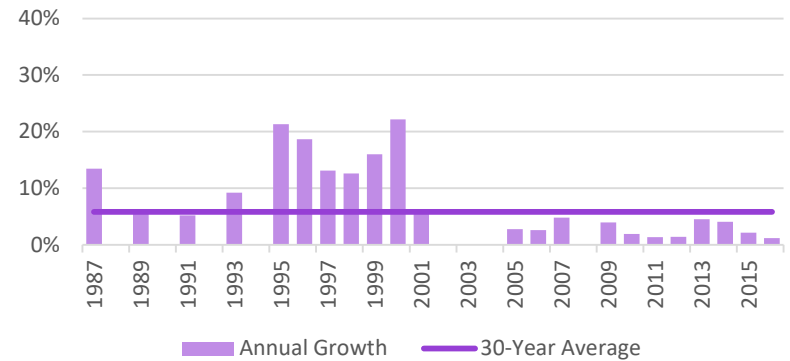


# Historical Growth Rates: Wake County

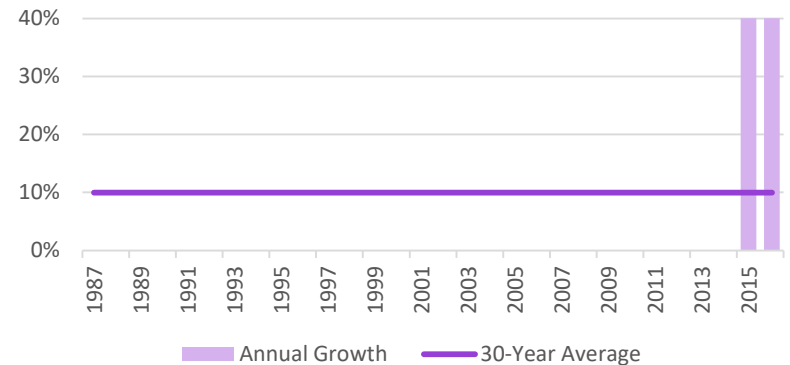
## Annual Growth in Apartment Supply: Wake County



## Annual Growth in Apartment Supply: Cary



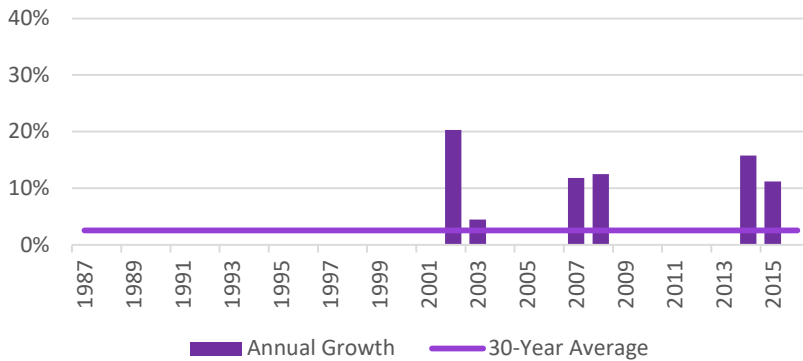
## Annual Growth in Apartment Supply: Downtown Raleigh



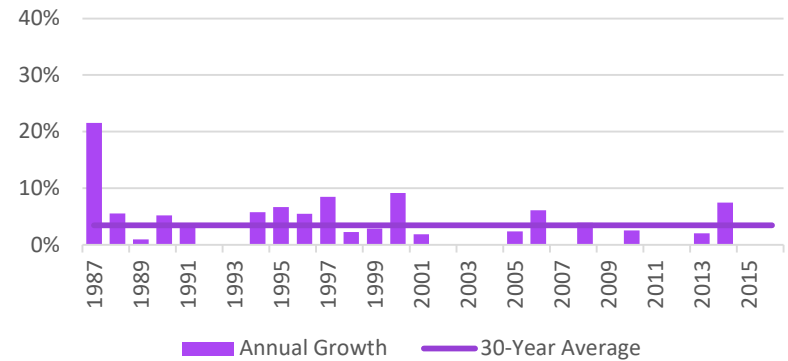


# Historical Growth Rates: Wake County

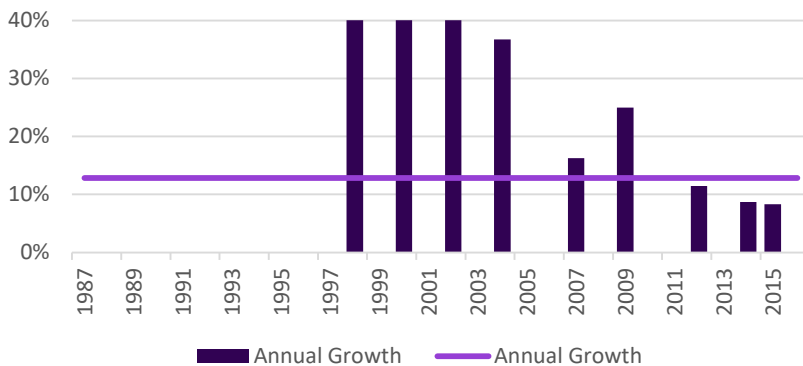
## Annual Growth in Apartment Supply: East Raleigh



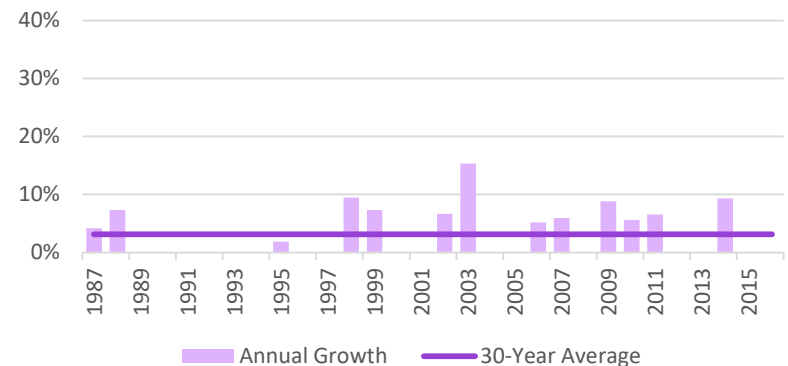
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## Annual Growth in Apartment Supply: Northeast Wake County

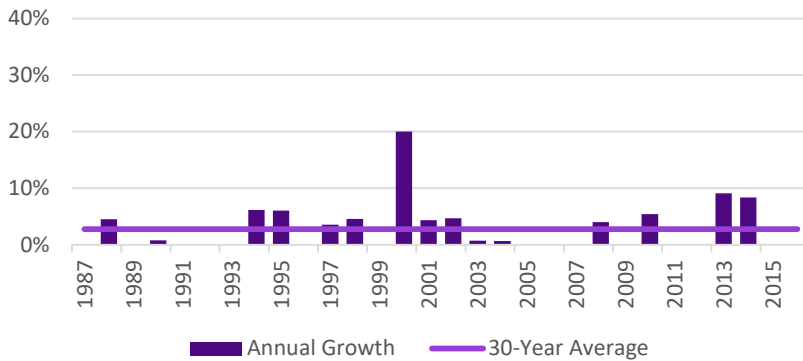


## Annual Growth in Apartment Supply: Route 1 Corridor

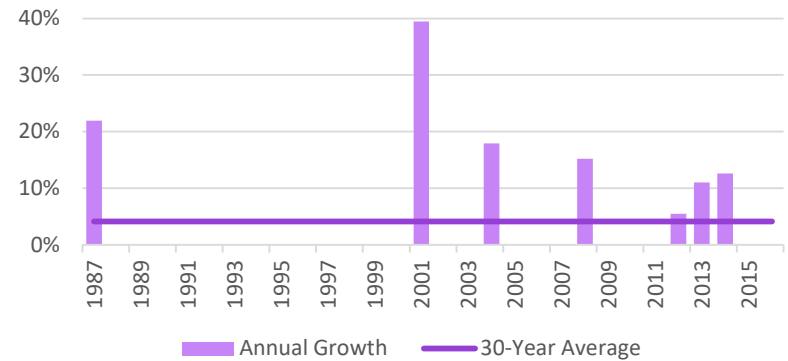


# Historical Growth Rates: Wake County

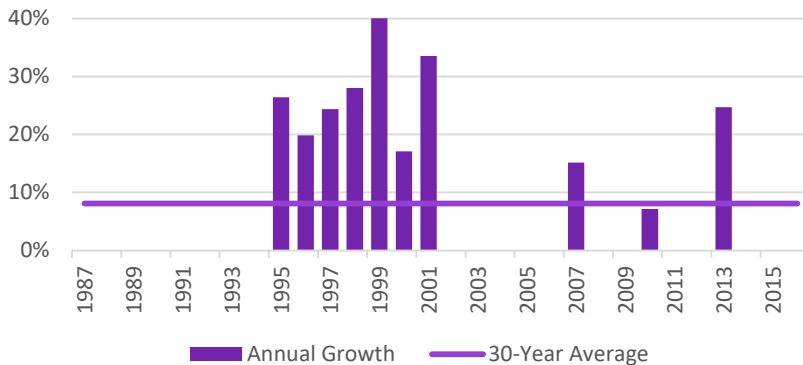
### Annual Growth in Apartment Supply: Six Forks Falls



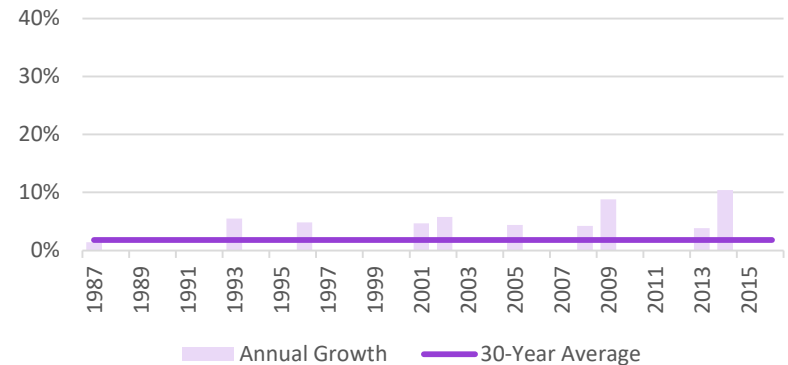
### Annual Growth in Apartment Supply: Southeast Wake County



### Annual Growth in Apartment Supply: Southwest Wake County



### Annual Growth in Apartment Supply: West Raleigh



Land Use

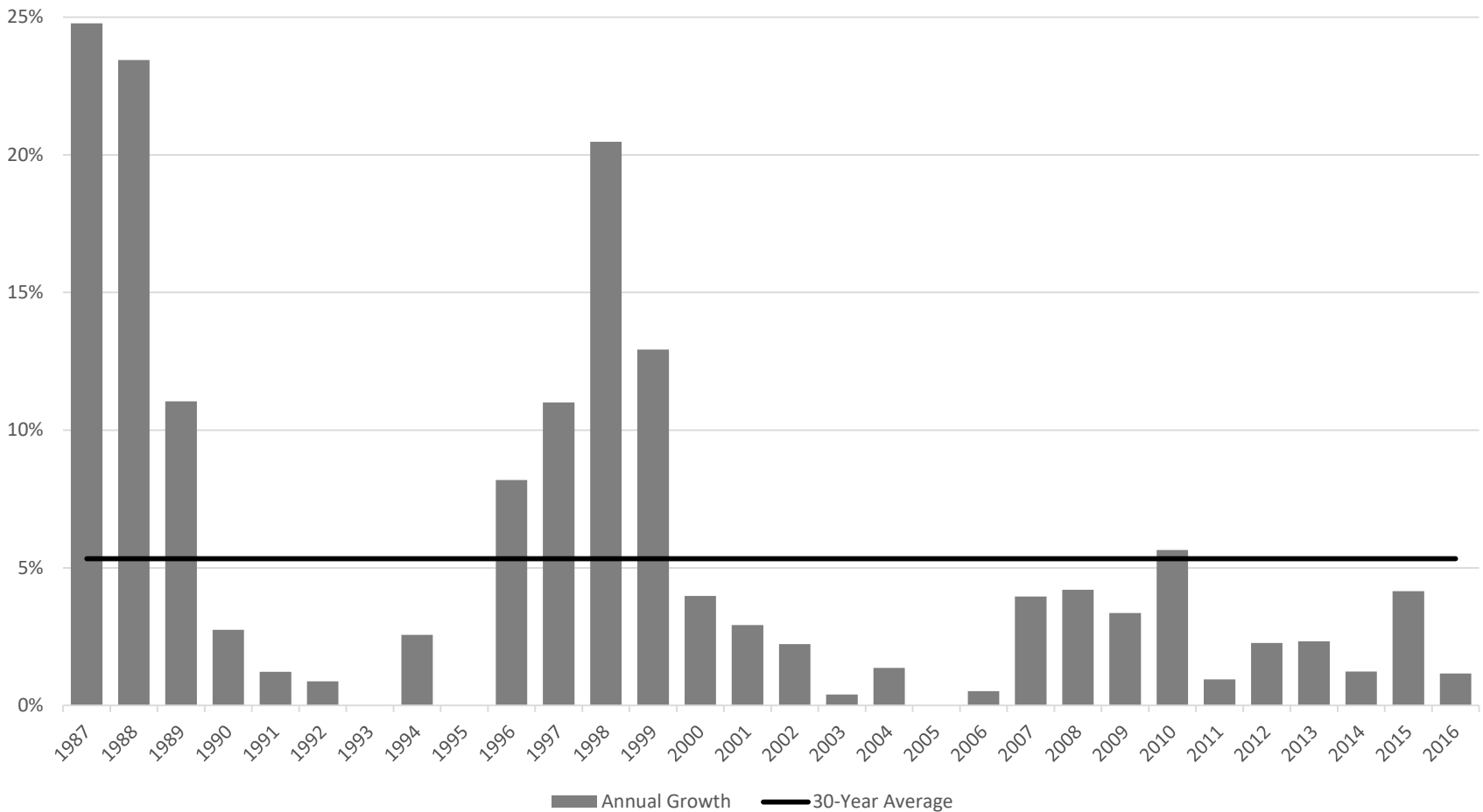
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# HOTEL

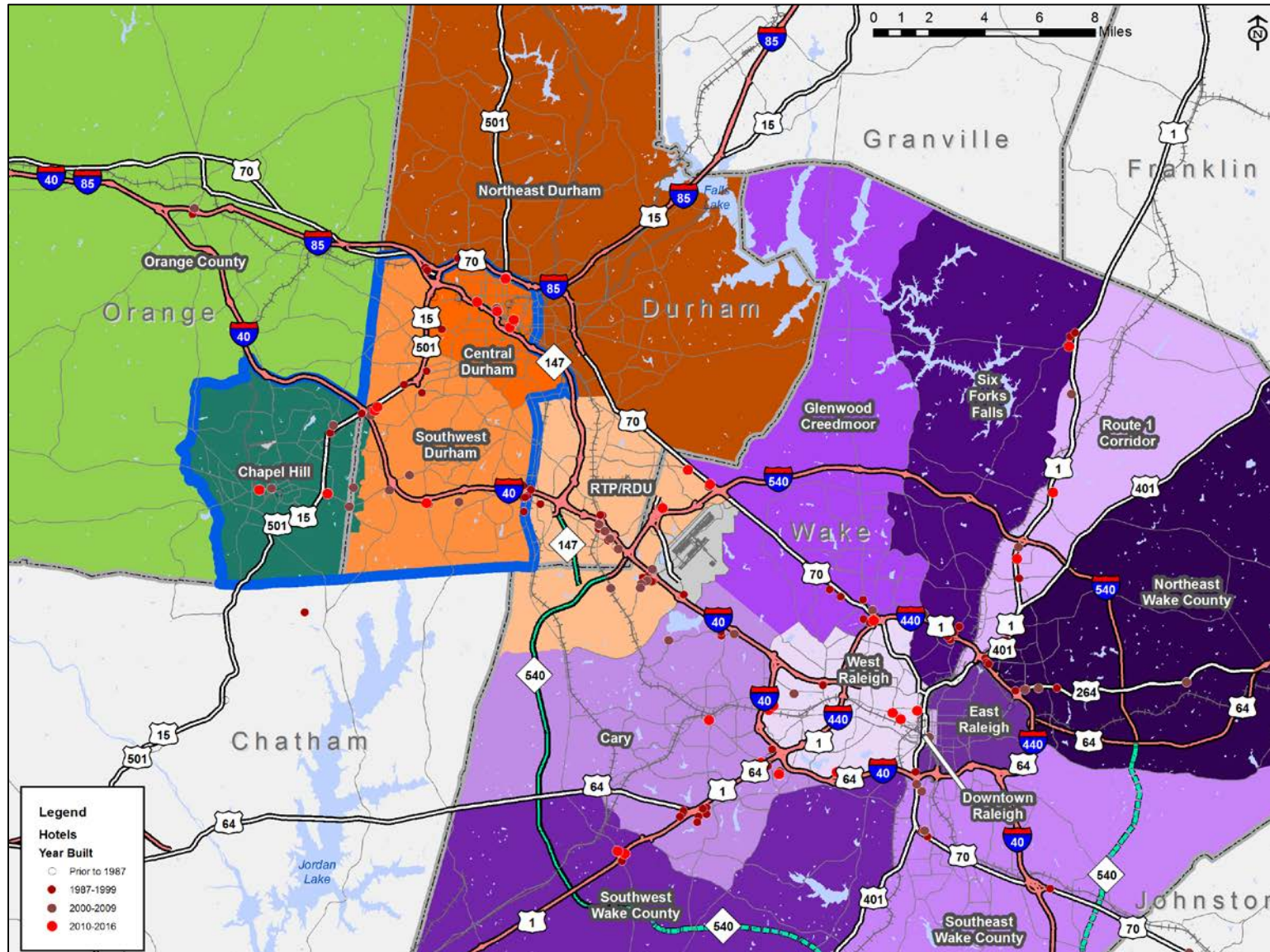
# Hotel Historical Growth Rates: Region

Supply of hotel rooms has grown regionally at an average of 5.3% per year since 1986

Annual Growth in Hotel Room Supply: Durham-Orange-Wake Region

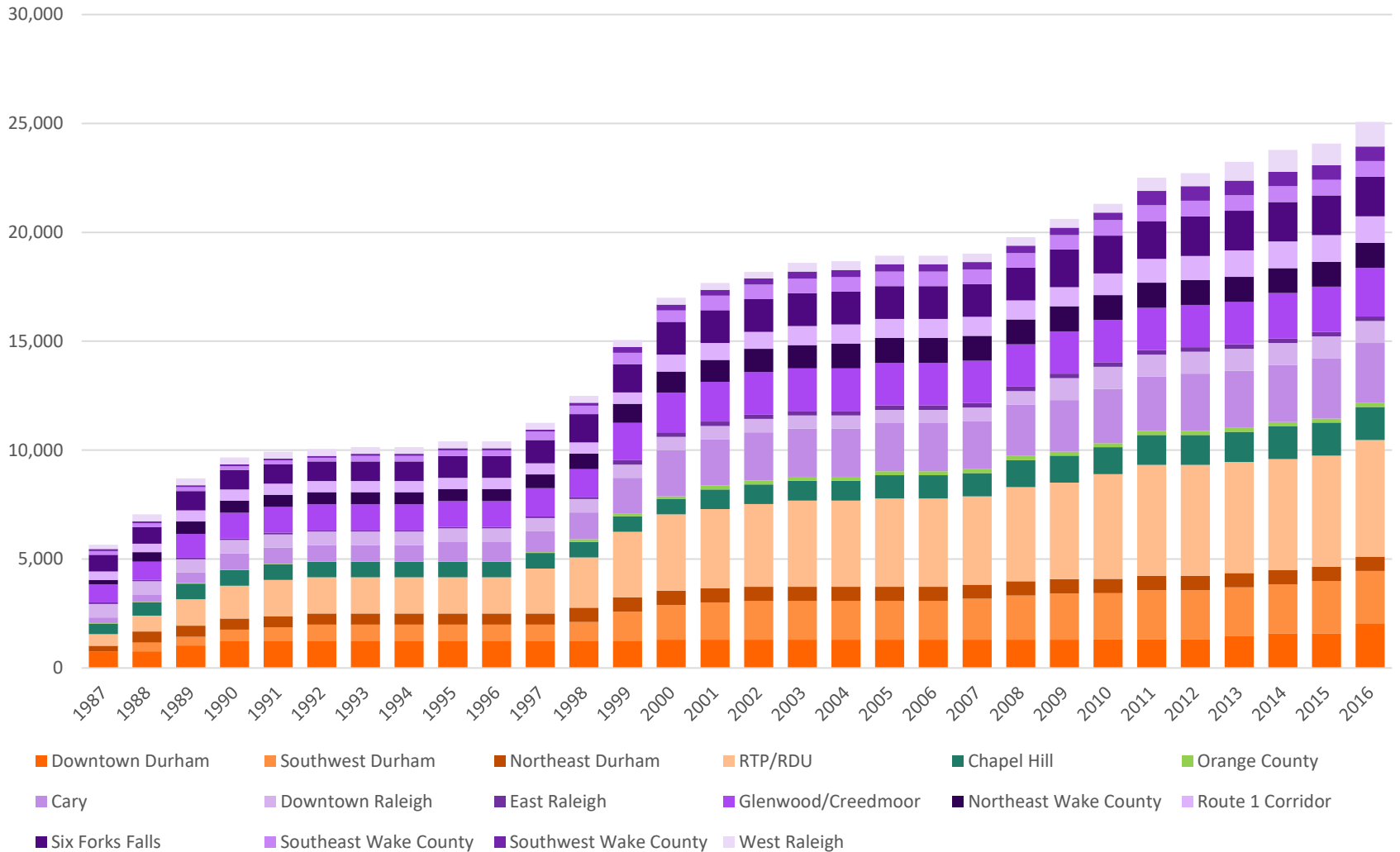


# Hotel: Data Points by Submarket



# Hotel Room Supply: Triangle Region

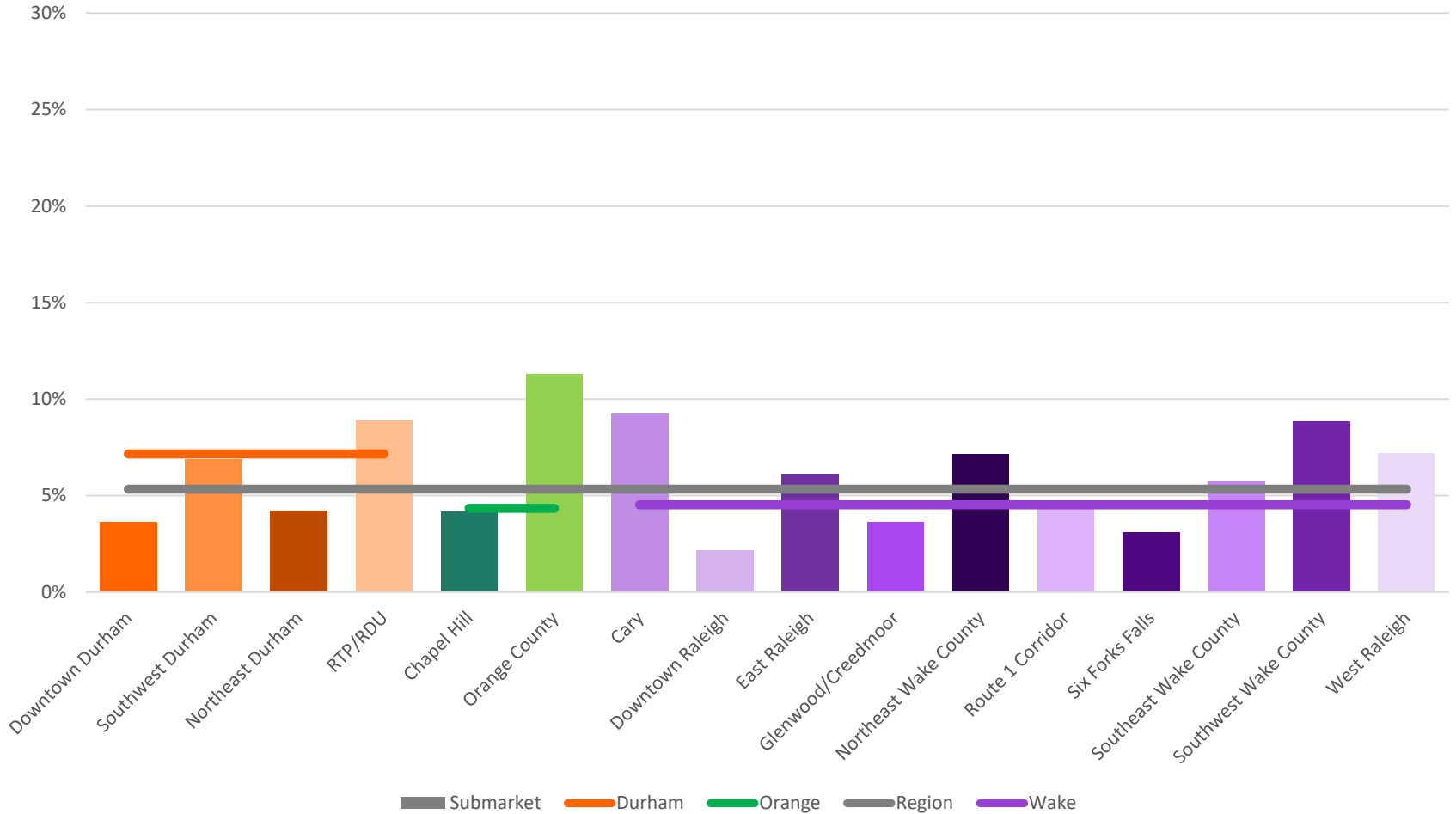
Supply of Hotel Rooms in Triangle Region



# Hotel Historical Growth Rates: Submarkets

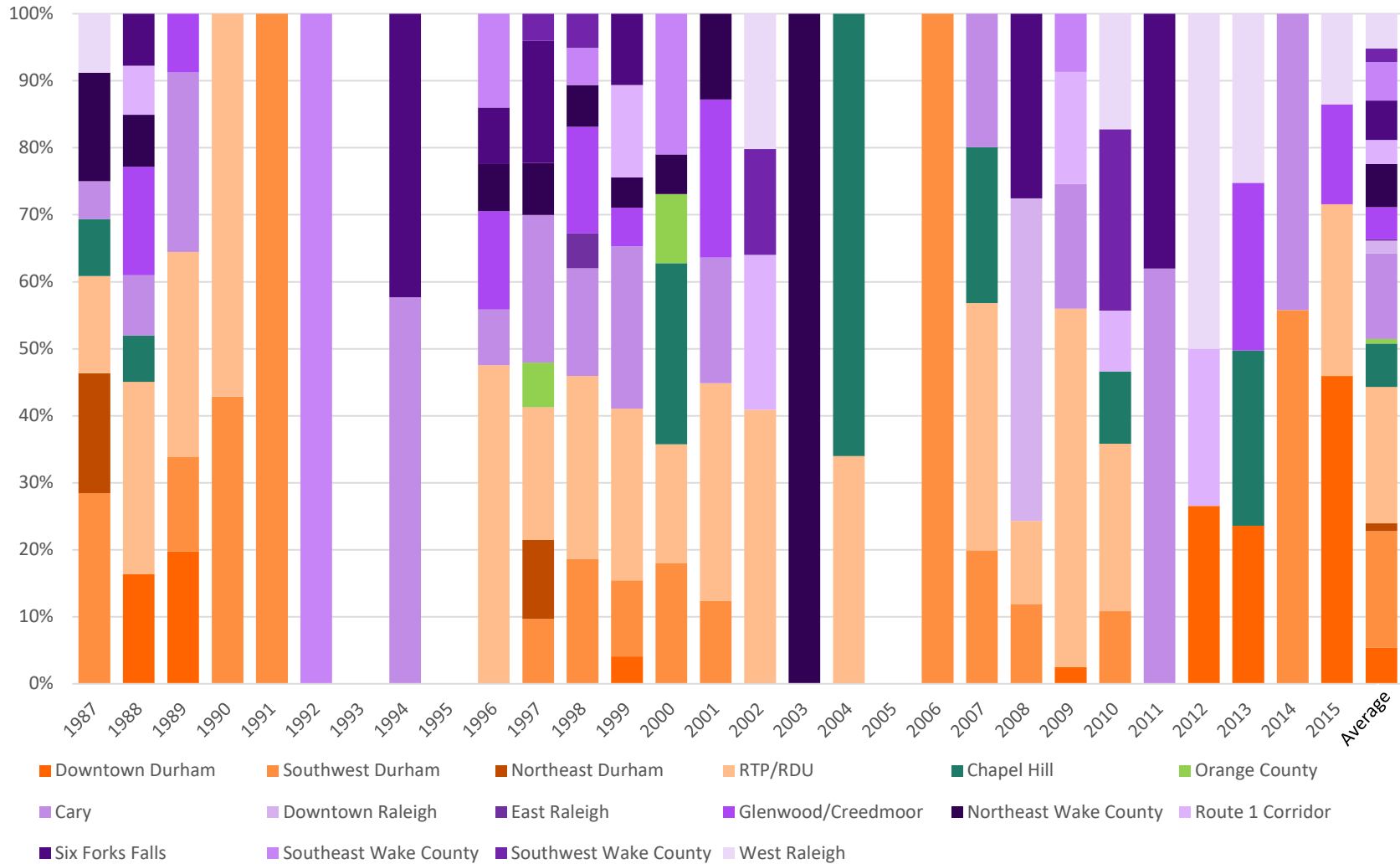
## 30-Year Average Annual Historical Growth of Apartment Buildings 1987-2016

30-Year Average Annual Growth in Hotel Room Supply by Submarket



# Hotel: Submarket Share of Historical Growth

Submarket Share of Annual New Hotel Rooms

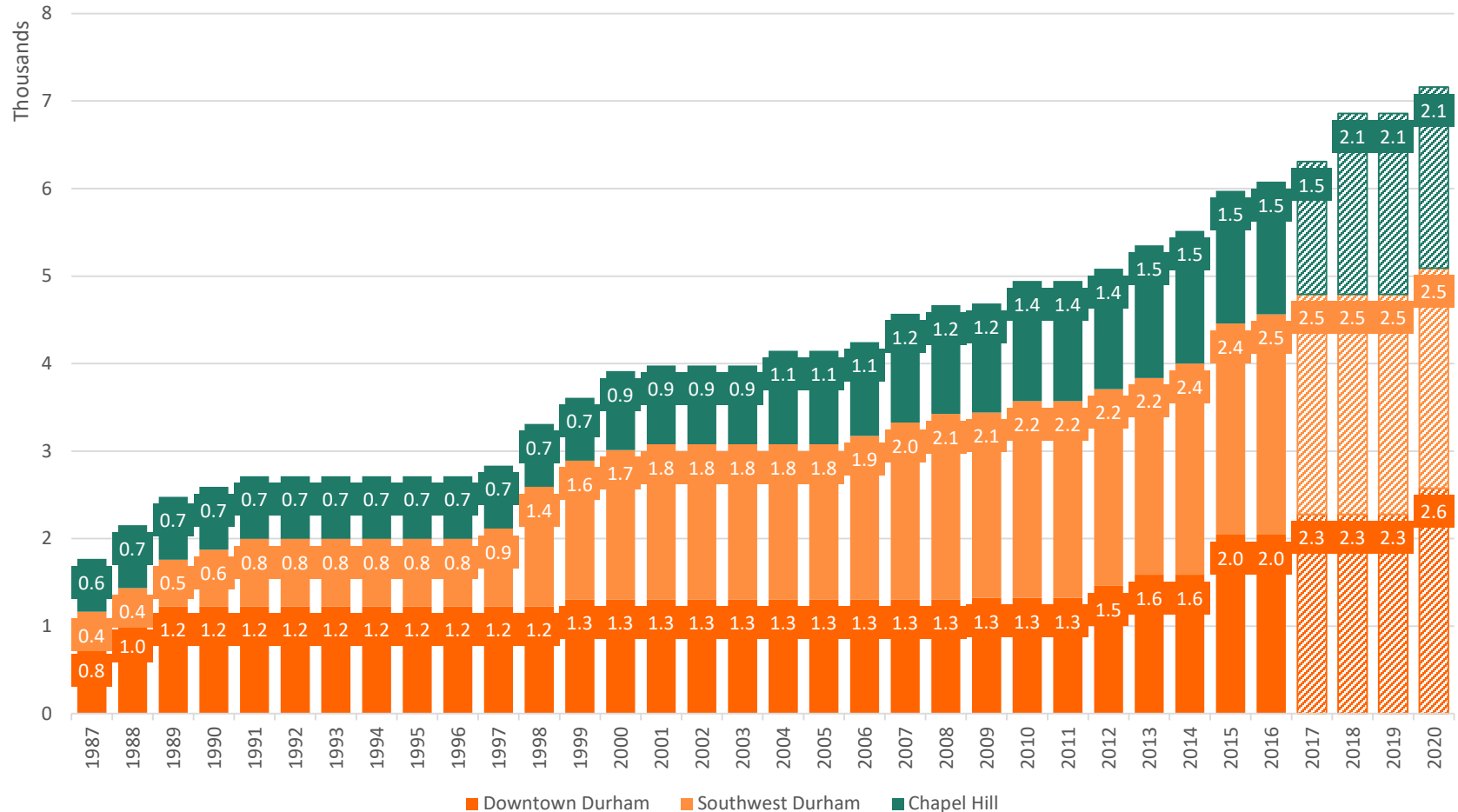




# Hotel Inventory: D-O LRT Submarkets

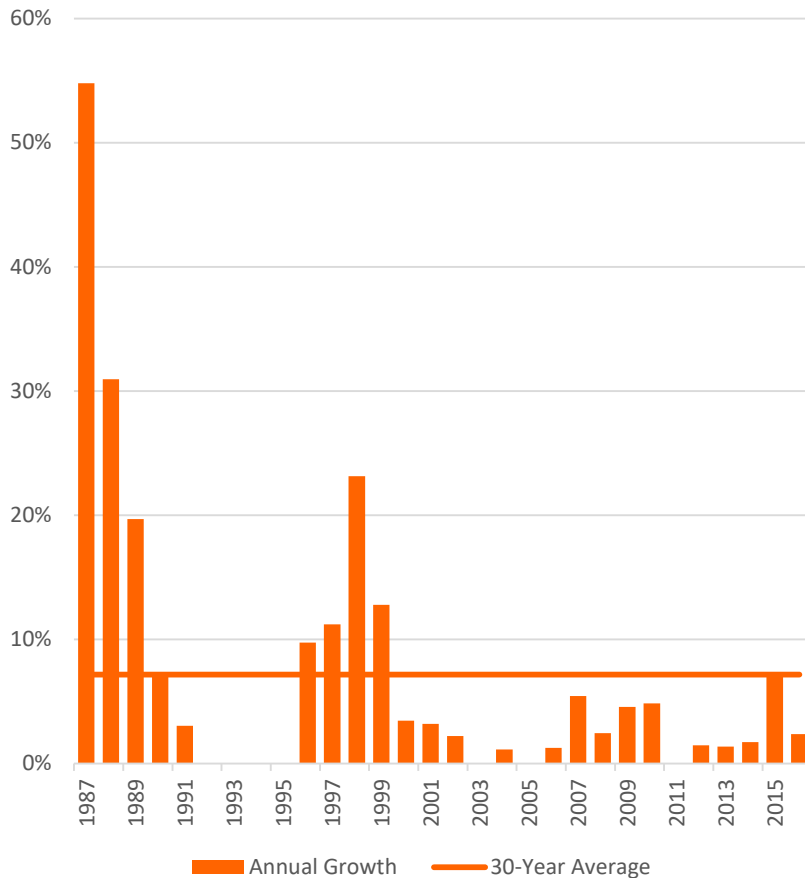
Significant growth approved for 2017-2020

Hotel Units (Historic and Approved) D-O LRT Submarkets

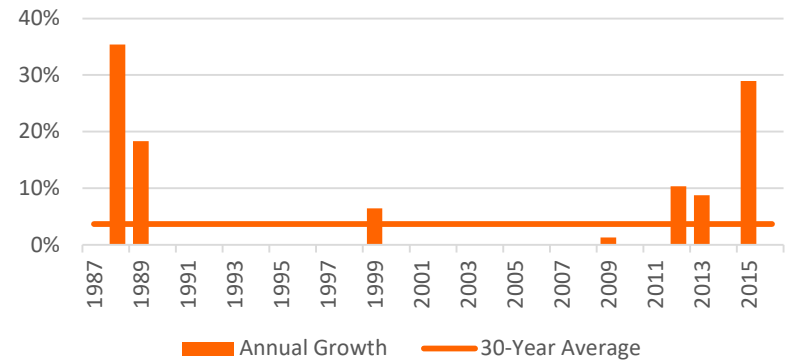


# Historical Growth Rates: Durham County

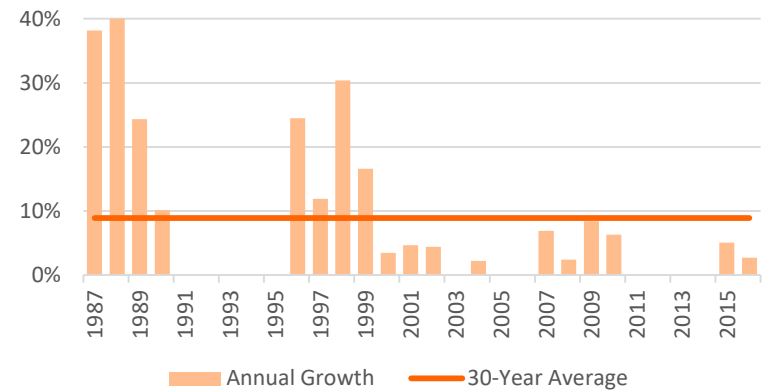
## Annual Growth in Hotel Room Supply: Durham County



## Annual Growth in Hotel Room Supply: Downtown Durham

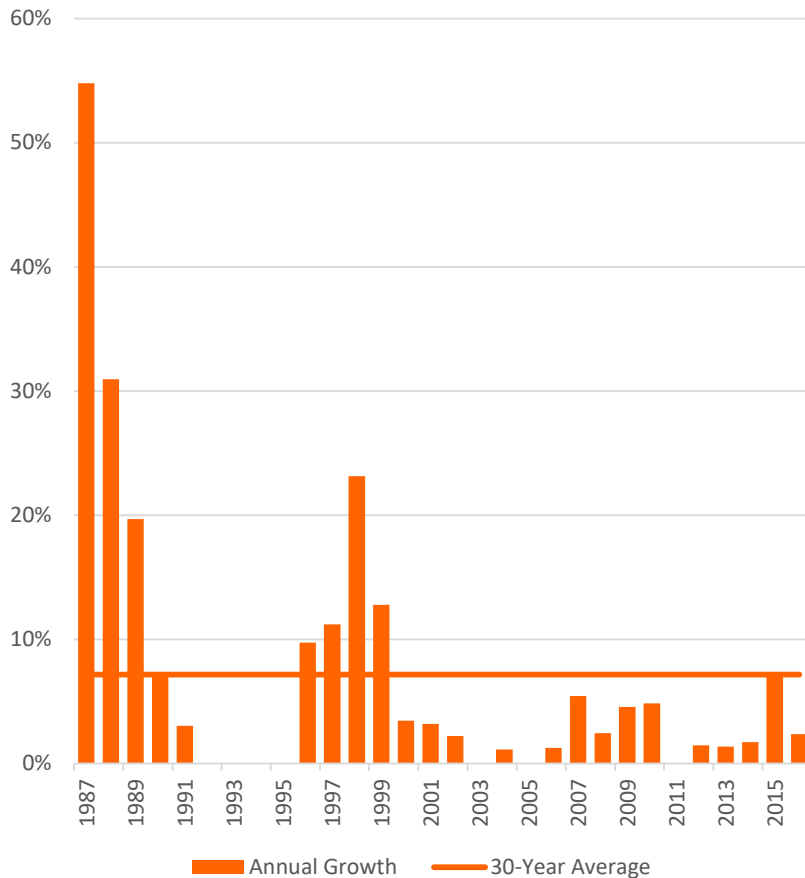


## Annual Growth in Hotel Room Supply: RTP/RDU

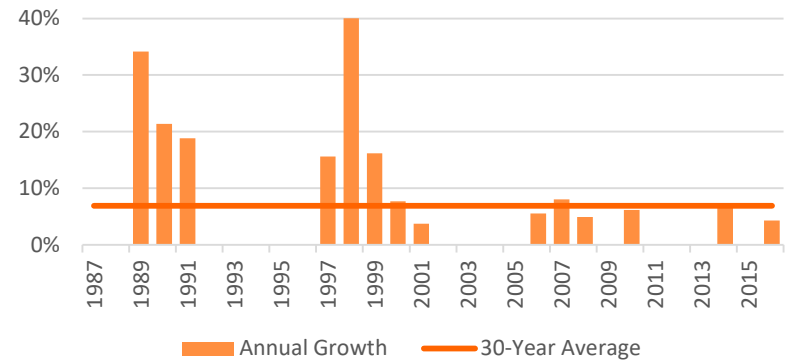


# Historical Growth Rates: Durham County

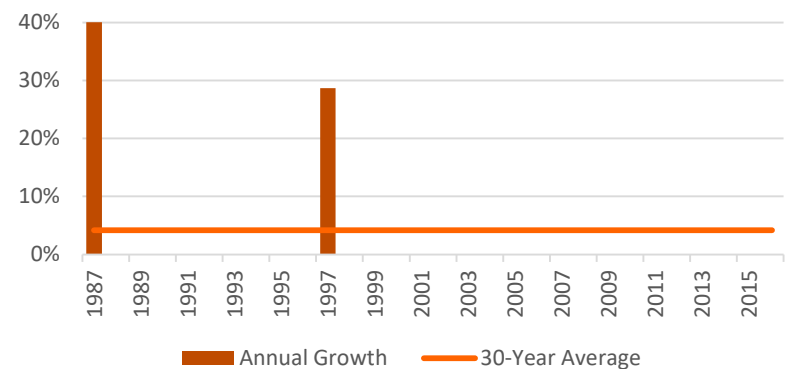
## Annual Growth in Hotel Room Supply: Durham County



## Annual Growth in Hotel Room Supply: Southwest Durham

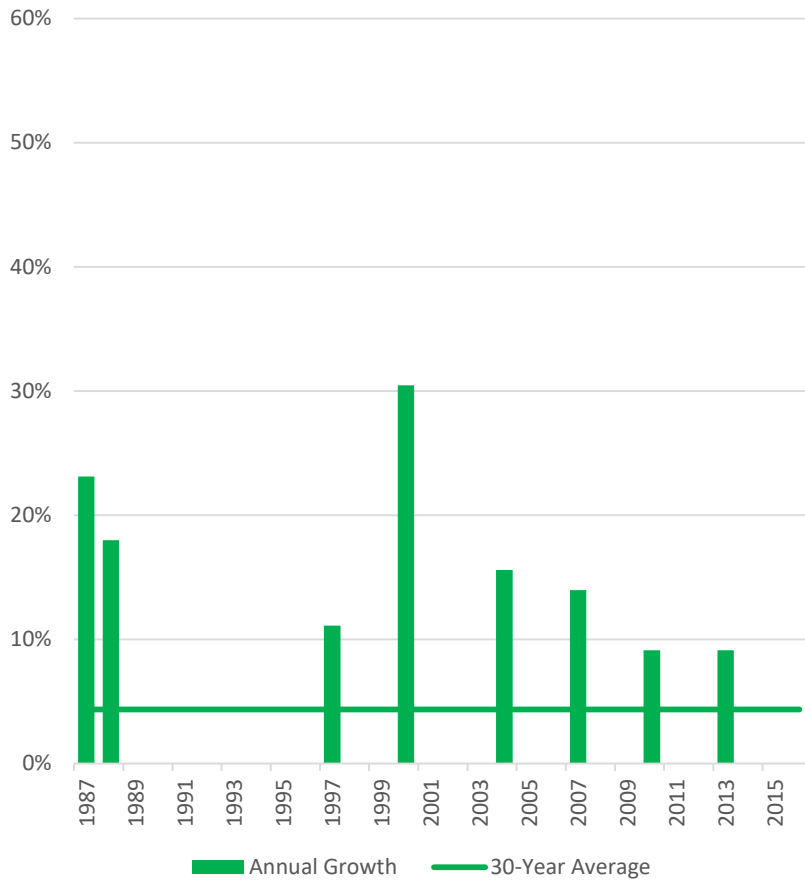


## Annual Growth in Hotel Room Supply: Northeast Durham

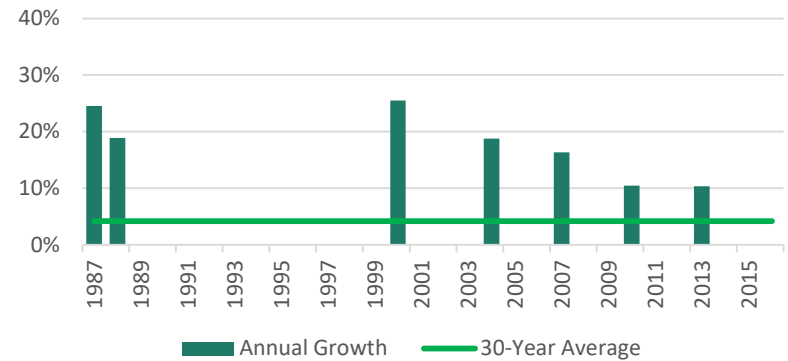


# Historical Growth Rates: Orange County

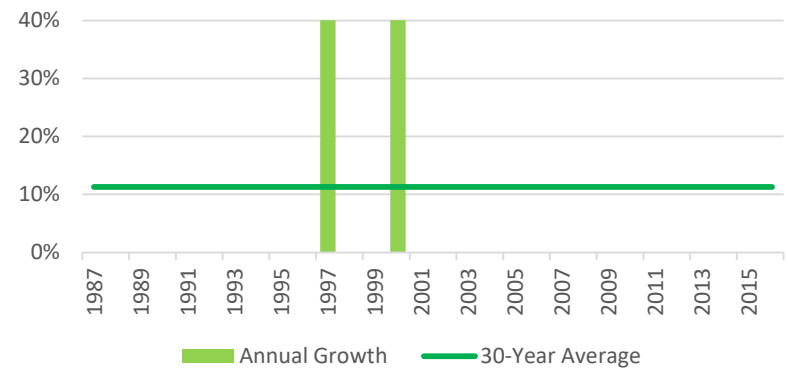
Annual Growth in Hotel Room Supply:  
Orange County



Annual Growth in Hotel Room Supply:  
Chapel Hill

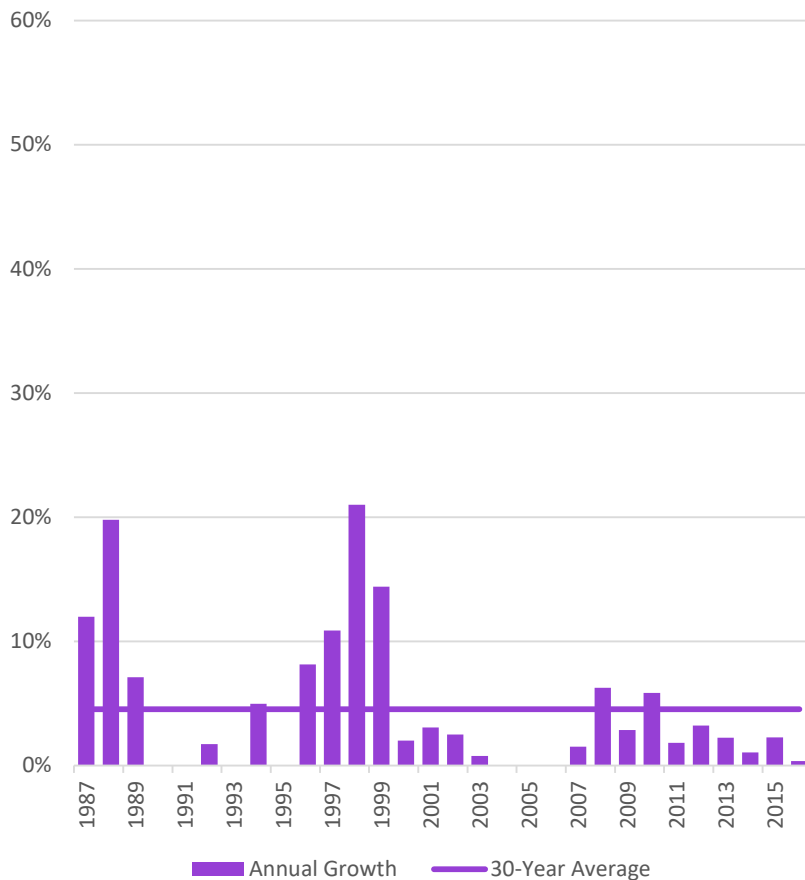


Annual Growth in Hotel Room Supply:  
Orange County

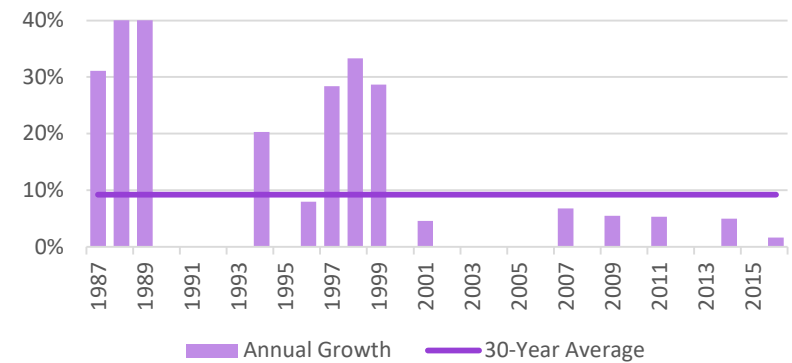


# Historical Growth Rates: Wake County

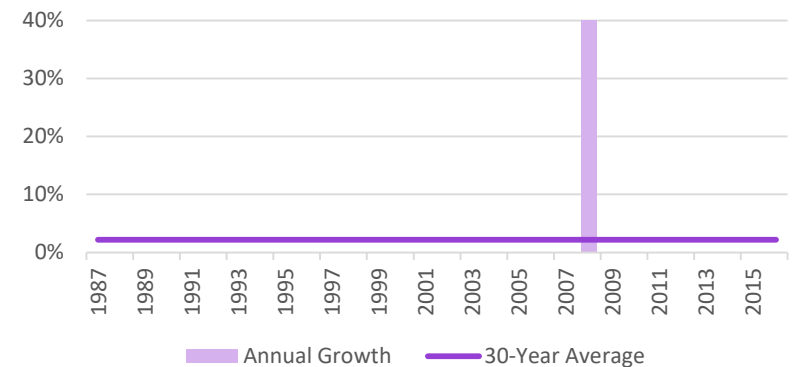
## Annual Growth in Hotel Room Supply: Wake County



## Annual Growth in Hotel Room Supply: Cary

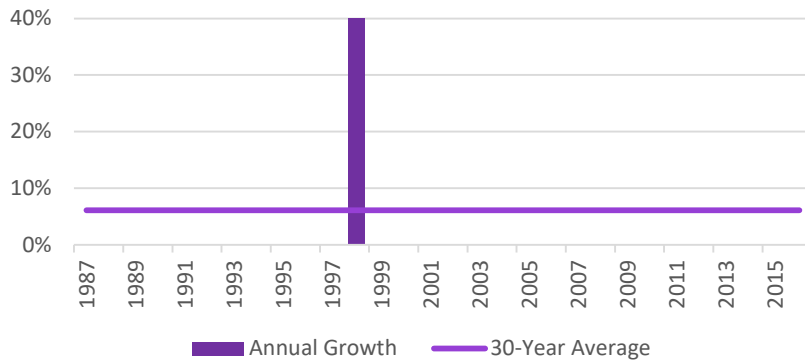


## Annual Growth in Hotel Room Supply: Downtown Raleigh

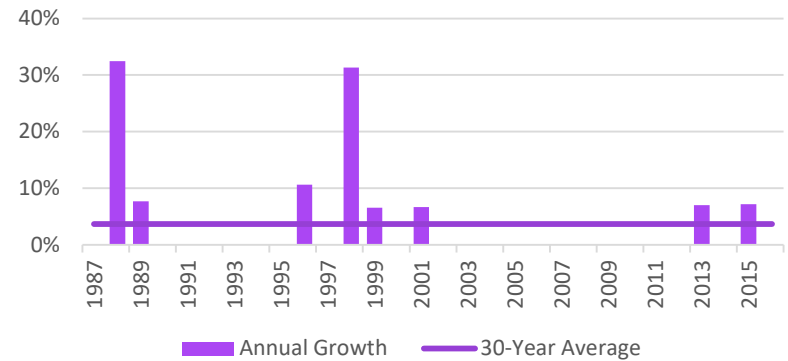


# Historical Growth Rates: Wake County

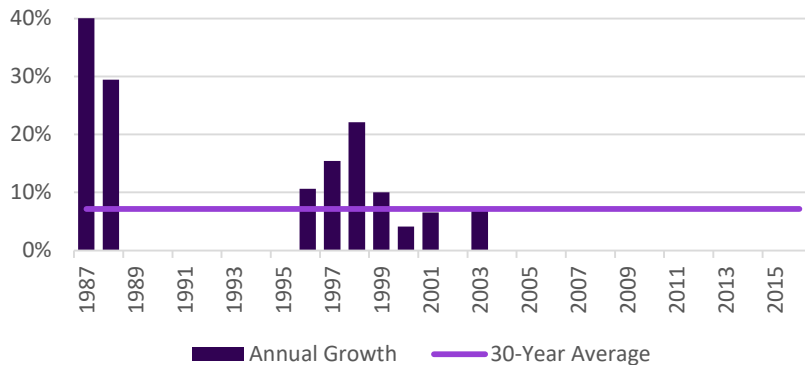
### Annual Growth in Hotel Supply: East Raleigh



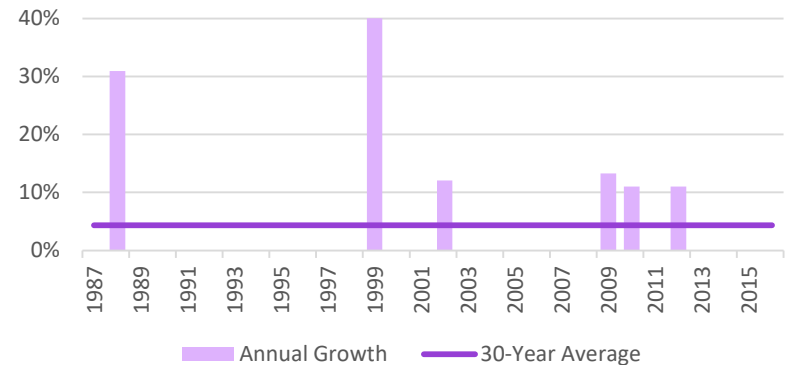
### Annual Growth in Hotel Room Supply: Glenwood/Creedmoor



### Annual Growth in Hotel Room Supply: Northeast Wake County

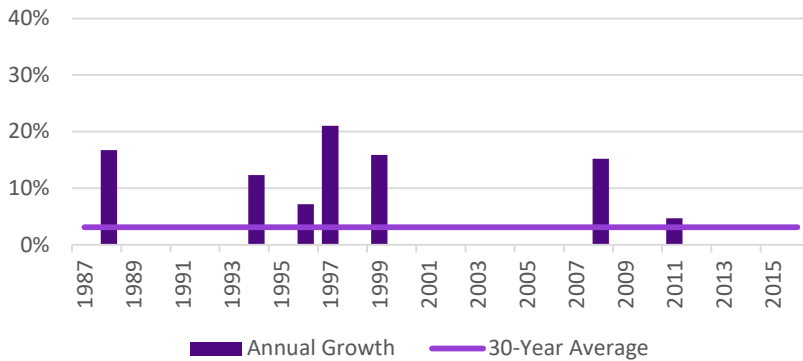


### Annual Growth in Hotel Room Supply: Route 1 Corridor

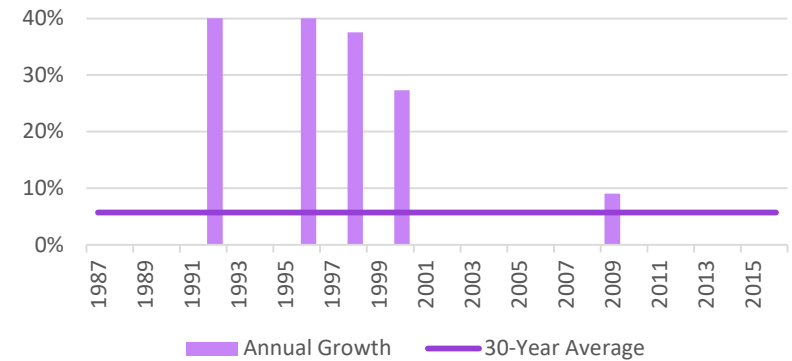


# Historical Growth Rates: Wake County

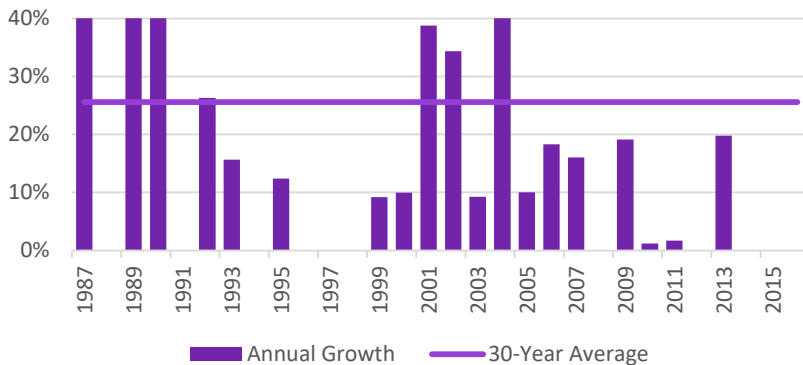
### Annual Growth in Hotel Room Supply: Six Forks Falls



### Annual Growth in Hotel Room Supply: Southeast Wake County



### Annual Growth in Hotel Room Supply: Southwest Wake County



### Annual Growth in Hotel Room Supply: West Raleigh

