



BLUE HILL SEMIANNUAL REPORT [#17]

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Britany Waddell, Director
Judy Johnson, Assistant Director
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| PROJECT LOCATION Blue Hill Form District | MEETING DATE March 22, 2023 |
| PURPOSE That the Council receive the report. | |
| OVERVIEW The Report provides updates on Blue Hill District activity since the previous update provided on September 28, 2022 . This is the 17th Council-required report for the Blue Hill District that will occur through 2025. Highlights include: | |
| Elliott Road Extension | Construction of the new road through The Park (aka "The Hartley") will be completed in 2023. The roundabout at Ephesus Church Rd. is operational, and pavement has been installed for the connection to Fordham Blvd. The Town is managing construction. |
| Development Review | <p><u>Tarheel Lodging Phase II</u>: Along Novus Ln. adjacent to Tru Hotel. Approx. 283 residential units and associated amenities. Community Design Commission approved the Certificate of Appropriateness in November 2022. Staff review is pending (modification to previous permit).</p> <p><u>Park Apartments Phase II</u>: Northwest corner of Elliott Rd. Extension and Bennett Way. Approx. 260 residential units, co-working space, and associated amenities. Community Design Commission began review of the Certificate of Appropriateness in February 2023.</p> |
| Construction Activity | <p><i>Projects under construction or approved:</i></p> <ul style="list-style-type: none"> • <u>The Hartley Blue Hill (Park Apartments Phase I)</u> Along Elliott Rd. Extension west of Ephesus Church Rd. 414 residential units, three buildings complete and one under construction. • <u>Millennium Chapel Hill (University Inn redevelopment)</u> Southeast corner of Ephesus Church Rd. and Fordham Blvd. 274 residential units and 37,153 sq. ft. of commercial space. • <u>Aura Blue Hill</u> Located south of former University Inn and north of Park Apartments. 301 residential units including live/work units. <p><i>Projects recently completed:</i></p> <ul style="list-style-type: none"> • <u>Shake Shack at Eastgate</u> – retail upfit of former Zoe’s Kitchen • <u>Tru Hotel (Phase I of Tarheel Lodging)</u> Northeast corner of Novus Ln. and Fordham Service Rd. 98 rooms |
| Financial Performance | The completion of projects continues to increase property tax revenue in the District. Revenue in FY23 will exceed debt service payments by \$754,022. Annual revenue will continue to exceed debt service in upcoming years. |

ATTACHMENTS

1. Blue Hill District Report, March 2023
2. Development Tracking Spreadsheet, March 2023
3. District Debt Scorecard, March 2023