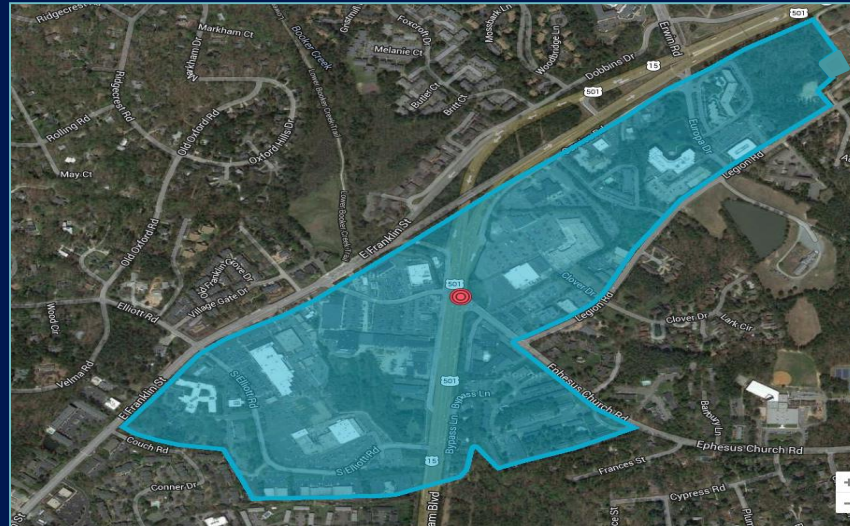




# Blue Hill District Report

Date: September 25, 2019



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# District Map



# Overview



1. District Updates
2. Performance
3. Looking Ahead

1

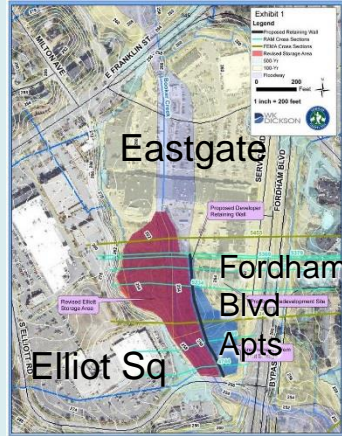
# District Updates

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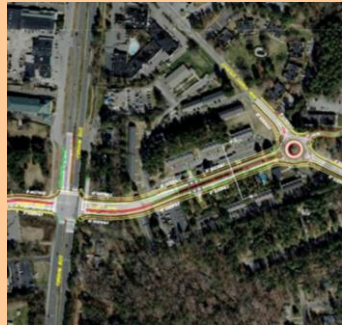
# 1

# Town Projects: Highlights

All permits received for **Elliott Rd Flood Storage**



Nearing final design for **Elliott Rd Extension**



Code update completed in June to restore **Enhanced Stormwater Treatment**

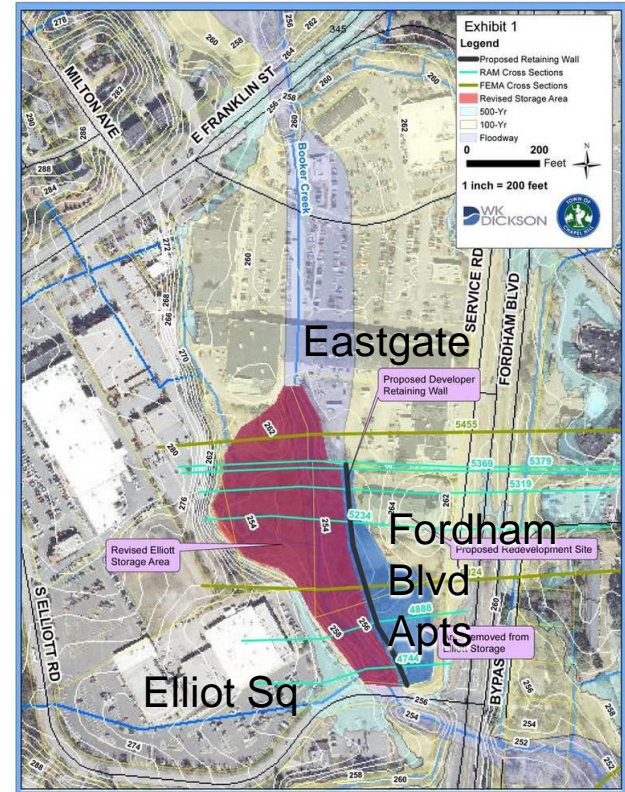


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# 1 Elliott Rd Flood Storage

## Town Project

- All required permits received
- Design 90% complete, including recreation components
- Property acquisition - final easements set for closing
- Construction start targeted for Fall 2019

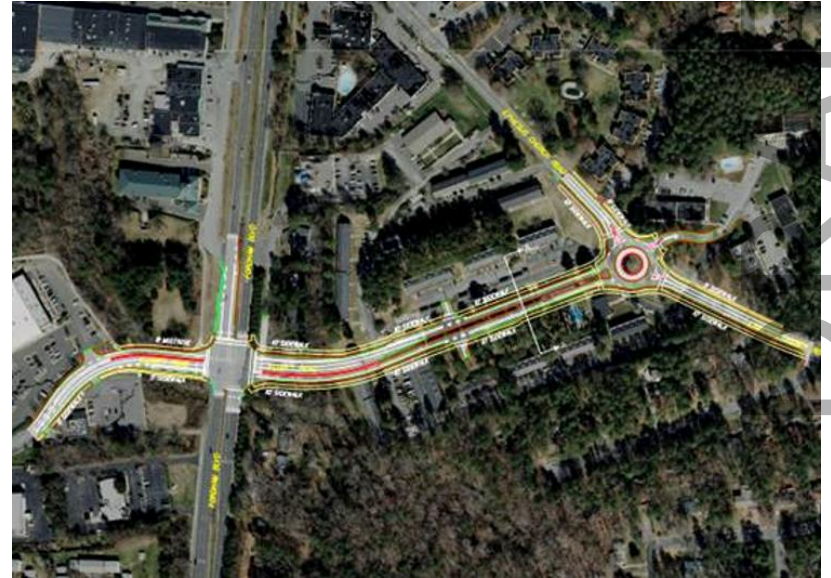


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# 1 Elliott Road Extension

## Town Project

- Final Design expected this fall
- Initiating ROW acquisition
- Construction as part of Park Apartments project



# 1 Stormwater Treatment

## Code Changes COMPLETE

- Response to Session Law 2018-245 - stormwater treatment can only be required for net increase in impervious area
- Two paths created in Code – full development potential of Blue Hill now used to incentivize enhanced stormwater treatment (limited density otherwise)
- Text Amendment adopted by Council on June 26, 2019



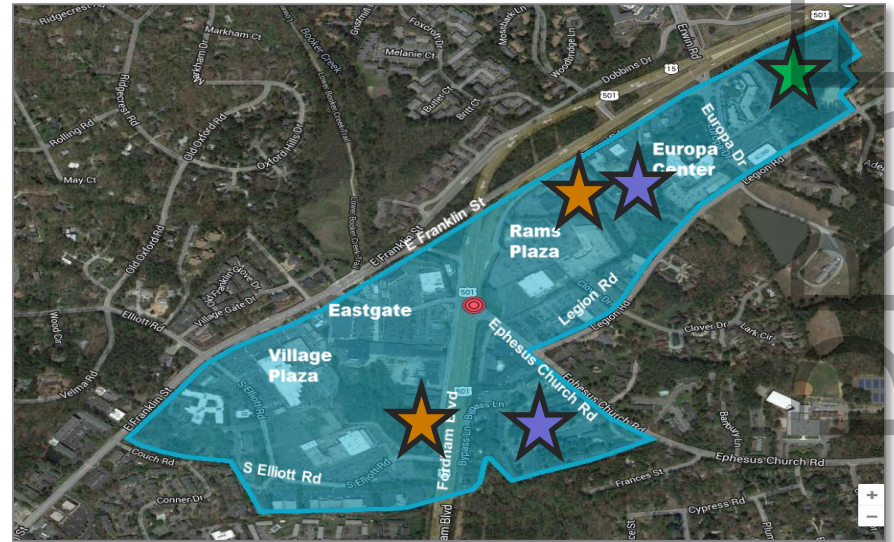


# 1 Development Highlights

**Tarheel Lodging** and  
**Park Apartments Ph I**  
recently approved,  
demolition underway

Construction continues on  
**Hillstone Apartments** and  
**Fordham Blvd Apartments**

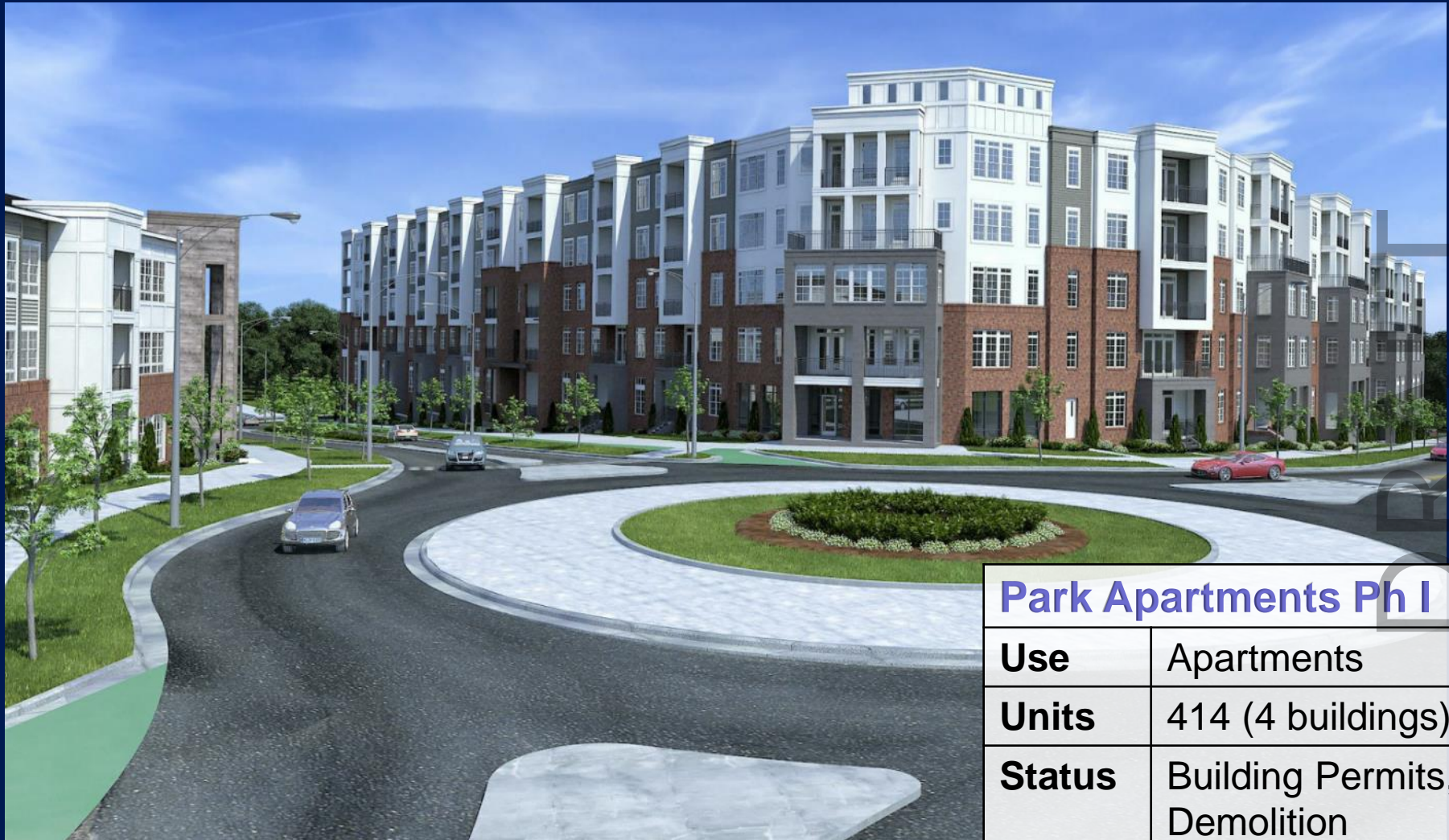
**Greenfield Commons**  
recently completed





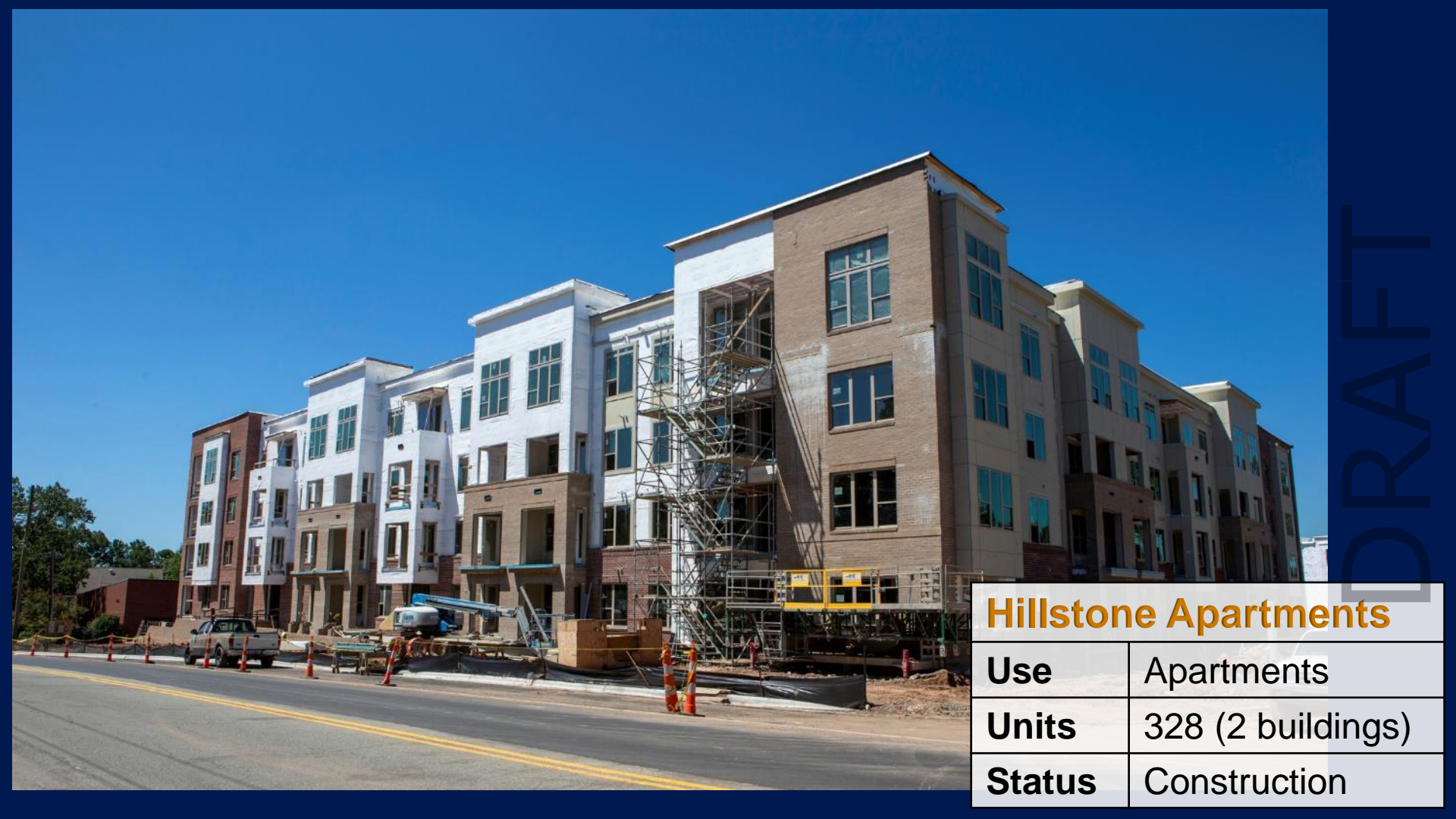
## Tarheel Lodging

<b>Uses</b>	Hotel, Office, Apartments
<b>Size</b>	98 hotel rooms 42,455 SF office 234 dwelling units
<b>Status</b>	Building Permits, Demolition



## Park Apartments Ph I

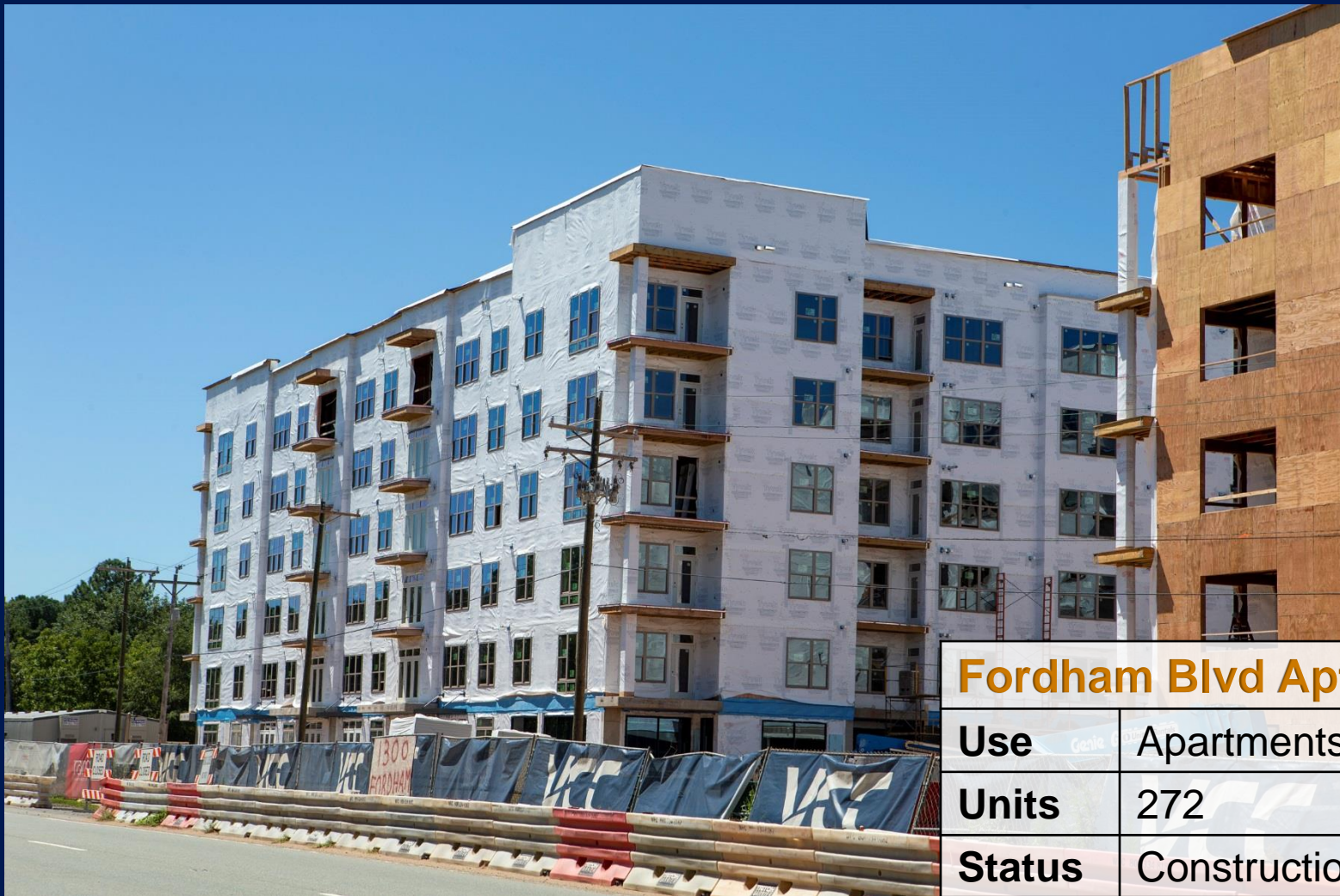
<b>Use</b>	Apartments
<b>Units</b>	414 (4 buildings)
<b>Status</b>	Building Permits, Demolition



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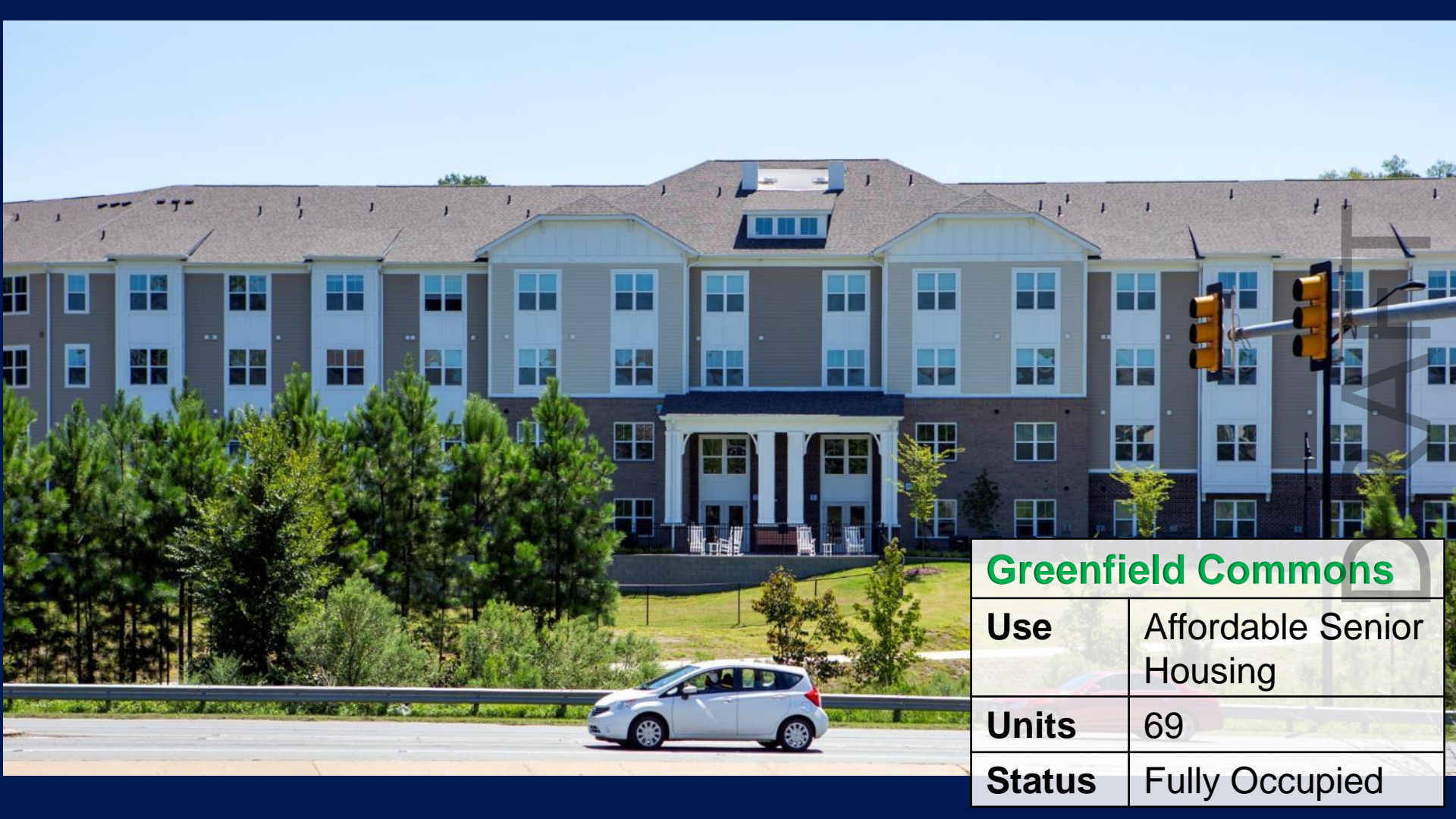
## Hillstone Apartments

<b>Use</b>	Apartments
<b>Units</b>	328 (2 buildings)
<b>Status</b>	Construction



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<b>Fordham Blvd Apts</b>	
<b>Use</b>	Apartments
<b>Units</b>	272
<b>Status</b>	Construction



## Greenfield Commons

<b>Use</b>	Affordable Senior Housing
<b>Units</b>	69
<b>Status</b>	Fully Occupied

2

# District Performance

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# 2

## Development Tracking: Highlights

**648 dwelling units** approved for Tarheel Lodging and Park Apts Ph I

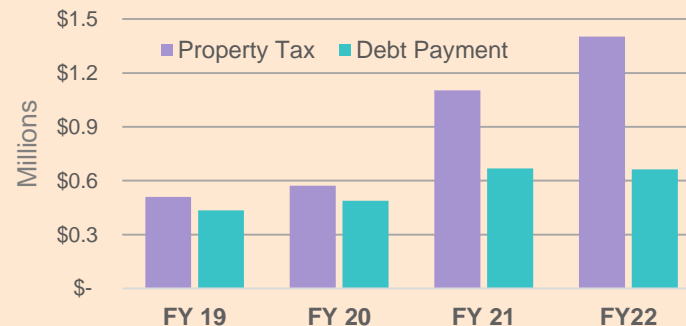


*(1,465 net total units new or in the pipeline)*

**85,495 sq ft of commercial space** approved for Tarheel Lodging (hotel and office)



Projects under construction generate **\$800K increase** in annual property tax revenue *(current FY vs FY 22 estimate)*



Increased District revenue exceeds Cumulative Debt Payments in **FY21**

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## 2

# Development Tracking – Residential

Status as of September 2019

RESIDENTIAL UNITS	NET NEW
<b>Completed Projects</b>	
415	415
<b>Under Construction</b>	
1,248	1,050
<b>Add'l Anticipated* through 2029</b>	
636	636
<b>TOTAL through 2029</b>	
2,299	2,101



\* Based on 2014 Projections.  
Includes Park Apts Ph II, Staples

More details in *Development Tracking Spreadsheet*

2

# Development Tracking – Residential

Status as of September 2019

RESIDENTIAL	
SQUARE FOOTAGE	NET NEW
<b>Completed Projects</b>	
466,374	466,374
<b>Under Construction</b>	
1,548,447	1,401,795
<b>Add'l Anticipated* through 2029</b>	
572,000	572,000
<b>TOTAL through 2029</b>	
2,586,821	2,440,169



\* Based on 2014 Projections.  
Includes Park Apts Ph II, Staples

More details in [Development Tracking Spreadsheet](#)

2

# Development Tracking – Commercial

Status as of September 2019

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
<b>Completed Projects</b>	
39,074	33,361
<b>Under Construction</b>	
85,495	15,360
<b>Add'l Anticipated* through 2029</b>	
130,000	28,129
<b>TOTAL through 2029</b>	
254,569	76,850



\* Based on 2014 Projections.  
Includes Staples, University Inn

More details in *Development Tracking Spreadsheet*

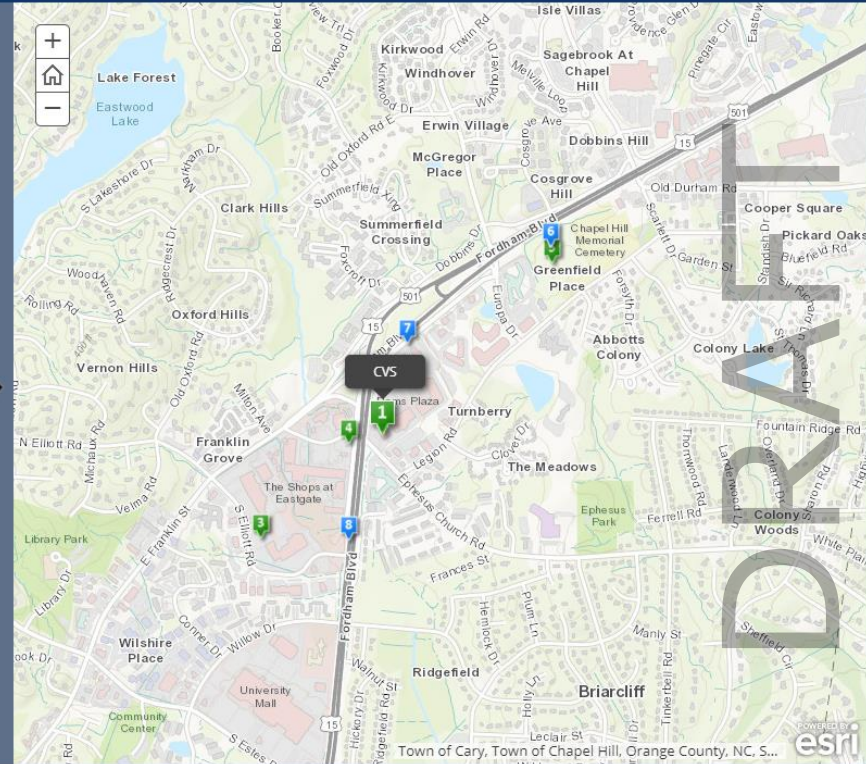
# Check out the Redevelopment Story Map at [www.townofchapelhill.org/BlueHillDistrict](http://www.townofchapelhill.org/BlueHillDistrict)

Click here to access detailed information on development permits issued within the Blue Hill District [f](#) [t](#) [l](#)



CVS

CVS is the first completed project within the Blue Hill District under the District's form-based code regulations and adds over 13,000 sq. ft. of commercial space to the Ram's Plaza area. The CVS project includes a refurbished sidewalk along Ephesus-Church Road and a section of the multi-modal path that will connect Ephesus-Church Rd. and Service Rd. adjacent to Fordham Blvd.



CVS



Outparcel at Rams Plaza



Berkshire Chapel Hill



Eastgate Building D2



Greenfield Place (Phase I)



Greenfield Commons (Phase II)



Hillstone



Fordham Boulevard Apartments

## 2

# Debt Scorecard

## Revenues exceed *cumulative* debt payments by FY 20-21

- Property tax revenues from completed and under construction projects
- Debt payments on completed road improvements and Elliott Rd Extension

	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
<b>Revenues</b>					
Incremental Property Tax	\$499,190	\$510,089	\$572,946	\$1,102,164	\$1,402,391
<b>Expenditures</b>					
Debt Service Payments	\$435,224	\$434,429	\$487,772	\$668,617	\$663,086
Revenue less Expenditures	\$63,966	\$75,660	\$85,174	\$433,547	\$739,305
Revenue less Expenditures Cumulative	<b>\$(370,975)</b>	<b>\$(295,314)</b>	<b>\$(210,140)</b>	\$223,407	\$962,712

More details in *District Debt Scorecard*

# 2

# Community Benefits: Highlights

**1.7 acres of Outdoor Amenity Space** currently under construction

*(Central green space provided by Flood Storage project)*

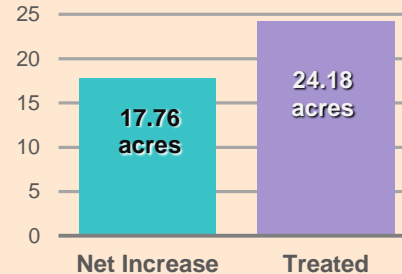


Development payments for **Bus Stop Furnishings** total **\$65K** to date



Stormwater standards resulting in **36% more treated impervious area**

*(compared to typical Town requirements)*



## 2

# Community Benefits: Highlights

## New Connections:

<i>Linear Feet of:</i>	<b>Newly Approved (Tarheel Lodging, Park Apts)</b>	<b>Total Added/ Planned</b>
Trails	220	3,450
Bike Lanes	943	7,950
Sidewalks	4,506	13,650

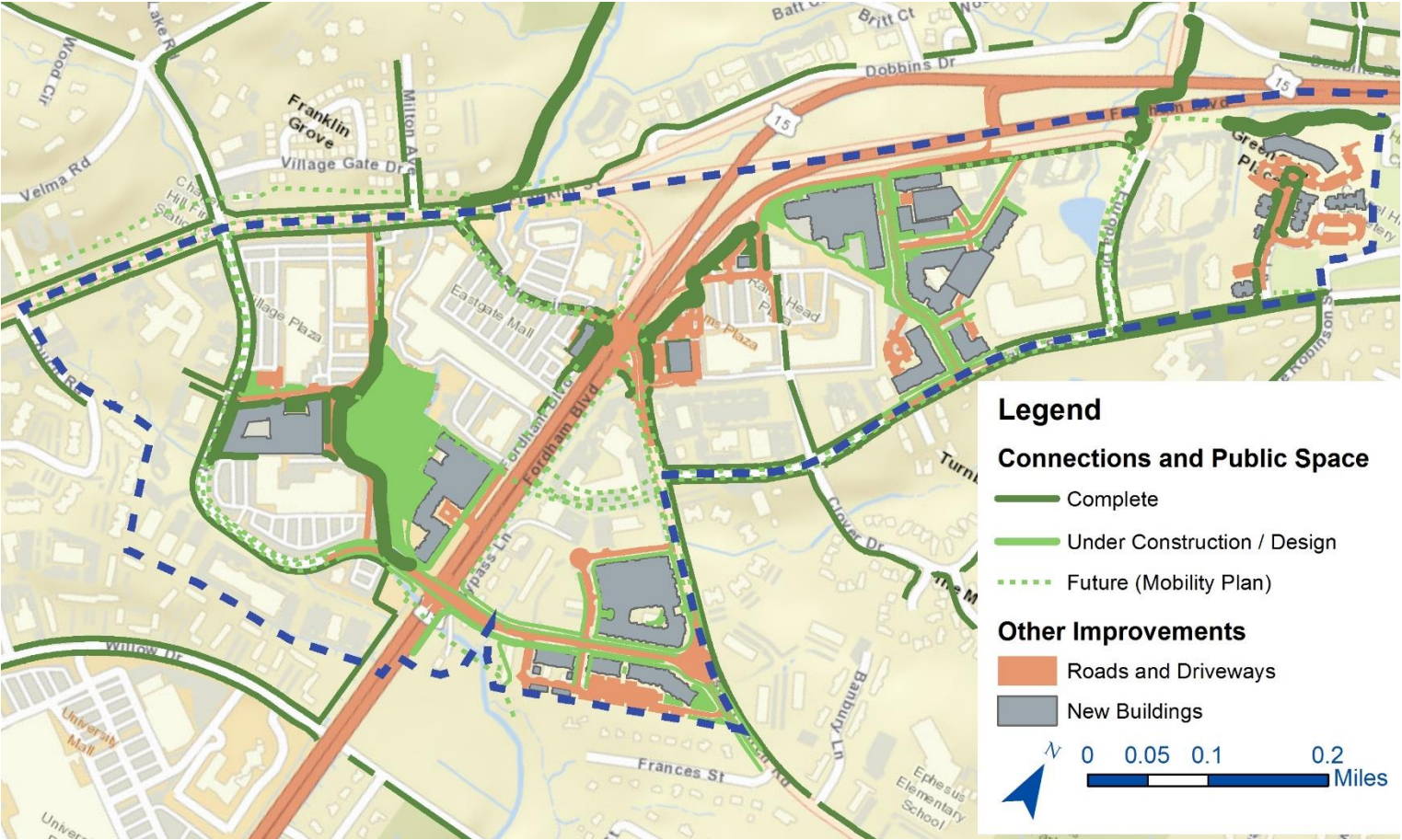


Park Apartments  
payment of  
**\$1.5M for  
affordable  
housing**



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# Connections and Public Space



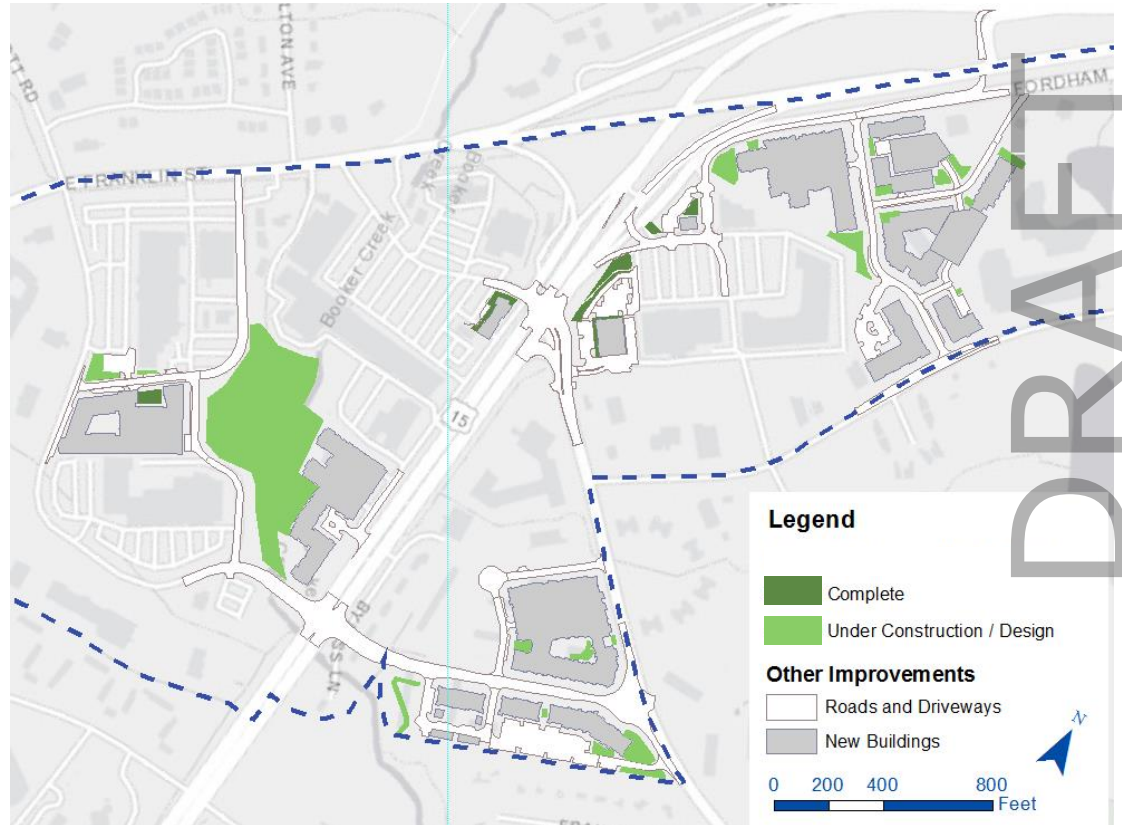
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## 2 Outdoor Amenity Space

Required: 6% of site

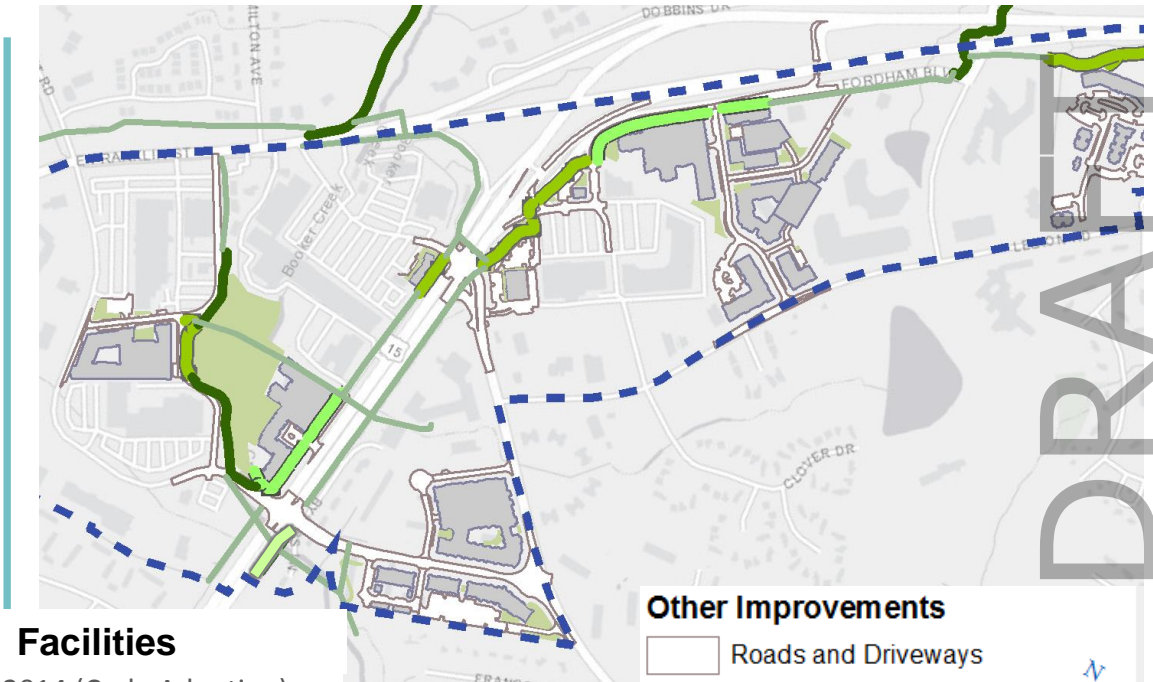
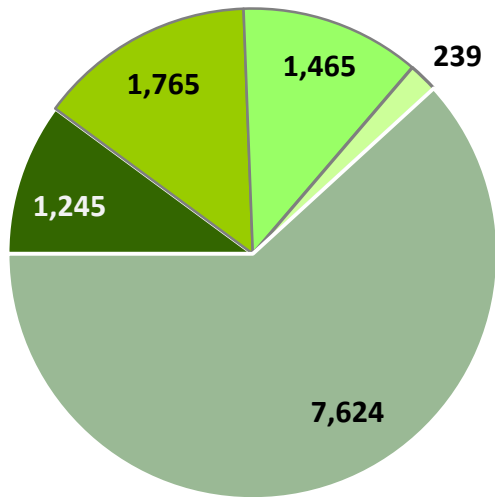
- **Completed:**  
0.7 acres
- **Under Construction:**  
1.7 acres
- **Flood Storage Green Space:**  
4+ acres



# 2

# Connections: Trails & Greenways

Length of Facilities by Phase (Linear Feet)



## Facilities

- Existing in 2014 (Code Adoption)
- Completed since 2014
- Under Construction
- Elliott Rd Extension
- Future Facilities (Mobility Plan)

## Other Improvements

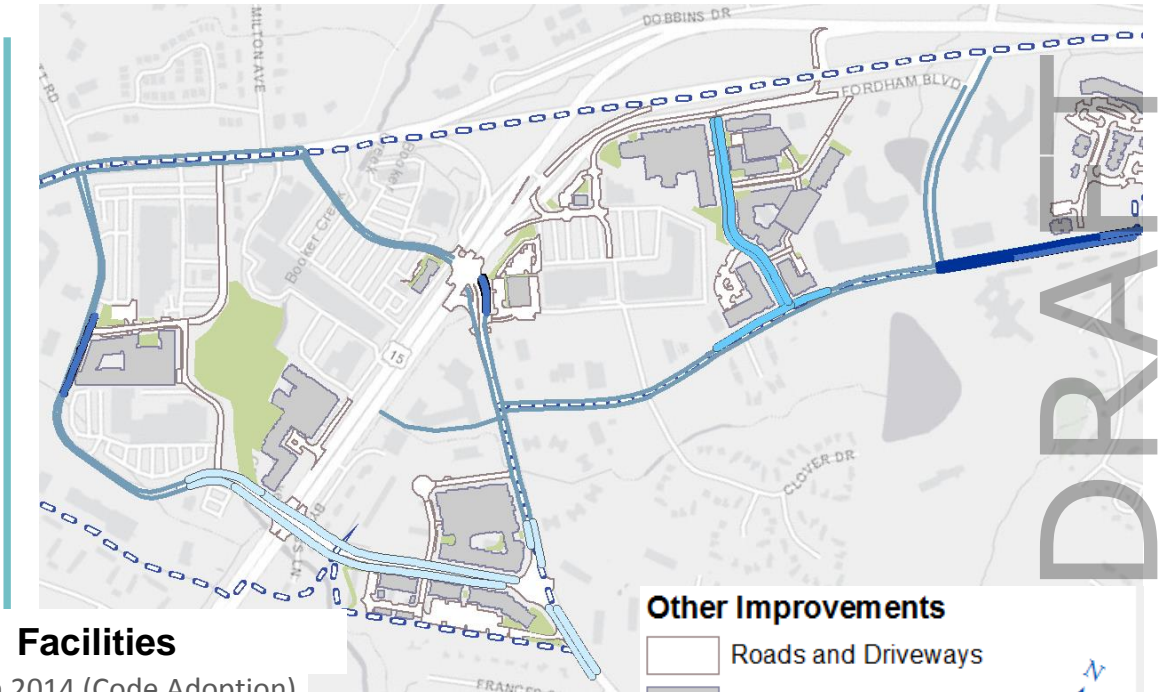
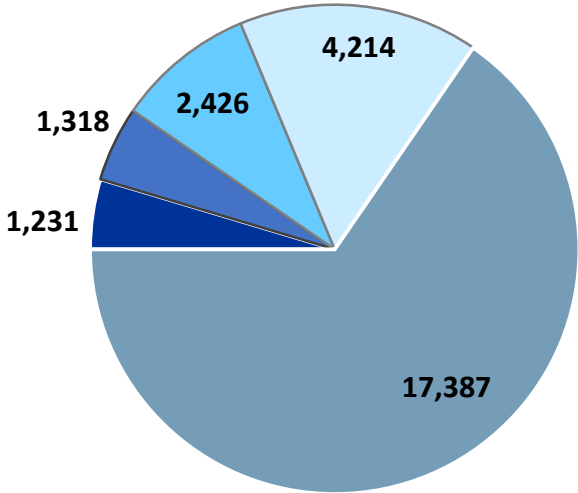
- Roads and Driveways
- New Buildings



# 2

# Connections: Bicycle Facilities

Length of Facilities by Phase (Linear Feet)



### Facilities

- Existing in 2014 (Code Adoption)
- Completed since 2014
- Under Construction
- Elliott Rd Extension
- Future Facilities (Mobility Plan)

### Other Improvements

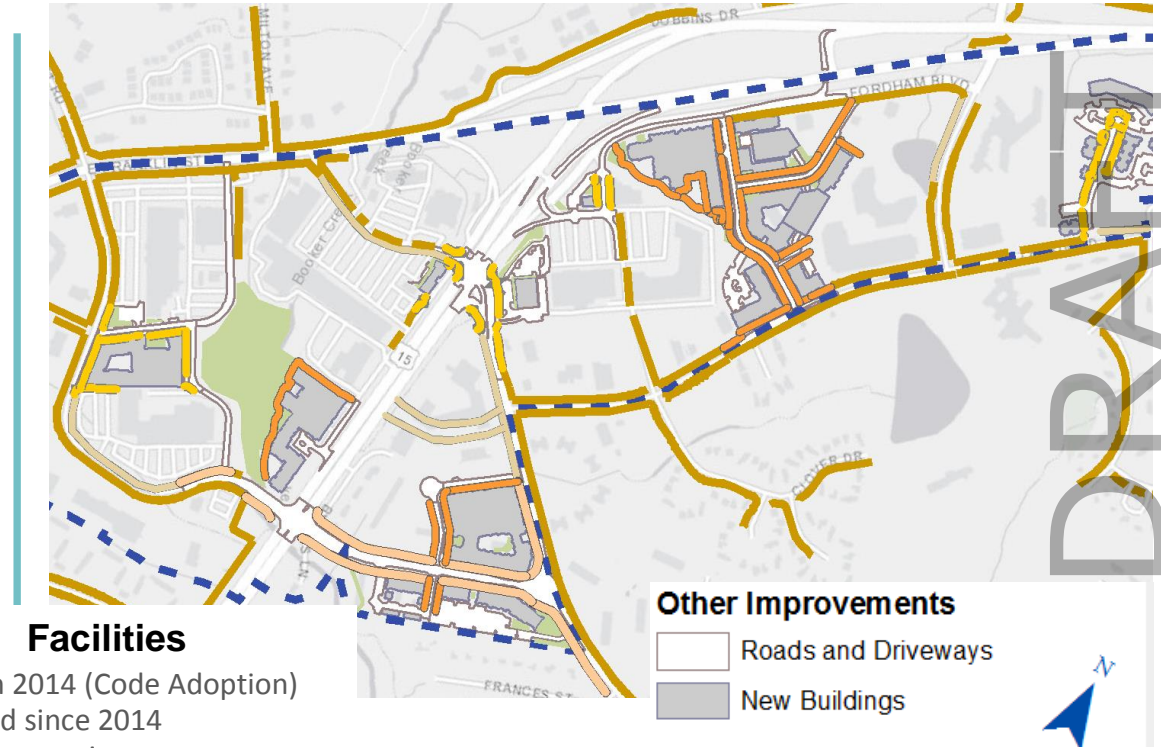
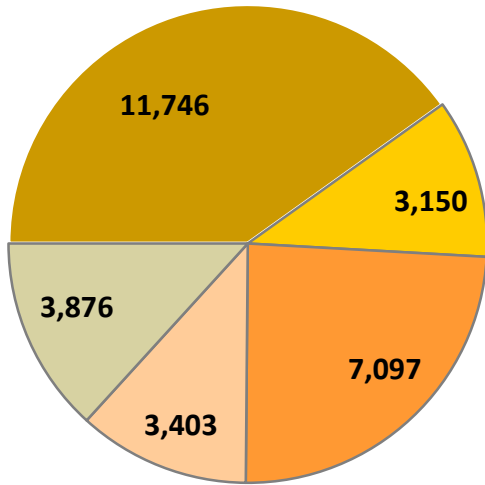
- Roads and Driveways
- New Buildings



# 2

## Connections: Sidewalks

Length of Facilities by Phase (Linear Feet)



### Facilities

- Existing in 2014 (Code Adoption)
- Completed since 2014
- Under Construction
- Elliott Rd Extension
- Future Facilities (Mobility Plan)

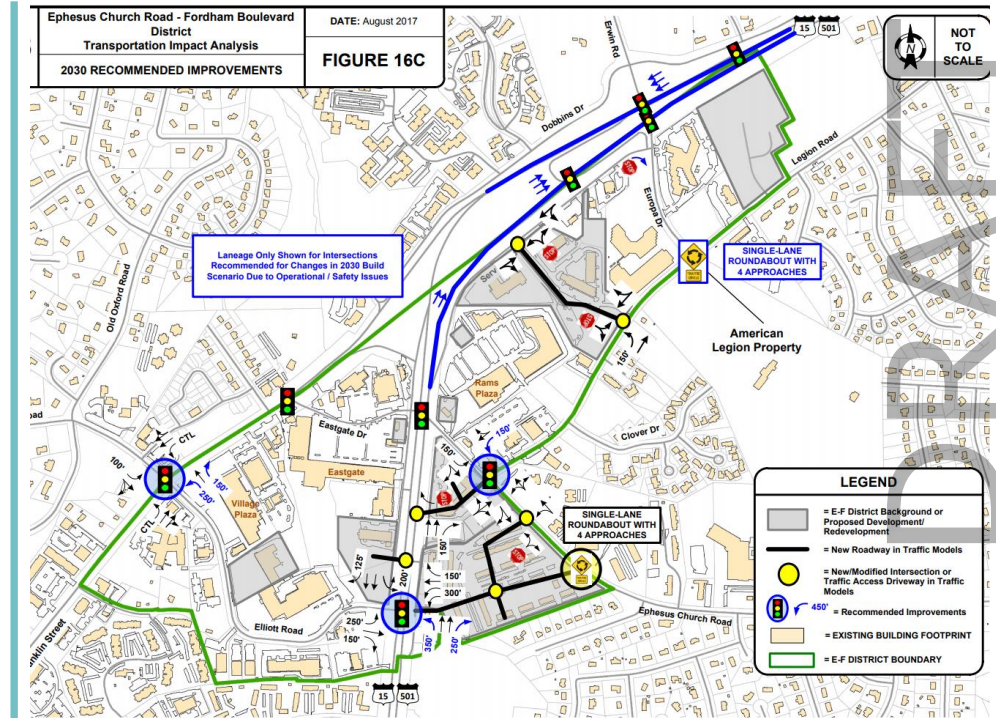
## 2

# Connections: Road Improvements

## Implementation of 2017 District TIA:

- Town to fund Elliott Rd Ext and through debt issuance
- Anticipated NCDOT project for Fordham Blvd improvements
- Developers construct local streets (including Novus Ln) and intersection improvements associated with sites

Roadway improvements support anticipated development and traffic generation through 2030



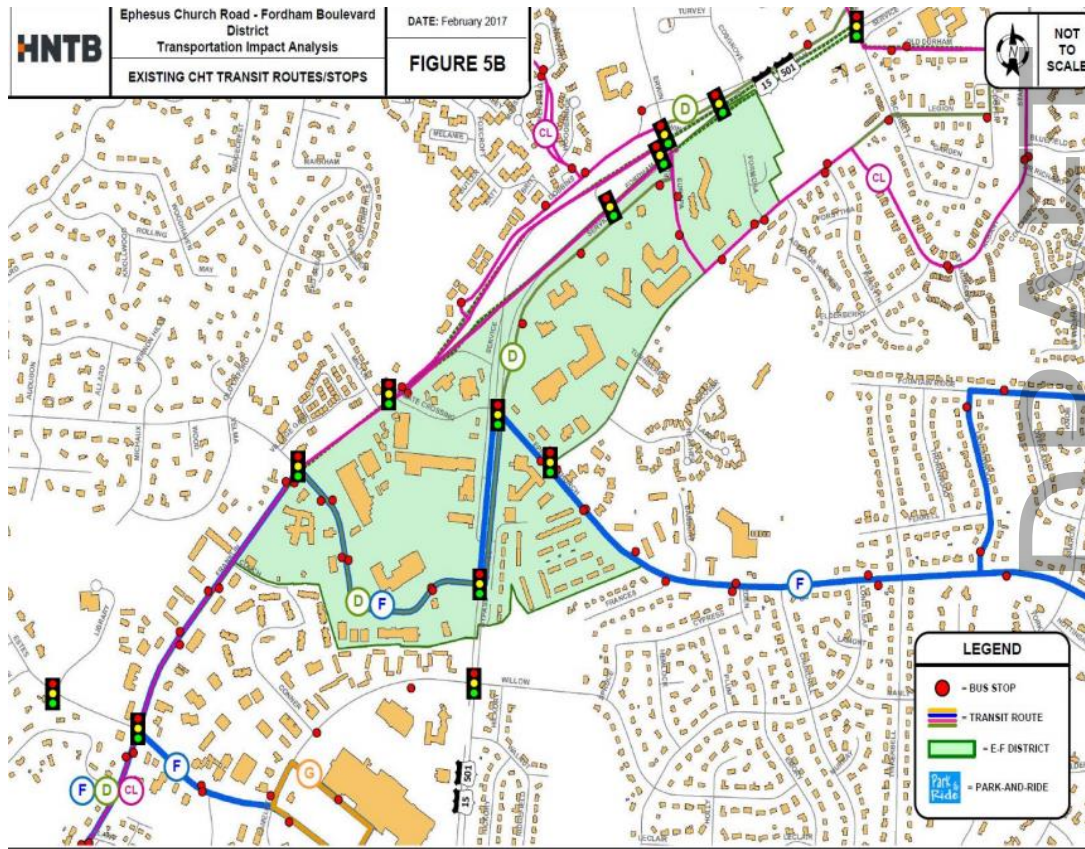
## 2

# Connections: Transit Stops

Project approvals require payments for bus stop furnishings

- **Payments Received:**  
\$17,000
- **Payments Pending:**  
\$45,000

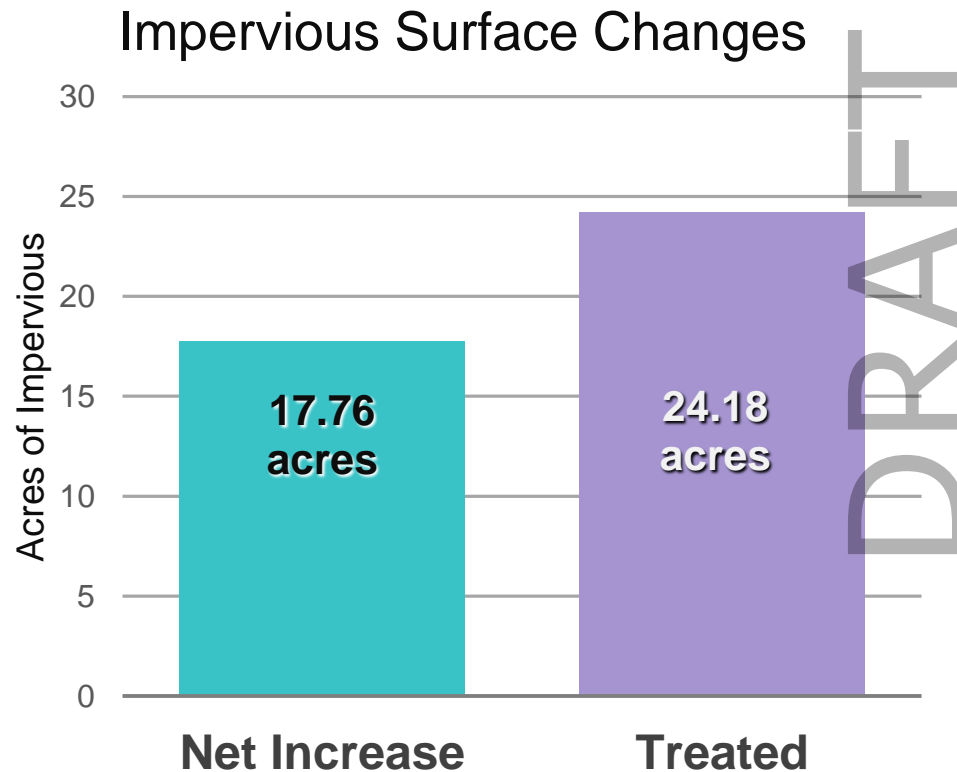
Service recommendations included in 2017 District TIA



## 2

# Stormwater Management

- District stormwater regulations require more impervious surface treatment than town-wide standards
- As a result, new and permitted projects since 2014 will treat an additional **6.4 acres** of impervious area above normal requirements (**36% increase**)



3

# Looking Ahead

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# 3

## March 2018 Council Petition

Submitted by Council Members in March 2018

### Interests

1. Encourage non-residential development
  - Residential projects now require mixed-use component
2. Achieve affordable housing goal
  - Ongoing effort; Housing staff exploring various strategies
3. Address building size and massing concerns
  - Small changes made to recreation space standards.  
Further study underway

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# 3

# Affordable Housing Strategies

## Updates

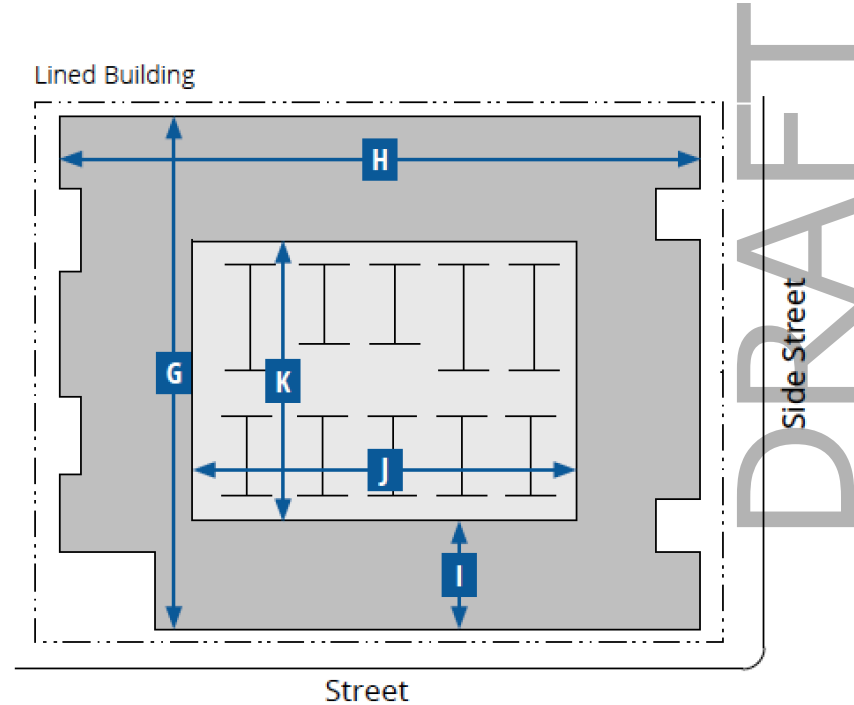
- Affordable housing made part of Blue Hill Code purpose statement in June
- Council update on additional strategies expected in early 2020



# 3 Massing Standards Study

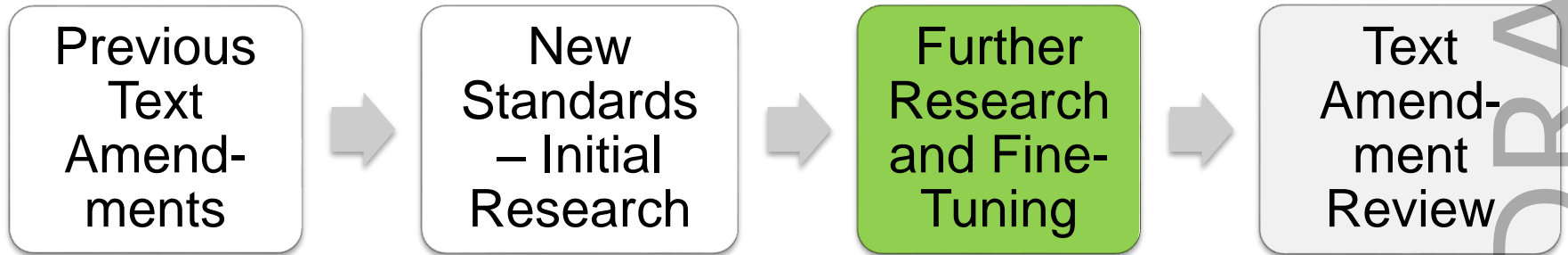
## Updates

- Council discussed recommended standards at June 2019 Work Session
- Economic analysis and Refined dimension options underway
- Public Hearing proposed for October 30



# 3 Massing Standards Study

## Current Process



# 3 Other Code Considerations

## June 2019 Community Petition

- Interest: How the Form-Based Code can deliver additional community benefits
- Staff working on response



SHARED PARKING FACTOR

Function	with		Function
RESIDENTIAL			RESIDENTIAL
LODGING			LODGING
OFFICE		1	OFFICE
RETAIL	14	1	RETAIL
	12	17	
	13	1	
	12	13	
		1	

3

# Site Inquiries

## Pre-Application Discussions

Gateway Commons site



University Inn site



*Understanding regulations prior to proposing a project*

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# 3 Construction Progress

## Expected in the Upcoming Year

### Completing construction:

- Novus Lane
- Hillstone Apartments
- Fordham Blvd Apartments
- Village Plaza - Amenity Space and renovations



### Starting construction:

- Elliott Rd Flood Storage
- Elliott Rd Extension
- Tru Hotel by Hilton
- Park Apartments



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# Next Steps

- Massing Standards Public Hearing:  
October 30 (anticipated)
- Affordable Housing Strategies Update:  
Winter 2020
- Next Blue Hill Update:  
Spring 2020

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