



BLUE HILL SEMIANNUAL REPORT [#13]¹

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director
Corey Liles, Principal Planner

PROJECT LOCATION Blue Hill Form District	MEETING DATE March 24, 2021
PURPOSE That the Council receive the report.	
OVERVIEW The Report provides updates on Blue Hill District activity since the previous update presented on November 18, 2020 ² . Highlights include:	
Booker Creek Basin Park	Construction is substantially complete. Recreational trails are open to the public. Some final landscape work remains. The 4-acre regrading project will reduce the impacts of flooding on neighboring properties.
Elliott Road Extension	The Town conducted a competitive bid process in summer 2020 and selected a general contractor. Construction began in fall 2020. The Town is managing construction and coordinating progress with the adjacent Park Apartments project, also under construction.
Development Review	An application is under review for redevelopment of the University Inn site located at Fordham Blvd. and Ephesus Church Rd. The proposed mixed-use project would include 298 residential units and at least 10 percent commercial space. The Community Design Commission is expected to take action on the Certificate of Appropriateness application this spring.
Construction Activity	<u>Recently completed projects:</u> <ul style="list-style-type: none"> • Trilogy Apartments (formerly Hillstone), Buildings 1 & 2 • The Elliott Apartments (formerly Fordham Blvd Apartments) <u>Projects under construction:</u> <ul style="list-style-type: none"> • Sheraton renovations • Tru Hotel (Phase I of Tarheel Lodging) • Park Apartments
Financial Performance	The completion of apartment projects will contribute to increased property tax revenue in the current fiscal year. Repayment of debt for the construction of Elliott Road Extension will begin in the next fiscal year. Revenue growth for the District will continue to exceed annual debt service payments.
Improving Development Outcomes	<ul style="list-style-type: none"> • Public Hearing held November 18, 2020 on Townhome Standards. Currently assessing options for targeting sites where townhomes are encouraged. • <u>Potential project:</u> Review of minimum and maximum parking ratios to determine opportunities for parking reductions
ATTACHMENTS	
<ol style="list-style-type: none"> 1. Blue Hill District Report, March 2021 2. Development Tracking Spreadsheet, March 2021 3. District Debt Scorecard, March 2021 	

¹ This is the 13th Council-required report for the Blue Hill District that will occur through 2025.

² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4693996&GUID=B2743540-62FC-405E-B749-395AC052D39D>