



BLUE HILL SEMI ANNUAL REPORT [#10]¹

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Loryn Clark, Executive Director for Housing and Community
Judy Johnson, Planning Operations Manager
Corey Liles, Principal Planner

PROJECT LOCATION Blue Hill Form District	MEETING DATE September 25, 2019
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STAFF'S RECOMMENDATION

1. Receive the staff's report and presentation
2. Approve a resolution calling a public hearing on October 30, 2019 to consider text amendments regarding Blue Hill massing and permeability standards

OVERVIEW

The Report provides updates on Blue Hill District activity since the last update on [March 13, 2019](#)². Highlights include:

Elliott Road Flood Storage	All permits received and design is 90% complete. A closing date has been set for the final property easements.
Elliott Road Extension	Design work should be complete this fall. The Park Apartments project developer will construct the road following right-of-way acquisition (per terms of the 2018 Memorandum of Understanding).
Stormwater Treatment	Administrative review and greater development potential are now used to incentivize enhanced stormwater treatment (in response to recent State legislation no longer allowing Town to require it).
Approved Development Applications	The Town recently approved two significant projects: <ul style="list-style-type: none"> • Tarheel Lodging/Quality Inn (mixed use – hotel/office/multifamily) – demolition now underway 85,495 sq ft, commercial space, 234 dwelling units • Park Apartments Phase I (multifamily) – demolition now underway 414 dwelling units, \$1.5 million payment-in-lieu for affordable housing
Greenfield Commons	The affordable senior housing project is complete and fully occupied.
Annual Property Tax Revenue	Projects under construction will generate an estimated \$800,000 increase in tax revenue, once they are complete.
Community Benefits Highlights	<ul style="list-style-type: none"> • 1.7 acres of public Outdoor Amenity Space currently under construction • Stormwater facilities (built or approved to date) will treat 36% more impervious area for the District overall, compared to typical Town requirements • Upcoming projects will add over 25,000 linear feet of new sidewalks, bike lanes, and trails
Improving Development Outcomes	<ul style="list-style-type: none"> • Public Hearing on potential new Massing Standards proposed for October 30, 2019 • Council update on Affordable Housing Strategies in early 2020 • Staff working on response to June 2019 community petition for additional Code improvements

FISCAL IMPACT/RESOURCES

There are no financial impacts associated with this report.

ATTACHMENTS

1. Blue Hill District Report, September 2019
2. Resolution A (Calling a Public Hearing on Blue Hill Massing)
3. Development Tracking Spreadsheet, September 2019
4. District Debt Scorecard, September 2019

¹ This is the 10th Council-required report for the Blue Hill District that will occur through 2025.

² <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621445&GUID=DC1B731A-800E-4CF5-8C36-502EFC226A8C> (see item #11)