



Blue Hill Semiannual Report #18 – Blue Hill Form District

Staff: Britany Waddell, Judy Johnson, Corey Liles

Date: September 2023

Overview

- The Report provides updates on Blue Hill District activity since the previous update provided on [March 22, 2023](#).¹
- This is the 18th Council-required report for the Blue Hill District that will occur through 2025.

Report Highlights

Elliott Road Extension Construction of the new road connecting Fordham Boulevard to Ephesus Church Road is complete. The Town managed the construction project which includes new sidewalks, bicycle facilities, a median and roundabout.

Development Review Tarheel Lodging Phase II:

- Along Novus Ln. adjacent to Tru Hotel
- Approx. 283 residential units, 42,455 sq. ft. of office space, and associated amenities
- Community Design Commission approved the Certificate of Appropriateness in November 2022
- Staff review is in progress (modification to previous permit).

Park Apartments Phase II:

- Northwest corner of Elliott Rd. Extension and Bennett Way
- Approx. 260 residential units, co-working space, and associated amenities
- Community Design Commission approved the Certificate of Appropriateness in April 2023
- Staff review is in progress

Construction Activity *Projects under construction or approved:*

Millennium Chapel Hill (University Inn redevelopment)

- Southeast corner of Ephesus Church Rd. and Fordham Blvd
- 274 residential units and 37,153 sq. ft. of commercial space

Aura Blue Hill

- South of former University Inn and north of Park Apartments
- 301 residential units including live/work units

Projects recently completed:

The Hartley Blue Hill (Park Apartments Phase I)

- Along Elliott Rd. Extension west of Ephesus Church Rd
- 414 residential units, 4 buildings

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6070659&GUID=E3E9C6BB-9C03-4D9B-AD46-3553D3BBC454>

Financial Performance The completion of projects continues to increase property tax revenue in the District. Cumulative revenue in FY24 will exceed cumulative debt service payments by \$1,160,387. Annual revenue will continue to exceed debt service in upcoming years.

Attachments

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