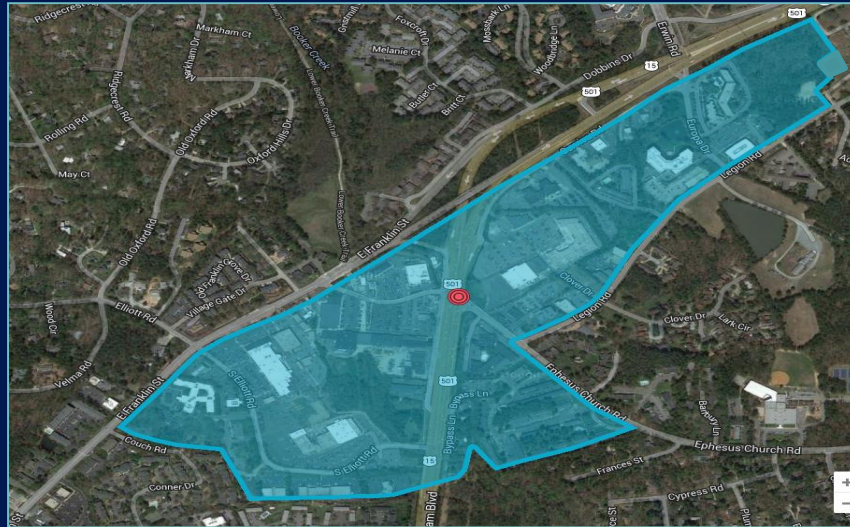




# Blue Hill District Report

Date: March 13, 2019



DRAFT



DRAFT



# Overview

1. Update on Town Projects
2. Update on Development
3. Introduction to Tonight's Other Blue Hill Topics

1

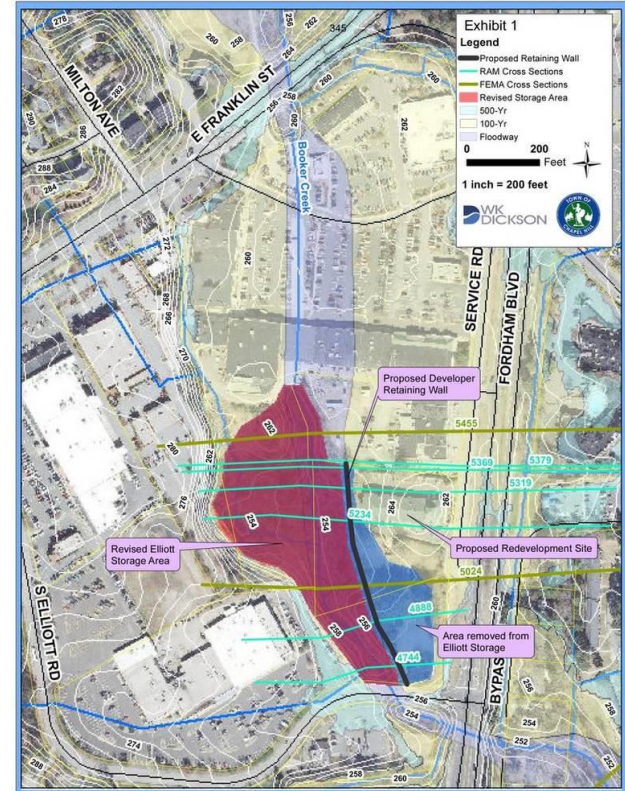
# Town Projects

DRAFT

# 1 Elliott Rd Flood Storage

## Updates

- Floodplain permits from State expected in May 2019
- Design 90% complete
- Property acquisition underway
- Construction start targeted for summer 2019



DRAFT

# 1 Elliott Road Extension

## Updates

- Nearing 70% Design completion
- Final Design expected Summer to Fall 2019
- Construction as part of Park Apartments project



2

## Development Updates

DRAFT



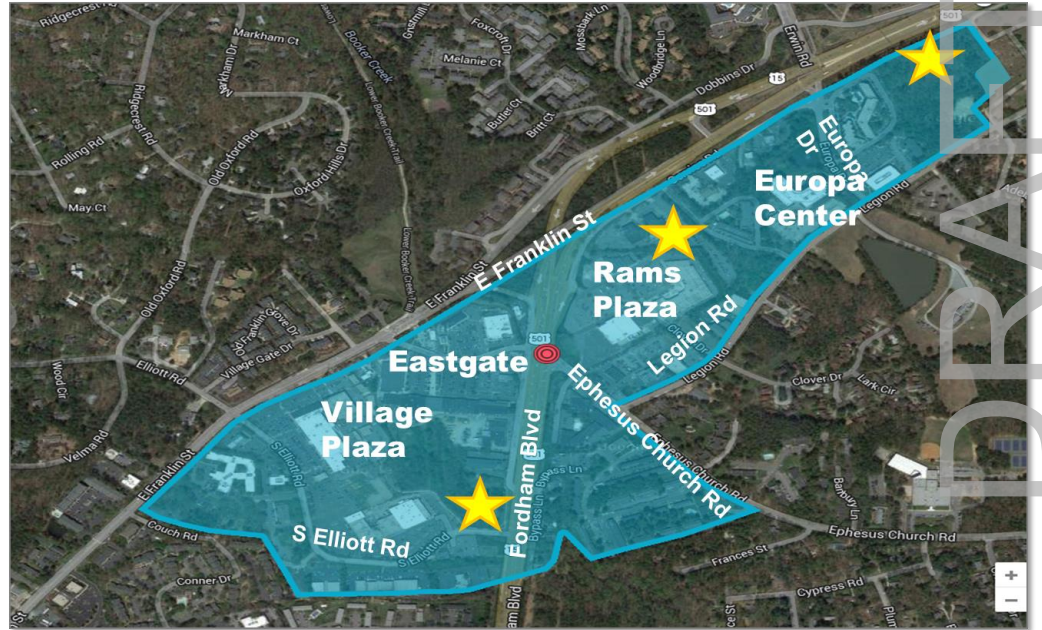
# 2

# Status of Development Projects

## ★ Projects Under Construction

- Hillstone
- Fordham Blvd Apartments
- Greenfield Commons

More details in *attached Development Tracking Spreadsheet*





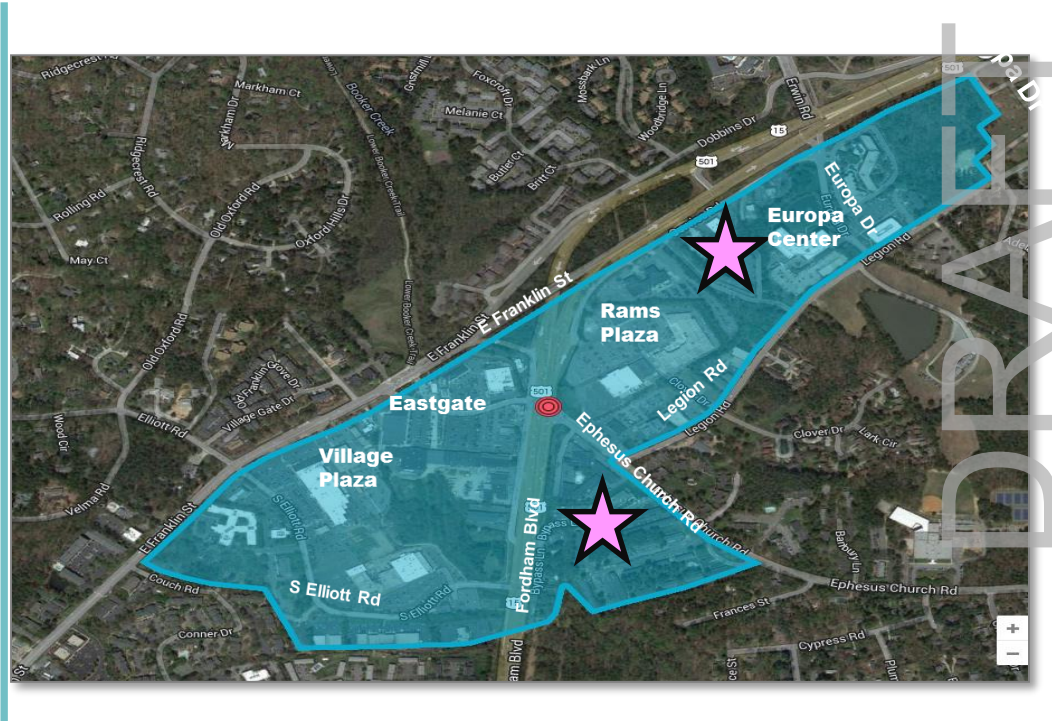
2

# Status of Development Projects

## ★ Applications Under Review

- Tarheel Lodging
- Park Apartments (submitted Feb 2019)

More details in *attached Development Tracking Spreadsheet*



## 2

# Park Apartments Resident Relocation

- Notice to residents of no leases renewals
- Property manager offering relocation assistance packages
  - \$500 per household
  - Housing Fair
- Coordination with Housing staff



## 2

# Status of Development Projects

## ★ Façade / Site Improvements

- Village Plaza  
Amenity Space &  
Façade  
Improvements
- Babalu Sign  
Structure





2

# Development Tracking – Residential

Status as of March 2019

RESIDENTIAL UNITS	NET NEW
<b>Completed Projects</b>	
346	346
<b>Under Construction</b>	
669	669
<b>Under Review</b>	
652	454
<b>Additional Anticipated through 2029</b>	
632	632



2

# Development Tracking – Commercial

Status as of March 2019

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
<b>Completed Projects</b>	
39,074	33,361
<b>Under Construction</b>	
-	-23,418
<b>Under Review</b>	
85,495	38,778
<b>Additional Anticipated through 2029</b>	
110,000	28,129



## 2

# Updated 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

	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21
<b>Revenues</b>					
<b>Incremental Property Tax</b>	\$0	\$499,190	\$510,089	\$554,006	\$1,065,729
<b>Expenditures</b>					
<b>Debt Service Payments</b>	\$434,941	\$435,224	\$434,429	\$487,772	\$668,617
<b>Revenue less Debt Service</b>	\$ (434,941)	\$63,966	\$75,660	\$66,234	\$397,112
<b>Revenue less Debt Service Cumulative</b>	\$ (434,941)	\$ (370,975)	\$ (295,314)	\$ (229,080)	\$168,031

More details in *attached District Debt Scorecard*



3

## Tonight's Other Blue Hill Topics

DRAFT

3

# March 2018 Council Petition

**Submitted by Council Members in March 2018**

## **Interests**

1. Encourage non-residential development
2. Achieve affordable housing goal
3. Address building size and massing concerns

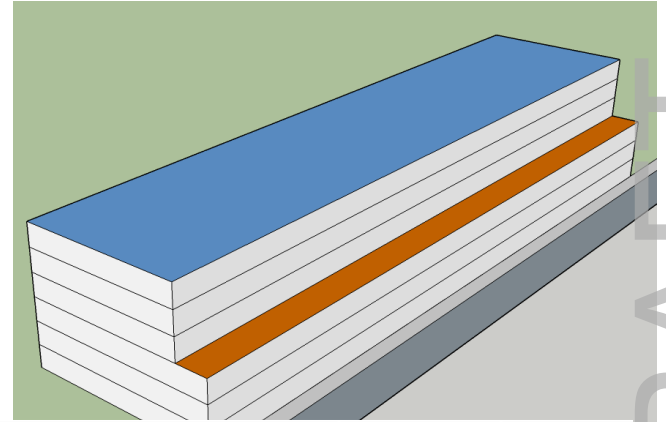
DRAFT

# 3

## Action Taken for Interest #1

### Updates - COMPLETE

- Council adopted text amendments in June 2018
- Changes included:
  - Required non-residential space in a residential project
  - Floor area bonus for increased non-residential space



PERMITTED USES	WX-5	WX-7
Household living, as listed below:		
Detached living	—	—
Attached living	P <u>L</u>	P <u>L</u>
Multifamily living	P <u>L</u>	P <u>L</u>
Group living	P <u>L</u>	P <u>L</u>
Social service living	S	S

DRAFT



# 3 Action Taken for Interest #2 Affordable Housing

## Updates

- Housing staff have been studying strategies for creating more units
- Subject of tonight's agenda item, [Exploring Affordable Housing Strategies](#)



# 3 Action Taken for Interest #3

## Updates

- Council adopted text amendments in June 2018
  - Recreation space must be outdoors, at-grade, connected to public realm
- Council direction to consider additional changes
- Subject of tonight's agenda item, [Study of Blue Hill Massing Standards](#)



# 3

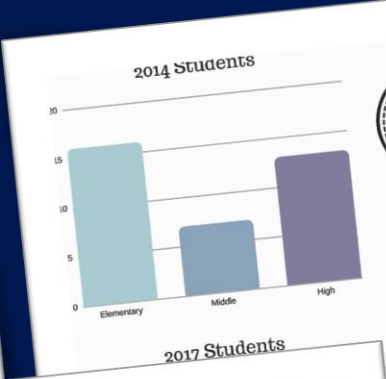
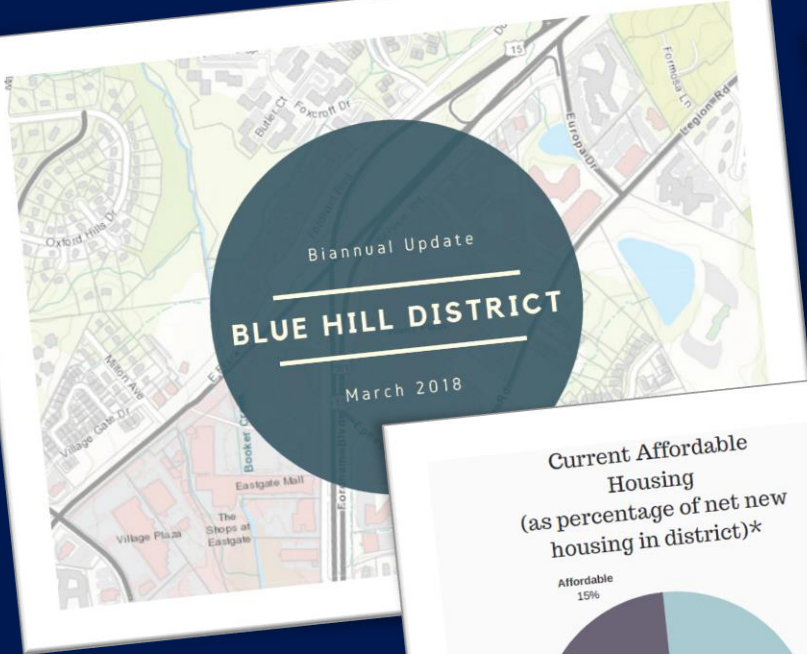
## Stormwater – New State Legislation

- Revised statute limits treatment requirements to **new impervious only**
- Blue Hill Code currently requires treatment of **50% total site impervious**
- Subject of tonight's agenda item, [Blue Hill Code – Response to State Stormwater Legislation](#)

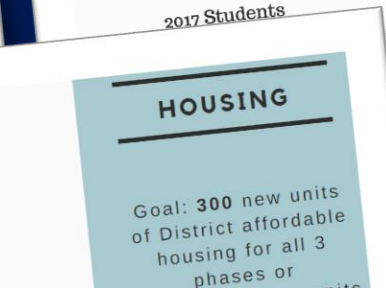


DRAFT





36  
 Total



41  
 Total

## SCHOOL DISTRICT

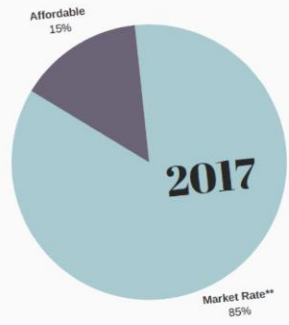
As residential options within the district increase, children attending Chapel Hill-Carrboro Schools are also increasing

5

Additional school attending children residing in the District since 2014

Data from Chapel Hill-Carrboro

### Current Affordable Housing (as percentage of net new housing in district)\*



\*Includes built and permitted units  
 \*\*Includes Hillsboro, Esplanade Blvd Ants, & Redebino Ants

### HOUSING

Goal: 300 new units of District affordable housing for all 3 phases or 20% of total new units



Progress: 149 affordable units permitted or under construction - Half of goal

DRAWN

# www.townofchapelhill.org/BlueHillDistrict

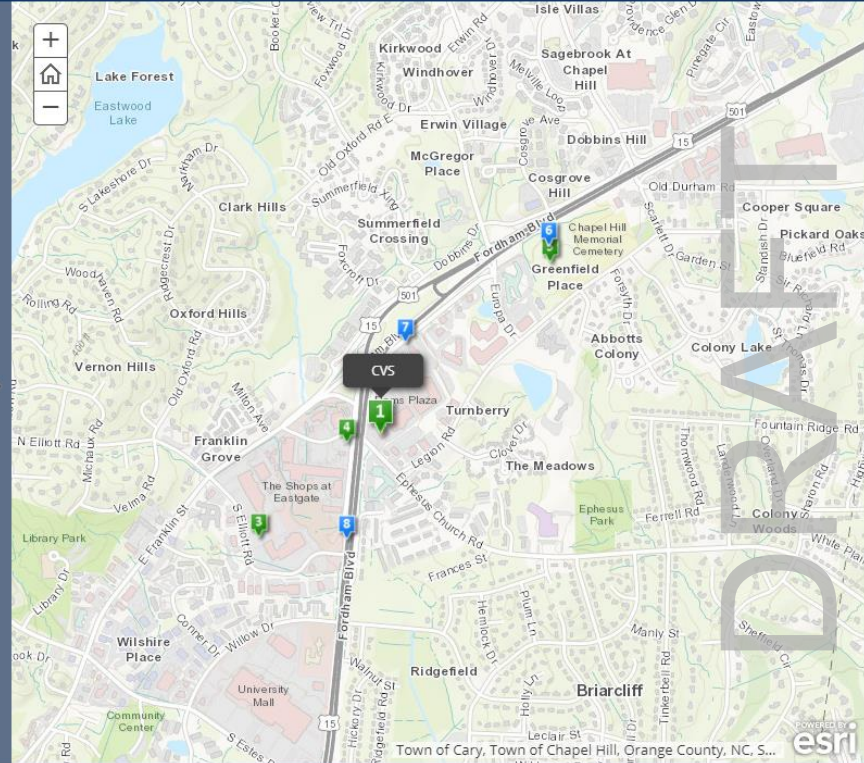
## > Redevelopment Story Map

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



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



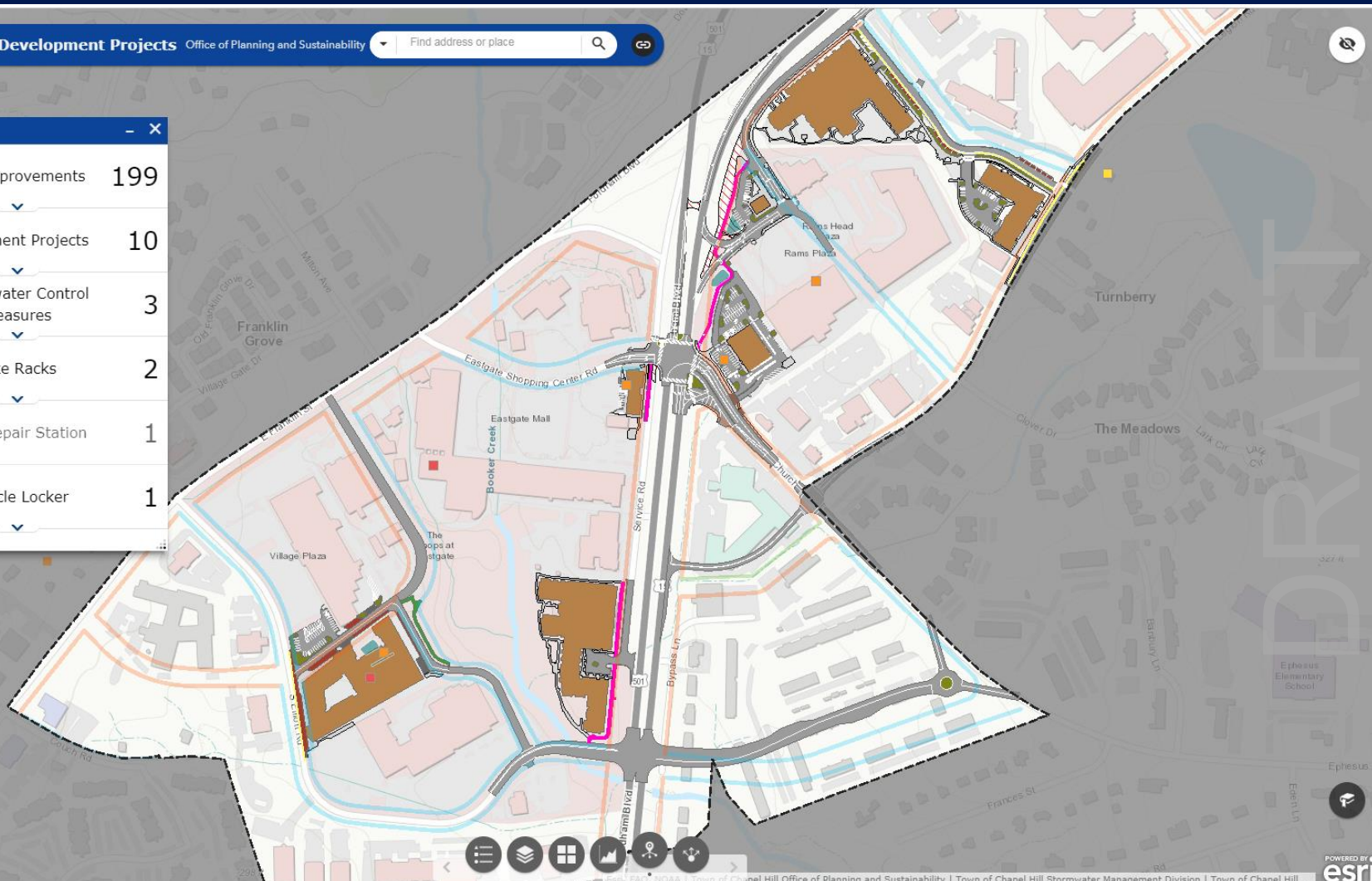
Fordham Boulevard Apartments





Info Summary

- Planned Improvements 199
- Development Projects 10
- Stormwater Control Measures 3
- Bike Racks 2
- Bike Repair Station 1
- Bicycle Locker 1



300ft





## Next Steps

- Continue Work on Blue Hill Projects
- Next Blue Hill Update:  
Fall 2019

DRAFT