



Blue Hill District Report

Date: October 10, 2018



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East Franklin St

Eastgate Crossing

Village Plaza

Elliott Rd

US 15-501 / Fordham Blvd

Rams Plaza

Legion Rd

Ephesus Church Rd

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Overview

1. Update on Town Projects and Form-Based Code
2. Update on Development
3. People Space and Story Map

1

Town Projects and Form-Based Code

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Blue Hill Design Guidelines

Updates - COMPLETE

- Project initiated summer 2017
- Council adopted Guidelines in May 2018
- Training materials developed for CDC

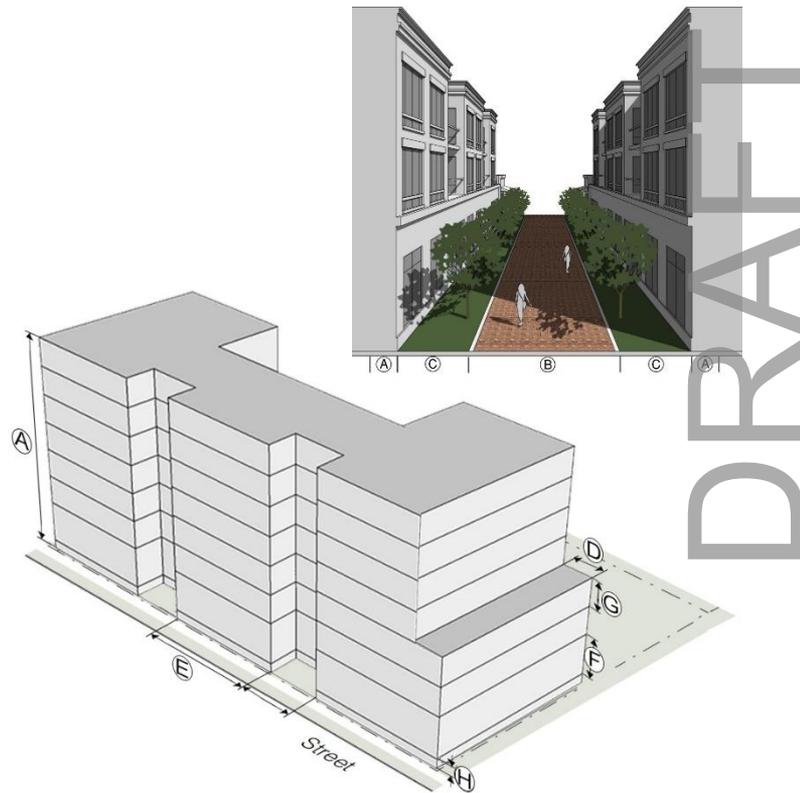


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Design Guidelines Text Amendments

Updates - COMPLETE

- Council adopted text amendments in May 2018
- Improves implementation of Design Guidelines
- Key Topics include:
 - New Frontages
 - Massing Requirements
 - Pass-Through Requirements

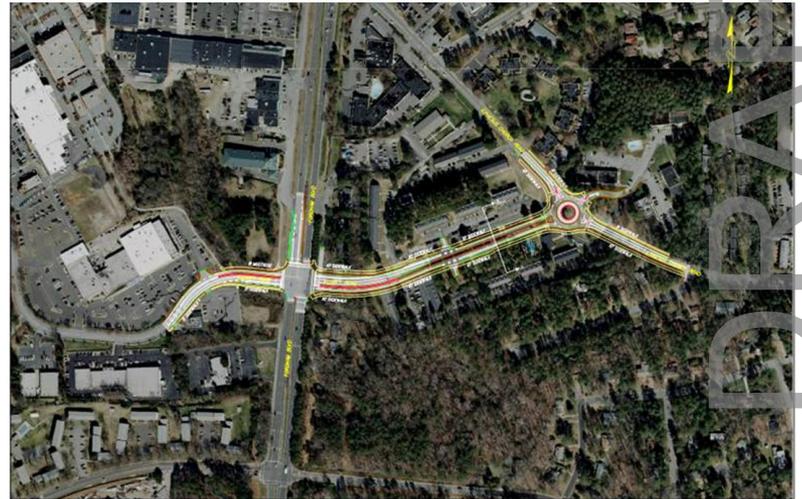


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1 Elliott Road Extension

Updates

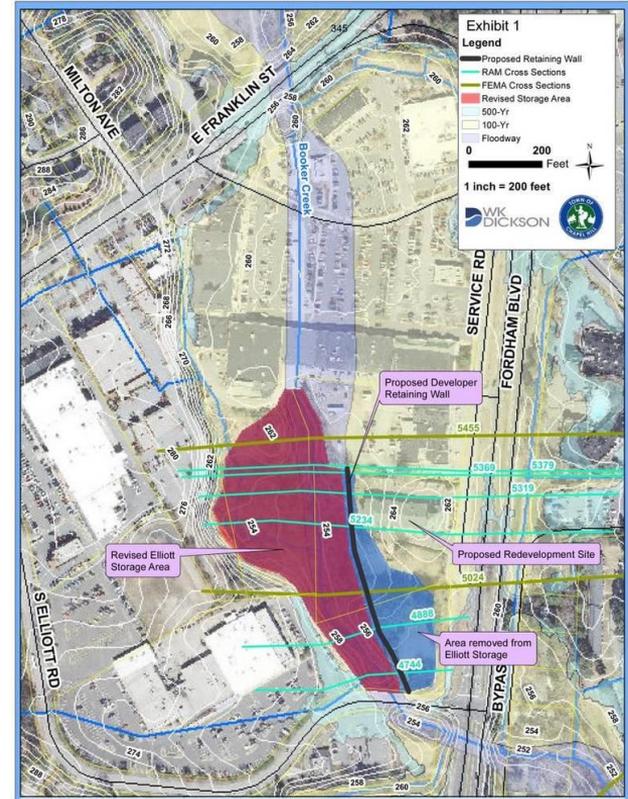
- Council approved design modifications in April 2018
- MOU executed in August 2018
- 25% Roadway Design Plan revisions complete
- 70% Design expected November 2018
- Construction as part of Park Apartments project



1 Elliott Rd Flood Storage

Updates

- Flood permits in process
- Finalizing property acquisition
- Design mostly complete
 - Public art is outstanding item
- Construction start targeted for late 2018



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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

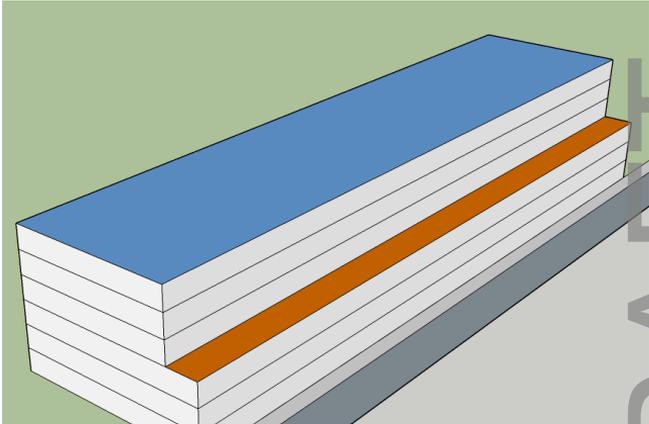
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Action Taken for Interest #1

Updates

- 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

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1 Action Taken for Interest #2 Affordable Housing

Updates

- Housing staff exploring methods to increase opportunities
- Detailed update planned for early 2019
- Possible methods listed in *attached Affordable Housing Update*



1 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 expressed interest in other tools to manage building size and mass
- Propose to revisit in spring



2

Development Updates

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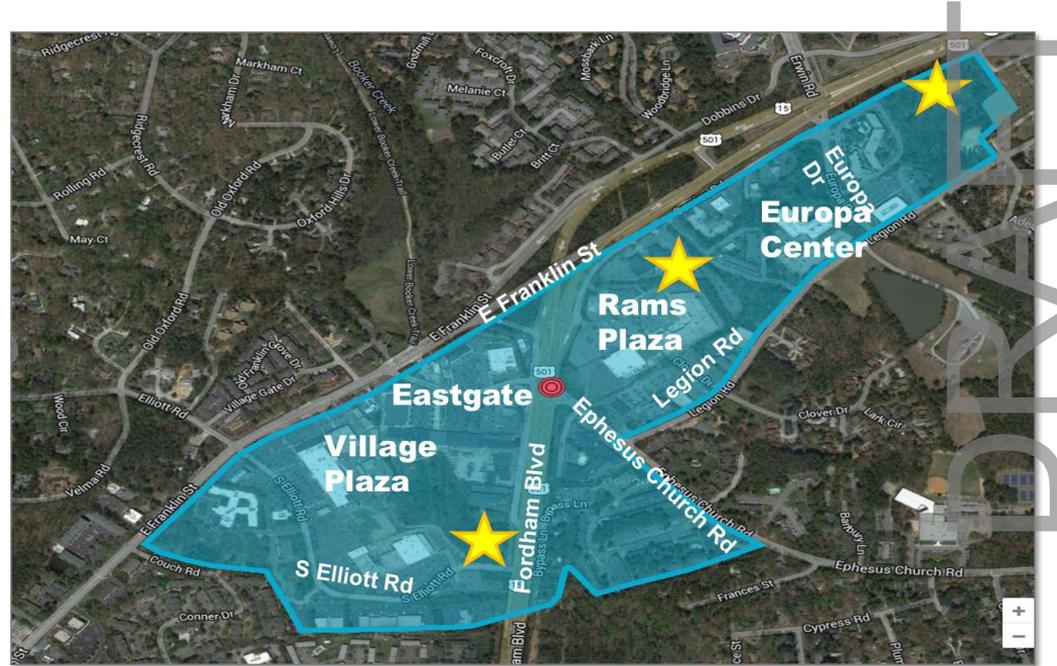
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Status of Development Projects

★ Projects Under Construction

- Hillstone
- Fordham Blvd Apartments
- Greenfield Commons

More details in *attached Development Tracking Spreadsheet*



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Status of Development Projects

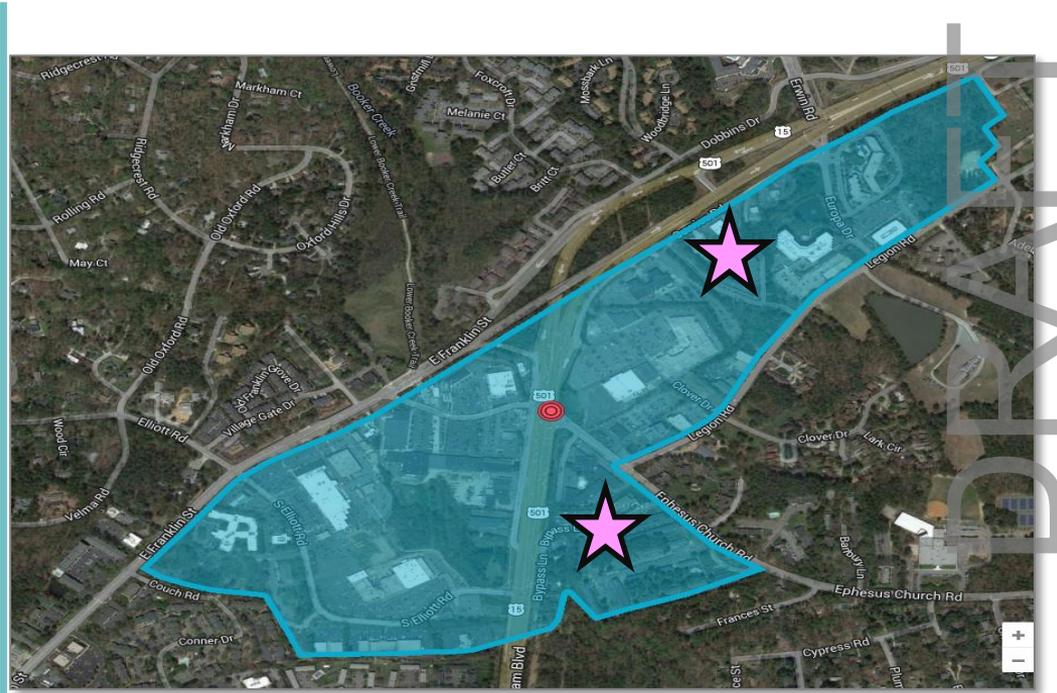
★ Applications Under Review

- Tarheel Lodging

★ Pending Applications

- Park Apartments

More details in *attached Development Tracking Spreadsheet*



2

Status of Development Projects

★ Façade / Site Improvements

- Cava Upfit
- Village Plaza
Amenity Space
- Haw River Grill



2

Status of Development Projects

Residential Units	Net New	Commercial Square Footage	Net New	Total Square Footage	Net New
Completed Projects					
346	346	39,074	33,361	427,673	421,960
Under Construction					
669	669	0	-23,418	769,201	745,783
Additional Anticipated through 2029					
1,284	1,086	195,495	85,486	1,330,414	1,035,682

2

Updated Scorecard

Revenues exceed cumulative debt payments by FY 19-20

- 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
Revenues					
Incremental Property Tax	\$0	\$499,190	\$554,006	\$1,065,729	\$1,065,729
Expenditures					
Debt Service Payments	\$434,941	\$435,224	\$487,629	\$668,652	\$663,297
Revenue less Debt Service	\$ (434,941)	\$63,966	\$66,377	\$397,077	\$402,432
Revenue less Debt Service Cumulative	\$ (434,941)	\$ (370,975)	\$ (304,598)	\$92,479	\$494,911

More details in *attached District Debt Scorecard*

2

Cost of Services

**For Completed Projects,
FY 19 Costs estimated at
\$388,843**

Revenue Over Cost \$432,249

- Proportional share of service costs based on typical fiscal impact methodology
- Actual increases in costs depend on Council budget approval

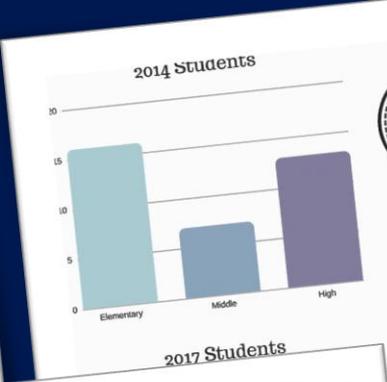
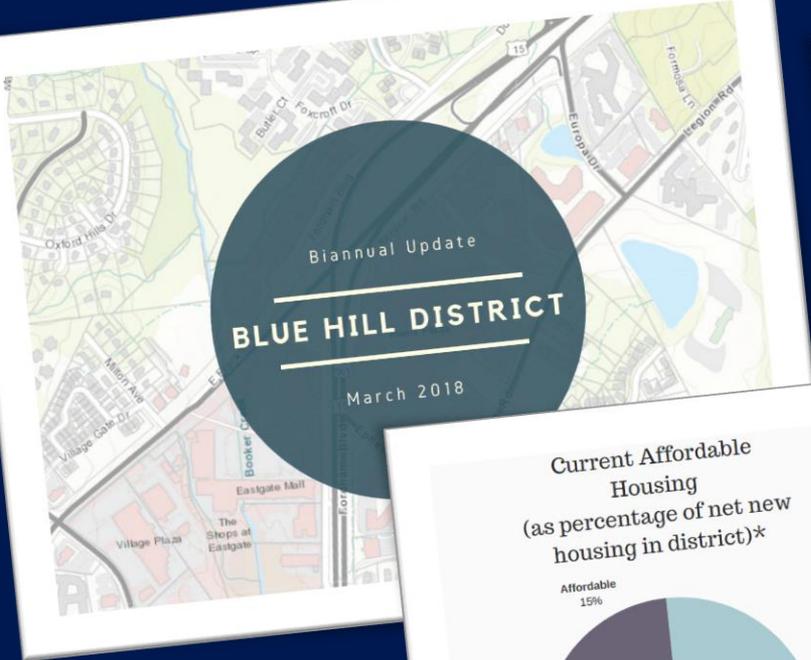
Revenues		FY19
Property Taxes	\$	503,532
Sales Taxes		317,560
TOTAL	\$	821,092
Cost of Town Services		
		FY19
General Government	\$	40,440
Public Works: Street Maintenance Services		32,714
Police Services		10,416
Fire Services		110,617
Parks & Recreation		107,616
Library Services		49,711
Capital - Debt Service		37,329
TOTAL	\$	388,843

More details in *attached
Financial Analysis*

3

People Space and Story Map

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36
Total



41
Total

SCHOOL DISTRICT

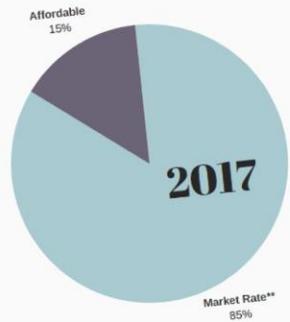
As residential options within the district increase, children attending Chapel Hill-Carrboro Schools are also increasing

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, Antioch, & Redwood Antioch

HOUSING

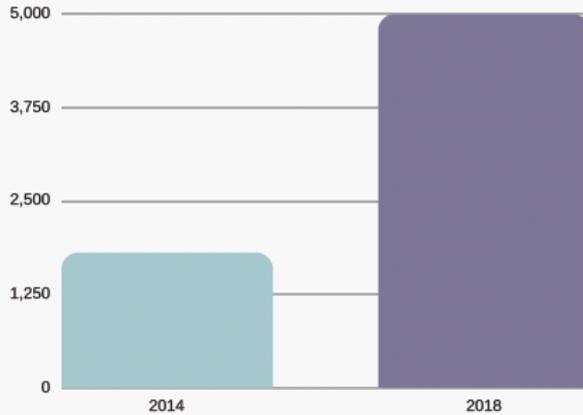
Goal: 300 new units of District affordable housing for all 3 phases or 20% of total new units



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

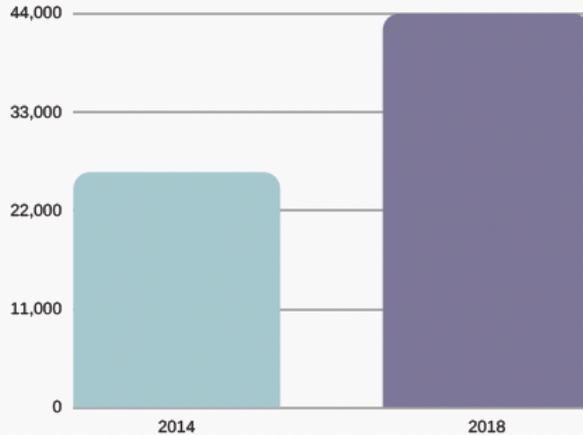
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Greenways/Paths (in linear ft)



+177%

Sidewalks (in linear ft)



+68%

CONNECTIVITY

Increase In:

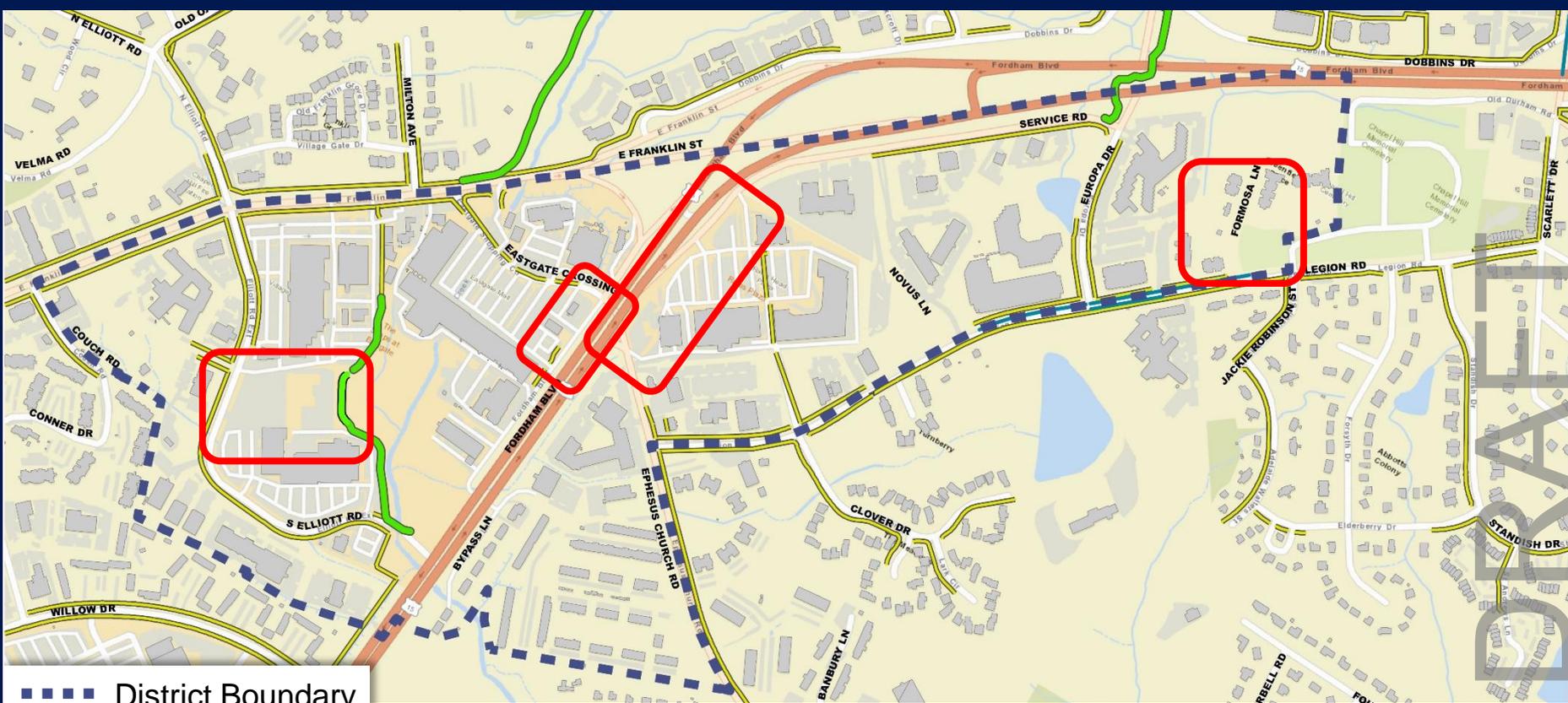
- Sidewalks (linear feet)
- Bike lanes + Sharrows (linear feet)
- Trails and Greenways (linear feet)
- Bicycle parking (number of covered and uncovered spaces)



396

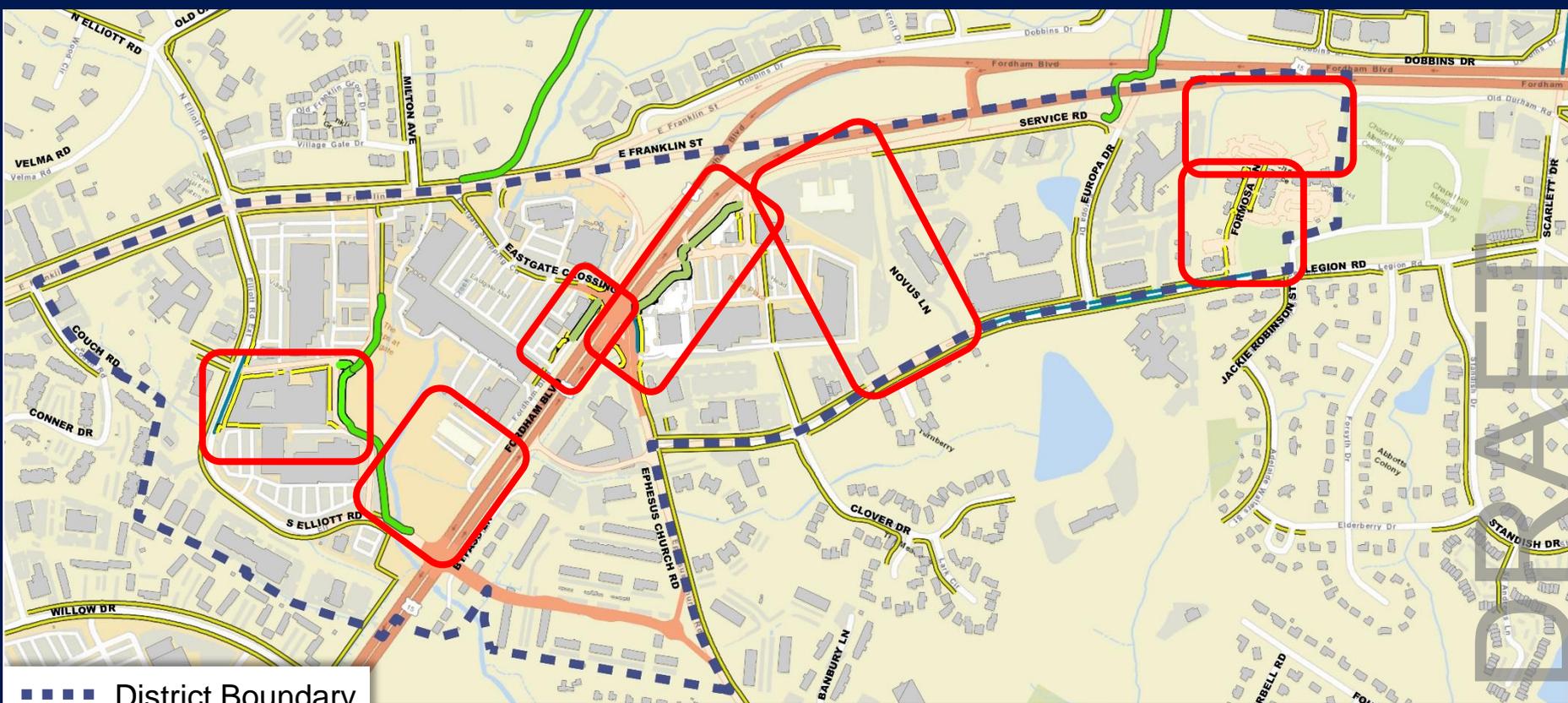
Bicycle Parking Spaces
Permitted in 2017

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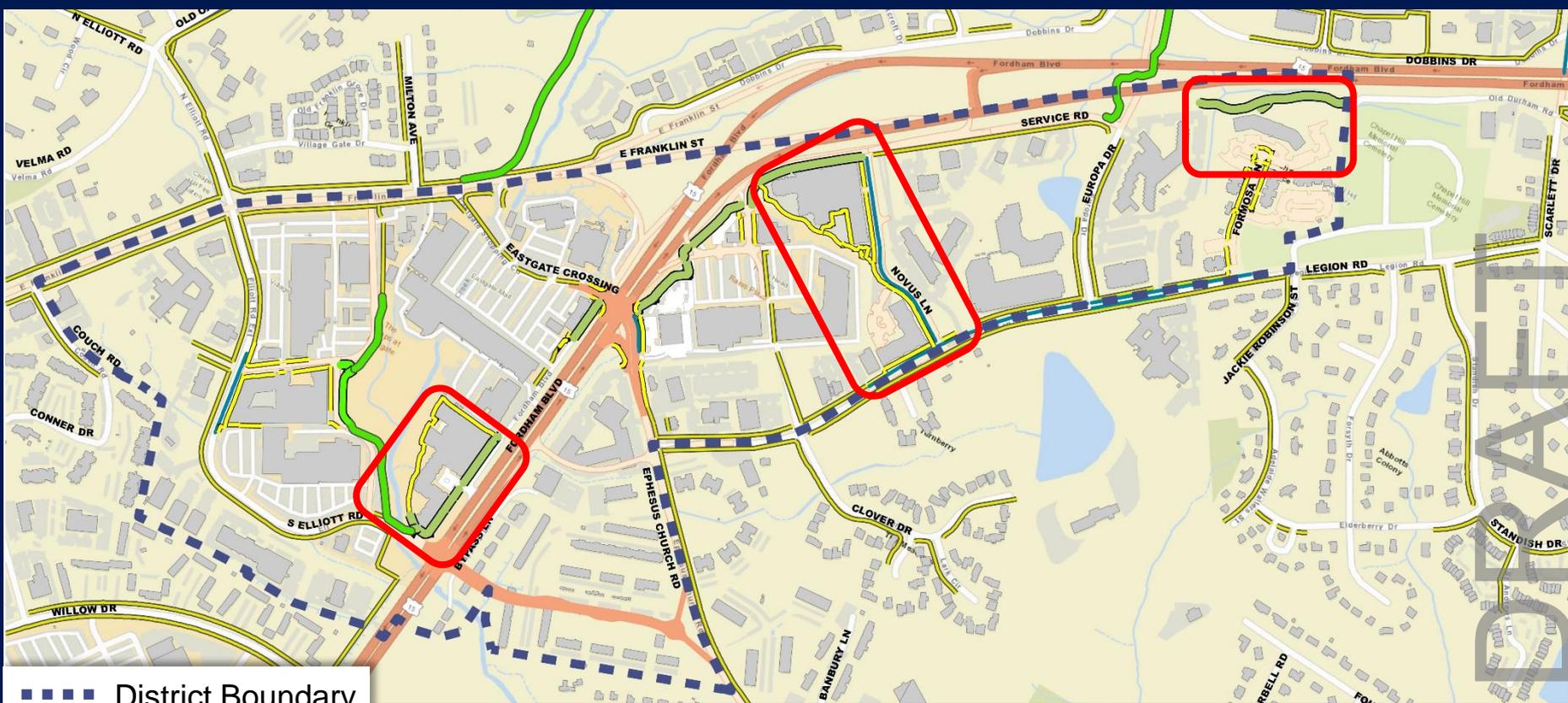
- ■ ■ District Boundary
- Sidewalk
- Greenway
- Multi-Use Path

Baseline Network (2014)



- ■ ■ District Boundary
- Sidewalk
- Greenway
- Multi-Use Path

Current Network (2018)



- ■ ■ District Boundary
- Sidewalk
- Greenway
- Multi-Use Path

Short-Term Network (Construction)



- District Boundary
- Sidewalk
- Greenway
- Multi-Use Path
- Public Space

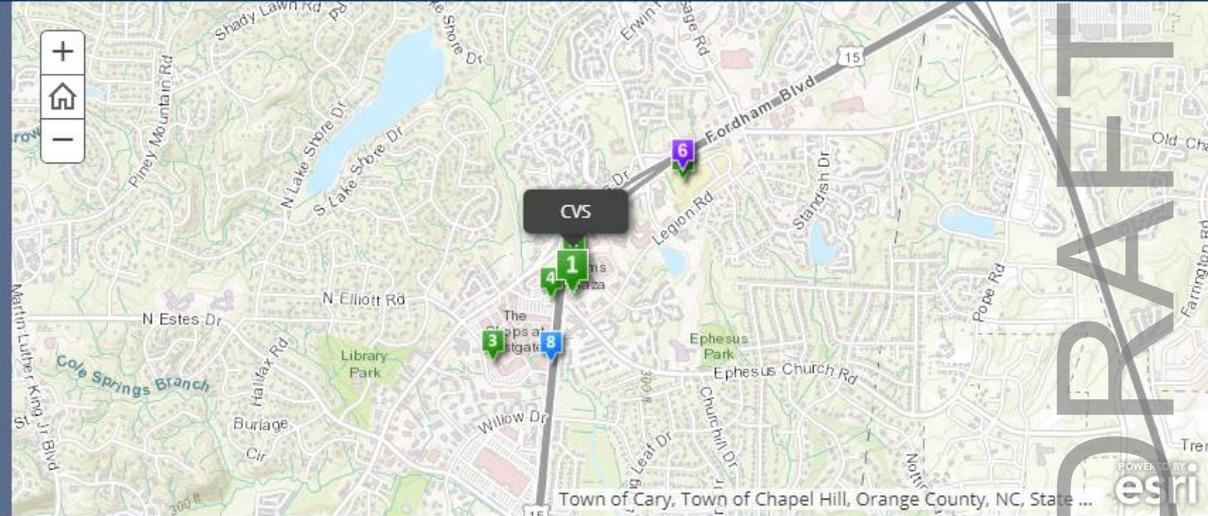
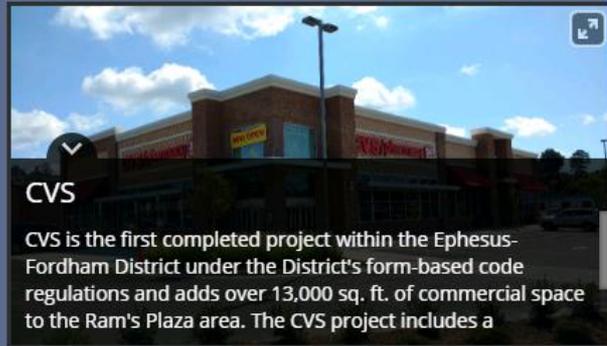
Public Outdoor Space

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The Ephesus-Fordham District

[Click here to access detailed information on development permits issued within Ephesus-Fordham](#)   

A Tour of Projects Approved Under the Form-Based Code Regulations



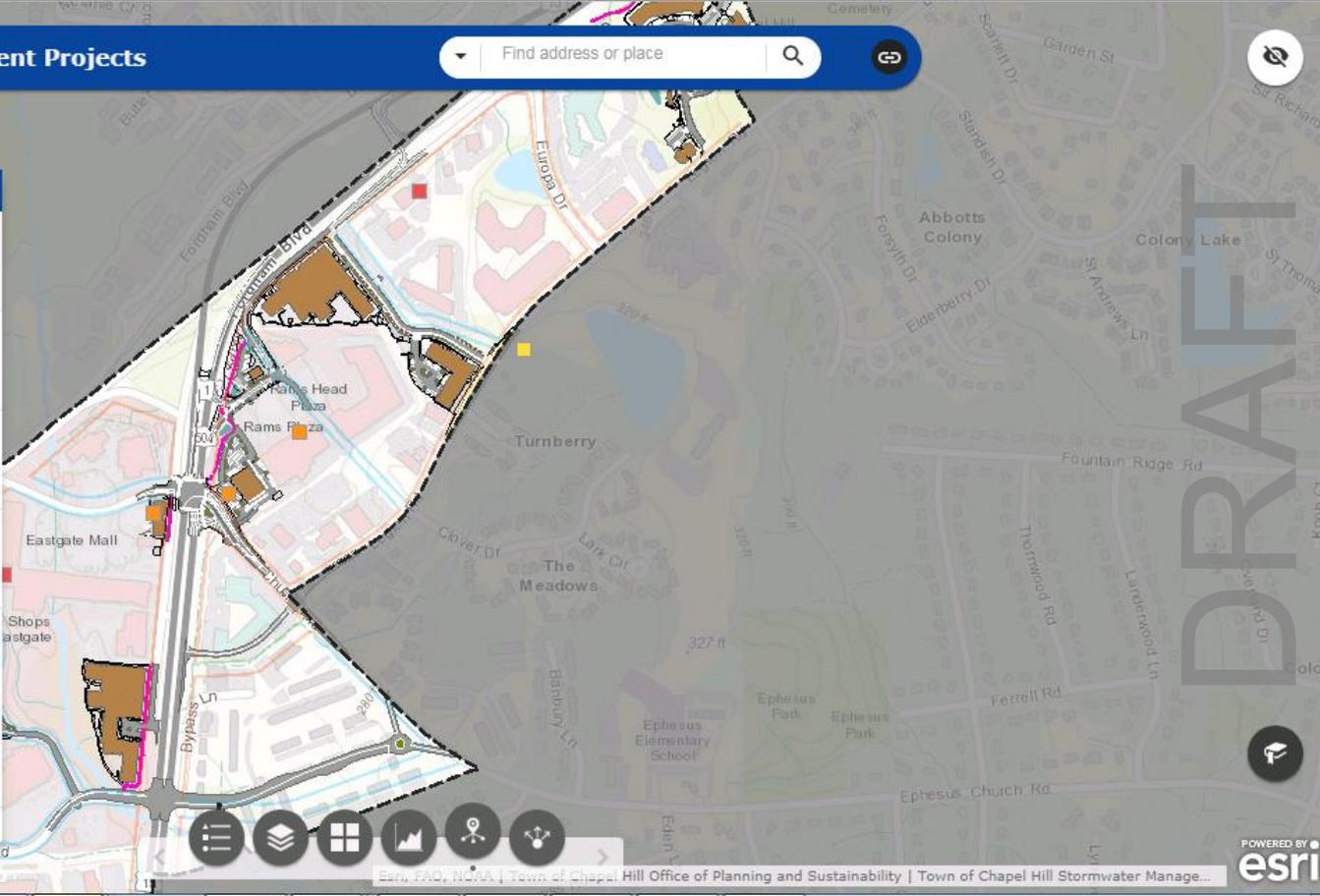


Ephesus-Fordham District Development Projects

Find address or place



Info Summary	
	Planned Improvements 252
	Development Projects 12
	Stormwater Control Measures 4
	Bike Racks 8
	Bike Repair Station 0
	Bicycle Locker 1





Next Steps

- Affordable Housing Update: Early 2019
- Next Blue Hill Update: Spring 2019



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