



# BLUE HILL SEMI ANNUAL REPORT [#12]<sup>1</sup>

## STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
Judy Johnson, Interim Director  
Corey Liles, Principal Planner

<b>PROJECT LOCATION</b> Blue Hill Form District	<b>MEETING DATE</b> September 30, 2020
<b>STAFF'S RECOMMENDATION</b> That the Council receive the report and staff presentation.	
<b>OVERVIEW</b> This Report provides updates on Blue Hill District activity since the <a href="#">April 2020 email update</a> <sup>2</sup> . Highlights include:	
<b>Booker Creek Basin Park (formerly Elliott Road Flood Storage)</b>	Construction is underway and will continue through summer 2021. The 4-acre regrading project will reduce the impacts of flooding on neighboring properties. The project also includes a recreational trail network connecting to Booker Creek Greenway.
<b>Elliott Road Extension</b>	The Town conducted a competitive bid process over the summer and <a href="#">selected a general contractor</a> <sup>3</sup> . Construction is expected to begin this fall. The Town is updating the 2018 Memorandum of Understanding with the developer of the Park Apartments projects, so that the Town will manage construction rather than the developer.
<b>Development Review</b>	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 341 residential units and at least 10% commercial space. In August 2020, the Community Design Commission approved a package of façade renovations and site improvements for the Sheraton Hotel on Europa Drive.
<b>Construction Activity</b>	<u>Recently completed projects:</u> <ul style="list-style-type: none"> <li>• Trilogy Apartments (formerly Hillstone), Building 1</li> <li>• Elliott Square façade renovations</li> <li>• The Elliott Apartments (formerly Fordham Blvd. Apartments)</li> </ul> <u>Projects nearing completion:</u> <ul style="list-style-type: none"> <li>• Trilogy Apartments (formerly Hillstone), Building 2 (fall completion anticipated)</li> </ul>
<b>Financial Performance</b>	Property tax revenue will continue increasing as projects are completed and occupied. A significant revenue increase is projected in the next fiscal year, following final tax assessments of recent/upcoming completions. 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.
<b>Improving Development Outcomes</b>	<ul style="list-style-type: none"> <li>• Council adopted new Massing Standards on February 19, 2020</li> <li>• Continued Public Hearing on Townhome Standards, anticipated November 4, 2020</li> <li>• <u>Potential project</u>: Update the Regulating Plan to address connectivity in the southeastern portion of the District</li> <li>• <u>Potential project</u>: Consider rezoning for the properties south of Elliott Rd</li> </ul>
<b>ATTACHMENTS</b>	
<ol style="list-style-type: none"> <li>1. Blue Hill District Report, September 2020</li> <li>2. Development Tracking Spreadsheet, September 2020</li> <li>3. District Debt Scorecard, September 2020</li> </ol>	

<sup>1</sup> This is the 12<sup>th</sup> Council-required report for the Blue Hill District that will occur through 2025.

<sup>2</sup> <https://www.townofchapelhill.org/home/showdocument?id=45801>

<sup>3</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4600593&GUID=8ACAEF5-B4CC-4A82-8DCB-4AB8ABE3F841>