



BLUE HILL SEMIANNUAL REPORT [#16]

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Corey Liles, Planning Manager

PROJECT LOCATION Blue Hill Form District	MEETING DATE September 28, 2022
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PURPOSE
That the Council receive the report.

OVERVIEW
The Report provides updates on Blue Hill District activity since the previous update provided on March 9, 2022. This is the 16th Council-required report for the Blue Hill District that will occur through 2025.

Highlights include:

Elliott Road Extension	Construction is ongoing through The Park (aka "The Hartley") site. The Town is managing construction of the roadway. A Memorandum of Understanding with The Park developer outlines responsibilities of each party.
Development Review	<u>Aura Blue Hill</u> : Located south of University Inn and north of Park Apartments. Approx. 271 residential units and 41,000 sq ft of commercial space. Community Design Commission provided approval in January 2022. Staff review is ongoing.
Construction Activity	<p><i>Projects under construction or approved:</i></p> <ul style="list-style-type: none"> • <u>Millennium Chapel Hill</u> (University Inn redevelopment) Southeast corner of Ephesus Church Rd. and Fordham Blvd. 274 residential units and 37,153 sq ft of commercial space • <u>Park Apartments Phase I</u> Along Elliott Rd Extension west of Ephesus Church Rd. 414 residential units, 3 buildings complete and 1 under construction • <u>Shake Shack at Eastgate</u> – retail upfit of former Zoe’s Kitchen <p><i>Projects recently completed:</i></p> <ul style="list-style-type: none"> • <u>Tru Hotel</u> (Phase I of Tarheel Lodging) Northeast corner of Novus Ln. and Fordham Service Rd. 98 rooms
Financial Performance	The completion of projects continues to increase property tax revenue in the District. Revenue in FY23 will exceed debt service payments by \$502,320. Annual revenue will continue to exceed debt service in upcoming years.
Improving Development Outcomes	Construction activity is starting to reflect Form-Based Code improvements approved in 2018-2021 around Building Mass Variation, Mixture of Uses, and Building Footprint.

ATTACHMENTS

1. Blue Hill District Report, September 2022
2. Development Tracking Spreadsheet, September 2022
3. District Debt Scorecard, September 2022