



# Blue Hill District Report

Date: September 25, 2019





# Staff Recommendation

- Receive the staff report and presentation
- Adopt Resolution A - calling a public hearing on October 30, 2019 to consider text amendments regarding massing and permeability standards in the Blue Hill District (*R-6*)

# District Map





# Overview



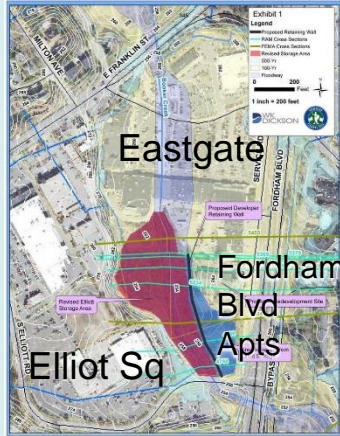
1. District Updates
2. Performance
3. Looking Ahead

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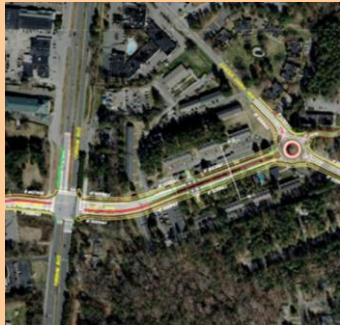
# District Updates

# 1 Town Projects

All permits received for  
**Elliott Rd  
Flood Storage**



Nearing final design for  
**Elliott Rd  
Extension**



Code update completed in June to restore  
**Enhanced  
Stormwater  
Treatment**

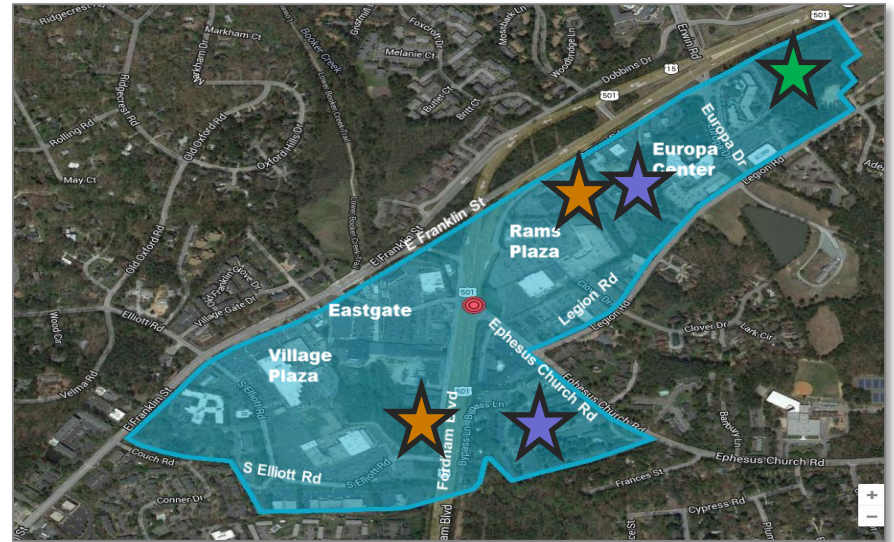


# 1 Development Highlights

**Tarheel Lodging** and  
**Park Apartments Ph I**  
recently approved,  
demolition underway

Construction continues on  
**Hillstone Apartments** and  
**Fordham Blvd Apartments**

**Greenfield Commons**  
recently completed







## Tarheel Lodging

|               |  |
|---------------|--|
| <b>Uses</b>   | Hotel, Office, Apartments                                |
| <b>Size</b>   | 98 hotel rooms<br>42,455 SF office<br>234 dwelling units |
| <b>Status</b> | Building Permits, Demolition                             |





## Park Apartments Ph I

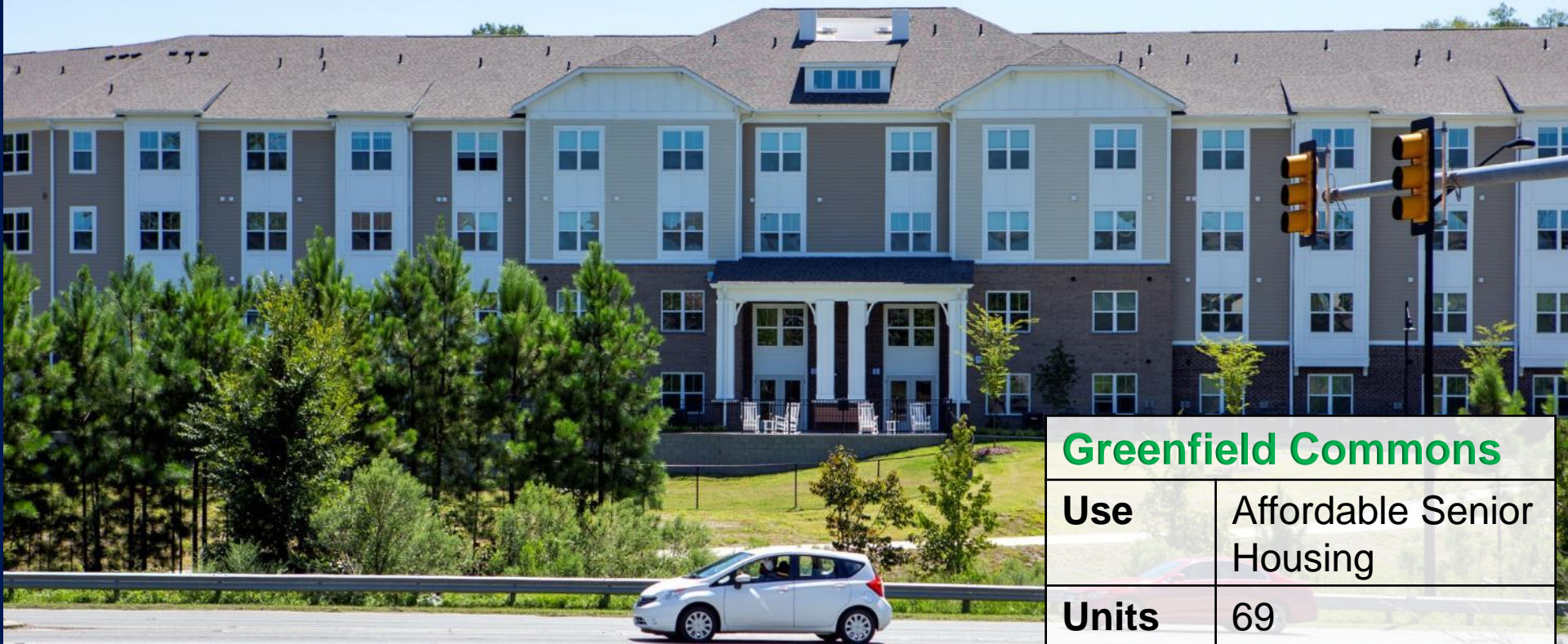
|               |                                 |
|---------------|---------------------------------|
| <b>Use</b>    | Apartments                      |
| <b>Units</b>  | 414 (4 buildings)               |
| <b>Status</b> | Building Permits,<br>Demolition |



## Hillstone Apartments

|               |                   |
|---------------|-------------------|
| <b>Use</b>    | Apartments        |
| <b>Units</b>  | 328 (2 buildings) |
| <b>Status</b> | Construction      |





## Greenfield Commons

|               |                           |
|---------------|---------------------------|
| <b>Use</b>    | Affordable Senior Housing |
| <b>Units</b>  | 69                        |
| <b>Status</b> | Fully Occupied            |



**2**

# **District Performance**

# 2

## Development Tracking

**648 dwelling units** approved for Tarheel Lodging and Park Apts Ph I

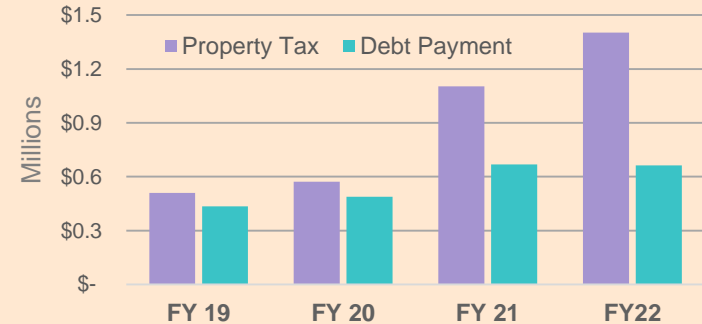


*(1,465 net total units new or in the pipeline)*

**85,495 sq ft of commercial space** approved for Tarheel Lodging (hotel and office)



Projects under construction generate **\$800K increase** in annual property tax revenue (*current FY vs FY 22 estimate*)



Increased District revenue exceeds Cumulative Debt Payments in **FY21**

## 2

# Community Benefits

Park Apartments  
payment of **\$1.5M**  
**for affordable**  
**housing**  
(supports creation  
of approx. **60 units**)

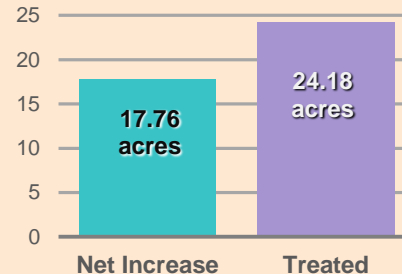


Development  
payments for  
**Bus Stop**  
**Furnishings**  
**total \$65K**  
to date



Stormwater  
standards resulting in  
**36% more treated**  
**impervious area**

*(compared to typical Town requirements)*





## 2

# Community Benefits

## New Connections:

| Linear Feet of: | Newly Approved<br>(Tarheel Lodging,<br>Park Apts) | Total Added/<br>Planned |
|-----------------|---|-------------------------|
| Trails          | 220   | 3,450                   |
| Bike Lanes      | 943   | 7,950                   |
| Sidewalks       | 4,506   | 13,650                  |

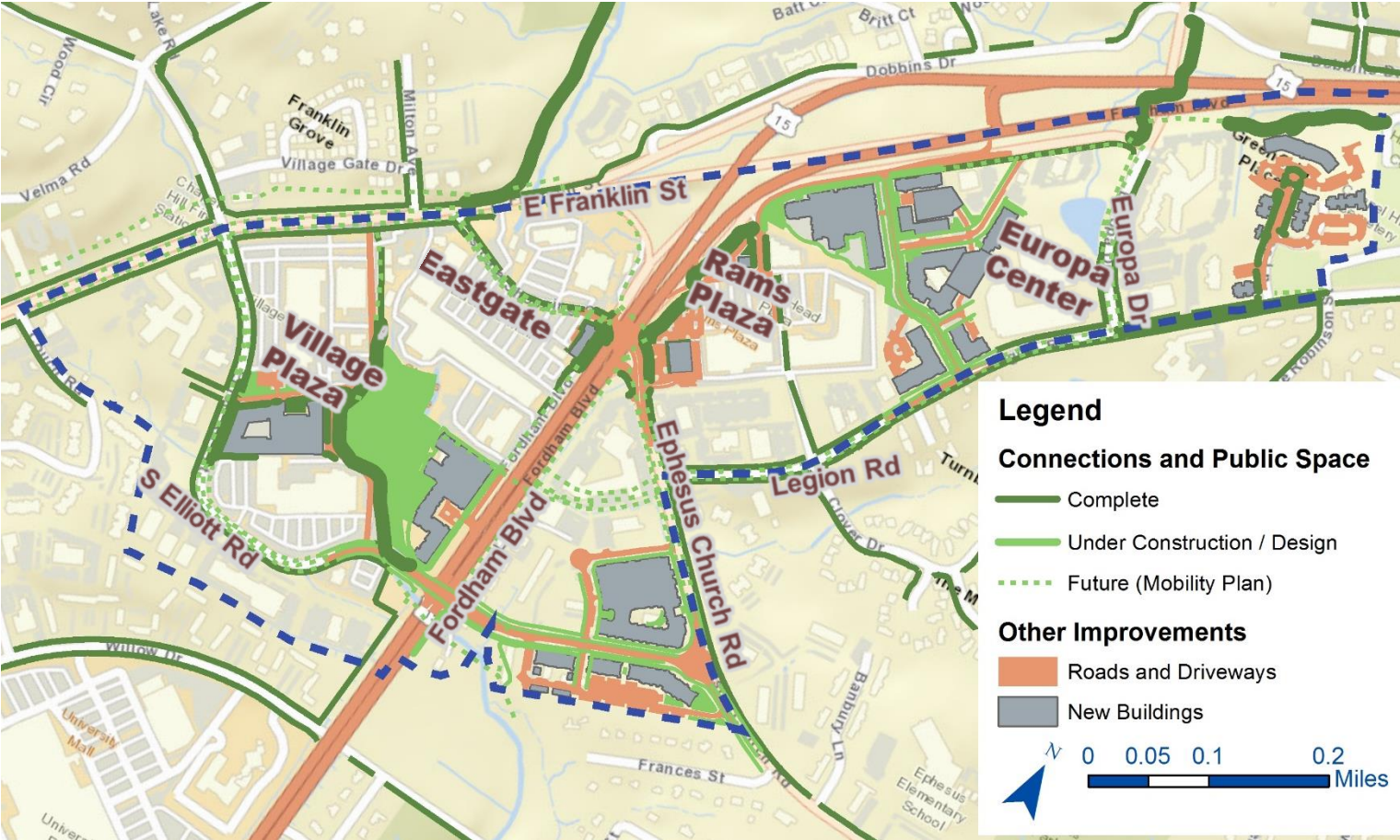


**1.7 acres of Outdoor Amenity Space** currently under construction



*(Central green space provided by Flood Storage project)*

# Connections and Public Space



3

# Looking Ahead



# 3

# Affordable Housing Strategies

## Updates

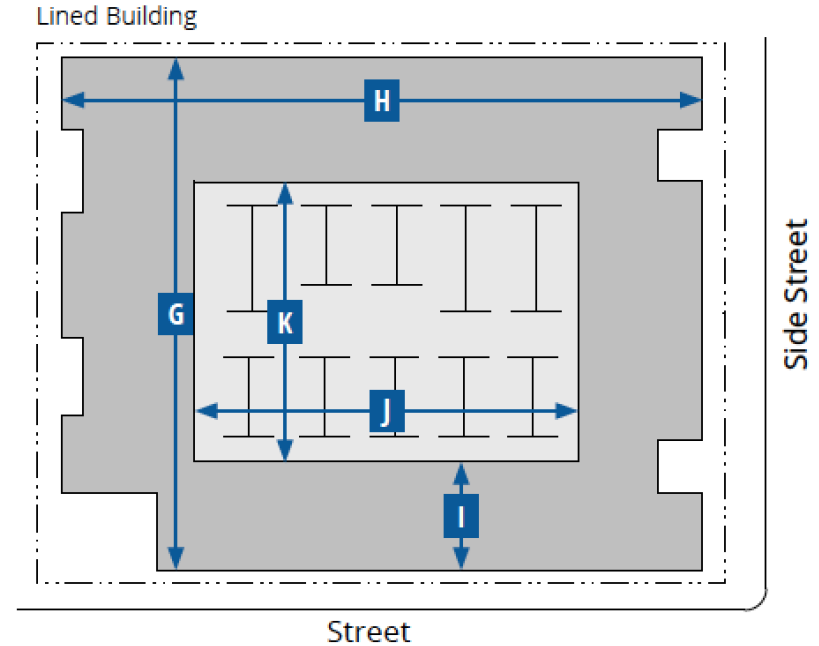
- Affordable housing made part of Blue Hill Code purpose statement in June
- Council update on additional strategies expected in early 2020



# 3 Massing Standards Study

## Updates

- Council discussed recommended standards at June 2019 Work Session
- Economic analysis and Refined dimension options in progress
- Public Hearing proposed for October 30





# 3 Construction Progress

## Expected in the Upcoming Year

### Completing construction:

- Novus Lane
- Hillstone Apartments
- Fordham Blvd Apartments
- Village Plaza - Amenity Space and renovations



### Starting construction:

- Elliott Rd Flood Storage
- Elliott Rd Extension
- Tru Hotel by Hilton
- Park Apartments







# Next Steps

- Massing Standards Public Hearing:  
October 30 (anticipated)
- Affordable Housing Strategies Update:  
Winter 2020
- Next Blue Hill Update:  
Spring 2020



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