



BLUE HILL SEMIANNUAL REPORT [#15]

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Director
Judy Johnson, Assistant Director
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PROJECT LOCATION Blue Hill Form District	MEETING DATE March 9, 2022
PURPOSE That the Council receive the report.	
OVERVIEW The Report provides updates on Blue Hill District activity since the previous update provided on September 22, 2021 ¹ . This is the 15 th Council-required report for the Blue Hill District that will occur through 2025. Highlights include:	
Elliott Road Extension	Construction is ongoing through the Park Apartments site. Work is now underway on the roundabout at Ephesus Church Road. The Town is managing construction. A Memorandum of Understanding with the Park Apartments developer outlines responsibilities of each party.
Development Review	<u>Aura Blue Hill</u> : Located south of University Inn and north of Park Apartments. Approx. 285 residential units and 30,000 sq ft of commercial space. Community Design Commission provided approval in January 2022. Staff review is expected to begin soon.
Construction Activity	<i>Projects under construction or approved:</i> <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>Tru Hotel</u> (Phase I of Tarheel Lodging) Northeast corner of Novus Ln and Fordham Service Rd 98 rooms • <u>Park Apartments Phase I</u> Along Elliott Rd Extension west of Ephesus Church Rd 414 residential units, 4 buildings • <u>Aldi at Eastgate</u> - retail upfit of former Steinmart space • <u>Shake Shack at Eastgate</u> - retail upfit of former Zoe's Kitchen
Financial Performance	The completion of projects continues to increase property tax revenue in the District. Repayment of debt for the construction of Elliott Road Extension begins this fiscal year. Revenue in FY22 will exceed debt service payments by \$465,572. Annual revenue will continue to exceed debt service in upcoming years.
Improving Development Outcomes	<ul style="list-style-type: none"> • Council updated Use Standards in October 2021 to clarify the difference between Overnight Lodging (e.g. hotels) and Short-Term Rentals. • Construction activity is starting to reflect Form-Based Code improvements over the past 4 years around Building Mass Variation, Mixture of Uses, and Building Footprint.
ATTACHMENTS <ol style="list-style-type: none"> 1. Blue Hill District Report, March 2022 2. Development Tracking Spreadsheet, March 2022 3. District Debt Scorecard, March 2022 	

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5142471&GUID=AAE4096A-540D-4606-BC43-6B6EBCE62A2C>