



BLUE HILL SEMIANNUAL REPORT [#9]¹

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Ben Hitchings, Director
Corey Liles, Principal Planner

<p>PROPERTY ADDRESS Blue Hill Form District</p>	<p>MEETING DATE March 13, 2019</p>
<p>STAFF’S RECOMMENDATION That the Council receive the staff’s report and presentation.</p>	
<p>OVERVIEW Tonight, the Council will receive a presentation that provides updates on various Town improvement projects and development activity in the Blue Hill District (see attached Blue Hill District Report) since the last report to Council on October 10, 2018². The presentation will cover the topics below, including introduction of three other items for discussion.</p> <ul style="list-style-type: none"> • State Permits for the Elliott Rd Flood Storage project are expected in May 2019; construction start targeted for Summer 2019 • Design for Elliott Road Extension is nearing 70% complete; construction could start in Fall 2019 as part of the Park Apartments project • Development applications under review: <ul style="list-style-type: none"> ○ Tarheel Lodging/Quality Inn (mixed use – hotel/office/multifamily) ○ Park Apartments Phase I (multifamily) • Response to March 2018 Council Petition³ Regarding Blue Hill District community interests <ul style="list-style-type: none"> ○ Partially addressed by text amendments approved in June 2018 ○ Continued discussion of Massing and Permeability (discussion item at this meeting) ○ Discussion of Affordable Housing Strategies (discussion item at this meeting) • Response to new State legislation regarding stormwater treatment requirements (SL 2018-145) (discussion item at this meeting) • Studying opportunities to support residents of existing Park Apartments (to be vacated in June 2019) • Updated Blue Hill Metrics to be provided following approval and/or completion of new development projects 	
<p>PRESENTATION AGENDA</p> <ol style="list-style-type: none"> a. Update on Town Projects b. Development Applications c. Introduction to Other Blue Hill Topics (separate agenda items) <ol style="list-style-type: none"> 1. Building Massing standards 2. Stormwater treatment – new State legislation 3. Affordable Housing strategies 	<p>FISCAL IMPACT/RESOURCES There are no financial impacts associated with this report.</p>
<p>ATTACHMENTS</p> <ol style="list-style-type: none"> 1. Blue Hill District Report, March 2019 2. Development Tracking Spreadsheet, March 2019 3. District Debt Scorecard, March 2019 	

¹ This is the 9th Council-required report for the Blue Hill District that will occur through 2025.

² <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=621429&GUID=AA46C114-92E3-4378-A2D9-D1F22063812C> (see item #11)

³ <https://chapelhill.legistar.com/View.ashx?M=F&ID=5878770&GUID=632BEC59-C983-431F-B151-8285ADB6686C>