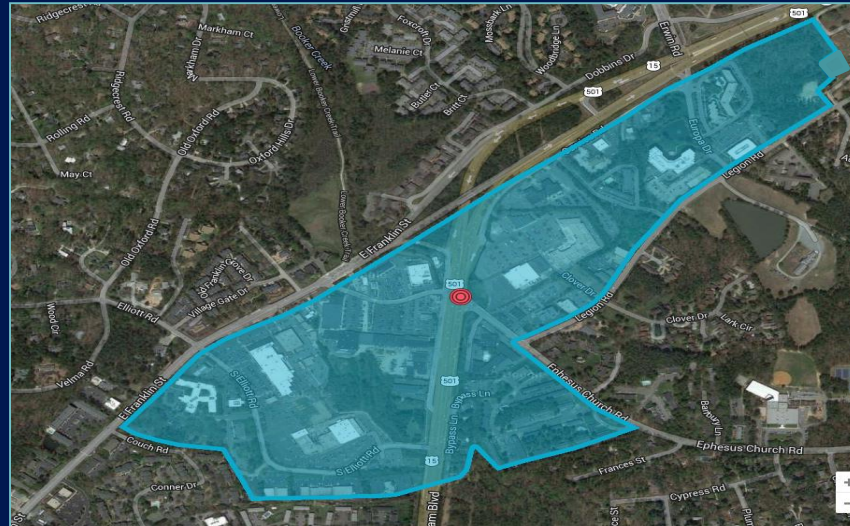
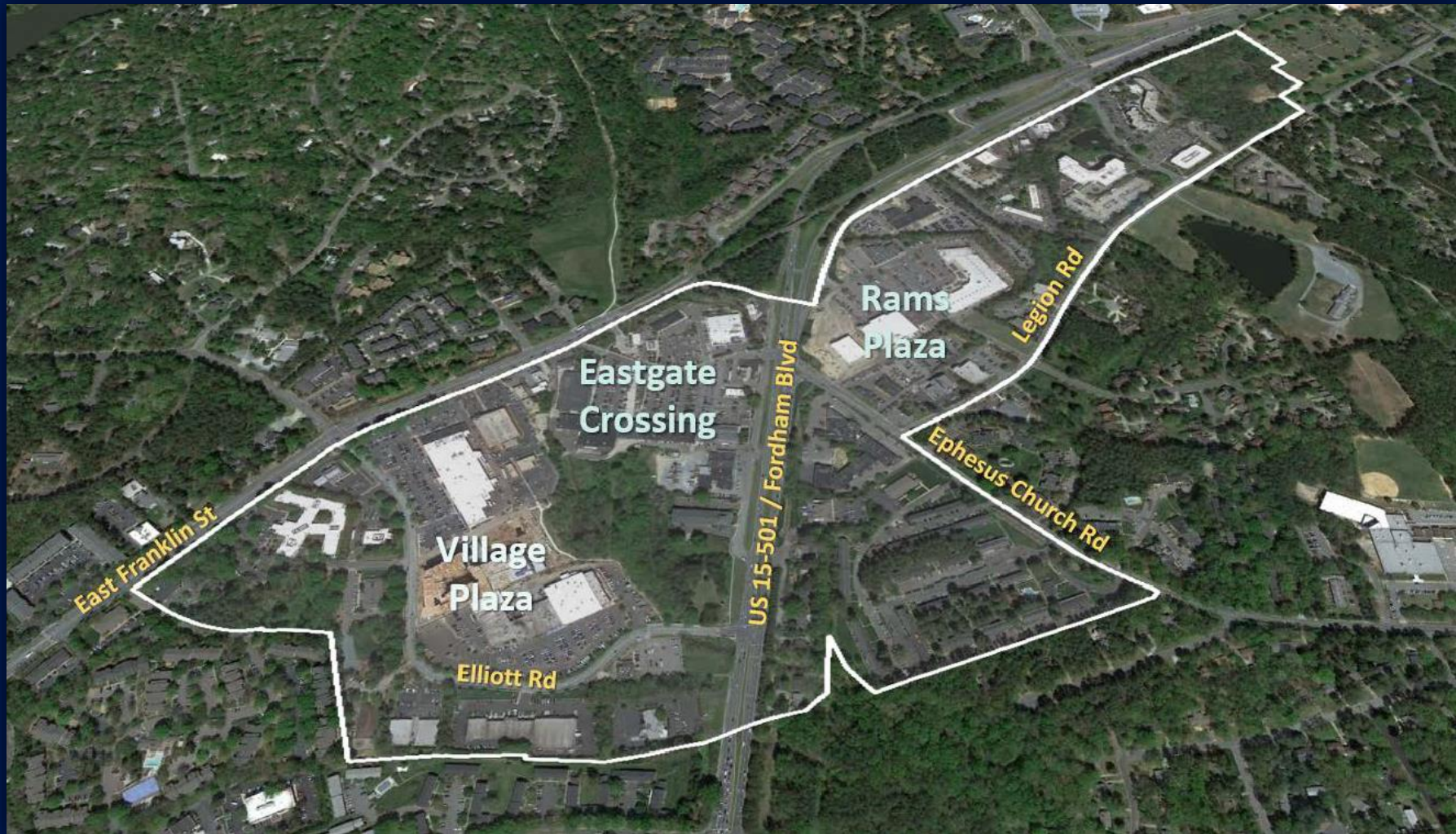




Blue Hill District Report

Date: October 10, 2018





East Franklin St

Village Plaza

Elliott Rd

Eastgate Crossing

US 15-501 / Fordham Blvd

Rams Plaza

Legion Rd

Ephesus Church Rd

Overview

1. Update on Town Projects and Form-Based Code
2. Update on Development
3. People Space and Story Map

1

Town Projects and Form-Based Code

1

Blue Hill Design Guidelines

Updates - COMPLETE

- Project initiated summer 2017
- Council adopted Guidelines in May 2018
- Training materials developed for CDC



1

Design Guidelines Text Amendments

Updates - COMPLETE

- Council adopted text amendments in May 2018
- Improves implementation of Design Guidelines
- Key Topics include:
 - New Frontages
 - Massing Requirements
 - Pass-Through Requirements



1 Elliott Road Extension

Updates

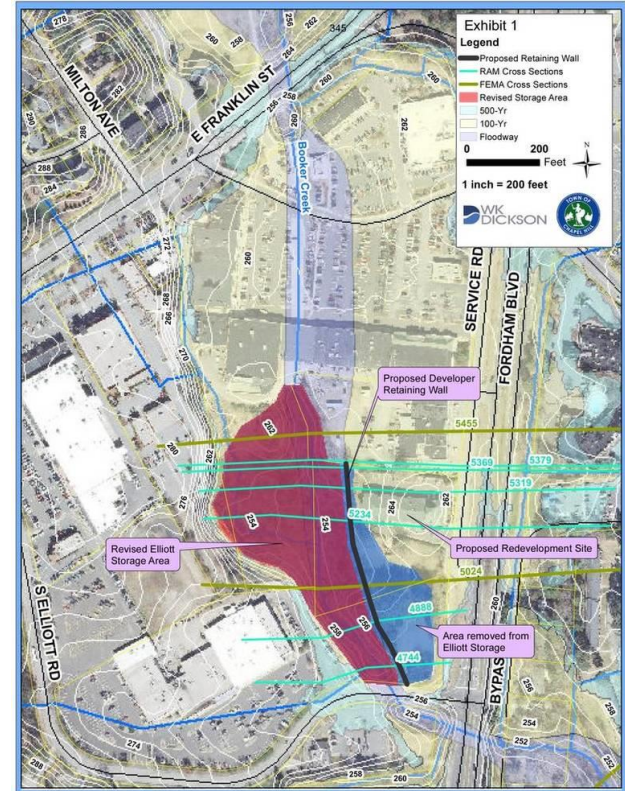
- Council approved design modifications in April 2018
- MOU executed in August 2018
- 25% Roadway Design Plan revisions complete
- 70% Design expected November 2018
- Construction as part of Park Apartments project



1 Elliott Rd Flood Storage

Updates

- Flood permits in process
- Finalizing property acquisition
- Design mostly complete
 - Public art is outstanding item
- Construction start targeted for late 2018



1

March 2018 Council Petition

Submitted by Council Members in March 2018

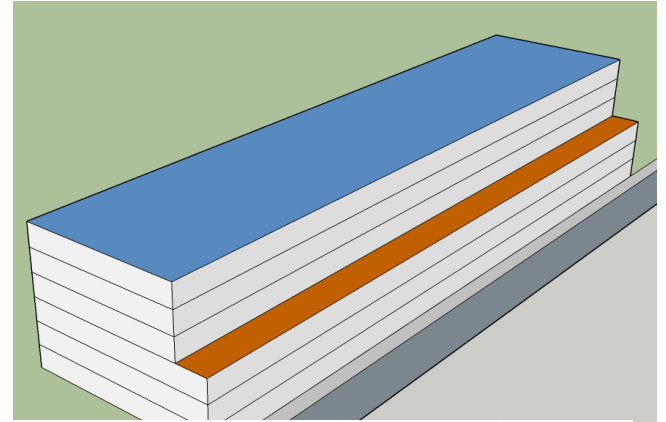
Interests

1. Encourage non-residential development
2. Achieve affordable housing goal
3. Address building size and massing concerns

1 Action Taken for Interest #1

Updates - COMPLETE

- Council adopted text amendments in June 2018
- Changes included:
 - Required non-residential space in a residential project
 - Floor area bonus for increased non-residential space



PERMITTED USES	WX-5	WX-7
Household living, as listed below:		
Detached living	—	—
Attached living	P <u>L</u>	P <u>L</u>
Multifamily living	P <u>L</u>	P <u>L</u>
Group living	P <u>L</u>	P <u>L</u>
Social service living	S	S

1 Action Taken for Interest #2 Affordable Housing

Updates

- Housing staff exploring methods to increase opportunities
- Detailed update planned for early 2019
- Possible methods listed in *attached Affordable Housing Update*



1 Action Taken for Interest #3

Updates

- Council adopted text amendments in June 2018
 - Recreation space must be outdoors, at-grade, connected to public realm
- Council expressed interest in other massing standards
- Re-initiating project in Oct 2018



2

Development Updates

2

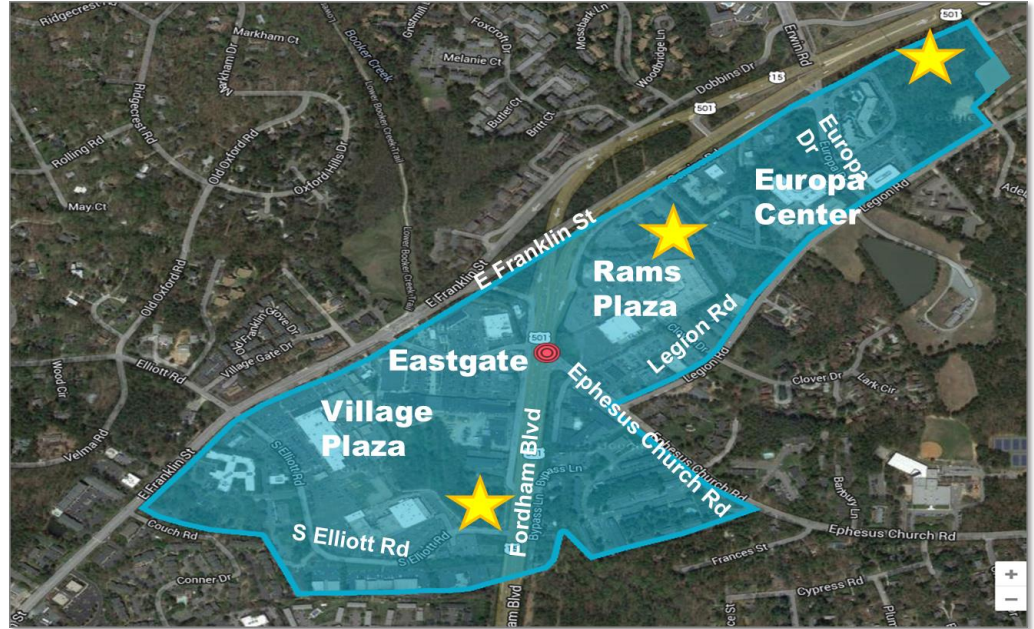
Status of Development Projects



Projects Under Construction

- Hillstone
- Fordham Blvd Apartments
- Greenfield Commons

More details in *attached Development Tracking Spreadsheet*



2

Status of Development Projects

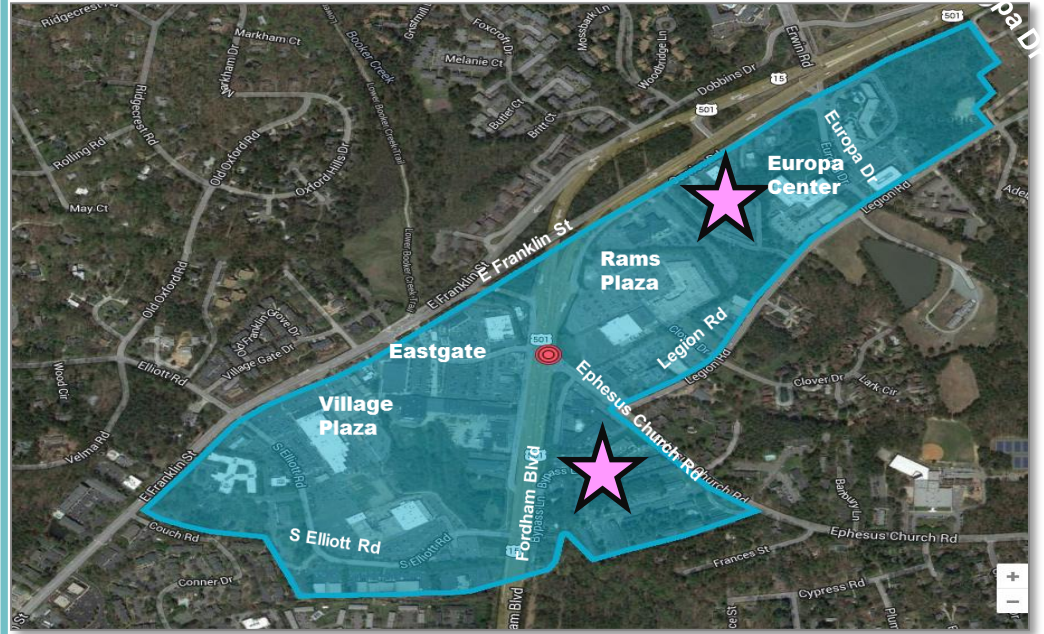
★ Applications Under Review

- Tarheel Lodging

★ Pending Applications

- Park Apartments

More details in *attached Development Tracking Spreadsheet*



2

Status of Development Projects

★ Façade / Site Improvements

- Cava Upfit
- Village Plaza Amenity Space
- Haw River Grill



2 Development Tracking - Residential

RESIDENTIAL UNITS	NET NEW	2014 PROJECTIONS
Completed Projects, 2018		Through 2018
346	346	
Under Construction		1,000
669	669	
Additional Anticipated through 2029		2018-2029
1,284	1,086	



2 Development Tracking - Commercial

COMMERCIAL SQUARE FOOTAGE		NET NEW	2014 PROJECTIONS
Completed Projects, 2018			Through 2018
39,074		33,361	
Under Construction			230,000
-		-23,418	
Additional Anticipated through 2029			2018-2029
195,495		85,486	687,000



2

Development Tracking - Total

NET TOTAL		2014 PROJECTIONS	
SQUARE FOOTAGE	TAX VALUE		TAX VALUE
Completed Projects, 2018		Through 2018	
421,960	\$72.99M	1,150,000	\$193M (estimate)
Under Construction			
745,783	\$109.34M (estimate)		
1,167,703	\$182.33M		

2

Updated Scorecard

Revenues exceed cumulative debt payments by FY 19-20

- Property tax revenues from completed and under construction projects
- Debt payments on completed road improvements and Elliott Rd Extension

	FY2016-17	FY2017-18	FY2018-19	FY2019-20	FY2020-21
Revenues					
Incremental Property Tax	\$0	\$499,190	\$554,006	\$1,065,729	\$1,065,729
Expenditures					
Debt Service Payments	\$434,941	\$435,224	\$487,629	\$668,652	\$663,297
Revenue less Debt Service	\$ (434,941)	\$63,966	\$66,377	\$397,077	\$402,432
Revenue less Debt Service Cumulative	\$ (434,941)	\$ (370,975)	\$ (304,598)	\$92,479	\$494,911

More details in *attached District Debt Scorecard*

2

Cost of Services

For Completed Projects in FY19, estimated

Revenues: \$821K

Costs: \$389K

Difference: \$432K

- Proportional share of service costs based on typical fiscal impact methodology
- Actual increases in costs depend on Council budget approval

<u>Revenues</u>		<u>FY19</u>
Property Taxes	\$	503,532
Sales Taxes		317,560

TOTAL	\$	821,092
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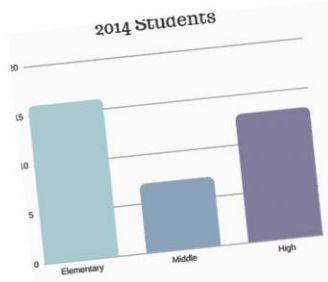
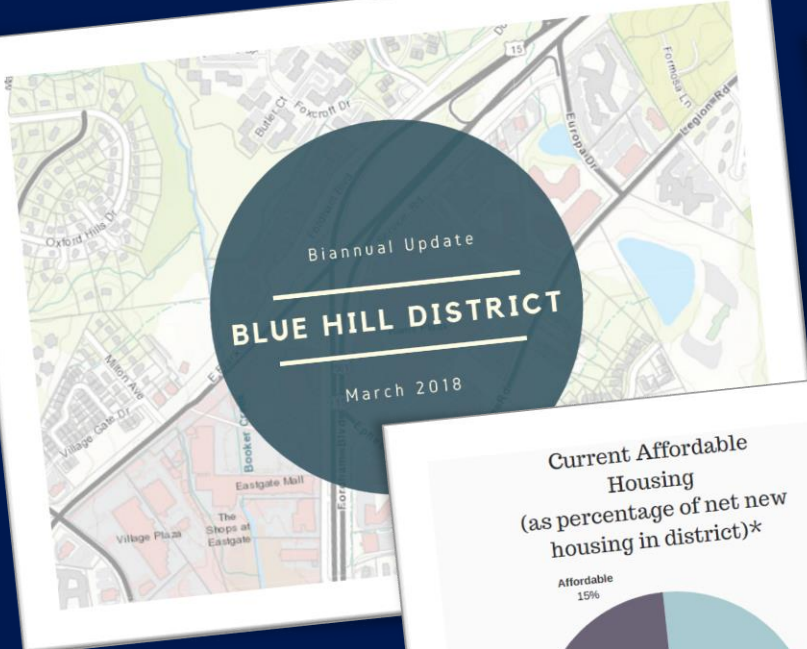
<u>Cost of Town Services</u>		<u>FY19</u>
General Government	\$	40,440
Public Works: Street Maintenance Services		32,714
Police Services		10,416
Fire Services		110,617
Parks & Recreation		107,616
Library Services		49,711
Capital - Debt Service		37,329

TOTAL	\$	388,843
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More details in *attached
Financial Analysis*

3

People Space and Story Map



36
Total

2017 Students

HOUSING

Goal: 300 new units of District affordable housing for all 3 phases or 20% of total new units

50%

Progress: 149 affordable units permitted or under construction - Half of goal

41
Total

SCHOOL DISTRICT

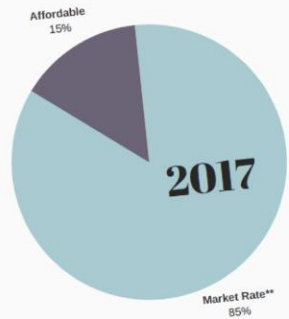
As residential options within the district increase, children attending Chapel Hill-Carrboro Schools are also increasing

5

Additional school attending children residing in the District since 2014

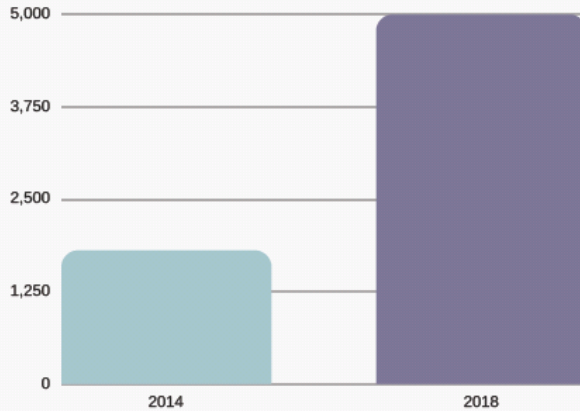
Data from Chapel Hill-Carrboro

Current Affordable Housing (as percentage of net new housing in district)*



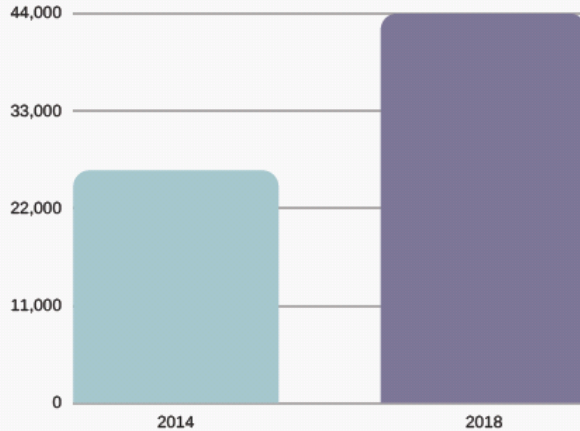
*Includes built and permitted units
**Includes Hillsboro, Esplanade Blvd Ants, & Redebiro Ants

Greenways/Paths (in linear ft)



+177%

Sidewalks (in linear ft)



+68%

CONNECTIVITY

Increase In:

Sidewalks (linear feet)

Bike lanes + Sharrows (linear feet)

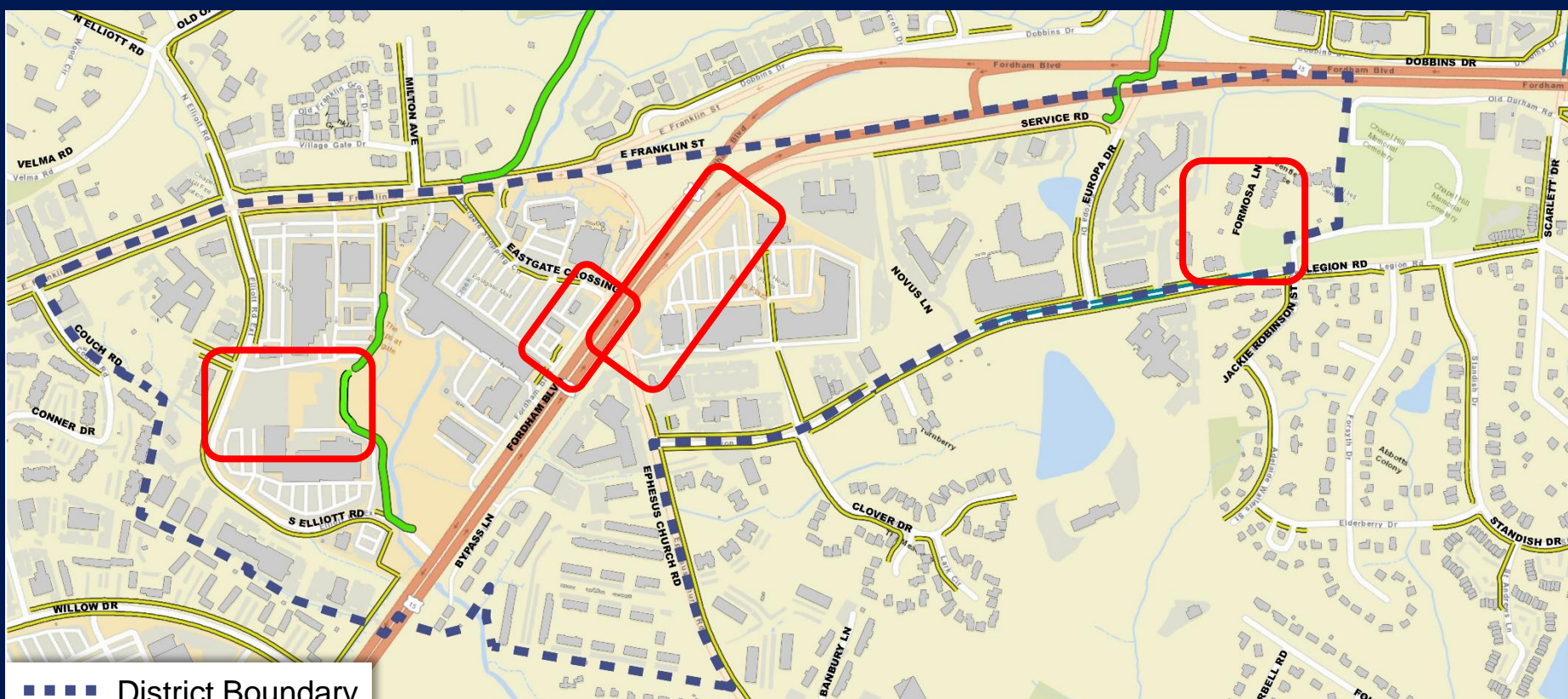
Trails and Greenways (linear feet)

Bicycle parking (number of covered and uncovered spaces)



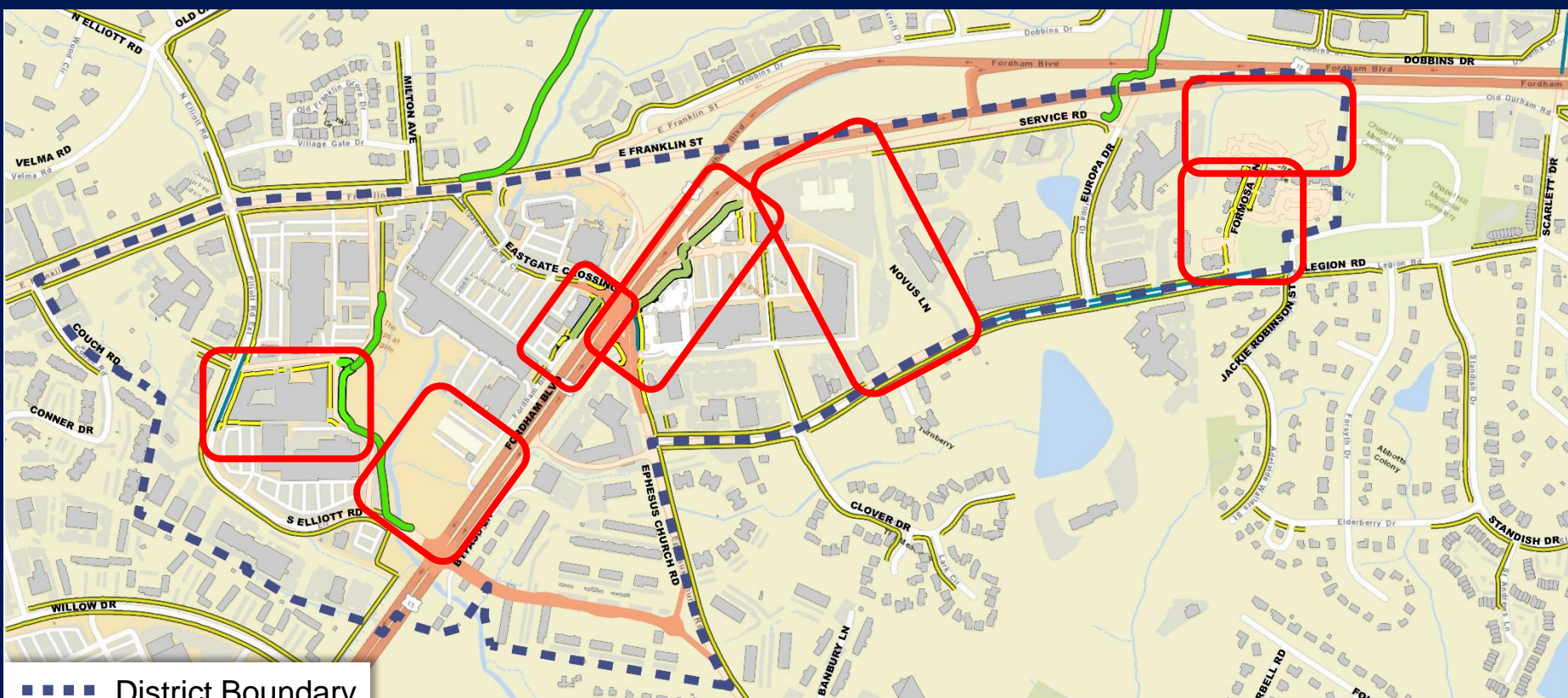
396

Bicycle Parking Spaces
Permitted in 2017



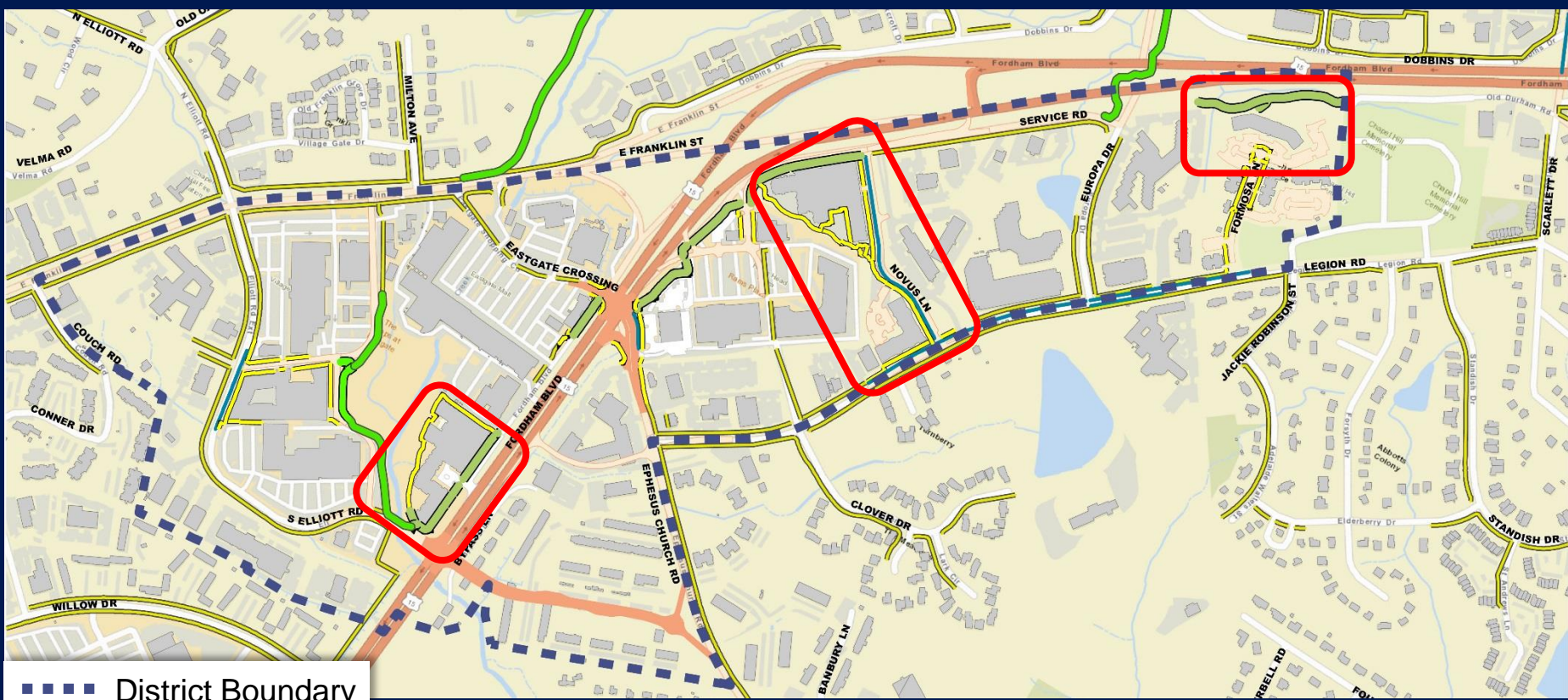
- ■ ■ District Boundary
- Sidewalk
- Greenway
- Multi-Use Path

Baseline Network (2014)



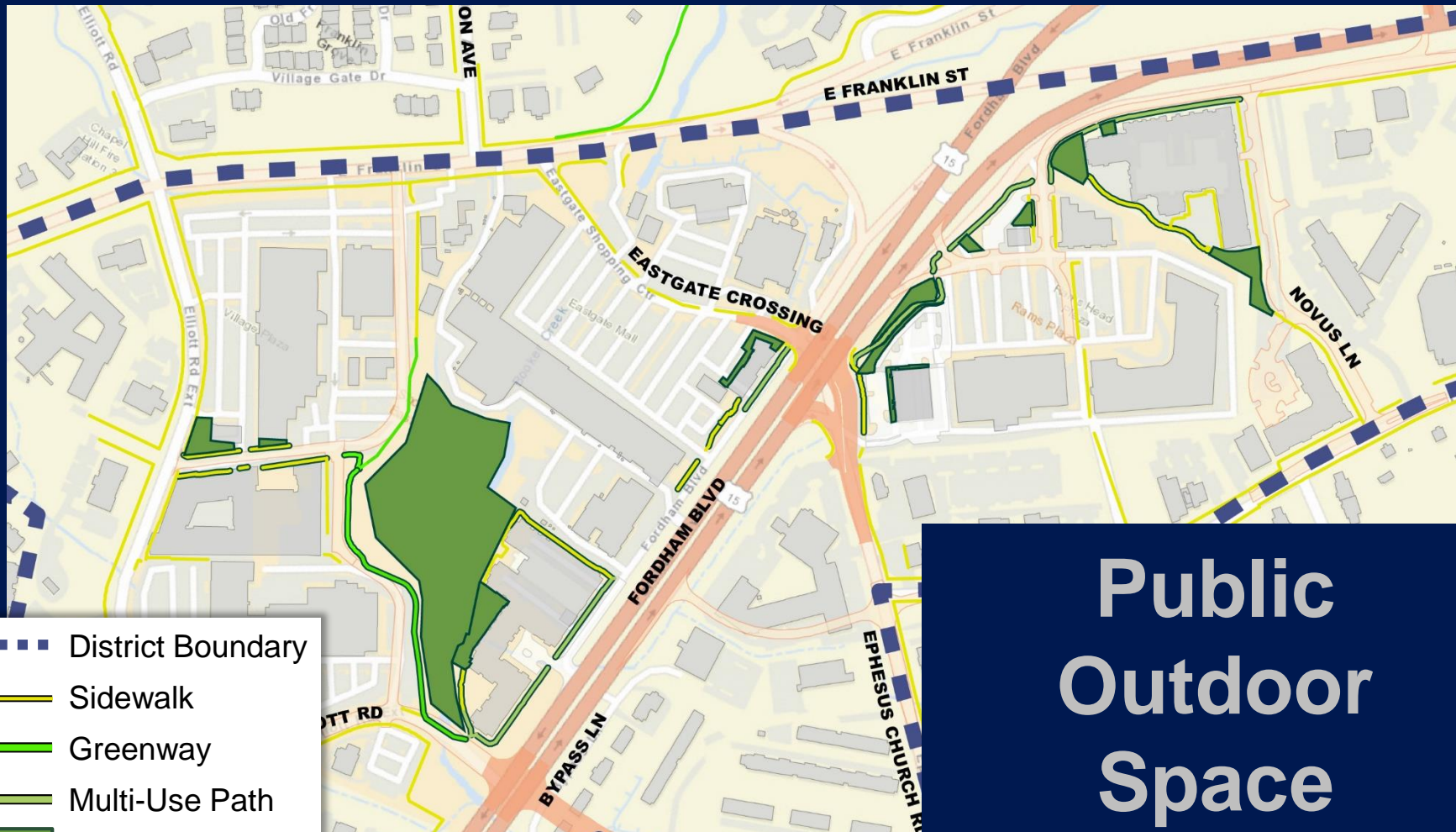
- ■ ■ District Boundary
- Sidewalk
- Greenway
- - - Multi-Use Path

Current Network (2018)



- ■ ■ District Boundary
- Sidewalk
- Greenway
- Multi-Use Path

Short-Term Network (Construction)



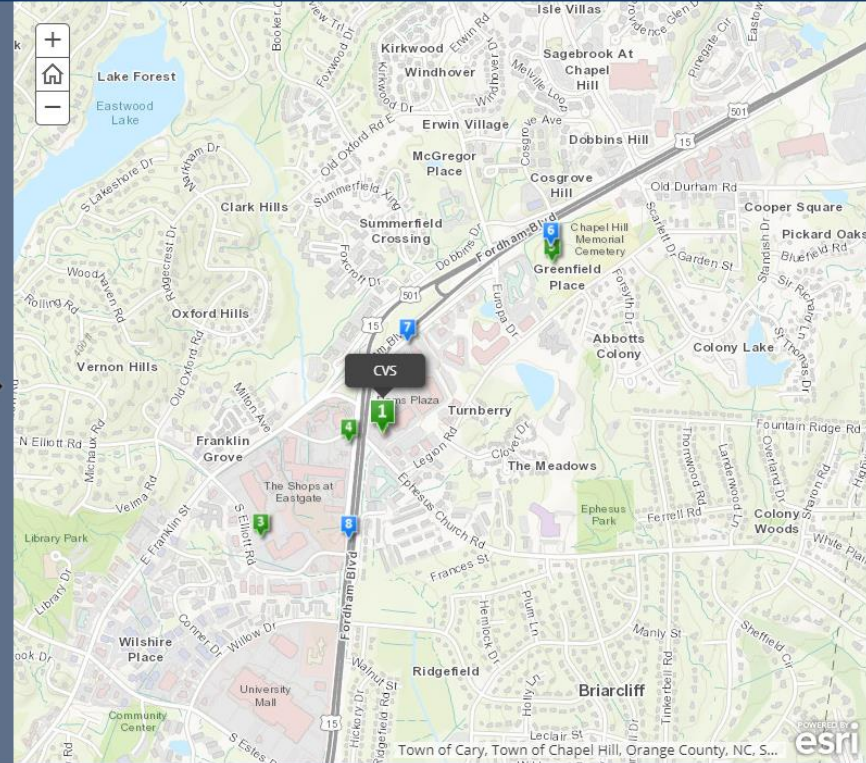
- ■ ■ ■ District Boundary
- Sidewalk
- Greenway
- Multi-Use Path
- Public Space

Public Outdoor Space

www.townofchapelhill.org/BlueHillDistrict

> Redevelopment Story Map

Click here to access detailed information on development permits issued within the Blue Hill District [f](#) [t](#) [e](#)



CVS



Outparcel at Rams Plaza



Berkshire Chapel Hill



Eastgate Building D2



Greenfield Place (Phase I)



Greenfield Commons (Phase II)



Hillstone



Fordham Boulevard
Apartments



Info Summary



Planned Improvements 199

Development Projects 10

Stormwater Control Measures 3

Bike Racks 2

Bike Repair Station 1

Bicycle Locker 1

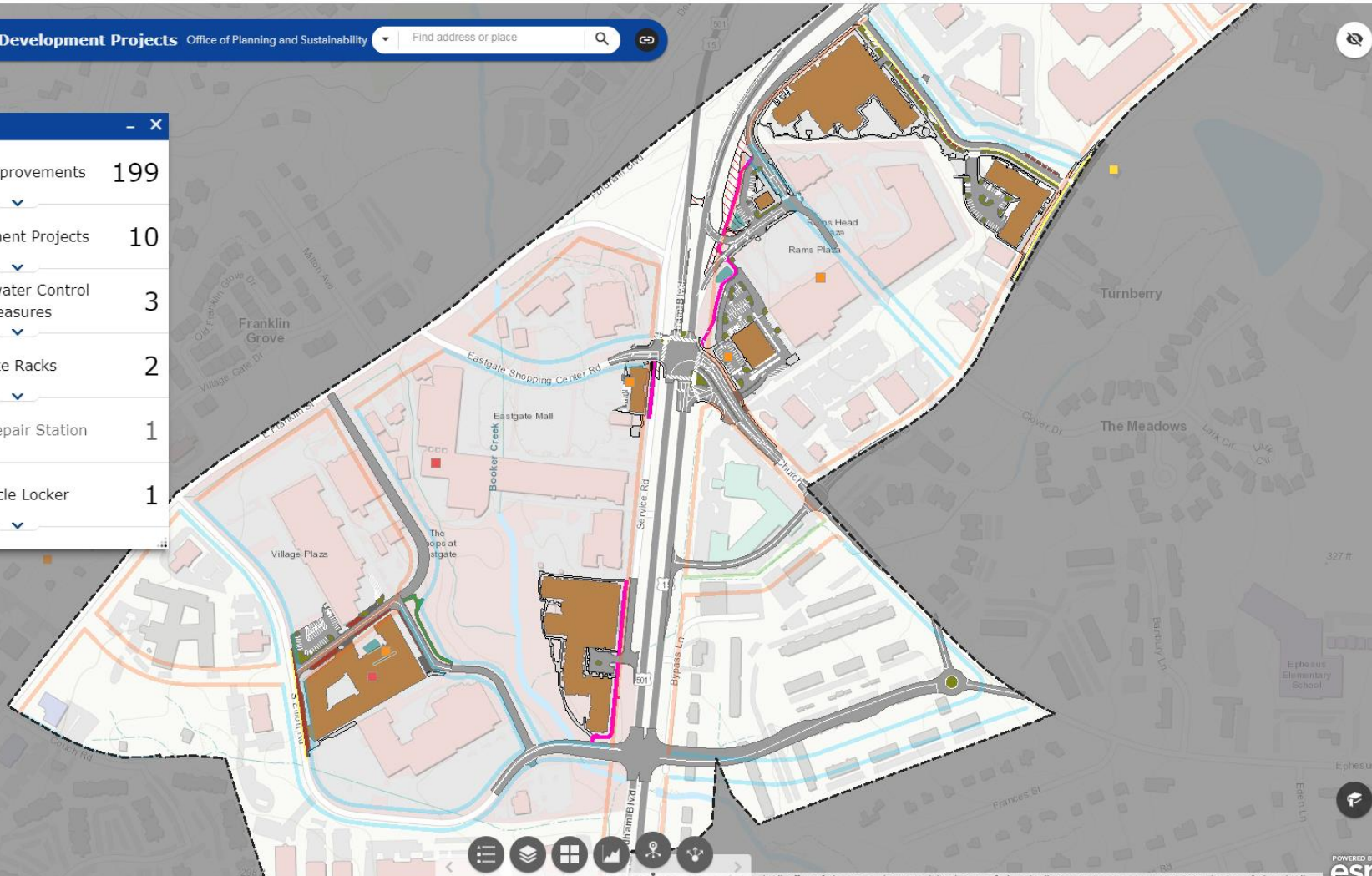
St Ra

St Ra

300ft

Info Summary

- Planned Improvements 199
- Development Projects 10
- Stormwater Control Measures 3
- Bike Racks 2
- Bike Repair Station 1
- Bicycle Locker 1





Next Steps

- Building Mass Standards Check-In: Jan 2019
- Affordable Housing Update: Jan/Feb 2019
- Next Blue Hill Update: Spring 2019

