



## BLUE HILL SEMIANNUAL REPORT [#14]

### STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT  
 Colleen Willger, Director  
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<b>PROJECT LOCATION</b> Blue Hill Form District	<b>MEETING DATE</b> September 22, 2021
<b>PURPOSE</b> That the Council receive the report.	
<b>OVERVIEW</b> The Report provides updates on Blue Hill District activity since the previous update provided on <a href="#">March 24, 2021</a> <sup>1</sup> . This is the 14 <sup>th</sup> Council-required report for the Blue Hill District that will occur through 2025. Highlights include:	
<b>Booker Creek Basin Park</b>	Recreational trails are open to the public. Public art has been installed and all final landscaping is complete. The 4-acre regrading project will reduce the impacts of flooding on neighboring properties.
<b>Elliott Road Extension</b>	Construction is ongoing through the Park Apartments site. Work on the connections to Fordham Blvd. and Ephesus Church Road will begin soon. The Town is managing construction. A Memorandum of Understanding with the Park Apartments developer addresses responsibilities of each party.
<b>Development Review</b>	<u>University Inn Redevelopment</u> : Located at Fordham Blvd. and Ephesus Church Rd. 274 residential units and 24 lodging units. Review nearly complete. <u>Aura Blue Hill</u> : Located south of University Inn and north of Park Apartments. 272 residential units and 23,000 sq ft of commercial space. Initial plans submitted to the Community Design Commission in August 2021.
<b>Construction Activity</b>	<u>Recently completed projects</u> : <ul style="list-style-type: none"> <li>• Trilogy Apartments (formerly Hillstone), Buildings 1 &amp; 2</li> <li>• The Elliott Apartments (formerly Fordham Blvd Apartments)</li> <li>• Sheraton renovations</li> </ul> <u>Projects under construction or approved</u> : <ul style="list-style-type: none"> <li>• Tru Hotel (Phase I of Tarheel Lodging)</li> <li>• Park Apartments Phase I</li> <li>• Aldi at Eastgate</li> </ul> The Blue Hill District is averaging completion of 323,000 sq ft of residential space and 23,000 sq ft of commercial space each year, based on construction to-date and expected activity over the next three years.
<b>Financial Performance</b>	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. Annual revenue will continue to exceed annual debt service payments.
<b>Improving Development Outcomes</b>	<ul style="list-style-type: none"> <li>• Council updated the Permitted Use Table in June 2021 to include Short-Term Rentals as a permitted residential use.</li> <li>• Hearing scheduled for September 22, 2021 to consider appropriate regulations for Short-Term Rentals.</li> </ul>
<b>ATTACHMENTS</b> <ol style="list-style-type: none"> <li>1. Blue Hill District Report, September 2021</li> <li>2. Development Tracking Spreadsheet, September 2021</li> <li>3. District Debt Scorecard, September 2021</li> </ol>	

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4859313&GUID=497AF723-567D-45D8-BB92-92DF2CE9FFE5>