



Blue Hill District Report

Date: September 22, 2021



District Map



Overview

- I. Recent Activity
- II. District Performance
- III. Looking Ahead





Recent Activity

1 Town Projects

Considering appropriate regulations for **Short-Term Rentals**



Booker Creek Basin Park complete



Construction underway for **Elliott Rd Extension**



1 Short-Term Rentals

Updates

- Added definition as residential use in June 2021
- Considering appropriate regulations and distinctions from Hotels
- Text Amendment Hearing – September 22, 2021



1 Booker Creek Basin Park

Town Project

- Public art installed
- Plantings established



1 Elliott Road Extension

Town Project

- Construction in progress through Park Apartments site
- Connections to Fordham Blvd and Ephesus Church Rd coming soon



1 Development Highlights

TRU Hotel and
Park Apartments Ph I
under construction

Trilogy Apartments and
The Elliott Apartments
recently complete and
occupied

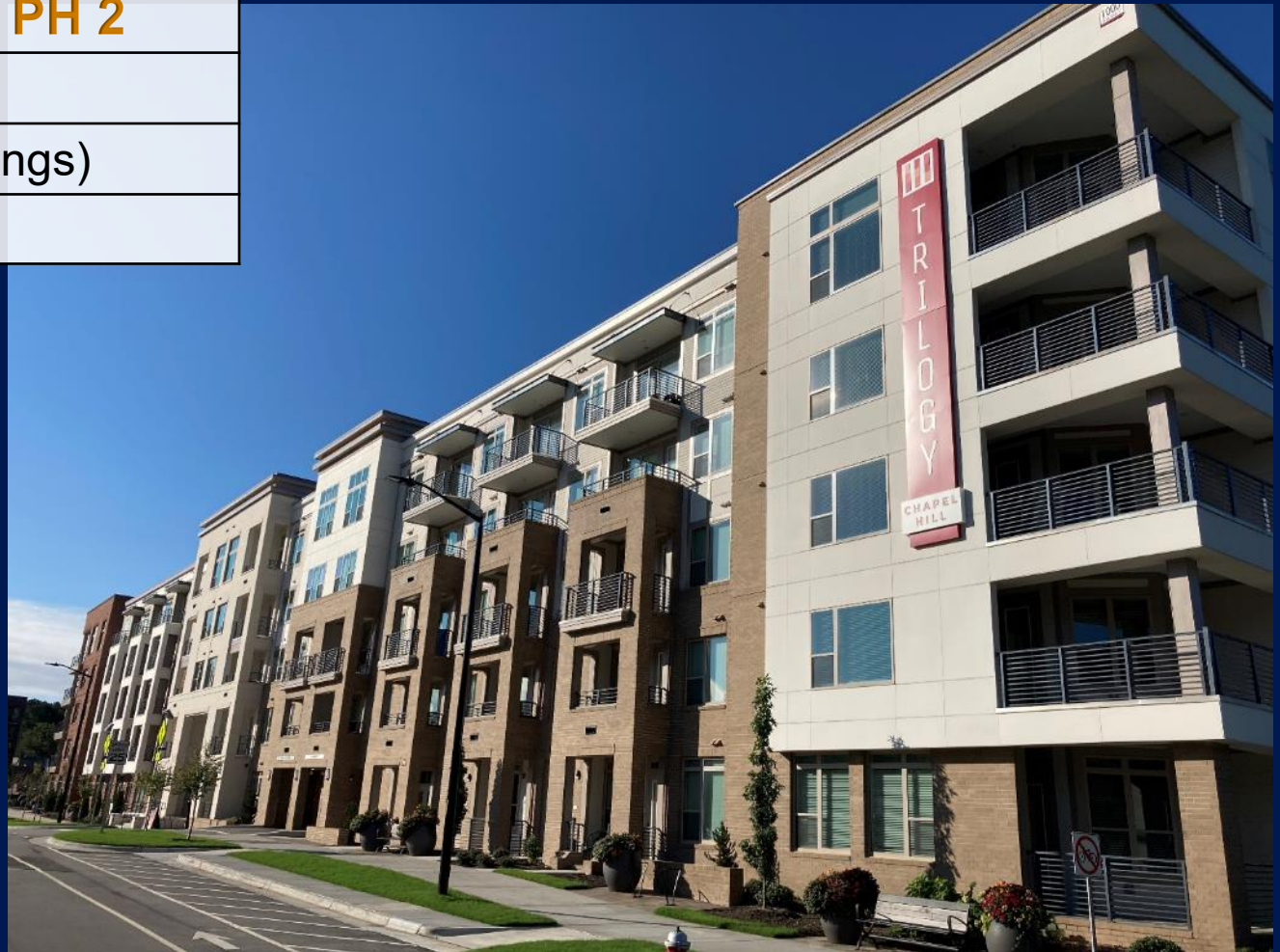


Trilogy (Hillstone) PH 2

Use Apartments

Units 328 (2 buildings)

Status Complete



*Looking east
from Fordham*

Tarheel Lodging PH 1

Use	Tru Hotel
Size	98 rooms, 43,000 sq ft
Status	Construction



Looking west towards Fordham

The Park Apartments PH 1B

Use Apartments

Units 106 units (3 buildings)

Status Near Completion

Looking east from Fordham



The Park Apartments PH 1A

Use	Apartments
Units	308 units (Main building)
Status	Construction



*Future View
from Ephesus
Church Rd*

*View from
northwest corner*

1 Renovations & Expansions

Sheraton Hotel recently completed façade renovations

Upfits recently approved for **Aldi** and other tenant spaces at **Eastgate Shopping Center**





Sheraton Hotel

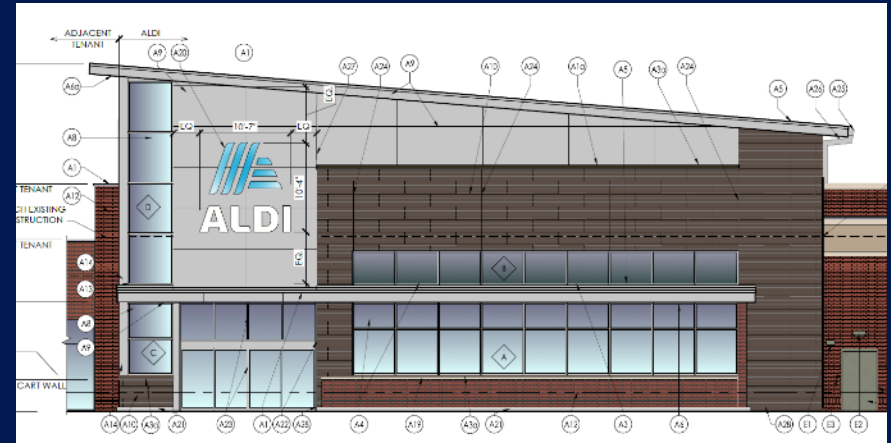
Use Hotel Renovation

Status Complete

Aldi at Eastgate

Use Retail Upfit

Status Approved



Front Elevation

2

District Performance

2

Development Tracking

Square Footage Completed by Year

- First Blue Hill projects completed in 2017
- Based on construction to-date and expected construction activity over the next three years:

2017-2024 Average Completions per year in Blue Hill

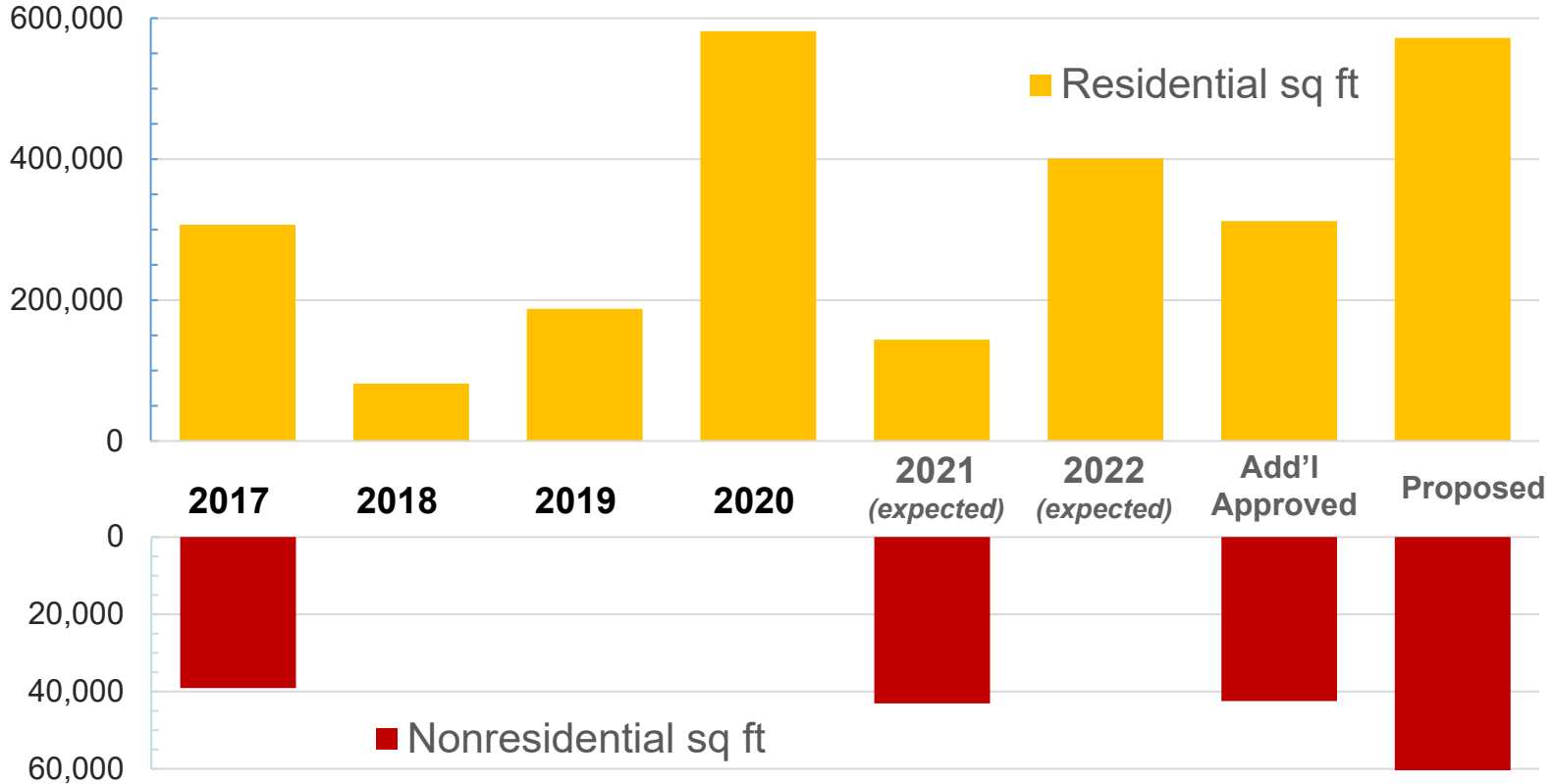
❖ 323,000 sq ft Residential space

❖ 23,000 sq ft Nonresidential space

2

Development Tracking

Square Footage Completed by Year



2

Development Tracking – Residential

Status as of September 2021

RESIDENTIAL UNITS	NET NEW
Completed Projects	
1,015	1,015
Under Construction	
648	450
Add'l Anticipated* through 2029	
1,182	1,181
TOTAL through 2029	
2,845	2,646



* Includes Park Apts Ph II, Staples, University Inn, Aura BH

More details in [Development Tracking Spreadsheet](#)

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Development Tracking – Residential

Status as of September 2021

RESIDENTIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
1,157,800	1,157,800
Under Construction	
857,021	710,369
Add'l Anticipated* through 2029	
1,143,949	1,141,457
TOTAL through 2029	
3,158,770	3,009,626



* Includes Park Apts Ph II, Staples, University Inn, Aura BH

More details in [Development Tracking Spreadsheet](#)

2

Development Tracking – Commercial

Status as of September 2021

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
39,074	33,361
Under Construction	
85,495	15,360
Add'l Anticipated* through 2029	
90,348	-30,804
TOTAL through 2029	
214,917	17,917



* Includes Staples, University Inn, Aura BH. Any new projects will be added here once concept drawings are put forward

More details in [Development Tracking Spreadsheet](#)

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Debt Scorecard

Revenues will exceed *cumulative* debt payments this FY

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

	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24
Revenues					
Incremental Property Tax	\$572,946	\$572,946	\$1,017,695	\$1,365,566	\$1,365,566
Expenditures					
Debt Service Payments	\$434,572	\$434,537	\$620,950	\$951,501	\$936,316
Revenue less Expenditures	\$138,374	\$138,409	\$396,745	\$414,065	\$429,250
Revenue less Expenditures Cumulative	\$(156,941)	\$(18,532)	\$378,214	\$792,279	\$1,221,529

More details in *District Debt Scorecard*

3

Looking Ahead

3 Possible Code Refinements

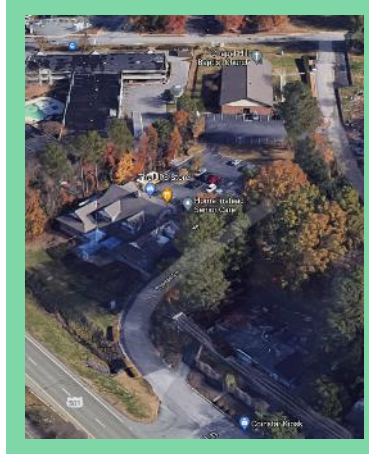
- **Townhomes** – standards for small projects
Text Amendment Hearing held in early 2021
- **Parking Ratios** – consider reductions and alternative strategies
- Other?



3 Proposed Development

Millennium Chapel Hill (formerly University Inn) plans are close to approval. Demolition of existing building underway.

Aura Blue Hill recent preliminary submittal



3 Proposed Development

Multiple projects in the pipeline for the **District's southeastern portion**

(South of Fordham Blvd/ Ephesus Church intersection)



3 Proposed Development

Possible build-out,
based on current
proposals





Next Steps

- Consider Action on STR Regulations
October 27, 2021
- Next Blue Hill Update:
Spring 2022