



Blue Hill District Report

Date: March 13, 2019





East Franklin St

Eastgate Crossing

Village Plaza

Elliott Rd

US 15-501 / Fordham Blvd

Rams Plaza

Legion Rd

Ephesus Church Rd

Overview

1. Update on Town Projects
2. Update on Development
3. Introduction to Tonight's Other Blue Hill Topics

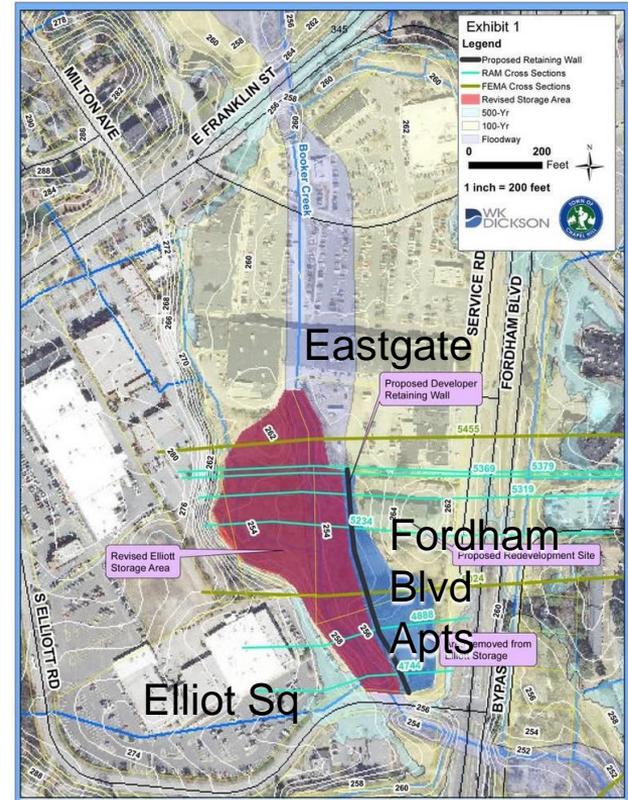


Town Projects

1 Elliott Rd Flood Storage

Updates

- Floodplain permits from State expected in May 2019
- Design 90% complete
- Property acquisition underway
- Construction start targeted for summer 2019



1 Elliott Road Extension

Updates

- Nearing 70% Design completion
- Final Design expected Summer to Fall 2019
- Construction as part of Park Apartments project



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

Park Apartments Resident Relocation

- Notice to residents of no leases renewals
- Property manager offering relocation assistance packages
 - \$500 per household
 - Housing Fair
- Coordination with Housing staff



2

Status of Development Projects

★ Façade / Site Improvements

- Village Plaza Amenity Space & Façade Improvements
- Babalu Sign Structure



2

Development Tracking – Residential

Status as of March 2019

RESIDENTIAL UNITS	NET NEW
Completed Projects	
346	346
Under Construction	
669	669
Under Review – Park Apts, Tarheel Lodging	
652	454
Additional Anticipated through 2029	
632	632



-- based on 2014 Projections
Park Apts Ph II, Staples

2

Development Tracking – Residential

Status as of March 2019

RESIDENTIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
388,599	388,599
Under Construction	
769,201	769,201
Under Review – Park Apts, Tarheel Lodging	
839,959	693,367
Additional Anticipated through 2029	
570,000	570,000



-- based on 2014 Projections
Park Apts Ph II, Staples

2

Development Tracking – Commercial

Status as of March 2019

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
39,074	33,361
Under Construction	
-	-23,418
Under Review – Tarheel Lodging	
85,495	38,778
Additional Anticipated through 2029	
130,000	28,129



-- based on 2014 Projections
University Inn, Staples

2

Updated Scorecard

Revenues exceed *cumulative* debt payments by FY 20-21

- 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	\$510,089	\$554,006	\$1,065,729
Expenditures					
Debt Service Payments	\$434,941	\$435,224	\$434,429	\$487,772	\$668,617
Revenue less Debt Service	\$ (434,941)	\$63,966	\$75,660	\$66,234	\$397,112
Revenue less Debt Service Cumulative	\$ (434,941)	\$ (370,975)	\$ (295,314)	\$ (229,080)	\$168,031

More details in *attached District Debt Scorecard*

3

Other Blue Hill Topics

- Response to State Stormwater Legislation
- Affordable Housing Strategies

3

Stormwater – New State Legislation

- Revised statute limits treatment requirements to **new impervious only**
- Blue Hill Code currently requires treatment of **50% total site impervious**
- Subject of tonight's agenda item, [Blue Hill Code – Response to State Stormwater Legislation](#)



3

March 2018 Council Petition

Submitted by Council Members in March 2018

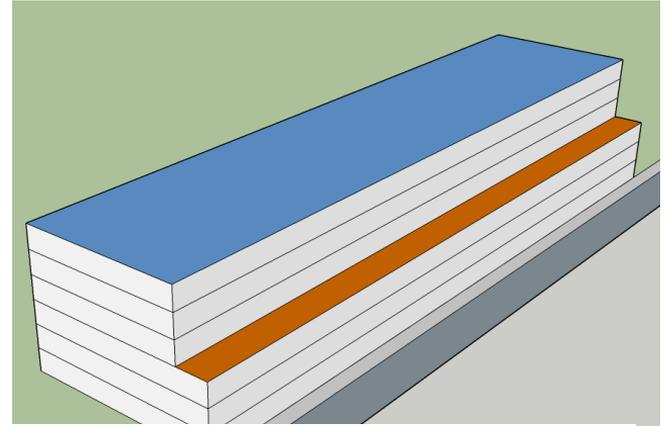
Interests

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

3 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

3 Action Taken for Interest #2 Affordable Housing

Updates

- Housing staff have been studying strategies for creating more units
- Subject of tonight's agenda item, [Exploring Affordable Housing Strategies](#)



3 Action Taken for Interest #3

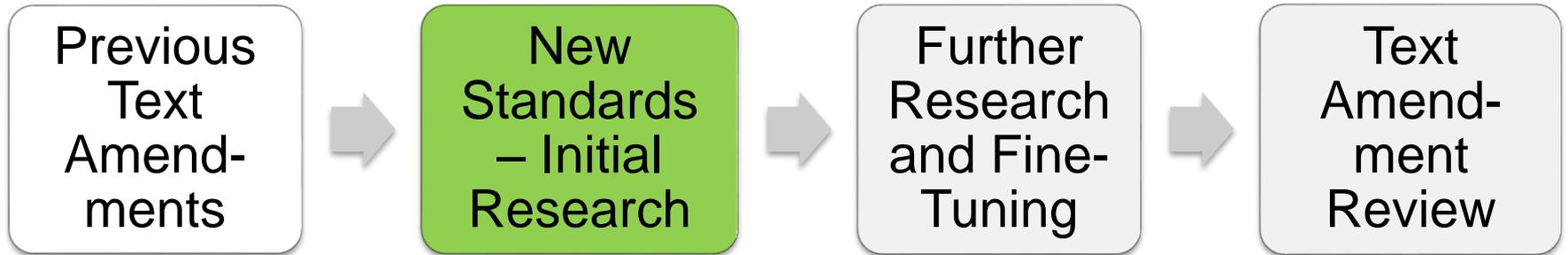
Updates

- Council adopted text amendments in June 2018
 - Recreation space must be outdoors, at-grade, connected to public realm
- Council direction to consider additional changes through a [Study of Blue Hill Massing Standards](#)



3 Action Taken for Interest #3

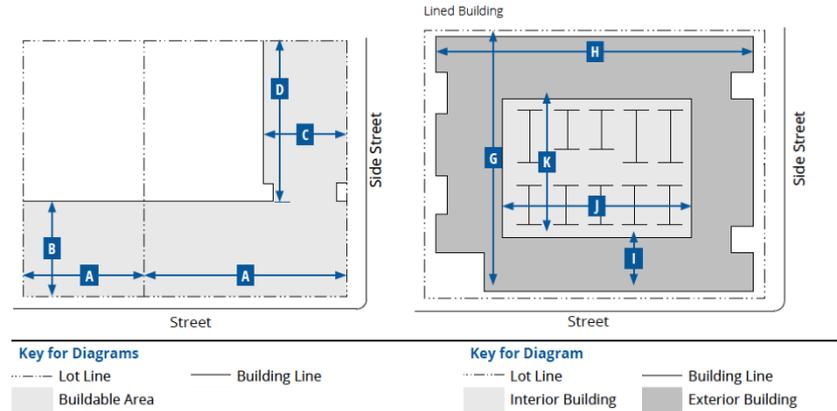
Scope of Current Study



3 Action Taken for Interest #3

New Standards – Initial Research

- Compile precedent examples
- Prepare menu of possible strategies
- Identify parcel characteristics



Allowable Massing By Story								
% allowed by story relative to ground floor								
Story	1	2	3	4	5	6	7	8
	100%	100%	100%	75-90%	50-80%	40-70%	25-50%	0%

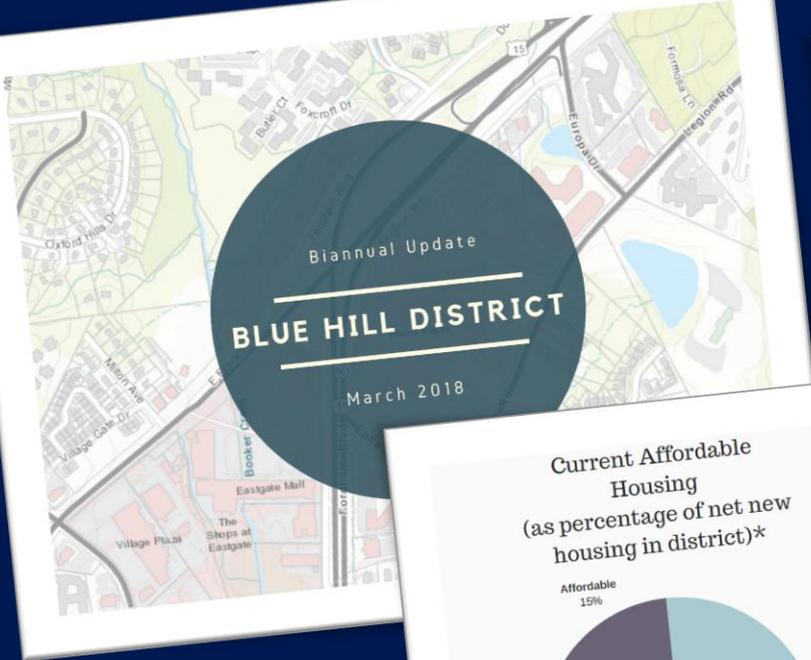
Sample Standards

3 Action Taken for Interest #3



Further Research and Fine-Tuning

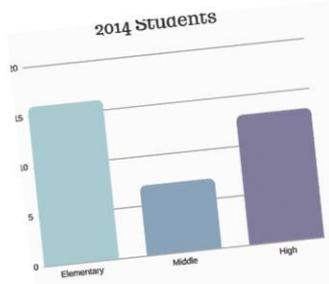
- Evaluate potential impacts based on parcel characteristics
- Present to Council for further discussion
- Prepare text amendment language



Biannual Update

BLUE HILL DISTRICT

March 2018



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



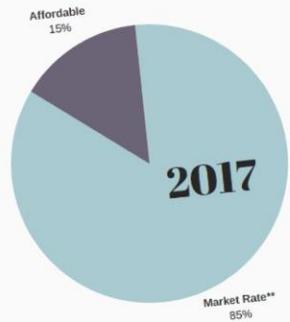
As residential options within the district increase, children attending Chapel Hill-Carrboro Schools are also increasing

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 Arts, & Redebiro Arts

www.townofchapelhill.org/BlueHillDistrict

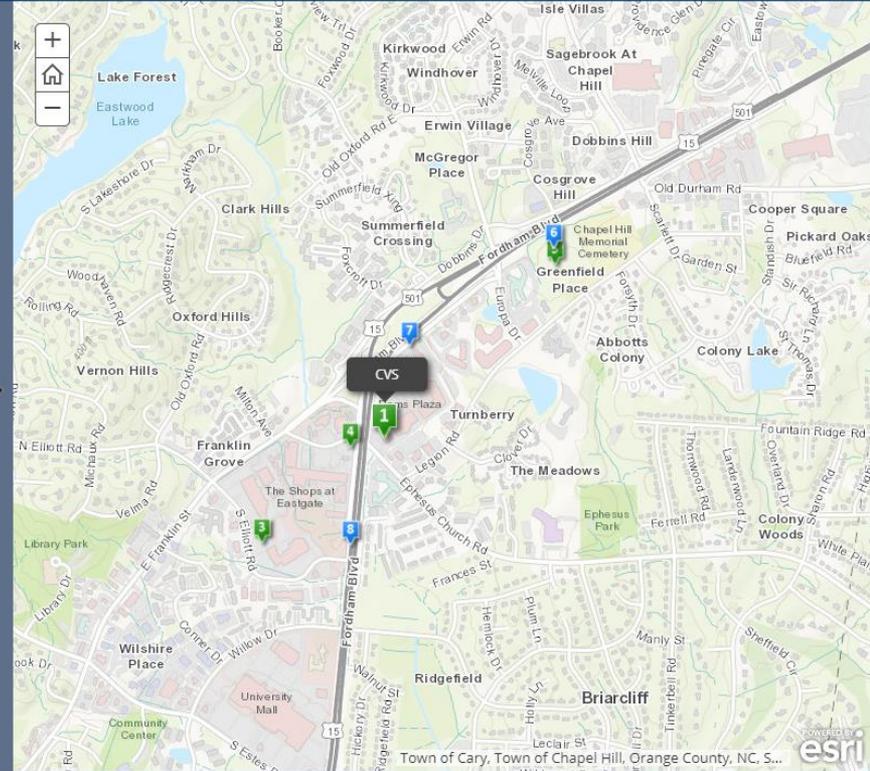
> Redevelopment Story Map

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



CVS

CVS is the first completed project within the Blue Hill District under the District's form-based code regulations and adds over 13,000 sq. ft. of commercial space to the Ram's Plaza area. The CVS project includes a refurbished sidewalk along Ephesus-Church Road and a section of the multi-modal path that will connect Ephesus-Church Rd. and Service Rd. adjacent to Fordham Blvd.



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

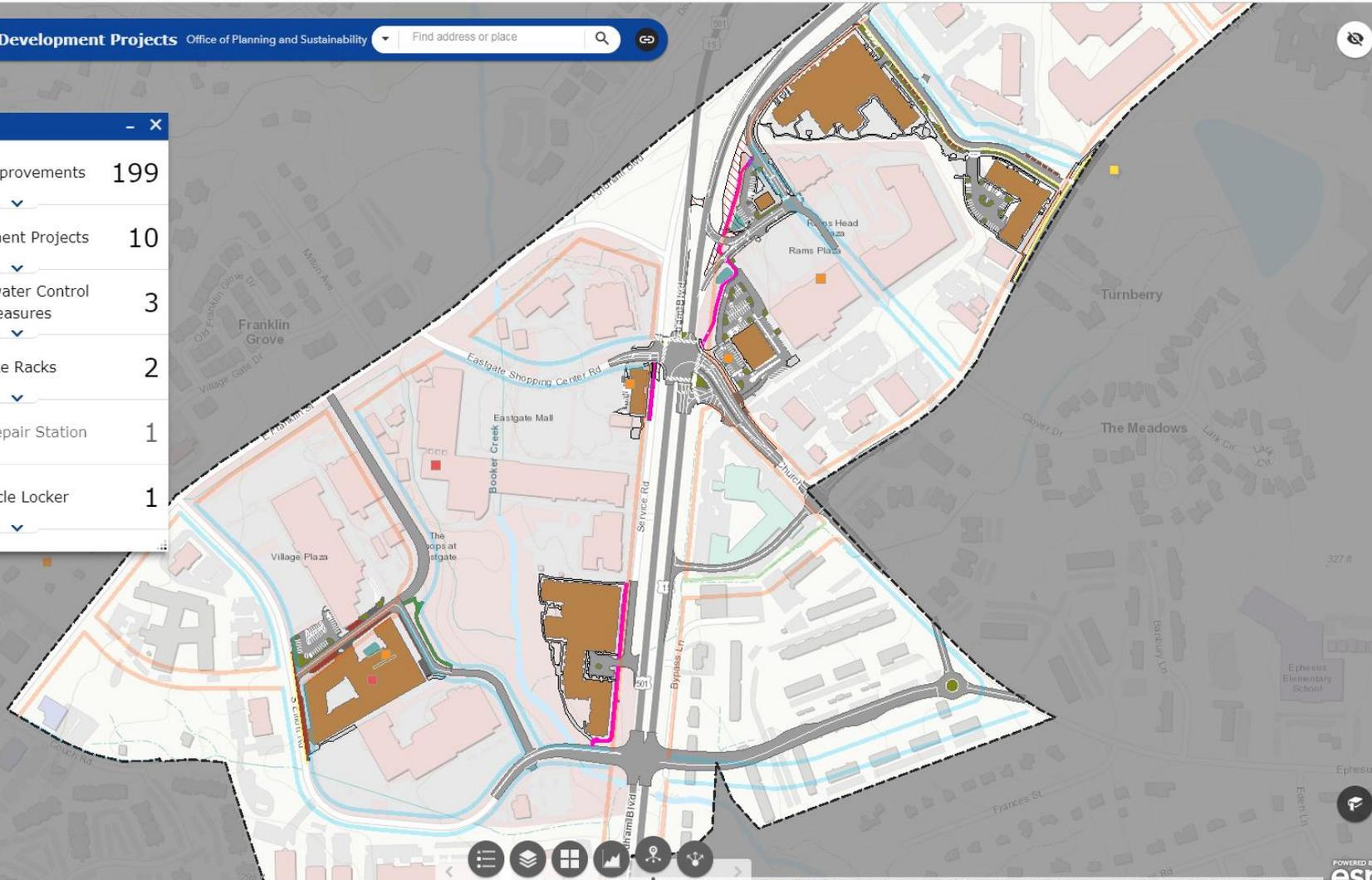
Development Projects 10

Stormwater Control Measures 3

Bike Racks 2

Bike Repair Station 1

Bicycle Locker 1





Next Steps

- Continue Work on Blue Hill Projects
- Massing Standards Update:
May 2019
- Next Blue Hill Update:
Fall 2019