



# Blue Hill District Report

Date: March 9, 2022



# District Map





# Overview

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

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# District Performance

# 1 Recent Code Changes



Form-Based  
Code has been a  
work in progress

Series of changes has led to  
each major project incorporating  
new requirements

# 1

# Recent Code Changes - Applicability

<b>Project</b>	Design Guidelines / Mass Variation	Nonresidential Uses	Building Footprints and Massing	Short-Term Rentals
Tru Hotel				
Park Apartments	✓			
Millennium (University Inn)	✓	✓		
Aura Blue Hill	✓	✓	✓	✓
<i>Future Projects</i>	✓	✓	✓	✓

# 1 Aura Blue Hill

Example of recent CDC Review

Design reflects all adopted Code changes

- Mass variation
- Mix of uses
- Building footprint
- No STRs



# 1

# Development Tracking – Residential

Status as of March 2022

RESIDENTIAL UNITS	NET NEW
<b>Completed Projects</b>	
1,015	1,015
<b>Under Construction</b>	
922	724
<b>Add'l Anticipated* through 2029</b>	
921	920
<b>TOTAL through 2029</b>	
2,858	2,659



\* Includes Park Apts Ph II, Staples, Aura BH

More details in *Development Tracking Spreadsheet*



1

# Development Tracking – Residential

Status as of March 2022

RESIDENTIAL	
SQUARE FOOTAGE	NET NEW
<b>Completed Projects</b>	
1,157,800	1,157,800
<b>Under Construction</b>	
1,139,266	992,614
<b>Add'l Anticipated* through 2029</b>	
874,726	872,234
<b>TOTAL through 2029</b>	
3,171,792	3,022,648



\* Includes Park Apts Ph II, Staples, Aura BH

More details in [Development Tracking Spreadsheet](#)

1

# Development Tracking – Commercial

Status as of March 2022

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
<b>Completed Projects</b>	
39,074	33,361
<b>Under Construction</b>	
122,648	-10,779
<b>Add'l Anticipated* through 2029</b>	
60,291	2,431
<b>TOTAL through 2029</b>	
222,013	25,013



\* Includes Staples and Aura BH. Any new projects will be added here once concept drawings are put forward

More details in [Development Tracking Spreadsheet](#)

## 1

# 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
<b>Revenues</b>					
Incremental Property Tax	\$572,946	\$616,236	\$1,078,366	\$1,426,251	\$1,426,251
<b>Expenditures</b>					
Debt Service Payments	\$434,572	\$434,537	\$612,794	\$919,500	\$905,435
Revenue less Expenditures	\$138,374	\$181,699	\$465,572	\$506,751	\$520,816
Revenue less Expenditures Cumulative	<b>\$(156,941)</b>	\$24,758	\$490,330	\$997,081	\$1,517,897

More details in *District Debt Scorecard*



# Recent Activity

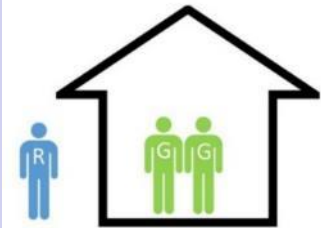
2

## Town Projects

Construction  
ongoing for  
**Elliott Rd  
Extension**



Recently  
adopted  
regulations for  
**Short-Term  
Rentals**



## 2 Elliott Road Extension

### Town Project

- Construction in progress through Park Apartments site
- Roundabout under construction at Ephesus Church Rd



*Looking east from Fordham*

## 2

# Short-Term Rentals

## Updates

- Added definition as residential use in June 2021
- Updated standards to reflect distinction between STRs and Hotels in October 2021



## 2 Development Highlights

TRU Hotel,  
Millennium Chapel Hill,  
and  
Park Apartments Ph I  
under construction





# Tarheel Lodging PH 1

<b>Use</b>	Tru Hotel
<b>Size</b>	98 rooms, 43,000 sq ft
<b>Status</b>	Near Completion



*Looking west towards Fordham*

*Full Buildout with  
Future Phases*

# The Park Apartments PH 1B

**Use** Apartments

**Units** 106 units (3 buildings)

**Status** Near Completion

*Looking east from Fordham*



# The Park Apartments PH 1A

<b>Use</b>	Apartments
<b>Units</b>	308 units (Main building)
<b>Status</b>	Construction



*View from northwest*



*Future view from Ephesus Church Rd*



*Current view from Ephesus Church Rd*

# Millenium Chapel Hill (fka University Inn)

<b>Use</b>	Apartments + Lodging
<b>Dwelling Units</b>	274 units
<b>Commercial</b>	37,153 sq ft
<b>Status</b>	Building Permits



*Future illustrative  
view along  
Fordham Blvd*



*View of site preparation  
from northeast*

## 2

# Renovations & Expansions

Aldi, Shake Shack, and other tenant upfits continue at **Eastgate Shopping Center**



## Aldi at Eastgate

<b>Use</b>	Retail Upfit – former Steinmart
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<b>Status</b>	Under Construction
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## Shake Shack at Eastgate

<b>Use</b>	Retail Upfit – former Zoe's Kitchen
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<b>Status</b>	Approved
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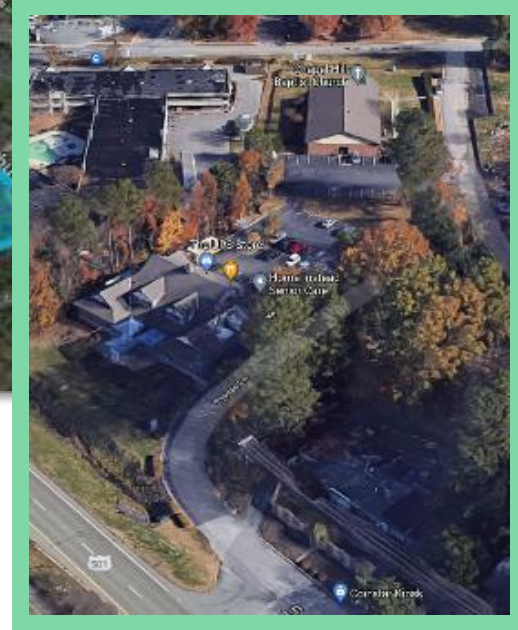
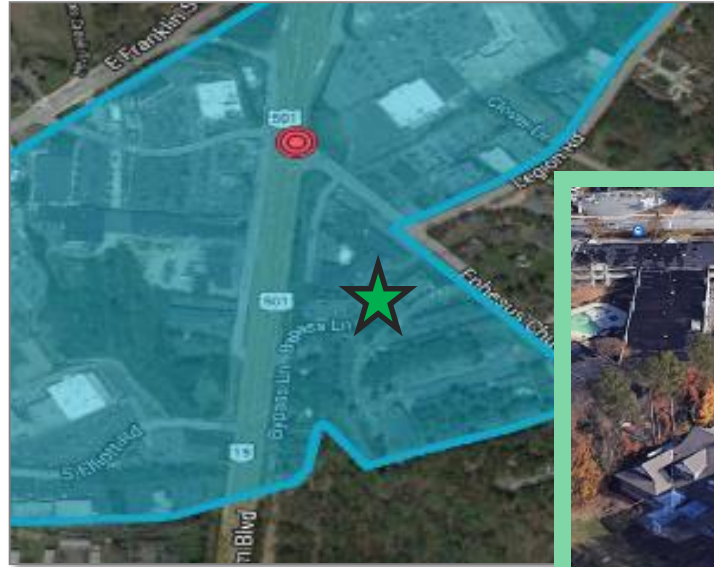


# Looking Ahead

# 3 Proposed Development

## Aura Blue Hill

approved by CDC,  
under review by staff







# Next Steps

- Next Blue Hill Update:  
Fall 2022