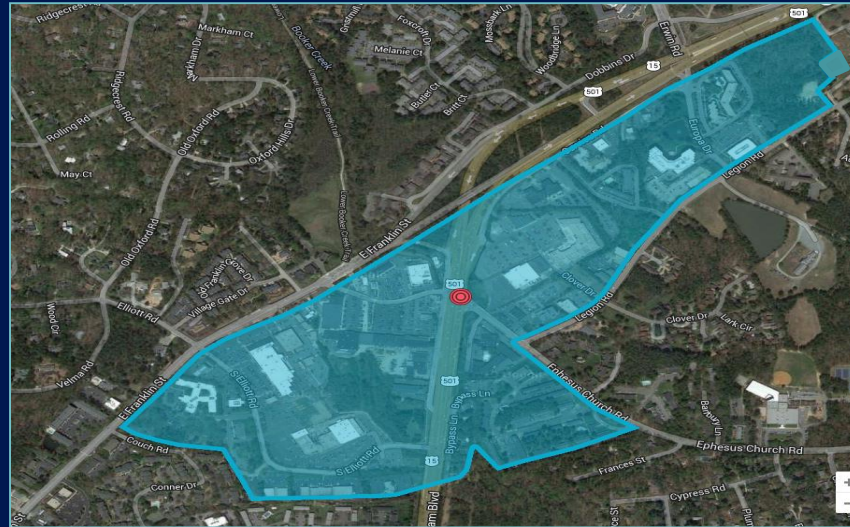
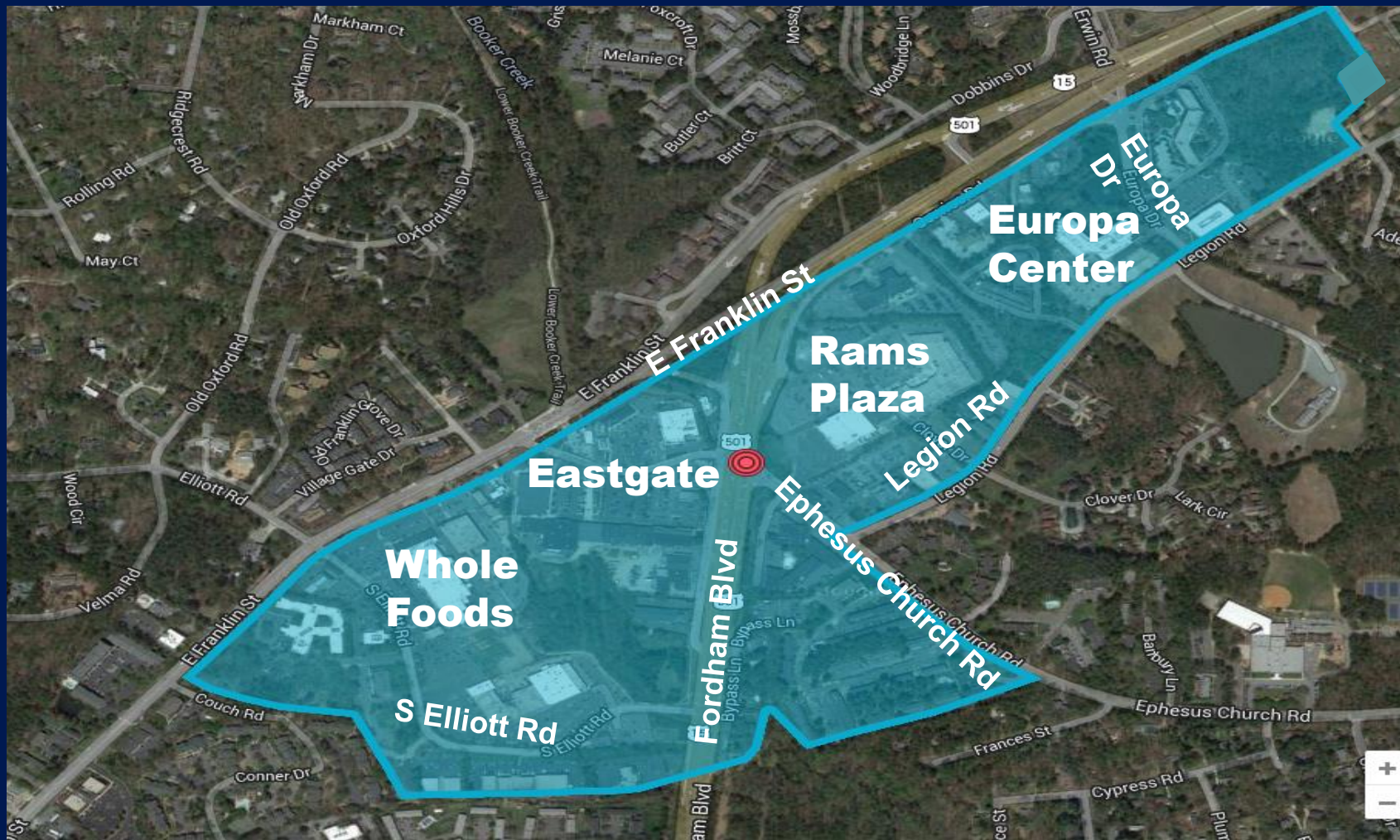




# Blue Hill District Report

Date: March 21, 2018







# Overview

1. Blue Hill Design Guidelines
2. Development Project Updates since September
3. Status of Elliott Road Extension
4. Metrics and Story Map Updates

**1**

# **Blue Hill Design Guidelines**

# 1

# Blue Hill Design Guidelines

## Updates

- Revised draft available online
- 3/27/18: Community Design Commission
- 4/3/18: Planning Commission
- 4/18/18: Council Public Hearing



**2**

## **Development Updates**





## 2 Development Updates

### Pending Applications

- Quality Inn
- Park Apartments

### Affordability Metrics

- Market rate vs. below market
- Affordable square footage as a percentage of the total for all new housing
- Net number of affordable units



**3**

## **Status of Elliott Rd Extension**

# 3

## Status of Elliott Rd Extension

### Updates

- 3/27/18: Transportation Bd.
- 4/25/18: Council Meeting
- Moving from 25% to 70% roadway design plan
- Modest adjustments proposed by applicant





**4**

## **Metrics and Story Map**





Biannual Update

# BLUE HILL DISTRICT

March 2018

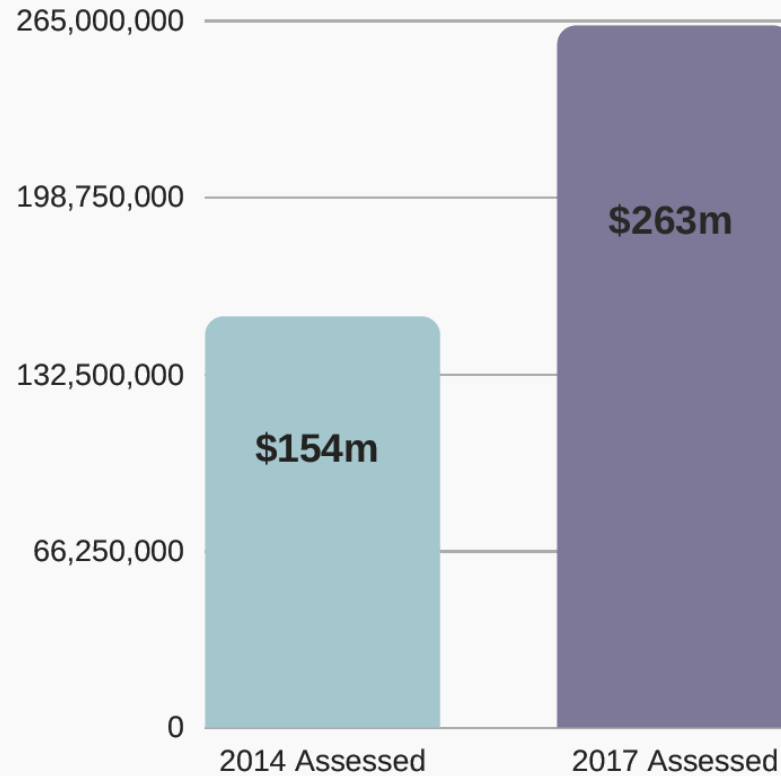
## DISTRICT VALUE

District value has  
achieved 71% growth in  
first 3 years

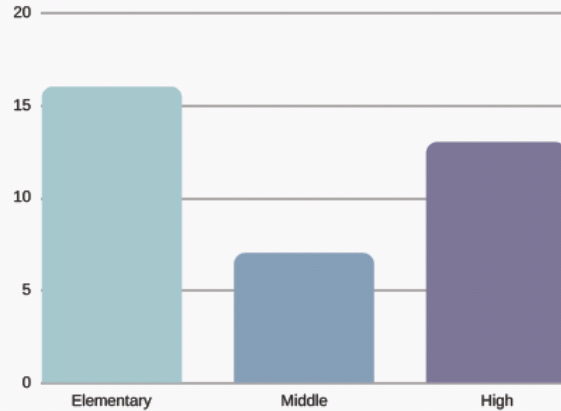


Orange County Tax Data

## Increase in District Value

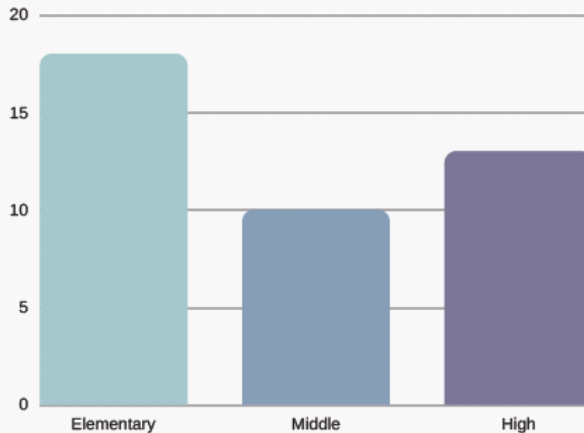


## 2014 Students



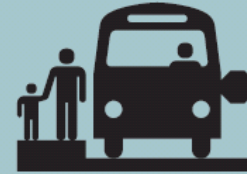
36  
Total

## 2017 Students



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  
City Schools

## PHASE I DEVELOPMENT

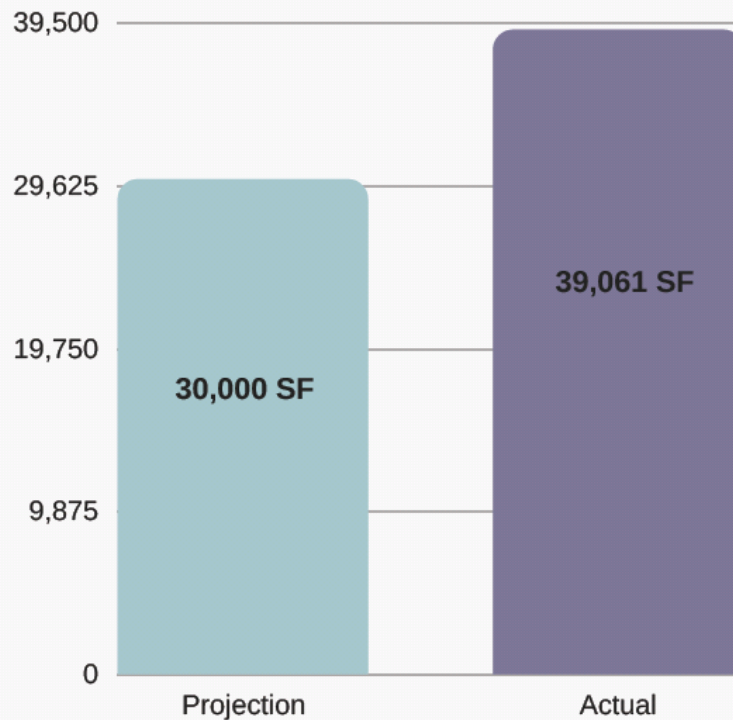
Exceeded Retail Target

13,000 SF CVS  
7,761 SF Eastgate  
2,700 Rams Outparcel  
15,600 Berkshire Apts



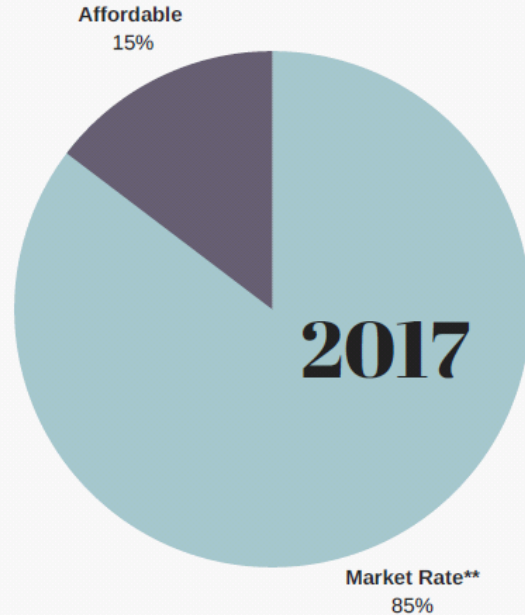
Additional retail space  
created above projection  
in phase 1 year 3 of 4

## Square Footage of Retail Added 2014-2017





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



\*Includes built and permitted units

\*\*Includes Hillstone, Fordham Blvd Apts. & Berkshire Apts

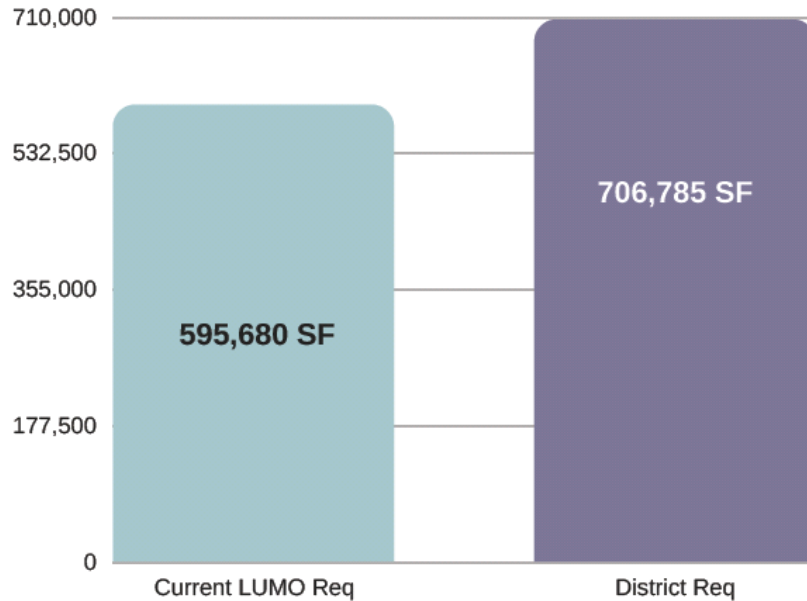
## HOUSING

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



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

## IMPERVIOUS SURFACE TREATMENT



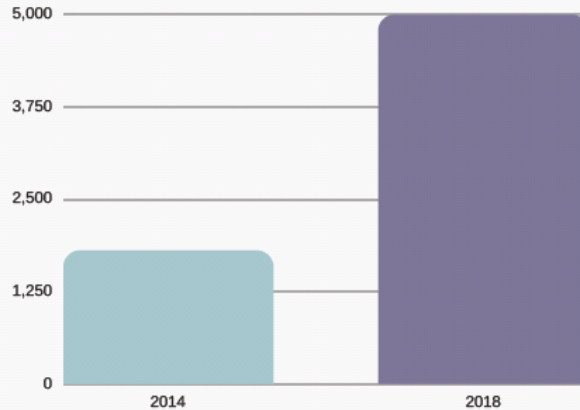
District stormwater regulations require more impervious surface treatment than the town-wide requirement.

Since the implementation of the Form Based Code, new and permitted developments have been required to adhere to these standards. This has resulted in an additional 111,000 SF of surface treatment above the normal requirement.



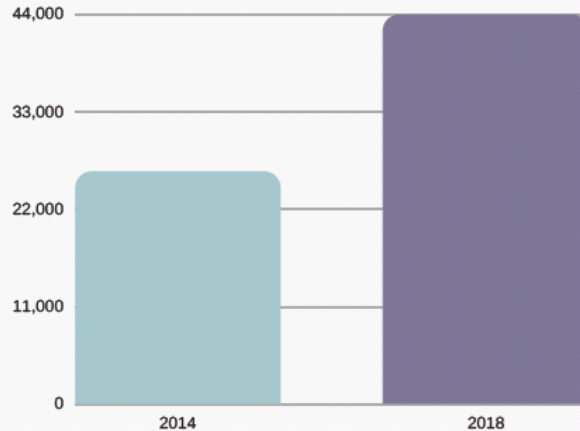
Increase in impervious surface treatment above town-wide standard

## 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

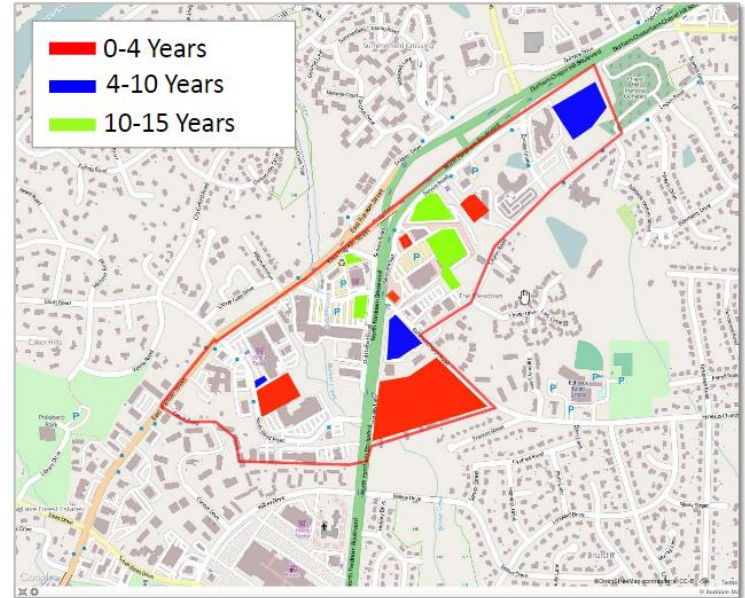
Bicycle Parking Spaces  
Permitted in 2017

# 4 Metrics and Story Map

## Charting Progress

- What we started with
- What we expect to have at full buildout
- What we have now
- What we expected to have at this point


## Projected Phasing (2014)

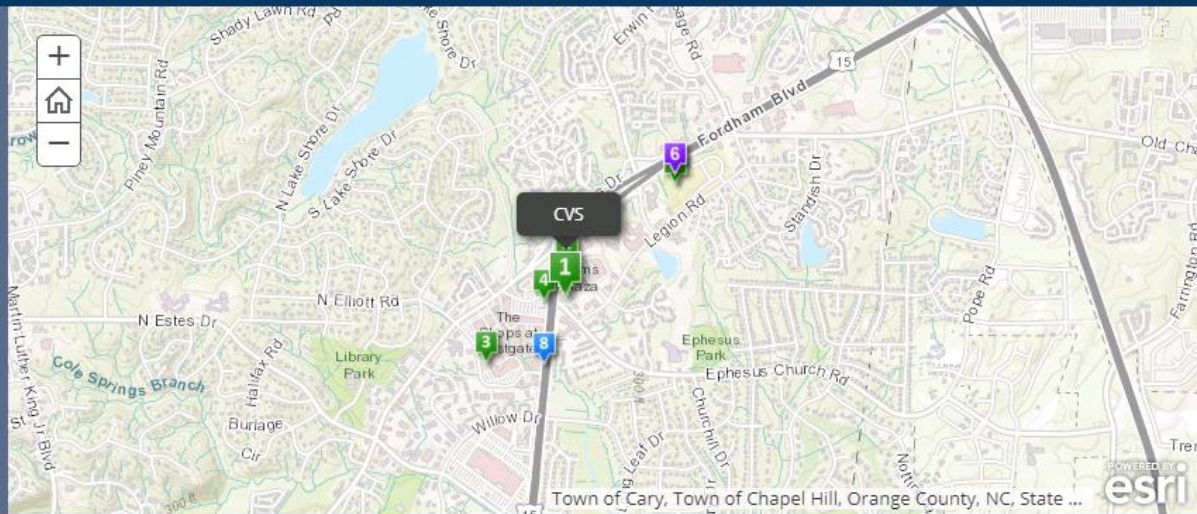
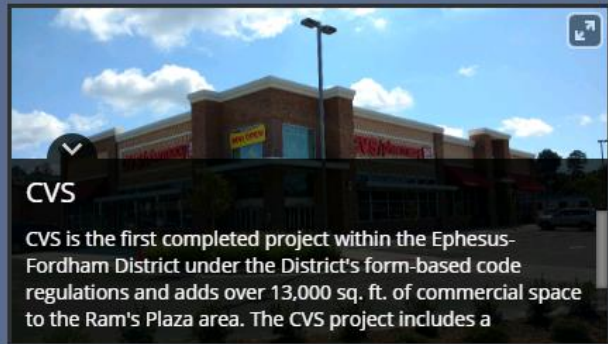




# The Ephesus-Fordham District

A Tour of Projects Approved Under the Form-Based Code Regulations

[Click here to access detailed information on development permits issued within Ephesus-Fordham](#)   



CVS



Outparcel at Rams Plaza



Berkshire Chapel Hill



Eastgate Building D2



Greenfield Place (Phase I)



Greenfield Commons (Phase II)



Hillstone



Fordham Boulevard  
Apartments



## Ephesus-Fordham District Development Projects

Find address or place



### Info Summary



Planned Improvements 252



Development Projects 12



Stormwater Control Measures 4



Bike Racks 8



Bike Repair Station 0



Bicycle Locker 1



600ft

Esri, FAO, NOAA | Town of Chapel Hill Office of Planning and Sustainability | Town of Chapel Hill Stormwater Manage...

POWERED BY  
esri



# Ephesus-Fordham District Development Projects

Find address or place

Q

🔗



- 📍 Info Summary - ✕
- 📊

Planned Improvements

48
- 📍

Development Projects

1
- 📊

Stormwater Control Measures

2
- 📄

Structure Type: BIORETENTION BASIN - Link to Approved Plans:  
[http://198.85.222.10/img/CVS Detention Summary.pdf](http://198.85.222.10/img/CVS%20Detention%20Summary.pdf)
- 📄

Structure Type: BIORETENTION BASIN - Link to Approved Plans: null
- 🚲

Bike Racks

0
- 🚲

Bike Repair Station

0

(1 of 2) ▶ □ ✕

Stormwater Summary

Comments BIORETENTION BASIN

Attachments:  
[Ram's Plaza OutBldg Bioretention.png](#)

Related tables:  
Stormwater\_Control\_Measures - Detenti... >

[Zoom to](#) ⋮







# Ephesus-Fordham District Development Projects

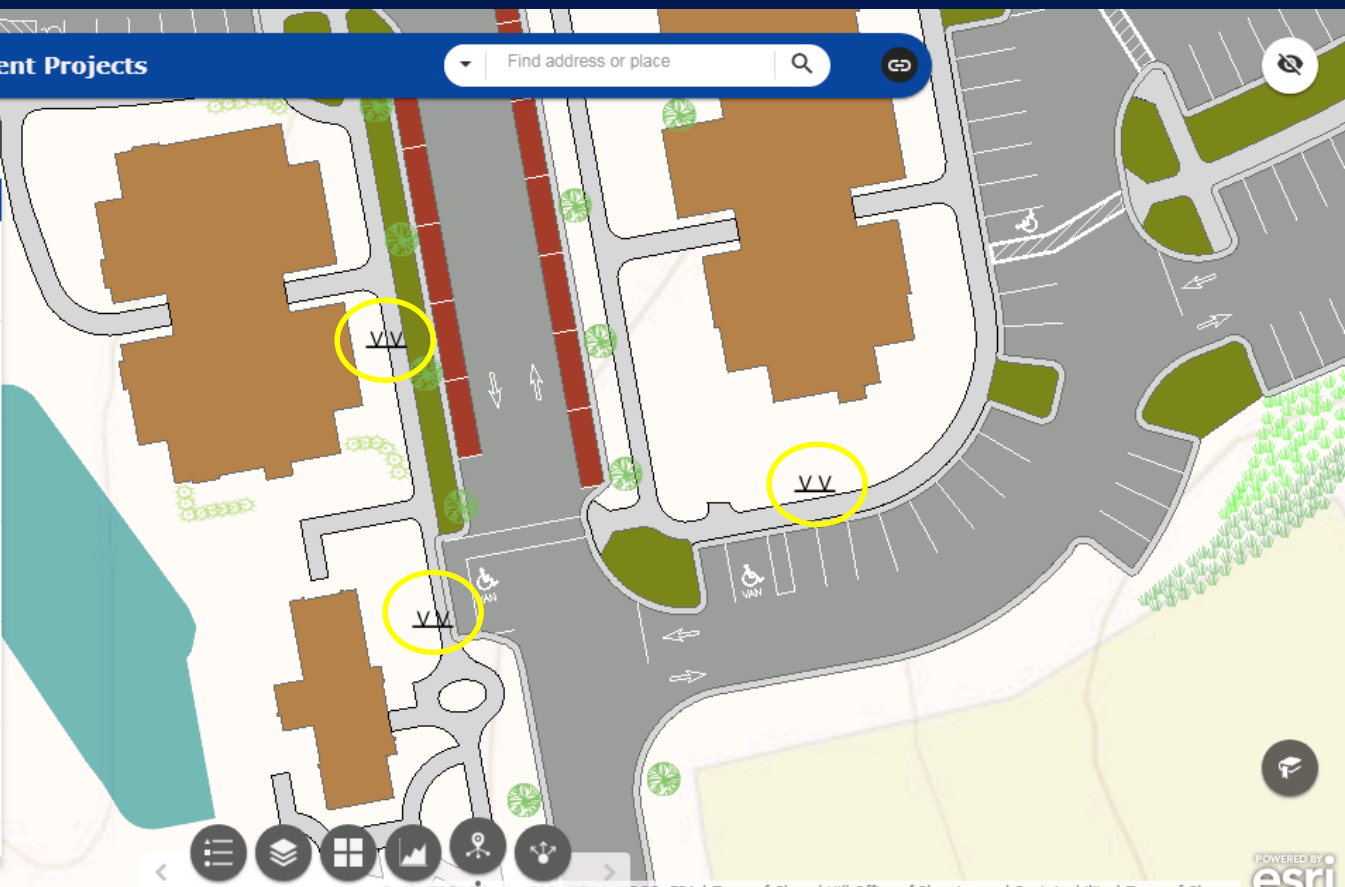
Find address or place

🔍

🔗



Info Summary		
	Planned Improvements	24
▼		
	Development Projects	0
▼		
	Stormwater Control Measures	1
▼		
	Bike Racks	3
▼		
	Bike Repair Station	0
▼		
	Bicycle Locker	0



40ft







# Next Steps

Staff will return to Council in the fall with another report.

