



**BLUE HILL BIENNIAL REPORT [#8]<sup>1</sup>**

**STAFF REPORT**

TOWN OF CHAPEL HILL PLANNING AND DEVELOPMENT SERVICES  
Ben Hitchings, Director  
Corey Liles, Principal Planner

<b>BUSINESS MEETING DATE</b> October 10, 2018	
<b>STAFF RECOMMENDATION</b> That the Council receive the staff’s report and presentation.	
<b>OVERVIEW</b> Tonight the Council will receive a presentation that provides updates on various Town improvement projects, development code changes, and development activity in the Blue Hill District. The presentation will include updates about the District since the last report to Council on <a href="#">March 21, 2018</a> <sup>2</sup> . The presentation will also include more detailed information about the build-out of pedestrian facilities and public space in the District.  The following District updates are included in the presentation: <ul style="list-style-type: none"> <li>• <a href="#">Blue Hill Design Guidelines</a><sup>3</sup> adopted in May 2018</li> <li>• Status of response to <a href="#">Council Petition</a><sup>4</sup> presented in March 2018: <ul style="list-style-type: none"> <li>○ <a href="#">Form-Based Code text amendments</a><sup>5</sup> adopted in July 2018 (Increase Non-Residential Space, Address Building Massing Concerns)</li> <li>○ Housing staff currently exploring Affordable Housing Solutions (see Affordable Housing Update attachment)</li> <li>○ Planning staff to further explore Building Massing standards</li> </ul> </li> <li>• Design of Elliott Rd Extension and Flood Storage projects, both well underway</li> <li>• Development applications under review: <ul style="list-style-type: none"> <li>○ Tarheel Lodging/Quality Inn (mixed use – hotel/office/multifamily)</li> <li>○ Elliott Square- Haw River Grill (upfit and outdoor dining)</li> </ul> </li> <li>• Anticipated development applications: Park Apartments (multifamily)</li> <li>• Form-Based Code changes approved in May 2018 (for Design Guidelines) and June 2018 (for Council Petition)</li> <li>• Updated Blue Hill Metrics to be provided in Spring 2019</li> </ul>	
<b>PRESENTATION UPDATE CATEGORIES</b> a. Update on Town Projects and Form-Based Code b. Development Projects and Applications c. People Space and Story Map	<b>FISCAL IMPACT/RESOURCES</b> There are no financial impacts associated with this report.
<b>ATTACHMENTS</b>	<ol style="list-style-type: none"> <li>1. Blue Hill District Report, October 2018</li> <li>2. Blue Hill Affordable Housing Update</li> <li>3. Development Tracking Spreadsheet, September 2018</li> <li>4. District Debt Scorecard, October 2018</li> <li>5. District Financial Analysis</li> </ol>

<sup>1</sup> This is the 8th Council-required report for the Blue Hill District that will occur through 2025.

<sup>2</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582680&GUID=3E44D498-749A-4B78-944A-D405178A5F04> (see item #7)

<sup>3</sup> <http://www.townofchapelhill.org/bluehilldesign>

<sup>4</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582679&GUID=4D52E0D3-32B1-4230-A697-C41E6616678E>

<sup>5</sup> <https://chapelhill.legistar.com/MeetingDetail.aspx?ID=582694&GUID=00DA4663-C959-4539-B675-A0C7ABA3E769> (see item #15)