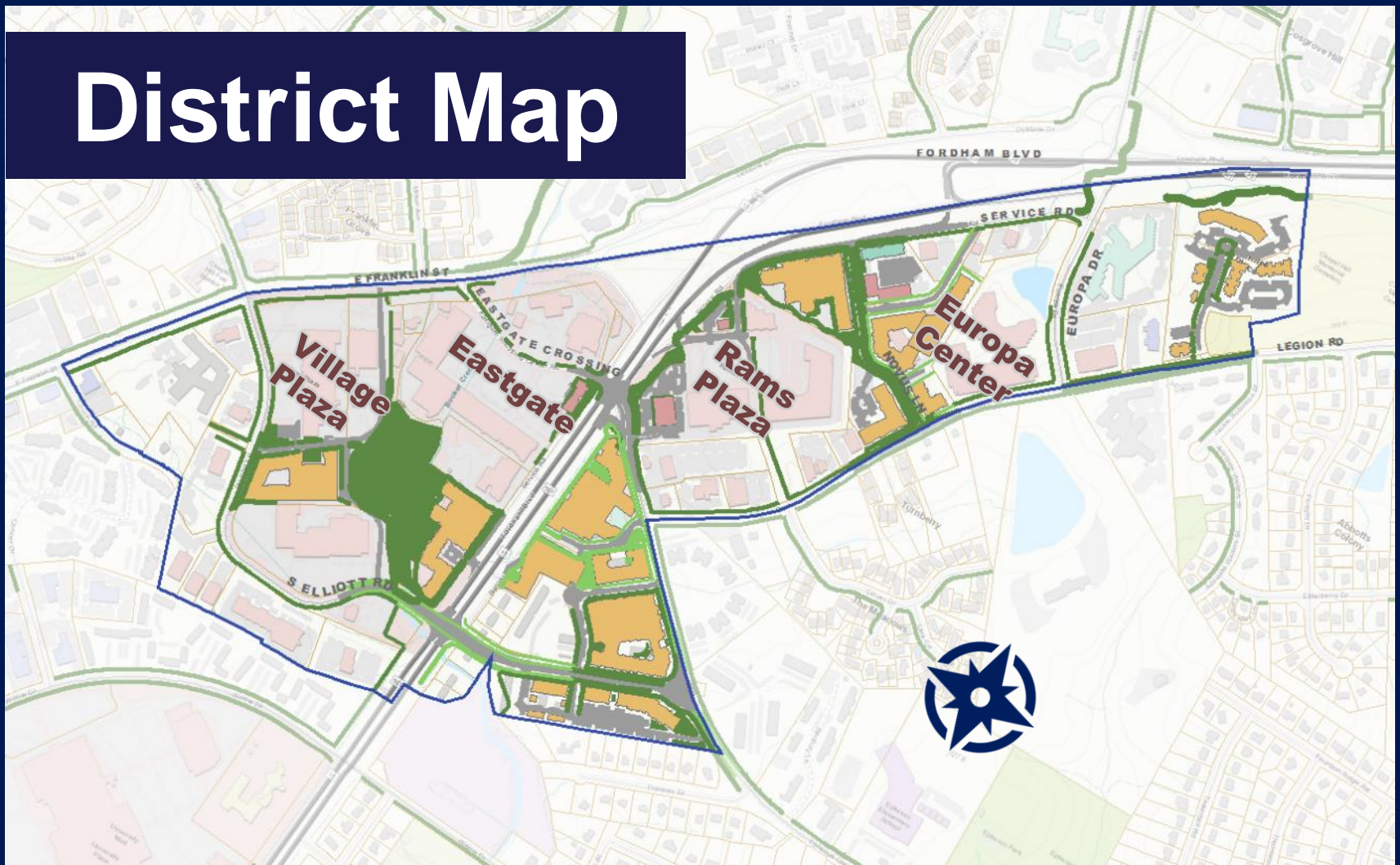


Blue Hill District Report



September 2024

District Map





Overview

1. District Performance

Development Tracking

Community Benefits

Debt Scorecard

2. Development Highlights

3. Looking Ahead



District Performance

1

Development Tracking

1,818
dwelling
units built or
in the pipeline
(net total)



43,217 sq ft of
commercial
space built or
in the pipeline
(net total)



1

Development Tracking – Residential

Status as of September 2024

RESIDENTIAL UNITS	NET NEW
Completed Projects	
1,429	1,231
Under Construction	
588	587
Add'l Anticipated* through 2029	
542	542
TOTAL through 2029	
2,559	2,360



* Includes Park Apts Ph 2, Tarheel Lodging Ph II

More details in *Development Tracking Spreadsheet*

1 Development Tracking – Residential

Status as of September 2024

RESIDENTIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
1,702,784	1,556,132
Under Construction	
606,818	603,918
Add'l Anticipated* through 2029	
595,132	595,132
TOTAL through 2029	
2,904,734	2,755,182



* Includes Park Apts Ph 2,
Tarheel Lodging Ph II

More details in [Development Tracking Spreadsheet](#)

1 Development Tracking – Commercial

Status as of September 2024

COMMERCIAL	
SQUARE FOOTAGE	NET NEW
Completed Projects	
82,114	47,018
Under Construction	
74,369	-3,801
Add'l Anticipated* through 2029	
58,709	17,957
TOTAL through 2029	
215,192	61,174



* Includes Park Apts Ph 2, Tarheel Lodging Ph II. Any new projects will be added here once concept drawings are put forward

More details in *Development Tracking Spreadsheet*

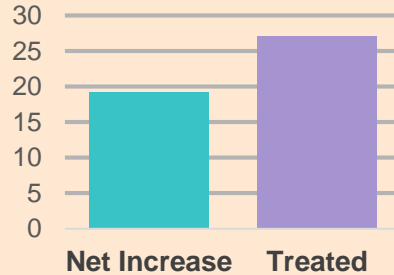
1

Community Benefits

8.3% of development site area provided as **Outdoor Amenity Space**, to date
(nearly 3 acres)



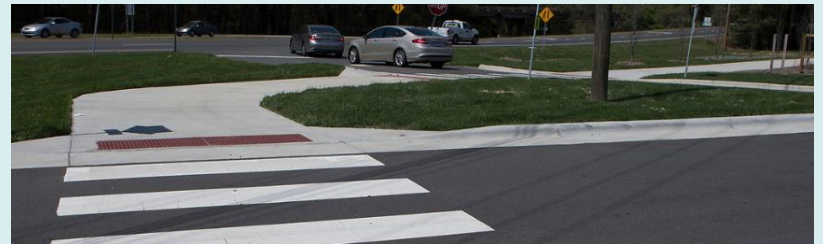
Stormwater standards resulting in **41% more treated impervious area**



(compared to typical Town requirements)

New Connections:

Linear Feet of:	Completed Since 2014	Under Construction
Trails	3,794	1,264
Bike Lanes	8,697	746
Sidewalks	11,702	4,272



1 Outdoor Amenity Space

Required: 6% of site

- **Completed:**
 - 1.96 acres through private development
 - 4+ acres through Booker Creek Basin Park
- **Under Construction:**
0.95 acres

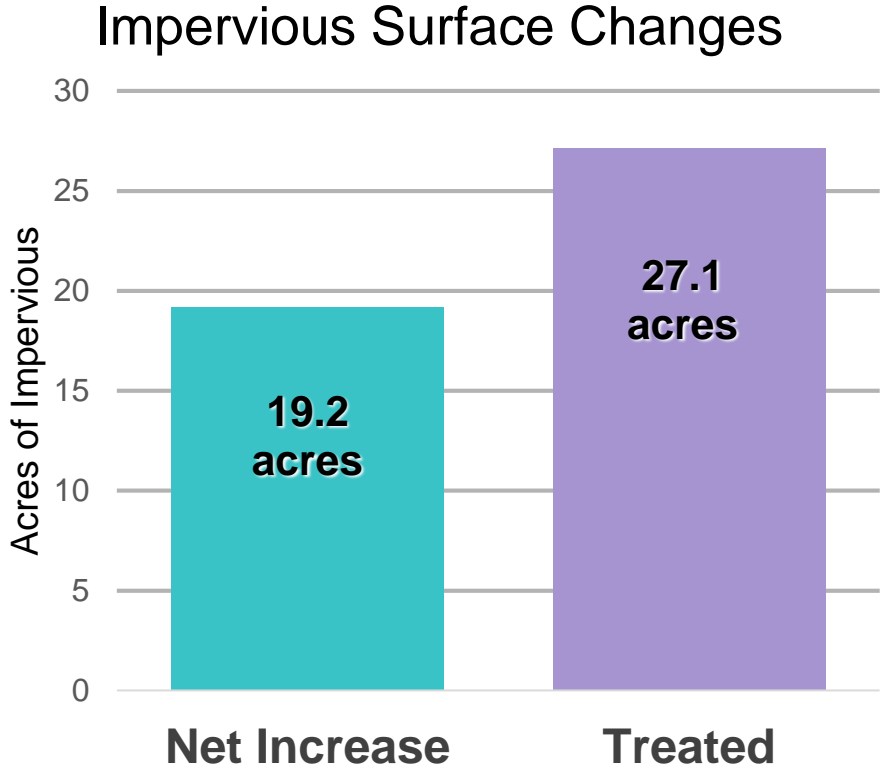


Provided: 8.3% of development site area to-date

1

Stormwater Management

- District stormwater standards incentivize more impervious surface treatment than town-wide standards
- As a result, new and permitted projects since 2014 will treat an additional **7.96 acres** of impervious area above normal requirements (**41% increase**)

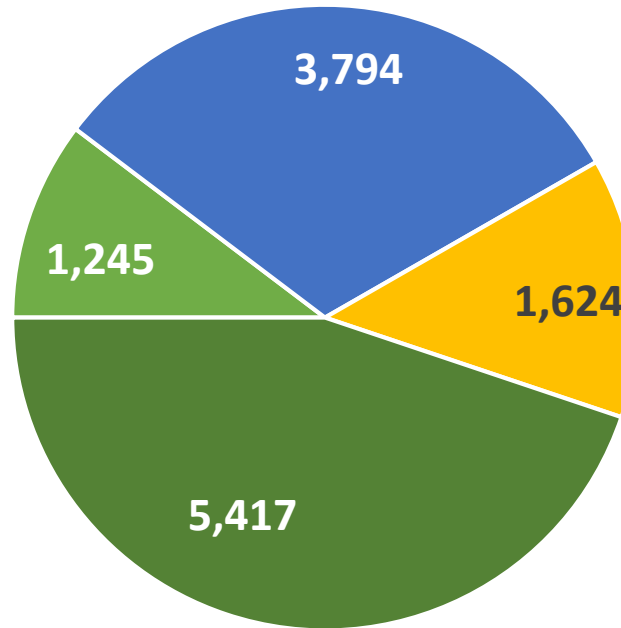


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Connections: Trails & Greenways

Length of Multiuse Facilities by Phase (Linear Feet)

- Trail length has roughly quadrupled since 2014
- 55% of planned trail segments are built out or under construction
- Main trail corridors include Lower Booker Creek and Fordham Blvd



Phase

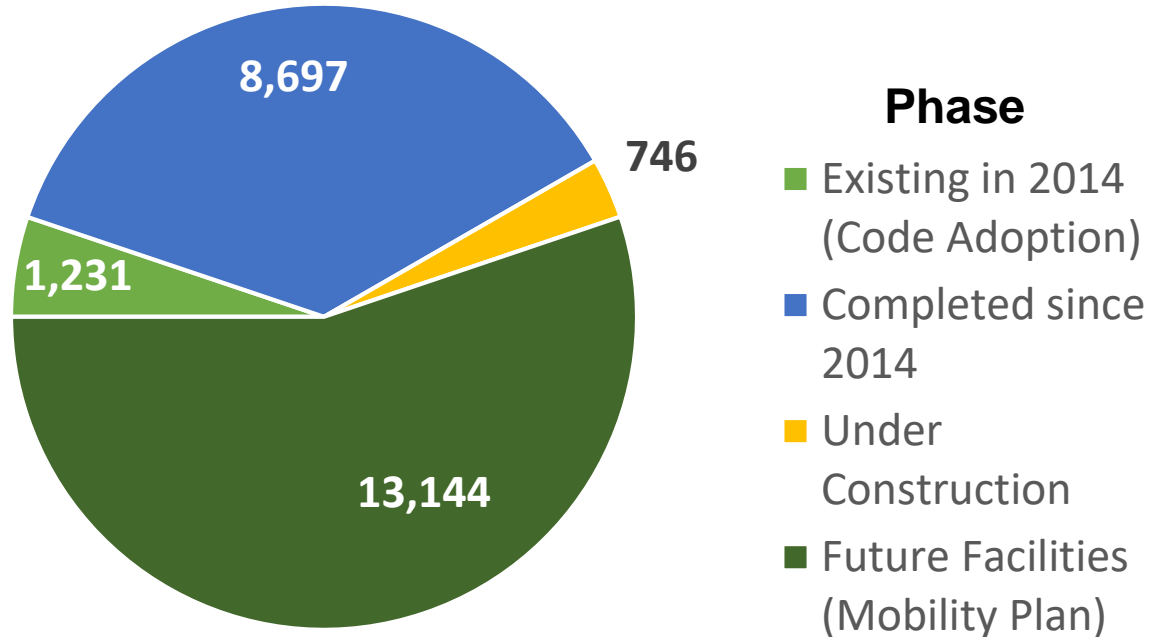
- Existing in 2014 (Code Adoption)
- Completed since 2014
- Under Construction
- Future Facilities (Mobility Plan)

1

Connections: Bike Lanes

Length of Dedicated Bicycle Facilities by Phase (Linear Feet)

- Over 4,000 ft of bike lane constructed with the Town's Elliott Road Extension project
- Future facilities would complete the network along Franklin St, Elliott Rd, Legion Rd, and Europa Dr

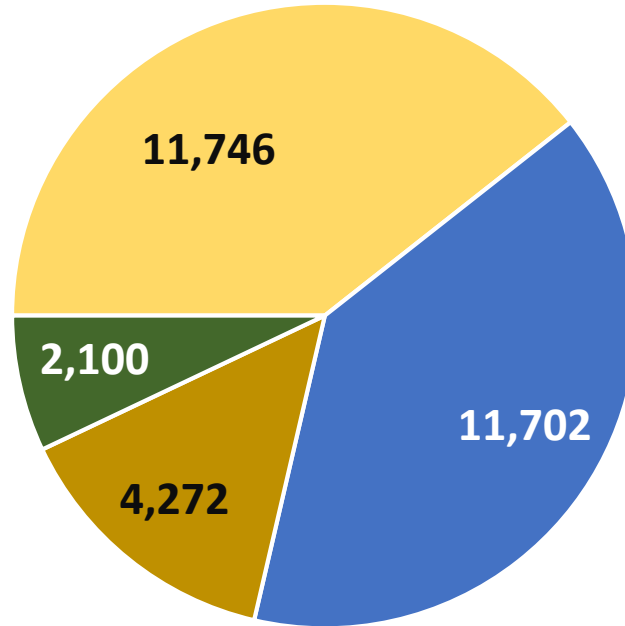


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Connections: Sidewalks

Length of Sidewalk Facilities by Phase (Linear Feet)

- Sidewalk length has roughly doubled since 2014
- Including facilities under construction, over 90% of street frontages will have sidewalk present



Phase

- Existing in 2014 (Code Adoption)
- Completed since 2014
- Under Construction
- Future Facilities (Mobility Plan)

1

Debt Scorecard

Nearing the \$2M mark for *cumulative* revenue minus debt payments

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

	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Revenues					
Incremental Property Tax	1,185,662	1,314,538	1,663,683	1,974,593	2,264,409
Expenditures					
Debt Service Payments	919,500	905,435	892,283	877,748	864,219
Revenue less Debt Service	266,162	409,103	771,400	1,096,845	1,400,190
Revenue less Debt Service <i>Cumulative</i>	756,492	1,165,595	1,936,995	3,033,840	4,434,030

More details in *District Debt Scorecard*

2

Development Highlights

Millennium Chapel Hill (formerly University Inn)

Use	Apartments + Lodging
Dwelling Units	274 units
Commercial	37,153 sq ft
Status	Construction



*Future illustrative view
along Ephesus Church Rd*

View of site from Fordham Blvd

Aura Blue Hill

Use	Apartments + Live/Work
Dwelling Units	314 units
Commercial	37,216 sq ft
Status	Building Permits; Staff review of Modifications



*Existing development
View from Fordham Blvd*



*Future illustrative view
from Fordham Blvd*



Looking Ahead

