

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 04, 2021 9:35 AM
To: Paula Hemmer
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Paula Hemmer [mailto:paulahemmer@icloud.com]
Sent: Thursday, March 4, 2021 8:39 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura Development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I am writing to express my concern over the Aura project as proposed. I participated in your Climate Change Workshop held prior to COVID hitting. This project does NOT meet mitigation or resilience goals.

1. Currently there are many vacant properties in the town. It is not clear if these properties will ever regain tenants after COVID. We do not need more large empty boxes in town. It makes the town look unattractive and like we don't know how to plan. The town/developer should show the demand for this development. Also this mixed use approach should be reviewed for how it is playing out in town. Is it beneficial?

2. This project is important in its location at a high point in Chapel Hill with significant forest canopy that was mitigating storm water issues in the town. In light of climate change and ever-increasing storm intensity, this project should also be evaluated in terms of the storm water flow that was mitigated by its prior use and how the development changes flow patterns. The developer should not be able to completely pave it.
3. While traffic flow is not a current issue due to COVID, it will be very soon. If the town is serious about climate change mitigation, all developments on EXISTING MAJOR BUS ROUTES must include bus transportation as part of its assumed traffic and parking plans. Otherwise the Council looks insincere.
4. The Town had a financial situation on its hands and this development puts increased financial pressure on the town.
5. These ugly big boxes all over town have RUINED the charm of this town. Please require all new developments to ensure green space and urban tree canopy are maintained, and some building aesthetic. Town is getting so ugly!

Paula Hemmer
495 Granville Rd
919-360-3511
Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 08, 2021 9:51 AM
To: mcclintock.julie@gmail.com
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Meeting schedule change requested for Aura
Attachments: Lampe.questions.pdf; November 16.Aura.questions.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

If your email is related to a development application or a particular issue being addressed by the Council, your comments will be made part of the record. If applicable, we encourage you to attend any public meetings related to the items addressed in your email.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Julie McClintock [mailto:mcclintock.julie@gmail.com]
Sent: Monday, March 8, 2021 7:53 AM
To: Maurice Jones <mjones@townofchapelhill.org>
Cc: Colleen Willger <cwillger@townofchapelhill.org>; Judy Johnson <jjohnson@townofchapelhill.org>; Pam Hemminger <phemminger@townofchapelhill.org>; Hongbin Gu <hongbin.gu@gmail.com>; Allen Buansi <allenbuansi23@gmail.com>; Amy Ryan <amymorrisryan@gmail.com>; Jess Anderson <jcooperanderson@gmail.com>; Karen Stegman <kstegman@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Tai Huynh <tai.tr.huynh@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Meeting schedule change requested for Aura

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Maurice Jones, Town Manager
Chapel Hill, NC

Dear Maurice,

We represent neighborhoods in “Estes Neighbors”, a loosely organized advocacy group of 12 neighborhoods, who are concerned about and certain to be affected by the new proposed Aura development at the intersection of Estes Drive and MLK jr. Blvd. Many of the residents now engaged were also involved in the Town’s focus area project called Central West that culminated in the Small Area Plan for the area.

We are writing to request that you delay the review process for the proposed Aura Conditional Use Permit. The Town AURA webpage has just been updated to include Advisory Board review meetings. We object to proceeding with Advisory Board review without fulfilling the requests promised to the residents by the Town Planning staff. These are:

1. The public asked these questions at the November 10th information session and the Acting Planning Director promised a response. We’ve received no answers to date. (see file below)
2. Neighbors asked an additional 14 questions concerning traffic at the Feb 10, 2021 Aura Traffic Public Meeting. No response. (see file below)
3. At the Feb 10 transportation forum hosted by the Town staff, over 80 people attended to learn about the updated traffic impact analysis and Estes Drive and MLKjr Blvd traffic issues. At that time, Chapel Hill planners promised to hold another meeting to present the town wide visual traffic model that will aid everyone in understanding, not only the local traffic impacts of the project, but the impact of other Town developments underway and projects approved in the larger area of town. No date has yet been set.

We request that these Advisory Board meetings be rescheduled until these important elements are completed. In addition, we request that different advisory board meetings not be held at the same day and time. For example the current schedule calls for the Transportation and the CDC Boards to meet at the same time. There are also some date errors on the [Aura town page](#).

Thank you for considering this request. If the schedule were to be left to stand as is, we feel strongly that the Town would not be conducting a fair public process for the many affected citizens by this proposal.

Thank you!

Fred Lampe, Coker Hills,
Jill Blackburn, Coker Hills
Diane Bloom, Forest Creek
Betty and Tom Bouldin, Somerset - Huntington
Silvia Clements, Coker Hills
Hui Ding, Hong Zhan, Coker Woods
Scott and Lee Ann Buck, Somerset - Huntington
Barbara Dean, Estes Hills
Steve Fleck and Rita May, Mt Bolus
Amy Gladfelter, Mt Bolus

Theresa Raphael-Grimm and Ian S. Grimm, Somerset - Huntington
Jan Hendrickson-Smith, Estes Hills
Tom Henkel, Mt Bolus
Rudy Juliano, Coker Hills
Julie McClintock and John Morris, Coker Hills West
Martha Petty and Mark Weisburd, Hidden Hills
Robert Shumate, Amity UMC
Melanie Thomas, M.D., Estes Hills
Sandy Turbeville and Glen H. Elder, Jr., Somerset-Huntington
David Tuttle, Estes Hills
Susan W. Whaley, Amity UMC

Here are the questions participants raised in the November 16, 2020 Town information session for the Aura development. We have grouped them into four subject categories in order to assist the staff in getting answers. We look forward to learning the responses from the Town.

A: Why is this project needed and how does it benefit Chapel Hill residences?

1. Why are you building hundreds more apartments when there are already 5191 apartments under construction. approved or in the planning process? FYI, there are only 77 town houses underway and we need more of these.
2. Who are your target renters?
3. Once it's built, there's no way back. If we compare data then and things are not as good as you promised, who'll be held responsible?
4. How is the town reviewing the total need for apartment units in Chapel Hill when reviewing this proposal?
5. Concerned about so much housing when there are loads of units already under construction. How will the applicant ensure retail that will be a benefit to the community?
6. 410 apartment and townhouse units are too many. Can you reduce the number? That would help with traffic.
7. Please explain where in the flowsheet of project development comes the consideration of what the town needs, how much it costs for services to support the influx, and how the town regulates business/resident costs, and the overall impact of urbanizing/degreening the town

B: Traffic and worsening gridlock on Estes Drive

1. TIA on Town website was prepared by VHB dated April 24, 2020. Did you do the traffic study while Estes Elementary & Philipps were closed? That would make no sense!
2. Are there any new traffic signals planned on Estes?

3. Piggybacking on RL's comment: The TIA needs to have the right assumptions for (a) BRT, in light of the major expected delays; and (b) Azalea Estates, where 150 units will be moving in soon enough.
4. Can staff address how they are following these details in the traffic analysis?
5. Have any of you experienced picking up or dropping off kids in Estes Elementary & Philipps Middle?
6. In peak times, traffic piles up WAY beyond Somerset Dr.!
7. At 5 pm on weekdays, the traffic often extends back to the schools on Estes Drive.
8. Did the traffic study take into account the new development east of Somerset drive?
9. What difference will these new lanes make to the Somerset neighborhood?
10. I'd also like clarification on the new TIA that will be made available- are you saying this TIA was done both before COVID-19 AND after the changes you discussed in this meeting? I thought the previous plan was from April?
11. Please provide timeline when traffic study was done.
12. Street activation is greatly over-rated. No one will want to hang out at the corner open area with many lanes of cars sitting there close-by at peak hours of the day.
13. Has the city sponsored its own traffic study?
14. How has the impacts of Azalea Estates been taken into consideration?
15. To reiterate an earlier question, what is the plan from the developer to engage local community stakeholders in future, iterations of the plans?
16. Another question for staff: If the analysis takes into account only approved projects, doesn't that mean the analyses inherently undercounts actual expected future traffic?
17. Because we all know the Rummel property and others will soon enough propose their own developments., wouldn't it make sense to

factor into any TIA for Aura some reasonable assumptions about potential projects on those other currently undeveloped lots?

18. Which advisory board handles traffic?
19. Please include Whit Rummel in the next public meeting.
20. Providing urn lanes at the intersection of Estes and MLK seem irrelevant because of the bottleneck at the schools, Franklin St, and Carrboro

C: Environmental Impacts

1. I live in Coker Woods and have been experiencing serious flooding issues since the trees in the lot were harvested. Would like to make sure this issue gets resolved.
2. Could you think of any good (benefits) coming to the surrounding neighborhoods from this development?
3. How is Somerset treated in your plans?
4. Will the buildings have solar panels?
5. We have a lot of Coker Woods residents here. How will you work with us?
6. To what degree have you worked with neighbors?
7. I think it would be great for the buildings to be more distinctive. They look just like all the other apartments being built along East Franklin, 15-501, Durham, etc.
8. A wall on the north borderline where the property meets Coker Woods needs to be discussed.
9. How much buffer is planned between the proposed townhomes and homes in Coker Woods?
10. How will the local community be engaged on an ongoing basis to address the concerns around tree cover, aesthetics and quality of life impacts on the local community?
11. Coker Woods also has concerns about separation along the north border with both Coker Woods and Shadowwood. What are plans for a boundary wall?

12. Very concerned about your northern building height and the border wall detail. How much buffer will you put on the north border? How do you protect privacy of the Coker Woods neighborhood?
13. You said there were conversations with the church. When and with whom were these conversations held?
14. We haven't heard anything about access/pathway through Coker Woods properties on the borderline, or the discussion of a tall wall.
15. Where is your garbage area?
16. How will Somerset neighbors access this development/green space? Will walking paths/sidewalks be added along Estes? Curious as I thought Azalea Estates would be adding sidewalks along Estes but it doesn't look like it.

D: Higher Taxes and Strain on City Services

1. Jumping in late (after getting soooo frustrated with the Central West consultant process). Why not 55+? Less traffic, and seems more needed than more luxury apts
2. 50k ft² for viable and also to bring in the tax revenue to offset additional services, police, roads, schools, etc
3. We might also consider that there is already lots of empty retail space just up the road on MLK and over at Eastgate.
4. The corner active space no longer makes sense since nothing is happening across the street at UNC except for a Solar Farm .
5. Good change to make underground stormwater storage.
6. Please do a cost benefit analysis of the project.
7. So many retail businesses and restaurants are closing (Franklin Street) b/c of high rent rates, poor landlords, etc. The newer apartments on Eubanks also have ground level retail that hasn't rented yet due to high rates. What is your plan to assure retail will thrive in this area?

From: Fred Lampe <fredrl@icloud.com>

Subject: Questions for Aura Traffic Forum

Date: February 10, 2021 at 2:06:24 PM EST

To: planning@townofchapelhill.org

Cc: Julie McClintock <mcclintock.julie@gmail.com>, Brian Daniels <mbrian_daniels@yahoo.com>, Jon Mitchell <capt.jdm@gmail.com>, Tim O'Shea <oshea.tj@gmail.com>, Sandy Turbeville <happyhat@nc.rr.com>, Kumar Neppalli <kneppalli@townofchapelhill.org>

Judy,

Thank you for setting up this evening's "Aura Traffic Public Meeting".

As you requested, we are submitting a number of questions about the Aura TIA study as well as the overall Aura project plan. The following questions are in addition to the 51 questions residents submitted to Planning after the developer's Aura Public Information presentation on November 16, 2020.

We are still awaiting a response to these 51 questions which were reorganized into groups and resubmitted again in December.

Questions for Traffic Consultant:

1. How can we sure the one day in January 2020 that the traffic count data was collected is representative of annual periods of peak traffic?"
2. Was the January 2020 traffic count data seasonally adjusted? If so, how much?
3. Since data collection was done only from 7-9 am, 11 am -1 pm, and 4-6 pm, how do we know that peak hour traffic does not occur in a different time period, particularly on a rainy day, e.g. 2-4 pm when the two public schools and the church school on Estes let out and parents pick their children up?
4. What is the rationale behind the specific percentage "vehicle trip reduction adjustments" made for pedestrian, bicycle and bus trips?
5. What quantity of children from the planned Aura development have been considered when evaluating parent trips on rainy/snowy days to drop off and

pick up their kids at the local schools on Estes? These trips will surely impact the current AM hour traffic and may better represent the PM peak traffic than the current 4-6 pm data collected.

6. Why was the unknown size of University Place redevelopment on Fordham considered as part of the assumptions for determining the minimal background traffic growth of 0.5%/year, yet the stated background growth did not consider the very real growth of the many new apartment buildings on Fordham just north of University Place that are already under construction or in the planning process, e.g. Elliott Road Apartments, Keystone Apartments, Park Apartment redevelopment, University Inn redevelopment, etc? Will the residents of these 2000 new apartments never use Estes to go downtown, to go to Carrboro, to go to northern Chapel Hill? Thus, is 0.5%/yr background traffic growth a reasonable assumption for the Aura TIA given all the coming growth? Elsewhere in Town on recent TIA's, background traffic growth has been stated at 1.5%/yr.

7. The applicant's latest plan set shows a right-turn lane on Estes Dr. extending from MLK to just before Aura's driveway, and a separate right turn lane between Aura's driveway and Aura's eastern property boundary. Why not connect these to make a longer, continuous right turn lane, thus providing more usable stacking space during especially heavy traffic conditions?

8. The Estes Dr. connectivity project will add a second left turn lane from Estes Dr. onto MLKjr Blvd. Since Eastbound and Westbound Estes traffic is well into Level E service during AM and PM peak hours even after "Improvements", have you considered whether, in connection with Aura, one or both of the left-turn lanes should be lengthened further (to the east)? By comparison, the applicant's latest plan set shows a much longer right-turn lane.

9. What is the margin of error for TIAs in general and this TIA specifically? Are the general assumptions and methodologies used subject to some kind of back testing? What level of confidence or caution do traffic experts attach to these types of analyses?

Questions for Town Staff re Aura:

1. Which entities - Chapel Hill government, the developer, or others - have responsibilities for tasks related to approving, financing, constructing, or

overseeing the effectiveness of the traffic enhancements proposed for Estes and MLK? What is each entity responsible for?

2. Please identify any dependencies that could prevent any of these entities from fulfilling their responsibilities, eg, for any tasks requiring state or municipal funding, please state if the funding has already been secured or, if not, what approvals are needed to secure funds?

3. For any commitments of the developer related to this project - eg, related to the traffic enhancements, mix of uses, affordable housing, stormwater, green space, and overall appearance - which town entity is responsible for enforcing those conditions, and what process will the town follow in holding the developers accountable for any failures to satisfy those commitments?

Question for Town Staff re neighboring Azalea Estates Senior Residences:

1. We note that the nearby Azalea Estates project has been allowed to complete constructing the housing complex and move in residents, but the developer has left its border along Somerset turned up from the construction, unfinished, and ugly. When will the responsible Town staff intervene to get the project completed?

2. When can we expect a stop sign at the egress to Azalea Estates on Somerset Dr to be installed? There have been several "almost" accidents from cars leaving Azalea without stopping to look for traffic on Somerset.

... Fred Lampe

For Concerned Central West Citizens

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 22, 2021 9:42 AM
To: Daniel Bruce
Cc: Colleen Willger; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: What's the Fishy Smell? It's an AURA | The Local Reporter

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Daniel Bruce [mailto:danhbruce@icloud.com]
Sent: Sunday, March 21, 2021 10:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: What's the Fishy Smell? It's an AURA | The Local Reporter

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Does this enhance this area?

<https://thelocalreporter.press/whats-the-fishy-smell-its-an-aura/>

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 17, 2021 4:59 PM
To: Marsha and Samuel Horowitz
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: The Aura Development Project is not in the best Interests of Chapel Hill residents and taxpayers

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Marsha and Samuel Horowitz [mailto:marsam67@yahoo.com]
Sent: Wednesday, March 17, 2021 3:56 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: The Aura Development Project is not in the best Interests of Chapel Hill residents and taxpayers

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

March 15, 2021

To the Mayor and Town Council

Several weeks ago I joined a Zoom meeting to hear a public presentation of a traffic impact study for the Aura development proposed for the corner of Estes Drive and MLK. I was disappointed in the quality and scope of the study. It seemed self serving,

highlighting the positives and ignoring deficiencies and potential serious issues. Estes is a major East-West connector and MLK one of the major North-South connectors in Chapel Hill. At a minimum approval of this project should be put on hold pending a more comprehensive and thorough traffic impact study. In addition, there are issues relating to rainwater runoff and consistency with the vision of the Central West planning process.

With so many high density residential projects recently completed, underway, or planned in Chapel Hill how can the consultants hired by the developer study future traffic conditions by limiting the scope of the study to a only few intersections near the proposed project. Traffic from all of these new developments will certainly impact traffic on Estes and MLK. By limiting the scope of the study the consultants are guaranteeing that their projections for future traffic growth will be inaccurate. The Town planning department and the Mayor and Town Council should be well aware traffic along Estes and at the Estes MLK intersection is highly congested during peak traffic hours.

The study as, presented, did not include a sensitivity analysis to determine which assumptions and variables used in the model will have the greatest impact on predictions of future traffic conditions. A major drawback of this study, and of studies I have seen presented by the planning department in the past.

The study attempted to address safety issues, but, in my view, ignored several obvious cases. The contribution of traffic from recently opened Azalea Estates (corner of Somerset and Estes) does not appear to be included in the traffic impact study. With approximately 140 apartments and an unknown number of staff and deliveries one would expect it to at least double the number of cars and trucks entering Estes from Somerset. As a resident of the Somerset-Huntington neighborhood, my experience tells me that making left turns onto Estes from Somerset during peak traffic hours will become increasingly difficult and unsafe. In addition, the layout of driveways into and out of Aura will contribute to traffic backup and create safety issues particularly during peak traffic hours. The layout seems clumsy and inconvenient and one might question why the developer has accepted this design

The Traffic analysis as presented appears to present average numbers to reflect what they call Level of Service. For the traffic backup going westbound on Estes at MLK the data shows an average of 82+ seconds wait time. This does not reflect the reality of traffic backed up to the middle and/or elementary schools, something regular travelers on Estes experience daily during peak traffic hours. This presentation puts a rosy picture on a situation that has gotten worse during the 25 years I have lived in this neighborhood. It is a reflection on the degrading quality of life in Chapel Hill caused by poorly managed growth.

When the Central West planning process was debated some years ago we were shown controversial traffic impact studies, again without data to help understand the role of key assumptions and variables. It would be interesting to see how those forecasts of traffic growth compare to the reality we see today.

While traffic was the issue of the meeting I attended, there are other issues around the Aura proposal that don't seem to have been satisfactory addressed

1. 60% of the approximately 15 acre lot will be impervious and likely create water run off and flooding issues to neighboring properties. My understanding is that a proper water runoff study was promised but never done?
2. The project is 98% residential, with only a small commercial element. My understanding is that high residential usage puts a larger demand on town resources. With all of the high density residential projects underway in Chapel Hill, is another high density residential project in the best interests of the residents and taxpayers?
3. The project contains parking for over 600 cars,. Is that consistent with the vision of residents using public transportation and with the vision of the Central West Project?

The traffic issues detailed above and issues related to water runoff, residential vs.commercial development and its impact on Town resources and use of public transportation all raise serious questions on the advisability of proceeding with the Aura project.

Very truly yours,

Marsha and Samuel Horowitz

Huntington Drive

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, March 23, 2021 4:27 PM
To: Steve Eyerman
Cc: Judy Johnson; Colleen Willger; Kumar Neppalli; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

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Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Steve Eyerman [mailto:seyerman@fbehcpa.com]
Sent: Tuesday, March 23, 2021 4:16 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura Proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Your honor and council members

I have been a resident of Chapel Hill for just 4 years. One of the attractions and reason why I relocated to this area was because of the open roads, spaces and lack of congestion. I live just off of Estes Dr and travel on it daily. When school is in session, there is always a backup, which is totally understandable and reasonable. From what I read about the proposed development at the intersection of MLK and Estes, it seems like we are in for a major traffic overload. Surely there can be less intrusive use of this parcel.

Please make every effort to keep the congestion and traffic increase to a minimum. The safety of the school children and parents driving to/from the schools need to be considered also. If there is the proposed residential development, how many additional vehicles will be traversing the road during school hours?? I don't know, but I think it is important that

the Town determine if this is the best plan for this stretch of roadway. As you know, Estes is only one lane in each direction. Sounds to me like a recipe for major problems down the road

Respectfully submitted

Steven Eyerman

100 Brighton Ct

CH

Steven H. Eyerman, CPA

Advisor

Farber Blicht Eyerman & Herzog

1000 Woodbury Road, Suite 206

Woodbury, NY 11797 USA

T: (516) 576-7040 ext 40 • F: (516) 576-1232

www.fbehcpa.com

seyerman@fbehcpa.com



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Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, March 24, 2021 9:49 AM
To: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Wednesday, March 24, 2021 9:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

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A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/24/2021 9:20 AM
Response #: 408
Submitter ID: 13059
IP address: 143.244.46.245
Time to complete: 0 min. , 19 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Will Raymond

2. Residency*

(o) I am a resident of Chapel Hill

3. Message

Dear Mayor and Council,

I recently sent a request that the series of private meetings sub-groups of Council is having with staff and others on the troubling Aura project be noticed, public given access to materials presented and that recordings/real-time access be provided.

The Mayor's office sent me an email and I called and left a contact number. Haven't heard anything since.

Please regard this as a formal FOIA request for these materials:

- all audio, video recordings of these meetings
- a roster of who attended
- all minutes and notes by Council and staff
- all materials used in the presentations

As you know, there is no legal requirement that a citizen file a formal FOIA request through the Town's website but I will if that means there will not be an extended delay of informing the public of the reasons for expediting this very troubling project through the land-use approval process.

It will be our residents - not the developer - who will pay for a bad outcome.

We are looking at a mistake that makes the Blue Hill fiasco pale in comparison - please do the right thing by inviting public scrutiny and review.

Will

###

I heard that a series of presentations on the troubling Aura project will be given to groups of 4 Council members at a time over the next couple weeks.

Apparently the intent is to meet with few enough members that the Town can dodge North Carolina's legal requirements to notice meetings, to provide the public materials and to allow the public to view the proceedings.

As you know, the Council has for decades committed to operate in the most ethical and transparent fashion possible in order that our community can assess whether the decisions Council makes are reflective of its values.

Given the extraordinary speed the Aura review is being done, the doubling up of advisory board meetings, the concern about the ethics of advisory members who have a direct interest in Aura participating, it is incumbent on the Council to assure, by both deed and word, that the public is included every step of the way.

I ask you notice each of these Aura meetings. Make all materials available to the public. Allow the public to watch each meeting in real-time and record the Council's reactions for further dissemination.

Thank you

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 25, 2021 10:02 AM
To: Ashwin Kumar Machanavajhala
Cc: Lance Norris; Kumar Neppalli; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Reject Aura proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Ashwin Kumar Machanavajhala [mailto:mvnak5@gmail.com]
Sent: Wednesday, March 24, 2021 5:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Lavanya Vasudevan <lvasudevan1@gmail.com>
Subject: Reject Aura proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Chapel Hill Town Council Members,

My family and I firmly oppose the Aura rezoning plan. As residents of the Coker Hills neighborhood, we already experience the frustrations of driving through Estes Dr on a daily basis. Estes Dr is not set up to handle the traffic that will be generated by the Aura development, contrary to what the traffic consultant's report says. Reduced traffic during the pandemic is not a reflection of how terrible the congestion is during non-pandemic times. On a typical day, traffic backs up when school is in session during morning and afternoon hours and

continues to be heavy during the rest of the day. Turning in and out of our community on to Estes Drive is a nightmare and safety risk.

Instead of approving the AURA development, we urge you to consider how to make the traffic on Estes drive flow smoother and safer. Thank you for considering this matter.

Sincerely,
Ashwin Machanavajjhala
Lavanya Vasudevan

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, March 25, 2021 11:54 AM
To: Devoyra1@gmail.com
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Thursday, March 25, 2021 10:13 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 03/25/2021 10:13 AM
Response #: 409
Submitter ID: 13063
IP address: 2603:6080:5840:16e:a8a3:69fe:94c0:5a26

Time to complete: 10 min. , 4 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Deborah Gross

2. Residency*

I am a resident of Chapel Hill

3. Message

The Aura Project does not adhere to our residential and zoning codes. It is your job as our representatives to respect these codes. Trying to run end runs around our well thought out policies does not speak well of our town leaders. We expected more of you.

I am not against development. We just have to be sure it is good development. Maintaining democratic principles to bring this about had to be part of it.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Devoyra1@gmail.com

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 29, 2021 9:32 AM
To: Jane
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Estes Hill deserves a better choice, please change Aura.

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

From: Jane [mailto:changjuanjuan@gmail.com]
Sent: Saturday, March 27, 2021 5:42 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Estes Hill deserves a better choice, please change Aura.

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear council members,

I'm a resident of Chapel Hill. My family live near Estes Hill. We've experienced busy traffic for many years while our kids in Estes Hill Elementary school and Phillip Middle School. The staff of the two schools directly experience the situation each school morning and afternoon. You can easily investigate it.

<https://estesneighbors.org/what-kind-of-project-would-work-on-this-busy-corner/>

Residents who truly love Chapel Hill have more reasonable suggestions for the land. It's still a good project for the company but better for the local residents. They have choice not to be a predator.

Thank you.
Jane Chang

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 29, 2021 9:33 AM
To: msJuliemclintock
Cc: Judy Johnson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Transportation concerns and questions

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: msJuliemclintock [mailto:mcclintock.julie@gmail.com]
Sent: Friday, March 26, 2021 6:49 PM
To: Chuck Edwards <cnedwards@ncdot.gov>
Cc: Pam Hemminger <phemminger@townofchapelhill.org>; Michael Parker <mparker@townofchapelhill.org>; Amy Ryan <aryan@townofchapelhill.org>; Hongbin Gu <hgu@townofchapelhill.org>; Jess Anderson <janderson@townofchapelhill.org>; Karen Stegman <kstegman@townofchapelhill.org>; Allen Buansi <allenbuansi23@gmail.com>; Maurice Jones <mjones@townofchapelhill.org>; Tai Huynh <tai.tr.huynh@gmail.com>; Kumar Neppalli <kneppalli@townofchapelhill.org>; Jon Mitchell <capt.jdm@gmail.com>; Fred Lampe <fredrl@icloud.com>; Bergen Watterson <BWatterson@townofcarrboro.org>; Heather B <brutzh@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura Transportation concerns and questions

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Chuck Edwards
District Engineer, Orange - Alamance Counties
North Carolina Department of Transportation
115 East Crescent Square Dr.
Graham, 27253

Hello Mr. Edwards,

I hope that you are doing well.

The last time we communicated was about traffic planning for the Chapel Hill High School expansion a few years back. Since the school renovations are nearly complete and students may be going back to school soon, we will soon have the opportunity to see how well the school traffic plan works.

I am writing today representing an organization called "Estes Neighbors" consisting of neighborhoods located near Estes Drive — a state owned and maintained major east west corridor for Chapel Hill and Carrboro. You are familiar I am sure with the fact that Phillips Middle and Estes Elementary schools, 13 + immediate area neighborhoods, the Town public library users and all the commuters going to the east and west rely on this artery remaining mobile. The particular area of concern is the section of Estes Drive between MLK Jr and Franklin Street shown on this page. www.estesneighbors.org. Adding additional traffic and turning movements to this section of Estes Drive to the existing intensity of uses raises very serious public safety concerns for students walking to school, commuters, and residents driving the many connecting neighborhood streets feeding Estes Drive.

As you likely know, Aura is a major housing development proposed by Trinsic Residential Group, a Texas based developer, for the clear-cut land (15 acres) on the northeast corner of the Estes Drive and MLK Jr. Blvd. intersection.

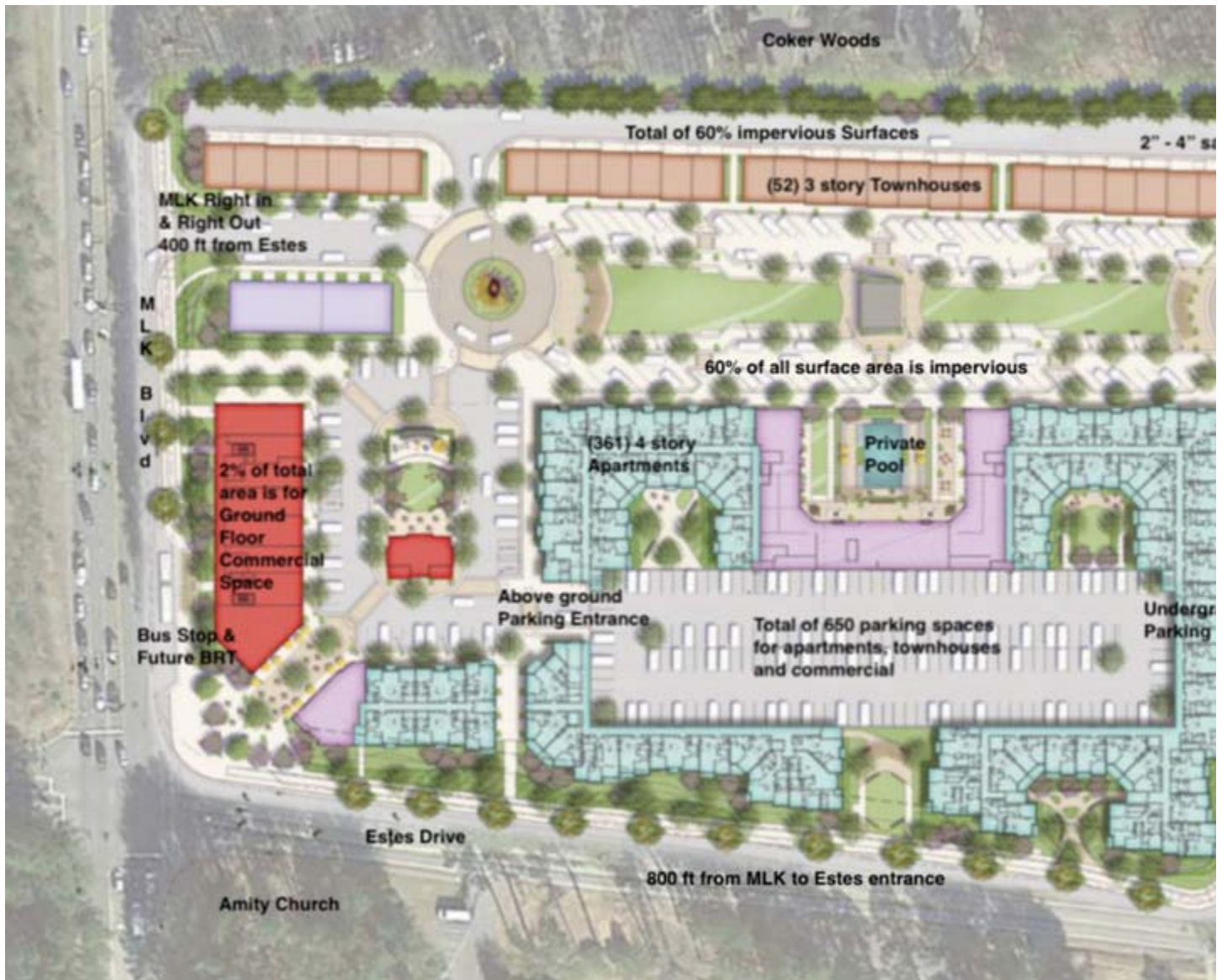
Trinsic's [permit application](#) describes a 3-4 story multi-building complex that is 98% residential composed of: 423 residential units (90% rental apartments), 10% for-sale townhouses, a small amount of commercial space and office space totaling 12,000 sq ft, and 658 additional parking spaces.

We have three specific transportation concerns for your consideration:

1. The Central West Small Area Plan (part of the Chapel Hill Comprehensive Plan) laid out densities and parking spaces for area properties near the busy MLK/Estes intersection. The Aura proposal triples the density allocated for that parcel. If this permit is approved with the proposed density, there will not be any Estes road capacity remaining for developments in the remaining properties. See map below. The undeveloped parcels, including Aura, are in red. The YMCA in green has expansion plans. Azalea Gardens is in blue and is already built.



2. According to the latest proposed plan for Aura, the Estes entrance is located only 800 feet from the MLK/Estes Intersection. The updated TIA says that vehicles leaving this Aura exit onto Estes Drive will deal with a failing intersection at peak afternoon hours, with the worst possible traffic rating of "F", even after suggested improvements. In addition, we are concerned about the sight distances from this entrance and would like to know if DOT has conducted an on-site visit to ascertain how many feet away a car is visible from the proposed Estes Aura entrance and exit.



3. Finally we are interested in your views on improving access to Estes Drive for the newly built Azalea Estates Senior Residences and the long time residents of the Somerset/Huntington neighborhood to improve their very difficult wait time to access Estes Drive. Have you given any more thought to the efficacy of a traffic circle at the Somerset corner of Estes Drive to help these neighbors in the Somerset- Huntington neighborhood access Estes Drive? A traffic light would be another option.

We expect many more immediate area developments in the near future. We understand the YMCA is looking at a large redevelopment via their existing easement which might be extended to line up with Somerset. The AURA entrance does not line up with this likely future YMCA entrance. Given these facts and that other area property owners are planning to develop in the next 5 years (indicated on the map above), we will be calling on the town to work with DOT to develop a well thought out comprehensive transportation plan for Estes Drive before permits are approved. Simply approving

plans for Aura will greatly limit future options for Estes Drive causing future headaches for DOT and all Estes Drive users.

Thanks for considering these issues. If you wish, we can arrange a conference call to discuss them.

Julie McClintock
Estes Neighbors
919 259-0036

Amy Harvey

From: Jeanette Coffin
Sent: Monday, March 29, 2021 2:28 PM
To: Donna Rubinoff
Cc: Colleen Willger; Brian Litchfield; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Question about NS BRT and Aura project. (Cc to ESAB and CDC)

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Donna Rubinoff [mailto:rubinoff@colorado.edu]
Sent: Monday, March 29, 2021 1:25 PM
To: Hongbin Gu <hgu@townofchapelhill.org>; Bergen Watterson <bwatterson@townofchapelhill.org>
Cc: Melissa McCullough <melissamccnc@gmail.com>; Town Council <mayorandcouncil@townofchapelhill.org>; Advisory Boards <advisoryboards@townofchapelhill.org>
Subject: Question about NS BRT and Aura project. (Cc to ESAB and CDC)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello Hongbin and Bergen,

I'm writing as a resident of Chapel Hill and also in my capacity as Chapel Hill at-large member of the Orange County Climate Council.

I'm following the Aura project and it's raising some questions about its BRT interface. My concerns are also important to consider in other major developments, such as University Inn, University Mall, etc.

We have a [real opportunity to design these mixed-use projects to showcase their TOD/transit oriented development qualities](#). . . . more than the weak version we are being presented with currently. To do this, we need to carve out dedicated space designed to celebrate and ease the project interface with public transit, rather than making transit a tack-on, an after thought, a mere "bus stop". The public transit/land use interface must be a "thing" a "place," a "space," and it must be beautiful, not invisible. By designing a consistent and celebratory "user friendly" transit interface across multiple locations, this will help to build up the transit market, and achieve our climate goals of using dense development to reduce Vehicle Miles Travelled. Please note, I am not talking about designing pretty bus stops, I am talking about urban design.

1. I'm not sure if the BRT have separate outside lanes or a center lane configuration. . . . But either way, [can we really "punch up" the Aura adjacent interface with BRT stop](#) so that it's more than a "tacked on Bus Stop next to Aura." At this point, the developer has not even shown that interface in its designs.

- Ie, can we ask the Aura developers to link the project access directly to the BRT stop with some [enhanced "place-making"](#). . . . The identity of the arrival departure zone at transit must take on a significant [symbolic landmark](#) quality:
 - through its [circulation design \(with a strong human desire line from inside Aura to the BRT stop\)](#). At present, buildings block human circulation from transit stop into the neighborhood. There should be a strong pass through (ie buildings separated). The pass-through should be urban designed, landscaped, very pleasant. Animated store fronts on both sides. It could also have "Arrival/Departure" arches or canopy that make it a statement landmark. Clear to anyone arriving or departing that the BRT is located nearby.
 - They could also design those BRT fronting [buildings with a curve](#) next to the pass through, a reference to welcoming open arms.
 - [Move public space so that it links directly with the BRT stop](#) instead of being located randomly at the corner. Between the BRT stop and the Aura buildings there should be a vibrant public space with special paving, landscaping (especially shade trees and green infrastructure for cooling), seating, that interfaces with shops.
 - [Strengthen location of commercial/coffee shops, with designated outdoor seating zones \(perhaps surrounded by short walls\) so they face the BRT and provide convenient waiting/browsing areas for riders](#). (This will boost the commercial market, which could be expanded here). They could also provide quick shop kiosks for snacks/water/etc. things travelers need.
- I can sit down with your urban designer to sketch this if needed.


2. If we can foreground the TOD qualities to make it a showcase for ["Integrated transit/land use planning"](#), we may be able to [justify a significant reduction in parking](#). This would go a long way to counteract the challenges of auto oriented congestion and also demonstrate our commitment to climate action.

3. [The Aura issue also makes me realize I want to see more about the broader BRT system](#).

- Do you plan to extend it E/W or loop it so it goes through the other densification nodes? Thinking about a loop across Estes through Blue Hill, west on Weaver Dairy.
- Or at a minimum, if E/W BRT is not envisioned, are you planning to strengthen a CH Bus loop through those locations by naming/branding it, such as Boulder does with the Hop, Skip and Jump. These are 10-15 minute consistent bus lines. While Hop primarily serves the University community, the others are community wide service.

- The other locations would want to coordinate design with the transit stops so that there is a similar urban design quality, that will make it very easy for riders to identify the stops and become very comfortable with using them.

Happy to discuss any of these issues further,
Kind regards,
Donna

Donna D. Rubinoff 
102 Kirkwood Drive
Chapel Hill, NC 27514
[+1 720-421-7385](tel:+17204217385)
Donna.rubinoff@colorado.edu

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 01, 2021 10:40 AM
To: campaign@willraymond.org
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: campaign@willraymond.org [mailto:campaign@willraymond.org]
Sent: Thursday, April 1, 2021 10:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Manager <manager@townofchapelhill.org>
Subject: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

It has been over two weeks since my initial request that Council stand-by its collective pledge to conduct business in a transparent and ethical fashion on behalf of our community.

The Aura project will have major impacts on safety, traffic, environment in its current form.

We have already seen the downsides of the first major development in Central West, adding more problems by ramrodding Aura through the process poses both short and long term negative consequences.

As I understand it, residents have already submitted over 50 specific questions and concerns about the Aura project with no official response from the Town to-date.

Given that, the extraordinary pace that the Aura project is moving through the approval process, the many manifest problems residents have already highlighted, the ethical issues that surround the Central West planning effort and the most recent CDC hearings, it is incumbent on this Council to respond in a timely, detailed manner.

I am renewing my request for the following records covering Jan. 1, 2021 through June 1st, 2021 for the series of private Council member meetings where members were briefed on the new Town-wide traffic model in general and, more specifically, traffic studies, environmental, fiscal assessments and other issues surrounding the Aura project on the corner of MLK,Jr./Estes.

Residents expect the Town to either release or make available for inspection records like:

- all audio, video recordings of these meetings
- a roster of who attended
- all minutes and notes by Council and staff
- all materials used in those presentations
- all communications with UNC Chapel Hill as pertains to Aura project's impact on the Carolina North project.
- all communications from individual Council members to advisory boards, individual advisory board members involving Aura
- all communications from individual Council members and staff available as per the narrowest interpretations of "economic development" restrictions of NC GS 131 with Cant Hook, Trinsic Residential, their representatives - most notably CDC Chair Dancy - and any other Trinsic agents.

For the staff researching these records, the request should be interpreted liberally to include:

"all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government."

In other words, please make available the broadest range of internal information available on Aura quickly so that our residents can respond appropriately.

Again, this is an official request for records.

Please feel free to have staff contact me if they need guidance on fulfilling this request.

Will

--

Dear Mayor and Council,

I recently sent a request that the series of private meetings sub-groups of Council is having with staff and others on the troubling Aura project be noticed, public given access to materials presented and that recordings/real-time access be provided.

The Mayor's office sent me an email and I called and left a contact number. Haven't heard anything since.

Please regard this as a formal FOIA request for these materials:

- all audio, video recordings of these meetings
- a roster of who attended
- all minutes and notes by Council and staff
- all materials used in the presentations

As you know, there is no legal requirement that a citizen file a formal FOIA request through the Town's website but I will if that means there will not be an extended delay of informing the public of the reasons for expediting this very troubling project through the land-use approval process.

It will be our residents - not the developer - who will pay for a bad outcome.

We are looking at a mistake that makes the Blue Hill fiasco pale in comparison - please do the right thing by inviting public scrutiny and review.

Will

###

I heard that a series of presentations on the troubling Aura project will be given to groups of 4 Council members at a time over the next couple weeks.

Apparently the intent is to meet with few enough members that the Town can dodge North Carolina's legal requirements to notice meetings, to provide the public materials and to allow the public to view the proceedings.

As you know, the Council has for decades committed to operate in the most ethical and transparent fashion possible in order that our community can assess whether the decisions Council makes are reflective of its values.

Given the extraordinary speed the Aura review is being done, the doubling up of advisory board meetings, the concern about the ethics of advisory members who have a direct interest in Aura participating, it is incumbent on the Council to assure, by both deed and word, that the public is included every step of the way.

I ask you notice each of these Aura meetings. Make all materials available to the public. Allow the public to watch each meeting in real-time and record the Council's reactions for further dissemination.

Thank you

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 01, 2021 1:25 PM
To: M. Elizabeth Dyer
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Proposed AURA

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: M. Elizabeth Dyer [mailto:melizabeth.dyer@gmail.com]
Sent: Thursday, April 1, 2021 1:22 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Proposed AURA

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council:

I am opposed to the proposed AURA development at the intersection of Estes and MLK Boulevard.

Here are just a few reasons:

The development will greatly increase traffic on an already very busy intersection. There are 2 public schools just down the road and the traffic will impact children travelling to and from school.

Adding hundreds of additional cars to the development will reduce air quality and add to environmental degradation .

There is also a possible loss of revenue to Chapel Hill and the proposal does not follow town plans.

I would suggest a MUCH smaller development on this property.

Thank you,

Liz Dyer

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 05, 2021 8:50 AM
To: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Jeanette Coffin
Office Assistant
Manager's Office
Town of Chapel Hill
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705



Phone: (919) 968-2743
Fax: (919) 969-2063



From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Friday, April 2, 2021 3:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 04/02/2021 3:54 PM
Response #: 413
Submitter ID: 13078
IP address: 2603:6080:6902:a800:dc00:2a2a:a772:f1bf
Time to complete: 2 min. , 58 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Janice Woychik

2. Residency*

I am a resident of Chapel Hill

3. Message

Re: Aura development. I see a large exit onto Estes. This is a mistake. Estes is fairly busy as it is and two schools are along it. The kind of traffic increase along Estes with this kind of development would be awful for those living along Estes or going to school. The entire entry should be off MLK Jr.
Thanks, Janice Woychik

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

Not answered

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 05, 2021 11:43 AM
To: WillR
Cc: Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: FW: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: WillR [mailto:campaign@willraymond.org]
Sent: Thursday, April 1, 2021 9:56 PM
To: Sabrina Oliver <soliver@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Matthew DeBellis <mdebellis@townofchapelhill.org>
Subject: Re: FW: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Sabrina,

I have had very little success using the online form. Notably, my recent series of requests for documents related to the quite expensive and environmentally damaged stretch of greenway from Tanyard Branch/Umstead Park to the CHPD HQ.

I didn't want another request to fall through the cracks like so many others which is why I made this Aura request to the Mayor and Council to make sure it got visibility and the attention required for a timely production.

That said, I've gone ahead and filled out the online form with the information as requested below.

I made the first emailed request to Council and staff 2 weeks ago. Did you get a copy?

As this request covers materials from private meetings between staff and Council, emails to individual board members, etc. I expect the public records production to cast a wide net and be liberal in its interpretation of the scope.

Please remind staff that it is not required under NC statute that requests identify specific documents by date or page number or subject header as a condition of them being produced (I've been stone-walled before with this tactic, kind of gets old).

Feel free to let me know as soon as possible if clarification is needed or if the Town plans to mandate a COVID19 safe inspection over electronic copies.

Finally, the Council and its advisory boards are actively reviewing the zoning, traffic, environmental and fiscal impacts of Aura.

As this records request pertains to a public issue that is currently under an expedited approval process and with Council's final public hearing on the horizon, timeliness is critical.

And, as I mentioned before, we're already 2 weeks beyond the first request.

While I hope that it does not become an issue, if the Town doesn't expect the documents to be produced before the next series of hearings, please let us know so we can explore our legal option to expedite production.

Thank you for reaching out, looking forward to the big document dump.

Take care,

Will

ps. The online form has a number of issues, For instance, as you are aware, the form asks for a lot of identifying information that is not required under the statute. The way the various options are presented, it suggests a vastly limited set of conditions for producing documents than is allowed under statute. Suggest putting a preamble that explains to the casual user how broad their rights are under NC law.

On 4/1/21 9:01 PM, Sabrina Oliver wrote:

Will, please submit the below request using the online form located [here](#) . This is our process for tracking all requests we receive. Thank you.

Sabrina



Sabrina M. Oliver
Communications and Public Affairs Director/
Town Clerk
Communications and Public Affairs
[Town of Chapel Hill](#)
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705
Phone: (919) 968-2743
Fax: (919) 967-8406

Twitter: @chapelhillgov
Sign up for eNews! townofchapelhill.org/signup

From: Jeanette Coffin <jcoffin@townofchapelhill.org>
Date: April 1, 2021 at 10:40:00 AM EDT
To: campaign@willraymond.org
Cc: Colleen Willger <cwillger@townofchapelhill.org>, Judy Johnson <jjohnson@townofchapelhill.org>, Allen Buansi <abuansi@townofchapelhill.org>, Amy Ryan <aryan@townofchapelhill.org>, Hongbin Gu <hgu@townofchapelhill.org>, Jeanne Brown <jbrown2@townofchapelhill.org>, Jess Anderson <janderson@townofchapelhill.org>, Karen Stegman <kstegman@townofchapelhill.org>, Michael Parker <mparker@townofchapelhill.org>, Pam Hemminger <[p he mminger@townofchapelhill.org](mailto:phe mminger@townofchapelhill.org)>, Tai Huynh <thuynh@townofchapelhill.org>, Amy Harvey <aharvey@townofchapelhill.org>, Ann Anderson <aanderson@townofchapelhill.org>, Carolyn Worsley <cworsley@townofchapelhill.org>, Flo Miller <fmiller@townofchapelhill.org>, Laura Selmer <lselmer@townofchapelhill.org>, Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>, Maurice Jones <mjones@townofchapelhill.org>, Rae Buckley <rbuckley@townofchapelhill.org>, Ran Northam <rnortham@townofchapelhill.org>, Ross Tompkins <rtompkins@townofchapelhill.org>, Sabrina Oliver <soliver@townofchapelhill.org>
Subject: RE: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: campaign@willraymond.org [<mailto:campaign@willraymond.org>]
Sent: Thursday, April 1, 2021 10:20 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Manager

<manager@townofchapelhill.org>

Subject: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

It has been over two weeks since my initial request that Council stand-by its collective pledge to conduct business in a transparent and ethical fashion on behalf of our community.

The Aura project will have major impacts on safety, traffic, environment in its current form.

We have already seen the downsides of the first major development in Central West, adding more problems by ramrodding Aura through the process poses both short and long term negative consequences.

As I understand it, residents have already submitted over 50 specific questions and concerns about the Aura project with no official response from the Town to-date.

Given that, the extraordinary pace that the Aura project is moving through the approval process, the many manifest problems residents have already highlighted, the ethical issues that surround the Central West planning effort and the most recent CDC hearings, it is incumbent on this Council to respond in a timely, detailed manner.

I am renewing my request for the following records covering Jan. 1, 2021 through June 1st, 2021 for the series of private Council member meetings where members were briefed on the new Town-wide traffic model in general and, more specifically, traffic studies, environmental, fiscal assessments and other issues surrounding the Aura project on the corner of MLK,Jr./Estes.

Residents expect the Town to either release or make available for inspection records like:

- all audio, video recordings of these meetings
- a roster of who attended
- all minutes and notes by Council and staff
- all materials used in those presentations
- all communications with UNC Chapel Hill as pertains to Aura project's impact on the Carolina North project.
- all communications from individual Council members to advisory boards, individual advisory board members involving Aura
- all communications from individual Council members and staff available as per the narrowest interpretations of "economic development" restrictions of NC GS 131 with Cant Hook, Trinsic Residential, their representatives - most notably CDC Chair Dancy - and any other Trinsic agents.

For the staff researching these records, the request should be interpreted liberally to include:

"all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, made or received pursuant to law or ordinance in connection with the transaction of public business by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, board, commission, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government."

In other words, please make available the broadest range of internal information available on Aura quickly so that our residents can respond appropriately.

Again, this is an official request for records.

Please feel free to have staff contact me if they need guidance on fulfilling this request.

Will

--

Dear Mayor and Council,

I recently sent a request that the series of private meetings sub-groups of Council is having with staff and others on the troubling Aura project be noticed, public given access to materials presented and that recordings/real-time access be provided.

The Mayor's office sent me an email and I called and left a contact number. Haven't heard anything since.

Please regard this as a formal FOIA request for these materials:

- all audio, video recordings of these meetings
- a roster of who attended
- all minutes and notes by Council and staff
- all materials used in the presentations

As you know, there is no legal requirement that a citizen file a formal FOIA request through the Town's website but I will if that means there will not be an extended delay of informing the public of the reasons for expediting this very troubling project through the land-use approval process.

It will be our residents - not the developer - who will pay for a bad outcome.

We are looking at a mistake that makes the Blue Hill fiasco pale in comparison - please do the right thing by inviting public scrutiny and review.

Will

###

I heard that a series of presentations on the troubling Aura project will be given to groups of 4 Council members at a time over the next couple weeks.

Apparently the intent is to meet with few enough members that the Town can dodge North Carolina's legal requirements to notice meetings, to provide the public materials and to allow the public to view the proceedings.

As you know, the Council has for decades committed to operate in the most ethical and transparent fashion possible in order that our community can assess whether the decisions Council makes are reflective of its values.

Given the extraordinary speed the Aura review is being done, the doubling up of advisory board meetings, the concern about the ethics of advisory members who have a direct interest in Aura participating, it is incumbent on the Council to assure, by both deed and word, that the public is included every step of the way.

I ask you notice each of these Aura meetings. Make all materials available to the public. Allow the public to watch each meeting in real-time and record the Council's reactions for further dissemination.

Thank you

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 05, 2021 4:29 PM
To: Rebecca Breazeale
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Concerns About Proposed Aura Project

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rebecca Breazeale [mailto:rjbreazeale@gmail.com]
Sent: Monday, April 5, 2021 4:09 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Concerns About Proposed Aura Project

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I live down MLK Jr Blvd and am totally opposed to this development. It is much too big for that intersection and Chapel Hill absolutely does NOT need another development like this. I have been extremely distressed by the other developments randomly placed here and there in the town (i.e. Berkshire) and hope this does not get approved!

Rebecca Breazeale
875 MLK Jr Blvd #2

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 06, 2021 9:36 AM
To: Jessica Lanford Beardsley
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Jessica Lanford Beardsley [mailto:jessica.beardsley@gmail.com]
Sent: Tuesday, April 6, 2021 8:28 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hi, thank you all for your service to our town! I live and work in Coker Hills neighborhood in Chapel Hill and I'm concerned about the proposed Aura construction. My children go to school on Estes and I often run and drive on Estes near the corner of MLK. The amount of traffic that this proposed construction is concerning and will disrupt the relative peace of the street and neighboring areas. I'm also concerned for the excess runoff of the rain water and potential flooding to surrounding areas. Please know that I support new business however not at the risk of unnecessary traffic and environmental impact.

Thank you for your thoughtful consideration,

Jessica Beardsley

--

Jessica Beardsley, MS, RD, LDN

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 06, 2021 10:35 AM
To: Pier, David
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura is probably OK

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Pier, David [mailto:dpier@email.unc.edu]
Sent: Monday, April 5, 2021 7:45 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura is probably OK

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council Members,

I think the Aura development is OK. People who are moving to town should have options to live close to downtown, rather than finding housing in developments on the outskirts—Southern Village and so on. I think people living on the corner of Estes and MLK will be more likely to ride buses and bikes.

I'm no expert on traffic, but I don't think the traffic effects on Estes Drive will be as disastrous as some people are predicting. (I myself live off Estes.)

I assume also that the Aura development would be a significant source of tax revenue, which the town could spend on things we need.

Dave Pier

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 06, 2021 10:35 AM
To: Wayan Vota
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Written Feedback on AURA Development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Wayan Vota [mailto:wayan@wayan.com]
Sent: Monday, April 5, 2021 6:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Written Feedback on AURA Development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Town Council,

It has come to my attention that the anonymous group "Estes Neighbors" and the advocacy group Chapel Hill Alliance for a Livable Town (CHALT) have taken it upon themselves to portend to speak for the residents who live along North Estes Drive concerning the proposed AURA development.

There can be nothing further from the truth. Neither "Estes Neighbors" nor CHALT speak for me or for the neighbors I've spoken with in Lake Forest and surrounding communities.

Granted, I have not spoken with every neighbor about the AURA development. It may surprise the members of “Estes Neighbors” and CHALT, who have blanketed our neighbourhoods with flyers taped to mailboxes, emails to listservs, and un-permitted signs along Estes, that we have more pressing things to worry about than AURA. A global pandemic and its impact on our community comes to mind.

In fact, all who I’ve spoken with are in agreement that we elected you, our Town representatives, to assess this development in conjunction with the talented Chapel Hill government employees. Y'all have the skills and experience in urban planning, traffic flows, storm water runoff, and the like. That’s why we elected you and pay Town taxes - to have experts decide on these matters for us, so we can focus on what matters in our daily lives.

Hence, do not take our collective silence as agreement with CHALT.

Please do your best tonight to ignore the shrill voices that only scream, “No No NO!” against any new development. They may talk traffic, runoff, and safety, and pretend they speak for me and others. Yet they are really just NIMBYs who only speak for themselves, and sadly, often resort to obtuse tactics to try and get their way.

The rest of us want the the incomes, the local purchases, the expanded tax base, and most importantly, the vibrancy that new residents and new businesses can bring to Chapel Hill.

Thank you,
Wayan Vota
Homeowner
622 Arlington Street
624 Arlington Street

--

Wayan Vota
Mobile/WhatsApp: +1 (919) 537-6654
Twitter/Skype: @wayan_vota

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 07, 2021 8:34 AM
To: David Bozymski
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: David Bozymski [mailto:davidbozymski@gmail.com]
Sent: Tuesday, April 6, 2021 9:18 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Amy Harvey asked that I send you this message:

Hello Amy,

Thank you for your service.

My family has lived in Chapel Hill since 1966, back when it was a "village". My parents have lived behind Phillips since 1977 and I have lived off Estes Extension since 2010. To say we are familiar with the traffic issues on Estes Dr. at certain times of the day would be a tremendous understatement.

I'm curious if any of the decision makers on the Aura proposal live in the vicinity of the Estes + Airport Rd. intersection or have spent any meaningful time in that area during rush hour rather than read traffic data reports from the developer.

My three children are all grown but I always feel sorry for what look like possible parents trying to get to a son or daughters school or Rec. sporting event after 4:30 having to travel on Estes Dr or Estes Extension. It's a traffic gridlock nightmare now and there is no way to convince me that it will be improved by adding the Aura development.

Please proceed with caution because if this happens there will be no way to undo the harm. What's the rush?

Thank you,

David Bozowski

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 07, 2021 8:40 AM
To: sarhkamc@gmail.com
Cc: Judy Johnson; Colleen Willger; John Richardson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Decision on Aura Project
Attachments: to CH Town council about Aura fr SKMcIntee.docx

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Sarah K McIntee [mailto:sarhkamc@gmail.com]
Sent: Tuesday, April 6, 2021 7:56 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Planning Department <planning@townofchapelhill.org>
Subject: Decision on Aura Project

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I was on the Central West Commission in 2013 and I live in a neighborhood off Estes Drive. Generally, this project looks good to me. I don't have any detail suggestions for the plot except I would like the BRT stop to have a bigger shade tree and the turning radius on the two driveways are too large, making it unsafe for pedestrians and cyclists. I also do not want to see a turn lane added, which also makes this intersection more dangerous (my eldest was hit by a car on a bicycle crossing Estes here).

I am glad to see a road along the back of the property. Someday, Chapel Hill will want to extend Elliott Rd to

MLK, Jr Blvd.

The extra turn lane will just increase speed on a road where people already drive too fast. The town needs to look for more solutions to the traffic problem on Estes other than widening the road or otherwise facilitating traffic.

Please read the attached letter about why you should have the big picture in mind when deciding on Aura.

Sarah K. McIntee

%%%

Sarah K. McIntee

Chapel Hill, North Carolina, United States of America

%%%

Sarah K. McIntee
519 Caswell Rd
Chapel Hill, NC 27514
sarhkamc@gmail.com
April 5, 2021

Regarding Aura and the Central West Plan (I was on this advisory commission)
Saving the planet is in how we choose to develop Chapel Hill

Most of those who work here in town don't live here, because they can't. There is a housing shortage and the prices are too high. Housing shortages are created by suppressing the construction of higher density housing. This forces people to be in their cars more, and more. It also means the shopping moves further and further away.

Whenever commuting distance increases, the amount of pavement on the landscape increases. Some 70+ thousand commutes are forced into happening daily by not having enough housing in town. Our gateway roads, in 30 years, have tripled in width. The need for satellite parking lots has increased. This means more carbon put into the air, more rapid run-off over the landscape, more erosion, and because of all of the suburban sprawl happening around this town, outside of our designated rural buffer, this pattern destroys farm, forests, and nature preserves.

If we want to protect the planet, the way to go is to make sure people live closer together and closer to where they work, play, school, and hopefully, they will access some of this activity with bus, bike, and walking. We should be able to get almost anywhere without a car. The goal should be to keep people out of their cars as much as possible. We have cars, but we don't have to use them so much. With every use, extra lanes of asphalt are laid down for it.

All of these commuting people, those coming through expanding highways and gateway roads inside of cars, are not using green transportation, and long drives in a car is not green either. Commuters, students, university and hospital staff, are coming from miles away, from locations that have wasteful, detrimentally impacting, suburban sprawl patterns. Suburban sprawl causes lots of the landscape to be paved over, the roofs of buildings are wide and single story. Suburbia is a rapid run-off nightmare. Suburbia causes longer commutes, which translates into more pavement in the Cape Fear watershed. It means the mass deaths of trees, wildlife, and our milk and eggs coming from much further away. The solution to this is putting housing where people need it to be, near to where they work, so their commutes are short and the overall road use is minimized.

Chapel Hill has one of the best public transportation corridors in North Carolina in route 86 running from center of town northward. This corridor is sustained by committed ridership from those who like in the apartment complexes along MLK, Jr Blvd. The town planners, consultants, and green-minded town councils, planned to encourage high density development on this corridor. If they build high density, more and more will use the bus, more shopping will be in walking distance, and fewer and fewer people will need to get into their cars.

Aura is a housing development proposed for the corner of MLK, Jr Blvd and Estes Drive. The housing is in apartments and townhomes with a village center of some commercial use. I am sure there are tweaks to make it more acceptable, but CHALT prefers to, instead of addressing particulars, to prevent anything from being built on this site, at all.

CHALT is trying to argue that a concentrated housing mixed use development on MLK will turn Estes

Drive into a traffic nightmare. Actually, Estes Drive is already a traffic nightmare, and this development, Aura will do very little to change that fact. Estes Drive has two schools with insufficient access, access only from one east west road. This one east-west road, Estes Drive is also the only viable cross road for 3 miles in two directions. This one road serves a solid 3 mile block of houses on winding roads that poorly serve to allow any pedestrian, bicycle, or car to get anywhere unless they trespass on private land.

The reason this pattern exists is because the Chapel Hill historically permitted large discontinuous, poorly connected neighborhoods to be built. This forces all of the traffic in the northern half of Chapel Hill into using two cross-roads, Estes and Weaver Dairy. The loudest CHALT membership live in these sprawling, discontinuous neighborhoods, so all of their residents, depend heavily on Estes Drive and Weaver Dairy 3 miles north to get anywhere. My neighborhood is among the earliest neighborhood to be built on Estes, built before the road went through to the historic airport road. We all depend on one two lane road, Estes Drive flanked by houses on both sides, to get ANYWHERE.

CHALT's argument against any development on MLK, like this Aura development proposed, is that they will use Estes Drive, just like everyone else does in town. They live in a poorly connected neighborhood, so they are going to prevent Chapel Hill from getting more high density housing on the T bus route. They defend their one road access, instead of making other solutions, like making their neighborhood road network more connected, so they don't have to use Estes Drive at all, if they don't want to.

There could be some temporary respite by removing one of the schools and extending Elliot Rd. over to MLK, Jr Blvd, but the town will have to do more than that to turn Chapel Hill into a pedestrian place. There needs to be a way to walk in 4 directions every quarter mile to make the ped-mode a viable transportation device. Right now, Estes Drive doesn't even have sidewalks on both sides for its length, and some of its length is has no legally accessible sidewalk, yet Estes is the only public right of way for a pedestrian, or cyclist, to get anywhere in the East-west direction. The only real solution has to do with adding more cross road connectivity through these neighborhoods, to give these folks alternative ways of getting out. The town claims it doesn't have the money to condemn and buy property to add connections. The state owns Estes Drive, and the state DOT has been under some pressure to widen Estes for years, which would make a really bad traffic speed, pedestrian-endangerment situation for this neighborhood much worse. If the state widened, they would have to remove a long row of expensive houses. Pedestrian places are not made by putting in wide roads. We already have plenty of traffic, even during this pandemic year without the schools in session, traveling at 40 mph.

Of the 36 years we have lived here, we have never considered Estes Drive safe. My entire family walked and biked on Estes to get places. I walked my children to preschool at the YMCA. Both of my sons were hit by cars on Estes Dr. while on their bikes, one at Caswell, one at Airport Rd. Our entire family walked and biked to library to get books twice weekly. We walked to University Mall, sometimes through poison ivy and broken glass, around untrimmed bushes and looking at trash tossed into the woods. I've gotten heat stroke walking in the sun in August in the late 1980s on the segment of sidewalk that runs by where the library is, where there is no breeze and no shade. I never walked Estes that way without a water bottle in summer after that. Our family has walked up to Timberlyne to see movies, walking where there was no sidewalk. These were big hikes that took 45 min to an hour. We have walked over to my sister's place by crossing Estes Drive and going through private yards on school paths that are now closed to trespassers. We have walked to Umstead Park. My children walked and bused to ECHH (they will no longer get on bikes as they know they are unsafe here).

This Aura development is not going to fix the fundamental traffic problem, nor will it add to the existing problem. A turn lane will do nothing but increase traffic speed and attract more commuters into using it instead of coming in by 86 or using 15-501 to get to Carrboro. If a road is full, people who don't live here find a way to not use it. You can't add to a road that is already at capacity during certain hours. When it's not jammed up is the least safest time for pedestrians because the traffic is traveling too fast.

The neighborhood friendly way approach this transportation problem on Estes is to add more pathway vascularity, add road connections, making it so everyone shares a bit of the traffic, which would be forced to be slow enough so pedestrians and cyclists aren't threatened. If you look at the map, there are several places where pathway connections can be made. At the least, you should be claiming public access right of ways for pedestrians to get through. Many of the pathways we used in the 80s and 90s are no longer open for use. The backway access to my sister's house now has a no trespassing sign. I can see why children don't want to walk to school. If a location is one mile as the crow flies, it shouldn't take 3 miles of walking, or 5 miles of driving, to get there. Minimize distance traveled and Chapel Hill lowers their carbon footprint. Minimize the need for people to drive in from far flung developments to get to work or school, and Chapel Hill lowers its carbon footprint. Road and path vascularity saves energy use, including food calories and sneaker soles.

If I were in the large expanse of discontinuity north of Estes Drive, I would be, instead of protesting against development on that corner, I would be asking the town to add connections so I have alternative ways of getting in and out of my home. I would be asking Somerset and Huntington to be connected to Wellington, where there is a fire access cut so I have an alternative to Estes Drive. That way, when the traffic is bad or blocked, I have another way out. Every neighborhood should have alternative routes. When Kristen Lodge Miller, a recreation runner, was killed right near Phillips when my young kids were in a rocketry club class there while they were trying to apprehend the murderer, I was lucky I was able to walk there to pick them up and take them home, out of harms way from in back of the school. Estes Drive was completely blocked for a couple hours. Traffic was being redirected to loop back towards Franklin by way of Granville Rd. Sometimes there is an accident on Estes and the road is blocked. Should any of us have an alternative way out? I think we all should. Chapel Hill needs to be remade for connectivity.

It is time for Chapel Hill to consider how it will transform itself into pedestrian accessible villages, with spines of bus routes stretching further. Put more housing close to public transportation. Higher density living inside the town will keep the hinterlands from being built on, it will keep the asphalt and roof surfaces minimized, and it will allow aquifers and streams to gently fill without gully washing erosion.

We can't just be thinking of ourselves and our home values when the state, nature, and world are beginning to suffer horribly from permanent climate changes. I just read a paper that our planet's ability to grow food to meet increasing demand has been cut by 20% because of climate change events, floods, and drought stress. There is no more time to make technology changes gracefully. This is an emergency, and unlike my article in the Chapel Hill Herald suggested in the 1990s, this climate disaster is no longer in, "slow motion." We already live on a planet entirely different than the one we were born in. The earth of 1950, the earth humanity adapted to, is now gone, forever.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 07, 2021 2:14 PM
To: WillR
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: WillR [mailto:campaign@willraymond.org]
Sent: Wednesday, April 7, 2021 1:38 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Manager <manager@townofchapelhill.org>
Subject: Re: AURA: Transparency, ethics and renewal of 2+ week old FOIA request

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

I've jumped through the hoops (again) yet about 4 weeks after asking still no answer on producing the documents I and others have requested concerning the Aura project and the Town's private briefings on the Town's new traffic model and expected impacts.

I've also asked staff and the Town Manager to let us know what needs to be done to re-evaluate the Aura property Corps of Engineers wetlands and drainage areas, the Coles Branch watershed and others - like those draining Caswell neighborhood - in the catch basin below the Aura as it is clear that what intel the Town is using for guidance is not the reality of the conditions on the ground.

We asked, what, specifically, can we do to get feet on the ground to remediate the manifest discrepancies? What's the process?

Again, just like the Open Records request, haven't heard anything back.

The Aura and the potential heavy development it will unleash within the "opportunity zone" and Central West area is a big deal. Residents will be living with the consequences of any mistakes forever. Chapel Hill's residents are already facing 10's of millions of dollars - from repairing Booker Creek to expanding our roads - in externalized development costs.

If there's one lesson to be learned from the recent mobile home park debacle, it's that the problems facing our community are usually well known in advance. Often residents have spent years trying to bring them to the attention of the Town Council and government with little avail.

Why? Is it because if you know that there's a problem, you're kind of obligated to do something about it?

Well, there are significant issues involving development in Central West and beyond. Residents have posed over 50 questions on Aura alone.

Residents have asked for documents and transparency. Residents have asked that the conditions on the ground be reconciled with the "satellite" view of our watersheds. Residents have asked Council - not its lawyer - to respond to ethical lapses in the Aura approval process.

We understand the challenges of COVID. We understand there are 41 pending development applications. We understand that resources are limited.

Yet, irrespective of all of that, the Council and our local government have a clear responsibility to respond to these requests.

Is the problem here that if we get those answers, if we see those records, if we hear the Council response to ethical issues, that the errors brought to light will need to be accounted for?

Looking forward to a rapid response,

Will Raymond

On 4/1/21 10:19 AM, campaign@willraymond.org wrote:

> Dear Mayor and Council,

>

> It has been over two weeks since my initial request that Council
> stand-by its collective pledge to conduct business in a transparent
> and ethical fashion on behalf of our community.

>

> The Aura project will have major impacts on safety, traffic,
> environment in its current form.

>

> We have already seen the downsides of the first major development in

> Central West, adding more problems by ramrodding Aura through the
 > process poses both short and long term negative consequences.
 >
 > As I understand it, residents have already submitted over 50 specific
 > questions and concerns about the Aura project with no official
 > response from the Town to-date.
 >
 > Given that, the extraordinary pace that the Aura project is moving
 > through the approval process, the many manifest problems residents
 > have already highlighted, the ethical issues that surround the Central
 > West planning effort and the most recent CDC hearings, it is incumbent
 > on this Council to respond in a timely, detailed manner.
 >
 > I am renewing my request for the following records covering Jan. 1,
 > 2021 through June 1st, 2021 for the series of private Council member
 > meetings where members were briefed on the new Town-wide traffic model
 > in general and, more specifically, traffic studies, environmental,
 > fiscal assessments and other issues surrounding the Aura project on
 > the corner of MLK,Jr./Estes.
 >
 > Residents expect the Town to either release or make available for
 > inspection records like:
 >
 > - all audio, video recordings of these meetings
 > - a roster of who attended
 > - all minutes and notes by Council and staff
 > - all materials used in those presentations
 > - all communications with UNC Chapel Hill as pertains to Aura
 > project's impact on the Carolina North project.
 > - all communications from individual Council members to advisory
 > boards, individual advisory board members involving Aura
 > - all communications from individual Council members and staff
 > available as per the narrowest interpretations of "economic
 > development" restrictions of NC GS 131 with Cant Hook, Trinsic
 > Residential, their representatives - most notably CDC Chair Dancy -
 > and any other Trinsic agents.
 >
 > For the staff researching these records, the request should be
 > interpreted liberally to include:
 >
 > "all documents, papers, letters, maps, books, photographs, films,
 > sound recordings, magnetic or other tapes, electronic data-processing
 > records, artifacts, or other documentary material, regardless of
 > physical form or characteristics, made or received pursuant to law or
 > ordinance in connection with the transaction of public business by any
 > agency of North Carolina government or its subdivisions. Agency of
 > North Carolina government or its subdivisions shall mean and include
 > every public office, public officer or official (State or local,
 > elected or appointed), institution, board, commission, bureau,
 > council, department, authority or other unit of government of the
 > State or of any county, unit, special district or other political
 > subdivision of government."

- >
- > In other words, please make available the broadest range of internal
- > information available on Aura quickly so that our residents can
- > respond appropriately.
- >
- > Again, this is an official request for records.
- >
- > Please feel free to have staff contact me if they need guidance on
- > fulfilling this request.
- >
- > Will
- >

Amy Harvey

From: Jeanette Coffin
Sent: Friday, April 09, 2021 1:31 PM
To: Pamela Dobson
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Mixed use at Estes

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Pamela Dobson [mailto:pamdobson43@gmail.com]
Sent: Friday, April 9, 2021 1:20 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Mixed use at Estes

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

How far will you continue to go before allowing complete ruin of this town?!

Do we really need more apartments and condos?! There is virtually zero retail left—why not revitalize the space for that?!

I promise you, this town is rapidly losing its appeal for families raising kids. You are blind if you don't realize the majority of people occupying these high rises are commuters who couldn't care less about the community.

Wake up—the \$\$ signs are blinding you—use what sense of decency and responsibility you have left.

Pam Dobson

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 12, 2021 10:31 AM
To: buckhouse4@nc.rr.com
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Conflict of Interest Appearance of Community Design Commission Member and Chair Susana Dancy

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: buckhouse4@nc.rr.com [mailto:buckhouse4@nc.rr.com]
Sent: Sunday, April 11, 2021 9:22 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Conflict of Interest Appearance of Community Design Commission Member and Chair Susana Dancy

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council:

As I've communicated previously, I immensely appreciate the work of Mayor and Council, each of you dedicating time and talents for the benefit of our community. For that I am grateful.

My family lives on Huntington Road, just a few hundred yards from the proposed Aura Development at the intersection of Estes Drive and Martin Luther King, Jr. Boulevard. Therefore I am keenly interested in community processes pertaining to consideration of the Aura proposal as well as future other developments on Estes Drive.

I realize there are multiple stakeholders in these development decisions: current land-owners desiring top dollar for their land, developers wanting top returns for their investors, residents of adjacent neighborhoods, and of course Chapel Hill Mayor and Council who are tasked with making decisions for the good of the Chapel Hill community, centered around the six themes of the Chapel Hill 2020 Comprehensive Plan.

I am quite concerned regarding the repeated and ongoing actions of Community Design Commission Member and Chair Susana Dancy as she ACTIVELY attempts to influence favorable consideration of the Aura proposal. She has participated in multiple Boards and Commissions advisory meetings advocating support of the project, meetings outside of her scope (which should ostensibly be of an unbiased community leader which she clearly is not, having recused herself from some votes) of CDC Chair. I find Ms. Dancy's activities at odds with the Town of Chapel Hill's Ethics Guidelines for Town Advisory Boards and Commissions, below. I request Council consider appropriate actions to mitigate the Conflict of Interest Appearance Ms. Dancy has created.

Thank you again for your thoughtful town leadership in this and other matters.

Scott Buck

208 Huntington Drive, Chapel Hill 27514

Tel: 919-933-3406

ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS

Members of advisory boards and commissions shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. A conflict of interest or a potential conflict occurs if a member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration. In addition, members of the Historic District Commission and Board of Adjustment, when these boards are hearing cases, serve as quasi-judicial bodies. Pursuant to State Statute 106A-388(e)(2), members of these boards "shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational

relationship with an affected person, or a financial interest in the outcome of the matter.”

Any member who violates these Ethics Guidelines may be subject to removal from the board or commission. If the advisory board or commission member believes he/she has a conflict of interest then that member should ask the advisory board or commission to be recused from voting. The advisory board or commission should then vote on the question on whether or not to excuse the member making the request. In cases where the individual member or the advisory board or commission establishes a conflict of interest, then the advisory board or commission member shall remove themselves from the voting area. Any advisory board or commission member may seek the counsel of the Town Attorney on questions regarding the interpretation of these ethics guidelines or other conflict of interest matters. The interpretation may include a recommendation on whether or not the advisory board or commission member should excuse himself/herself from voting. The advisory board or commission member may request the Town Attorney respond in writing.

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 13, 2021 9:32 AM
To: Bruce Boehm
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: opposition of AURA due to traffic

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Bruce Boehm [mailto:ratalish@gmail.com]
Sent: Tuesday, April 13, 2021 9:25 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: opposition of AURA due to traffic

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello:

I am in opposition to the AURA development until Estes Drive, from Franklin to the Carrboro border, is widened sufficiently to handle the traffic and includes a bike lane.

Thank you,

Bruce Boehm
1921 S. Lakeshore Drive
Member of the Owasa Board of Directors

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 13, 2021 9:32 AM
To: John Curry, Ph.D.
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: John Curry, Ph.D. [mailto:john.curry@duke.edu]
Sent: Tuesday, April 13, 2021 8:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

We are writing to ask the Town Council to stop the AURA review process until a full traffic plan for Estes Drive has been developed, based on an up-to-date, town-wide traffic model.

Thank you for all you do for the town.

Sincerely,

John Curry and Deborah Bender
1716 Allard Road
Chapel Hill, NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 13, 2021 9:32 AM
To: rachel Burton
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA review process

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: rachel Burton [mailto:piedmontbiofuels@gmail.com]
Sent: Monday, April 12, 2021 11:19 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA review process

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello Mayor Henninger,

My name is Rachel Burton and I live in Chapel Hill near Estes Dr. and MLK Blvd. My two sons attend Estes Hills Elementary school and often we walk or bike from our house near Piney Mountain Road to Estes Dr. and MLK Blvd on our way to school.

I am a concerned parent and citizen and I want the town to delay the AURA review process and include a traffic plan that is based on an up-to-date, town wide traffic model.

I am also a former board participant in an adjacent county economic development board and I understand the process for larger scale development projects. I think the adjoining community members raise a good point about the traffic plan. I do hope you will consider shifting the AURA review to a later date.

Best regards,
Rachel Burton

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 13, 2021 9:33 AM
To: Matt Painschab
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Matt Painschab [mailto:painschabm@gmail.com]
Sent: Monday, April 12, 2021 10:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: RE: AURA

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I am writing as a neighbor of the proposed AURA area. Please be careful and make sure that traffic, environment, etc all matches the values of our community. But please do not fall to the pressure of NIMBYism. The solution to an affordable housing crisis is more housing. Don't forget that. If someone wants to develop the area, it will help the entire city. It's always easier for a community to organize around no and against change. Change here is good.

Thanks,

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 8:31 AM
To: Carla Fenson
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA and traffic on Estes

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Carla Fenson [mailto:carla.fens@gmail.com]
Sent: Wednesday, April 14, 2021 8:06 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA and traffic on Estes

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

I am a resident long time resident of Chapel Hill and live in Ironwoods. I am very concerned about this new development going up at MLK and Estes. It is important for all of us who use Estes regularly to find out what the plan is for the increase in traffic this development will bring. I am asking you to please insure that there is a sufficient traffic plan in place BEFORE this development is approved. Estes is already a well traveled road and the only way for many of us who live on that side of town to get to East Franklin Street without going all the way downtown or up to 40. I am sure trusting this is well thought through before approved.

Thank you,
Carla Fenson
128 Ironwoods Drive
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 8:31 AM
To: Lohmann, Catherine M.F.
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: "Condition of Development" idea

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Lohmann, Catherine M.F. [mailto:clohmann@email.unc.edu]
Sent: Tuesday, April 13, 2021 6:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: "Condition of Development" idea

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Town Council folks,

I am a member of the Board of the Lake Ellen Homeowners Association and have been designated as our liaison with the Town. I'm writing to ask about an idea that one of our members had after reading about a different development here in town – the one across from Merritt's. Our concern is based on the fragility of our small lake and the potential damage to it from construction run-off and other sorts of collateral damage associated with the plans for 1200 MLK.

Briefly, would it be possible for you to require as a "Condition of Development" that the developer work with professional biologists and stream engineers to take extra precautions to protect Lake Ellen and Booker Creek from excessive runoff, deal with the invasive plants that inevitably spring up after land is disturbed, and so on. We

understand that, near the street, runoff will probably affect the Bolin Creek watershed, but we do know that the back of the property is in our watershed and we're worried.

Lake Ellen is a small gem in Chapel Hill. As my daughter once said at age 6, "it is nature-y". And indeed, in the last week, I've personally observed two species of herons, a pair of kingfishers building a nest, a mama wood duck with 13 ducklings, a pair of unusual ducks called hooded mergansers that I hope will nest, turtles and frogs galore, and a river otter.

If it is not possible to make such a condition for some legal reason, or because, perhaps, it is too late to do so, we understand. We had to ask because Chapel Hill is precious to us and we always hope to make it better.

I hope to hear your thoughts on this, one way or the other.

Sincerely,

Catherine Lohmann
LEHA Liaison with Town of Chapel Hill
9 Ellen Place
Chapel Hill, NC 27514

Email: clohmann@email.unc.edu
Home: 919-933-2093
Mobile: 919-593-7294

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 10:36 AM
To: Moira Killoran
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Need a Traffic Plan before moving forward on Aura

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin




Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Moira Killoran [mailto:moira@academicimpressions.com]
Sent: Wednesday, April 14, 2021 10:19 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Need a Traffic Plan before moving forward on Aura

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Greetings. I am writing to express my concern about the AURA development. We must have a traffic plan and flood prevention program in place before such a development is undertaken.

Moira Killoran, PhD 
Director of Coaching

Join Zoom Meeting: <https://zoom.us/j/7794714587>

Direct: (617) 335-5349

Pronouns: she/her/hers

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720.488.6800



She/her/hers. What are yours?

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 12:13 PM
To: Kevin S O'Donnell
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Please Stop AURA Review Process Until Estes Drive Traffic Plan Developed First

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Kevin S O'Donnell [mailto:kevinodonnell1@att.net]
Sent: Wednesday, April 14, 2021 11:57 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Please Stop AURA Review Process Until Estes Drive Traffic Plan Developed First
Importance: High

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Town Council Staff:

Please stop the AURA development proposal review process until after an Estes Drive Traffic Plan is developed first, before your upcoming April 21, 2021 council meeting to take public comments. I attended the April 5, 2021 C.H.A.L.T.

webinar where the developers made their proposal. However, their model was based on traffic and master plan data last updated in 2001. Everyone needs to consider the ramifications if this development is allowed, at one of the town's busiest intersections, including nearby public schools, for safety concerns.

Thank you for your time and attention to this matter.

Kevin S O'Donnell
808 Ward St
Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 12:14 PM
To: Dan.Levine@self-help.org
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: OCAHC Support for AURA (to Council and the Housing Advisory Board)
Attachments: OCAHC Advocacy Letter Re AURA.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Dan Levine [mailto:Dan.Levine@self-help.org]
Sent: Wednesday, April 14, 2021 11:56 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Advisory Boards <advisoryboards@townofchapelhill.org>
Cc: Manager <manager@townofchapelhill.org>
Subject: OCAHC Support for AURA (to Council and the Housing Advisory Board)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger, Town Council, and HAB members (Cc Manager Jones),

Please find attached the Orange County Affordable Housing Coalition's brief letter of support for the housing development proposed at AURA. As detailed in the attached letter, our support is contingent on the developer's housing plan being converted into firm enforceable commitments that address the key points we've identified, such as

excluding full-time student households and ensuring that rental prices reflect utility allowances, both part of affordable housing developer standards for determining affordability.

On behalf of the OCAHC,

Dan Levine & Jennifer Player (2021 OCAHC Co-Chairs)



Orange County Affordable Housing Coalition

April 13, 2021

Dear Mayor Hemminger, Town Council, and Housing Advisory Board members (cc Town Manager Jones),

On behalf of the OCAHC, we are writing to express our support for the affordable housing plan proposed for the AURA Chapel Hill development located at 1000 Martin Luther King Jr. Blvd, provided that key details related to income qualification and ongoing compliance are finalized. If these details are worked out with binding commitments, we think AURA will be a tremendously positive development for affordable housing, both directly via its income-restricted units and indirectly by increasing the supply of market rate housing.

The OCAHC understands that AURA's developer has submitted a conditional zoning application for a mixed-use development with 360 apartments and 55 townhomes. The developer's affordable housing plan indicates that of the 360 apartments proposed, 43 will be income-restricted, with half renting to households earning 65% of the area median income (AMI) and the other half to 80% AMI households. The developer also indicated that they intend to build for sale affordable homes on-site, in partnership with a local nonprofit developer with experience in Orange County. We would prefer to see deeper income-targeting for the affordable rental housing units at AURA, even if it meant fewer total subsidized rental units, since 80% AMI rents approximate available market rents. Still, overall we commend the plan for its proposed meaningful contributions to the affordable housing inventory in our community.

Our support of the affordable housing plan proposed at AURA is contingent on the Town and developer executing an enforceable agreement that affordable units will not be rented or sold to full-time student households, and that rents be set at levels that are truly affordable to tenants below 65/80% AMI accounting for utility allowances, et al. as would be expected for subsidized housing programs. Further, the Town should set an expectation that the owner accept "Section 8" and other rental vouchers that will increase access to rental units. Finally, there should be long-term covenants or other enforcement mechanisms for these units that survive sale to new investors. Similar standards apply to federal housing programs such as the Low-Income Housing Tax Credit, HOME, and Housing Choice Vouchers.

Finally, we encourage the developer to pursue on-site affordable homes for sale at AURA. Should their plans change for building these for-sale homes, we encourage the Town to require that the developer comply with existing alternatives to on-site development such as payment in lieu, as described in §3.10.3 of Chapel Hill's Inclusionary Zoning Ordinance.

Thank you for your attention and for your service to the community,

A handwritten signature in blue ink that reads "Jennifer Player".

Jennifer Player
OCAHC Co-Chair

A handwritten signature in blue ink that reads "Dan Levine".

Dan Levine
OCAHC Co-Chair

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 12:54 PM
To: Alain Laederach
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Alain Laederach [mailto:alaederach@gmail.com]
Sent: Wednesday, April 14, 2021 12:51 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hello,

My name is Alain Laederach and I am a registered voter here in Chapel Hill, living at 351 Wesley Dr. I would like to make it known to the elected representatives of our town that I am completely opposed to allowing any more development of mega projects like the AURA development in our town without much further studies and consideration on the impact on

the environment of our town. I believe that our Mayor and the council are completely in the grips of large developers who are only interested in turning a very large profit and leaving our town disfigured. It is a scandal that after having clear cut the lot at the intersection of Estes and MLK, these greedy developers are even allowed to develop this land, it should be turned into a park.

I will be actively campaigning and contributing to elect representatives to our town who are truly interested in preserving the green spaces and environment in our town and do not support such obscene economic development.

Thanks,

Alain Laederach
351 Wesley Dr.
Chapel Hill, NC 27516

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 14, 2021 1:16 PM
To: Shane, Patricia M.
Cc: Judy Johnson; Colleen Willger; Kumar Neppalli; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: traffic & new building

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Shane, Patricia M. [mailto:pshane@unc.edu]
Sent: Wednesday, April 14, 2021 1:11 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: traffic & new building

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I have lived in Chapel Hill since 1971 and have seen tremendous change over the years. However, NEVER have I seen the kind of recent growth explosion in the Blue Hill area of NE Chapel Hill that clearly did not take into consideration the resulting traffic and accompanying pollution problems! I can't imagine that the approval process of this current debacle (that will only get worse as the housing projects are occupied) gave any care to the residents of this area as well as the visitors to Chapel Hill who enter along this corridor when the plans were approved. I want to believe that those who have served on the Town Council have the best interest of the citizenry in mind; these kinds of decisions certainly do not reflect that interest.

The vast number of housing projects that have been approved by the Town Council with little or no changes to accommodate the vehicles that go with the projects is simply appalling. I can honestly say that essentially there has been no change to the roads in this area since I moved here. Yes, the by-pass was widened to 2 lanes each way, and yes a "Detroit left" was put in by the Europa Hotel; but these were done some years ago to accommodate existing problematic traffic issues and they did not fully rectify the problems. The sheer magnitude of the increased number of housing units and the medical complex between I-40 and University Place tells any person giving it thought that the traffic can only increase manifold when they are finally occupied. In addition, I understand that the hotel property at 15-501 and Ephesus Rd. is for sale with the notion of putting in additional housing. All this development with no accompanying substantive change in the infrastructure is perplexing at best. I find it incredible that a few years ago the Town Council banned building signs greater than 2' x 4' and permitting the Red Roof Inn to have a red roof because of a desire to maintain the "home town flavor of Chapel Hill" could even conceive in its most devious moments to ignore the current traffic issues in this area let alone add to it by orders of magnitude by approving the development in progress! There is no way dangerous traffic back-ups along the corridor from I-40 to University Place and beyond can be considered maintaining the home town flavor! All this building without considering traffic is unthinkable, yet the Town Council has done just that.

This brings me to a current disaster in the making...the proposed Aura complex at the corner of Estes and MLK. Please do not compound the errors made in the Blue Hill area with the plans for this development! Estes Dr. is one of the few east-west roads from Franklin St. to Greensboro St. As such, it bears a great deal of traffic on a daily basis. Anyone who travels this road knows that the **current** back-ups by Estes and Phillips Schools to the Estes/MLK intersection are significant at most times of the days and horrendous when school starts/ends and during rush hour. To even consider a development of over 400 apartments without a way to accommodate the traffic shows a total disregard for the people of Chapel Hill and the quality of life we moved here to have! This doesn't even address the problems incumbent with a development that has requested all sorts of waivers from building requirements such as sufficient parking, which is absurd. A full study of the impact of the Aura development, including a comprehensive study of current traffic conditions, is a beginning point. The further implications in terms of potential flooding, pollution, how neighborhoods are affected, and impact on the potential for other new developments are vital to any successful growth of Chapel Hill.

Thank you for your consideration of my concerns.

Pat Shane
1289 N. Fordham Blvd., #266
Chapel Hill, NC 27514-6110

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 15, 2021 9:37 AM
To: Leonard Rogoff
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA review process

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Leonard Rogoff [mailto:rogoff.leonard@gmail.com]
Sent: Thursday, April 15, 2021 9:17 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA review process

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council Members,

I wish to express concern about proceeding with the AUIRA review process until the completion of a traffic plan for Estes Drive. As a thirty-year resident of the Hidden Hills neighborhood, which is accessible from Estes, I can attest to a worsening traffic problem. At some times, traffic backs up from MLK Blvd past the Caswell traffic light at Estes Hills School. Making a left turn from Burlage Circle onto Estes during school opening and closing hours can result in long delays.

The existing infrastructure does not appear capable of handling the increased traffic, and without a thorough study and review, our neighborhoods will become less livable. I recognize the need for more affordable housing to be distributed throughout our community, but the scale of this project seems to exceed this worthy ambition.

I thank you for your consideration.

Best,
Leonard Rogoff
329 Burlage Circle
Chapel Hill NC 27514
919.929.6054

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 15, 2021 9:38 AM
To: Pat Nagle
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Traffic Planning and Aura Review Process

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Pat Nagle [mailto:patrickjamesnagle@gmail.com]
Sent: Wednesday, April 14, 2021 6:55 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Traffic Planning and Aura Review Process

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To whom it may concern,

My name is Patrick Nagle. My family of 4 are residents of Chapel Hill located at 304 Clayton Rd, Chapel Hill, NC 27514. My 2 children are students at Estes Elementary and Phillips Middle School.

I am writing to ask for the Aura review process to be held until a traffic plan for Estes Drive is developed and completed first. This traffic plan should include an up to date, town wide traffic model.

Thank you for reading this letter. Please let me know if you have any questions or concerns.

Sincerely,
Patrick Nagle

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 15, 2021 4:20 PM
To: robert.nau@duke.edu
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Have you done a Monte Carlo simulation of the traffic impact of the Aura project?

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Bob Nau [mailto:robert.nau@duke.edu]
Sent: Thursday, April 15, 2021 3:30 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Have you done a Monte Carlo simulation of the traffic impact of the Aura project?

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To the Mayor and Council:

I have lived near the intersection of Estes Drive and MLK Boulevard for nearly 30 years (in the Forest Creek neighborhood) and I share the general community's alarm about the Aura project. That intersection is already problematic at UNC rush hour and the start and finish of elementary and middle school days, and the new Azalea Estates facility next door is also going to be a factor. I see that the Transportation and Connectivity Board has unanimously voted the project down, but it is undead. I'd like to ask: does any of the analysis of the project that

has been done so far include a detailed "Monte Carlo simulation" of its effects on traffic? I am a retired Duke professor whose academic field--operations research--includes the mathematical modeling of queuing systems (waiting lines) and transportation networks. In a road network every lane generates a separate queue wherever an intersection or traffic signal or entry or exit is encountered, and they interact in complex ways as the traffic load varies and signals go through their cycles and drivers make their own choices according to their destinations and driving habits. If you want to predict what will happen to congestion and travel times if significant changes are made anywhere in the system, either to the roads or the traffic, you need to use the technique of Monte Carlo simulation, in which random numbers (roulette wheel spins, so to speak) are used to simulate the movements of individual vehicles on the actual road network on a second by second basis. The way to use such a model is to run it thousands of times with different sequences of random numbers and look at probability distributions of key variables as well as some representative individual cases. (Your computer will do this very quickly.) There is off-the-shelf software for this sort of analysis, and your own traffic engineers (or some unbiased consultants) ought to build such a model if they haven't already. It might also make an interesting term project for a team of data science grad students. Then put a demonstration video online so that everyone can watch a speeded-up "week in the life of traffic at Estes Drive and MLK Boulevard" under the current parameters and under the new parameters that would come with the Aura project, where hundreds of new residents would be fighting their way onto and off of Estes Drive from either direction.

Thanks for listening,

--Bob Nau, 100 Collinson Drive, Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 15, 2021 4:56 PM
To: Elizabeth Friedman
Cc: Colleen Willger; Judy Johnson; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA review process

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Elizabeth Friedman [mailto:efriedman819@att.net]
Sent: Thursday, April 15, 2021 4:49 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA review process

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

This is a request to stop the AURA review process until a traffic plan for Estes Drive is developed first. Traffic in Chapel Hill is becoming more and more problematic with so many new developments. Please insist on a plan that takes all this development and its accompanying traffic into account. Thank you for your consideration.

Elizabeth Friedman
819 Churchill Dr., Chapel Hill 27517

Amy Harvey

From: Jeanette Coffin
Sent: Friday, April 16, 2021 2:31 PM
To: VIRGINIA S SAAM
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Estes/MLK development proposal

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: VIRGINIA S SAAM [mailto:vsaam@aol.com]
Sent: Friday, April 16, 2021 2:23 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Estes/MLK development proposal

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

It would be difficult to find many Chapel Hill citizens who approve of the AURA proposal for the development of the Estes/MLK site. As someone who lives very nearby and uses these streets for daily activities, I ask you to vote against this development. It seems like a “no brainer” if you have ever driven along Estes during commuting or school hours, not to mention the safety of pedestrians (particularly school children) and further flooding issues in the city. Certainly the tax-paying citizens will be receiving no benefit. I can see that the only beneficiaries are the developers and anyone who has his or her hand in their back pockets.

Please vote to halt the proposed AURA development.

Virginia Saam
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Monday, April 19, 2021 11:56 AM
To: Ed & Vicki Wike
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura project

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Ed & Vicki Wike [mailto:rewband2@gmail.com]
Sent: Monday, April 19, 2021 11:32 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura project

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council Members,

I am adding my name to others in asking you to please stop the AURA review process. As a neighbor who lives on Huntington Drive, I am very concerned about the traffic impact of this proposed project. It is not clear that Estes can handle traffic from an additional 400+ residential units and 600+ parking spaces. That is simply too many people and too many cars at what is already a very busy intersection. We need a comprehensive traffic plan in place and we need a project that is more commercially focused and less residentially focused for that corner.

thank you,

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, April 20, 2021 4:42 PM
To: Rita Marie May
Cc: Judy Johnson; Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Development Information Request

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rita Marie May [mailto:ritamarie.may@gmail.com]
Sent: Tuesday, April 20, 2021 4:39 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Will Raymond <campaign@willraymond.org>
Subject: Aura Development Information Request

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Chapel Hill Mayor and Council,

I understand that a Freedom of Information (FOIA) request regarding the Aura development was put to the Town over a month ago by Will Raymond and that what appears to be a fraction of the documents have come to light.

It also appears that the Town and staff may not be capable of tracking its own positions as this large project swiftly goes forward. Otherwise, what could be the reason for this time lag?

Here are the complete communications pertaining to the Aura proposal that are expected: All Communications

- Between staff members and Aura/Trinsic,
- Town staff and their colleagues on Aura
- Directives issued by the Town Manager
- Staff & external agencies e.g. NC DOT
- US Corps of Engineers documents
- All other inter-staff/staff/applicant notes/agendas/documents

Additionally, absent a reply from my second letter on the subject of the ethical position that the Town has taken with regard to CDC Chair Susana Dancy, I am particularly interested in communications regarding Ms Dancy's actions "on all matters Aura." Since Ms. Dancy is still acting as a public Board member, she has a duty to respond to all open records requests that involve her duties in pursuit of a public purpose. All documents of Ms Dancy, acting as an agent of the Aura developers, to Aura's landowners, and to Trinsic should be forthcoming to maintain the transparency of government that has been espoused by both Mayor and Council.

Respectfully,
Rita M May

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 28, 2021 8:52 AM
To: WillR
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: 41 DAYS LATER - Re: 34 days later - AURA: Transparency, ethics and renewal of 2+ week old FOIA request

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: WillR [mailto:campaign@willraymond.org]
Sent: Tuesday, April 27, 2021 11:36 PM
To: Jeanne Brown <jbrown2@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Subject: 41 DAYS LATER - Re: 34 days later - AURA: Transparency, ethics and renewal of 2+ week old FOIA request

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Mayor, Council,

Quick update on the multiple NC Open Records requests for staff, advisory board members and Council communications surrounding Aura, the Town's transportation modelling.

It's short: no further releases.

I and other residents thought when former manager Stancil left we would be done with the stone-walling and gaming of the public in terms of staff compliance.

I expected a Council - all who have run on transparency and good governance - would after 34 days would unanimously call on the new Town Manager to get this done.

As elected officials, you have an obligation to your community to not just enforce the text of the Open Records law but to honor its spirit.

We are now at day 41 - where are you Council?

It should never have been so difficult to find out what is going on with a process that requires a public hearing and that is performed in a quasi-judicial manner.

With the public hearing looming, it is well past time for the Town to comply with its legal obligation.

Big questions still loom: Where did OI-3 zoning come into play? Did our staff, the economic office or the applicant push for OI-3? Given the applicants plans, where's the detailed review of that zones acceptability by staff? Were all the missing briefings on Central West to the advisory boards a deliberate choice or just a big mistake? Where's the legal brief on the Dancy ethics issue? And on and on and on.

Beyond the original requests, we are also interested in seeing all the subsequent communications concerning the traffic modelling that have apparently gotten "stuck" in transit. For instance, as I understand it, memos from our lead traffic engineer that were delayed the last several weeks in the managers office.

Vetting was the true go to for blocking public access under previous Town administrations. There is no excuse for delaying materials because their release will reveal improprieties or cause embarrassment.

Whether they have been vetted or not - and recall most of these type materials are not required vetting under the law - need to see the light of day NOW.

It should go without saying but we would also like all internal communications from the Manager, his immediate staff and any other relevant entities involving managing the public process, strategizing on how to shape the messaging around Aura or even delay release of the materials under this request OR ANY OTHER PUBLIC requests that involved Aura or the transportation modelling.

Yes, that's right. Please, if it exists, no obfuscation about a strategy of obfuscation.

Finally - to reiterate - the expectation is that all materials be provided - not just email chains. The NC statute is clear on this - the release should be BROAD. From what little has been released, from the advisory board meetings that have been monitored, it is obvious there should be an overabundance of materials.

All means ALL.

Please provide all communications with external consultants for the Town involving the traffic model and Aura, all subsequent communications from/to the Aura applicant, all to/from Aura's agents, all to/from Aura's agent Dancy in her capacity both as an agent for the applicant and as the CDC Chair.

The law is clear. Your obligation is clear. The duty of staff to comply is clear.

And, clearly, time is not on the public's side.

Please, get this done.

Will Raymond

On 4/20/21 10:27 AM, campaign@willraymond.org wrote:

- > Jeanne, Mayor and Council,
- >
- > Wanted to update you on where we are with this request 34 days after I
- > made it and on the eve of tonight's Planning Commission hearing on Aura.
- >
- > 1. Have received one document response on 4/15, or roughly 29 days
- > after the initial request.
- >
- > 2. That "dump" only included 300 emails, most of which were already
- > available via the Mayor and Council email database.
- >
- > Sadly, it doesn't feel like much effort went into pulling together
- > anything not easily and mostly publicly available for this first tranche.
- >
- > Sabrina did say more documents were on the way, but, here we are the
- > day of the key Planning Commission meeting with a bit of an empty
- > cupboard.
- >
- > 3. A project of Aura's size and impact should generate a lot of
- > documents and communications, yet communications between staff members
- > and Aura's Cant Hook/Trinsic, staff and their colleagues, directives
- > issued by the Town Manager, staff and external agencies like NC DOT/US
- > Corps of Engineers, etc. and other inter-staff/staff/applicant
- > notes/agendas/documents are missing.
- >
- > Where are they?
- >
- > 4. Requested documents from CDC Chair Dancy, who is an agent of the
- > Aura developers, to Aura's landowners and Trinsic "on all matters
- > Aura" are also missing.
- >
- > As Ms. Dancy is acting as a public Board member she has a duty to
- > respond to all open records requests that involve her duties in
- > pursuit of a public purpose.
- >
- > Even though recused herself at one meeting - something after review
- > seems quite disputable - this doesn't relieve Chair Dancy from
- > providing all her communications with the applicant so the public can
- > decide if her actions followed both the Town's ethics guidelines and
- > good governance principles in general.
- >
- > A re-request and reminder of the Town's obligation to provide these
- > documents was sent to both Sabrina's office and the Town Attorney on
- > 4/17.
- >
- > 5. Based on those few emails, looks like a reasonable reading would

> lead one to infer that significant information might be missing.

>

> For example, the Town Attorney spoke to the Mayor about the ethics
> issue - yet there are no notes, materials, etc. included from the Town
> Attorney documenting how that conversation, how the review was done,
> etc.?

>

> First, deciding the ethics of this particular situation is, in
> consultation with their attorney, a matter for the Town Council not
> their counsel. That said, presumably their counsel didn't make an
> assessment in a void - is there no relevant documents the Attorney's
> office created in support of that assessment?

>

> I know, from my experience on the OWASA Board, that for such a weighty
> issue, Bob would've provided a memo or some other tactile evidence of
> a conclusion.

>

> 6. Also, staff held a series of private meetings with Council members
> on the new traffic modelling system and how that system has been used
> to evaluate the Aura project.

>

> These meetings, as you know from our previous communications, were
> private only in the sense that they were "unnoticed" and deliberately
> kept below the Council's quorum so the public was not given a chance
> to participate.

>

> Again, while the public was not able to see for themselves what the
> staff said to our representatives, what the representatives said or
> asked, any work product associated with those meetings is covered by
> the open records request.

>

> 7. It has been more than 30 days since Aura was announced. Where are
> the Economic Officer's communications? Where are any notes that were
> withheld due to the Open Records economic development carve out but
> are NOW available under that provisions expiry?

>

> From public statements made by Dwight, the local Chamber and others,
> it seems like Aura's adjacency to the economic development zone played
> a role in their decision to build. It surely will light a fire on
> development on the south side of Estes. Was there no meetings,
> minutes, emails, etc. that discussed Aura's interest in the economic
> opportunity zone or any other public subsidy or program that would
> entice them to build this project?

>

> 8. Materials that aren't convenient to provide - such as audio, video
> or paper (traditional mail) - are also omitted. Not clear if they
> exist but if they do, we do expect them to be released as per the open
> records law.

>

> In my past experience making these request, if a document that has
> been requested - like an audio recording - doesn't exist then
> generally the Town explicitly says they don't exist.

>
> I suggest you review what happened when the Town stone-walled a
> request for audio recordings covering the public/private West140
> negotiations that a particular Council member didn't want released.
>
> Citizens prevailed and subsequently the Town improved its record
> release process to more clearly underscore what was available, what
> existed but was not going to be released because of specific NC
> statute carve outs and what didn't exist.
>
> 8. As a side note, Sabrina could only offer the emails in Microsoft
> Outlook PST format, which took a lot of time and effort to unpack for
> public review. The Town needs to look into making sure that documents
> are provided in a format that doesn't - intentionally or not - add
> delays to dissemination.
>
> Jeanne, I didn't make this request lightly. I knew it would require
> some effort by Town staff. That's why I made it early in the process.
>
> But you, because of your involvement with Obey Creek/Compass,
> understand better than most in Town the importance of providing the
> public as much information as possible when a project of this scope
> and potential negative impact comes before our elected officials.
>
> Please let Pam, Maurice and Council know that we are still waiting for
> the full extent of the request to be honored.
>
> That we fully expect it to be honored in a timely fashion so that the
> community has an opportunity to review and respond during the
> Council's rapidly approaching public hearing.
>
> Thank you,
>
> Will
>
> ---
>
>
> "Public record" or "public records" shall mean all documents, papers,
> letters, maps, books, photographs, films, sound recordings, magnetic
> or other tapes, electronic data-processing records, artifacts, or
> other documentary material, regardless of physical form or
> characteristics, made or received pursuant to law or ordinance in
> connection with the transaction of public business by any agency of
> North Carolina government or its subdivisions. Agency of North
> Carolina government or its subdivisions shall mean and include every
> public office, public officer or official (State or local, elected or
> appointed), institution, board, commission, bureau, council,
> department, authority or other unit of government of the State or of
> any county, unit, special district or other political subdivision of
> government.
>

> On 2021-04-08 10:50, WillR wrote:
>> Thanks Jeanne for reaching out.
>>
>> Only messages I've received from from Sabrina and staff is 4/21
>> request to resubmit formal request made to Mayor, Council and Manager
>> about a week before and an acknowledgement of that website request.
>>
>> No status updates since.
>>
>> I'm glad the Planning Board meeting was delayed to Apr. 20th but even
>> with that delay timeliness and completeness is essential.
>>
>> For instance, we've noticed a number of additional traffic counts
>> being performed along the transit corridors servicing the Aura
>> project and Central West planning area. I fully expect the
>> communications associated with that effort - who requested it, when,
>> why, where - to be part of the packet.
>>
>> Finally, after reviewing the Corps of Engineers materials released
>> under its FOIA provisions and the Town's own stormwater assessments
>> for the Aura it was clear there was a serious disconnect between what
>> was reported and what are the real conditions in that area (I walk
>> that area often).
>>
>> I asked Alisha Goldstein, who is managing the Town's Aura/Central
>> West stormwater impact assessments, "When was the last time Town
>> staff actually walked the property down to Coles Branch or even Bolin
>> Creek?"
>>
>> After receiving a deflective response (speak to the Corps), I
>> followed up by asking Mar. 29th both Alisha and Town Manager Jones
>> Mar. 29th to explain the process for residents to request a
>> re-evaluation of the Coles Branch/Bolin Creek watersheds directly
>> affected by the Aura and other anticipated development in that part of Central West.
>>
>> That area, especially along Caswell, sees frequent flooding. Streams
>> that used to lie 6-inches below ground-level are now scoured to 6-7
>> feet deep. OWASA aerials and stream crossings have been damaged.
>> None of that is reflected in the materials I've reviewed.
>>
>> A reassessment is critical for helping both Council and community get
>> a more accurate understanding of current conditions, potential
>> downsides to guide them forward.
>>
>> Haven't heard anything back on that request either.
>>
>> As you know Jeanne, I have been involved in local governance for some
>> time. Sabrina and her colleagues have provided materials in the past
>> and where they haven't it's usually been because of upstream issues.
>>
>> Residents were quite disappointed in the culture of stonewalling and
>> obfuscation former manager Stancil cultivated. It was pretty common

>> for questions to be channeled into a bureaucratic swamp, for staff to
>> "run the clock out" so that the relevance of materials no longer
>> mattered and to out-right refuse to comply to NC Open Records
>> requirements.
>>
>> The last time I tried to get any substantial documentation from the
>> Town concerned the construction cost, cost over-runs, behind the
>> doors decision-making involving the disastrous Umstead greenway project.
>> After years of trying, I gave up.
>>
>> Since then we've elected a lot of new Council members, have a new
>> Mayor, have a new Manager and residents rightfully expect and deserve
>> a new level of commitment to facilitating their participation in the
>> decision-making that directly affects their quality of life.
>>
>> Again, I appreciate your and Pam reaching out. Staff has acknowledge
>> one request but not the other. There have been no subsequent specific
>> updates on progress.
>>
>> Take care,
>>
>> Will
>>
>>
>>
>> On 4/8/21 9:52 AM, Jeanne Brown wrote:
>>> Will,
>>>
>>> Thank you for reaching out.
>>>
>>> I wanted to send a quick follow-up to let you know that we are aware
>>> of your request and have been in contact with Sabrina Oliver, whose
>>> staff is working to address your interest.
>>>
>>> Based on that conversation, it is my understanding that staff has
>>> been in contact with you and that they are working diligently to
>>> pull together all the materials that you have requested.
>>>
>>> Sincerely,
>>>
>>> Jeanne Brown
>>> Mayor's Aide
>>> 919-968-2714
>>>
>>>
>>> _____
>>>
>>>
>>> -----Original Message-----
>>> From: campaign@willraymond.org [mailto:campaign@willraymond.org]
>>> Sent: Thursday, April 1, 2021 10:20 AM
>>> To: Town Council <mayorandcouncil@townofchapelhill.org>; Manager

>>> <manager@townofchapelhill.org>
>>> Subject: AURA: Transparency, ethics and renewal of 2+ week old FOIA
>>> request
>>>
>>> External email: Don't click links or attachments from unknown
>>> senders. To check or report forward to
>>> reportspam@townofchapelhill.org
>>>
>>> Dear Mayor and Council,
>>>
>>> It has been over two weeks since my initial request that Council
>>> stand-by its collective pledge to conduct business in a transparent
>>> and ethical fashion on behalf of our community.
>>>
>>> The Aura project will have major impacts on safety, traffic,
>>> environment in its current form.
>>>
>>> We have already seen the downsides of the first major development in
>>> Central West, adding more problems by ramrodding Aura through the
>>> process poses both short and long term negative consequences.
>>>
>>> As I understand it, residents have already submitted over 50
>>> specific questions and concerns about the Aura project with no
>>> official response from the Town to-date.
>>>
>>> Given that, the extraordinary pace that the Aura project is moving
>>> through the approval process, the many manifest problems residents
>>> have already highlighted, the ethical issues that surround the
>>> Central West planning effort and the most recent CDC hearings, it is
>>> incumbent on this Council to respond in a timely, detailed manner.
>>>
>>> I am renewing my request for the following records covering Jan. 1,
>>> 2021 through June 1st, 2021 for the series of private Council member
>>> meetings where members were briefed on the new Town-wide traffic
>>> model in general and, more specifically, traffic studies,
>>> environmental, fiscal assessments and other issues surrounding the
>>> Aura project on the corner of MLK,Jr./Estes.
>>>
>>> Residents expect the Town to either release or make available for
>>> inspection records like:
>>>
>>> - all audio, video recordings of these meetings
>>> - a roster of who attended
>>> - all minutes and notes by Council and staff
>>> - all materials used in those presentations
>>> - all communications with UNC Chapel Hill as pertains to Aura
>>> project's impact on the Carolina North project.
>>> - all communications from individual Council members to advisory
>>> boards, individual advisory board members involving Aura
>>> - all communications from individual Council members and staff
>>> available as per the narrowest interpretations of "economic
>>> development"

>>> restrictions of NC GS 131 with Cant Hook, Trinsic Residential, their
>>> representatives - most notably CDC Chair Dancy - and any other
>>> Trinsic agents.

>>>

>>> For the staff researching these records, the request should be
>>> interpreted liberally to include:

>>>

>>> "all documents, papers, letters, maps, books, photographs, films,
>>> sound recordings, magnetic or other tapes, electronic
>>> data-processing records, artifacts, or other documentary material,
>>> regardless of physical form or characteristics, made or received
>>> pursuant to law or ordinance in connection with the transaction of
>>> public business by any agency of North Carolina government or its
>>> subdivisions. Agency of North Carolina government or its
>>> subdivisions shall mean and include every public office, public
>>> officer or official (State or local, elected or appointed),
>>> institution, board, commission, bureau, council, department,
>>> authority or other unit of government of the State or of any county,
>>> unit, special district or other political subdivision of government."

>>>

>>> In other words, please make available the broadest range of internal
>>> information available on Aura quickly so that our residents can
>>> respond appropriately.

>>>

>>> Again, this is an official request for records.

>>>

>>> Please feel free to have staff contact me if they need guidance on
>>> fulfilling this request.

>>>

>>> Will

>>>

>>> --

>>>

>>> Dear Mayor and Council,

>>>

>>> I recently sent a request that the series of private meetings
>>> sub-groups of Council is having with staff and others on the
>>> troubling Aura project be noticed, public given access to materials
>>> presented and that recordings/real-time access be provided.

>>>

>>> The Mayor's office sent me an email and I called and left a contact
>>> number. Haven't heard anything since.

>>>

>>> Please regard this as a formal FOIA request for these materials:

>>> - all audio, video recordings of these meetings

>>> - a roster of who attended

>>> - all minutes and notes by Council and staff

>>> - all materials used in the presentations

>>>

>>> As you know, there is no legal requirement that a citizen file a
>>> formal FOIA request through the Town's website but I will if that
>>> means there will not be an extended delay of informing the public of

>>> the reasons for expediting this very troubling project through the
>>> land-use approval process.
>>>
>>> It will be our residents - not the developer - who will pay for a
>>> bad outcome.
>>>
>>> We are looking at a mistake that makes the Blue Hill fiasco pale in
>>> comparison - please do the right thing by inviting public scrutiny
>>> and review.
>>>
>>> Will
>>>
>>> ###
>>>
>>> I heard that a series of presentations on the troubling Aura project
>>> will be given to groups of 4 Council members at a time over the next
>>> couple weeks.
>>>
>>> Apparently the intent is to meet with few enough members that the
>>> Town can dodge North Carolina's legal requirements to notice
>>> meetings, to provide the public materials and to allow the public to
>>> view the proceedings.
>>>
>>> As you know, the Council has for decades committed to operate in the
>>> most ethical and transparent fashion possible in order that our
>>> community can assess whether the decisions Council makes are
>>> reflective of its values.
>>>
>>> Given the extraordinary speed the Aura review is being done, the
>>> doubling up of advisory board meetings, the concern about the ethics
>>> of advisory members who have a direct interest in Aura
>>> participating, it is incumbent on the Council to assure, by both
>>> deed and word, that the public is included every step of the way.
>>>
>>> I ask you notice each of these Aura meetings. Make all materials
>>> available to the public. Allow the public to watch each meeting in
>>> real-time and record the Council's reactions for further dissemination.
>>>
>>> Thank you
>>>

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, April 28, 2021 2:30 PM
To: Kathleen Clarke-Pearson
Cc: Colleen Willger; Kumar Neppalli; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Kathleen Clarke-Pearson [mailto:kclarkepearson@gmail.com]
Sent: Wednesday, April 28, 2021 1:33 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Pam and Council Members,

We are long standing residents of Coker Hills. Our 4 children all grew up walking to Estes Hills elementary school and Phillips Middle school.

We respectfully request the Town Council to halt the AURA review process UNTIL a traffic plan for Estes Drive is developed. We're very concerned about the impact on traffic IF this AURA project is allowed to move forward.

Thanks for your consideration of our request.

Katheen and Dan Clarke-Pearson

Amy Harvey

From: Jeanette Coffin
Sent: Thursday, April 29, 2021 8:56 AM
To: campaign@willraymond.org
Cc: Colleen Willger; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: FW: Missing Aura Materials + Communications on Ethics Violation - Records Request - #1240

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: campaign@willraymond.org [mailto:campaign@willraymond.org]
Sent: Wednesday, April 28, 2021 5:43 PM
To: Sabrina Oliver <soliver@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Matthew DeBellis <mdebellis@townofchapelhill.org>; Colleen Willger <cwillger@townofchapelhill.org>
Subject: Re: FW: Missing Aura Materials + Communications on Ethics Violation - Records Request - #1240

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Sabrina,

What you have directed us does not come close to satisfying the request.

As per NC statute I am requesting specific reasons why the records which are being withheld are being withheld.

Again, where are lawyer notes, Dancy communications, traffic modelling, economic development office material, etc. ?

As Chapel Hill citizens we expect better than this.

Will

On 2021-04-28 16:47, Sabrina Oliver wrote:

Will, after speaking with Planning Department staff, I was directed to the Aura webpage, where all public records regarding this development are available. That information is available [here](#) . For Boards and Commissions meetings please see information located [here](#) for agendas, minutes and videos. And all Council meeting videos are available [here](#).

Sabrina



Sabrina M. Oliver

Communications and Public Affairs Director/
Town Clerk

Communications and Public Affairs

[Town of Chapel Hill](#)

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

Phone: (919) 968-2743

Fax: (919) 967-8406

Twitter: @chapelhillgov

Sign up for eNews! townofchapelhill.org/signup

From: campaign@willraymond.org <campaign@willraymond.org>

Sent: Saturday, April 17, 2021 10:27 AM

To: Sabrina Oliver <soliver@townofchapelhill.org>; Ann Anderson <aanderson@townofchapelhill.org>; Town Council <mayorandcouncil@townofchapelhill.org>

Subject: Missing Aura Materials + Communications on Ethics Violation

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Sabrina,

With some difficulty we were able to unpack the PST and make most of its contents available for review by non-Microsoft folks.

We've already found some real eye-openers, looking forward to the next promised tranche, hopefully that will be sooner than later. As you know, it has been over 5 weeks since the initial request for these documents - time is not on our side. Planning Commission meets 6pm Apr. 20th, won't give us a lot of time to organize a response.

I don't see any materials from CDC Chair Dancy to Trinsic about Aura.

Since she is serving in an official capacity on the Board I expect all her communications to an applicant, whether they are made as part of that Board's official work or pursuant to her capacity as that applicants agent, be made available for public review in an expeditious and complete manner.

"Public record" or "public records" shall mean all documents, papers, letters, maps, books, photographs, films, sound recordings, magnetic or other tapes, electronic data-processing records, artifacts, or other documentary material, regardless of physical form or characteristics, **made or received pursuant to law or ordinance in connection with the transaction of public business** by any agency of North Carolina government or its subdivisions. Agency of North Carolina government or its subdivisions shall mean and include every public office, public officer or official (State or local, elected or appointed), institution, **board, commission**, bureau, council, department, authority or other unit of government of the State or of any county, unit, special district or other political subdivision of government.

In reviewing the materials, I don't see any links to the video the Town's lawyer reviewed as per Dancy recusal. Is that available on the website? Can you point us at it?

We'll be reviewing materials as the weekend goes on, I expect we'll be reaching out if we find further gaps.

Thank you,

Will Raymond

On 2021-04-15 15:09, Sabrina Oliver wrote:

Will, staff is working on the other items in your request. We'll deliver, when we get it gathered. Thank you.

Sabrina



Sabrina M. Oliver

Communications and Public Affairs Director/
Town Clerk

Communications and Public Affairs

[Town of Chapel Hill](#)

405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514-5705

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Matthew,

Before digging in, is the Town representing that this is all the information I requested?

Will

On 4/15/21 8:54 AM, Matthew DeBellis wrote:

> [cid:0178bf6b-4fb4-4fce-9ff7-bc80bb85270e]

>

> Matthew DeBellis shared a file with you

>

> Hello,

>

> Please see the attached link for your public records request #1240. These are Outlook files, and need to be opened through Outlook by going to 'File', then 'Open Outlook Data File'. Thank you.

>

> <[https://toch2-](https://toch2-my.sharepoint.com:443/:u:/g/personal/mdebellis_townofchapelhill_org/ETyX_4bJ36pPgpEcX_22IpsB9pLvcMTlvEVtgf3S-yQdWg?email=campaign%40willraymond.org&e=4%3aP18bLV&at=9)

[my.sharepoint.com:443/:u:/g/personal/mdebellis_townofchapelhill_org/ETyX_4bJ36pPgpEcX_22IpsB9pLvcMTlvEVtgf3S-yQdWg?email=campaign%40willraymond.org&e=4%3aP18bLV&at=9](https://toch2-my.sharepoint.com:443/:u:/g/personal/mdebellis_townofchapelhill_org/ETyX_4bJ36pPgpEcX_22IpsB9pLvcMTlvEVtgf3S-yQdWg?email=campaign%40willraymond.org&e=4%3aP18bLV&at=9)>

> [icon] PRR1240 - 04-15-21

> [permission globe icon] This link only works for the direct recipients of this message.

> Open <[https://toch2-](https://toch2-my.sharepoint.com:443/:u:/g/personal/mdebellis_townofchapelhill_org/ETyX_4bJ36pPgpEcX_22IpsB9pLvcMTlvEVtgf3S-yQdWg?email=campaign%40willraymond.org&e=4%3aP18bLV&at=9)

[my.sharepoint.com:443/:u:/g/personal/mdebellis_townofchapelhill_org/ETyX_4bJ36pPgpEcX_22IpsB9pLvcMTlvEVtgf3S-yQdWg?email=campaign%40willraymond.org&e=4%3aP18bLV&at=9](https://toch2-my.sharepoint.com:443/:u:/g/personal/mdebellis_townofchapelhill_org/ETyX_4bJ36pPgpEcX_22IpsB9pLvcMTlvEVtgf3S-yQdWg?email=campaign%40willraymond.org&e=4%3aP18bLV&at=9)>

> [Microsoft logo] Privacy Statement <[https://usgovtexasr-](https://usgovtexasr-notify.p.svc.ms:443/api/v2/tracking/method/Click?mi=b4SkR6XIIk-gQM_XZqKDhQ&tc=PrivacyStatement&cs=27633d486c3b8b5bd31dd91b6a31fb42&ru=https%3a%2f%2fprivacy.microsoft.com%2fprivacystatement%5c)

[notify.p.svc.ms:443/api/v2/tracking/method/Click?mi=b4SkR6XIIk-](https://usgovtexasr-notify.p.svc.ms:443/api/v2/tracking/method/Click?mi=b4SkR6XIIk-gQM_XZqKDhQ&tc=PrivacyStatement&cs=27633d486c3b8b5bd31dd91b6a31fb42&ru=https%3a%2f%2fprivacy.microsoft.com%2fprivacystatement%5c)

[gQM_XZqKDhQ&tc=PrivacyStatement&cs=27633d486c3b8b5bd31dd91b6a31fb42&ru=https%3a%2f%2fprivacy.microsoft.com%2fprivacystatement%5c](https://usgovtexasr-notify.p.svc.ms:443/api/v2/tracking/method/Click?mi=b4SkR6XIIk-gQM_XZqKDhQ&tc=PrivacyStatement&cs=27633d486c3b8b5bd31dd91b6a31fb42&ru=https%3a%2f%2fprivacy.microsoft.com%2fprivacystatement%5c)>

>

>

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 03, 2021 2:36 PM
To: Farel, Paul B
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Farel, Paul B [mailto:paul_farel@med.unc.edu]
Sent: Monday, May 3, 2021 2:01 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura Development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Friends,

I prize the sense of community responsibility evident in Chapel Hill. I recently became aware of the extent to which NIMBY leads to segregation, inequality, and profound disadvantage. As Chapel Hill trains engineers, scientists, and physicians for the state, it must allow those individuals and those who support them a decent place to live. Housing is expensive in Chapel

Hill and those without the resources for a single-family house still deserve attractive housing. For this reason, as a long -time Chapel Hill resident and homeowner in Hidden Hills (just off Estes Drive), I strongly support the development of high density housing such as Aura.

Thank you for your work.

Paul Farel

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 05, 2021 8:46 AM
To: Rita Marie May
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Conflict of Interest with regard to Aura

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rita Marie May [mailto:ritamarie.may@gmail.com]
Sent: Tuesday, May 4, 2021 9:17 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Brian Daniels <Mbrian_daniels@yahoo.com>; Sandy Turbeville <happyhat@nc.rr.com>; buckhouse4@nc.rr.com; msJuliemcclintock <mcclintock.julie@gmail.com>; Jill Ridky <jridkyb@gmail.com>; Jan <jchendricksonsmith@gmail.com>; Linda Brown <lkbrown9478392@gmail.com>
Subject: Conflict of Interest with regard to Aura

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Chapel Hill Town Council,

Chapel Hill is home to an esteemed UNC Medical School, Dental School and School of Public Health. Each faculty investigator in these schools must acknowledge any connection to products or institutions from which the investigator has received support on each paper that they submit for publication. This convention is to

acknowledge, for the benefit of the reader, even potential or perceived conflict of interest. This is a point of ethics, not a point of law, so that transparency in the scientific community is maintained.

Apparently, this transparency has not yet become the norm within Chapel Hill Town Governance.

I have written to your office twice regarding the breach of the Chapel Hill Ethics Guidelines committed by Ms Susana Dancy. Her position as Chair of the unique-in-North Carolina, Community Design Commission, has been deeply compromised by her consultancy with both Lucy Davis' firm and Trinsic Residential Group Lp.

At none of the advisory meetings at which she presented, outside her own, did Ms Dancy clearly acknowledge her involvement with Trinsic Residential Group. Does the Town have knowledge of the contract she has entered into with Trinsic Residential Group?

Also, I believe Ms Dancy would have signed a document that stated that she would uphold these very Chapel Hill Ethics Guidelines.

ETHICS GUIDELINES FOR TOWN ADVISORY BOARDS AND COMMISSIONS *

Members of advisory boards and commissions shall not discuss, advocate, or vote on any matter in which they have a conflict of interest or an interest which reasonably might appear to be in conflict with the concept of fairness in dealing with public business. A conflict of interest or a potential conflict occurs if a member has a separate, private, or monetary interest, either direct or indirect, in any issue or transaction under consideration.

Nonetheless, Ms Dancy has continued to advocate, promote, and even Zoom Boom to promote her client, Trinsic Residential Group Lp's proposal for development. She has shown that her understanding of ethics in this area is limited to her own interruption.

The citizens of our University town many of whom can easily recognize conflict of interest deserve better. At this moment, given Ms Dancy's clear disregard for her signed pledge to adhere to the Chapel Hill Ethic Guidelines, and in light of her repeated disregard for these ethical bounds, I would ask that Ms Dancy be asked to graciously resign her post immediately.

Respectfully,
Rita M May

--

May Consulting, Inc.
Chapel Hill, North Carolina
US mobile: +1-212. 501.7156

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 05, 2021 11:35 AM
To: Naomi Slifkin
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: VOTE NO on Aura !

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Naomi Slifkin [mailto:naomitfd@yahoo.com]
Sent: Wednesday, May 5, 2021 10:40 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: VOTE NO on Aura !

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

VOTE NO on Aura !

Estes Drive absolutely cannot support the extra traffic.
The surrounding areas absolutely cannot support the extra water run-off.

The developers don't care about the consequences of their project - they don't live here!

If the land has to be developed for housing, make ALL of it affordable housing for 100 years (so at least we get a lot of good out of it to balance with the bad).

But for the health of the area, the town should buy this land and keep it as a park. This will be a lot cheaper for Chapel Hill in the long run as a park will be a water management and traffic management strategy.

Naomi Slifkin
207 Glendale Drive
Chapel Hill, NC 27514
naomitfd@yahoo.com

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 07, 2021 9:18 AM
To: Jon Mitchell
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: practical suggestions for Aura

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Jon Mitchell [mailto:capt.jdm@gmail.com]
Sent: Thursday, May 6, 2021 10:00 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: practical suggestions for Aura

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

Having observed approximately ten public meetings on Aura, I would like to offer four specific and actionable suggestions for improving the project. (I also nominate myself for some kind of prize for attending all of these meetings, or perhaps a psychiatric evaluation.) These suggestions pertain to: (1) preventing unintended uses of Aura's affordable housing; (2) addressing a known weakness in the Town's storm water ordinance; (3) keeping options open for a potential roadway connection to Somerset, pending further study; and (4) slightly increasing the retail amenity space.

These suggestions apply only if the Council as a whole is comfortable with the traffic modeling and otherwise inclined to approve the project in some form. Otherwise, please disregard them. Thank you for your service to the Town.

1. The Orange County Affordable Housing Coalition’s April 13, 2021 letter to the Council conditioned the OCAHC’s support for the Aura affordable housing plan on specific stipulations not already in place. (For example, the OCAHC stated that the Town should secure an “enforceable agreement that affordable units will not be rented or sold to full-time student households.”) *Please review the letter closely and consider the OCAHC’s advice. Please also consider including restrictions on the ability of investors to buy one or more individual Aura townhomes and rent them out, or for parents to buy units to be occupied by their full-time student kids.*

2. Members of both the Planning Commission and Environmental Stewardship Advisory Board described the Town’s 25-year storm water standard as obsolete. Both boards expressed concern that Aura’s water retention basin is too small. Unlike the Environmental Stewardship Advisory Board, the Planning Commission did not include this concern in its stipulations, but only because it felt constrained by the current ordinance. Please do not overlook this issue or underestimate your authority to address it. *If the Council believes that the 25-year standard is insufficient, the Council absolutely can – and should – impose a higher standard in a conditional rezoning.*

3. In a recent public meeting, Trinsic’s Ryan Stewart offered to include a stub-out driveway on the eastern property line. The driveway could eventually connect to Somerset via the Rummel property. *Please accept Ryan’s offer, or reserve the right to do so pre-construction.* The Town can study the merits of a Somerset connection later. It might or might not make sense. This simply keeps the option open.

4. The Future Land Use Map (adopted December 2020) places the Butler property in the MLK South focus area, where “[a]partment/condominium buildings, particularly larger ones, should be located near mixed-use and commercial areas to allow for walkable activity nodes since land-use diversity and proximity of destinations support non-motorized modes of transportation.” (FLUM, page 29). Similarly, the Town’s Climate Action and Response Plan (adopted April 2021) calls for the Town to create “numerous walkable, mixed-use neighborhoods that are served by transit,” noting that “[p]eople are more likely to walk or bike when their destinations are relatively close together.” (Climate Plan, page 40). Consistent with these planning documents, most members of the Planning Commission voiced a desire to include more retail in Aura. Most members of the Council have, at various times, said the same.

Some consultants previously retained by the Town believe Chapel Hill has too much retail. Others retained by the Town believe the opposite. (See, e.g., Chapel Hill Mobility and Connectivity Plan at page D2, which cites data suggesting that Chapel Hill has insufficient retail.)

Given this uncertainty, please consider requiring a slight increase to the retail component, such as expanding it to the entire southwest corner (ground level). While the space might not fetch top rental rates, this appears to be the single most suitable location in Central-West to carve out meaningful retail amenity space for the future – thereby “sticking to the plan.”

Respectfully,

Jon Mitchell

Central-West resident since 2015

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 07, 2021 12:22 PM
To: Whitney Afonso
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Whitney Afonso [mailto:w.b.afonso@gmail.com]
Sent: Friday, May 7, 2021 10:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura Development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good morning,

I am writing to voice concerns over the Aura development, and candidly the development strategies Chapel Hill has been undergoing for the past decade. Part of Chapel Hill's brilliance and what makes it so special is that it has been a small community with abundant greenspace. I remember when I first moved here how delighted I was with all the wooded areas, the amount of wildlife like birds of prey, and what a nice community it was. That is all changing. All of the greenspaces are being removed and we simply do not have the infrastructure to accommodate the industry and most especially the residents that we are building for. We are already suffering with school overcrowding, terrible congestion, and some of the highest property taxes in the

state. Historically, people have been willing to pay these exorbitant taxes because of the bundle of services we received in return, but honestly the path Chapel Hill is currently on it making it a much less desirable community and our number one priority should be to best serve our current residents. The Aura development is a great example of poor planning. Estes Dr (my son is a student at Phillips, so I am acutely aware of this) is already a nightmare to drive on. This will just exacerbate existing problems.

This notion that attractive communities should grow just because they can is absolutely not supported by research either. I am actually a scholar of local government and a tax expert and I can say that this is not a strong, data driven, course of action. There is a right sized local government (for the seminal work on this, please see Tiebout [1956]). Once a population gets too big, it gets very inefficient from a governing perspective. I believe the evidence would suggest that we have already passed the right size and moved well past it.

I have failed to talk to a neighbor, colleague, friend, or Chapel Hill resident that supports the growth we are experiencing. You may be thinking to yourselves, well we are elected by those same people. True. Fair. But in this last election there was not a single candidate who did not support increased development (as far as I could tell) and I checked, because at this point I am willing to be a single issue voter on this policy.

And the fact that we are looking to increase the property tax again, in the midst of all this unwanted growth is astounding and very disappointing. I hope you all will carefully consider the voices from the community that are crying out for a return to our village, to what brought us to Chapel Hill and what makes Chapel Hill different than a normal bedroom community.

Best wishes,
Whitney

Amy Harvey

From: Jeanette Coffin
Sent: Friday, May 07, 2021 12:23 PM
To: Rudy Juliano
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Traffic hazards from the proposed Aura project

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Rudy Juliano [mailto:rudyjuliano@hotmail.com]
Sent: Friday, May 7, 2021 10:01 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Traffic hazards from the proposed Aura project

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council

I write regarding the proposed Aura development. This project is a very bad idea for the Town for many reasons, but especially for its negative impact on traffic safety.

The developer claims that Aura will be a mixed use and transit friendly development consistent with the Town's Comprehensive Plan. However, the basic facts make a mockery of the developer's

claim. Aura will be approximately 97% residential and 3% commercial. How is that mixed use? Aura will have over 600 parking spaces, despite being on the BRT route. How is that transit friendly?

However, the main objection to Aura is its impact on traffic and traffic safety. Despite projected improvements at the MLK/Estes intersection, Aura will make an already congested traffic situation worse. In addition, if Aura is approved, other landowners in the area will likely want to develop their properties at similar high density thus compounding the traffic problem.

Above all Aura will create conditions that endanger motorists, cyclists and pedestrians. The proposed driveway on Estes will allow cars exiting Aura to left turn across oncoming traffic. The Town's own traffic analysis shows that at rush hour the interval between cars on Estes will be 2.1 seconds. Thus, the exiting driver will have only that brief time to make a decision, cross two lanes of traffic and enter a third lane. That is just absurd! It will clearly result in an increase in collisions as well as hazards to pedestrians or cyclists who might be crossing the driveway.

Chapel Hill has always placed a premium on safety in its street system, witness the Town's 'Road to Zero' program to reduce harm to pedestrians. To avow a commitment to street safety and then approve Aura would be hypocrisy in the extreme.

Sincerely

RL Juliano
Chapel Hill

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 10, 2021 9:54 AM
To: Farel, Paul B
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Development

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Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
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[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Farel, Paul B [mailto:paul_farel@med.unc.edu]
Sent: Monday, May 10, 2021 8:48 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura Development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Friends,

I prize the sense of community responsibility evident in Chapel Hill. I recently became aware of the extent to which NIMBY leads to segregation, inequality, and profound disadvantage. As Chapel Hill trains engineers, scientists, and physicians for the state, it must allow those individuals and those who support them a decent place to live. Housing is expensive in Chapel

Hill and those without the resources for a single-family house still deserve a decent place to live. For this reason, as a long -time Chapel Hill resident and homeowner in Hidden Hills (just off Estes Drive), I strongly support the development of high-density housing such as the Aura project.

Thank you for your work.

Paul Farel

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 10, 2021 9:54 AM
To: buckhouse4@nc.rr.com
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: AURA Promises...To Disappoint

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: buckhouse4@nc.rr.com [mailto:buckhouse4@nc.rr.com]
Sent: Monday, May 10, 2021 8:36 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: AURA Promises...To Disappoint

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Thank you for your service to the Town of Chapel Hill, and specifically for your thoughtful consideration of the Aura Proposal.

I'm sending this note today so if desired you have an opportunity to review with Town Staff.

The first paragraph below is admittedly a bit long. I apologize, but it takes some digging to understand what the AURA plans do and do not mean.

STORMWATER RUN-OFF. First I must point out that the plans that Council has received to review, state that the proposed impervious surface is 66.1%, whereas at Planning Commission the Developer's representative raised that to 72%, which is even more concerning ("outrageous" in words of a Planning Commission member), and in excess of what the town permits.

Developer engineers realize our LUMO flood standards are predicated on 1 day rain amounts, and do not require Developer to take into account several days of hard rain within a short period of time. Developer engineers realize our community LUMO stormwater standards focus significantly on the stormwater flow rate leaving the property, not the flow volume. And Developer engineers realize the "before development" state of the property to which they are compared is the property in its current state, is poor, ravaged by de-forestation, and hence has exaggerated "before development" run-off. The Developer engineers are seeming to ignore something else they know, that water runs downhill. There is a striking funnel effect of all the stormwater leaving the property via the narrow downhill-running "wetlands" corridor on the southeast corner of the property as proposed. 2 inches of surface rain on 10.7 acres of impervious surface will result in over 581,000 gallons of water exiting the reservoir system. Whether it takes 1 day or 2 days or several days to run out of the reservoir system, this volume is equal to a football field covered with 16 inches of water. It's not "out of sight, out of mind" but rather "off of site, out of mind" as this water crosses onto adjacent property. Then this water is on its way to cause erosion and de-valuation of down-stream properties, but only after dealing with the only egress beneath Estes Drive being a cement pipe with 12 inch diameter. Back to the 2 inch rain example, how readily can 2 inches of worth of rain = 77,681 cubic feet of water, pass through a pipe with cross-section area 0.8 square foot, scarcely bigger than a pie plate? You may be mis-lead by the reservoir Vault Cross Section diagram C9.01A in Plan Set 2. The diagram represents the instantaneous maximum height of water in the reservoir system during rain events, which is a function of water coming in and water discharging from the reservoir system. The reservoir "footprint" is 1/23 of the cross-sectional area of the impervious surface of the property. Therefore if all the impervious surface water were retained by the reservoir, for every inch of rain accumulated, there would be 23 inches of water in the reservoir. The only way that the Developer's calculations for vault water height following various storms (1, 2, 25, 100 year storms) depictions work, is that the reservoir system discharges water fast enough. Which returns me squarely to the concern of concentrating all impervious surface run-off to the downhill-running "wetlands" funnel exiting the southeast corner of the property. This is not analogous to the flat wetlands behind The Elliot development. Chapel Hill annual rainfall is 46-47 inches; the cumulative effect of this funneled run-off cannot not be ignored. It is my understanding that Developer did not even attend meeting with Town of Chapel Hill Stormwater Management Advisory Board.

TRAFFIC. Much has been said by the Developer. What the Developer has not said, is that their proposal shortens the left turn (east) onto Estes driving from north to south on MLK. I anticipate the reduction will result in queuing of what should be a north to south through-lane, waiting to enter the turn lane.

MISSING MIDDLE HOUSING. The vast vast majority of units in this proposal do not address the bona fide need for missing middle housing. Pricey apartments do not address disparities of home equity, intergenerational wealth accumulation in our community. I am confident a Developer can be found that will more meaningfully addresses this need.

SAFETY. Traffic is not a surrogate for safety, and in fact traffic flow can be at the expense of pedestrian safety. The proximity to Estes and Phillips schools is concerning.

URBAN STREETSCAPE VS BUFFER. The proposed distance between the pedestrian bike path along Estes and the multi-story undulated building facades (south buffer) is in some places scarcely wider than the pedestrian bike path itself. This is inconsistent with community aesthetic standards; and is more consistent with Developer intent to squeeze as much buildings and impervious surface into space.

Again, thank you.

Best regards,

Scott Buck, 208 Huntington

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 10, 2021 9:54 AM
To: campaign@willraymond.org
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Please correct the Aura's site-plan on the Town's website

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: campaign@willraymond.org [mailto:campaign@willraymond.org]
Sent: Sunday, May 9, 2021 10:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; planning@chapelhill.gov
Subject: Please correct the Aura's site-plan on the Town's website

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council,

As our community starts to dig into all the downsides of the Aura project it is incumbent on the Town to provide timely and accurate data.

Continuing to show a site-plan for the Aura (<https://www.townofchapelhill.org/government/departments-services/planning/development-activity-report/1000-martin-luther-king-jr-blvd>)

) that grossly mischaracterizes the actual proposal is a true disservice to our residents.

Elements like a reduced amount of impervious surface, the positioning of the tall buildings on the back-side, the traffic flows (a round-a-bout??) and other features that are missing in the proposal before you only will mislead and confuse folks who are just tuning in.

It has been weeks since this was brought to the attention of staff. Could you please rectify this ASAP?

Thank you,

Will Raymond

--

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 10, 2021 1:18 PM
To: W. Insinger
Cc: Judy Johnson; Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura Development comment letter for May 12, 2021 Town Council meeting

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: W. Insinger [mailto:ewinsinger@gmail.com]
Sent: Monday, May 10, 2021 1:14 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Cc: Jim and Willemien <jwr_ewi@outlook.com>
Subject: Aura Development comment letter for May 12, 2021 Town Council meeting

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To: MayorAndCouncil@townofchapelhill.org
From: James. W. Ricci jwr_ewi@outlook.com and E. Willemien Insinger ewinsinger@gmail.com

May 10, 2021

Dear Mayor Hemminger, Mayor Pro Tem Parker and Members of the Chapel Hill Town Council,

We are writing regarding the proposed Aura Development at the corner of Martin Luther King, Jr. Boulevard and N. Estes Drive.

We are residents of the Hidden Hills neighborhood, which is located near the intersection of E. Franklin Street and N. Estes Drive. As such, we use N. Estes Drive very frequently to drive to Route 40 and locations such as Carrboro, the YMCA on Martin Luther King, Jr. Boulevard, the Homestead Aquatic Center and the Timberlyne Shopping Center.

Over the past few months we have attended several Chapel Hill Advisory Board and Commission meetings to learn more about the Aura Development. Based on what we have learned, we have many concerns about the planning for the Aura Development and its expected effects on traffic, storm water runoff, and the environment.

As you prepare for your meetings to discuss the proposed Aura Development, please take into account the following important issues.

I. TRAFFIC

1. The proposed Aura Development envisions 650 parking spaces. This would mean that many hundreds of cars would be using N. Estes Drive in addition to the already heavy traffic at peak traffic hours. It would create long backups on N. Estes Drive. Exiting our neighborhood with a left turn from Burlage Circle onto N. Estes Drive is already difficult at non-peak hours; it would become close to impossible if the Aura Development were approved. Other neighborhoods along N. Estes Drive will experience the same issues.
2. N. Estes Drive needs to remain accessible to parents of students of the Estes Hills Elementary School and Phillips Middle School, users of the Chapel Hill Public Library, and emergency vehicles attempting to reach residents of the many neighborhoods that are located along N. Estes Drive.
3. If the project were approved, it would exacerbate already existing pedestrian and bicycle safety issues.

Requested action: Do NOT approve the Aura Development, taking into account the Transportation and Connectivity Advisory Board's 5-0 vote to deny the permit for the Aura Development. We agree with the Transportation and Connectivity Advisory Board's decision.

If in the Mayor and Council's view the Aura Development should be moved towards approval, at a minimum please halt the Aura review process until a traffic plan for Estes Drive is developed based on an up-to-date, town-wide traffic model.

II. STORM WATER RUNOFF

In the Environmental Stewardship Advisory Board meeting of March 18, 2021 we heard comments from many residents in neighborhoods adjacent to the Aura site, as well as a representative from Amity Church, which is located across N. Estes Drive from the Aura site. They said that after all

the trees on the Aura site (the former tree farm) were cut, storm water runoff has become a major issue at their homes and at the Amity Church property. Residents' back yards are frequently flooded during high rain events. Since the Aura Development's site will have 70% impervious surface, these storm water runoff issues will only become worse.

Requested action: Do NOT approve the Aura Development, as it will create major flooding issues in adjacent neighborhoods and properties.

If in the Mayor and Council's view the Aura Development should be moved towards approval, please take into account the following conditions which were delineated by the Environmental Stewardship Advisory Board in its March 18, 2021 meeting:

- Require that Council is provided with a detailed storm water management plan, ensuring that the NCDOT culvert has adequate capacity.
- Ensure zero stormwater runoff to neighbors on the northeastern side of the property, with some form of recourse if the standard is not met (e.g. stormwater bond).
- Require that a detailed landscaping plan is provided to Council ahead of the Council's review of a buffer modification, that includes number of trees, species, and location.

III. ENVIRONMENT AND CLIMATE

The Aura Development would occupy the site of a former tree farm. While we understand that the owner of a tree farm has the right to cut trees, we believe this site should not be seen as yet another open space to be paved over and built on, but as a space that should remain green, with as many trees as possible. While the Aura plan includes a "green space", it will be an extremely small portion of the site.

We believe that the entire site should become a nice, wooded neighborhood park, which can be accessed by safe bike paths and sidewalks. This will benefit countless residents of Chapel Hill. To prevent more changes to the earth's climate, it is more important than ever that Chapel Hill preserve trees and green spaces. Let's keep Chapel Hill a green, livable town instead of a mini-city with endless apartment buildings. This would also be in keeping with the **2021 Town of Chapel Hill Climate Action and Response Plan**.

Requested action: Do NOT approve the Aura Development and create a neighborhood park on the entire site.

If in the Mayor and Council's view the Aura Development should be moved towards approval, please require the following changes to the Aura plan:

- Significantly reduce the number of apartments/townhomes and the number of parking spaces.
- Significantly increase the green space of the site, including the planting of trees.
- Require that solar panels are installed as part of initial construction, which could help the project meet the AIA 2030 standards.

Lastly, please remove the “for lease” sign that has been placed the corner of Martin Luther King, Jr. Boulevard and N. Estes Drive. The Aura Development has not been approved, so a “for lease” sign should not be allowed to be placed at the site.

Thank you for reading our concerns and for taking them into account into your deliberations.

James W. Ricci
105 Meadowbrook Drive
Chapel Hill
Jwr_ewi@outlook.com

E. Willemien Insinger
105 Meadowbrook Drive
Chapel Hill
ewinsinger@gmail.com

Amy Harvey

From: Jeanette Coffin
Sent: Monday, May 10, 2021 3:38 PM
To: Dan.Levine@self-help.org
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: OCAHC Provisional Support of AURA (to Council and the Housing Advisory Board)
Attachments: OCAHC AURA letter 5-10-21.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Dan Levine [mailto:Dan.Levine@self-help.org]
Sent: Monday, May 10, 2021 3:15 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>; Advisory Boards <advisoryboards@townofchapelhill.org>; Manager <manager@townofchapelhill.org>
Cc: Jennifer Player <jplayer@orangehabitat.org>
Subject: OCAHC Provisional Support of AURA (to Council and the Housing Advisory Board)

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger, Town Council, and Housing Advisory Board (Cc Manager Jones),

Please forward this email and the attached Orange County Affordable Housing Coalition letter related to the housing development proposed at AURA to all Council members and members of the Housing Advisory Board.

As detailed in the attachment, our support is contingent on the developer's housing plan including both affordable homeownership on site and affordable rental/ownership commitments being enforceable to address the key points we've identified, such as excluding full-time student households and ensuring that rental prices reflect utility allowances.

On behalf of the OCAHC, with best regards,

Dan Levine & Jennifer Player (2021 OCAHC Co-Chairs)



Orange County Affordable Housing Coalition

May 10, 2021

Dear Mayor Hemminger, Town Council, and Housing Advisory Board (cc Town Manager Jones),

On behalf of the Orange County Affordable Housing Coalition (OCAHC), we are writing as a follow-up to our letter from April 13, 2021 expressing our support for the AURA Chapel Hill development located at 1000 Martin Luther King Jr. Blvd. As the proposal evolves, we continue to support the project due to our belief that compact development of housing along transit corridors is essential for providing market rate and affordable housing *provided changes are made to AURA's most recent affordable housing plan*.

We know that you have reviewed several AURA concepts for affordable housing provision, as have we; to the best of our knowledge the current proposal being floated by the developer includes:

- 15 percent of the 361 apartment units to be offered as affordable units for those earning 65 and 80 percent of the Area Median Income (AMI), with half in each category; and
- financially sponsoring five (5) units in Habitat for Humanity's Weavers Grove project approximately three miles away at Sunrise Road in Chapel Hill.

Although we appreciate the need for creative solutions to providing affordable housing while maintaining financial viability for AURA, we ultimately do not support the off-site housing proposal. The coalition urges the HAB and Town Council to insist upon on-site for sale affordable units within the AURA development. We support reasonable design changes, such as reducing the size of the affordable units compared to the larger market rate units, provided that these changes are approved by Community Home Trust (as the Town's designated inclusionary housing partner for the ordinance).

OCAHC strongly encourages the developer to pursue on-site affordable homes for sale at AURA, consistent with the Town's ordinance requiring 15% of for sale units to be affordable. This is a more equitable approach than funding units in another location. The AURA site is a great opportunity for residents of a range of incomes to live on a transit corridor and a future bus rapid transit line. With developable land decreasing in Chapel Hill, there are very few opportunities left, making on-site development along MLK even more critical. Additionally, the provision of on-site units will require less subsidy from the Town because payments for off-site development rarely reflect the true costs of affordable housing including the costs of land, site development, and vertical construction. We appreciate support for any of our local housing providers, but we urge the developer to pursue development of affordable homes on-site as described in Chapel Hill's Inclusionary Zoning Ordinance.

In addition, since 80% AMI rents approximate available market rents, we would prefer to see deeper income-targeting for the affordable rental housing units at AURA, even if it meant fewer total subsidized rental units. That said, the rental portion of the plan as proposed seems reasonable so long as legally enforceable commitments to the Town are made by the development team consistent with our comments below.

Overall, we commend the plan for its proposed meaningful contributions to the affordable housing inventory in our community. Our support of the affordable housing plan proposed at AURA is contingent on the Town and developer executing an enforceable agreement that affordable units will not be rented or sold to full-time student households, and that rents be set at levels that are truly affordable to tenants below 65/80% AMI accounting for utility allowances, et al. as would be expected for subsidized housing programs. Further, the Town should set an expectation that the owner accept “Section 8”, VASH, and other rental vouchers that will increase access to rental units. Finally, there should be long-term covenants or other enforcement mechanisms for these units that survive sale to new investors. Similar standards apply to federal housing programs such as the Low-Income Housing Tax Credit, HOME, and Housing Choice Vouchers.

The affordable housing coalition hopes that you’ll continue to work with the developer to align the affordable housing plan with our community’s shared values. If a plan with binding commitments can be finalized, we think AURA will be a tremendously positive development for affordable housing, both directly via its income-restricted units and indirectly by increasing the supply of market rate housing in a transit-supporting location.

Thank you for your attention and for your service to the community,



Jennifer Player
OCAHC Co-Chair



Dan Levine
OCAHC Co-Chair

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 11, 2021 10:58 AM
To: ksanchez@communityhometruster.org
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: CHT response to the upcoming Aura development
Attachments: CHT letter to Council Aura final.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Kimberly Sanchez [mailto:ksanchez@communityhometruster.org]
Sent: Tuesday, May 11, 2021 10:38 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: CHT response to the upcoming Aura development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Good morning

Attached please find a letter from CHT regarding its position on the Aura affordable housing plan.

KIMBERLY SANCHEZ, JD

Executive Director

919.967.1545 x307

ksanchez@communityhometrust.org

PO Box 2315

Chapel Hill, NC 27515

communityhometrust.org



Strengthening our community
with permanently affordable housing opportunities

May 11, 2021

Dear Mayor and Council,

Thirty (30) years ago, the Town of Chapel Hill created Community Home Trust (CHT) to manage the Town's ambitions of including affordable housing in new homeownership developments. This Town policy later became its Inclusionary Zoning Ordinance. Of the 260 homes CHT owns, **188 (72%) were acquired directly from developers, because of Inclusionary Housing policy.** These homes include single-family homes, townhomes, and condominiums, located side-by-side with private market homes in numerous neighborhoods.

Throughout CHT's history, administering the Town's inclusionary housing policy has encouraged robust and regular partnerships between CHT and private developers. Some projects are easier to develop than others, but the partnerships are always approached with the intention to "make it work" -- to make sure affordable homes are integrated into each of our community's neighborhoods. CHT is sensitive to the constraints on all developers regarding the inclusion of affordable housing in private development and CHT is consistently willing to explore what makes sense for this community.

CHT does not support Aura's current affordable housing plan. Aura's plan to provide a Town-sanctioned donation for off-site housing to a single non-profit chosen by Aura, instead of building affordable, on-site homeownership units, is inequitable-- the plan disparately impacts other affordable housing providers and the community members that access their services. This plan departs from the Council's long-standing process to provide equal opportunity for all affordable housing providers to access funds for a wide variety of projects. Approving this proposal would set a dangerous precedent of inequality that could reduce the options for affordable, diverse housing in the future. It is not too late to explore other possibilities -- and Council should encourage the stakeholders to do so.

The Inclusionary Zoning Ordinance provides for alternatives to on-site development, but only if the applicant demonstrates to the satisfaction of the Town Council or the Planning Board that the proposed alternative (1) provides an equivalent amount of Affordable Dwelling Units that the Council or Planning Board determines better achieves the goals, objectives, and policies of the plan; or (2) is not economically feasible and the alternative will further affordable housing opportunities to an equivalent or greater extent than constructing on site. CHT asks that the Town require the developer to comply with the Ordinance and provide justification for its request to provide an alternative. The site on which Aura proposes to build sits on a transit corridor and future bus rapid transit line. Few opportunities remain for developable land in Chapel Hill, and affordable housing at Aura would provide many families with access to opportunities they otherwise would not have -- and this result contrasts with Aura's proposal to sponsor homes that will be located on the outskirts of town.



Strengthening our community
with permanently affordable housing opportunities

Aura's affordable housing plan has been revised numerous times over the past six months. The proposals directed at CHT by Aura have included live/work space, condominiums, and stacked townhomes. CHT expressed support for all of these proposals, provided feedback, and offered to assist Aura with continued creative planning. Unfortunately, the suggestions and offers seem to have been passed over.

The last option provided to CHT by Aura was to sell three-story townhomes to CHT as stacked townhomes, consisting of two separate residences each. North Carolina state law classifies stacked townhomes as condominiums. This proposition would have required CHT to purchase, hold, and legally convert the homes to condominiums, which would make the project cost-prohibitive. CHT provided this information to Aura and suggested that other developers historically, and even much more recently, have found ways to creatively comply with the Inclusionary Zoning Ordinance. For example, the Chandler Woods developer built nine (9) small, two-story townhomes amongst large single-family homes. And while the Bridgepoint developer pledged less than 15% of the affordable housing required under the Ordinance, it provided that the townhomes would include garages and be the same size as the market-rate townhomes.

Changes to the plan are expected during negotiations and there has been no exception here. However, it concerns CHT that Aura has seemed to lack motivation to find a solution that provides on-site affordable FOR SALE housing -- a solution that complies with the Inclusionary Zoning Ordinance. While CHT fully supports and applauds Aura's commitment to provide fifteen percent (15%) of its 361 rental apartments as affordable, CHT does not believe this rental proposal negates Aura's responsibility to the community to provide on-site homeownership units.

CHT maintains that a creative solution is obtainable at Aura for on-site homeownership units and that all possibilities have not been explored. CHT would like Council to strongly encourage the developer to have meaningful and creative conversations with CHT regarding the development of on-site homeownership units. CHT believes that, with affordable homeownership inclusion, Aura will be a very positive development for this community.

Sincerely,

Kimberly Sanchez

Kimberly Sanchez
Executive Director
Community Home Trust

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 11, 2021 11:00 AM
To: martinlouisjohnson@gmail.com
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: NEXT Letter of Support for Aura
Attachments: NEXT Letter of Support for Aura.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Martin Johnson [mailto:martinlouisjohnson@gmail.com]
Sent: Tuesday, May 11, 2021 10:58 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: NEXT Letter of Support for Aura

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Pam Hemminger and Town Council Members,

I am writing as a member of NEXT (nextnc.org), a local organization that supports diversity, inclusiveness, economic growth, transportation options, and housing choices in Chapel Hill and Carrboro.

Please find attached a letter of support for Aura, a major development that will be on the Council's agenda in the coming weeks. Thank you for your consideration.

Warm regards,

Martin Johnson
919 599 7652



NEXT Chapel Hill-Carrboro
P.O. Box 9031
Chapel Hill, NC 27514
nextncfwd@gmail.com

May 11, 2021

Dear Mayor and Council of Chapel Hill,

We are writing as members of NEXT, a local advocacy group that works to advance economic development, affordable housing, and transportation alternatives. We want to see Chapel Hill live up to its reputation as a diverse community committed to equity, integrity, and inclusiveness. We are writing this letter in support of the Aura project, which is coming before the Chapel Hill Town Council and town advisory boards in the coming weeks. We would like to emphasize the following points.

Aura is already a compromise. We need visionary development.

If Chapel Hill were fully committed to making our community more prosperous, equitable, and sustainable, we would be discussing a much more ambitious project. A 16-acre property located less than two miles from downtown Chapel Hill—and on the planned North-South Bus Rapid Transit line—could support a project with *five times* as many homes. By asking the developer to limit building heights, the town has already ensured that Aura won't provide as much housing, office space, and retail as it could. In the future, we hope that the town can encourage developers to set their sights higher.

We need alternatives to driving, not another traffic study.

The town's new traffic study shows that the Aura project will not significantly impact traffic on Estes. But it will attract people who bus, bike, and walk to school and work, making our roads safer for all. In addition, approving Aura will help the town make the case for the North-South Bus Rapid Transit project, which will allow our community to realize its environmental, economic, and housing goals. Finally, Aura will help fund the completion of the Estes Drive Connectivity Project, creating a safe route from Martin Luther King, Jr. Boulevard to Phillips Middle School and Estes Hills Elementary School. If the town declines to approve Aura, this critical connection might go unbuilt for a decade or more.

We need housing, including apartments and townhouses.

Aura will add 418 homes, both apartments and townhouses, to Chapel Hill, including 54 apartments reserved for people making between 65 and 85 percent of the average median income. While we would like to see even more housing on this site, including affordable housing for low-income families, this project will make it easier for people to live and work in our community. Although we often hear complaints about “luxury apartments,” the only real luxury housing in our community are single-family homes built on large lots. Single-family homes in Chapel Hill sell for \$500,000 and up, more than *seven times* the average median income for a household of four. If we want our community to live up to its values of being inclusive and equitable, the high cost of land requires that we increase housing density. By building apartments and townhouses, we can ensure that more people can afford to live in our community.

Let's make Estes Drive a 15-minute city.

We believe that Chapel Hill residents should live no more than 15 minutes, via bus, bike, or foot, from schools, parks, shopping, and work. The town council has already made major investments in this area, including planning for the N-S BRT and the Estes Drive Connectivity Project, which will add greenways connecting Aura with Phillips Middle School and Estes Hills Elementary School. We think that the town should prioritize the construction of bike lanes on Elliott Road, which would create a safe, protected route from Aura to the Blue Hill District, giving residents in Aura and the surrounding neighborhoods easy access to grocery stores, restaurants, shopping, and more. In addition, the town should make Aura a station for its planned e-bike share network, which will help bike riders of all ages and abilities navigate the hilly terrain.

We can make Chapel Hill a better place.

We have the great fortune of living in a community that values diversity, inclusivity, and progress. While growth has its challenges, we believe better planning and an optimistic vision for the future of our community can ensure that the Chapel Hill of 2050 is even more vibrant, sustainable, and equitable than it is today.

Sincerely,

Donna Bell
Allison De Marco
Martin Johnson
Danny Nowell

Ryan Byars
Molly de Marco
Kathy Kaufman
Alyson West

Amy Harvey

From: Jeanette Coffin
Sent: Tuesday, May 11, 2021 3:12 PM
To: nasus48@bellsouth.net
Cc: Colleen Willger; Judy Johnson; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Message from Website

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: info@townofchapelhill.org [mailto:info@townofchapelhill.org]
Sent: Tuesday, May 11, 2021 2:11 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Message from Website

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

A new entry to a form/survey has been submitted.

Form Name: Contact Mayor and Council
Date & Time: 05/11/2021 2:11 PM
Response #: 440
Submitter ID: 13186
IP address: 2600:1700:3900:3a40:3092:7ca4:c77:ba06

Time to complete: 28 min. , 18 sec.

Survey Details

Page 1

Submit the form below or email mayorandcouncil@townofchapelhill.org.

1. Name

Susan Smith

2. Residency*

I am a resident of Chapel Hill

3. Message

Development can be healthy and also NOT. In the case of AURA, it certainly appears to be the latter scenario! It's not just the issue of traffic congestion, although that is a major issue. It's the increase in density for this type of housing development that continues to cause alarm. So many apartments are being built. Just look at the recent development down the street from Estes Ext. off Columbia Street, closer to the center of town. Huge and out of character with the town's sensibilities, at least what those sensibilities used to be. Would you please think again and wait for a better idea for land use on this corner? It would be so appreciated by so many people. Thank you.

4. If you would like us to contact you regarding this issue, please provide an email or telephone number.

nasus48@bellsouth.net

Note: Mail sent to or received from the Town of Chapel Hill is subject to publication under the provisions of the North Carolina public records law.

Thank you,
Town of Chapel Hill, NC

This is an automated message generated by Granicus. Please do not reply directly to this email.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 9:34 AM
To: samuel Rushombo
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Advocate for inclusionary housing

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: samuel Rushombo [mailto:rushombos2011@gmail.com]
Sent: Wednesday, May 12, 2021 7:34 AM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Advocate for inclusionary housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Hi

My name is Samuel Rushombo and I live in inclusionary housing in the Chandler Woods neighborhood. What I love about where I live is the greater school my daughter attend and being closer to all services, grocery stores, health care services and free public transportation.

I feel that continuing to build inclusionary homeownership units like my home is important to the town of Chapel Hill because it include people like me to have an affordable house in a neighborhood they could not live without this program.

Please encourage the builders of the Aura project to work with Community Home Trust to ensure that affordable homeownership units like the one I own are part of their plan Thank you very much Samuel Rushombo

Sent from my iPhone

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 9:35 AM
To: S Viswanathan
Cc: John Richardson; Colleen Willger; Loryn Clark; Sarah Vinas; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: S Viswanathan [mailto:sviswanath4@gmail.com]
Sent: Tuesday, May 11, 2021 9:26 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and Council Members:

On November 26, 2013, the Town Council approved the Central West Small Area Plan as part of the Chapel Hill 2020 plan. Some good outcomes have come from this including the Azalea development on Estes Dr and the proposed Estes Dr connectivity project which I believe will finally start construction this July 2021 if all goes well. The Town Council deserves credit for all this.

The Aura development contradicts the tenets of the Central West Small Area Plan. The Central West Plan was all about reducing car use and improving other sources of transport including buses, bicycles and walking. It is unclear how 650 parking spaces meshes with these objectives. Further the small buffer with the Coker Woods community in the North is against what was promised in the Central West plan.

Finally there has been no traffic study of Estes as promised in the Central West Small Area plan. The traffic on Estes has increased dramatically in the last ten years (Covid has reduced it though it has increased recently).

The success of development on Estes Dr is critical to the health of Chapel Hill. Without well thought out development, traffic improvements and a move to other modes of transportation, Estes Dr is going to be choke point in the future.

S. "Vish" Viswanathan
200 Huntington Dr
Chapel Hill
NC 27514

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 9:36 AM
To: VIRGINIA S SAAM
Cc: John Richardson; Colleen Willger; Dwight Bassett; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Estes/MLK Development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: VIRGINIA S SAAM [mailto:vsaam@aol.com]
Sent: Tuesday, May 11, 2021 4:47 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Estes/MLK Development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

I have not spoken with one Chapel Hill tax-paying citizen who thinks the Aura proposal should be approved. Granted, all of these people have probably not studied all the details and are just relying on good, common sense. The only favorable opinions seem to come from the developers and their paid consultants.

I urge you to call on your own common sense and vote "No" on the proposed development plan.

Virginia Saam
Chapel Hill, NC

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 9:36 AM
To: Jane
Cc: John Richardson; Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Estes community deserves a better choice.

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Jane [mailto:changjuanjuan@gmail.com]
Sent: Tuesday, May 11, 2021 3:41 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Estes community deserves a better choice.

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Chapel Hill Town Council,

While [JRB1](#) literally at the MLK/Estes crossroads, the Council faces a critical decision on Aura that will shape the future of Chapel Hill. If the wrong turn is taken, Chapel Hill will end up with a clogged major cross connector that [JRB2](#) be long remembered as one of the worst Council decisions, by the many affected residents.

The elements of this proposed plan of greatest concern are:

- Aura **fails to** follow the **still relevant** Central West Plan **and** the specifics of **the town's own** Comprehensive Plan that calls for 100% **townhomes—not 10%**.
- Expensive rentals (\$3000/mo) do not meet town needs^[JRB3] **or stated goals**
- Adds 3000 additional trips a day to congested Estes Drive **contrary to the towns' goal of reducing vehicular traffic**
- Excessive parking (650 spaces) and vehicles discourage use of transit and reduces Chapel Hill's score for BRT Federal funding
- Full access entrance only 800 ft from intersection poses unacceptable **pedestrian, cyclist ,and vehicular** safety risks
- Two percent commercial won't draw people, reduce trips, **or contribute to the town's placemaking aim**
- A switch from R1 to OI-3 will cause more flooding and environmental damage to **neighboring properties** in Booker and Bolin Creek watersheds
- Aura proposed zone - OI-3 – **is for office and institutional zones. Using it here is defective and deceptive** for the intended residential use

There are six things critically wrong with this project that can be **recitized**:

1. **Unsafe full access** Aura entrance on Estes Drive that will cause future accidents **must have** a right in/right out drive;
2. Restore missing setbacks to make room for street trees, sense of scale for neighborhood^[JRB4], **and the preservation of the town's character**
3. Make Aura “transit oriented” instead of “Vehicle oriented” by reducing amount of parking spaces by one-half;(60%?)
4. Return residential impervious limits (**to a minimum of 40%**) to **help** mitigate **stormwater** damage to neighboring properties;
5. Create **wealth building** housing ownership opportunities **which make it possible for residents to** build equity by offering 175 townhomes^[JRB5] as recommended by Central West Plan (and eliminating rentals)
6. Apply for appropriate residential zone, not defective OI - 3, that **eliminates** setbacks and impervious surface limits.

We make two requests:

1. We ask that the Council deny the permit until the Town can adopt a comprehensive^[JRB6] traffic plan to keep Estes Drive mobile that includes the impact all properties to be developed. Trinsic is not the only developer who wants to develop land in the immediate area. Additional land owners near the MLK/Estes intersection **have** plans for development or redevelopment in the near future beginning with Whit Rummel on the north side of Estes, as well as Sherman Richardson, Lucy Carol Davis, the Farrars, and the YMCA on

the south side. (Note that all of the properties along the south side of N. Estes recently were designated as a federal “Opportunity Zone” for purposes of spurring development.)

A holistic approach to traffic planning will promote better outcomes in terms of roadway^[JRB7] configurations (driveway locations, connections) and alignment of area density **[roadways?]** to Estes Drive roadway capacity. In contrast, a fragmented, “first mover” approach will **prevent** some solutions and leave the Town in an untenable position vis-a-vis future applicants.

2. We ask our Town Council to follow the Town’s adopted Comprehensive Plan by following the Central West plan. In 2013, the Town Council conducted the first small-area-planning process to address the first “focus area” identified for future growth in the town’s 2020 Comprehensive Plan. The town spent over \$500,000 on consultants and engaged hundreds of citizens and many staff for a year and a half. This costly process, chaired by current council members Michael Parker and Amy Ryan, yielded the Central West plan for the area **surrounding** the MLK/Estes Drive intersection. The town hired traffic consultants to assess how many more vehicles Estes Drive could handle and, thus, how much more residential and commercial development the area could support.

A past Town Council went to extraordinary lengths to craft a Carolina Development Agreement that would ensure a beautiful and functional campus. The Central West Plan followed and a Steering Committee with representatives from UNC and the School system crafted a thoughtful complement to the Carolina North plan. The Aura property was allocated^[JRB8] 175 townhomes and a good amount of commercial to create a community benefit. Instead Aura takes 419 housing units, **most** of the **entire** Central West plan’s allocation, and offers **little** commercial **amenities** that would **attract** neighbors.

Planning and zoning are valuable tools intended to guide the town’s development and growth to ensure a livable town that is sustainable, accessible, healthy and safe for all. **Not to follow the plan and vote for Aura is to reject outright the recommendations of the citizens, council members and staff, who spent thousands of hours devising the Central West Plan.**

Finally, delaying rezoning will give the Town the opportunity it needs to complete and **analyze** the town-wide traffic wide model. While it is a positive sign that several weeks ago the Town Manager asked the transit staff to build future expected growth into the town wide traffic model that can simulate future conditions on Estes Drive, the Town transit planner acknowledged in a recent presentation that the model is not yet complete and that he and the Town consultant won’t have an analysis of the model results for some time. Modeling experts in our neighborhoods point out that the results so far are^[JRB9]

Estes Neighbors is a grass roots group organized in January to make people aware of the consequences of the Aura plan and to advocate for development that will ensure that Estes Drive remains mobile and safe. Estes Neighbors has raised more than 400 signatures petitioning

the Town to follow the Central West Plan recommendations to match development densities to Estes Drive capacity.

[\[JRB1\]](#) We literally now stand at the MLK/Estes crossroads and the Mayor and Council face a critical decision on the proposed AURA project.

[\[JRB2\]](#) that will increase accidents, further harm the environment and will do down

[\[JRB3\]](#) and does not allow for the importance of home ownership

[\[JRB4\]](#) like the neighbor setbacks for Shadowood and TimberHollow

[\[JRB5\]](#) Julie- should a number like 175 be mentioned? doesn't 175 seem like alot? Wonder if just leaving it at residential townhomes and/or homes is enough? 175 could be overly dense?

[\[JRB6\]](#) yes and Amy Ryan mentioned the Town's Zoning Code needs to be updated

[\[JRB7\]](#) finding a way to create an access road onto Piney Mountain would be helpful and take pressure off of Estes Drive

[\[JRB8\]](#) was planned for residential units that would provide for homeownership and not 419 rental units that would add to the already saturated rental offerings in our town.

[\[JRB9\]](#) Estes Drive hold mostly residential properties. Consideration needs to be given to these neighborhoods and to support development that blends and enhances these properties and provides for a town need. We need to ensure that development proposals are consistent with the Master Plan and Zoning ordinance, consistent of the highest quality building design, site planning, and to provide an environmental and overall public benefit.

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 1:34 PM
To: robert.nau@duke.edu
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: FW: Comments on Aura project traffic analysis for tonight's meeting
Attachments: Bob_Nau_Aura_project_traffic_analysis_comments.pdf

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Bob Nau [mailto:robert.nau@duke.edu]
Sent: Wednesday, May 12, 2021 12:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Comments on Aura project traffic analysis for tonight's meeting

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

To the Mayor and Council,

I wrote to you several weeks ago concerning the need for Monte Carlo simulation analysis of traffic flow at the proposed Aura project. Since then a preliminary version of such an analysis was prepared by your Traffic Engineering department and presented at the meeting last week. I was very pleased to see that this sort of analysis is now ongoing and it looks like good work so far. I have some comments on the need for extensions of that analysis before any final decisions are made, and I've signed up to read them in the citizens' portion of the meeting tonight. For the record (and in case of technical difficulties or lack of time), here's a draft copy of what I am planning to say. Thanks for listening!

Respectfully yours,
--Bob Nau

Draft of remarks by Bob Nau on Aura project traffic analysis for the May 12 Town Council meeting:

I'm a retired Duke professor whose field includes statistical analysis of queuing systems and transportation networks. The standard computer tool for that is Monte Carlo simulation, in which random number generators are used to simulate times between customer arrivals and times needed for each one's service, as well as uncertainty in model parameters. A stylized fact is that queue lengths blow up rapidly as the arrival rate approaches the service rate. A Monte Carlo simulation model was not included in the traffic analysis that was presented to the Council on March 30, and I wrote a letter about it to the Council a few weeks later. Such a model has since been under construction and its current state was presented last week. It's great work as far as it goes, and the traffic animations are fun to watch as you saw last week, but it's still early in development and only 10 days were simulated. The analysis ought to be extended as follows.

1. Use the model to determine the maximum peak hour traffic that can be supported at the Estes/MLK intersection without unacceptable backups on either road. This will be crucial in informing the town about the amount of development that the entire Central West Area can accommodate. It will also help in making decisions about how to divide residential density and amenities.
2. Simulate a much larger number of days (hundreds if not thousands) and look at probability distributions of waiting times at intersections, with and without Aura and with some assumed amount of additional traffic from other development. This will give a more realistic view of the uncertainties that individual drivers will face as well as how the overall system will behave. Remember, each of us is not an average!
3. Extend the morning simulations to cover school rush hour as well as business rush hour, with buses coming and going and parents dropping off kids. They need to know what to expect in real experience.
4. Take pedestrian traffic into account by including the two flashing-light crosswalks on MLK and Estes. The one on MLK needs to be tied to buses loading and unloading.
5. Do another set of runs with average per-resident daily trips increased by at least 30% for sensitivity analysis and as another hedge against factors that may boost traffic or hamper driving on a given morning or evening
6. Take an especially close look at backups that may occur at the full-access entrance on Estes, where left turns would be made without signal control and a crosswalk would be right next to it. What happens here will have an especially large impact on the adjacent neighborhoods and traffic flow overall. Also, the current model assumes that drivers are robots who are perfectly attentive and behave optimally in left turn situations and never get in fender-benders. To the extent that there is variability and suboptimality in driver behavior the current model will tend to underestimate delays produced by a given volume of traffic.

Thank you!

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 2:47 PM
To: Laurie Goldwasser
Cc: Colleen Willger; Loryn Clark; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura affordable housing

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin
Office Assistant
Town of Chapel Hill Manager's Office
405 Martin Luther King Jr. Blvd.
Chapel Hill, NC 27514
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Laurie Goldwasser [mailto:lauriegoldwasser@gmail.com]
Sent: Wednesday, May 12, 2021 2:25 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura affordable housing

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor and Council Members,

I attended the People's Academy this spring and was surprised to learn about the large percentage of local residents who cannot find affordable housing. The Aura project includes affordable housing provisions for residents earning 65% and 85% of the income levels that would meet the criteria. Can you tell me what the proposed rents and cost of townhome units are in the Aura project?

Thanks,
Laurie Goldwasser

Amy Harvey

From: Jeanette Coffin
Sent: Wednesday, May 12, 2021 4:42 PM
To: Robert Dowling
Cc: Colleen Willger; Loryn Clark; Sarah Vinas; Allen Buansi; Amy Ryan; Hongbin Gu; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; Flo Miller; Laura Selmer; Mary Jane Nirdlinger; Maurice Jones; Rae Buckley; Ran Northam; Ross Tompkins; Sabrina Oliver
Subject: RE: Aura development

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin
Office Assistant
[Town of Chapel Hill Manager's Office](#)
[405 Martin Luther King Jr. Blvd.](#)
[Chapel Hill, NC 27514](#)
(o) 919-968-2743 | (f) 919-969-2063

From: Robert Dowling [mailto:rmdowling1954@gmail.com]
Sent: Wednesday, May 12, 2021 4:36 PM
To: Town Council <mayorandcouncil@townofchapelhill.org>
Subject: Aura development

External email: Don't click links or attachments from unknown senders. To check or report forward to reportspam@townofchapelhill.org

Dear Mayor Hemminger and members of the Town Council,

I was informed today that a representative of the Aura developer told the Housing Advisory Board that I would have supported their proposal to make a payment-in-lieu rather than include affordable townhomes within the Aura development.

I am writing to let you know that I would not (and do not) support the developer's proposal.

In fact, a development like Aura, located so close to downtown and the university, is exactly the type of development that should include affordable homes.

As you all know, housing prices are escalating very rapidly in Chapel Hill and many other places in North Carolina. As a result, low and moderate income families have fewer and fewer opportunities to purchase homes in the private market. These families need affordable housing programs, such as inclusionary housing, more than ever.

Please remember that the Town Council initiated your inclusionary housing policy in 2001 - long before the inclusionary housing ordinance was approved. The objective was to integrate affordable homes into new developments throughout the town. The Aura development epitomizes the type of development that past Councils thought should include affordable homes.

If you vote to approve this development, I hope you will continue the inclusionary policy that made Chapel Hill a national leader in affordable housing.

Thank you for your consideration of my perspective.

Robert Dowling