



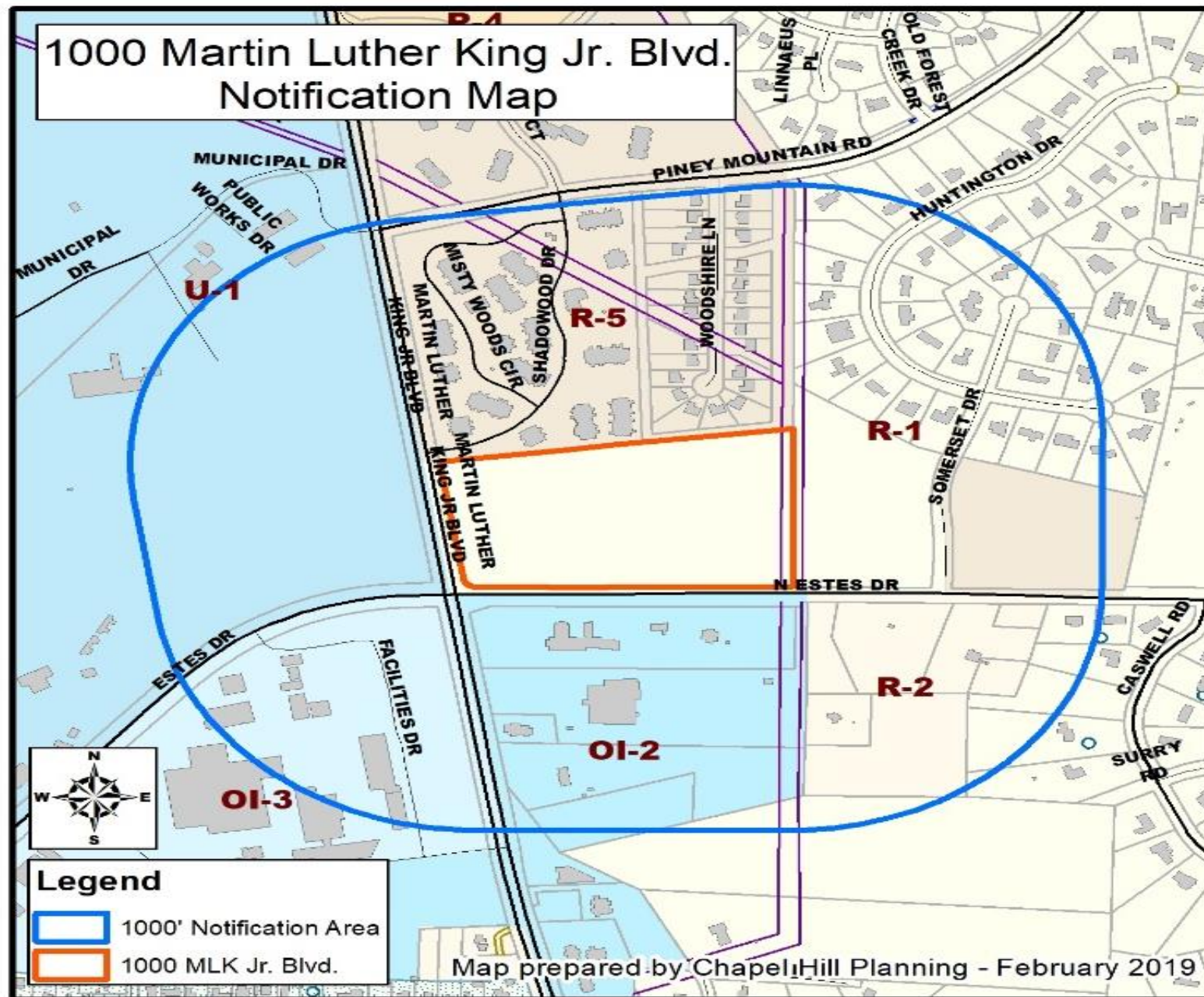
Application for Conditional Zoning

Aura

1000 Martin Luther King Jr. Blvd

Transportation and Connectivity Advisory Board

April 5, 2021



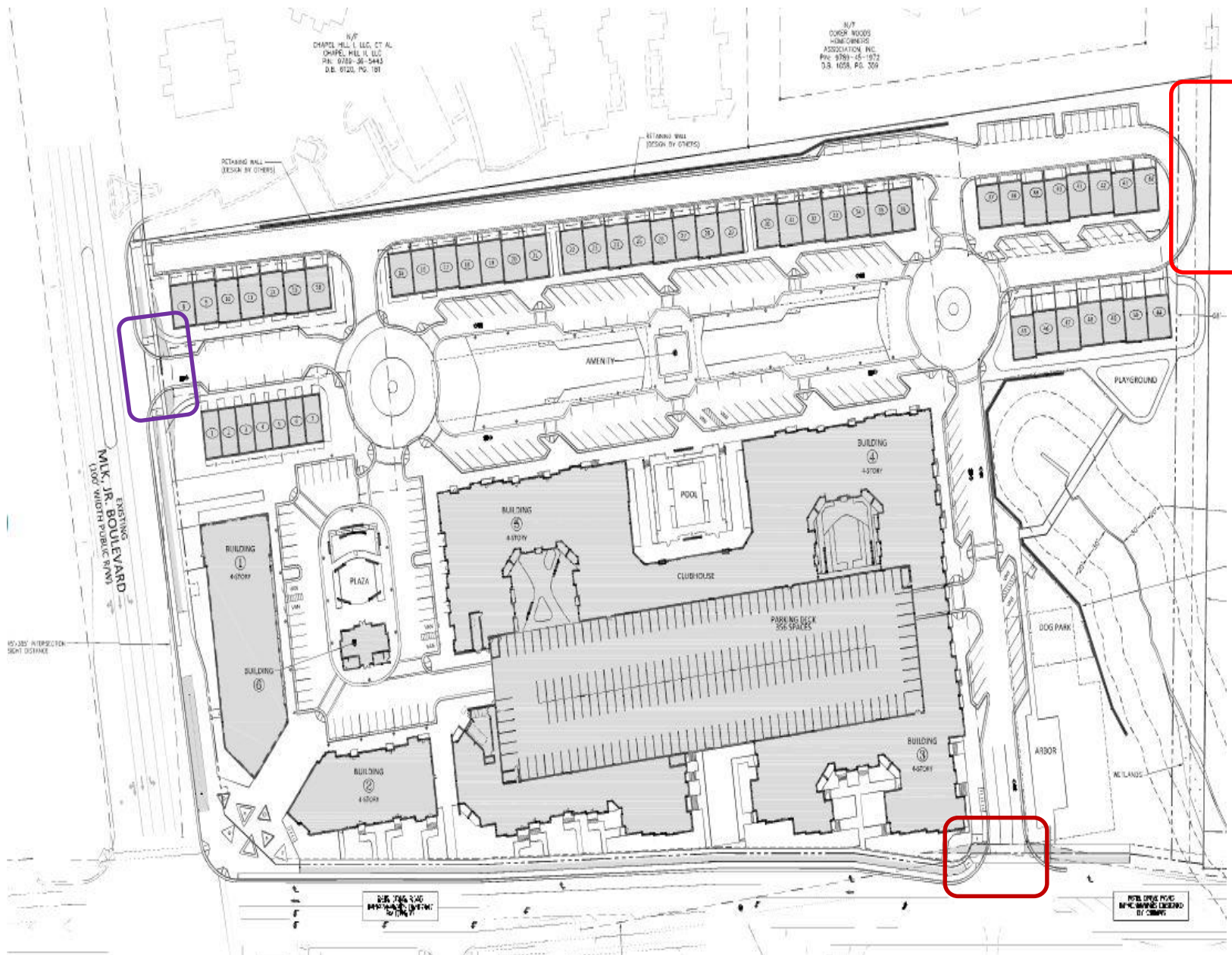
Overview

- Proposed Use:
 - Mixed-Use Development
 - 375 Multi-Family Units
 - 44 Townhomes
 - 15,000 SF Retail/Office
- Approximately 16.2 Acres
- Existing Use:
 - Vacant

Site details

Vehicular Access

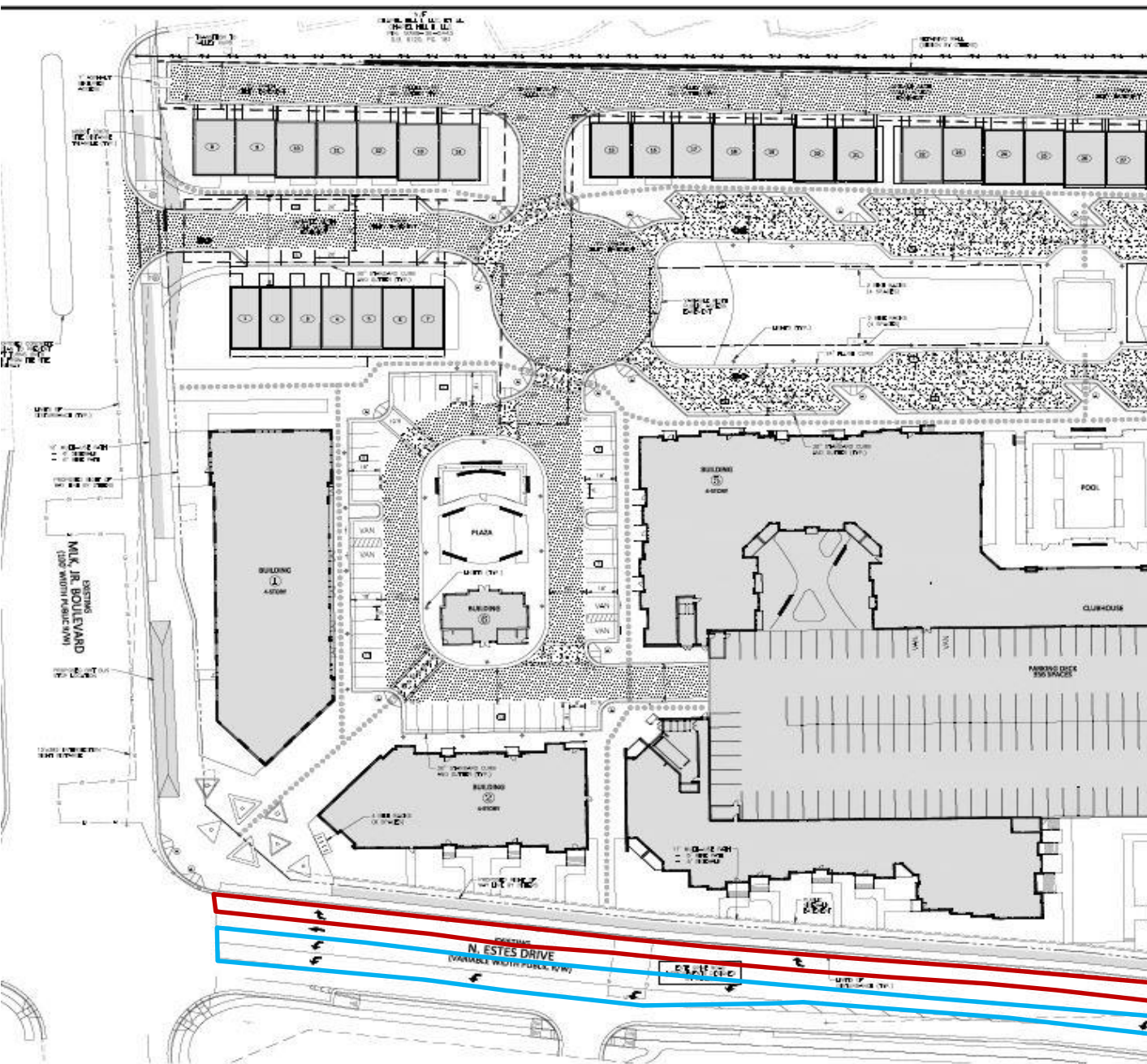
- Full Access
- Right-In / Right-Out Access
- Street Stub-Out

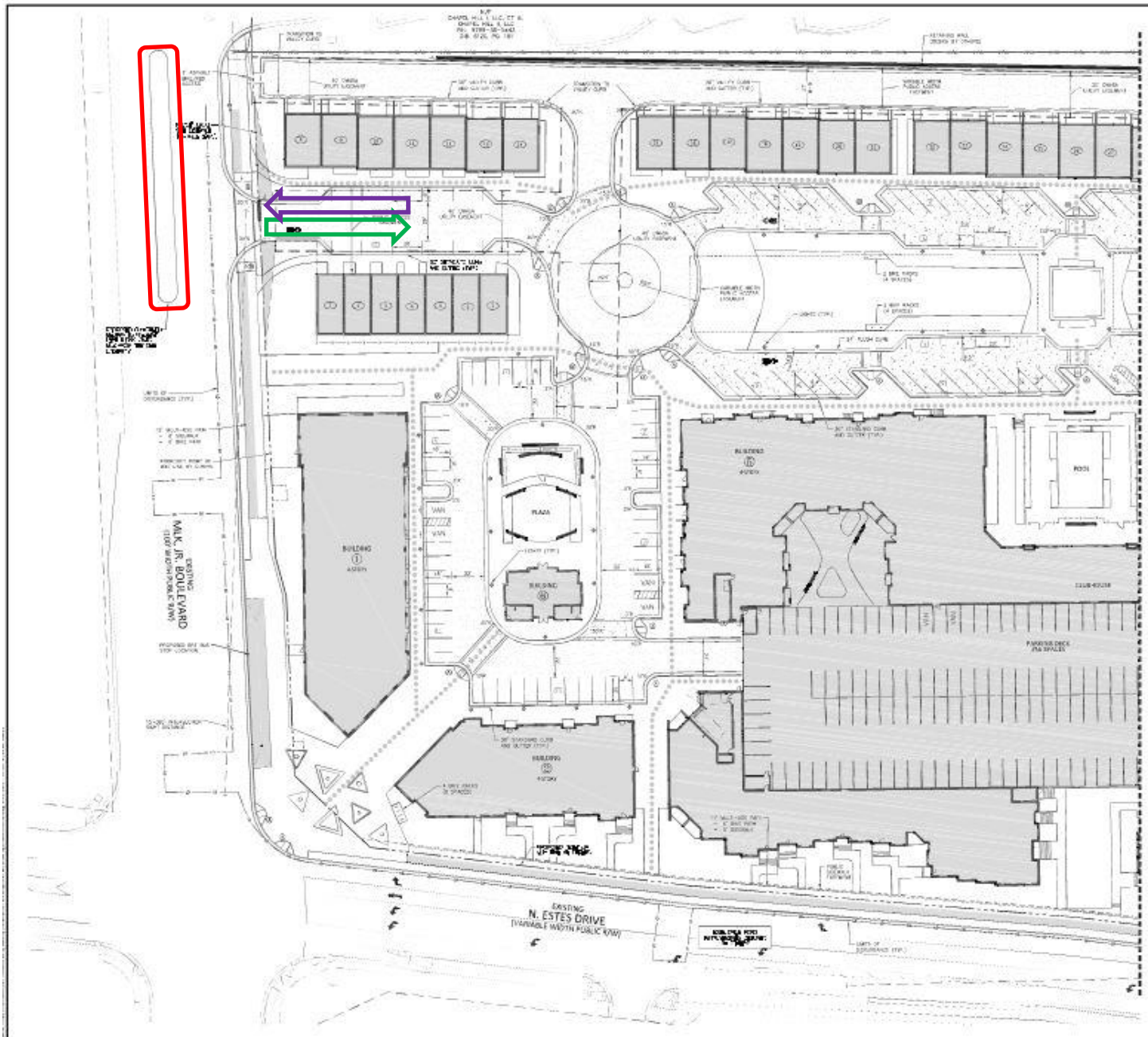


Site details

Roadway Improvements

- Martin Luther King Jr. Blvd. & N. Estes Drive Intersection
 - Extend WB Right-Turn Lane to 500'
 - Construct WB Dual Left-Turn Lanes





Site details

Roadway

Improvements

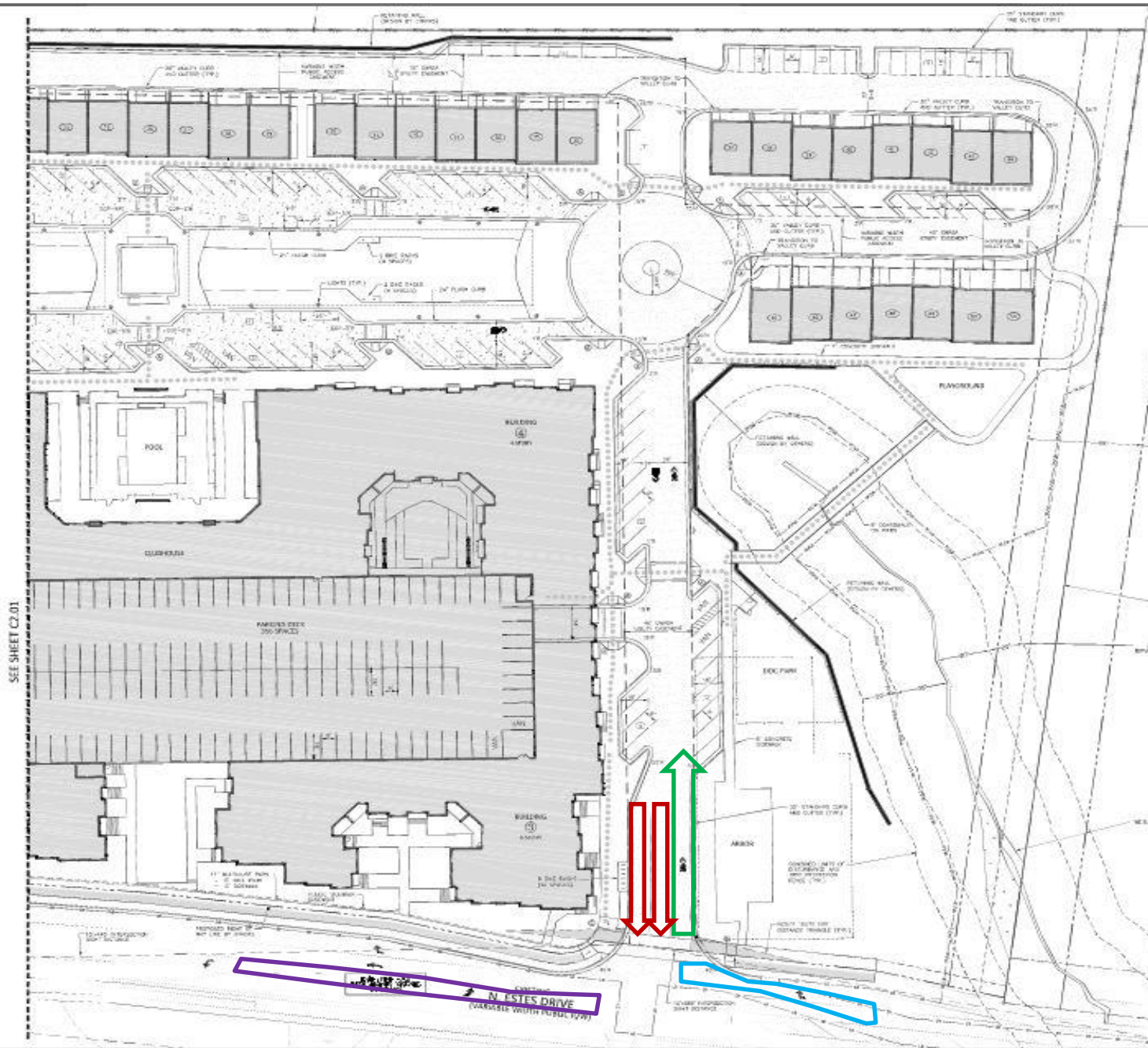
- Martin Luther King Jr. Blvd Site Access
 - Median
 - One Ingress Lane
 - One Egress Lane

Site details

Roadway Improvements

- N. Estes Drive Site Access

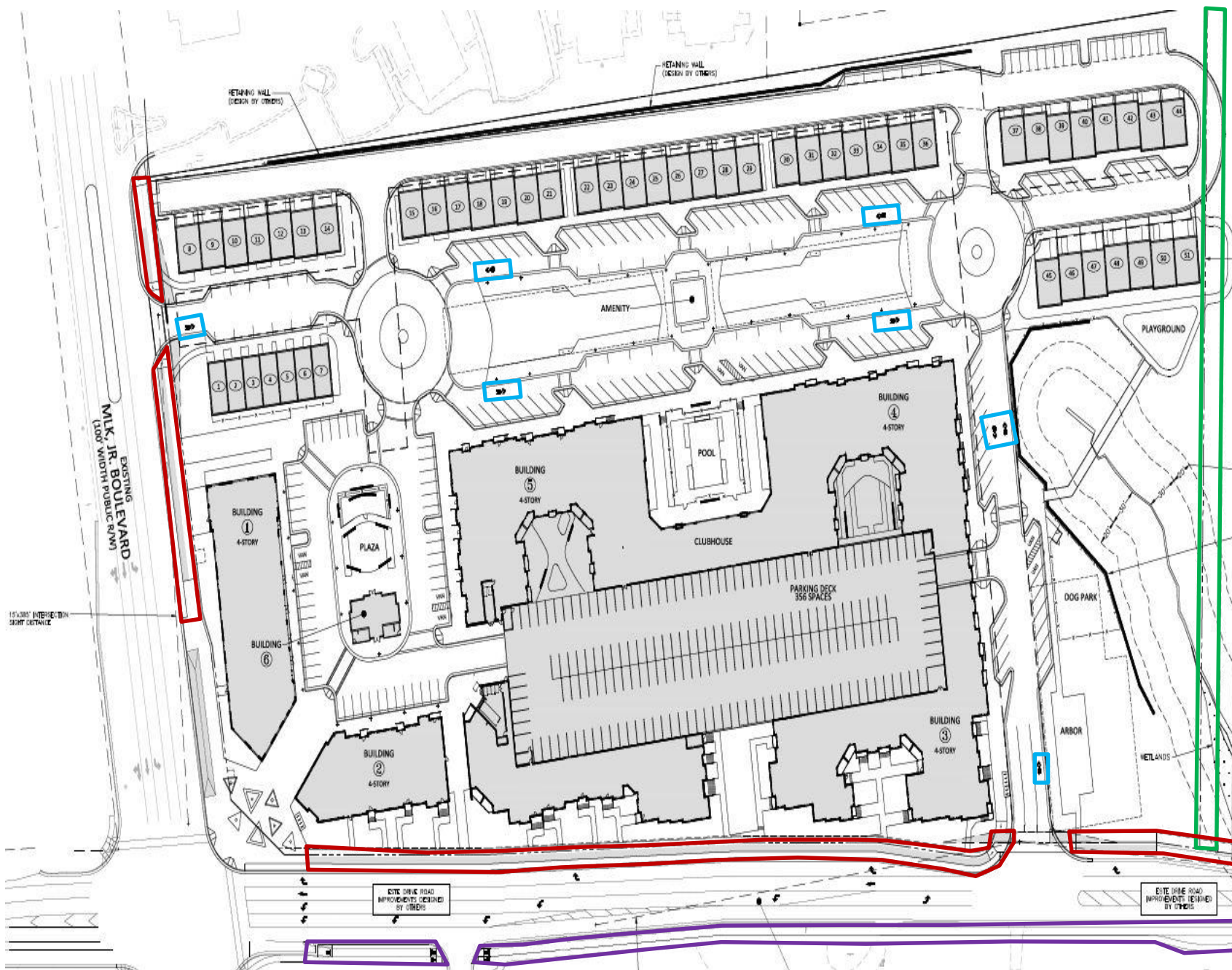
- One Ingress Lane
- Two Egress Lanes
- Exclusive EB Left-Turn Lane
- Exclusive WB Right-Turn Lane



Site details

Bicycle Improvements

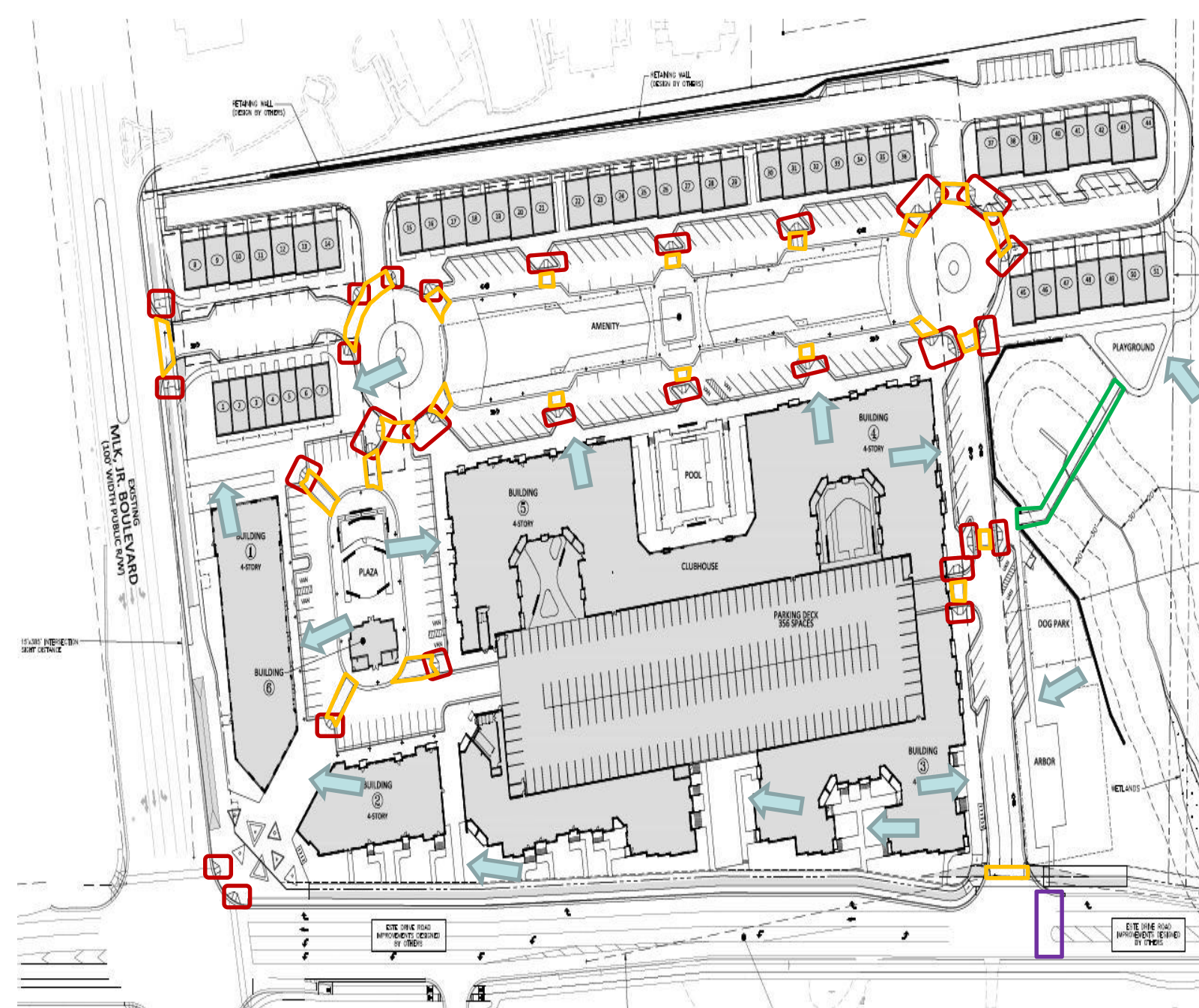
- 15' Greenway Easement
- 10' Multi-Use Path
- 5' Raised Bicycle Lane
- Sharrow Markings



Site details

Pedestrian Improvements

- ADA Ramps
- Boardwalk
- Crosswalks
- Rectangular Rapid Flashing Beacon (RRFB)
- Refuge Island
- Sidewalks



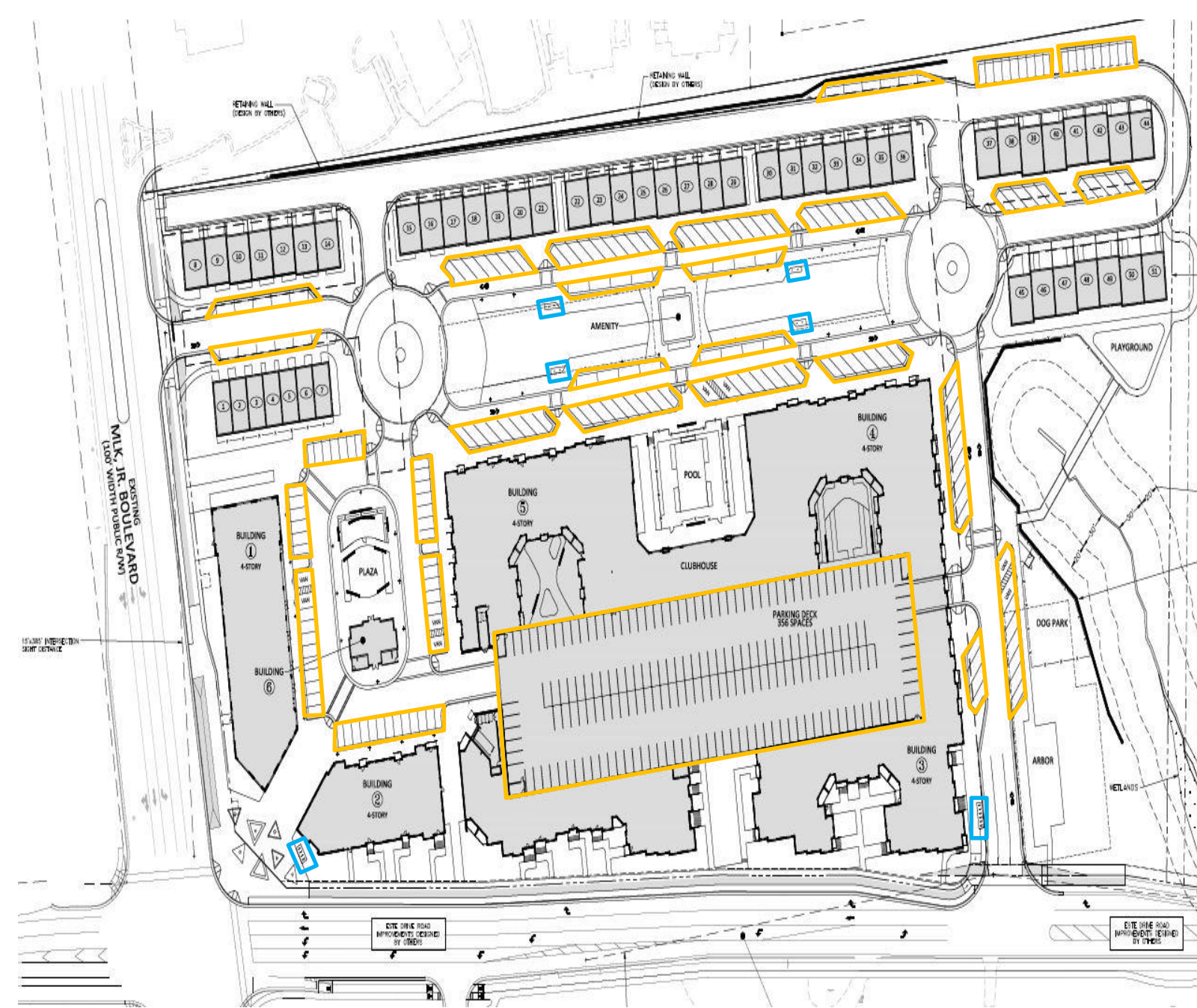
Site details

Vehicular Parking

- 634 Spaces
 - 356 Deck
 - 190 On-Site
 - 88 Townhouse
 - 20 EV Charging

Bicycle Parking

- 119 Spaces
 - 91 Class I (Long-Term)
 - 30 Class II (Short-Term)



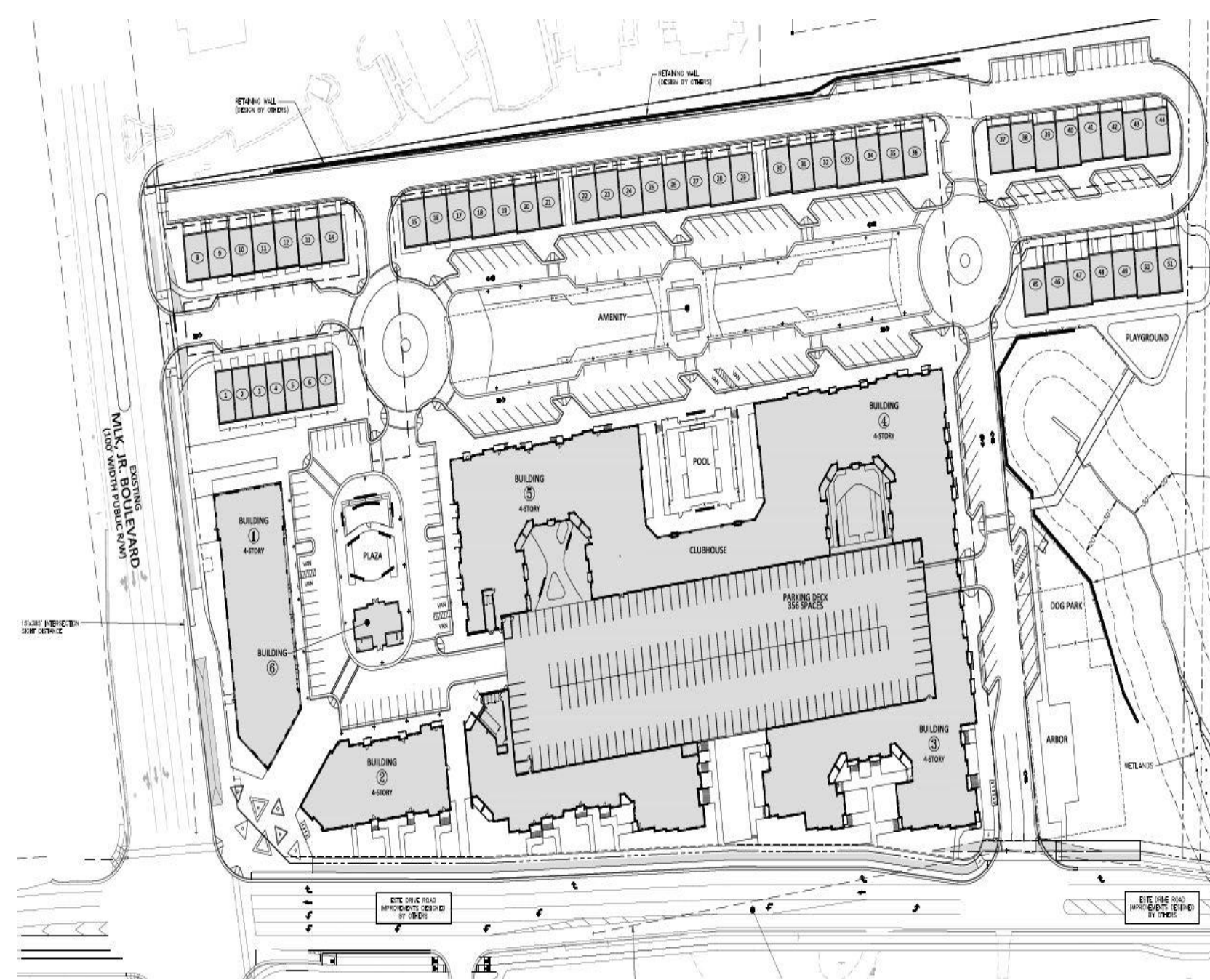
Site details

Parking Lot Standard

- Built to Towns Standards

Traffic Impact Analysis

- Completed



Traffic Impact Analysis

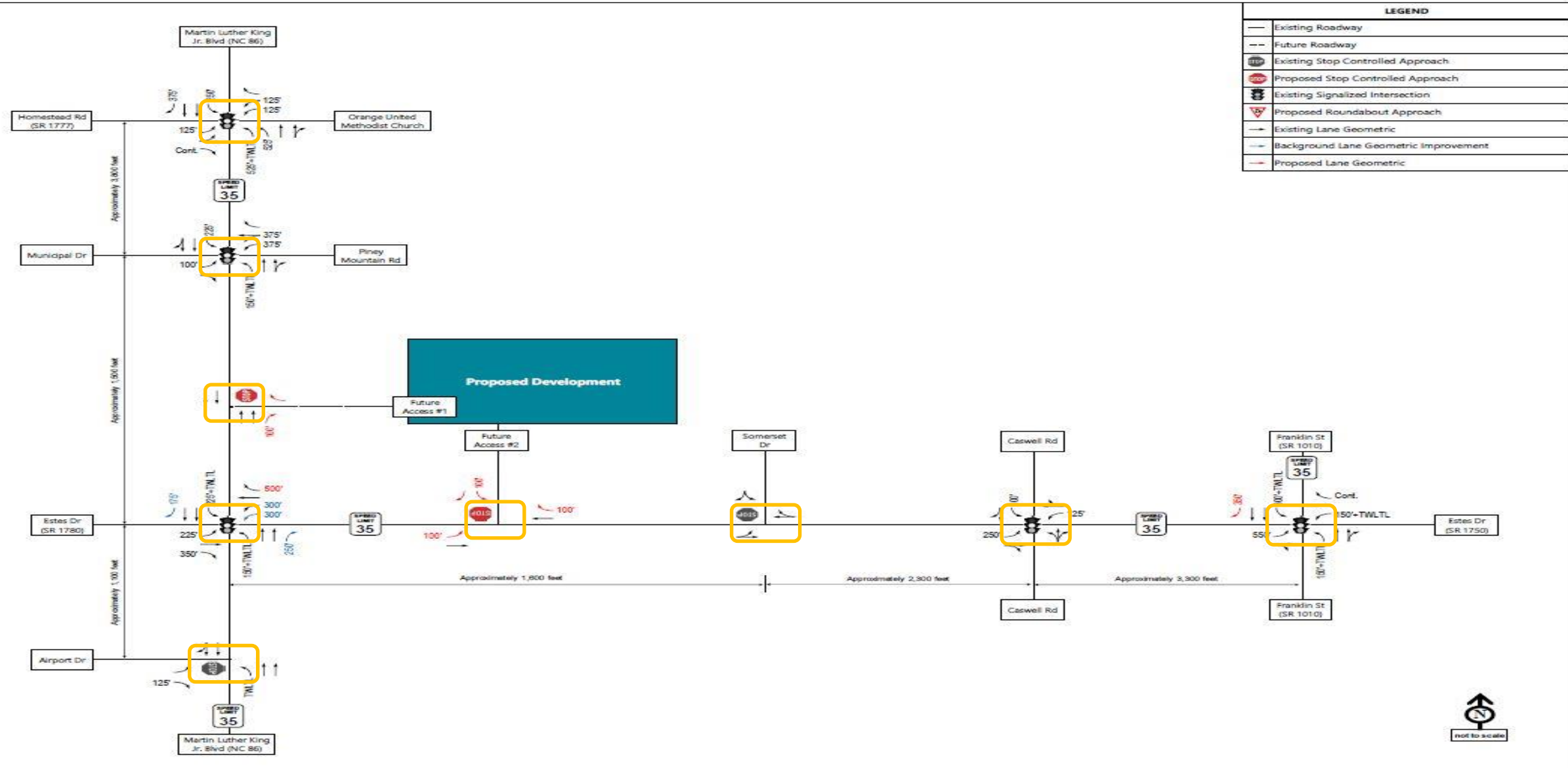
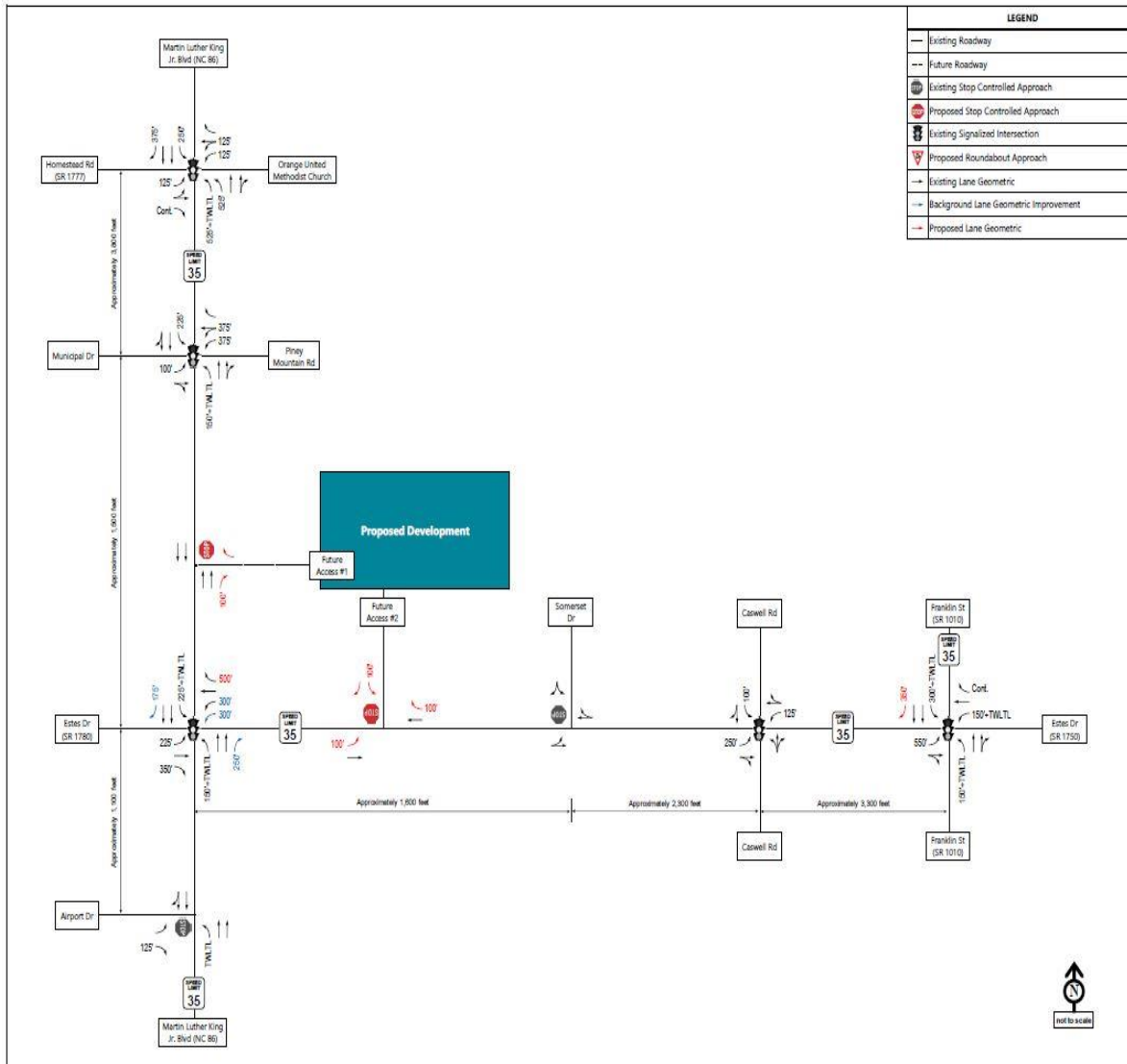


Table ES-2 Summary Level of Service Table

Intersection and Approach	Traffic Control	Existing (2020)			No-Build (2024)			Build (2024)			Build (2024) with Improvements		
		AM	Noon	PM	AM	Noon	PM	AM	Noon	PM	AM	Noon	PM
Martin Luther King Jr. Boulevard (NC 86) and Airport Road	Unsignalized	-	-	-	-	-	-	-	-	-	-	-	-
Eastbound		C-18.0	B-12.8	C-16.4	C-18.9	B-13.3	C-17.6	C-19.2	B-13.4	C-17.8	C-19.2	B-13.4	C-17.8
Martin Luther King Jr. Boulevard (NC 86) and Estes Drive (SR 1750/SR 1780)	Signalized	D (38.4)	C (32.6)	D (54.2)	D (35.4)	C (30.1)	D (48.8)	D (36.2)	C (31.8)	D (52.3)	D (36.2)	C (31.7)	D (52.3)
Eastbound		E-56.6	D-53.2	E-63.4	E-57.8	D-43.8	E-64.3	E-58.4	D-44.1	E-66.5	E-58.4	D-44.1	E-66.5
Westbound		D-37.0	D-43.5	F-82.3	D-47.3	D-48.7	E-68.3	D-48.8	D-48.5	E-69.9	D-48.8	D-48.5	E-69.9
Northbound		D-42.4	C-25.1	D-52.5	C-31.1	C-22.8	D-48.4	C-33.4	C-24.9	D-50.3	C-33.4	C-24.7	D-50.3
Southbound		C-29.5	C-21.1	C-28.1	C-23.6	B-16.8	C-25.6	C-23.5	C-20.1	C-33.5	C-23.5	B-20.0	C-33.5
Martin Luther King Jr. Boulevard (NC 86) and Piney Mountain Road/Municipal Drive	Signalized	A (8.4)	A (5.4)	B (10.3)	A (8.6)	A (5.1)	B (10.6)	A (8.6)	A (5.1)	B (10.8)	A (8.6)	A (5.1)	B (10.8)
Eastbound		E-61.0	E-59.4	E-71.8	E-61.0	E-59.4	E-72.0	E-61.0	E-59.4	E-72.0	E-61.0	E-59.4	E-72.0
Westbound		E-65.3	E-57.6	E-70.9	E-65.5	E-57.7	E-71.3	E-65.4	E-58.0	E-71.3	E-65.4	E-58.0	E-71.3
Northbound		A-3.9	A-2.5	A-4.2	A-4.6	A-2.2	A-5.2	A-4.3	A-2.4	A-5.5	A-4.3	A-2.4	A-5.5
Southbound		A-3.0	A-1.3	A-8.9	A-3.0	A-1.5	A-8.3	A-3.3	A-1.2	A-8.6	A-3.3	A-1.2	A-8.6
Martin Luther King Jr. Boulevard (NC 86) and Homestead Road (SR 1777)/Church Driveway	Signalized	C (22.6)	C (21.3)	C (20.2)	C (23.2)	C (21.1)	C (20.6)	C (23.2)	C (21.8)	C (20.7)	C (23.2)	C (21.8)	C (20.7)
Eastbound		D-53.1	D-46.3	D-54.8	D-53.1	D-46.5	D-54.7	D-53.1	D-46.6	D-54.6	D-53.1	D-46.6	D-54.6
Westbound		D-51.3	D-45.5	E-58.6	D-51.3	D-45.5	E-58.6	D-51.3	D-45.5	E-58.6	D-51.3	D-45.5	E-58.6
Northbound		B-10.4	B-18.4	B-12.8	B-11.0	B-18.0	B-13.3	B-10.9	B-19.6	B-13.3	B-10.9	B-19.6	B-13.3
Southbound		B-19.9	B-12.6	B-18.6	C-21.0	B-13.0	B-19.3	C-21.4	B-13.3	B-19.6	C-21.4	B-13.3	B-19.6
Estes Drive and Somerset Drive	Unsignalized	-	-	-	-	-	-	-	-	-	-	-	-
Southbound		C-18.2	C-15.4	D-25.8	C-19.7	C-16.9	D-32.2	C-21.1	C-18.2	E-36.1	C-21.1	C-18.2	E-36.1
Estes Drive and Casewell Drive	Signalized	B (13.9)	A (9.7)	B (18.6)	B (14.3)	A (9.8)	B (19.6)	B (14.7)	A (9.9)	C (21.1)	B (14.7)	A (9.9)	C (21.1)
Eastbound		A-6.7	A-3.3	A-6.6	A-7.1	A-3.6	A-7.3	A-7.8	A-3.8	A-8.0	A-7.8	A-3.8	A-8.0
Westbound		B-12.9	A-8.4	B-19.7	B-13.7	A-8.8	C-21.7	B-14.3	A-9.3	C-24.6	B-14.3	A-9.3	C-24.6
Northbound		C-34.5	D-37.0	C-34.2	C-34.3	D-36.9	C-34.8	C-34.4	D-37.3	C-35.0	C-34.4	D-37.3	C-35.0
Southbound		D-48.8	D-46.4	D-54.0	D-48.9	D-46.6	E-56.8	D-48.9	D-46.7	E-57.3	D-48.9	D-46.7	E-57.3
Franklin Street (SR 1010) and Estes Drive (SR 1750)	Signalized	D (48.5)	D (47.9)	E (58.0)	D (49.8)	D (49.1)	E (64.0)	D (52.9)	D (50.2)	E (69.3)	D (43.1)	D (46.4)	E (59.6)
Eastbound		E-66.0	E-55.9	E-67.0	E-66.1	D-54.6	E-69.2	E-70.1	D-53.4	E-72.7	D-47.8	D-53.4	E-70.0
Westbound		D-49.5	D-49.6	E-62.5	D-47.1	D-47.7	E-68.6	D-42.0	D-46.9	F-81.7	D-45.7	D-46.9	E-66.0
Northbound		D-37.3	D-44.2	D-54.2	D-39.2	D-48.0	E-63.0	D-42.7	D-51.1	E-61.8	D-46.1	D-51.1	E-68.4
Southbound		D-39.7	D-43.5	D-52.7	D-43.0	D-46.7	E-58.2	D-48.4	D-49.7	E-65.1	D-36.1	D-36.4	D-40.0
Martin Luther King Jr. Boulevard (NC 86) and Future Access #1	Unsignalized	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Westbound		---	---	---	---	---	---	B-13.3	B-12.5	C-23.2	B-13.2	B-12.4	C-22.8
Estes Drive (SR 1750) and Future Access #2	Unsignalized	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southbound		---	---	---	---	---	---	F-60.5	E-36.0	F-166.5	E-45.6	D-29.4	F-97.3

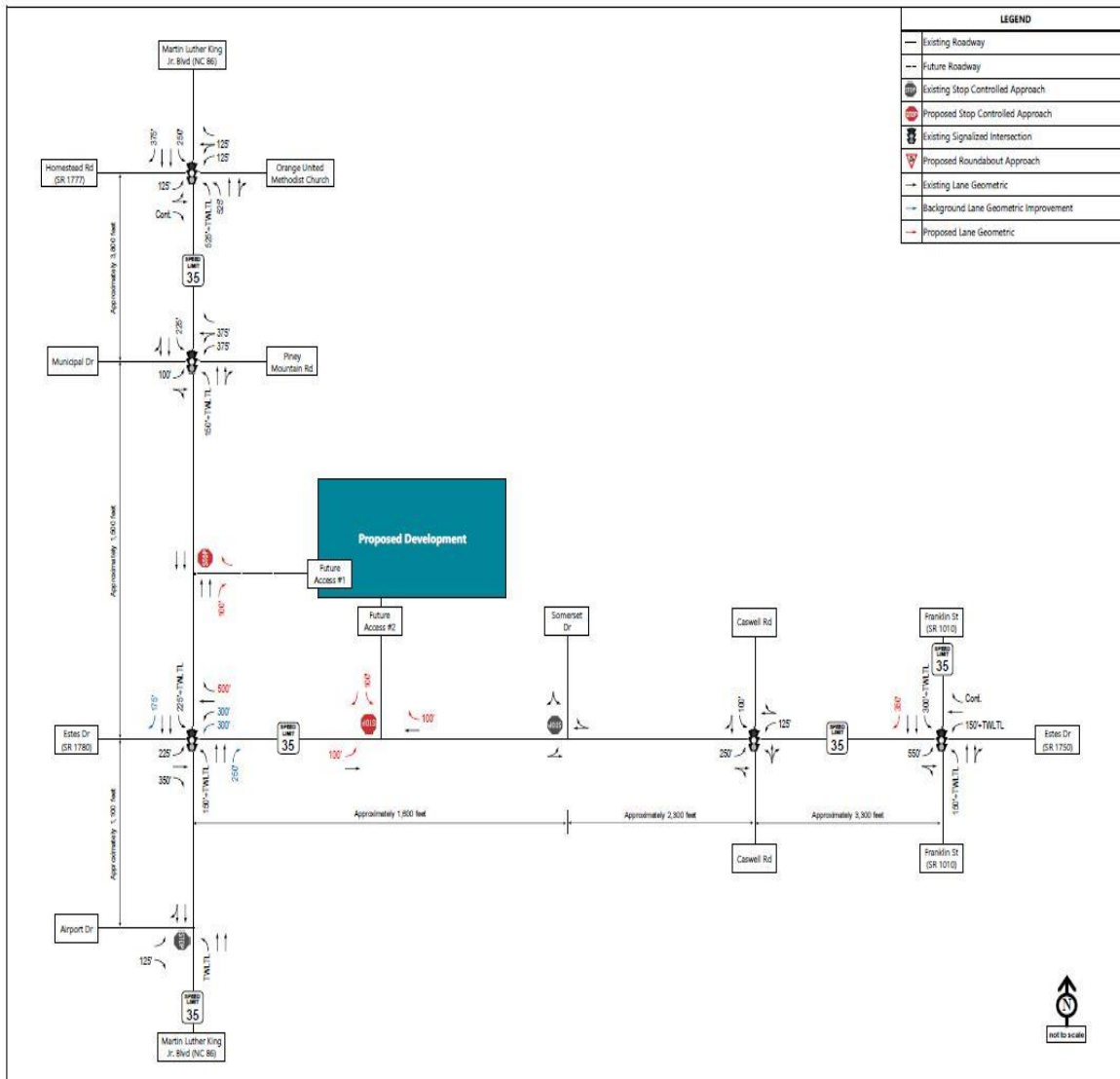
X (XX.X) = Overall intersection LOS (average delay), X-XX = Approach LOS and average delay.

Traffic Impact Analysis (continued)



- Recommendations
 - Extend WB Right-Turn Lane to 500' Full Storage
 - Incorporate Bicycle and Pedestrian Facilities along Estes Drive
 - Incorporate Pedestrian Facilities along Martin Luther King Jr. Blvd.

Traffic Impact Analysis (continued)



- Recommendations
 - Incorporate Transit Stop Improvements along Martin Luther King Jr. Blvd.
 - One Ingress Lane & One Egress Lane as a Right-In / Right Out
 - NB Right-Turn Lane
 - Install a High Visibility Crosswalk

LEGEND

- Existing Roadway
- Future Roadway
- Existing Stop Controlled Approach
- Proposed Stop Controlled Approach
- Existing Signalized Intersection
- Proposed Roundabout Approach
- Existing Lane Geometric
- Background Lane Geometric Improvement
- Proposed Lane Geometric

Proposed Development

Future Access #1

Future Access #2

Approximately 1,000 feet

Approximately 1,500 feet

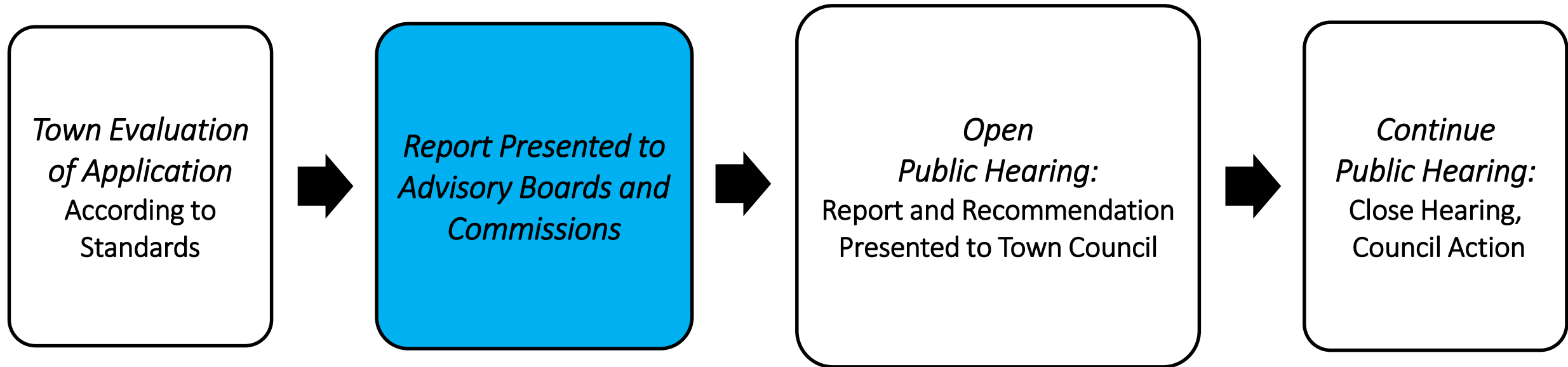
Approximately 2,300 feet

Approximately 3,300 feet

1 inch = 100 feet

- Recommendations
 - One Ingress Lane and Two Egress Lanes
 - EB Left-Turn Lane
 - WB Right-Turn Lane
 - Install a High Visibility Crosswalk

Process



Recommendation to Town Council

- Approval
- Approval with Conditions
- Denial