



TOWN OF CHAPEL HILL

Transportation and Connectivity Advisory Board

Meeting Minutes - Final

Town Hall
405 Martin Luther King, Jr.
Blvd.
Chapel Hill, NC 27514

Chair Heather Brutz
Vice-Chair Susanne Kjemtrup-Lovelace
Nikki Abija
Eric Allman

Brian Hageman
Katie Huges
Rudy Juliano
Denise Matthews

Monday, April 5, 2021

7:00 PM

Virtual Meeting

Virtual Meeting Notification

Board members will attend and participate in this meeting remotely, through internet access, and will not physically attend. The Town will not provide a physical location for viewing the meeting.

The public is invited to attend the Zoom webinar directly online or by phone.

Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_JFFA3ArUQv2MrBTHKPjtwA After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode.

Phone: 301-715-8592

Meeting ID: 833-0675-4293

Opening

Roll Call

Bergen Watterson (Town Staff), Judy Johnson (Town Staff), Amy Harvey (Town Staff), Kumar Neppalli (Town Staff),

John Rees (Planning Commission Liaison), Julian Taylor (Youth Council Liaison), Councilmember Hongbin Gu (Town Council), Bill Derks (Aura), Ryan Stewart (Aura), Chris Bauer (Aura), Dan Jewell (Aura), David Marcozzi (Aura), Earl Lewellen (Aura), Susana Dancy (Aura), Sean Gleason (Aura), Connor Jones (Aura), John Burris (HNTB)

Present	5 - Vice-Chair Susanne Kjemtrup-Lovelace, Brian Hageman, Katie Huges, Rudy Juliano, and Denise Matthews
Absent	3 - Chair Heather Brutz, Nikki Abija, and Eric Allman

Approval of Agenda

Announcements

Petitions

Approval of Minutes

1. March 23, 2021 Action Meeting Minutes - Draft

[\[21-0275\]](#)

Attachments: [March 23, 2021 Action Meeting Minutes - Draft](#)

A motion was made by Matthews, seconded by Juliano, to approve the March 23, 2021 draft action meeting minutes. The motion passed unanimously.

New Business

2. Aura**[\[21-0276\]](#)**

Attachments: [Applicant Materials](#)
 [Draft Ordinance](#)
 [Plan Set \(Part 1\)](#)
 [Plan Set \(Part 2\)](#)
 [Plan Set \(Part 3\)](#)
 [Plan Set \(Part 4\)](#)
 [Staff Memorandum](#)
 [Traffic Impact Analysis - Executive Summary \(Draft\)](#)
 [Aura Development - TCAB \(04.05.21\)](#)
 [Aura Developer Presentation](#)
 [Aura TIA Presentation \(HNTB 04.05.21\)](#)
 [Letter to the Transportation and Connectivity Advisory Board](#)
 [NSBRT and Aura](#)

Bergen Watterson, Town Staff, presented the conditional zoning application for Aura. Watterson provided an overview of the parcel including site details, traffic impact analysis (TIA), and recommendations.

Dan Jewell, of Coulter, Jewell & Thames, shared the vision and goals of the Aura project, the site plan, and highlighted the multimodal infrastructure and design elements.

John Burris, HNTB, shared the Aura portion of the Townwide traffic model and how the data and process differs some from the development-specific traffic impact analysis conducted by VHB.

The Advisory Board discussed traffic implications of the development, bicycle and pedestrian infrastructure and safety concerns, access to and integration with the Bus Rapid Transit, and their concerns with the validity of the Town traffic model and the findings of the TIA. Board members questioned the development's alignment with the Central West Small Area Plan, the Comprehensive Plan, and the Future Land Use Map.

Sixteen residents provided public comment, primarily related to traffic and safety concerns.

A motion was made by Juliano, seconded by Hageman, to recommend denial of the Aura project. The motion passed unanimously. The Board wanted to

include the following reasons for its denial:

- The development does not reflect the goals of the Central West Small Area Plan
- The development does not meet the transit priority goals of the Town due to the number of parking spaces and the increase in single occupancy vehicle trips
- The project will exacerbate existing pedestrian and bicycle safety issues due to the increase in traffic on Estes Drive and Martin Luther King Jr. Blvd., and thus is not in line with the Road to Zero pedestrian safety goals of the Town.
- The traffic impact analysis and the Town-wide traffic model do not reflect the current reality and lived experience of drivers on Estes Drive, nor do they take a holistic view of traffic on Estes Drive, including the future development of other surrounding parcels. The traffic model needs to be validated.
- The Estes Drive site access is a major safety hazard and should be right-in-right-out.

Old Business

Board Reports

Staff Report

Watterson shared that April 6th, 2021 is Jomar Pastorelle's last day with the Town. The Advisory Board wished him well and thanked him for his great service to the Board over the last two years.

Adjournment

Next Meeting - April 27, 2021

Order of Consideration of Agenda Items:

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning Department at 919-968-2728; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.