

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 ft<sup>2</sup> 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?