

**Presentation to
Mayor and Town Council
Town of Chapel Hill
CZD Hearing: 2217
Homestead
February 22, 2023**

Residents of the Courtyards at Homestead

Who are we?

Unique in Chapel Hill— only Over-55 Independent Living Community designed for “aging in place” (63 homes)

- **Median age is 77 and rising.**
- **Economically and ethnically diverse (2 purchased by Community Home Trust as affordable homes)**
- **19 homes owned by widows and single women on fixed incomes**
- **6 multigenerational homes – 2 or 3 generations**
- **8 deaths since 2017 – spouses remain in Courtyards**
- **30% with mobility and other disability issues**

Highly Vulnerable Community

- Many residents are hearing, sight, mobility or cognitively impaired.
- Many require canes, sticks, walkers, rollators or wheelchairs to move through the community.
- 7 homes with regular or live-in caregivers
- Residents have **to cross the streets every day** to go to mailbox units, visit neighbors, or take a walk.
- A few stroke victims have to walk in the street to get daily exercise due to balance or tripping issues.

Vulnerability of residents to increased traffic



Residents walking with cane, sticks.



Resident being helped across the street.



Resident being pushed by caregivers in street.



Resident being pushed across Windemere Crossing.



Resident Bill Crittenden crossing Greenway Landing to go to mailbox.



We Applaud the Council Adoption of Vision Zero

“Be it further resolved that the safety of all road users shall take priority over vehicular level of service and throughput AND safety of **VULNERABLE** road users shall be given top priority in transportation decisions”

13th October 2021.

We are a highly vulnerable community by any definition.

Connectivity of Neighborhoods

- Important to consider all road users in decision - pedestrians, cyclists, cars
- We value connectivity for pedestrians and cyclists and emergency vehicles - these build neighborhood connections.
- Decisions about car traffic should be viewed on a situational basis.

We request, based upon the TCAB and Planning Recommendations:

- That the proposed connection between 2217 and the Courtyards at Homestead be restricted, in both directions, to emergency use only, bicyclists, pedestrians and people with mobility devices.
- That appropriate signage be developed and implemented to support these recommendations.

This solution supports Vision Zero, Connectivity and Complete Communities.

Tree Protection, Buffer and Stormwater Management

We request:

- that the boundary plantings and stormwater berm in the proposal be implemented as a **condition of approval.**
- that protection of mature trees within or on Courtyard boundary with 2217 be protected as a **condition of approval.**
- that a stormwater monitoring plan be added as a **condition of approval.**

