

**Background**

The Town Council received three petitions regarding development activity, transportation facilities, and future traffic on Homestead Road. Town Council referred the petitions back to Mayor and Town Manager for a response from staff.

*June 13, 2018 submitted by Jeff Charles*

“Council should consider forming an advisory committee (working group) of town residents and staff to consider and recommend transportation facility improvements for pedestrians, bicycles and cars on the section of Homestead Road within the town limits of Chapel Hill, similar the improvements recommended for Estes Drive and Weaver Dairy Road.”

Mr. Charles returned to Council on 10/24/2018 to amend his previous petition to include that the Town conduct a Transportation Impact Analysis for Homestead Road from Martin Luther King Jr. Blvd. to Seawell School Road using a modeling software that the Town purchased\*. He also requested that no additional developments are approved until the study is complete.

\*The Town has not purchased modeling software.

*November 28, 2018 Petition 1 submitted by the Courtyards at Homestead Community*

“We petition the Mayor and Council to negotiate an option with UNC to re-route access to the Wood property via a short section of the current paved driveway which extends across Homestead Rd into Carolina North. This access route could be positioned to connect with the traffic lights at Weaver Dairy Rd Extension and would help to reduce congestion, complexity and subsequently safety concerns in this short section on Homestead Rd.”

*November 28, 2018 Petition 2 submitted by the Courtyards at Homestead Community*

“We petition the Mayor and Council to request from the city engineers, based upon the currently approved or proposed projects along Homestead Road (traffic analyses for several of these have already been completed), a detailed schematic of the 2300 feet between Seawell Road and Weaver Dairy Road along Homestead Road with all proposed entrances shown, stating the distances between them, stating the anticipated daily volume at each entrance, and showing the storage lanes for left and right turns required by NCDOT at each entrance. We further request that this document be made publically available and precede a final decision on the Wood project.”

**Discussion**

The first petition in June requests a number of recommendations for transportation improvements along Homestead Road and recommends that Council form a working group to investigate these issues. Staff also heard a similar interests in understanding the Homestead Road corridor from the Transportation and Connectivity Advisory Board (TCAB). Staff presented transportation related

information at [the November 27, 2018 TCAB meeting](#) and invited representatives from the surrounding neighborhoods to hear the presentation and provide comments to the Board.

The presentation compiled traffic, bicycle, pedestrian, transit data, and approved developments and their projected traffic generation and associated transportation improvements to provide a complete picture of Homestead Road in the next 5-10 years. Staff also shared information about the Town's transportation plans to add bicycle and pedestrian infrastructure facilities, reroute Chapel Hill Transit bus routes to provide more coverage to Homestead Road, and potential future roadway plans. TCAB will discuss more at their January 22, 2019 meeting with the intention of hosting a public forum to share information with a broader audience.

The second petition references specific parts of the Homestead Road Active Adult Housing Special Use Permit Application. The application will be considered by Council in January 2019. Staff and TCAB heard a number of concerns about the potential road connection to Kipling Lane in the Courtyards at Homestead Road community and the potential traffic volumes anticipated by the Active Adult Housing development. These concerns should be addressed by the Special Use Permit. However, in regards to the request for a road connection on Carolina North property, there are no Town plans for such a road connection and Staff does not have the ability to require the Active Adult Housing Development to construct an access road on adjacent properties.

The third petition asks for a detailed traffic analysis of Homestead Road with specific attention to future driveways and vehicle movements in and out of these access points onto Homestead Rd. There have been similar requests for town-wide traffic modeling to better understand traffic impacts of new development activity. In response to this interest, Staff plans to advertise a Request for Qualifications for a consulting firm to analyze the Town's Traffic Impact Analysis process and provide recommendations to Town Council for what resources, technology, and implementation steps are needed to create and maintain a town-wide traffic model.

### **Next Steps**

Here are the next steps to addressing all three petitions:

- January 2019: Transportation and Connectivity Advisory Board discussion on Homestead Road and recommendations for next steps
- February 2019: Transportation and Connectivity Advisory Board to host public forum if they decide that this is a next step
- Winter-Spring 2019: Town issues Request for Qualifications for a Traffic Impact Analysis evaluation and recommendations for town-wide traffic model