

650 Weaver Dairy Road:
Project Narrative and Developer's Program
Date: January 29, 2019

A Helping Hand: Home Care Supported by Canopy of Carol Woods

The vacant residence at 650 Weaver Dairy Road is owned by Carol Woods and is bordered by the retirement community and on the east side by the existing shopping center zoned Neighborhood Commercial. Three lanes separate the parcel from the few residences across the road, which are further from the street and lower. The site is serviced by a sidewalk, bike lane, and has a bus stop adjacent. A major benefit in terms of access is the ability for walking and cart access from the main Carol Woods campus.

A Helping Hand / Canopy is a nonprofit agency owned by Carol Woods Retirement Community, which provides an array of services (companionship, transportation to personal care, etc) primarily for older adults who live in their own homes or in facilities. There is no care which is provided in the office setting.

There are 7 full time staff members and 2-part time staff members who work in the office. Approximately 3 potential companions/CNAs may come to the office each day for an interview lasting one hour; these are consecutive rather than concurrent appointments. One time a week, there will be an orientation training that will be attended by 4-6 individuals and last 2-4 hours. One Saturday per month there is an orientation attended by 4-6 individuals for up to 4 hours.

An internship program will hold a Saturday training once every quarter. This training runs from 9am-4pm and is attended by up to 10 individuals. The interns have team meetings, 4 per semester that last from 1-2 hours in the evening. Attendees are on average 10 interns and 2 staff members with an occasional guest speaker.

Over the next 2 years, we do not expect regular staffing to increase by more than 2 full-time staff.

As this is a home based service, there are very few occasions for which prospective participants will be at the office; most visits are conducted in the participant's home.

The limited office use is expected to have little neighborhood impact. It is the intention of A Helping Hand to offer information and referral services to neighborhood residences.

Since no changes to the building exterior are planned, and only site changes for parking and driveway will be needed, only minor erosion and storm water impacts are expected. These will be handled with temporary measures during construction to meet requirements.

STATEMENT OF COMPLIANCE WITH TOWN DESIGN GUIDELINES

All aspects will be designed to comply with design guidelines, including landscaping, tree protection, access and circulation, parking, signs and markings utilities and easements, along with Solid Waste management.

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

A Place For Everyone: use of this building as home care office provides much needed services to permit the aging residents of Chapel Hill to age in place.

Community Prosperity and Engagement: This use will create several permanent jobs for service providers with good benefits, and provide much needed services and information to both nearby residents and the Town and County residents.

Getting Around: The parcel is adjacent to a bus stop, walkable from Carol Woods, and will add bicycle parking to the site.

Good Places, New Spaces: This project integrates a needed office use into an existing residential building adjacent to an already NC shopping center, providing a new use while maintaining the existing look and feel.

Nurturing our Community: While maintaining the current look and feel, we will be assisting the significant aging portion of the community to both maintain and increase wellbeing and involvement. This project will provide for greater economic diversity as well as opportunities for multi-generational interaction, and will foster a sense of community among all regardless of age or economic status.

Town and Gown Collaboration: Canopy and Carol Woods are an integral partner with UNC Geriatric Care services and work closely in that component of the planning, design and delivery of services.