

CONCEPT PLAN COMMENTS  
TRINITY COURT  
COMMUNITY DESIGN COMMISSION

October 26, 2021

The Community Design Commission conducted a Concept Plan review for the Trinity Court Affordable Housing project at their meeting on October 26, 2021. The project proposes a townhome community with associated amenities.

*Below is a summary of comments made by members of the Commission about the Concept Plan.*

- Multiple commissioners voiced concern over the site topography regarding equitable activity uses and design for ADA accessibility.
- Multiple commissioners encouraged the applicant to create outdoor, information spaces for recreation.
- One commissioner voiced concern w/ the project location and state of the surrounding sites.
- One commissioner was not supportive of a 4-Story proposal adjacent to the surrounding residential sites.
- Commissioners were generally supportive of the proposed use and encouraged the applicant to think carefully about the design given the site constraints.

**HOUSING ADVISORY BOARD**  
**SUMMARY OF A CONCEPT PLAN REVIEW:**  
**TRINITY COURT REDEVELOPMENT**  
**NOVEMBER 9, 2021**

Key points made by members of the Housing Advisory Board during its review of the concept plan include:

- Expressed excitement over the redevelopment of the property and making it available for people to live in once again.
- Appreciate the developer prioritizing 1 bedroom apartments, which will fill a gap that local service providers have identified.
- Happy that the project will accept project-based vouchers and tenant-based vouchers.
- Confirmed that units serving 30% of Area Median Income will be included in the project regardless of whether the project receives a 9% or a 4% Low Income Housing Tax Credit.

One member of the public spoke on the concept plan to clarify whether the land has already been conveyed to the developer and whether the Town will include deed restrictions to ensure it will be used for affordable housing in the longer term (e.g., 99 years). The developer responded that the Town still owns the land and they are currently working on the terms of how the land will be conveyed to the developer later in the development process.

## CONCEPT PLAN COMMENTS

### STORMWATER MANAGEMENT UTILITY ADVISORY BOARD

MEETING DATE: October 26, 2021  
PROJECT: Trinity Court  
BOARD MEMBERS PRESENT: Chad Pickens; Evan Kirk; Janet Clarke; Pamela Schultz; Phil Post; Shugong Wang; Stefan Klakovich; Stephan Hearn; Steve Bevington  
BOARD MEMBERS ABSENT: None

The Stormwater Management Utility Advisory Board (Board) met on Tuesday, October 26, 2021 and received a presentation from the Trinity Court consultant. The 3.5-acre site is proposing to redevelop the property by replacing the two existing buildings with new structures. The site is located south of Bolin Creek Trail and west of Pritchard Avenue. The site contains an intermittent stream, which is subject to the Town's Resource Conservation District (RCD) and the Jordan riparian buffer regulations. There are no floodplain or wetland areas onsite.

Board members had the following comments:

- There was support for the proposed reduction in impervious area by staying within the existing building footprint and not adding more parking.
- The Board members strongly supported the anticipated request to modify the regulations concerning the road width expansion from 18 feet to 20 feet, instead of 25 feet. This will result in less impervious area.  
A Board member suggested the adjacent sidewalk could be driven on to provide the additional width in the event of an emergency.
- There may be an opportunity (not a requirement) to incorporate rain gardens and pervious pavement (e.g., in part or all of the turn-around lane for fire trucks) on the site.
- The west building will need a trash compactor and recycling bin. There were dumping incidents behind the building previously because residents considered it too far to carry trash and recycling up the hill to the dumpster. They need to be located so that they are not adjacent to a channel or drain to the onsite stormwater system inlets.
- There may be an opportunity for the Town to continue/enhance the stream restoration between the buildings.