

CONCEPT PLAN COMMENTS
TRINITY COURT
COMMUNITY DESIGN COMMISSION

October 26, 2021

COMMUNITY HOUSING PARTNERS RESPONSE

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 multifamily 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.
10% of the units at Trinity Court will be built to meet fully accessible ADA standards pursuant to section 504 of the ADA. Each 504 unit will be on an accessible route allowing residents to access all common amenities including accessible parking areas, playgrounds, sitting areas, the community room and leasing office.
- Multiple commissioners encouraged the applicant to create outdoor, information spaces for recreation.
Outdoor spaces for recreation will be included in the final site design.
- One commissioner voiced concern w/ the project location and state of the surrounding sites.
Trinity Court apartments is well located within walking distance to Northside Elementary school and the Tanyard Branch trail allowing non-motorized access to Chapel Hill amenities. Additionally, there are 3 bus stops withing a quarter mile walk of Trinity Court allowing residents access throughout Chapel Hill and beyond. The apartment buildings of Trinity Court are set in a lush natural setting only a short distance from all the necessary services, employment opportunities, shopping, schools, and recreation.
- One commissioner was not supportive of a 4-Story proposal adjacent to the surrounding residential sites.
We are proposing 4 stories to achieve the Town's goal of increasing the amount of affordable housing on the site. Because of the topography of the site, there is not room to increase the building footprints, so to increase density we had to go up. Because of the steep slopes on the site, neighbors and passersby do not see 4 stories from the street or from neighboring properties.
- Commissioners were generally supportive of the proposed use and encouraged the applicant to think carefully about the design given the site constraints.
CHP is extremely appreciative of the support of the CDC. It is a high priority for our

architectural and site design to maximize visibility and connectivity of the property within the greater community. In order to facilitate this, we are building a sidewalk to connect the property to Pritchard Ave Extension, increasing the height of the buildings, adding new signage at the top of the entrance drive and Pritchard, and trimming trees on the Trinity Court property.
