

JOINT ADVISORY
BOARD-
TRINITY COURT

FEB 17TH , 5:30 PM



MOSELEYARCHITECTS



AGENDA

- ✓ Community Housing Partners
- ✓ Rental Assistance Demonstration Program
- ✓ Trinity Court Program
- ✓ Trinity Court Affordability
- ✓ Project Site Overview
- ✓ Modification Requests
- ✓ Building Overview



MOSELEYARCHITECTS





Community Housing Partners

CHP is responsible for the successful redevelopment of Trinity Court.

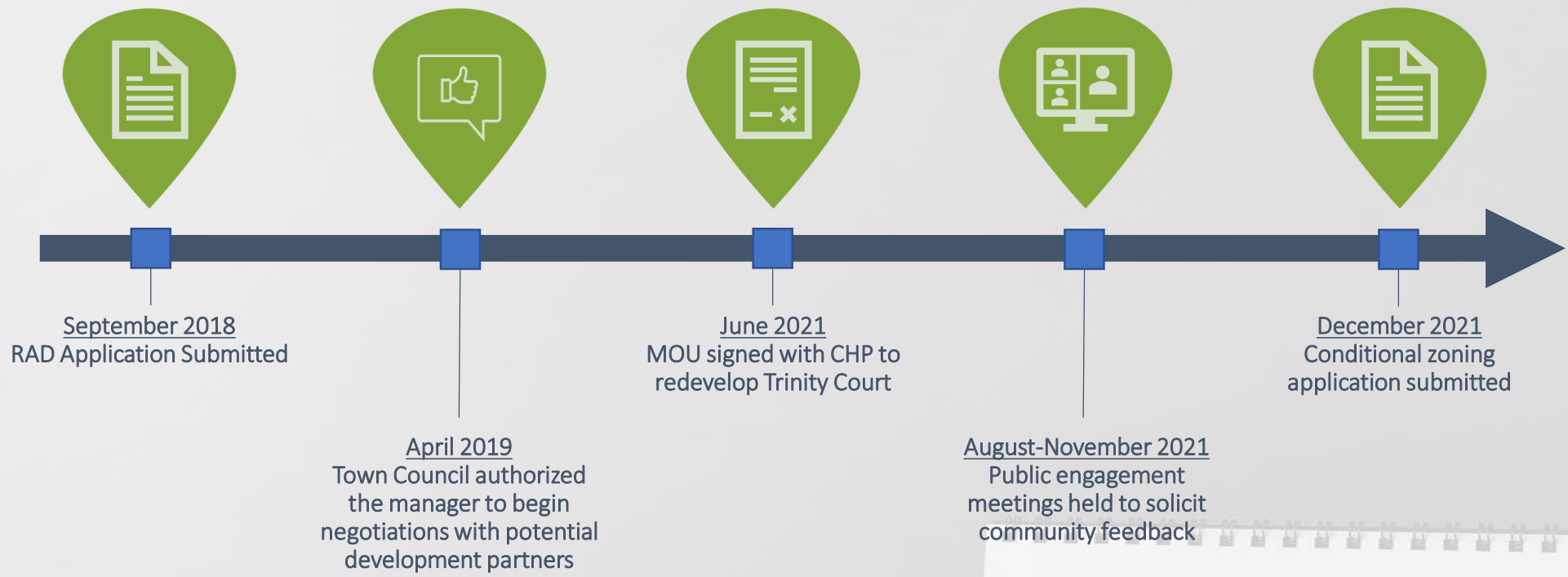
We are a regional affordable housing developer creating stable communities and access to opportunity through:

- Sustainable Development & Construction
- Resident Services
- Property Management
- Weatherization and Energy Services
- Homeownership Facilitation





Trinity Court History



SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Trinity Court

Demolition of 40 existing units

- 20 two-bedroom
- 20 three-bedroom

New construction of 54 units

- 20 two-bedroom
- 20 three-bedroom
- 14 one-bedroom

9%

January 2022

4%

September 2022



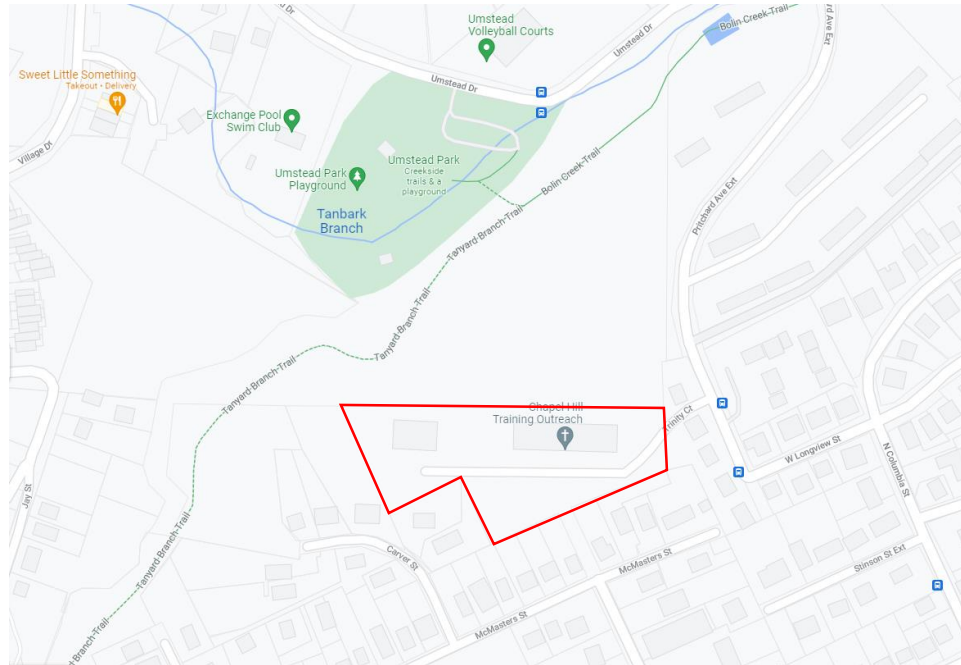


Trinity Court Affordability

- 40 RAD Vouchers
- 30% to 80% AMI
- 9% Deal will have at least 25% of the units at 30% AMI
- Average Income below 60% AMI
- Minimum 30-year Affordability Period

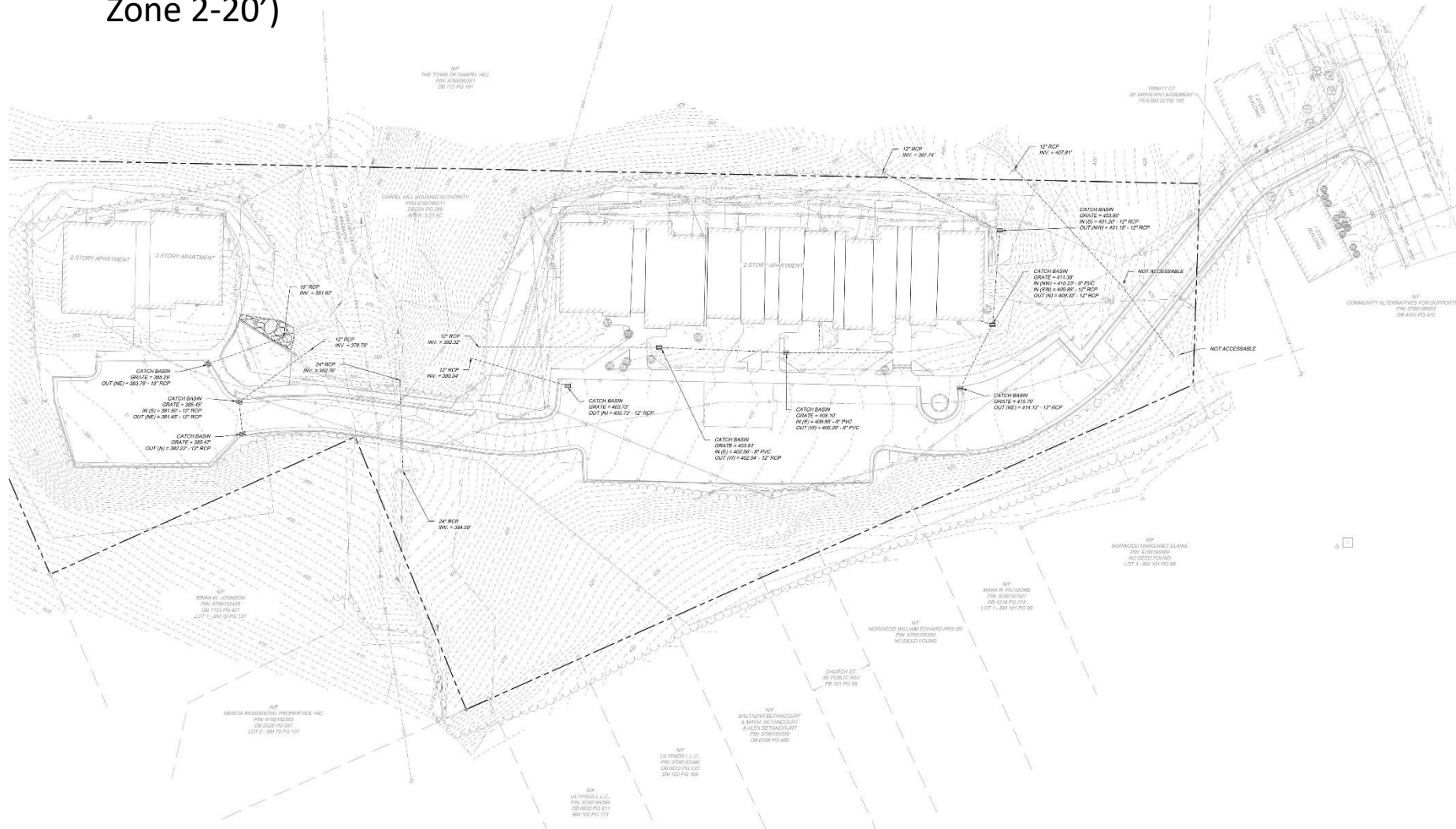


Project Site Location

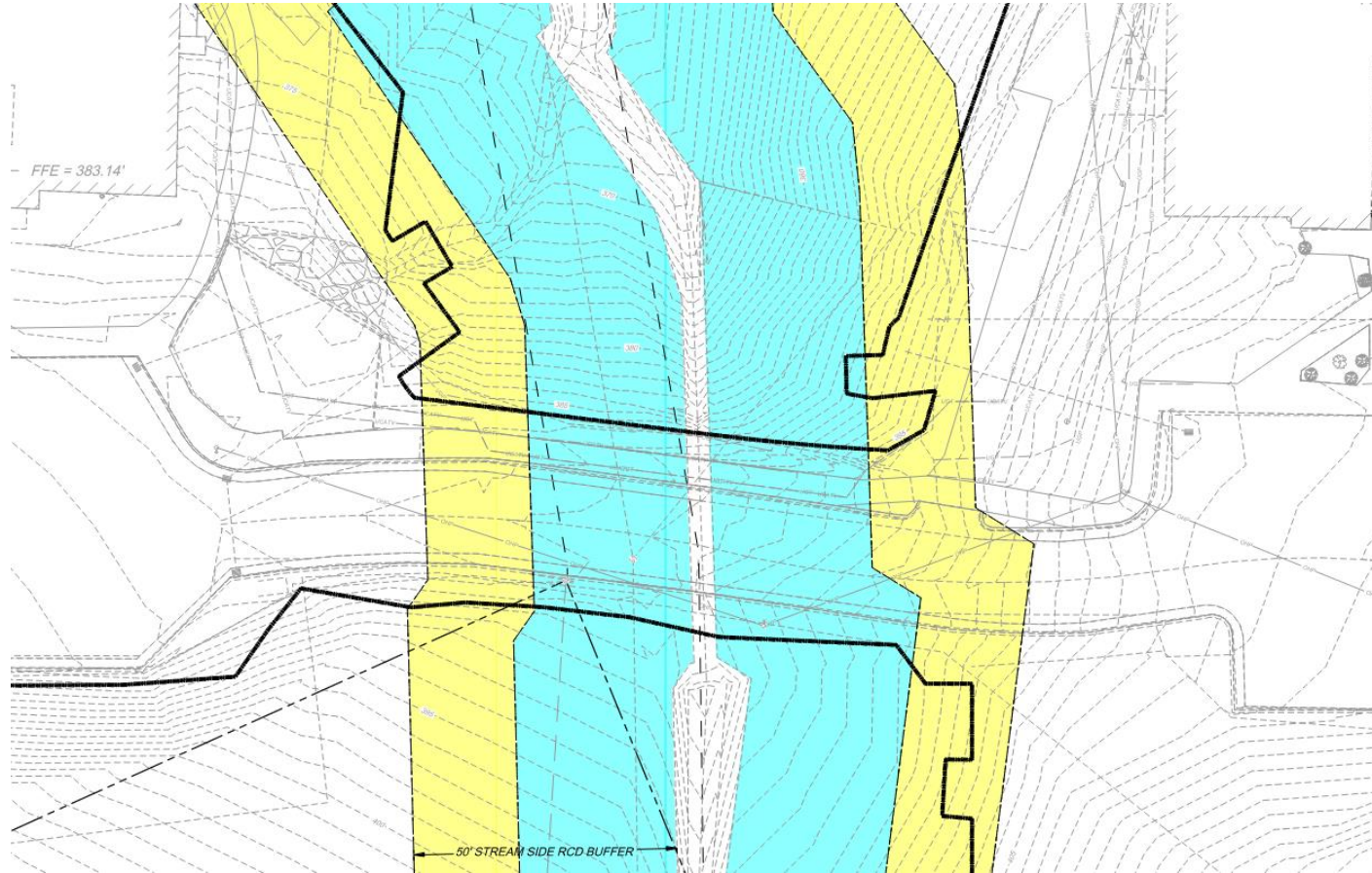


Existing Conditions & Site Constraints

- ✓ No Floodplain or Wetlands
- ✓ Steep Slopes
- ✓ Jordan Buffer (Zone 1-30' & Zone 2-20')



Jordan Buffer and RCD-Existing



LEGEND

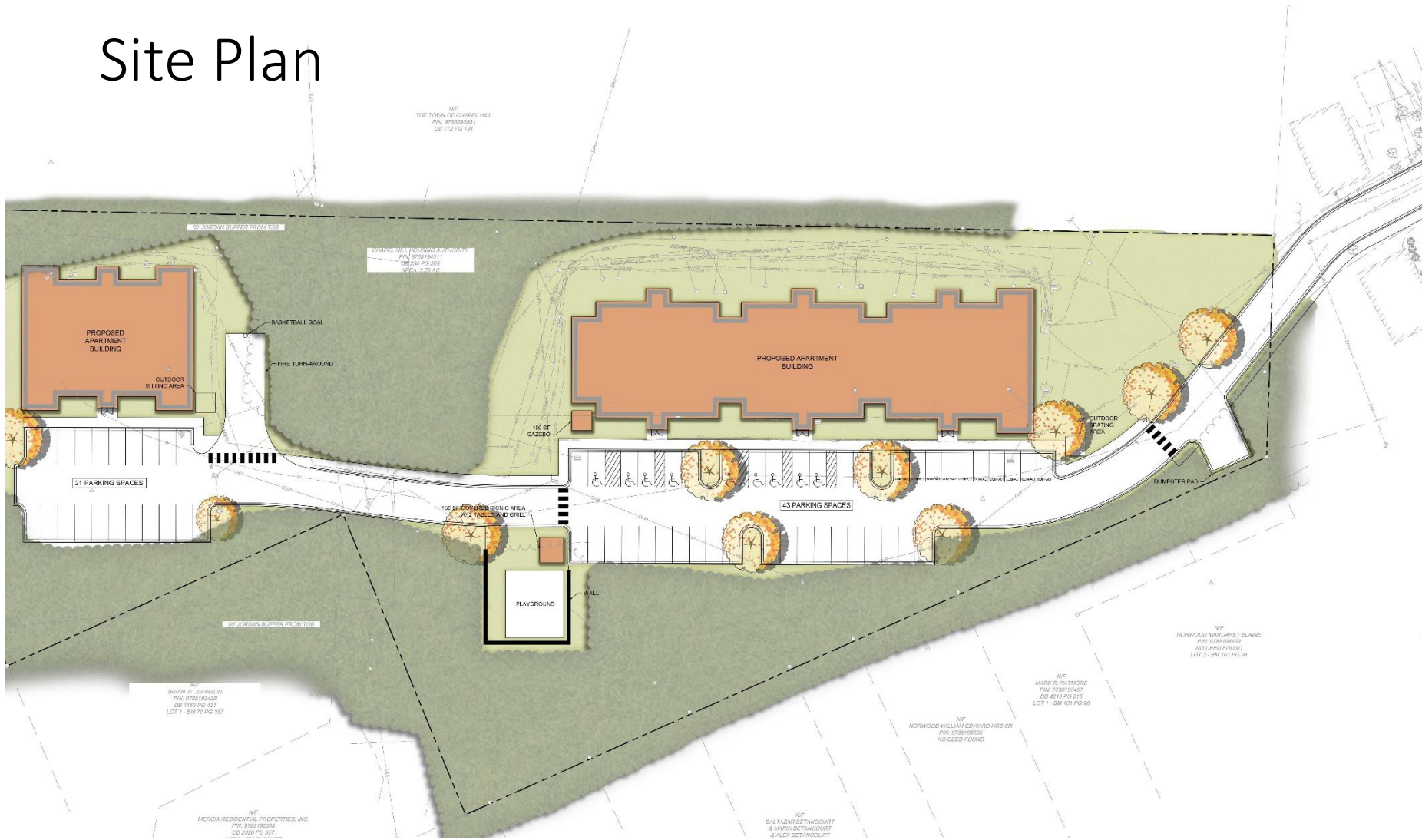
- JORDAN BUFFER ZONE 1
- JORDAN BUFFER ZONE 2



MOSELEYARCHITECTS



Site Plan



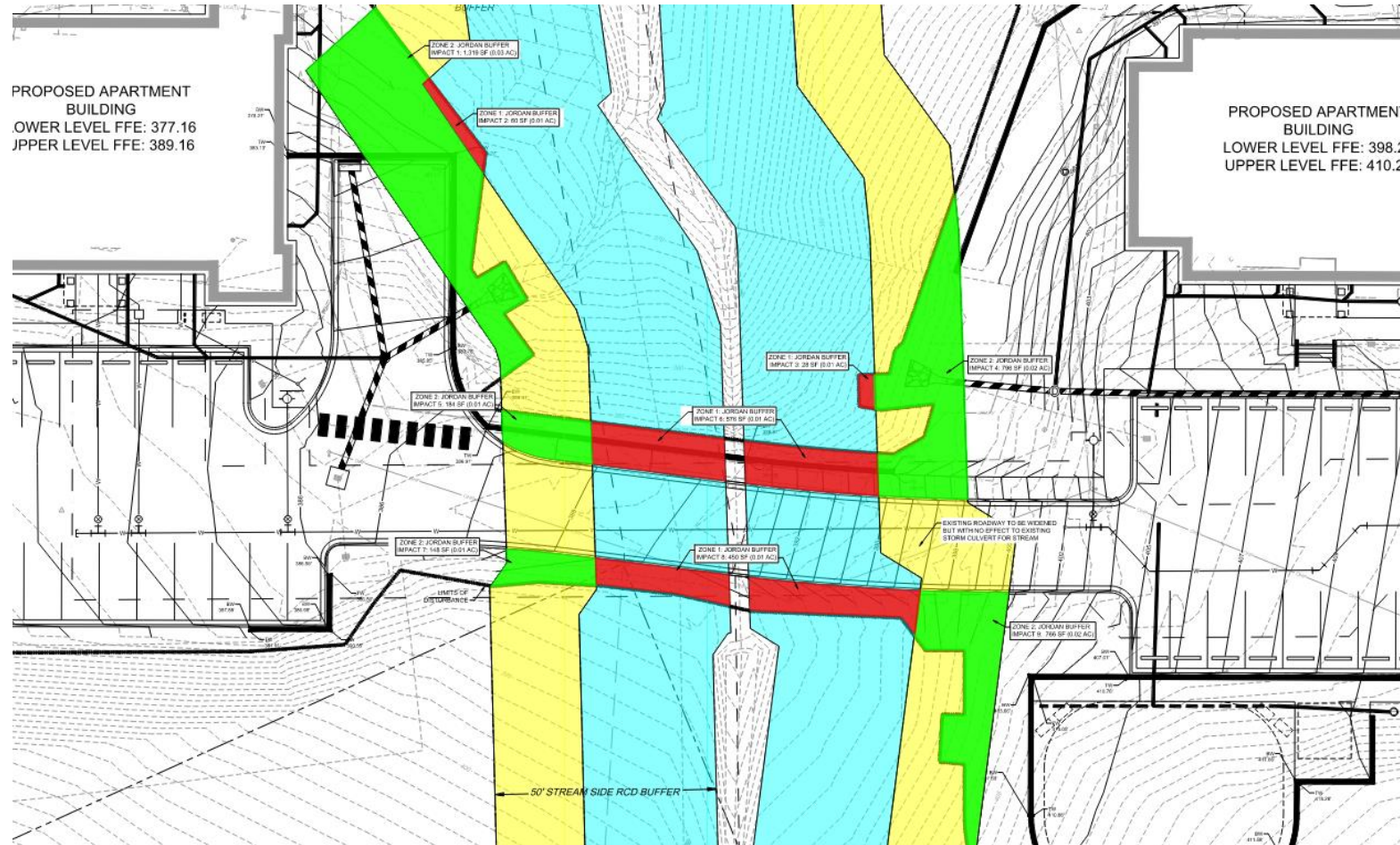
- No Floodplain or Wetlands
- Jordan Buffer (Zone 1-30' & Zone 2-20')
- 54 Units
- 63 Parking Spaces (9 ADA spaces)
- Access to 3 bus stops via sidewalk
- Northside ES and Umstead Park within walking distance
- Connection to Tanyard Branch Greenway
- 16 parking spaces (8 bike racks)



MOSELEYARCHITECTS



Jordan Buffer and RCD Impacts-Proposed



LEGEND

- JORDAN BUFFER ZONE 1
- JORDAN BUFFER ZONE 2
- JORDAN BUFFER ZONE 1 IMPACT
- JORDAN BUFFER ZONE 2 IMPACT



MOSELEYARCHITECTS



Approach to Site Design

- Tanyard Branch Greenway- nature trail connection near eastern side of Building A
- 3 bus within a quarter mile with 1 located at the top of Trinity Court
- Sidewalks throughout the site connecting the buildings to amenities, Northside ES and surrounding community
- 8 bike racks (16 spaces) spread along the front of Buildings A and B
- Reduced Site Disturbance – Existing Building Sites
- Reduced utility loads through maintaining existing tree canopy
- Energy Star and WaterSense fixtures throughout
- Resident Engagement – During Design, Construction and Operations
- All-Electric, Zero Energy Ready Homes
- Each ADA unit (6) 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.
- Dedicated outdoor recreation spaces are shown on the plans including the playground, tot lot and covered picnic area with grills
- Accessibility to the surrounding area via sidewalks, bus access, bike trails, Tanyard Branch Trail.
- We are proposing 4 stories to achieve the Town's goal of increasing the amount of affordable housing on the site. It is designed to be 3 stories up and 1 story down.
- Our goal is to maximize visibility and connectivity of the property within the greater community. We are connecting the property to Pritchard Ave by sidewalk, adding new signage at the entrance drive and trimming trees on the property.



MOSELEYARCHITECTS



Modification Requests

- **LUMO 3.6.3 Land Disturbance in the Resource Conservation District (RCD)**
- **LUMO 5.3.2(f) – Steep Slopes**
- **LUMO 5.5.2 (D)(1) – Recreational Space Requirement**
- **LUMO 5.9.6 (C)(1) – Entrance Drives**
- **LUMO 5.9.6 (C)(2) – Surface Parking Lot**
- **LUMO 5.9.5 (I) – Motorcycle Parking**
- **LUMO 5.9.7 – Required Parking Spaces**
- **LUMO 5.9.7 (A) – Required Parking Spaces**
- **Town of Chapel Hill Engineering Department Standard Detail, ST-IC – Lane Width**



MOSELEYARCHITECTS



Building A Elevations



SOUTH ELEVATION



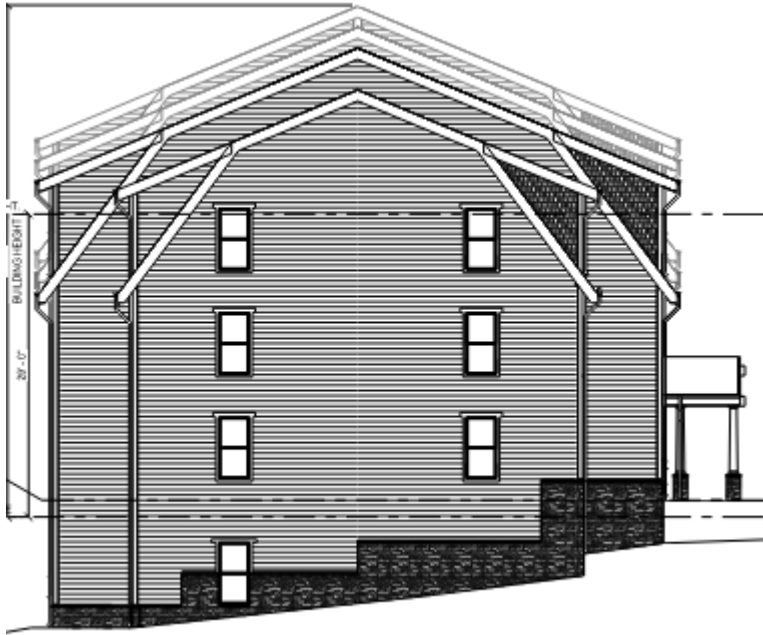
NORTH ELEVATION



MOSELEYARCHITECTS



Building A Elevations



WEST ELEVATION



EAST ELEVATION



Building B Elevations



NORTH ELEVATION



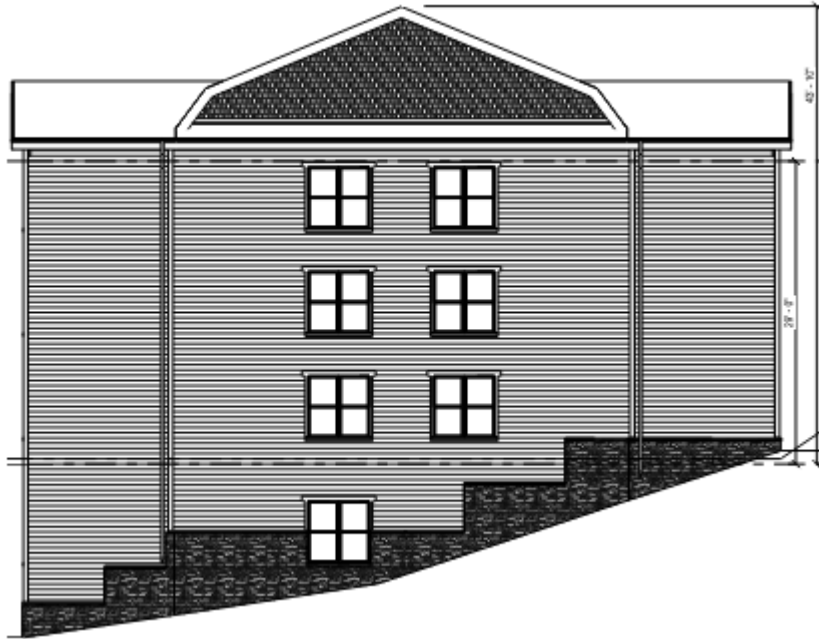
SOUTH ELEVATION



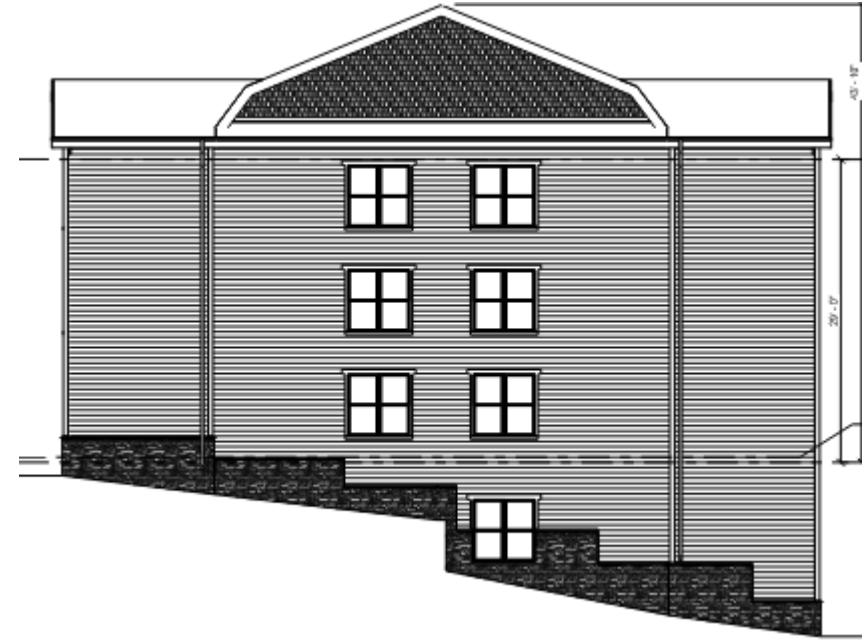
MOSELEYARCHITECTS



Building B Elevations



WEST ELEVATION



EAST ELEVATION



MOSELEYARCHITECTS



COMBINED BOARD
MEETING-
TRINITY COURT

Questions?



MOSELEYARCHITECTS

