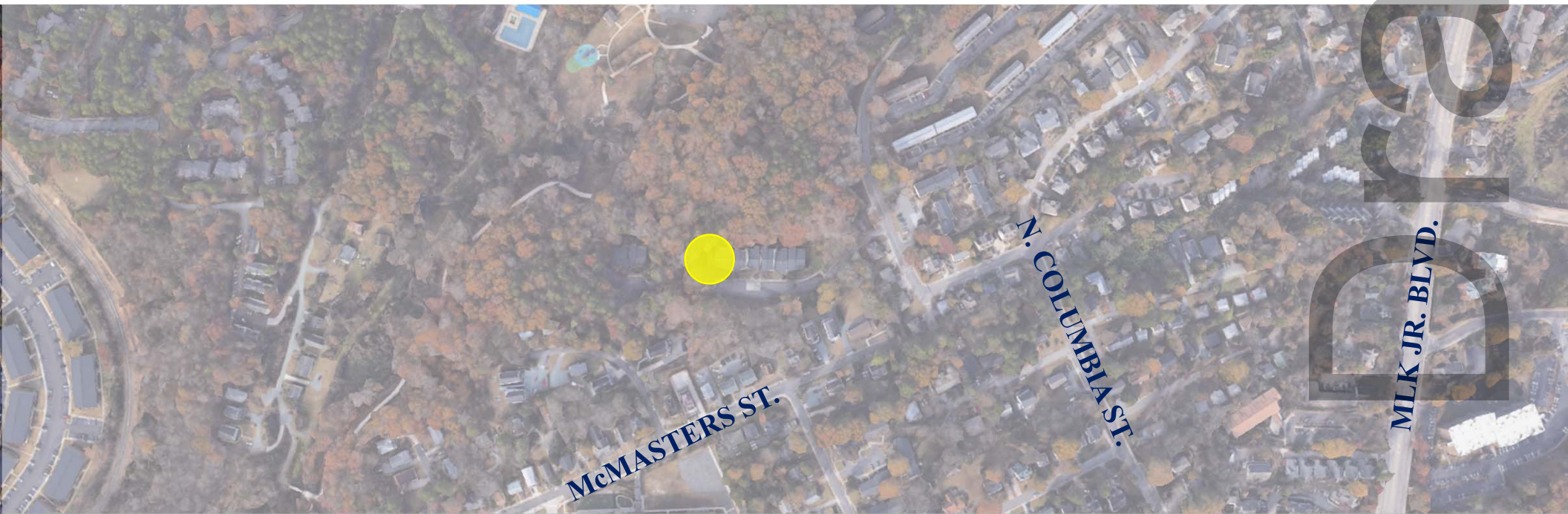




COUNCIL MEETING

CONCEPT PLAN
2021.12.01

Trinity Court



Chapel Hill Planning | 405 Martin Luther King Jr. Blvd. | townofchapelhill.org



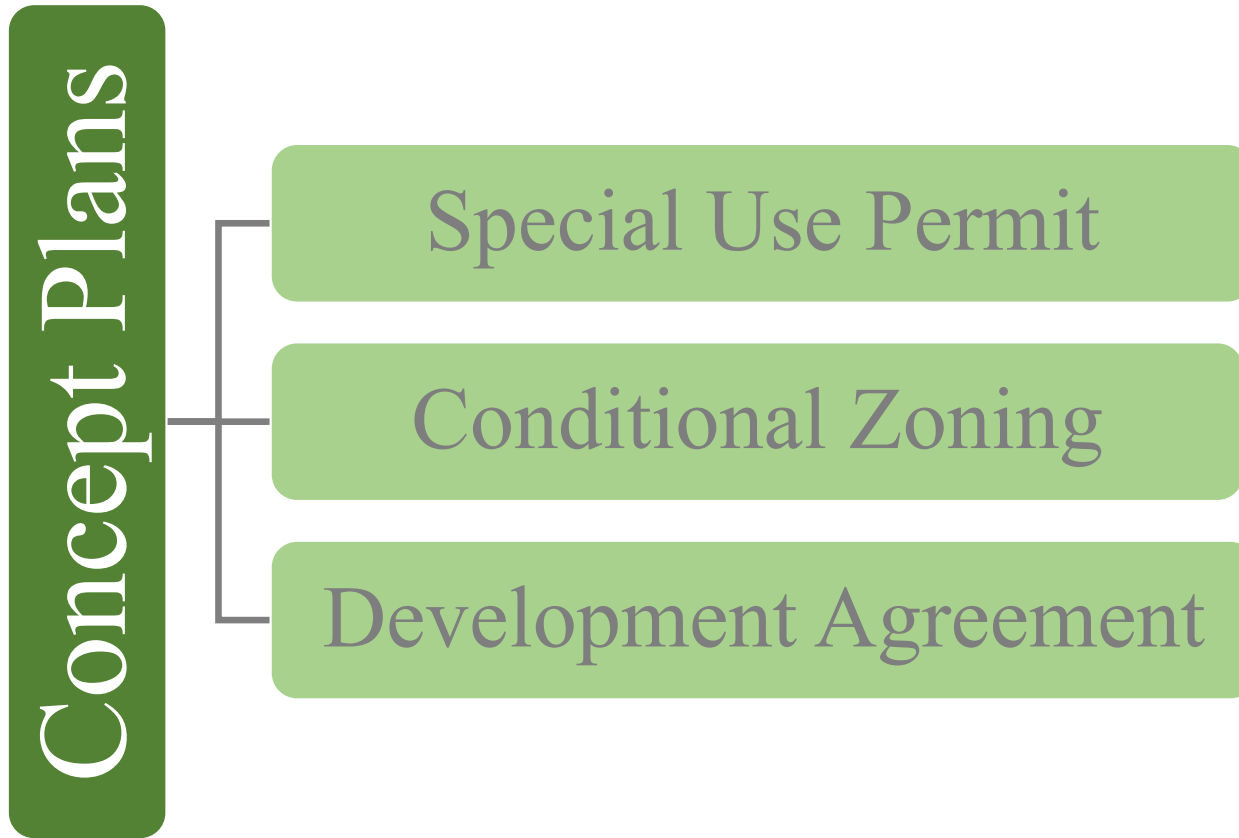
CONCEPT PLANS

- No Decision; Feedback Only
- Applicant provides a rough sketch
- Staff does not conduct a formal review of concept plans
- Sketch is forwarded to adv. boards for preliminary feedback





PROCESS OVERVIEW

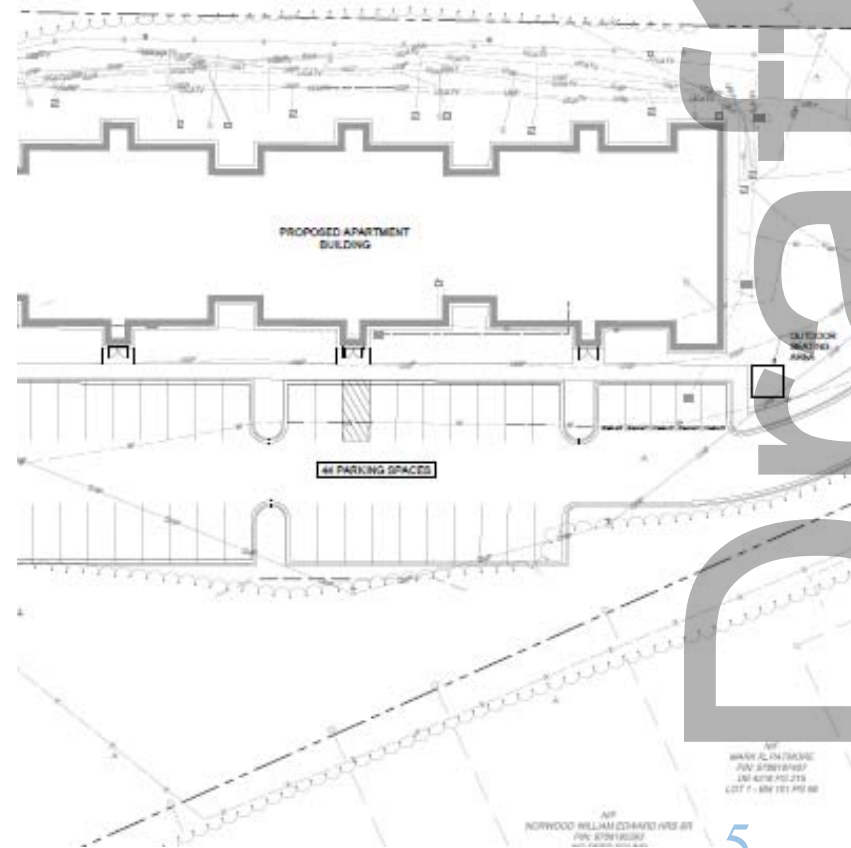


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PROJECT SUMMARY

- Affordable Housing
- Existing Zoning - R-4
- Vacant Public Housing site
- (2) 3-4 Story Bldgs.
- Approximately 54 Units
- Associated Parking





EVALUATION

- Mobility/Connectivity
 - Coordinate with nearby facilities

- Parks Comprehensive Plan
 - Umstead Park proximity and associated Community Park Service Area





ADVISORY BOARDS

Community Design Commission

- Supportive of use
- Concern over site constraints
- Creation of outdoor spaces
- Four-story building height

Housing Advisory Board

- Supportive of redevelopment of site
- Serving 30% AMI incomes
- Prioritizing one-bedroom units

Stormwater Management Utility Advisory Board

- Supportive of reduction in impervious surface
- Minimize road width
- Incorporate rain gardens
- Stream restoration

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