



TRINITY OLD TOWN

THE 21ST CENTURY VISION PLAN FOR OLD TOWN

Trinity is approaching an important milestone in its development history. The natural cycle of growth and change has led the City to its third 100 year cycle. The first 100 years were defined by Trinity College and a community built around this academic institution. The second 100 years dealt with the exodus of the College and subsequent decline of development activity in the area. As Trinity's third 100 year cycle begins, changes on the horizon will provide many opportunities for the City to set a sustainable pattern of growth and development.

The expansion of sewer throughout the area will undoubtedly encourage growth over the coming years. This expansion is scheduled to be complete by the fall of 2014. The addition of sewer combined with easy access to the I-85 corridor at the existing interchange and a potential additional interchange, presents an opportunity for the development of a Village Center that creates a real sense of place for residents and visitors. Also on Trinity's agenda is the need to plan for a municipal campus in order to leverage state grant funding. These reasons combined to produce the need for this planning effort.

Most communities across the country have evolved over time—many with dreadful patterns creating by euclidean zoning ordinances. Trinity is one of the lucky few who have not fallen victim to this...yet. Trinity stands to choose its own destiny; the City can either evolve in a planned, sustainable fashion that meets the desired goals of its citizens or, the City can haphazardly develop and look like Everywhere, USA. This plan serves as a guide for making the proper decisions for

Trinity because it is based on a public process that revealed the goals and visions held by all stakeholders.

From an economic standpoint, this study revealed that the Village Center area is the best place for small local operators to set up their businesses. The key to developing the area is combining uses that create synergy. Synergy describes a situation where different entities cooperate advantageously for a desired final outcome. Simply defined, it means that the whole is greater than the sum of the individual parts. For instance, homes near essential services—preferably within a 5 minutes walking distance. Another example occurs on Friday nights when the high school football games are over; most patrons would love to have a place to grab a pizza or even ice cream with their families after the festivities.

This process created an implementable master plan for Trinity that will help guide the creation of a true identity for its residents. Specific recommendations/tasks for implementation can be found in the full report.

THE VISION

The 21st Century Vision Plan for Old Town is about finally creating a true center for Trinity. Above all else, the focus is on the evolution of the former Trinity College campus and the surrounding two square miles into a truly walkable main street with mixed-use buildings and lively shopping, preserved historic homes, publicly accessible parks and greenways, and mixed-use compact neighborhoods within a short walking distance.

THE PRIORITIES

To achieve this vision there are a number of key priorities that require implementation by the City:

- Construction of the City Park and Greenway
- Realignment of High School Drive with Meadowbrook Road
- Aesthetic Improvements along Surret Drive
- Creation of a Village Green
- Active Marketing of the Village Center to Potential Developers as a Public-Private Partnership
- New Form-Based Codes to Guide Development and Redevelopment

View of east side of Main Street (NC 62) across from the school



View looking south on Main Street (NC 62) at the Post Office



View along Main Street (NC 62) of infill housing/mixed use development



Proposed village green at intersection of Main Street (NC 62) and a realigned Meadowbrook Drive



THE MASTER PLAN DEVELOPMENT POTENTIAL

Commercial: 230,000 sf
Flex/Light Industrial: 140,000 sf
Residential: 450 Homes/Townhomes
New City Park
New Middle School
Memorable Village Center

The Master Plan



Public participation throughout planning process



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