1 EXECUTIVE SUMMARY

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 combine 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 at the end of this chapter.

Precedent imagery from top: Old Salem in Winston-Salem, NC; Pinehurst, NC; Davidson, NC

1.1 WHY PLAN? WHY PLAN NOW?

Simple questions really and perhaps they merit simple answers. Yet, to provide a simplistic answer as to how our community should grow and change would in fact be doing our history a disservice. We know that communities all over the country and in fact all over the world have "reasons for being" and "reasons for changing." Trinity is no exception to this.

Its reason for being lies in the desire for the earliest settlers to provide formal education to their children. What started as Brown's Schoolhouse in 1835, as a one-room private school soon because Union Institute in 1839, then Normal College in 1851, and finally Trinity College in 1859. This focus on education continued even after Trinity College left the community and would later become Duke University in Durham, NC. This transition led to the conversion of the single building Trinity College to Trinity High School, a preparatory school for the main campus in 1909. This early focus on academics, even in a rural area, became the center-point for the community. Today, there is great pride in Trinity High School. Generations of families call this school their alma mater and the school is recognized for both their academic achievements as well as their athletic prowess.

Yet in this history, it is a story of a community's growth and development cut short. With the arrival of the railroad, many communities grew from main streets into towns and cities. For Trinity, the exodus of their main reason for being, Trinity College, left a hole in their early economy that never enabled the local economy to rebound and grow beyond its agrarian roots.

Fast forward to 1997 and the community has once again incorporated as a means to preserve its identity and guide growth and change. Today, however, they are a land mass surrounded by a metropolitan region of more than 700,000 and the only element that has precluded any significant development is the absence of public sanitary sewer. That, however, is changing quickly. As one of the first and most significant initiatives by the City Council, they charted out a plan to provide public sewer to both existing neighborhoods and large, undeveloped swaths of land. In the coming years, sewer will be extended from Thomasville to the west towards their eastern boundary with Archdale. With public sewer will inevitably come development pressure. This answers the questions of "why now" and the "reasons for change."

As to why the City should plan the growth and development – the easy answer is that if the City elects to not create a common vision for the community, a haphazard, incremental development pattern will result. In all likelihood, this pattern will not use either the land or the city's public investment very efficiently because it will be built on hundred of individual decisions all made by otherwise self-motivated individuals. This is not to suggest that developers are uncaring or selfish, but in the absence of any community vision the private property rights of the owner will prevail. Great communities balance the rights of individual owners with the greater good of the community. Those that do it well understand that everyone wins in the end.

So we come now to the "why." Why plan? It is because the leaders of Trinity have decided to maximize their investment in public sewer and their desire to grow their community according to their rules proactively. Rather than simple reacting independently to each application for development that walks in the door, the City instead has chosen to knit a fabric of development decisions into a quilt. They would like each building, each street, to complete the puzzle. This desire to plan is as old as our history of growth and development in the United States.

Many great places had a "guiding hand" who was either an individual such as the primary landowner or developer, or it was an institution like a mill, railroad, or a college who guided

growth. And while there may not have been a formal, written plan, the "guiding hand" often had an unwritten one. Alternatively, many of our earliest settlements were constructed according to a formal plan - either one created from a survey of the land as they settled it or following the age old prescriptions for constructing settlements such as with the Law of the Indes.

For Trinity, this master plan represents the first detailed community design effort undertaken by this City. An outgrowth of the more general Land Development Plan which identified the area included in this maser plan as Old Town and New Town and which later became known as Center City, this plan seeks to specify implementing elements to achieve the vision embodied in the document that follows.

1.2 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.

1.3 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
- Preservation of Key Historic Resources
- Realignment of High School Drive with Meadowbrook Road
- Aesthetic Improvements along Surrett Drive
- Creation of a Village Green
- Active Marketing of the Village Center to Potential Developers as a Public-Private Partnership
- Encourage Medium-density, Mixed-use Infill
- New Form-Based Codes to Guide Development and Redevelopment
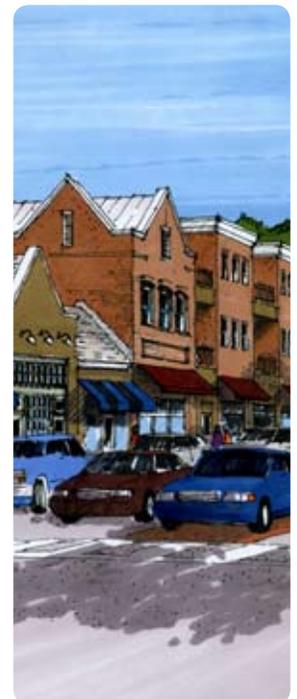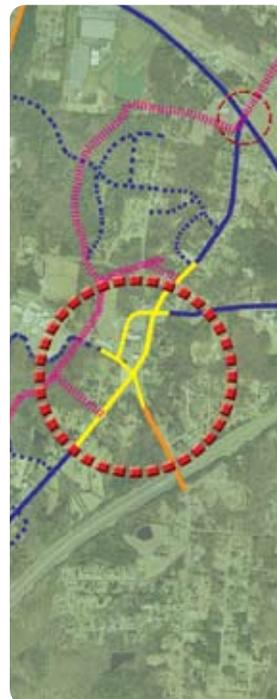
1.4 IMPLEMENTATION RECOMMENDATIONS

The matrix that follows lists the major implementation recommendations in the report. They are categorized by project type and assigned an implementation time frame based on priority of completion. The matrix suggests the primary implementing agency for each initiative and other organizations/entities that each action step should be coordinated with.

Action Item #	Project/Task	Page	Implementing Agency, Organization	Year 1-2	Year 3-5	Year 6-10	Year 11+	On-going	Cost
STUDIES AND PLANS									
GR 5.1	Complete a Full Survey of Historic Resources for the Corridor.	47	City, State HPO	X					$
GA 1.8	Preserve the integrity of the Old Town and surrounding community-oriented transportation network as part of planning efforts for a new I-85 Interchange at Trinity Road.	56	HP MPO, NC DOT, City				X		$
GA 1.9	Work together with the High Point Metropolitan Planning Organization and North Carolina Department of Transportation to support regional connectivity enhancements at the perimeter of the community, such as the Trinity Road/Sealy Drive connection to Middle Point Road & the proposed interchange at Trinity Road and I-85.	56	HP MPO, NC DOT, City				X		$
MP 2.4	Plan for Future Connections to Archdale.	68	HP MPO, City, Archdale		X				$
CAPITAL IMPROVEMENT PROJECTS									
GR 2.5 MP 1.4	Begin a Street Tree Maintenance and Planting Program along Main Street.	41, 66	City, Property Owners	X				X	$$
GR 3.1 MP 4.1 GR 5.3	Complete the City Park.	42, 78	City, NC PARTF	X					$$$
GR 3.7	Support Community Beautification Efforts.	43	City, Property Owners	X				X	$
GR 1.3	Implement a Signage/Wayfinding Program for Old Town.	37	City		X				$$
GA 1.1	Retrofit and construct roads in Trinity to be "complete streets." - NC 62/"Main Street"	53	City, NC DOT			X			$$$$
GA 1.1	Retrofit and construct roads in Trinity to be "complete streets." - Sealy Drive/Trinity Road	53	City, NC DOT			X			$$$
GA 1.1	Retrofit and construct roads in Trinity to be "complete streets." - Meadowbrook Road/Trinity High School Drive.	53	City, NC DOT			X			$$$
GA 1.3 MP 3.1	Realign offset intersections of Meadowbrook Road and Trinity High School Drive with NC 62 as a normal four-leg intersection.	53, 72	City, NC DOT			X			$$$
MP 1.1	Develop Monument Entry Signage for the City.	66	City		X				$$
MP 4.2	Incorporate the Veteran's Memorial in a Place of Prominence.	78	Private		X				$$
GR 3.2	Connect the Greenway Trail From the City Hall Through the Old Town to the YMCA.	42	City, HP MPO, Archdale			X			$$
GR 3.3 MP 3.5	Construct a Village Green.	42, 72	City			X			$$$
GR 3.5 MP 4.3	Construct a new City Hall and Design it to Anchor the Southern Entrance of the Village Center.	43, 78	City			X			$$$$
GR 6.2 GA 1.1 GA 1.5	Retrofit and construct roads in Trinity to be "complete streets." - Surrett Drive	49, 53, 54	City, NC DOT, Property Owners			X			$$$

Action Item #	Project/Task	Page	Implementing Agency, Organization	Year 1-2	Year 3-5	Year 6-10	Year 11+	On-going	Cost
GR 1.4 GA 1.6	Establish NC 62 as the Main Street of the Village Center, complete with 25 mph speed, 16 foot pedestrian walkway with tree wells and on-street parking where the commercial core is fronting; 35 mph speed, 5 foot sidewalks and a tree-planted landscape strip on either end of the commercial core between Surrett Road and Trinity Road/Sealy Road, bicycle pathway connections and bicycle lanes; and 11 foot travel lanes throughout. Rename NC 62 as "Main Street" within Trinity City Limits.	37, 55	City, NC DOT	X		X			$$$
GA 1.1	Retrofit and construct roads in Trinity to be "complete streets." - Braxton Craven Road	53	City, NC DOT				X		$$
GA 1.7	Introduce a single-lane roundabout at the intersection of Trinity Road and Braxton Craven Road to facilitate access and provide a landmark announcing the gateway into Trinity.	55	City, NC DOT				X		$$$
SUPPORT, EDUCATION AND PROMOTION									
GR 3.4	Organize a Farmer's Market in the Village Center.	42	City, Volunteers	X					$
GR 5.4	Create a Walking Tour of the Historic Resources.	48	City, Historic Commission		X				$
GR 1.1	Implement the Brand Mark/Logo in Every Project in Old Town.	36	City					X	$
GR 1.2	Market this Vision to the Community and to the World.	36	City, Randolph EDC					X	$
GR 2.4	Encourage Rainwater Harvesting/Water Recycling On-Site.	41	City, Property Owners					X	$
GR 3.8	Provide Family and Multi-Generational Activities.	43	City, Volunteers					X	$
GR 5.2	Preserve the Existing Historic Resources Prioritizing the 19th Century Structures.	47	Property Owners					X	$$$
GR 6.1	Recruit and Retain Flex-Employment Businesses to the Surrett Drive Corridor.	49	City, Randolph EDC, A-C Chamber					X	$
CODE AND POLICY AMENDMENTS									
GR 2.1	Increase minimum riparian buffer widths.	39	City	X					
GR 2.2	Apply context-sensitive, best management practices for water resource protection.	39	City	X					
GR 2.3	Pursue LEED Certification for all New Public Buildings.	41	City	X					$$
GR 3.7	Support Community Beautification Efforts.	43	City	X					
GR 4.1	Encourage greater development density.	44	City	X					
GR 4.2	Focus on Making Neighborhoods Pedestrian-Friendly.	44	City	X					
GR 4.3	Encourage Architecturally Sensitive Mixed-Use Infill Along Main Street (NC 62).	45	City	X					
GR 4.4	Allow Duplexes, Triplexes and Townhomes More Widely.	45	City	X					
GR 6.3	Create a Capital Improvement Prioritization Plan.	49	City	X					
GR 6.4	Develop a Public/Private Partnership Program for Redevelopment.	49	City, Consultant	X					$
GA 1.4	Provide enhanced connectivity within the community for all modes of travel by introducing new roadway segments linking NC 62, the planned greenway trail, and the Surrett Drive corridor.	54	City	X					
MP 1.3 MP 2.1	Permit Residentially-Scaled Mixed-Use Infill along NC 62.	66, 68	City	X					
MP 2.2	Enforce the Preservation & Encourage the Enhancement of the Stream/Floodplain Area.	68	City	X					
MP 2.3	Permit Infill Housing that Respects Environmental Challenges.	68	City	X					

Action Item #	Project/Task	Page	Implementing Agency, Organization	Year 1-2	Year 3-5	Year 6-10	Year 11+	On-going	Cost
MP 3.2	Permit the Development of Multi-Story, Mixed-Use Buildings (1-2 stories).	72	City	X					
MP 3.3	Require the development of walkable streetscapes.	72	City	X					
MP 3.4	Permit small-scale buildings to be built close together in the village center but require varying roof lines and unique facades.	72	City	X					
MP 5.1	Permit the Light Industrial Development Pattern to Continue along Surrett Drive.	80	City	X					
MP 5.2	Permit Infill Housing that Respects Environmental Challenges and Offers Affordable Options to Residents.	80	City	X					
MP 5.3	Permit the Development of Regional Commercial at the I-85 Interchange.	80	City	X					
OTHER									
GR 3.6 MP 2.6	Visually Upgrade the Post Office.	43, 68	Post Office			X			$$$
MP 1.2	Encourage the Replacement of the Gas Station Awning.	66	Property Owner						
MP 2.5	Encourage the School System to Consider a Portion of the Area as a Potential Middle School Site.	68	Randolph County Schools, Property Owner						

◄ **THE MASTER PLAN**