GGNA / UNCG Workshops
October 2\textsuperscript{nd} and 4\textsuperscript{th}

WORKSHOP SUMMARY
AGENDA

- Summary Report, Lee Brown, Teska Associates
- Questions
- Next Steps, Mike Byers, UNCG
A SUMMARY OF WORKSHOPS

- 3 Workshops
- 200 participants
- 30 Tables
- 215 Note Pad Sheets
- 90 Feedback Forms
- 396 Photographs of Mapping Exercises
- Many conversations
ISSUES AND THEMES

- The Recreation Center and Parking Structure
- The Corridors / Entries
- Natural Resources
- Boundary and Transitions
- Traffic and Parking
- Mix of Uses
- Building Height, Scale and Character
They are both **Too Big**.

The location (either side of McCormick St.) is perceived as too intrusive.

There is no perceived benefit to Glenwood to have a recreation facility within the neighborhood if no public access is allowed.

If it is to be located in Glenwood, it should be at the east or west periphery of the neighborhood or on the North Side of W. Lee St.
CORRIDORS AND ENTRIES

- Keep the Grid, priorities are:
  1. Glenwood primary
  2. Lexington Ave., McCormick St., Haywood St. and Aycock St.,
  3. Silver Ave.
  4. Union St., Dick St., Dillard St., Gregory St., and Neal St.
- Keep Haywood St. Two Sided Residential
- Enhance the Gateways into Glenwood; maintain a neighborhood residential identity and character
- Suggested relocation of pedestrian underpass accompanying a shift of student residential to the east
NATURAL RESOURCES

- Preserve “the Glen”
- Preserve “old growth” trees
- Preserve (and take advantage of) natural topography
No consensus on an acceptable boundary to UNCG development

No simple line will work

Stronger neighborhood character along McCormick, Glenwood and Lexington led many tables to suggest shallow UNCG penetration south of W. Lee in these areas

At least one table held out for reuse of existing University property, instead of acquiring any new sites south of W. Lee St.
Scale of buildings from high (intense) to low should be used to transition from W. Lee into Glenwood.

Open space was viewed as a positive element of transition, but not at the cost of losing 2 sided residential Haywood St.
UNCG Proposed Boundary Aggregation

Based on UNCG Workshop Results (lines are approximate based on hand-drawn boundaries proposed by individual workshop attendees)
TRAFFIC AND PARKING

- Anxiety that traffic impact is unknown
- Need for traffic impact analysis
- Student resident buildings will provide too much off-street parking, or demand too much on-street parking.
- Underground and under-building parking was preferred to surface lots.
- Several tables called for investment in transit in lieu of allowing on-site parking
Mixed use development is considered consistent with the Glenwood Neighborhood Plan.

Support for (particularly “family-friendly”) businesses on W. Lee St. as part of the mix.

Desire for reserved spaces for neighborhood businesses as opposed to national chains.

UNCG Police site within the neighborhood not well received, generally shown north of W. Lee.
**BUILDING HEIGHT, SCALE AND CHARACTER**

- Tapered Height from W. Lee down to two stories adjacent to neighborhood residential
- 3 story limit? 4 story limit? 2 story limit?
- Some recognition that shorter the buildings traded off more extensive building footprint
- Need for historic building inventory; documentation and recognitions of potential loss of historic resources.
Did I mention the Rec. Center is **TOO BIG**?

- Suggestions to break up the scale and type of buildings (including some townhouses)
- Building design, materials, style are critical to neighborhood character; urging design guidelines
Vision Plan - University/Glenwood
Mixed-Use Village