

University / Glenwood Mixed-Use Village Vision Plan

Frequently Asked Questions

What does UNCG want to do?

UNCG is developing a plan for expanding the campus to its south across the railroad tracks and onto the West Lee Street Corridor. With input from many stakeholders including the Glenwood Neighborhood, a Vision Plan is being developed that will prescribe the location of three phases to occur between 2011 and 2017:

Phase 1 – 800 beds student housing and mixed use space to begin design immediately and be constructed in 2011-12 for occupancy in August 2012.

Phase 2 – Student Recreation Center and associated parking facility, Centralized Police Station, Railroad Pedestrian Underpass and 300-600 beds student housing and mixed use space to be constructed in time for occupancy in August 2014.

Phase 3 - 300-600 beds student housing and mixed use space to be constructed in time for occupancy in August 2017.

Future Phases – The Vision Plan may suggest how future buildings might be sited to fill out the development in future years to depict appropriate in-fill.

What is the progress and status of the plan? (Response last updated October 20, 2010)

Earlier in 2010, UNCG proposed a Vision Plan for a redevelopment of the West Lee Street Corridor between Aycock Street and Freeman Mill Road, with the first phases to occur between Silver Avenue and Aycock Street. The proposal included building sites for 2400 beds of student housing facilities with mixed use components along Lee Street, a student recreation center with accompanying parking garage, a pedestrian underpass beneath the railroad corridor and a centralized police facility for UNCG Police. It also suggested building sites for future buildings. It proposed University funded redevelopment of this area with a southern edge extending to Haywood Street.

Between May and November 2010, UNCG sponsored public presentations of the plan as well as three charrette-style workshops, where feedback was collected from Glenwood Neighborhood stakeholders, Central Gateway Corridor merchants, citizens from other surrounding neighborhoods, university stakeholders, designers, City of Greensboro staff and others. This feedback was publicly presented on October 12 and will be used to adapt a new Vision Plan for the development. It is expected that the new plan will reposition larger-scale buildings, as well as scale-back the magnitude of the plan in certain areas in order to develop around natural features and important elements of the neighborhood residential fabric. The new Vision Plan is expected to be complete in time to share with the public on November 4, 2010. UNCG will continue dialog with the Glenwood Neighborhood in pursuit of a Memorandum of Understanding that will allow both parties and the City of Greensboro to make a formal commitment to specific actions, minimum

design elements, support for each other, and other terms and conditions to guide a good relationship into the future.

Why does UNCG want to do this?

In 2009, UNCG's planning processes identified the need for the University to increase the number of undergraduate students housed in University-controlled housing. The Housing Strategic Plan developed in 2009 calls for UNCG to house 40% - 50% of its undergraduates, instead of the current level of 30%. This magnitude of physical growth will require an expansion of the campus. The 2007 Campus Master Plan update indicates that there are two possibilities for such expansion. The clear preference is to expand to the south by crossing the railroad corridor and expanding into the West Lee Street Corridor, since that notion is embraced by the city's High Point Road / West Lee Street Corridor Plan as well as the Glenwood Neighborhood Plan. This represents an excellent opportunity for the University to take part in the redevelopment of the Lee Street Corridor by taking the lead in the area between Aycock Street and Freeman Mill Road.

What does UNCG want from the Glenwood Neighborhood?

It is UNCG's goal to collaborate with adjacent neighborhoods and coordinate with neighborhood planning efforts for future land use, as well as to promote neighborhood stability. For this reason, UNCG presented its Vision Plan to the Glenwood Neighborhood Association and proposed an amendment to the Glenwood Neighborhood Plan to allow both plans to coincide with respect to land use. That proposal has led to additional public feedback and that feedback will generate changes to the original plan.

How can UNCG consider spending money on facilities at a time when budgets are being cut at the University?

The University utilizes many funding sources to operate. Many of these funding sources can only be used for specific purposes. Some functions are funded from state appropriations (paid by taxpayers), some by fees (paid by students), some by tuition (paid by students), and some are self-funding (paid by the respective users). Here's how UNCG will fund the expansion into the Lee Street Corridor:

HOUSING - The majority of the facilities proposed are student housing facilities. UNCG will borrow money to build these facilities. The debt service (mortgage payment) on these facilities and the money it takes to operate them from day-to-day will come from the rents charged to students who will live there. This is true of the other UNCG Housing facilities on campus. State appropriations, student fees and tuition DO NOT help fund UNCG housing facilities. They are an "auxiliary" which means students pay for these things as they use them.

MIXED USE - The mixed use space (retail, office, etc) that is constructed in this development will also have to operate like an auxiliary. So, the rent charged to the tenants in these spaces will have to cover the "mortgage payment".

RECREATION CENTER - To build and operate the recreation center, UNCG will borrow money and repay the debt with revenues received from student fees. Before

fees are charged to students, a process of approvals must be followed. This process includes seeking feedback from students, authorization from a fee committee on campus which includes students, authorization from the UNCG Board of Trustees, authorization from the UNC system president and authorization from the UNC Board of Governors. At each step along the way, the costs and benefits of the proposed fees are carefully considered by each authorizing entity.

UNDERPASS - The railroad pedestrian underpass was authorized for State funding by the NC Legislature in the summer of 2010. The State will issue debt, which will be repaid from tax revenues (taxpayers).

POLICE – The University will issue debt (borrow money) to build the police facility. This debt service (mortgage payment) will be repaid from a combination of receipts from self supporting activities that benefit from services provided by the state including housing, dining, parking, telephone, commissions, and student fees.

Why does UNCG need another Recreation Center?

The current Recreation Center opened in 1992 with 80,619 gross square feet for a student population of about 10,000. As a result of significant student enrollment growth and usage by students, it is now near the bottom of the UNC system in amount of indoor and outdoor recreation space. Recreational activities are in high demand by the student body, yet existing spaces are only able to accommodate approximately 60% of current demand for high priority activities. To illustrate this, 50% of the respondents to a survey of UNCG students said they would participate in more recreation activities if we could relieve overcrowding and increase the opportunity to use weight, cardio and group fitness. Currently, there are approximately 300,000 average participations each year for the last 7 years yielding a total of over 2M total participations. The current facility is severely undersized and cannot respond to student demand much less a growing enrollment. The new recreation center will be designed to allow: (1) flexibility of space, (2) increased participation rates, (3) direct support of the high demand activities.

Why does UNCG need another Campus Police Station?

Actually, UNCG Police have always been located in space that happened to be “available”. For decades, they have occupied basements, mobile units and leased spaces. We often think of the former bank at the corner of Tate Street and Spring Garden as the Police Station, but that small, 6-room building only provides a fraction of the space needed to operate a 60 person police force, including 32 sworn officers. The fact that we have our police in locations on Spring Garden near Aycock Street, Spring Garden Street and Tate Street, and now on Lee Street is not by design. It’s by default. With the University’s growth, the challenges with operating efficiently and effectively from various “nooks and crannies” around campus have become formidable. UNCG doesn’t need another police station UNCG desperately needs just one!!

Who will be allowed to use the facilities constructed in the Village?

HOUSING – The majority, if not all, of the housing constructed will be apartment-style student housing and will be marketed to UNCG upperclassmen. UNCG has begun to see the potential need for graduate student housing. This group could also be potential user of the housing facilities developed.

MIXED USE - The mixed use retail space that is constructed in this development will be open to the public. Restaurants, shops, and services will be recruited or placed by UNCG to provide a mix of offerings that target the surrounding community. Office space will also be created as part of the mix of uses. UNCG programs that can fund the cost of leasing the space (like grant programs) will find an interest in these spaces.

RECREATION CENTER – UNCG students will be the primary users of the recreation center. UNCG is currently investigating the possibility that specific groups other than students could be allowed access to the facility. The guiding legislation that must be navigated to allow others to use the facility is the Umstead Act. This law prohibits state agencies from maintaining service establishments for the rendering of services to the public that are ordinarily and customarily tendered by private enterprises. There are exceptions to this act, but there is no existing precedent for recreation or fitness centers as an exception, except for faculty, staff and alumni. UNCG will continue to look into the possibility of certain exceptions to the Umstead Act for use of the recreation center.

UNDERPASS - The railroad pedestrian underpass will provide bicycle and pedestrian passage for the general public.