

College Hill Neighborhood Plan

Draft Vision, Goals, and Strategies

Vision:

“College Hill is a neighborhood which bridges the past and the future of Greensboro, where resident owners, landlords, tenants, businesses and institutions are working together to assure a high quality of life and lasting neighborhood value. It is a lively, vibrant, walkable, and safe environment where the mix of well-maintained historic homes, public places, and neighborhood businesses, all contribute to a unique sense of place within the greater Greensboro community.”

Goals:

- 1) Return the neighborhood to a predominantly Single-family, owner-occupied, historic character.
- 2) Assure that the neighborhood is family-friendly, safe and attractive, inviting new owner-occupants and reinvestment in homes and properties.
- 3) Develop a commitment among property-owners, landlords and tenants to property maintenance.
- 4) Seek and support more retail opportunities to meet the needs of neighborhood residents.
- 5) Provide more open space within the neighborhood and more extensive walking and biking connections.
- 6) Reinforce the partnership with UNCG and Greensboro College in working toward long range neighborhood stability and prosperity.
- 7) Encourage the use and reuse of property respectful of the strengths and limits to neighborhood capacity, including development impact on traffic, parking and public safety.

Strategies:

1) Working Together – Communications and Governance

- A) Strengthen the College Hill Neighborhood Association: Institute the means to assure open, honest, effective neighborhood-wide discussion on issues that effect neighborhood sustainability and the expenditure of public and private resources.
 - i) Expand membership and role of Neighborhood Association; organize committees to initiate various community efforts.
 - ii) Active outreach to build neighborhood involvement.
 - iii) Build in the Tate Street Merchants Association and other neighborhood businesses as members of the Neighborhood Association.
 - iv) Work with the Greensboro Neighborhood Congress to build Leadership and membership development, with particular support for greater student involvement.
 - v) Survey residents, property owners and business operators to determine how to increase the value of Neighborhood Association membership and involvement.
 - vi) Use subcommittees to actively pursue goals.
 - a) Beautification and Neighborhood Pride Committee

- b) Property Maintenance Committee
 - c) Safety Committee
 - d) Other committees
- vii) Establish and maintain posting kiosks.
- B) Establish and maintain a webpage portal for advancing neighborhood interests through the use of technology.
- i) Active use of website, newsletter and list serve to open constructive dialog with neighborhood members.
 - ii) Survey for technology needs.
 - iii) Integrate a business portal and web services.
 - iv) Provide training for residents and businesses on the use and benefits of an integrated neighborhood website portal.

2) Housing and Historic Character

- A) Broaden the range of homeownership and rental housing opportunities.
- B) Education for Energy efficiency without conflict of Historic character.
- C) Give orchids and onions awards: Actively identify landlords and use a carrot and stick approach to induce involvement/ engagement in neighborhood planning and activities.
 - i) Support for better leases and landlord/tenant cooperation.
 - ii) Early warning system on code delinquencies.
 - iii) Preferred status for grants/services/approvals.
- D) Code enforcement.
- E) Expanded weatherization assistance .
- F) Organize tenant association.
- G) Hold workshops/openhouses highlighting the benefits related to historic preservation, landmark status, tax exemptions, and other “tips of the trade” sessions. .

3) Crime and Safety

- A) Improve the connectivity and quality of the sidewalk/pedestrian walkway system.
- B) Reduce the negative impact of parking and traffic on the neighborhood.
 - i) Work with University, College and GTA (Greensboro Transit Authority) to minimize the impact of HEAT busses traveling through the neighborhood.
 - ii) Identify/expand areas for resident-only on-street parking restrictions.
 - iii) Reinstigate, with penalties, a residential parking permit system.
 - iv) Work with landlords to prevent overcrowding due to inadequate off-street parking for rental units.
- C) Partnership with students, the University and College regarding student behavior.
 - i) Use website portal in support of “good neighbor” practices.
 - ii) Identify and publicize superior landlords/rental properties...making it easier for students to find well managed properties.

- iii) Distribute materials on good tenant behavior through portal and directly to landlords.
- iv) Engage students directly in neighborhood / event planning .
- D) Elevate neighborhood watch and community policing programs.
 - i) Coordinate/target police presence for conspicuous “post drinking” events.
 - ii) Develop a policing strategy to address issues related to large parties on private properties.
 - iii) Map the common pathways and assure adequate lighting and observation for personal safety.
- E) Enhance the street lighting.
- F) Identify safe school routes, safe bicycle routes.
- G) CPTED (Crime Prevention through Environmental Design): Utilize environmental design to facilitate natural surveillance and to reduce crime.

4) Neighborhood Development

- A) Hold land-use and design workshops to plan for changing use of manufacturing, assembly, commercial or multiple-family properties.
- B) Identify areas of land use change.
- C) Support and encourage the expansion of local retailing and services.
- D) Support appropriate zoning tools and design standards to assure any new development is appropriate to the neighborhood context.
- E) Elevate and integrate the merchants association into neighborhood activities.
- F) Consider a College Hill Neighborhood Development Corporation.
- G) Work with local banks to create low-interest loan programs for business to implement storefront and interior space upgrades.
- H) Tell the story: Support the image and marketing of College Hill as a family-friendly environment.

5) High Quality of Life:

- A) Pursue environmentally sound neighborhood activities.
 - i) Learn and disseminate environmentally sensitive property maintenance practices.
- B) Establish and maintain additional open spaces, and public space improvements to serve the neighborhoods diverse needs.
- C) Work with the City to make the most effective use of limited code enforcement resources; active neighborhood support.
 - i) Utilize an advanced certificate of occupancy to assure compliance with codes, and property maintenance at the time of tenant changes.
- D) Conduct neighborhood events that build neighborly interaction (and to have fun together).