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Glenwood Neighborhood Plan



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1. Introduction to Glenwood

Glenwood is one of Greensboro's earliest planned neighborhoods. As defined by the Greater Glenwood Neighborhood Association, and depicted in Map 1 – General Community Features, the Glenwood Neighborhood spans a large, roughly triangular area bounded on the north by West Lee Street, on the west by Coliseum Boulevard, and on the southeast by Freeman Mill Road. Glenwood is currently located entirely within the boundaries of both City Council District 1, and the Greensboro Police Department's Southern Division. The oldest sections of Glenwood date back to the first decade of the 20th century. For many years Glenwood was served by a trolley line that ran to and from Greensboro's central business district, and in its prime, the neighborhood was a major Greensboro destination for shopping and social life.



Over the years, much of Glenwood's original lustre has faded, as homes fell into disrepair, shops closed, and criminal activity grew. Quality of life in Glenwood has been eroded, but the memories of many longtime residents, former residents, and business owners agree that Glenwood was once a great place to live and work. Many current residents and neighborhood leaders firmly believe that Glenwood can once again become a thriving neighborhood with a high quality of life and a strong social fabric, while retaining its present diversity and affordability.

Glenwood has an active and enthusiastic neighborhood association. Glenwood may be a neighborhood at risk, but its leaders have participated eagerly in developing this plan for their neighborhood, and are passionate about improving conditions for present and future residents and property owners. As a prelude to the neighborhood planning effort, a subset of the leadership collaborated on a visioning process for revitalizing the Grove Street corridor, which has further energized the larger group.

2. Purpose

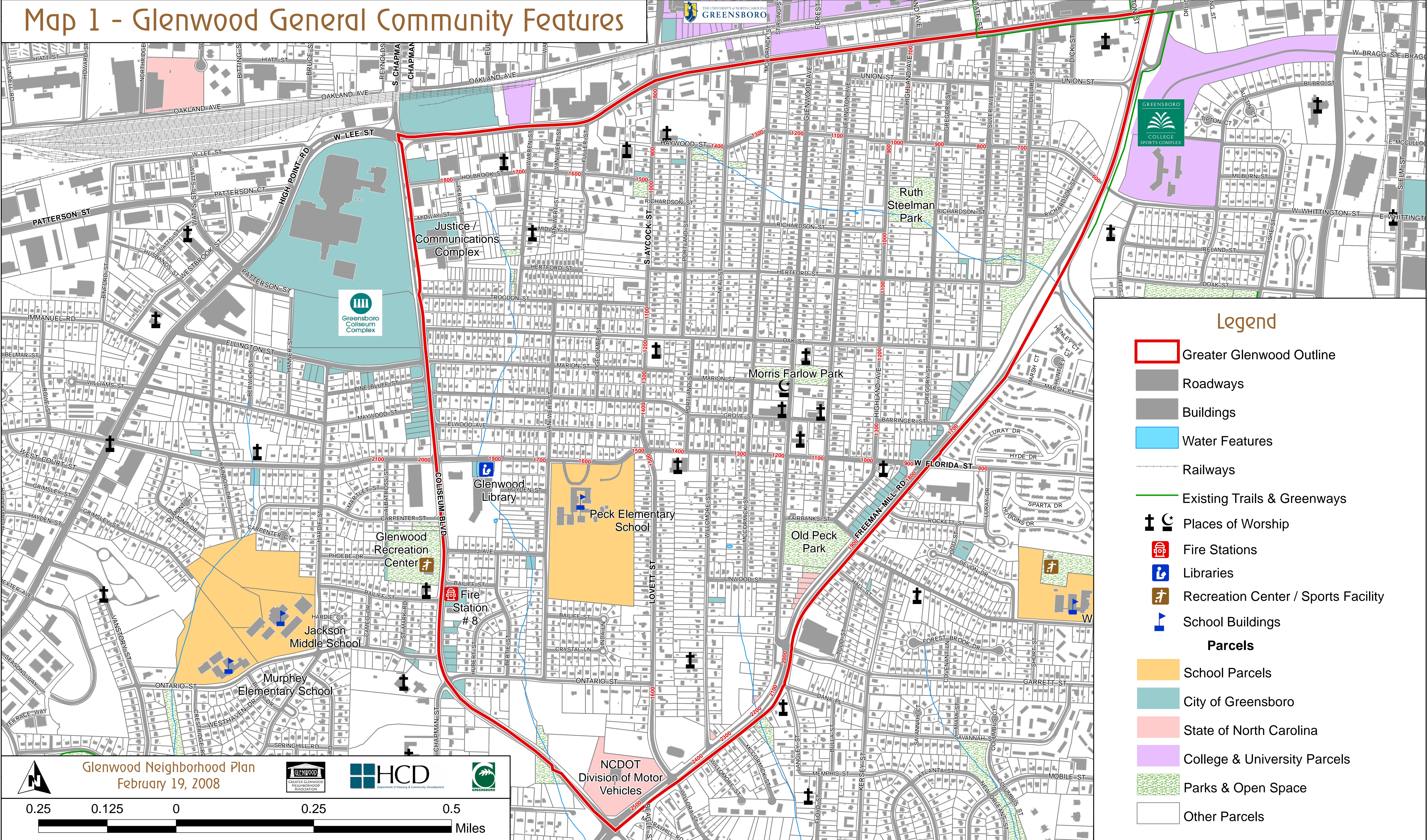
Neighborhoods are the basic building blocks of a city; their strength and prosperity are essential to that of the larger community. The primary purpose of any neighborhood plan is to present practical strategies and policy recommendations for enhancing the desirable conditions and reducing the undesirable conditions currently found in the neighborhood. A neighborhood plan is a guide for making future decisions about how a city should allocate resources in a neighborhood, what kinds of development activity is appropriate, and what issues the residents and property owners are concerned about. This plan is a statement of what the Glenwood neighborhood wants to achieve and become, as well as a roadmap for the City of Greensboro and the Greater Glenwood Neighborhood Association to use cooperatively in reaching that vision.

The Glenwood Neighborhood Plan identifies and documents the physical, social, and economic trends and conditions present in the neighborhood, and expresses a shared vision for Glenwood's future, developed through a public engagement process. The plan also identifies goals and strategies that communicate Glenwood's intended direction to residents, decision-makers, service providers, and business leaders. This plan is intended to shape Glenwood's future and enhance quality of life for its residents and property owners. The Glenwood Neighborhood Plan and the planning process through which it was developed can provide the structure and catalyst Glenwood needs to attain this future.

The Glenwood Neighborhood Plan is the latest initiative in Greensboro's proactive approach to serving the needs of its many residential neighborhoods. The Plan describes the neighborhood's needs and concerns, evaluates alternatives, outlines strategies, and determines implementation procedures and resources. The Plan defines a substantial commitment to the future of Glenwood, for both the City, and Glenwood stakeholders. Specific goals related to the central purpose are:

- ❖ Delineate areas of responsibility for the City, neighborhood leaders and residents, and public and private organizations. The continual participation of all residents, the City, neighborhood leaders, and business owners is required to successfully achieve the goals, objectives, and strategies.

Map 1 - Glenwood General Community Features



- ❖ Continue the involvement of interdepartmental City staff in implementing strategies and recommendations. During the planning process, staff and members of the Greater Glenwood Neighborhood Association researched neighborhood needs and compiled solutions and strategies for selected community problems. City Staff will assist the neighborhood in executing short-term, intermediate, and long-term strategies.
- ❖ Link the Plan to other City plans and projects including the *High Point Road / West Lee Street Corridor Study*, the new *Land Development Ordinance*, and the *Connections 2025 Comprehensive Plan*. The Housing and Neighborhoods element of *Connections 2025* addresses specific initiatives related to neighborhood conservation, monitoring of housing conditions, and maintenance of existing housing stock. Staff teams have already implemented various action strategies related to these initiatives as part of the *Connections 2025* Action Plan.
- ❖ Build upon the neighborhood planning model/prototype established through the Lindley Park Neighborhood Plan process. That successful pilot effort was the result of a major strategic planning initiative completed in 1997 by the City of Greensboro (Neighborhood Planning and Service Delivery Team).

3. Neighborhood Vision and Goals



Vision Statement is a concise expression of the neighborhood's desired future. The vision describes the type of neighborhood that Glenwood aspires to become. The Goals present a series of general attributes that Glenwood, in partnership with the City and others, will need to focus its efforts on, in order to achieve the stated vision.

Vision: The Glenwood Neighborhood is a thriving community in the heart of Greensboro. Residents, property owners, and businesses alike benefit from Glenwood's safe, attractive, and diverse environment. Well-maintained parks and recreational facilities add to the quality of life in Glenwood. People of all ages and abilities find convenient, appealing facilities to travel in Glenwood on foot, by bicycle, or via the street and

public transit systems. Housing variety and affordability are maintained, while housing quality and incentives for home ownership are expanded. Glenwood is Greensboro's best kept secret.

- Goals:**
- ❖ Increase Home Ownership & Maintenance
 - ❖ Improve Walkability & Bikeability
 - ❖ Promote Desirable Infill Development
 - ❖ Reduce Crime & Perceptions of Danger
 - ❖ Promote Vibrant Accessible Retail & Services
 - ❖ Strengthen Community Fabric



4. How to Use this Plan



The strategies and recommended action steps that will be used to guide Glenwood residents towards achieving their vision are laid out in Section 8 – Issues, Recommendations, and Implementation, and in the Future Land Use Map (Map 9). These plan elements are closely related and are the product of an intensive study and evaluation of the neighborhood, completed by the Greater Glenwood Neighborhood Association in conjunction with the City of Greensboro. Incorporating the Plan elements into the decision-making and planning activities of the GGNA and the City of Greensboro will enable Glenwood to meet the present challenges, as it strives to attain its stated vision for the future.

The recommended action steps outlined in this Plan should be used by the neighborhood, developers, civic and business organizations, and individual residents or property owners when giving their viewpoints to City Boards, Commissions, and

Council. These goals and strategies should be referenced on issues such as rezoning, provision of services, economic opportunities, transportation, environmental quality, housing, etc.

While this Plan provides for considerable flexibility, in order to retain relevance over time, it should not be subject to continuous revisions. The Plan may, however, be subject to occasional revisions or amendments:

- ❖ Amendments shall not be considered until the neighborhood association has reviewed and commented on the proposed amendments, however if no comments are received from the neighborhood association within 60 days of its receipt of the amendment proposal, the Greensboro Planning Board may proceed with review and consideration of the proposal.
- ❖ Amendments to the Glenwood Neighborhood Plan shall first be reviewed by, and receive a recommendation from, the Greensboro Planning Board, and then forwarded to City Council for a public hearing.
- ❖ Amendments may include modifications to Recommendations and Implementation Steps; and/or to the Future Land Use Map.
- ❖ Amendments should not be made without an analysis of the immediate needs, the consideration of the long-term effects, and the implications, if any, the amendment may have for other parts of the plan.

The Glenwood Neighborhood Plan is a tool that the neighborhood and the City can use to help improve conditions in Glenwood. Although this plan expresses the neighborhood’s goals, preferences, and priorities, it also leaves flexibility to accommodate real world situations. The plan is a policy document, not a regulatory one. Greensboro’s zoning and other existing ordinances, combined with the full range of public services and resources form the mechanism for implementing the plan. However, real solutions to the challenges facing Glenwood will arise from the level of dedication that stakeholders invest in implementing the plan, following its adoption. Cultivating the Greater Glenwood Neighborhood Association’s ability to identify, strengthen, and utilize Glenwood’s existing assets and its ability to draw on other resources will also be a crucial part of achieving the Glenwood Vision.

The Glenwood Neighborhood Plan articulates the policies and recommendations that have been developed to achieve the goals expressed by Glenwood residents, property owners, and businesses. These goals and recommended action steps are responses to specific issues and items of concern within the neighborhood. This plan should be consulted by the City, the Greater Glenwood Neighborhood Association, and others as a source of direction, and a guide for decision making, for all matters that affect the Glenwood neighborhood.

The Glenwood Neighborhood Plan has been crafted to integrate closely with the City of Greensboro’s *Connections 2025 Comprehensive Plan*, however in cases where the GNP is at odds with *Connections 2025*, the GNP should take precedence. The vision, goals, and action steps of this plan are intended to support and implement several key policy elements of *Connections 2025*, in particular:

- ❖ Reinvestment / Infill (Section 4.5.1),
- ❖ Community Character (Chapter 5),
- ❖ Economic Development (Chapter 7),
- ❖ Transportation (Chapter 8), and
- ❖ Community Facilities, Services, And Infrastructure (Chapter 9)

To guide future development activity in Glenwood consistent with its unique character, this plan includes a Future Land Use Map (Map 9) to promote appropriate redevelopment, infill development, land use changes, and transitions between types of land uses. The Glenwood Future Land Use Map serves a function similar to the City's Generalized Future Land Use Map (G-FLUM), but defines the land use boundaries at a much greater level of detail, and supersedes the G-FLUM for the area within the boundaries of the Greater Glenwood Neighborhood. The Glenwood Future Land Use Map is to be interpreted only in conjunction with the policies and guidelines set forth in the text of this plan. The map has no independent significance without reference to the Glenwood Neighborhood Plan. The Glenwood Future Land Use Map does not change the underlying zoning of properties in the neighborhood. Only a specific re-zoning request approved by the Greensboro Zoning Commission

and City Council can alter zoning classification. If a requested re-zoning would be inconsistent with the Glenwood Future Land Use Map, the Glenwood Neighborhood Plan would first need to be amended, in accordance with the steps described herein.

Following adoption of the GNP, the preferences and recommendations expressed herein will be combined with other information and public input to develop more specific land use recommendations for the area within the bounds of the High Point Road / West Lee Street Corridor Study. Every effort will be made to coordinate those recommendations with the Glenwood Future Land Use Map, with respect to the boundaries and descriptions of land use types. However, any inconsistencies that arise may signal the need for plan amendments in order to resolve those differences. An integral component of the HPR/WLS Corridor Study is creation of an Activity Center Plan for the Greensboro Coliseum Complex. The study area of that plan will begin as a one-half mile radius centered on the Coliseum, but its specific recommendations for future changes in land use will encompass only areas in which higher density mixed-use development of a more pedestrian-oriented character, including current or future Coliseum facilities and operations and supporting uses would be appropriate, within the context of other adopted plans. The Activity Center Plan will not include recommendations for future land use changes in areas of existing single family residential development.

5. Planning Process

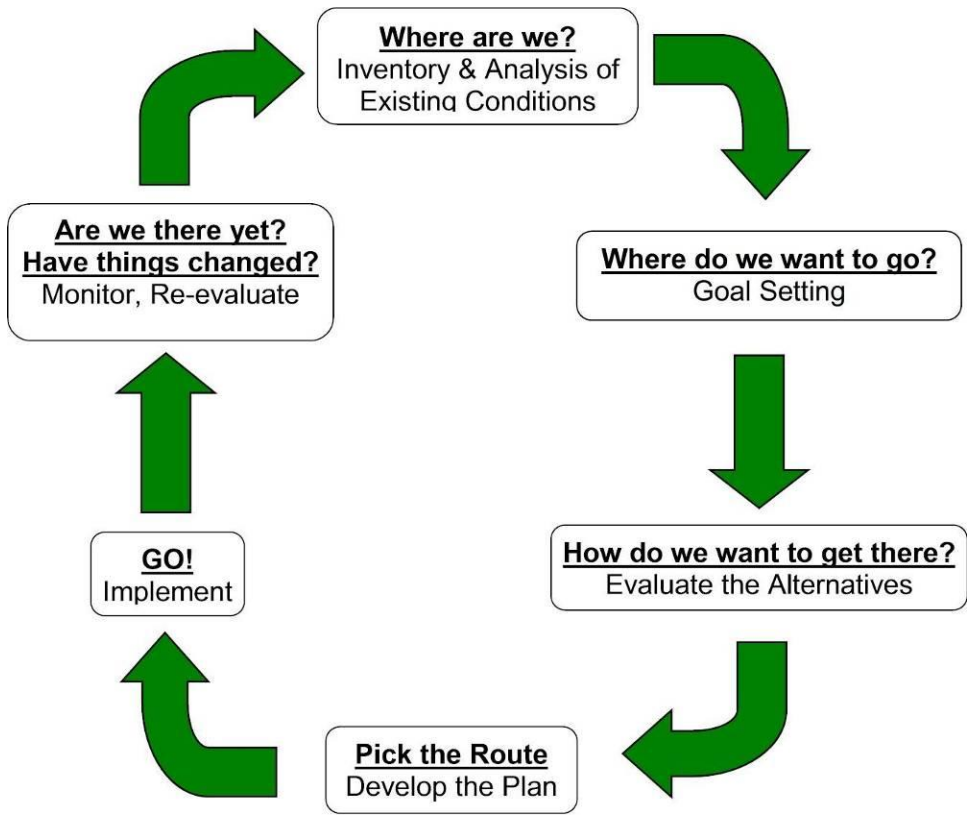
Developing a successful neighborhood plan requires the engagement of many residents, property owners, and other stakeholders, as well as the ongoing efforts of City staff. Throughout the planning process, it is essential that participation among all stakeholder groups is as thorough as possible. The more input received, the more accurately the plan can reflect the viewpoints of all affected parties. Even though all stakeholders may not agree with the final plan document, opportunities remain to influence the specific implementation steps of the plan in ways that better reflect the interests of those affected. If needed, the plan can also be amended to accommodate changing circumstances or new perspectives.



As the planning process unfolds, stakeholders will have opportunities to build partnerships and accumulate the social capital that can enable the neighborhood collectively to solve common problems. Ultimately, the more responsibility residents and properties owners invest in developing the plan, the greater the benefits to the neighborhood will be. The residents, property owners, and business leaders of Glenwood have passionately expressed their views about the desirable and undesirable conditions in their neighborhood, and their vision for Glenwood’s future.

The process for developing the Glenwood Neighborhood Plan has followed the model illustrated in Figure 1. The process began with extensive analysis of existing conditions and current trends in Glenwood, by City staff in the Housing and

Figure 1 - Fundamental Planning Process



Community Development Department (corresponding to “Where are we?” in Figure 1). When the volume of information collected and analyzed was sufficient to give a general understanding of the challenges and issues facing the neighborhood, Phase 1 of the planning process was formally launched.

On November 4, 2006, the City of Greensboro and the Greater Glenwood Neighborhood Association held an open house at Peck Elementary School to launch the Glenwood Neighborhood Plan Project. More than 50 adults and about 10 children attended. During this meeting, City staff received significant input and feedback from attendees. On a series of six maps, participants were asked to indicate:

- ❖ Where they live in Glenwood
- ❖ Where they work in or around Glenwood
- ❖ What places in Glenwood are their favorites
- ❖ What places in Glenwood they visit often
- ❖ What places in Glenwood are scary or ugly
- ❖ Where Glenwood's main entrances are

Responses to these questions are summarized on Map 2 – Public Meeting Dots Summary. In addition to the maps, feedback was also gathered on two flipcharts, in response to the following questions, the responses to which are summarized in Map 2 - Public Meeting Dots Summary:

- ❖ What would you change in Glenwood?
- ❖ What should the City do to make Glenwood better?

Following up on the successful Glenwood Neighborhood Plan Kickoff event, HCD and GGNA held a series of meetings focused on the four sub-areas of Glenwood, on December 6, 11, 12, and 14, 2006. The sub-areas were defined as follows: “So-Flo,” the area south of Florida Street; “Piedmont Heights,” the area west of Aycock Street and north of Florida Street; “Central Glenwood,” the area east of Aycock Street, north of Florida Street, west of Highland Avenue; and the “Silver

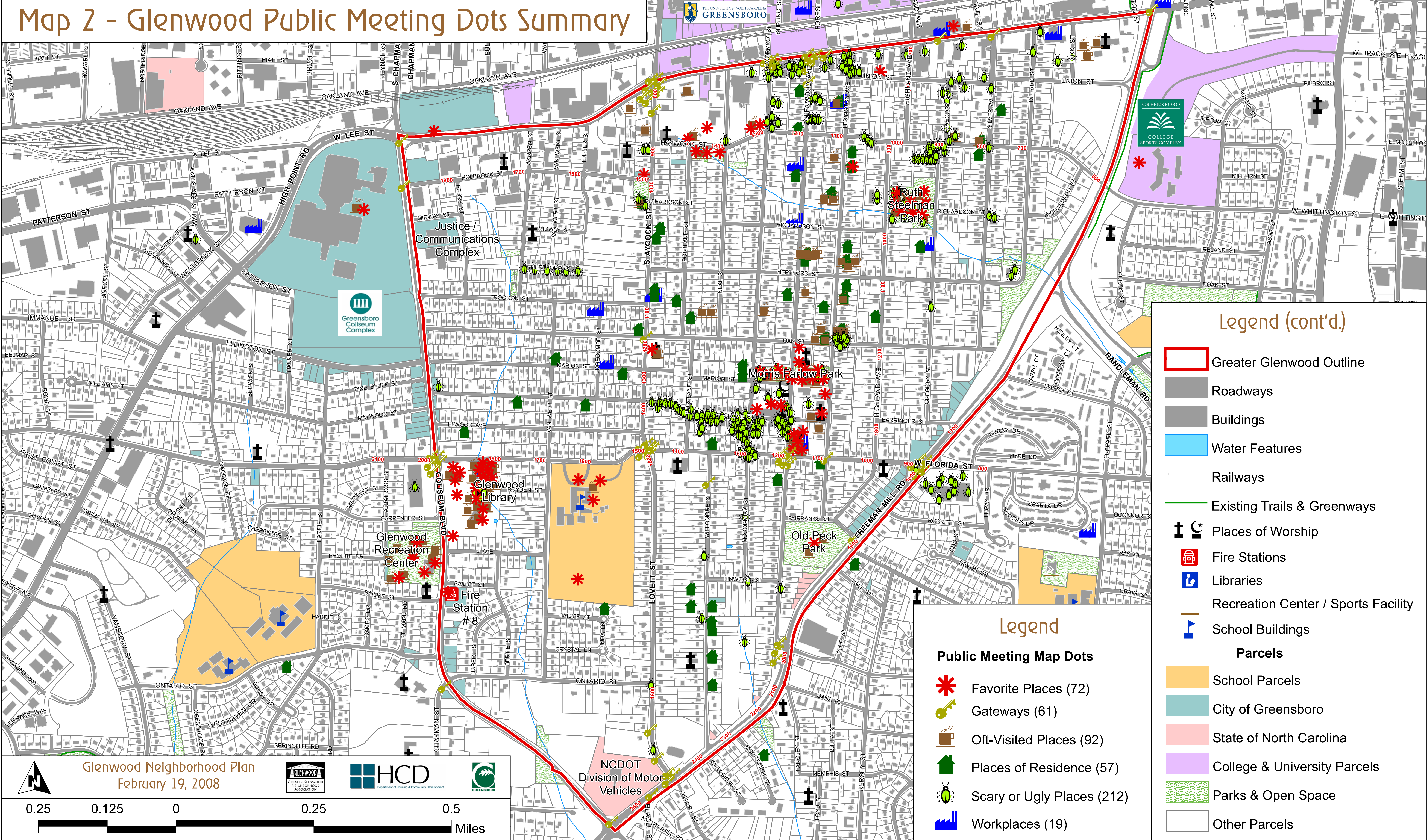
Avenue Area,” east of Highland Avenue, north of Florida Street. These meetings gathered further responses to the questions posed on the flipcharts and maps in the kickoff meeting. Because Glenwood is such a large neighborhood geographically, the sub-area approach was used in order to determine whether sectors of the neighborhood exhibited unique demographic, socio-economic or other characteristics or trends. The sub-area approach was discontinued because no discernible differences among the sub-areas emerged.

In Phase 2 of the planning process (continuing clockwise in Figure 1), Glenwood stakeholders reviewed a summary of the comments and input received during Phase 1, to ensure that important points were accurately recorded and that none were omitted. Participants at the two Phase 2 public workshops, held in late February and early March 2007, were also presented with a draft Vision and Goals for the neighborhood. Feedback on the draft Vision and Goals was recorded, analyzed, and summarized. The outcome of the Phase 2 feedback was an extensive table of issues, organized by topic.



Phase 3 began in Spring 2007 with developing a draft series of recommended action steps (“How do we want to get there?”) for addressing each issue in the list produced in the previous phase. In this draft, one or more organizations or agencies was identified as being responsible for implementing each of the recommended actions. Correspondingly, each action was assigned for implementation during one of three timeframes: Near Term (1 to 2 years), Intermediate Term (2 to 5 years), and Long Term (5 to 10 years). This draft table of issues and prioritized responses, which forms the core of Glenwood Neighborhood Plan, was combined with a draft of the plan’s explanatory material. In July, 2007, the draft was circulated among City staff for review and comment, in order to identify needed refinements prior to proceeding with the next round of public meetings.

Map 2 - Glenwood Public Meeting Dots Summary



Phase 4 sought to elicit comments in response to the draft plan document, in order to make further refinements, and ensure that the plan is attuned to the needs, preferences, and priorities of Glenwood stakeholders, to the greatest degree feasible. The draft plan was released for a 30-day public review and comment period on October 19, 2007, and was presented to the neighborhood in a pair of public meetings in November, 2007. In response to a significant number of requests, the public review and comment period was extended to January 2, 2008 for a total of 75 days, in order to provide additional opportunity for neighborhood stakeholders to be involved. In early January a revised draft plan was presented to the neighborhood. This revised draft was adopted by GGNA at a special meeting on January 15, and received a favorable recommendation from the Greensboro Planning Board on January 16. The final draft was then submitted to the Greensboro City Council on February 19 for review and consideration. Implementation (Phase 5) of the GNP began following its approval by the City Council. Monitoring and re-evaluation (Phase 6) of the results of implementation will be an ongoing effort to ensure that the Plan is responsive to changing conditions in Glenwood and Greensboro as a whole.

6. History of Glenwood

In the late 1890s, the area that now comprises the Greater Glenwood Neighborhood was beyond Greensboro City limits, and was predominantly farmland. The earliest records available indicate that residential development of the area originally known as Glenwood began in 1906, in the “L” shaped area bounded by Lexington Avenue, Florida Street, Portland Street, Oak Street, McCormick Street, and West Lee Street. Adjacent areas had been platted in previous years, and were given other names, although only a few of these are still used today. Areas to the east of Lexington Avenue were known as Silver Run Park and Jackson Park, while the area west of Aycock Street was known as Piedmont Heights, and the area through which Lovett Street runs was known as Mt. Vernon Heights.



The Carolina Real Estate & Investment Company began construction of the first 50 homes in Glenwood in March of 1909. The construction methods used were

innovative for the time, in that homebuyers could select home from a catalog of standard floor plans, and all lumber arrived at the construction site pre-cut and ready to assemble. One interesting publicity technique used by Carolina Real Estate & Investment Company involved offering the State of North Carolina 25 acres of free land in Glenwood, in order to entice relocation of the state capital from Raleigh to Greensboro – the state respectfully declined this offer.

Even before construction began in Glenwood however, the American Suburban Corporation had begun building homes in the Piedmont Heights area as early as 1905. At some point, development of Piedmont Heights slowed to a halt and American Suburban Corporation allowed the property’s tax bill to enter delinquency. Around 1922, a developer named S. J. Stern purchased the remainder of Piedmont Heights, platted an additional 500 lots, and resumed construction of modestly priced, yet full-featured homes. Stern sold the homes through an innovative payment plan with a \$300 down payment and monthly installments of \$20, helping to meet Greensboro’s strong demand for affordable housing at the time.

Glenwood’s first school, a one-story four-room wooden structure, was built around 1912 at the corner of Freeman Mill Road and Fairbanks Street. This school was later expanded by adding a second story with four more classrooms and by 1919, had a total enrollment of 259 students, with an average daily attendance of 143. During the 1920s, three new schools were built in the Glenwood neighborhood. Glenwood Graded School was built on Fairbanks Street to replace the 1912 wooden school next door. Also built in the early 1920s was the Charles D. McIver School, which still stands on West Lee Street. This was one of the first large two-story brick schools built in Greensboro and is the only Glenwood structure listed on the National Register of Historic Places. In 1928, Glendale School located at the corner of West Florida Street and Van Wert Street opened. At the start of the 1929 school year, this building was renamed Clara J. Peck School in honor of Clara Jane Thornton Peck, Greensboro’s first public health nurse.

In 1907, Telfair Sanitarium (later becoming Glenwood Park Sanitarium in 1918) was moved from Asheville, North Carolina to 1305 Glenwood Avenue, overlooking Glenwood Park (now Morris Farlow Park). This park was once privately owned, but was conveyed to the City to pay for the paving of Lexington Avenue. The sanitarium structure was razed around 1960 and a parking lot now occupies this site.

Several small grocery stores operated in Glenwood from the early 1910s up to the 1960s, most owned and operated by Glenwood residents. During the 1920s, new brick commercial buildings were built in the 1300 and 1400 blocks of Glenwood Avenue to house such businesses as a grocery store, drug store, barber shop, dry cleaners, butcher shop and café. New brick commercial buildings were also being built along the 1300 block of Grove Street. The largest commercial building to be built on Grove Street was the two-story brick building located at 1311 Grove Street. This building housed a grocery store downstairs with apartments above the store. With these and other amenities, Grove Street quickly became an important hub of commercial and social activity.



The majority of the Greater Glenwood neighborhood, to just south of Linwood Street, was annexed by the City of Greensboro in 1923. The remainder of the neighborhood was annexed in several sections from 1954 to 1957. In 1934, a trackless trolley service was established in Greensboro, replacing the earlier streetcar system. The new service included a route that ran between downtown and Grove Street in Glenwood. Glenwood enjoyed its era of greatest prosperity with the arrival of the trackless trolley system. This service continued through 1956, when Duke Power replaced the trackless trolleys replaced with diesel powered buses – the Glenwood route was the last to operate. It is interesting to note that Glenwood’s vitality began to wane only after the trolley service ended.

In response to the erosion of Glenwood’s vitality, which began the 1960s, the City of Greensboro made efforts to reverse this decline. Starting in 1975, redevelopment plans were prepared for several areas in Glenwood, north of West Florida Street and east of South Aycock Street. These areas were designated as “Target Neighborhoods” for housing rehabilitation, crime control, infrastructure improvement, and home-ownership promotion projects through the Community Development Block Grant program. All projects initiated for that target area were completed by 1982, and its Target Neighborhood status was closed.

The Glenwood Community Watch program, the first of its kind in Greensboro, was created in 1977 through the efforts of Glenwood resident and business owner Janette Miller. In 1981, a gathering of Glenwood residents establish a neighborhood association to work together in improving their community. The Glenwood neighborhood received the Governor’s Award for Excellence in Crime Prevention, recognizing the work of the Community Watch Program. Despite these efforts on the part of both the neighborhood and the City, Glenwood’s deterioration resumed in the 1990s, and along with requests from GGNA, has prompted the City to further action, including this plan and its subsequent implementation.

7. Existing Conditions and Key Findings

The sections that follow describe the various data that have been gathered and analyzed to gain an understanding of the current conditions and trends in Glenwood. Much of this data comes from comparison of the 1990 and 2000 decennial censuses, and although the 2000 census data is now over 7 years old, all signs indicate that there has been no significant divergence from the trends observed. Future releases of the US Census Bureau’s *American Community Survey*, and later the 2010 decennial census, will provide progressively clearer insights into Glenwood’s current conditions and trends.

7.1 Demographic Trends

Over the decade from 1990 to 2000, although Glenwood’s total population remained essentially stable at around 4,300 residents, the racial composition of the neighborhood changed significantly. In 2000, white residents comprised 48% of the neighborhood, down from 70% in 1990. Correspondingly, black residents made up 38% of the neighborhood in 2000, up from 23% in 1990. Perhaps the most notable change was the increase in Hispanic residents to 9% of the neighborhood in 2000, up from only 1% in 1990.

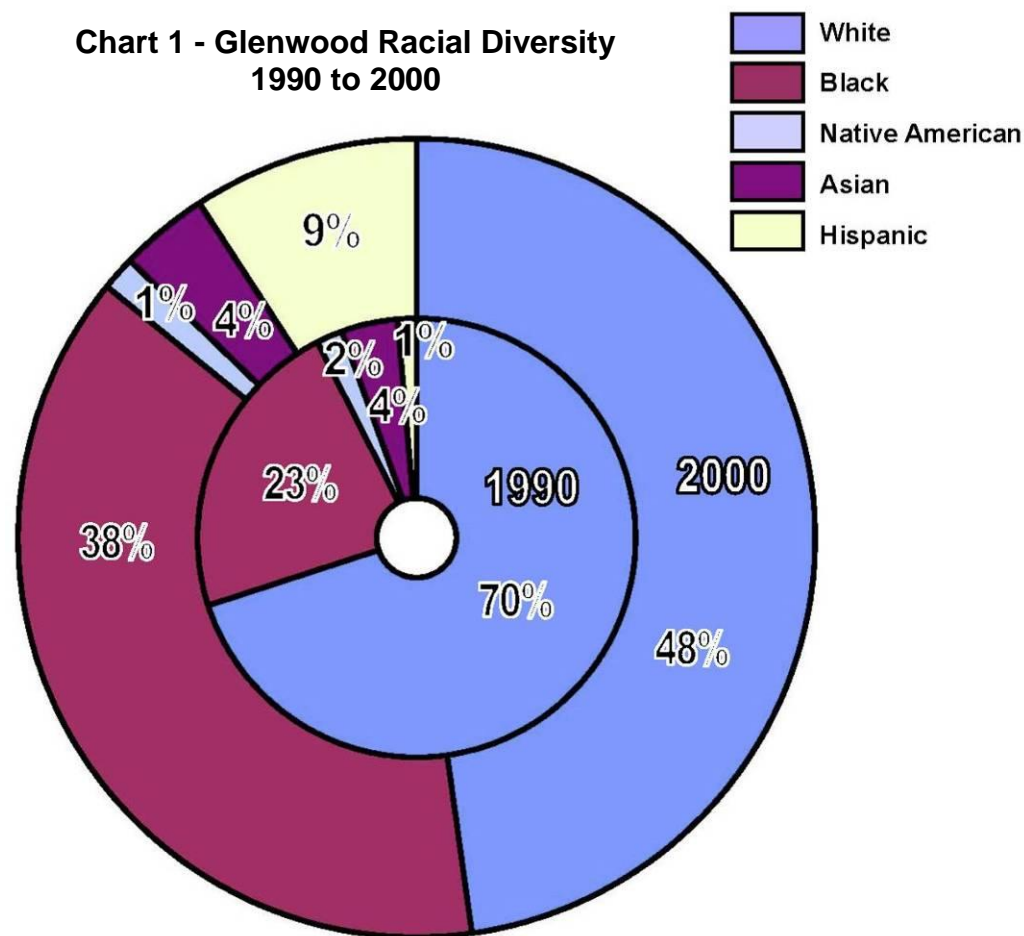
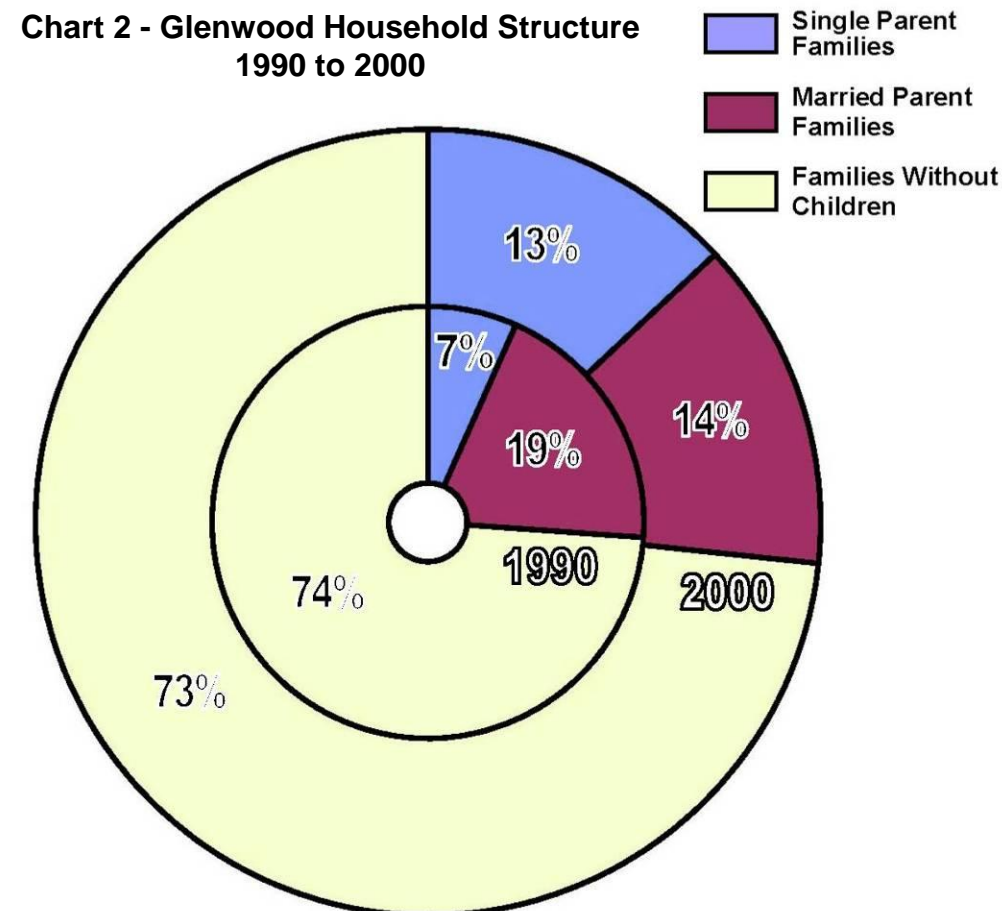
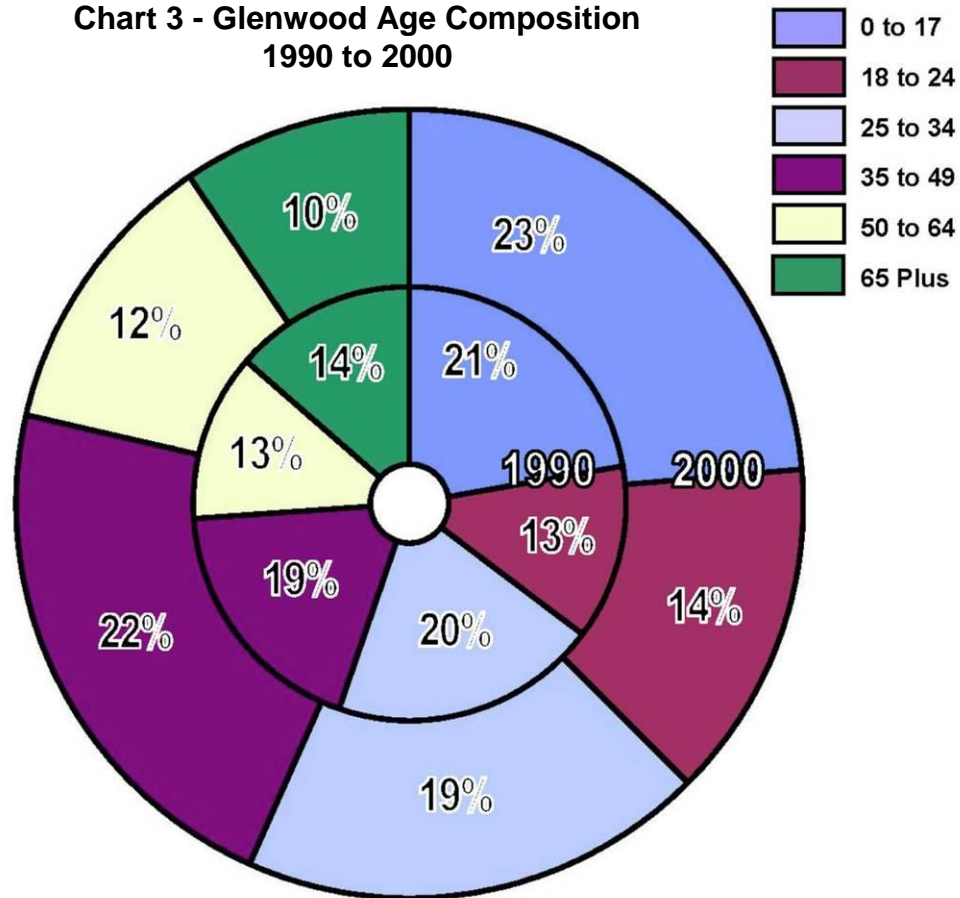


Chart 1 illustrates Glenwood's changing racial diversity. During the same period, the City of Greensboro's racial composition underwent a similar shift, though at a more moderate level. Glenwood's racial and ethnic composition can present certain challenges, especially in the realm of language and communication, however it is this very diversity that many residents perceive as one of their neighborhood's greatest strengths.



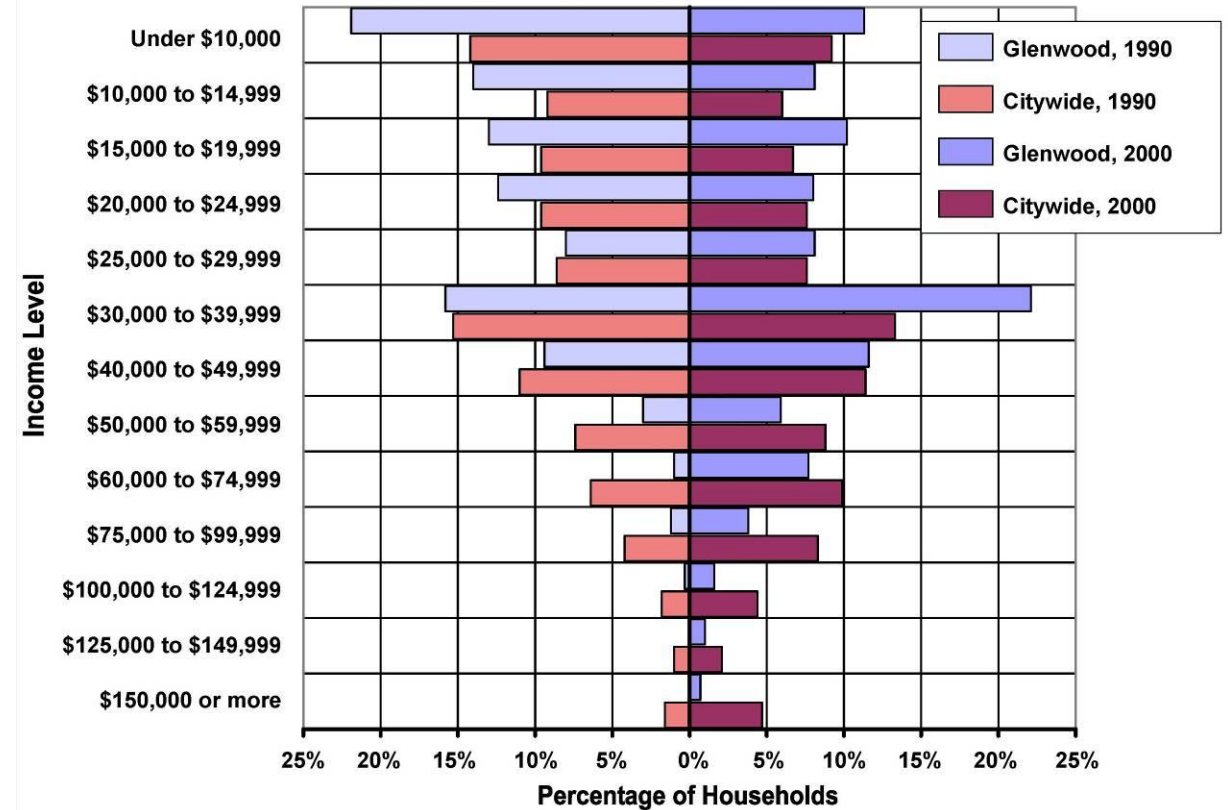
Another informative aspect of Glenwood's demographic character is the changing composition of its households as illustrated in chart 2. In 1990, Glenwood was composed of 1,820 households, which had decreased to 1,755 by 2000. Between 1990 and 2000, the number of single parent households in Glenwood nearly doubled from 7% to 13%, while the number of two parent households decreased from 19% to 14%. Households with no children decreased slightly, from 74% to 73%. This shift was mirrored at the citywide scale.

**Chart 3 - Glenwood Age Composition
1990 to 2000**



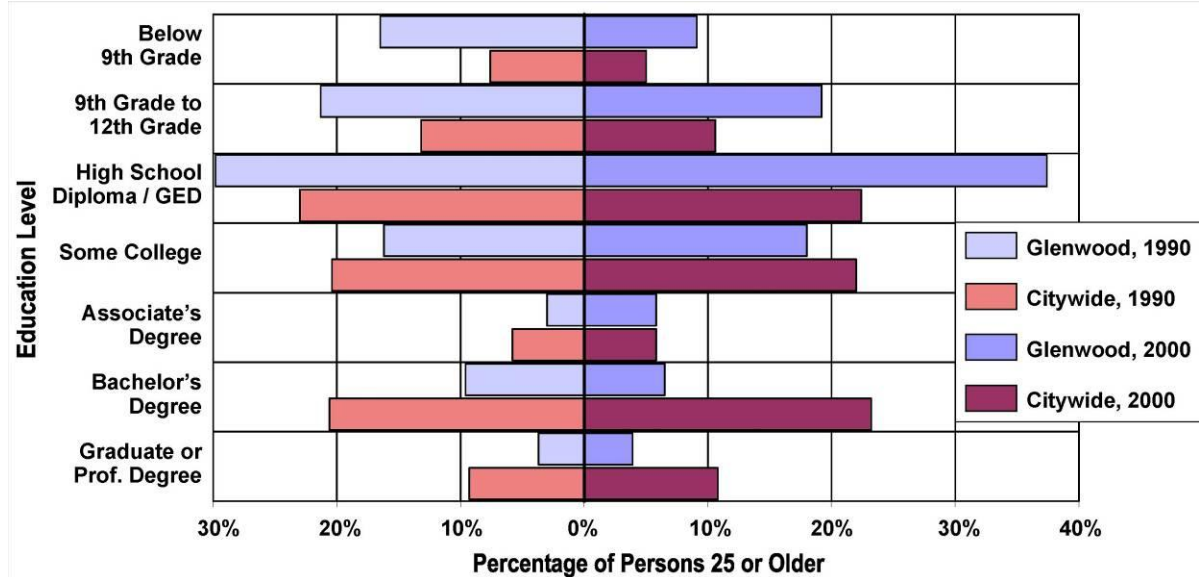
The age of Glenwood's residents is another dimension that has experienced considerable change over the past decade. From 1990 to 2000, Glenwood's under 25 population increased from 34% to 37%, while its 50 and over population decreased from 27% to 22%. During the same period, the proportions of these age groups remained virtually unchanged for Greensboro overall. These changes are remarkable in light of the nationwide trends toward a lower birthrate, increased life expectancy and the fact that many of the "Baby Boom" generation crossed the age 50 threshold during the decade. Chart 3 illustrates Glenwood's changing age composition.

Chart 4 - Annual Household Income in Glenwood



The median annual household income in Glenwood has risen from the \$20,000 to \$22,499 range in 1990 to the \$30,000 to \$34,999 range in 2000. And as Chart 4 shows, the number of households in the lowest two income ranges decreased from 35.9% in 1990 to 19.4% in 2000, while those in the five highest categories have increased from 2.5% to 14.8%. Despite the fact that annual household income in Glenwood has increased in absolute terms, it is unlikely that many Glenwood residents have found themselves in significantly better financial circumstances. For example, during the same period, the percentage of Glenwood residents living in households with annual incomes below the poverty level increased from 16.9% to 17.6%. This may be attributable to the fact that the national rate of inflation over this decade was over 36%, largely cancelling out income gains for most Glenwood residents.

Chart 5 - Educational Attainment of Glenwood Residents



During the decade from 1990 to 2000, educational attainment among Glenwood residents has undergone a significant transformation, as detailed in Chart 5. The percentage of individuals 25 and over without a high school education or equivalent declined from 37.8% in 1990 to 28.3% in 2000. Meanwhile, the percentage of residents holding a Bachelor's Degree or higher dropped from 13.3% in 1990 to 10.4% in 2000. This general trend suggests that although higher minimum educational standards and the attrition of members of earlier generations have increased the proportion of high school graduates among Glenwood's population, increasing costs of higher education coupled with low to negative growth of inflation-adjusted income has hindered the ability of many Glenwood residents to pursue post-secondary degrees.

Demographic Trends – Key Findings:

- ❖ Total population in Glenwood has remained steady.
- ❖ Glenwood has a high and growing degree of racial diversity.
- ❖ The median age of Glenwood residents is decreasing.

- ❖ The typical Glenwood household structure is changing to a higher proportion of single-parent families.
- ❖ Household income has grown, but has only kept pace with inflation.
- ❖ Minimum educational attainment has improved, but pursuit of higher education has been discernibly inhibited.

7.2 Built Environment

7.2.A. Residential

As Table 1 shows, nearly 80% of Glenwood's residential structures were built prior to 1970, whereas in Greensboro as a whole, just under 40% of all residential structures are pre-1970 units. There is a great variety of single family home types in the neighborhood, including bungalows in the craftsman and Cape Cod styles, shotgun homes, ranches, two story homes in the Queen Anne and Victorian styles, and at least one log home. Glenwood's housing stock presents a rich architectural heritage; many older homes in the neighborhood may be in need of protection and preservation as historic resources. The age of housing and other structures in Glenwood is depicted in Map 3 – HCD Target Area & Age of Housing Stock.



A casual walk or drive through Glenwood reveals that the degree of variability in housing types and sizes, is matched by the range of housing conditions and ages. Due to the prevalence of housing units in Glenwood that are in generally poor condition, combined with other factors such as elevated crime rates, the neighborhood's diverse array of housing types, sizes, and ages, has not attained its full potential as a community asset.

Table 1 - Age of Glenwood Dwelling Units

Year Built	Glenwood Units	%	Citywide Units	%
Before 1940	326	16.1%	7,222	6.4%
1940 to 1949	370	18.2%	6,482	5.8%
1950 to 1959	561	27.6%	13,734	12.2%
1960 to 1969	347	17.1%	16,685	14.9%
1970 to 1979	175	8.6%	18,614	16.6%
1980 to 1989	113	5.6%	17,960	16.0%
1990 to 1999	79	3.9%	20,972	18.7%
2000 to 2005	59	2.9%	10,642	9.5%
TOTAL	2,030	100.0%	112,311	100.0%

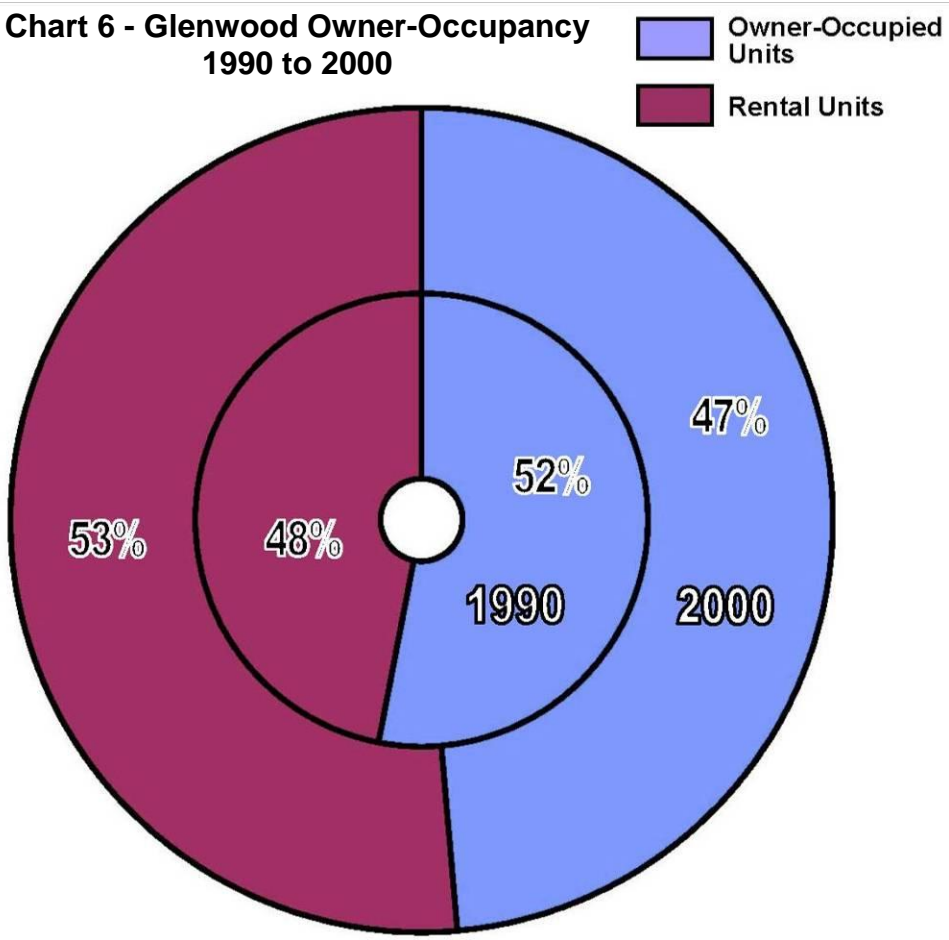
Many of Glenwood’s older single family homes are relatively small by today’s standards. Seventy-one percent of Greater Glenwood homes are less than 1,200 ft² and over half have only two bedrooms and one bathroom. The citywide average heated square footage for single family units (excluding high value units) is 1,804 ft², whereas the average in Glenwood is 1,104 ft². These characteristics alone would not make such homes unmarketable as owner-occupied units. However, in neighborhoods such as Glenwood, with



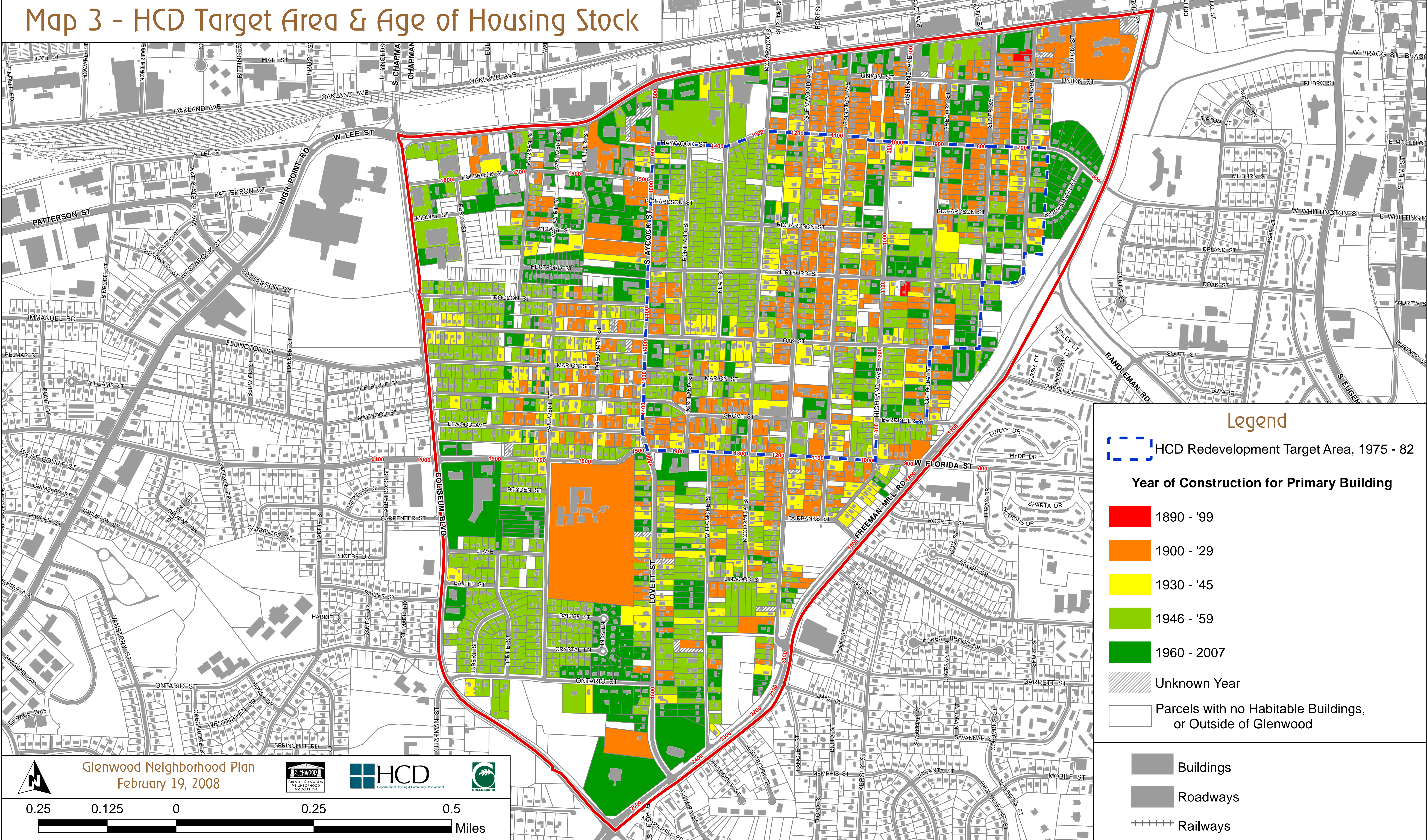
generally lower property values and higher rates of renter-occupancy across other housing types, these homes have limited appeal in the owner-occupant market, and therefore tend to be occupied predominantly as rental units. This trend is likely to continue until the overall condition of homes in Glenwood

improves, and is accompanied by similar improvements in other aspects such as crime rates, infrastructure upgrades, higher quality of new construction, greater resident involvement, and revitalization of the Grove Street corridor.

As illustrated in Chart 6, Glenwood has experienced a trend of decreasing home owner-occupancy among its single-family homes, since at least 1990. High levels of renter occupancy sometimes coincide with poor property maintenance, high resident turnover, low involvement in neighborhood affairs, depressed property values, and elevated crime rates. The percentage of owner-occupied housing units in Glenwood decreased from 52% in 1990 to



Map 3 - HCD Target Area & Age of Housing Stock



47% in 2000, while the rate for Greensboro overall decreased from 55% to 53% in the same period. Glenwood has one of the largest concentrations of renter-occupied housing in Greensboro. In the absence of evidence that the trend of decreasing owner occupancy has slowed or reversed, the proportion of owner-occupied units in Glenwood may now be less than 40%, although a precise figure is not available. Data from the 2010 decennial census will provide a clearer perspective on this issue.

Aside from the many single family homes, there are also a few apartment complexes located in Glenwood. Some of these are relatively recent additions that are in generally sound condition, and which are a valued subset of Glenwood's dwelling units. Others however, date to the 1960s or earlier and may be in need of renovation or redevelopment. Glenwood's low residential property values make it a likely target for future apartment construction, especially to accommodate the UNCG student market. Property values in other neighborhoods surrounding the UNCG campus are substantially higher, such that Glenwood has become economically more appealing for multi-family development. An analysis of address records from 2005 for off-campus staff and students within 1 mile of the UNCG campus reveals that 1,269 staff and students lived within this extent. Of these, only 100 (7.9%) lived south of the railroad tracks (87 of whom were in Glenwood), indicating that this area has not yet become an obvious choice of location for staff and students. The appeal of Glenwood as a source of staff and student housing has been limited by the physical and psychological barrier of the rail lines. But this barrier will gradually diminish as increasing property values in areas to the west, north, and east of UNCG continue to price more staff and students out of those areas.



7.2.B. Non-Residential

Many of the commercial and industrial buildings situated along the West Lee Street corridor, and extending along the east side of Coliseum Boulevard to

Trogdon Street are vacant, underutilized, or in need of renovation or redevelopment. The conditions and needs of this area will be treated in detail in the *High Point Road / West Lee Street Corridor Study*, that is currently being prepared by the Greensboro Planning Department.

In general, the non-residential buildings located in the Grove Street corridor are well-maintained and in sound condition. Recently several of these buildings have been renovated, or prepared for renovation.

Other non-residential buildings in Glenwood consist primarily of City facilities, religious structures, Peck Elementary School, and the shopping center at the intersection of Coliseum Boulevard and West Florida Street. These structures are generally well-maintained and in sound condition.



Built Environment – Key Findings:

- ❖ Nearly 80% of Glenwood's homes were built before 1970, signifying a valuable trove of historic architecture that merits protection.
- ❖ In their present condition, many small older single-family homes are not well-suited to the prevailing demands of the current owner-occupant market, but could be successfully rehabilitated.
- ❖ Housing in Glenwood consists of a wide variety of styles, sizes, ages and conditions, making the neighborhood difficult to describe concisely.
- ❖ Insufficient home maintenance is a common condition – some homes may be economically beyond rehabilitation.
- ❖ Glenwood is likely to be a target for future multi-family residential construction, due to both the generally strong demand for such housing, and the expected increase in UNCG's student population.

- ❖ Except for some portions of the Lee Street corridor, non-residential buildings in Glenwood are generally well-maintained and in sound condition.

7.3 Land Use Characteristics

The Greater Glenwood Neighborhood spans an area of approximately 770 acres (1.2 square miles). By far, the dominant land use within the neighborhood is residential, mostly of low and moderate density, with an average of 4.9 dwelling units per acre. The current geographic distribution of land use types in Glenwood is illustrated in Map 4 – Current Land Use.

Glenwood is experiencing ongoing private reinvestment activity, mostly consisting of new construction of detached housing. Anecdotal evidence suggests that many of these infill projects are of low quality (using construction methods or materials with the minimum allowable durability) or are inconsistent with the character of existing development (architectural or site features neither reflect nor are sensitive to the context of the surrounding built and natural environments). Other factors affecting development activity within Glenwood are generally low property values relative to the City average, along with some fairly large undeveloped sites that could provide opportunities for major infill projects.

Glenwood is also experiencing significant pressure from external new development. This pressure is focused primarily on the northern and western boundaries of the neighborhood, with the potential for expansion of the UNCG campus (and/or private development of apartments marketed to students) from the north. Recent controversial rezoning cases may be evidence of this pressure. Also, the revived interest in center city living, has established Glenwood and other core Greensboro neighborhoods as leading targets for affordable rental housing.

External new development is not the only source of stress affecting the health of Glenwood’s residential core. Some long-standing commercial and light industrial operations along the neighborhood’s edges, particularly within one block of West Lee Street, also produce conflicts with nearby dwellings. These land use conflicts come in the form of visually unappealing structures and premises,

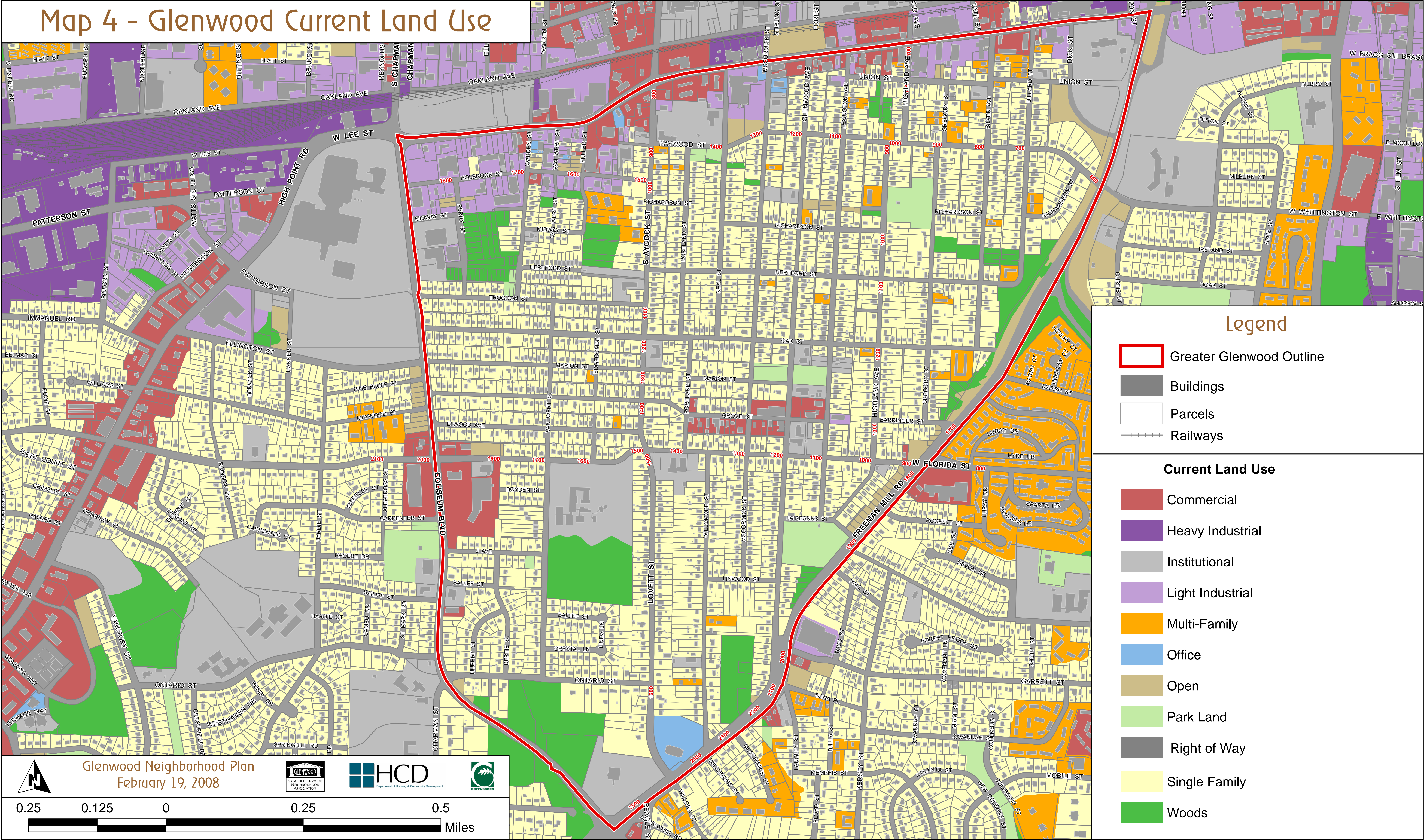
undesirable clientele, and noise, odor, or traffic problems. Despite these points of conflict however, Glenwood is fortunate to have a large number of commercial, office, and industrial establishments at its doorstep, as a source of both employment and consumer goods and services within reasonable walking distance, especially in light of the ongoing depletion throughout Greensboro of properties zoned for industrial use. With suitable transitions and buffering, this mixture of commercial uses with residential ones could become a greater asset to the neighborhood. In addition to the businesses along West Lee Street, there is also a substantial commercial shopping center located at the intersection of West Florida Street and Coliseum Boulevard, which contains a full service super market, a drug store, a discount store, and numerous other establishments. Many neighborhoods are eager to attract the shopping and employment amenities that Glenwood already enjoys.



In addition to the challenges described above, Glenwood is home to a unique asset that presents an important opportunity for the neighborhood’s future. During much of Glenwood’s history, the Grove Street corridor was its social and commercial heart. Beginning in the 1970s, business on Grove Street began a slow decline which has been accompanied by elevated criminal activity and deteriorated condition of some buildings and street features. This decay has resulted in typical impacts on surrounding residential properties. Recent efforts by GGNA, changes in ownership in the corridor, and the arrival of new business tenants, suggest that Grove Street may be poised for a renaissance, and could regain at least a portion of its former prominence as a destination for shopping and social life.



Map 4 - Glenwood Current Land Use



Legend

- Greater Glenwood Outline
- Buildings
- Parcels
- Railways

Current Land Use

- Commercial
- Heavy Industrial
- Institutional
- Light Industrial
- Multi-Family
- Office
- Open
- Park Land
- Right of Way
- Single Family
- Woods



Glenwood Neighborhood Plan
February 19, 2008



0.25 0.125 0 0.25 0.5 Miles

Another distinctive aspect of land use in Glenwood is the numerous places of worship that are located within or immediately adjacent to its boundaries. Roughly 20 churches and one mosque are situated within walking distance of Glenwood residents. Several of these congregations are relatively large and have significant influence in Glenwood through their presence as large



institutional structures, and through the community service work of their ministries. The more enduring congregations were initially focused on serving the immediate neighborhood, but their extent has expanded over the years, as members have relocated, and other denominations have moved into Glenwood. More recently, some of these older congregations are returning to a more neighborhood-centered emphasis.

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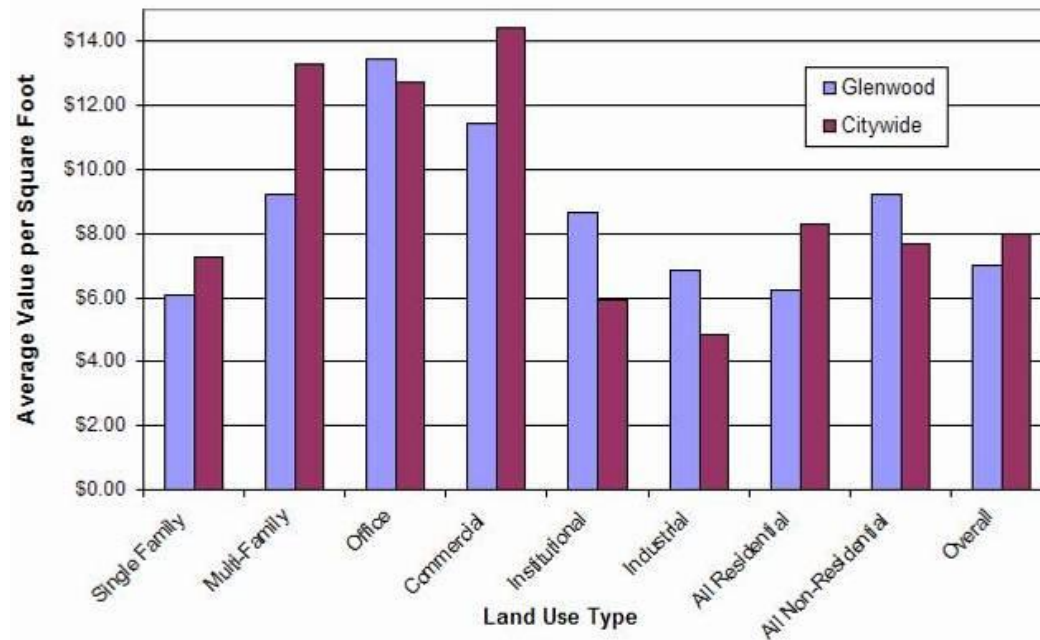
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Glenwood is also home to two other major institutional land uses:

- ❖ The Servant Center, located in the 1300 block of Lexington Avenue, which provides transitional and permanent housing for disabled homeless men.
- ❖ The Salvation Army Boys and Girls Club, located at 840 Neal Street, which provides a variety of youth-oriented social services.

Finally, land use and land use change are strongly influenced by property values as determined by the real estate market. An evaluation of the taxable property illustrates current taxable property value of parcels by land use type in Glenwood, as compared with the remainder of Greensboro. On average, Glenwood parcels currently zoned for residential use are valued roughly \$2.00 less per square foot than in Greensboro as a whole. Conversely, parcels in the neighborhood currently zoned for non-residential purposes are valued at roughly \$1.50 more per square foot than Citywide. Yet because residential uses comprise such a large proportion of Glenwood’s total area, the average value across all use types in Glenwood is around \$1.00 less than elsewhere in Greensboro.

Chart 7 - Average Taxable Property Value of Parcels per Square Foot, Comparison of Glenwood & Citywide



Land Use Characteristics – Key Findings:

- ❖ Glenwood’s primary land use is low to moderate density residential.
- ❖ New development in the neighborhood often is of low quality, or is not designed to be consistent with its context.
- ❖ External development forces may have increasing influence over land use change in Glenwood.
- ❖ Some existing West Lee Street land uses produce negative impacts, but many of these are offset by employment and commerce benefits.
- ❖ Successful revitalization of the Grove Street corridor, could be a significant catalyst for strengthening all aspects of the neighborhood.

- ❖ Glenwood’s many churches are a largely untapped resource for advancing the neighborhood’s vision and goals.
- ❖ Property values in Glenwood may be a significant incentive for development of multi-family residential or commercial projects.

7.4 Zoning Characteristics

The composition of Glenwood’s zoning districts is roughly comparable to its distribution of land uses. As presented in Table 2, residential districts account for just over 80% of the neighborhood’s zoning. Industrial zoning districts account for over half of the remainder, with less than 8% distributed among Commercial, Office, Mixed Use, and Institutional zoning districts. These non-residential zoning districts are found along the periphery of the neighborhood, and in the Grove Street corridor. Glenwood’s relatively large proportion of industrially zoned land is a distinctive feature among Greensboro neighborhoods. The current arrangement of zoning district categories in Glenwood can be found in Map 5 – Current Zoning.

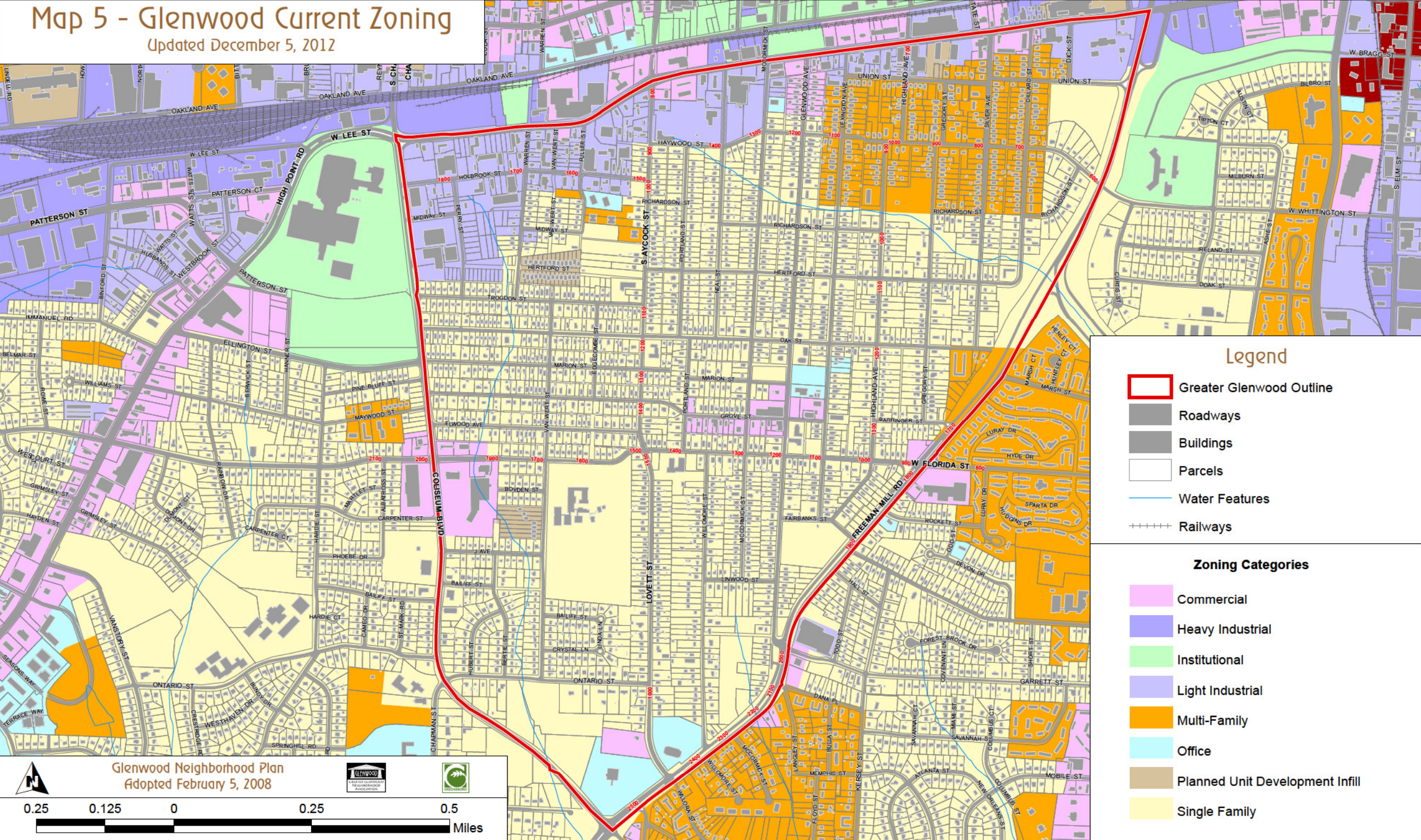
Table 2 - Acreage of Glenwood Zoning District Categories

Zoning District Category	Acreage	Percentage
Single Family Residential	539.5	70.1%
Industrial	89.2	11.6%
Multi-Family Residential	81.0	10.5%
Commercial	35.4	4.6%
Office	16.9	2.2%
Mixed Use	6.8	0.9%
Institutional	0.9	0.1%
TOTAL	769.7	100.0%

Some of the existing zoning boundaries in Glenwood do not correspond well with the current land use types therein, and consequently are less effective at promoting appropriate types of development. One notable instance is the large area zoned for multi-family development in the northeastern part of the

Map 5 - Glenwood Current Zoning

Updated December 5, 2012



Glenwood Neighborhood Plan
Adopted February 5, 2008



neighborhood. There is currently very little multi-family development in this area. Although the blocks north of Haywood Street would be a suitable area for multi-family infill development as a transition from the higher-intensity uses along West Lee Street, the area to the south of Haywood Street is better suited to remain predominantly single-family residential. The Glenwood Future Land Use Map (Map 9) will be an important tool in ensuring that new development is more consistent the needs and preferences of the neighborhood.

The Greensboro Planning Department is currently crafting an extensive revision of the City’s land use regulations, commonly referred as the “Unified Development Ordinance.” The new regulations, known as the “Land Development Ordinance,” when completed will include new and substantially redefined zoning categories. It will be important for GGNA to work closely with the Planning Department to ensure that new zoning map designates appropriate zoning boundaries in Glenwood, based on the new categories and on the Glenwood Future Land Use Map.

Zoning Characteristics – Key Findings:

- ❖ The majority of Glenwood is zoned for single-family or multi-family residential uses.
- ❖ Glenwood’s non-residential zoning districts are home to commercial, office, and industrial uses that provide employment and essential goods and services.
- ❖ Some of Glenwood’s zoning district boundaries do not reflect current or anticipated future land use types.
- ❖ The Land Development Ordinance currently being prepared will be an opportunity for Glenwood to bring its zoning district boundaries into closer alignment with current and preferred future land use types.

7.5 Inspections and Enforcement

As shown in Table 3, Glenwood has experienced a fairly steady rate of construction and development activity in recent years. A close analysis of the number and types of permit applications submitted reveals that the projects

constructed have been generally lower value investments. In the data shown, Glenwood averaged 36 permits per year, with an average value of \$36,860 per permit. For comparison, during a similar period, the nearby Lindley Park Neighborhood averaged 32 permits per year, with an average value of \$66,145 per permit – or 80% higher value per permit. This disparity is even more pronounced when it is noted that Glenwood averaged over 13 permits for new construction each year, while Lindley Park averaged just 8 permits for new construction per year. Ongoing construction investment in Glenwood is important for its long term vitality, but a large amount of lower value construction is likely to further degrade the neighborhood.

Table 3 - Annual Building Permits in Glenwood, 1999 to 2005

Permit Type	1999	2000	2001	2002	2003	2004	2005	Total
Addition	3	4	1	2	2	3	1	16
Demolition	0	0	1	2	3	1	2	9
Initial Upfit	3	0	0	0	6	0	0	9
Interior/Exterior Alteration	9	11	7	7	7	13	11	65
New Construction	9	7	15	28	13	11	12	95
Rehabilitation	5	3	0	1	11	9	5	34
Repair to Standard	1	2	1	2	6	5	6	23
Re-Roof	0	0	0	3	0	1	0	4
TOTAL	30	27	25	45	48	43	37	255
Total Estimated Value = \$9,288,834								

A likely contributing factor to the low level of construction investment in Glenwood can be found in the number and types of local ordinance violations reported in the neighborhood. Housing violations apply only to residential structures, where as nuisance violations refer to the maintenance condition of residential and non-residential properties as well as non-residential structures. Vehicle violations refer to operable unlicensed motor vehicles and/or inoperable motor vehicles that are improperly stored or parked. Many of these violations are very visible blemishes on Glenwood’s image and impose a significant disincentive on new investment. Table 4 summarizes the violations reported in Glenwood during 2005. It is noteworthy that the total number of violations in Glenwood for this one year is very close to the total number of violations reported

in the Lindley Park Neighborhood over a 3 year period. Another cause for concern in this data is the large proportion of repeat violations, especially among the vehicle violations.

Table 4 - Local Ordinance Violations in Glenwood, 2005

Violation Type	Violations	Repeat Violations
Housing	33	2
Nuisance	176	29
Vehicle	158	49
TOTAL	367	80

Inspections and Enforcement – Key Findings:

- ❖ Glenwood continues to experience development activity, especially in the new construction and interior/exterior alterations categories.
- ❖ Permitted projects in Glenwood typically result in relatively low total investment values.
- ❖ Glenwood experiences a high number of local ordinance violations, compared with other neighborhoods of similar age and size.

7.6 Public Infrastructure and Facilities

Glenwood is relatively well furnished with parks and recreational facilities. Ruth Steelman Park, Morris Farlow Park, and Old Peck Ball Diamond are all located within the boundaries of Glenwood. In addition, the Glenwood Recreation Center and Park are located just outside the neighborhood’s boundaries, on the west side of Coliseum Boulevard, south of West Florida Street. While the number and size of Glenwood’s parks is impressive, in some cases maintenance has been lacking and in others, certain park features contribute to perceptions of danger, thus deterring use.

Several other important public facilities are located in or adjacent to Glenwood, including:

- ❖ The Glenwood Branch of the Greensboro Public Library, which houses the Nonprofit Resource Center, the Greensboro Neighborhood Information Center, and the Multicultural Resource Center, located at the southeast quadrant of the intersection of Coliseum Boulevard and West Florida Street.
- ❖ Greensboro Fire Station #8, located on Coliseum Boulevard, south of West Florida Street.
- ❖ Clara J. Peck Elementary School, located on West Florida Street, just west of the intersection with Aycock / Lovett Streets.
- ❖ The Justice Communication Complex, located on Coliseum Boulevard, just south of Midway Street.
- ❖ The Greensboro Coliseum Complex, which is Greensboro’s premier entertainment venue, located just outside of Glenwood, and bounded by Coliseum Boulevard, West Lee Street and Ellington Street.



While these facilities do not serve Glenwood exclusively, their concentration within this vicinity speaks to Glenwood’s significance as a vital core neighborhood.

Most of Glenwood’s main water and sewer lines are approaching the end of their serviceable life cycle and will need to be replaced in the next 10 to 15 years. Additionally, many of these lines are not of sufficient capacity to handle to service demands of the neighborhood. Replacement of these lines will likely take place on an as-needed basis, when breaks occur or appear imminent. Much less clear is how replacement of lateral lines will be accomplished. Lateral lines run from the main lines onto private property, to serve individual homes and businesses. Because these lines are outside the public utility right-of-way, they are considered the responsibility of individual property owners. Yet as these lines age, the need to replace them becomes steadily greater. Many Glenwood property owners may be unable to bear the repair and replacement costs

incurred, but failing to fix these lines may impose even greater costs on the neighborhood and the City in the form of public health dangers and decreased real estate marketability.

With the exception of streetlamps, the age, condition, and capacity of private utilities, such as telephone, electric, and cable television lines are uncertain. However, these infrastructure systems are the responsibility of the respective service providers. In the case of streetlamps, while the system is owned and maintained by Duke Energy Corporation, the City of Greensboro pays for the electricity to operate them, and pays for installation of additional streetlamps where they are needed for public safety or other purposes. The Greensboro Department of Transportation (GDOT) manages a petition process through which property owners may petition for: installation of additional streetlamps; functional modification of existing streetlamps to change brightness, etc.; or replacement of existing standard streetlamps with decorative lamp fixtures. Petitions requesting installation of additional streetlamps (provided they will not be positioned less than 150' from any other lamp) and functional modifications of existing streetlamps are typically carried out at no cost to property owners. There are some areas in Glenwood which may be in need of additional streetlamps, or brighter lamps. By contrast, the cost to replace standard streetlamps with decorative fixtures must be paid by the requesting party.

Nearly all of Glenwood's streets have curb and gutter installed. The only known exceptions are Haywood Street, west of Aycock Street, and Willomore Street, south of Linwood Street. Although Glenwood's network of sidewalks is not as complete, GDOT offers a process through which property owners may petition for sidewalk installation. Currently, the City of Greensboro does not assess property owners for installing sidewalks, however it is City policy to not install sidewalks where curb and gutter is not already present. The prevalence of curb and gutter throughout Glenwood should facilitate the construction of any sidewalk petition projects that receive the required percentage of property owner signatures.



Public Infrastructure and Facilities – Key Findings:

- ❖ A large number of public facilities and amenities can be found within or immediately adjacent to Glenwood's boundaries.
- ❖ Some parts of Glenwood's parks may need enhanced maintenance, or improvements to present a safer, more attractive appearance.
- ❖ Many of Glenwood's aging and under capacity water and sewer lines are in need of replacement over the next decade.
- ❖ Some areas of Glenwood could benefit from brighter or additional streetlamps.
- ❖ Curb and gutter is present on nearly all streets in Glenwood, whereas the sidewalk system is far less complete.

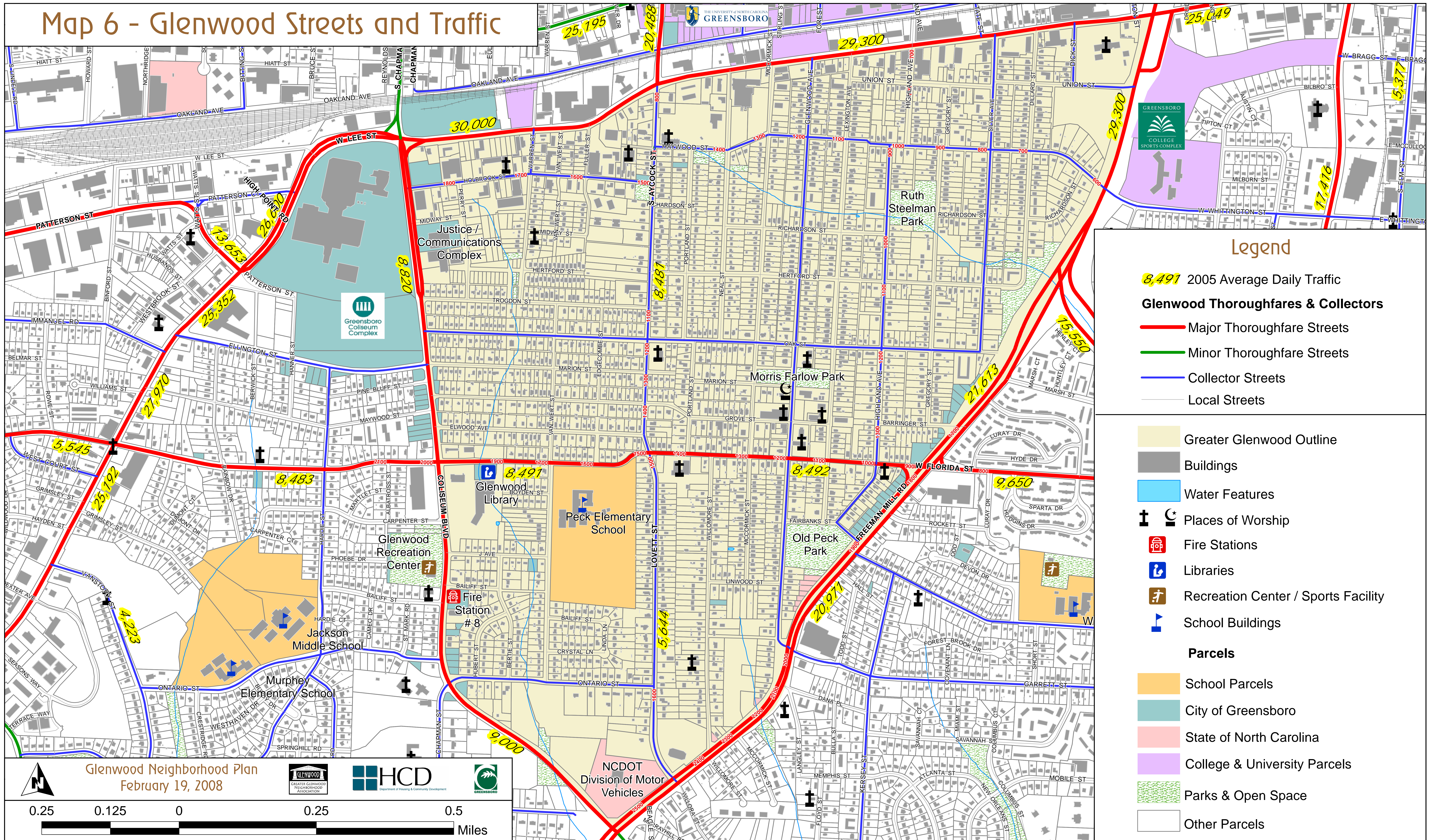
7.7 Transportation

Glenwood's mainly grid-oriented roadway network is shown in Map 6 – Streets and Traffic. This well connected network is generally in satisfactory condition. West Florida Street and Holbrook Street, two streets that were rated among the lowest in the City's pavement condition database, were recently resurfaced. A one block segment of Grove Street that had been designated for one-way operation for many years was reverted back to two-way operation, as one of several measures intended to improve the appeal of this corridor as a pedestrian-oriented retail and social center for the neighborhood. In addition, a traffic signal with crosswalks and pedestrian crossing signals is scheduled to be installed at the intersection of Freeman Mill Road and Lovett Street by Fall, 2007.

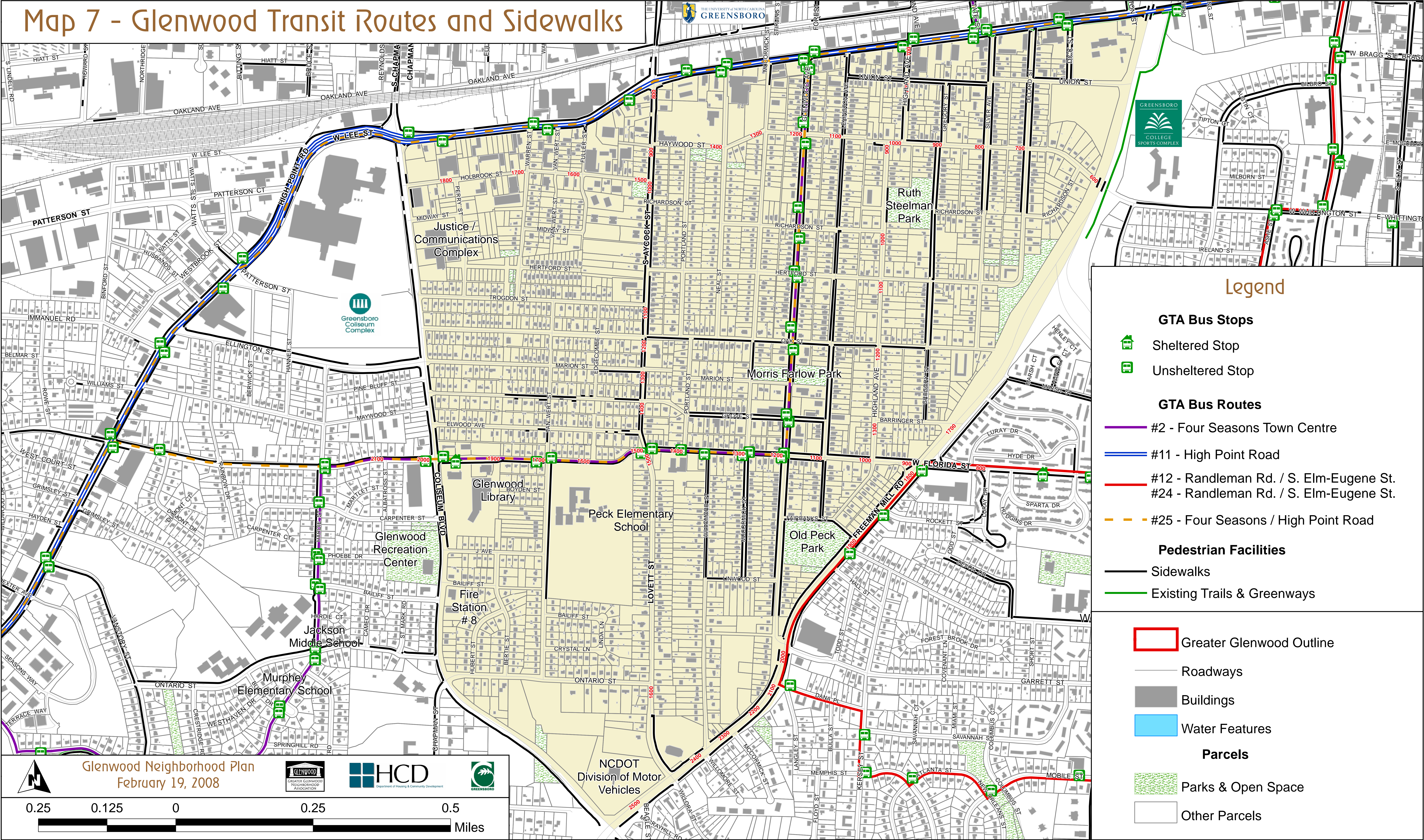
Glenwood is currently served by several daytime, evening, and weekend bus routes of the Greensboro Transit Authority (GTA), including:

- ❖ #2, Four Seasons Town Centre Route (Monday - Saturday)
- ❖ #11, High Point Road Route (Monday - Saturday)
- ❖ #12, Randleman Road / South Elm-Eugene Street Route (Monday - Saturday)

Map 6 - Glenwood Streets and Traffic



Map 7 - Glenwood Transit Routes and Sidewalks



Legend

GTA Bus Stops

- Sheltered Stop
- Unsheltered Stop

GTA Bus Routes

- #2 - Four Seasons Town Centre
- #11 - High Point Road
- #12 - Randleman Rd. / S. Elm-Eugene St.
- #24 - Randleman Rd. / S. Elm-Eugene St.
- #25 - Four Seasons / High Point Road

Pedestrian Facilities

- Sidewalks
- Existing Trails & Greenways

Greater Glenwood Outline

Roadways

Buildings

Water Features

Parcels

- Parks & Open Space
- Other Parcels

- ❖ #24, Randleman Road / South Elm-Eugene Street Route (Evenings & Sundays)
- ❖ #25, Four Seasons Town Centre/High Point Road Route (Evenings & Sundays)

These current routes are illustrated in Map 7 – Transit Routes and Sidewalks. GTA’s *Mobility Greensboro Public Transportation Master Plan* recommends adding several cross-town routes to the system. One of these proposed future routes would operate along the entire length of Florida Street. If implemented, the Florida Street Route would significantly improve Glenwood’s accessibility via public transit.

Some Glenwood stakeholders have expressed concern about the volume and speed of auto traffic, particularly on Aycock, Lovett, and West Lee Streets. These and other Glenwood streets may be in need of formal traffic speed studies and appropriate follow-up measures to address identified problems.

Most of Glenwood’s interior streets carry low enough traffic volumes at slow enough speeds that they are suitable for bicycling with no special accommodation. Other streets offer a less comfortable bicycling environment and may be appropriate targets of future roadway improvements, to enhance the bicycle transportation network. Currently, portions of West Florida Street are marked with formal bicycle lanes, while others bear “Share the Road” signage. Glenwood is also traversed by two signed bicycle routes (Routes 3 and 12), as a result of implementation of the *Greensboro Metropolitan Area Bicycle, Pedestrian, and Greenways Master Plan* (aka BiPed Plan). These two routes should help to improve Glenwood’s bicycle connections to surrounding areas of Greensboro, including the UNCG campus to the north.



Bicycle parking is currently available at the Boys & Girls Club, the Glenwood Branch Library, and the Glenwood Recreation Center. Additional bicycle parking may be needed at locations throughout the neighborhood in order to improve Glenwood’s overall bikeability, especially at Peck Elementary School, Steelman

Park, Farlow Park, Old Peck Park, the Grove Street Corridor, and the shopping center at the intersection of Coliseum Boulevard and West Florida Street.

In some areas of Glenwood, continuous sidewalks are present on both sides of streets (see Map 7), while in other areas sidewalks are either intermittent, present on only one side of streets, or are absent entirely. Sidewalks damaged by cracks, upheaval, un-patched utility cuts, and obstructions may be found throughout the neighborhood. Sidewalks are notably absent along internal streets west of Aycock and Willomore Streets. In general, Glenwood’s sidewalk connectivity is stronger along north-south streets, than along east-west streets. In some cases installation of sidewalks may not be possible due to the presence of structures, utilities, mature trees, or unfavorable topography. There are also few intersections in Glenwood where the sidewalks are properly fitted with wheelchair ramps to facilitate pedestrian crossing. Installation of new ramps and upgrading of existing ramps is typically done in conjunction with street resurfacing projects, but requests for installation or upgrading of specific locations are fulfilled when possible.

The Greensboro Department of Transportation will be making improvements to two intersections in Glenwood that should improve conditions for crossing pedestrians. The improvements will involve adding crosswalk striping and pedestrian activated crosswalk signals. The targeted intersections are West Lee Street at Glenwood Avenue and West Lee Street at Tate and Silver Streets. These intersection improvements should enhance Glenwood’s pedestrian connectivity with the UNCG campus to the north.

Transportation – Key Findings:

- ❖ The streets that serve Glenwood have adequate traffic-carrying capacity and are receiving adequate maintenance.
- ❖ Glenwood is relatively well-served by public transportation routes.
- ❖ The speed and volume of traffic on some Glenwood streets may necessitate remedial measures.

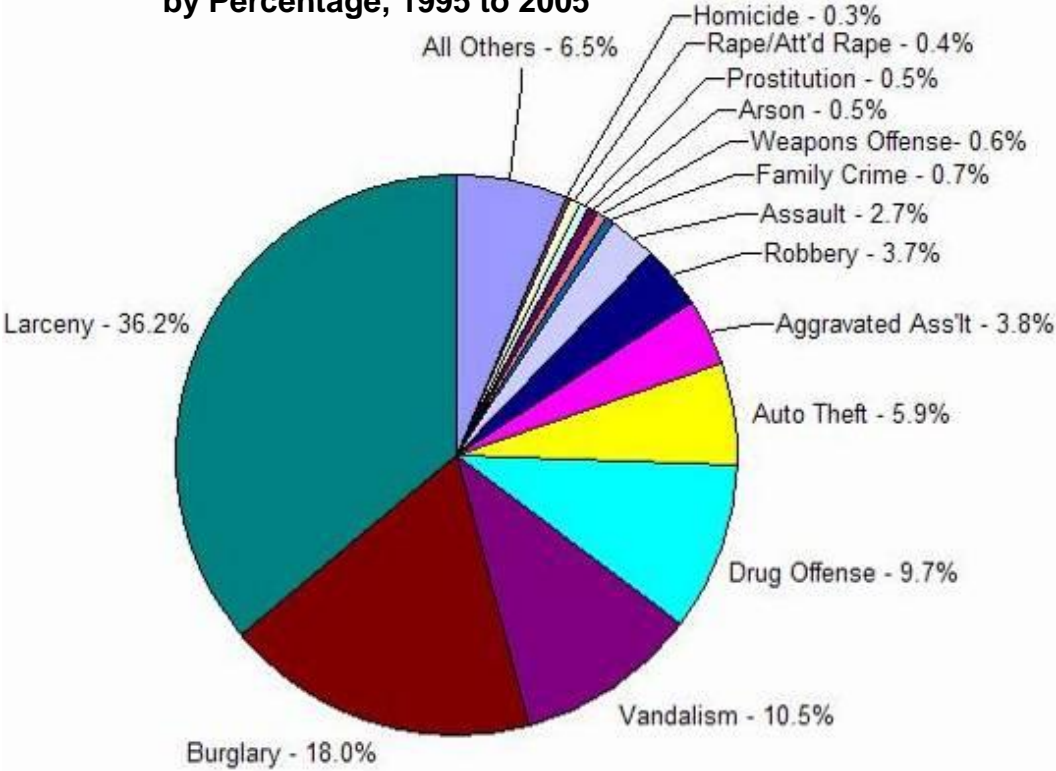
- ❖ Implementation of the BiPed Plan is expanding Glenwood’s bicycle network, but connectivity across Lee Street to UNCG remains limited.
- ❖ Expansion of Glenwood’s limited bicycle parking facilities may be needed.
- ❖ The condition and connectivity of Glenwood’s sidewalk network is arguably the weakest link in its transportation system.
- ❖ Existing pedestrian crossing treatments at some of Glenwood’s busier intersections need improvement, while other intersections lack such treatments entirely.

7.8 Public Safety, Security, and Health

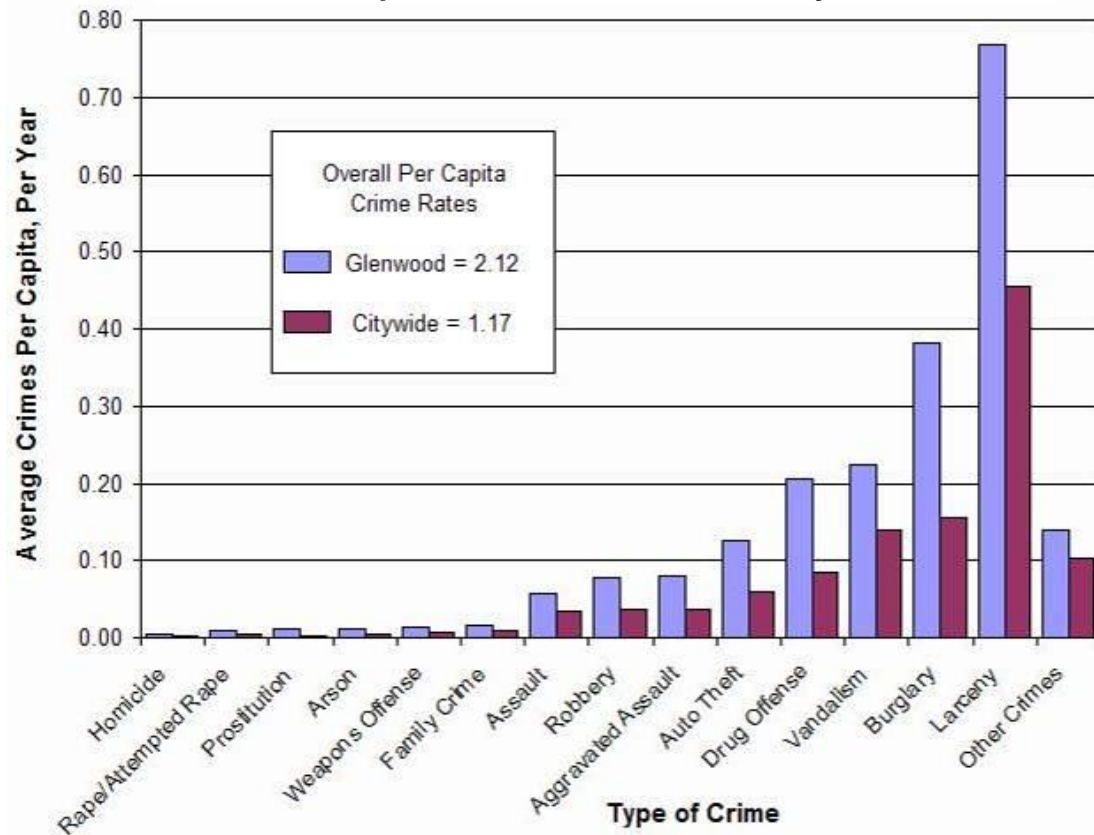
Glenwood is experiencing an overall per capita crime rate that is nearly double that of Greensboro as a whole. Particularly problematic are property crimes (larceny, burglary, vandalism, auto theft), which account for over 70% of all crime in the neighborhood over the period 1995 to 2005, as depicted in Chart 8. Of the remaining crime categories, drug activity and prostitution are most problematic. Chart 9 shows that the respective rates of incidence for these categories are 2.5 times and 3.7 times higher per capita than the corresponding citywide rates. Although the per capita rates for gambling and homicide are also significantly higher than the citywide rates, there were so few of these crimes in absolute numbers, that they are not likely to pose as serious a problem as the statistics might suggest.

Nonetheless, Glenwood’s high overall crime rate, especially for crimes that are often committed so overtly (such as prostitution or drug activity), or that leave a visible blemish on the neighborhood (such as vandalism), is cause for concern. The significance of these particular types of crimes is that they have persistent negative effects on perceptions of danger in the neighborhood, even to a casual observer.

Chart 8 - Glenwood Crime Categories by Percentage, 1995 to 2005



**Chart 9 - Per Capita Annual Crime Rates, 1995 to 2005
Comparison of Glenwood and Citywide**



Public Safety, Security, and Health – Key Findings:

- ❖ Glenwood's per capita crime rate is nearly double the rate for Greensboro overall.
- ❖ Property crimes form the majority of reported criminal activity in Glenwood.

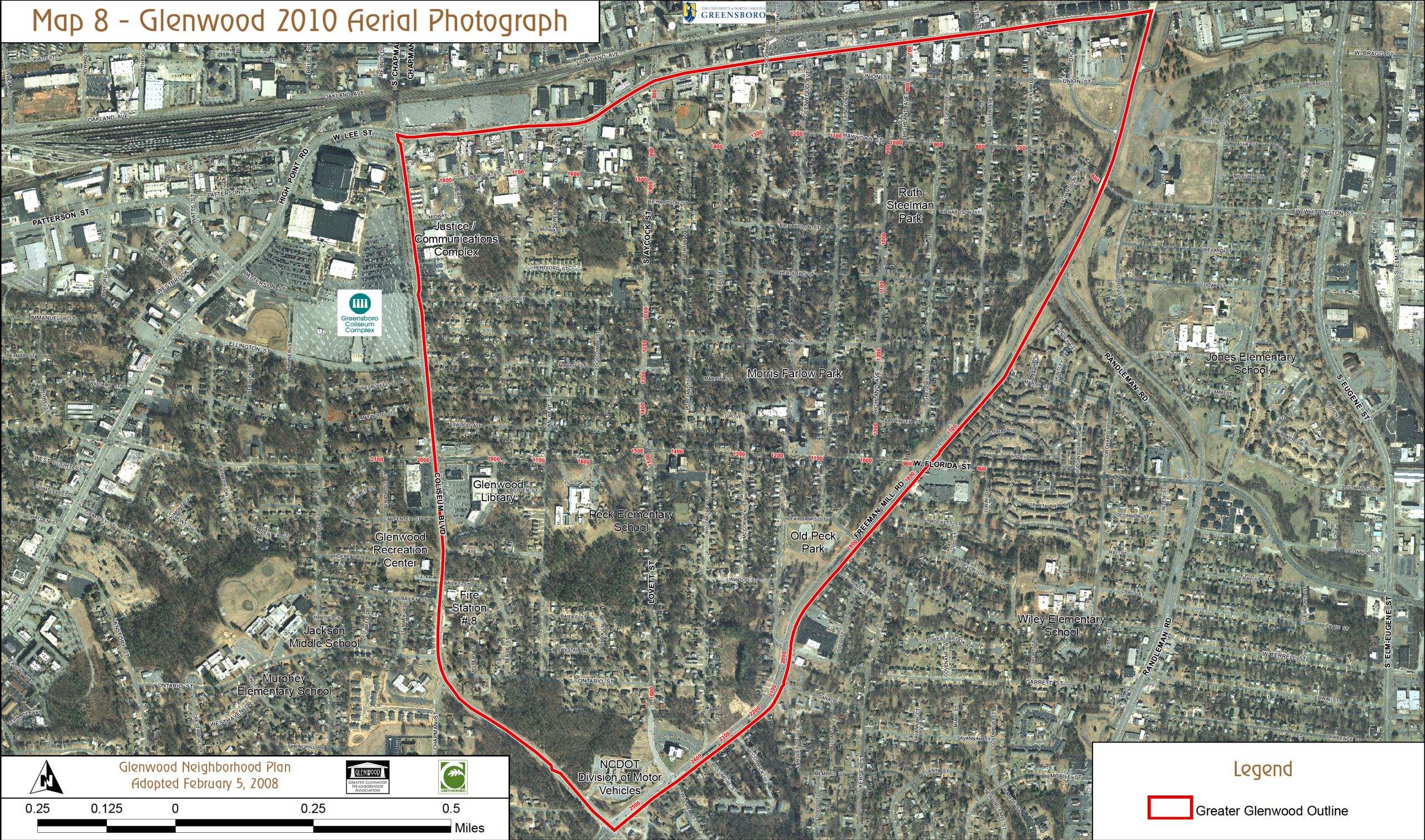
- ❖ The rates of drug activity and prostitution in Glenwood are disproportionately higher than in Greensboro as a whole.
- ❖ The highly visible nature of predominant crimes in Glenwood have a persistent negative effect on the neighborhood's image.

7.9 Natural Environment

As illustrated in Map 8 – 2007 Aerial Photograph, Glenwood is fortunate to have a large number of mature trees that provide energy-saving shade, air quality benefits, and aesthetic appeal. Some of these trees predate the earliest construction in the neighborhood. The years that have passed since most of Glenwood was developed have provided time for many planted trees to reach maturity as well. Glenwood's extensive tree cover is a significant asset, which many residents feel is in danger of being depleted. Analysis of change in Greensboro's tree cover from 1984 to 2000 reveals that this concern is not unwarranted. Over that period, the City lost approximately 18% of its total tree cover. Recent infill development in Glenwood, on both previously developed land and on greenfield sites, has claimed many trees. Each year, numerous trees also fall victim to storms, disease, and insect damage.

Streams form another vital, albeit less visible, element of Glenwood's natural environment. The several streams that flow through Glenwood are the primary carriers of stormwater runoff for the neighborhood, and a natural means of flood prevention. As is the case throughout older portions of Greensboro, many stretches of Glenwood's streams have been channelized or piped underground. Some portions of streams are protected through long-standing stream buffer easements, such as the Trogon Street Natural Area, which features an unnamed tributary of South Buffalo Creek. The upstream reach of Mile Run Creek flows through another stream buffer easement bounded by Portland, Haywood, and Neal Streets. Mile Run Creek, which runs through Steelman Park, and what appears to be an unnamed tributary of Mile Run Creek, which flows through Farlow Park, are the two most prominent of the neighborhood's streams. However, these two stream segments have suffered significant erosion and other damage, and their banks are in need of restoration work.

Map 8 - Glenwood 2010 Aerial Photograph



Glenwood Neighborhood Plan
Adopted February 5, 2008



Legend

 Greater Glenwood Outline

Natural Environment – Key Findings:

- ❖ Glenwood’s generally extensive tree cover is an important asset, providing energy efficiency, air quality, and aesthetic benefits.
- ❖ Glenwood’s trees remain vulnerable to both development activity and natural threats.
- ❖ Glenwood’s streams handle much of the neighborhood’s storm drainage and help prevent flooding.
- ❖ Few segments, if any, of Glenwood’s streams are in a natural, undisturbed state, and many are damaged or significantly altered.

7.10 Grove Street Revitalization Study

Beginning in early 2006, a sub-committee of the Greater Glenwood Neighborhood, named the Grove Street Revitalization Task Force engaged in a visioning process with technical assistance from the Institute of Cultural Affairs. The aim of this project was to formulate a package of ideas that could restore some of the attraction and excitement that the Grove Street Corridor once enjoyed. This process included several public workshops and numerous working meetings of the Task Force. The visioning component culminated in Spring 2007, when the Task Force presented their “Groove on Grove” concept to the neighborhood. The stated goals of the concept are:

- ❖ Counter-act Crime,
- ❖ Restore Positive Image, and
- ❖ Invite New Exciting Business

During Grove Street’s prime – the 1920s through 1950s – it was a thriving example of the traditional walkable neighborhood center; the prototype that the current “neo-traditional” development trend seeks to emulate. This two-block corridor has the potential to become the type of amenity that holds great appeal for people from a diverse array of cultural, racial, and socio-economic backgrounds. GGNA hopes that Grove Street will be the catalyst for Glenwood’s

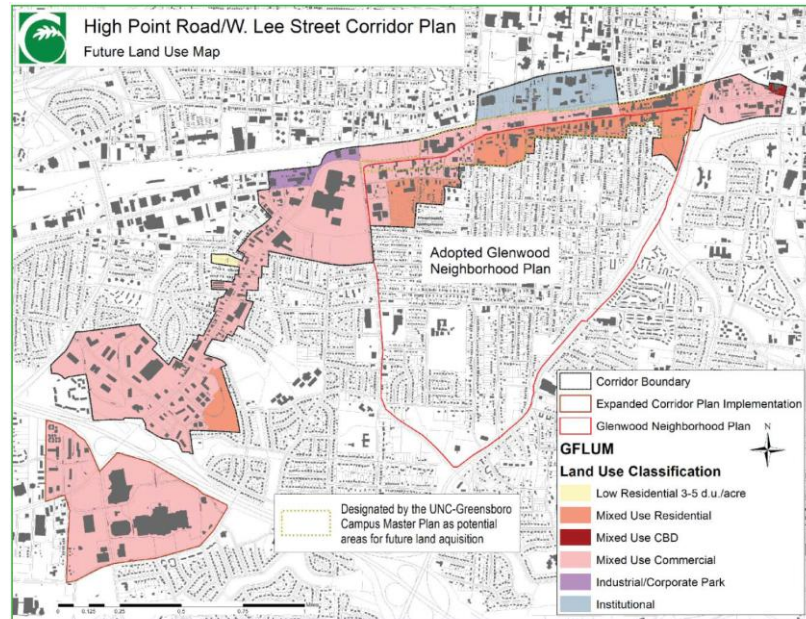
emergence as a vibrant neighborhood at the gateway to downtown Greensboro, and has chalked up several early successes in pursuing the “Groove on Grove” vision. The recommendations of that study have been incorporated into this neighborhood plan in order to ensure coordinated and systematic implementation.

7.11 Central Gateway Corridor Plan

In January, 2007, the City of Greensboro initiated Phase 1 of the Central Gateway Corridor Plan. The limits of this planning project extend from South Eugene Street to Interstate 40, and initially included the portion of Glenwood within 800 feet of the centerline of the roadway, plus the area within ½ mile of the Greensboro Coliseum. As the study progressed, the corridor boundary was refined to focus primarily on parcels directly adjacent to West Lee Street and High Point Road. Reinvestment in this corridor is a stated priority of the City for both long-term economic viability and opportunities for enhancement of its visual quality and character. The plan was adopted in December, 2008, and was followed in March, 2009 by amendments to the Glenwood Future Land Use Map to coordinate with the Future Land Use recommendations of the Gateway Corridor Plan.

With several major destinations in this corridor, including the Greensboro Coliseum complex, Four Seasons Town Centre, the Koury Convention Center, and the UNCG campus (and supporting uses), combined with several major planning efforts underway, including the South Elm Street Brownfield Redevelopment project, the UNCG Campus Master Plan Update, and now the Glenwood Neighborhood Plan, all point to the need for a unified perspective to guide future decisions in this corridor. This corridor is also of particular concern due to:

- ❖ A recent lack of investment activity,
- ❖ Deterioration and clutter around many properties in the corridor,
- ❖ Limited coordination among corridor property owners, and
- ❖ The prevalence of multiple strip centers of various quality



New Master Plan for
University / Glenwood Mixed-Use Village
December 2010

Image source: *Master Plan for UNCG / Glenwood Mixed-Use Village*, Lord-Aeck-Sargent

The Central Gateway Corridor Plan included examination of appropriate transitions between existing and future industrial, and commercial uses adjacent to the roadway, bordering residential uses. Implementation of this corridor plan will proceed in close coordination with that of the Glenwood Neighborhood Plan to ensure positive results for both the corridor and the neighborhood.

7.12 UNC-Greensboro Campus Expansion Project

The University of North Carolina at Greensboro's current enrollment of approximately 17,000 students is anticipated to grow to over 23,000 students by 2020. The prospect of this phenomenal growth prompted UNCG to initiate an update of its Campus Master Plan, which began in the Fall of 2006, in order to:

- ❖ Provide a strategy for accommodating projected increases in enrollment.
- ❖ Provide overall guidance for the design and construction of new and renovated facilities that meet the goals of The University.
- ❖ Maintain and enhance the aesthetic appeal of the campus.

The UNCG Campus Master Plan Update was approved in September, 2007. The resulting document examined the space constraints of the existing UNCG campus and concluded that significant additional land area would be needed in order for UNCG to accommodate its projected needs for administrative, classroom, and recreational facilities, and student housing. Beginning in the Spring of 2010, UNCG representatives began inquiries with the GGNA Board and City staff, regarding concepts for expanding the UNCG campus south, past the railroad line and West Lee Street, into northern Glenwood. These inquiries led to a major public engagement process through which UNCG collaborated with the neighborhood and City staff to craft a cooperative agreement for developing the campus expansion in harmony with the intent of the Glenwood Neighborhood Plan. This was followed by a rezoning and an amendment to the Glenwood Future Land Use Map which was adopted by Greensboro City Council in September, 2011. Throughout this period, UNCG acquired over 100 individual properties, in preparation for the start of construction on Phase I of its Spartan Village Campus Expansion project, which broke ground in 2012 and is scheduled for completion by Fall, 2013.

8. Issues, Recommendations, and Implementation

Implementation of the Glenwood Neighborhood Plan is intended to be accomplished over a period of 10 years or more. This implementation will be a collaborative effort, involving the ongoing activities of the Greater Glenwood Neighborhood Association, City of Greensboro, and many others. Some action steps will be implemented by current planning activities, such as re-zoning and subdivision cases, while others will be achieved through long-range planning activities such as the new Land Development Ordinance, or future updates to the *Connections 2025 Comprehensive Plan*. Still others will be addressed at the operational level, directly involving the day-to-day activities of City staff, neighborhood residents, local clergy, human service organizations, and businesses.

This section is organized into eight categories: Housing, Land Use and Zoning, Transportation, Other Infrastructure, Neighborhood Fabric and Culture, Public Safety, Security, and Health, Development and Investment, and Parks, Recreation, and Green Space. Numerous issues of concern have been identified pertaining to each of these eight categories. For each issue, one or more recommended actions has been formulated to respond to that issue, and entities responsible for implementation are listed (a list of acronyms and abbreviations can be found in Appendix A). In the tables that follow, the issues are listed in the leftmost column, while the corresponding recommended actions are listed in the other three columns. Each recommended action is designated for implementation during one of three timeframes: Near Term (1 to 2 years), Intermediate Term (2 to 5 years), or Long Term (5 to 10 years). Many of the recommended actions are already included in the work plans of the relevant City department. To the extent possible, other recommended actions that involve City staff have been framed to be achievable with existing resources.

In addition, within each category, several recommended actions have emerged as being of primary importance; these are listed in the introduction to each category. Overall, the recommended action with the greatest priority and significance for the neighborhood is as follows:

HCD, with assistance from GGNA will conduct a Market Study and Strategic Plan for Housing in the Glenwood Neighborhood to further refine and prioritize the other recommended actions described herein.

8.1 Housing

Throughout the public engagement process for developing this plan, housing concerns in general emerged as the most frequently mentioned issue category among Glenwood stakeholders. Each of the many aspects of the Housing element that were identified and discussed relate to one of the following three sub-categories: Home Ownership and Owner Occupancy; Housing Conditions; and Other Housing Issues. Clearly addressing housing issues will be central to the success of this plan in bringing the Glenwood vision to reality.

Primary Recommendations:

- ❖ HCD to use Glenwood’s “Presumption of Affordability” designation to allow certain assistance funds available through the Federal HOME Investment Partnerships Program to be provided as grants, instead of loans.
- ❖ GGNA, HCD, & GNC will periodically conduct “Home Ownership Fairs” in Glenwood.
- ❖ LOE to complete implementation of initial RUCO inspections and certifications.
- ❖ GGNA will investigate areas which may be suitable for Neighborhood Conservation Overlay zoning.

8.1.A. HOME OWNERSHIP AND OWNER-OCCUPANCY

Currently owner-occupied housing accounts for 40% or fewer of the housing stock in Glenwood. Census data indicates that this ratio has continued to decrease. Crime and perceptions of danger are likely contributing factors (see the Public Safety, Security, & Health section), as are the condition and quality of some of Glenwood’s housing stock. Low and declining owner-occupancy rates also tend to amplify crime rates, perceptions of danger, and deteriorating housing conditions. The contribution

of home ownership as an essential component of family stability, personal wealth-building, and community fabric within a neighborhood cannot be overstated.

8.1.B. HOUSING STOCK CONDITIONS

Recent data shows that violations of the housing code and public health regulations are particularly elevated in Glenwood, relative to most other areas in Greensboro. These problems are both symptoms of, and contributors to elevated crime rates, perceptions of danger, declining owner occupancy, and a generally unfavorable neighborhood image.

Overall, Glenwood has a large proportion of small older single family homes that may have less appeal as owner-occupied units, based on current housing market trends. With rehabilitation and suitable additions and modernization, many of these homes could function well as small owner-occupied units. Due to small lot size or other constraints, others may be limited to the rental market. While still others may simply be too badly deteriorated to be salvaged. Glenwood is also fortunate to have a unique mixture of homes in a wide array of architectural styles. Many of these homes may be historically significant and in need of restoration and protection. Building permit records show that construction of new housing in Glenwood has continued at a slow but steady rate over the past decade. However, construction of many of these new units has been made possible by the demolition of existing homes.

8.1.C. OTHER HOUSING ISSUES

Some of the housing related issues identified during the development of this plan do not directly connect with home ownership or housing stock conditions. These issues are treated here. Rental tenants make up a large and important segment of Glenwood’s residents. In some cases however, landlords do not carefully screen prospective tenants. This practice can provide an opportunity for individuals seeking a haven to conduct illegal activity.

In addition to home owners and rental tenants, Glenwood has a third category of residents, the homeless. Several homeless encampments in the neighborhood are evidence to this effect. Whether warranted or not, the visible presence of homeless persons can negatively impact a neighborhood’s desirability and deter development and investment in that neighborhood. However, issues of homelessness extend beyond Glenwood’s borders, and present no clear long term solutions. The Guilford County Task Force to End Homelessness has prepared a Ten-Year Plan to End Chronic Homelessness, which was completed in January, 2007. Implementation of that plan by task force members is intended to end chronic homelessness, and substantially reduce all types of homelessness by 2016.

<u>IDENTIFIED ISSUES</u>	<u>RECOMMENDED IMPLEMENTATION ACTIONS</u>		
<u>8.1.A. Home Ownership & Owner Occupancy</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
<p>The rates of home ownership and owner-occupancy and current rental tenants transitioning to home-owners should be increased.</p>	<p>Use Glenwood’s “Presumption of Affordability” designation to allow certain assistance funds available through the Federal HOME Investment Partnerships Program to be provided as grants, instead of loans. [HCD]</p> <p>Inform prospective home buyers about:</p> <ul style="list-style-type: none"> • NCHFA First Time Buyer assistance program. • CCC Home Buyer Education program. [GGNA] <p>Periodically conduct “Home Ownership Fairs” in Glenwood. [GGNA, HCD, GNC]</p> <p>Collaborate with area housing non-profits on programs for purchase/rehab/resale or new construction. [HCD]</p> <p>Work with local realtors to connect prospective home buyers with available incentives and assistance. [GGNA]</p>	<p>Investigate innovative options for increasing home ownership, such as shared-equity mortgages, sweat-equity programs, student design-build projects, and pursue as appropriate. [GGNA, HCD]</p> <p>Initiate a marketing campaign for the neighborhood by compiling a list of individuals interested in buying a home in Glenwood and real estate agents who have most experience in, and knowledge of Glenwood. [GGNA]</p> <p>Investigate possibility of offering a 203 (k) purchase/rehabilitation program, and implement as appropriate. [HCD]</p> <p>Investigate ways to provide incentives for landlords to offer rent-to-own options, and pursue as appropriate. [HCD]</p> <p>Investigate options for establishing a renovate-to-own program and pursue as appropriate. [HCD]</p>	

Many elderly owner-occupants are aging out of homes.	<p>Encourage elderly owner-occupants to become familiar with real estate agent(s) who can market property as owner-occupied. [GGNA, GRRRA]</p> <p>Inform low income, handicapped, single parent, or large family owner-occupants about HGSO Urgent Repair / Handicap Accessibility assistance program. [GGNA]</p> <p>Refer elderly owner-occupants to reliable sources of information about reverse mortgage products. [GGNA]</p>		
Recent increase in home mortgage foreclosures is likely to reduce homeownership rates.	<p>Provide information on lenders and non-profits offering mortgage restructuring assistance to affected home owners. [GGNA, HCD]</p>	<p>Work with local financial institutions to offer workshops on home-owner financial management. [GGNA, HCD]</p>	
Current affordability of housing in Glenwood should be maintained.	<p>Work with developers through rezoning, site plan and subdivision processes to avoid unnecessary tear-downs and encourage adaptive re-use of existing structures. [HCD, Planning, GGNA]</p> <p>Use Glenwood's "Presumption of Affordability" designation to allow certain assistance funds available through the Federal HOME Investment Partnerships Program to be provided as grants, instead of loans. [HCD]</p> <p>Inform prospective developers of federal tax credits available for construction or rehabilitation of rental housing offered at affordable rates. [GGNA]</p>	<p>Investigate innovative options for increasing home ownership, such as shared-equity mortgages, sweat-equity programs, student design-build projects and pursue as appropriate. [GGNA, HCD]</p> <p>Investigate possibility of offering 203 (k) down payment assistance program and implement as appropriate. [HCD]</p>	<p>Explore feasibility of establishing a Community Development Corporation for Glenwood, and pursue as appropriate. [GGNA, HCD]</p>

<u>8.1.B. Housing Stock Conditions</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Homes and buildings of historic or architectural significance need better protection, maintenance, and/or restoration.	<p>Identify homes and structures of historic or architectural significance. [HCD, PGI, GGNA]</p> <p>Provide information to property owners on PGI's renovation matching grant for qualifying structures and owners. [GGNA]</p>	<p>As appropriate, pursue National Register of Historic Places nomination for eligible structures or areas, so they qualify for applicable tax credits. [GGNA, homeowners]</p> <p>Explore feasibility of establishing Local Historic District to protect important sites and structures, and pursue as appropriate. [GGNA, HCD]</p> <p>Educate developers on the value of retaining/re-using existing structures that help define context of built-environment. [Planning, HCD]</p>	
Retain current variety of housing stock.	<p>Conduct neighborhood-wide comprehensive housing inventory and condition assessment (Market Study and Strategic Plan for Housing). [HCD, GGNA]</p> <p>Inform prospective developers of federal tax credits available for construction or rehabilitation of rental housing offered at affordable rates. [GGNA]</p>	<p>Based on Housing Market Study, develop strategies and priorities for homes or blocks that are important to protect and those that are appropriate to replace or convert. [GGNA, HCD, Planning]</p> <p>Educate developers on the value of retaining/re-using existing structures that help define context of built-environment. [Planning, HCD]</p>	Assess variety of housing stock at 5 to 10 years, to determine if variety is being maintained. [HCD, Planning]

<p>Large number of small older single family homes in less marketable configurations, and in poor condition.</p>	<p>Inform low income owner-occupants about HCD Housing Rehabilitation Loan program. [GGNA]</p>	<p>Develop a pattern book for remodeling home types found in Glenwood. [HCD, Planning, GGNA]</p> <p>Investigate potential incentives to offer for use of pattern book in remodeling and additions, such as: tax abatements on value of work based on pattern book, free or low-cost design assistance through university programs, required use for non-conforming lots, etc., and implement as appropriate. [HCD, Planning]</p> <p>Work with developers and homeowners through rezoning, site plan and subdivision processes to convert homes in salvageable condition to more modern configurations. [HCD, Planning, GGNA]</p> <p>Develop a marketing strategy for such homes that deals with Glenwood's urban character, UNCG's influence, the ownership entry market, older home repair & maintenance, and other issues. [GGNA, HCD]</p>	
<p>Design features and construction quality of some new development is incompatible with the context of its surroundings.</p>	<p>Work with developers through rezoning, site plan and subdivision processes to ensure designs and construction quality that are reasonably compatible with surroundings. [HCD, Planning, GGNA]</p> <p>Investigate areas which may be suitable for Neighborhood Conservation Overlay zoning. [GGNA]</p>	<p>Where appropriate, assist property owners in petitioning for NCO. [GGNA]</p> <p>Implementation of LDO will include context-based standards for infill development, for specific areas of the City. [Planning]</p> <p>Encourage developers to consult with the City's Urban Designer early in the development process, to promote quality context-sensitive designs. [Planning, HCD, GGNA]</p>	

Increased investment in maintenance and upgrades of some renter- and owner- occupied housing units would help to build personal wealth and enhance capital value throughout the neighborhood.	<p>Direct service projects in Glenwood sponsored by churches, universities, or other entities, to elderly, low-income or disabled residents most in need of maintenance assistance. [GGNA]</p> <p>Complete implementation of initial RUCO inspections. [LOE]</p> <p>Work with GGNA & residents to encourage reporting of known maintenance problems. [LOE]</p> <p>Inform low income owner-occupants about:</p> <ul style="list-style-type: none">• HCD Housing Rehabilitation Loan program.• HCD Minimum Housing Standards Remediation assistance program.• HGSO Homeowner Repair Assistance program. [GGNA] <p>Inform low income, handicapped, single parent, or large family owner-occupants about HGSO Urgent Repair / Handicap Accessibility assistance program. [GGNA]</p> <p>Provide information to property owners on PGI's renovation matching grant for qualifying structures and owners. [GGNA]</p>	<p>Enlist assistance from home improvement suppliers to conduct home repair, maintenance and renovation clinics. [GGNA, GNC]</p> <p>Periodically conduct inventory of home and yard maintenance problems, to report to LOE. [GGNA]</p> <p>Consider establishing a Community Maintenance Program or Collaborative. [GGNA]</p> <p>Develop a pattern book for remodeling home types found in Glenwood. [HCD, Planning, GGNA]</p> <p>Investigate potential incentives to offer for use of pattern book in remodeling and additions, such as: tax abatements on value of work based on pattern book, free or low-cost design assistance through university programs, required use for non-conforming lots, etc., and implement as appropriate. [HCD, Planning]</p> <p>Work with developers and homeowners through rezoning, site plan and subdivision processes to convert homes in salvageable condition to more modern configurations. [HCD, Planning, GGNA]</p> <p>Develop a marketing strategy for such homes that deals with Glenwood's urban character, UNCG's influence, the ownership entry market, older home repair & maintenance, and other issues. [GGNA, HCD]</p>	
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Improved maintenance of yards and landscaping would be beneficial.	Establish “Landscaping & Yard Maintenance Rescue Team” for elderly, disabled, and/or low-income residents. [GGNA]	Enlist assistance from home improvement suppliers or landscapers to conduct landscaping or yard maintenance clinics. [GGNA, GNC] Periodically conduct inventory of home and yard maintenance problems, to report to LOE. [GGNA]	
<u>8.1.C. Other Housing Issues</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Improved screening of tenants by landlords would be beneficial.	Sponsor landlord & tenant workshops on relevant topics. [HCD, GPD, GGNA]	Revoke landlord business licenses for repeated criminal activity by tenants. [FAS]	
Homelessness and homeless camps in the neighborhood reveal need for greater range of housing options and housing assistance.	Provide outreach and shelter services where able. [GCC, GUM, SC, others] Ensure timely communication about problem situations as they arise, and pursue appropriate enforcement measures. [GPD, GGNA] Continue to support implementation of Ten-Year Plan to End Chronic Homelessness. [HCD, GTFH]	Continue to support implementation of Ten-Year Plan to End Chronic Homelessness. [HCD, GTFH]	Implementation of Greensboro Ten-Year Plan to End Chronic Homelessness will produce 200 permanent supportive housing units (“housing first”). [HCD] Infill development will eventually occupy many of the locations where homeless camps now form. [Developers]

8.2. LAND USE AND ZONING

One of the many challenges facing Glenwood residents and property owners is the interaction among the various residential and non-residential land uses. The Land Use Element is classified into three sub-categories: Desirable Infill Development, Land Use Compatibility, and Land Use Transitions. While land use regulations and the permit approval process can significantly shape the outcome of development proposals, market forces often play a much stronger role in influencing the types of proposals that are actually submitted. Currently the level of demand for the types of existing land uses available in Glenwood is not sufficient to drive significant new development or redevelopment. Consequently the recommendations of this section focus primarily on actions that will enhance the marketability of existing development, and on developing strategies to address potential changes in the development market that may be triggered by external forces.

Primary Recommendations:

- ❖ Planning & HCD to work together to implement the recommendations of the Glenwood Future Land Use Map (Map 9).
- ❖ GGNA, Planning, & HCD will conduct focus groups to identify preferred uses and formulate strategies for addressing potential development proposals.
- ❖ HCD & GGNA will conduct an inventory of the vacant and underutilized parcels, concurrent with the Housing Market Study.
- ❖ GGNA to appoint liaisons or committees to monitor development and implementation of the HPR/WLS Corridor Study, the UNCG Campus Master Plan Update, and the South Elm Street Redevelopment project, attend meetings, and advise GGNA Board.

8.2.A. DESIRABLE INFILL DEVELOPMENT

Although much of Glenwood has already been developed, opportunities remain for infill development, whether in small scattered sites or in large concentrated areas. How an infill development project affects its surroundings depends heavily on how

carefully those surroundings have been considered during the design and construction of that project. In the past, Glenwood has had mixed results in attracting desirable types of infill development and avoiding or altering undesirable infill proposals. Increasing the proportion of infill development that is compatible with adjoining uses will be instrumental in reducing land use conflicts, and in promoting an appealing built environment.

8.2.B. LAND USE COMPATIBILITY

In certain areas, primarily near Glenwood's boundaries, residential uses experience impacts produced by adjacent commercial and industrial uses. These impacts can come in the form of glare, noise, vibration, odor, and unappealing views. Yet many of these business establishments also make important contributions to the economic health of Glenwood and Greensboro, and provide goods and services upon which Glenwood residents rely.

To guide future development activity in Glenwood consistent with its unique character, this plan includes a Future Land Use Map to promote appropriate redevelopment, infill development, land use changes, and transitions between types of land uses. The Glenwood Future Land Use Map (Map 9) serves a function similar to the City's Generalized Future Land Use Map (G-FLUM), but defines the land use boundaries at a much greater level of detail, and supersedes the G-FLUM for the area within the boundaries of the Greater Glenwood Neighborhood. The Glenwood Future Land Use Map is to be interpreted only in conjunction with the policies and guidelines set forth in the text of this plan. The map has no independent significance without reference to the GNP. The Glenwood Future Land Use Map does not change the underlying zoning of properties in the neighborhood. Only a specific re-zoning request approved by the Greensboro Zoning Commission and City Council can alter zoning classification. If a requested re-zoning would be inconsistent with the Glenwood Future Land Use Map, the Glenwood Neighborhood Plan would first need to be amended, in accordance with the steps described herein.

The Glenwood Future Land Use Map proposes nine categories of future land uses, each subject to the limitations and standards of the underlying zoning districts. It should be noted that existing places of worship have been included in the Residential – Single Family category, with the intent of ensuring that any future change in use on these sites is discussed and decided collaboratively with the neighborhood. There is no intent to encourage these places of worship to change to residential use. The future land use categories are described as follows:

Institutional - Public or private institutional development, including schools, places of worship, government facilities, medical/health care facilities, and non-profit organizations. Institutional uses are encouraged to incorporate features that facilitate access by pedestrians and bicyclists, including conspicuous and secure bicycle parking facilities.

Mixed Use Commercial - A mixture of uses, in which various commercial uses are predominant, but where residential, service, and other uses are complementary. Examples include residential units above commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby residential areas. Ensuring that buildings and uses are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. Previously existing light and heavy industrial uses may be present and may be encouraged to relocate in order to accommodate infill development of more compatible uses, but new industrial uses will be discouraged. New “strip” commercial development is discouraged. Mixed-Use Commercial developments are encouraged to incorporate features that facilitate access by pedestrians and bicyclists, including conspicuous and secure bicycle parking facilities.

Mixed Use Residential - This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional

neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Neighborhood Serving Commercial - Commercial development that provides goods or services that draw clientele primarily from among the immediately surrounding residential areas. Such uses are readily accessible by pedestrians and bicyclists, generate minimal auto traffic, and attract very few auto trips originating more than 1 mile away. Whenever possible, existing residential structures with architectural and/or historical significance should be either preserved on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood. When “Neighborhood Serving Commercial” uses are developed within “Residential – Single-Family to 5-Family” areas, such uses should be in structures that resemble in scale and appearance, typical residential structures found elsewhere within that category and should be situated on lots that front on at least one street classified as "Collector" or higher. Off-street auto parking for such uses should be limited to the number of spaces needed to accommodate employees and to comply with handicap accessibility requirements. Conspicuous and secure bicycle parking facilities should be provided.

Parks and Open Space - Areas designated for active or passive recreational use, or for environmental protection, which are expected to remain as open space in perpetuity. Such areas include neighborhood parks, stream buffer easements, and public athletic fields.

Residential – Single Family - Primarily single family residential development not exceeding 2 stories in height. May also include a limited number of supportive uses such as grade schools, churches, parks and open space that may not be explicitly depicted on the Glenwood Future Land Use Map. Previously existing single family homes that have been divided into multiple dwelling units and duplex homes may be present. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood.

Residential – Single Family & Duplex - Primarily residential development of single family detached homes and duplex homes not exceeding 2 stories in height. Single family homes may be divided into not more than two separate dwelling units, or may be augmented by one accessory dwelling unit, notwithstanding the maximum residential density permitted by the underlying zoning district. Development may also include a limited number of supportive uses such as grade schools, churches, parks and open space that may not be explicitly depicted on the Glenwood Future Land Use Map. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood.

Residential – 1 to 2 Family and Office Conversion - Primarily residential development of single family detached homes and duplex homes not exceeding 2 stories in height. Single family homes may be divided into not more than two separate dwelling units, or may be augmented by one accessory dwelling unit, notwithstanding the maximum residential density permitted by the underlying zoning district. Development may also include a limited number of supportive uses such as grade schools, churches, parks and open space that may not be explicitly depicted on the Glenwood Future Land Use Map. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood. Residential structures may be converted to office use, provided that the original residential structure is retained.

Residential – Single-Family to 5-Family - Primarily residential development of single family detached homes and multi-unit single-family partitioned development of 2 to 4 dwelling units per structure, per zoning lot, and not exceeding 2 stories in height. Single family homes may be divided into not more than four separate dwelling units, and/or may be augmented by one accessory dwelling unit, notwithstanding the maximum residential density permitted by the underlying zoning district. Development may also include a limited number of supportive uses such as grade schools, churches, parks,

and neighborhood-serving commercial development that may not be explicitly depicted on the Glenwood Future Land Use Map. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood. Residential structures may be converted to office use, provided that the original residential structure is retained.

Residential – Multi-Family - Primarily multi-family residential development at a net density of not more than 18 units per acre, notwithstanding the maximum residential density permitted by the underlying zoning district. Previously existing single family and small-scale multi-family uses may be present, but new development of such uses should be discouraged. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood. Multi-family residential developments are encouraged to incorporate features that facilitate access by pedestrians and bicyclists, including conspicuous and secure bicycle parking facilities. Residential structures may be converted to office use, provided that the original residential structure is retained.

The Glenwood neighborhood recognizes that the UNCG Campus Master Plan envisions future expansion of campus facilities south of the NC Railroad corridor, along West Lee Street. A pedestrian overpass across the railroad is intended to be a central component of this expansion. Glenwood strongly prefers that future development surrounding the proposed pedestrian overpass creates a pedestrian-scaled environment that includes and attracts independently owned small businesses. It is very important to the neighborhood to preserve the existing single family residential development in the first blocks of Glenwood, Lexington, and Highland Avenues between Lee and Haywood Streets. Accordingly, Glenwood favors a minimal future UNCG presence along Lee Street from mid-block between McCormick Street and Glenwood Avenue to the west side of Highland Avenue. Larger scale development of future UNCG administrative, service, or athletic facilities would be much more welcome to the east or west of this section, generally within the areas designated by the Future Land Use Map as Mixed Use

Commercial or Institutional. Regardless of the location or use, it is important to Glenwood that any future UNCG development in the neighborhood is designed to be sensitive to and compatible with the character of adjacent residential development through the use of appropriate building orientation variety, transitions in building height and setbacks, and landscaped or constructed buffering. Glenwood would also welcome the use of open space and landscaped gateway treatments in the vicinity of the proposed pedestrian overpass. While the north side of Lee Street is beyond Glenwood’s defined boundary, the neighborhood’s preference is for a substantially similar development pattern.

Following adoption of the GNP, the preferences and recommendations expressed herein will be combined with other information and public input to develop more specific land use recommendations for the area within the bounds of the High Point Road / West Lee Street Corridor Study. Every effort will be made to coordinate those recommendations with the Glenwood Future Land Use Map, with respect to the boundaries and descriptions of land use types. However, any inconsistencies that arise may signal the need for plan amendments in order to resolve those differences. An integral component of the HPR/WLS Corridor Study is creation of an Activity Center Plan for the Greensboro Coliseum Complex. The study area of that plan will begin as a one-half mile radius centered on the Coliseum, but its specific recommendations for future changes in land use will encompass only areas in which higher density mixed-use development of a more pedestrian-

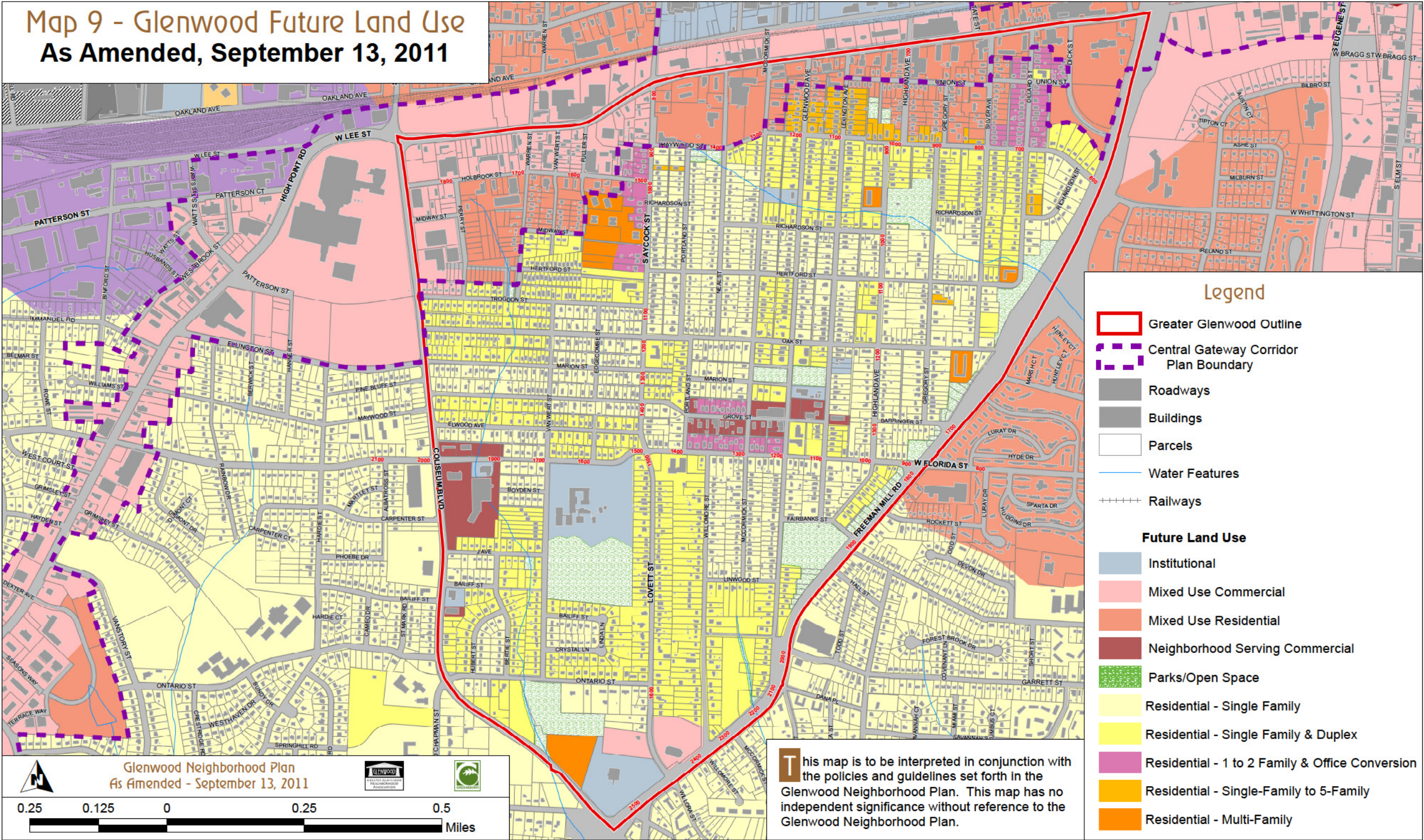
oriented character, including current or future Coliseum facilities and operations and supporting uses would be appropriate, within the context of other adopted plans. The Activity Center Plan will not include recommendations for future land use changes in areas of existing single family residential development.

The City’s development ordinance and zoning map are undergoing a major revision that will not be complete until at least 2008. As that process progresses, Glenwood has an opportunity to provide substantive input into the arrangement and character of the new zoning districts, so that they will better serve the neighborhood’s interests.

8.2.C. LAND USE TRANSITIONS

In some areas of Glenwood, the current distribution of existing zoning districts does not closely correspond with the existing land uses, and enabling inappropriate contrasts to arise between adjacent uses. Re-defining the zoning district boundaries and creating specialized future land use classifications reflecting Glenwood’s unique character will provide important tools for guiding future development and promoting better transitions between land uses.

Map 9 - Glenwood Future Land Use As Amended, September 13, 2011



<u>IDENTIFIED ISSUES</u>	<u>RECOMMENDED IMPLEMENTATION ACTIONS</u>		
<u>8.2.A. Desirable Infill Development</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
<p>Numerous small vacant lots present throughout the neighborhood are often poorly maintained, but offer opportunities for infill development [see Map 4 – Current Land Use].</p>	<p>Conduct an inventory of the vacant and underutilized parcels, concurrent with the Housing Market Study. [HCD, GGNA]</p> <p>Collaborate and work with developers and property owners to encourage desirable forms of infill development, through re-zoning, subdivision, and site plan processes. [Planning, GGNA]</p>	<p>Implementation of LDO will include context-based standards for infill development, for specific areas of the City. [Planning]</p> <p>Encourage developers to consult with the City’s Urban Designer early in the development process, to promote quality context-sensitive designs. [Planning, HCD, GGNA]</p>	
<p>There are several large undeveloped parcels in the neighborhood, which could have significant impacts on adjoining properties and overall neighborhood [see Map 4 – Current Land Use].</p>	<p>Monitor development proposals for these sites as they arise:</p> <ul style="list-style-type: none"> • Parcel south of Union Street, owned by Grace Community Church; • 2210 & 2212 Freeman Mill Road; • Parcels on Coliseum Boulevard, west of DMV building; and • Parcels near Justice Center, between Van Wert Street and Perry Street. [HCD, Planning, GGNA] <p>Conduct focus groups to identify preferred uses and formulate strategies for addressing potential development proposals. [GGNA, Planning, HCD]</p>		

<u>8.2.B. Land Use Compatibility</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Land uses along West Lee Street are anticipated to undergo significant changes as a result of UNCG planned expansion, the HPR/WLS Corridor Study, and the South Elm Street Redevelopment project.	Appoint liaisons or committees to monitor development and implementation of these planning projects, attend meetings, and report back. [GGNA]	Encourage compatible developments along West Lee Street and adjacent blocks, as appropriate to meet needs of UNCG student housing, commercial, office, institutional, and limited industrial sectors. [GGNA, UNCG, Planning]	
As revitalization of the Grove Street commercial corridor progresses, existing single family homes may become less compatible with changed character of street.	Identify houses that are good candidates for renovation and identify appropriate uses. [HCD, GGNA, Planning] Create an informational packet about NC Rehabilitation Building Code design standards and ideas. [HCD, Planning]	Include in the pattern book, concepts for conversion of existing houses to retail/office use and live-work units. [HCD, Planning, GGNA]	Encourage developers to re-use existing houses by adapting to retail/office space and live-work units. [Planning, HCD, GGNA]
Growth of the UNCG campus may create impacts on the neighborhood in the form of increased traffic volumes, demand for rental housing marketed to students, etc.	Appoint a liaison or committee to monitor implementation of the UNCG Campus Master Plan project, attend meetings, and report back. [GGNA] Consider working with GPD and GDOT to develop neighborhood parking tag system, and implement as appropriate. [GGNA, GNC]	Encourage placement along West Lee Street and adjacent blocks, as development of apartments marketed to students occurs. [GGNA, UNCG, Planning] Collaborate to quantify scale of impacts and identify appropriate solutions. [GDOT, UNCG, GGNA] Collaborate to encourage UNCG and Coliseum to create more shared parking solutions. [GDOT, GGNA]	Collaborate to adjust HEAT and Campus Shuttle routes, as needed to accommodate expanded UNCG student/staff population in Glenwood. [GDOT, UNCG, GGNA]

The traffic characteristics and mix of other land uses along Freeman Mill Road, especially along the southern boundary of Glenwood may ultimately be incompatible with the existing single family homes.			Encourage developers to re-use existing houses by adapting to retail/office space and live-work units. [Planning, HCD, GGNA] Conduct a scenic corridor study/plan of Freeman Mill Road & US 220 to southern City limit, as stated in current departmental work plans. [Planning, GDOT]
<u>8.2.C. Land Use Transitions</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
The current zoning for some areas in the neighborhood [as shown in Map 5 – Current Zoning] is not consistent with current land use [as shown in Map 4 – Current Land Use], or expected future land use [as shown in Map 9 – Future Land Use].	Where appropriate, contact property owners to discuss the possibility of strategic re-zonings to establish transitions. [GGNA] Work together to implement the land use patterns recommended the Glenwood Future Land Use Map (Map 9). [Planning, HCD, GGNA]	Where appropriate, assist property owners in petitioning for NCO designation. [GGNA] Collaborate to negotiate re-zoning conditions as development occurs to ensure compatibility with the Glenwood Future Land Use Map. [Planning, HCD, GGNA]	
Existing land uses need more clearly defined boundaries and transitions, in the form of buffers and appropriate connections.	Appoint a liaison or committee to monitor HPR/WLS Corridor Study project, attend meetings, and report back. [GGNA] Use involvement in HPR/WLS Corridor Study to address transitions between uses inside and outside of this corridor. [GGNA] Coordinate through re-zoning, subdivision, and site plan processes to ensure that proposals include appropriate buffers or transitions where needed. [Planning, HCD, GGNA]	Investigate options to reduce the severity of conflicts among existing residential and non-residential uses. [GGNA, Planning, HCD] Collaborate in preparing new Land Development Ordinance and new Zoning Map, to establish more appropriate zoning district boundaries. [GGNA, Planning, HCD]	

Greensboro Coliseum Complex may create impacts on the neighborhood in the form of overflow on-street parking, and cut-through traffic.	Collaborate to quantify scale of impacts and identify potential solutions. [GDOT, Coliseum, GGNA] Collaborate in developing Coliseum Activity Center Plan component of HPR/WLS Corridor Study. [Planning, HCD, GGNA] Remove street signs directing traffic from Coliseum to I-40 / I-85 through Glenwood via Marion, Aycock, and Lovett Streets. [GDOT]	Collaborate to encourage UNCG and Coliseum to create more shared parking solutions. [GDOT, GGNA] Support implementation of Coliseum Activity Center Plan. [Planning, HCD, GGNA]	
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8.3. TRANSPORTATION

Overall, Glenwood is relatively well-served with regard to motorized transportation facilities. Because of this, Glenwood residents and property owners are far more concerned with improving bicycle and pedestrian transportation options, than with automobile transportation or public transit. This focus reflects a desire to improve basic quality of life in the neighborhood. Glenwood’s street system is well-connected and generally in average condition, whereas many sidewalks are in poor condition and are absent in some areas. Presently only Florida Street includes a bicycle lane, and bicycle parking facilities in Glenwood are limited.

Primary Recommendations:

- ❖ GDOT, BIG, & GGNA identify suitable locations for bicycle racks and install as funding permits.
- ❖ GDOT conduct speed studies on Glenwood streets as needed.
- ❖ GDOT & GGNA develop strategies incorporating the 5Es (Education, Encouragement, Enforcement, Engineering, and Evaluation) to address traffic volume and speed issues where identified.
- ❖ GGNA, GDOT, & BIG collaborate to identify and evaluate target intersections for options to improve safety for all users and implement as appropriate.

8.3.A. BICYCLE AND PEDESTRIAN NETWORK

In general, Glenwood’s internal pedestrian network lacks full connectivity, particularly in east-west corridors. In some areas, numerous short gaps interrupt otherwise continuous sidewalk segments. Additionally, the existing pedestrian links between Glenwood and the UNCG campus do not present a comfortable and inviting experience for users. While Glenwood is fortunate to be one of the few neighborhoods in Greensboro currently served by bicycle lanes, this is a very recent development. Additionally, the City’s network of on-street bicycle facilities is fairly limited and lacks connectivity.

8.3.B. TRAFFIC SAFETY

While many Glenwood residents and property owners have expressed concerns about motorized transportation issues, these concerns have been tightly focused on issues pertaining to traffic safety. The greatest traffic safety challenges facing Glenwood are the speed and volume of automobile traffic on some streets, and the traffic control devices in use at some intersections.

<u>IDENTIFIED ISSUES</u>	<u>RECOMMENDED IMPLEMENTATION ACTIONS</u>		
<u>8.3.A. Bicycle and Pedestrian Network</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Many sidewalks are in poor condition.	Identify and repair damaged sidewalks, as funding and other resources permit. [GGNA, FOD] Encourage residents to submit requested sidewalk repairs to the City Contact Center via phone (373-CITY) or email (cogcc@greensboro-nc.gov). [GGNA]	Continue to identify and repair damaged sidewalks, as funding and other resources permit. [GGNA, FOD]	Continue to identify and repair damaged sidewalks, as funding and other resources permit. [GGNA, FOD]
Sufficient bicycle parking facilities are not available.	Identify suitable locations for bicycle racks. [GDOT, P&R, BIG, GGNA] Begin installing new bicycle racks at identified locations as funding permits. [GDOT, FOD] Encourage residents to submit requested bicycle parking locations to the City via phone (373-CITY) or email (cogcc@greensboro-nc.gov). [GGNA]	Continue to install new bicycle racks at identified locations as funding permits. [GDOT, FOD]	Continue to install new bicycle racks at identified locations as funding permits. [GDOT, FOD]
Glenwood lacks sufficient pedestrian and bicycle access to neighborhood-serving businesses.	Where appropriate, assist property owners in petitioning for sidewalk installation. [GGNA] Continue to install sidewalks for successful petition projects. [GDOT, FOD]	Install proposed sidewalk links and pedestrian crossing improvements as shown in the BiPed Plan, as funding permits. [GDOT, FOD] Explore feasibility of establishing Pedestrian Scale Overlay zoning for Grove Street corridor and implement as appropriate. [GGNA, Planning, GDOT]	

Current pedestrian network lacks sufficient connectivity, especially on east-west streets.	Where appropriate, assist property owners in petitioning for sidewalk installation. [GGNA]	Implement recommendations of Safe Routes To School pilot study for Peck Elementary School. [GDOT, GCS, BIG] Install proposed sidewalk links and pedestrian crossing improvements as shown in the BiPed Plan, as funding permits. [GDOT, BIG]	
Bicycle and pedestrian connectivity along and across West Lee Street to UNCG needs improvement.	Implement planned improvements on West Lee Street at Glenwood Avenue intersection and at Silver Avenue / Tate Street intersection. [GDOT] Collaborate to incorporate appropriate bicycle and pedestrian improvements for West Lee Street between Coliseum Boulevard and Downtown into HPR/WLS Corridor Study recommendations. [Planning, GDOT, GGNA, BIG]	Investigate possibility of installing bicycle lanes on South Aycock Street. [GDOT, BIG, GGNA] Encourage residents and property owners to support additional funding for bicycle and pedestrian improvements. [GGNA, BIG] Implement bicycle and pedestrian recommendations of the HPR/WLS Corridor Study. [Planning, GDOT]	Install bicycle lane on South Aycock Street as appropriate. [GDOT]
Wheelchair ramps are absent at many pedestrian street-crossing points.	Identify and prioritize needed wheelchair ramp locations in consultation with the Mayor's Committee on Persons with Disabilities, and notify FOD. [GGNA] Install needed wheelchair ramps as appropriate. [FOD]	Install needed wheelchair ramps as appropriate. [FOD]	Install needed wheelchair ramps as appropriate. [FOD]
Pavement conditions on many streets may be hazardous for bicycling.	Encourage residents to report damaged or unsafe pavement locations to the City via phone (373-CITY) or email (cogcc@greensboro-nc.gov). [GGNA]	Ensure that street resurfacing and repair projects result in a smooth, even pavement surface that is safe and comfortable for bicyclists, wheelchair users, and others. [E&I, FOD]	Ensure that street resurfacing and repair projects result in a smooth, even pavement surface that is safe and comfortable for bicyclists, wheelchair users, and others. [E&I, FOD]

A safe bicycle and pedestrian connection to the proposed Downtown Greenway is needed.	Collaborate to identify suitable connections that coordinate with other planned bicycle and pedestrian facilities, and incorporate into Downtown Greenway planning process. [AGSO, GGNA, GDOT, BIGP&R, GC]	Implement appropriate connections as Greenway construction proceeds. [AGSO, GDOT, P&R, GC]	
<u>8.3.B. Traffic Safety</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Traffic volume and speed on South Aycok Street, Lovett Street, and West Lee Street may lead to hazardous conditions.	Conduct speed studies on Glenwood streets as needed. [GDOT] Develop strategies incorporating the 5Es to address traffic volume and speed issues where identified. [GDOT, GGNA]	Implement recommendations of HPR/WLS Corridor Study with respect to traffic volume, speed, and safety. [GDOT, GTA, GPD, Planning, UNCG]	
Traffic control measures in use at some intersections may contribute to hazardous conditions.	Collaborate to identify and evaluate target intersections for options to improve safety for all users. [GGNA, GDOT, & BIG]	Implement intersection improvement recommendations of HPR/WLS Corridor Study. [GDOT, Planning]	

8.4. OTHER INFRASTRUCTURE

While Glenwood’s street network is generally well-connected and in sound condition, other forms of infrastructure in the neighborhood are less so. Participants in the Glenwood Neighborhood Plan process have expressed their desire for improvements to these systems.

Primary Recommendations:

- ❖ GGNA where appropriate, assist property owners with completing and submitting streetlamp functional upgrade petitions to GDOT.
- ❖ E&I, WRD, & GDOT conduct inventory and needs assessment of existing infrastructure systems, and add identified projects to CIP.

8.4.A. STREET CONDITIONS

With regard to other infrastructure systems, Glenwood residents are most concerned with street conditions that are not related to transportation. These issues deal with protecting public safety and the visual character of the built environment.

8.4.B. DRAINAGE AND STREAMS

Glenwood stakeholders have also mentioned concerns related to the stormwater management system in the neighborhood. These issues should be investigated and addressed where appropriate, in order to protect public health and safety and to avoid or minimize potential property damage.

8.4.C. AGE OF SYSTEM

Because much of Glenwood was constructed over 50 years ago, the water and sewer lines that serve the neighborhood are in many cases, of insufficient capacity, and nearing the end of their serviceable lifespans. This condition applies to both mainlines and laterals. This issue will present a significant challenge for Glenwood as well as for many other older Greensboro neighborhoods, since there is no dedicated funding source for replacement of the public portions of these important systems. The fate of lateral lines, owned by individual customers, is even more uncertain.

IDENTIFIED ISSUES	RECOMMENDED IMPLEMENTATION ACTIONS		
8.4.A. Street Conditions	Short Term (1 to 2 years)	Intermediate Term (2 to 5 years)	Long Term (5 to 10 years)
The streetscape of many streets in Glenwood present a visually uninviting environment.		Identify streets/blocks that could benefit from streetscape improvements, and develop prioritized list of desired features. [GGNA] Identify additional funding sources for streetscape improvements. [GDOT, GGNA, HCD]	Collaborate in determining feasible streetscape upgrade packages for major streets, and implement as appropriate. [GDOT, HCD, GGNA]

Street lighting at some locations is less than desirable, leading to increased potential for crime and perceptions of crime.	Where appropriate, assist property owners with completing and submitting streetlamp functional upgrade petitions to GDOT. [GGNA] Where appropriate pursue streetlamp functional upgrades through SCORE process. [GGNA]		
Existing granite curbs and brick gutters should be preserved.	Adhere to current policy of not removing granite curbs and brick gutters unless needed repairs force removal. [FOD, GDOT]		
Overhead power and telephone lines create visually uninviting environment.		Collaborate to ensure underground placement of utilities for any new development projects in Glenwood. [HCD, Planning, GGNA, DEC]	Consider establishing a Municipal Service District to amass funds for burying utility lines in select corridors and pursue as appropriate. [GGNA] Collaborate with other neighborhoods to promote burial of overhead utility lines and removal of unused lines. [GNC, GGNA]
<u>8.4.B. Drainage and Streams</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Some stream buffers and drainage easements are poorly maintained, and lead to uncertainty about their ownership.	Report such issues to WRD for action. [GGNA]		
Flooding and drainage problems may occur periodically in some areas.	Report such issues to WRD or FOD for action. [GGNA]	Collaborate to identify long-term strategies to address problem locations. [WRD, FOD, GGNA]	

<u>8.4.C. Age of System</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
In general, the neighborhood is served by aging, low-capacity water and sewer lines of unknown condition.	Continue with scheduled replacement/upgrade of existing water supply and sewer lines. [WRD]	Conduct inventory and needs assessment of existing infrastructure systems, and add identified projects to CIP. [E&I, WRD, GDOT] Investigate options for providing lateral line replacement assistance for property owners, especially those in greatest need, and pursue as appropriate. [E&I, WRD, GDOT]	Implement CIP infrastructure upgrade and replacement projects. [E&I, WRD, GDOT]

8.5. NEIGHBORHOOD FABRIC AND CULTURE

While racial, ethnic, linguistic, and socio-economic diversity has been cited by many Glenwood stakeholders as one of the neighborhood’s greatest strengths, it can also present a challenge in building a strong sense of community and a cohesive neighborhood fabric. The high proportion of renters in Glenwood can be a source of further complication in efforts to establish a vibrant public sphere within the neighborhood. Yet the potential benefits of greater engagement among Glenwood residents and property owners far outweigh the level of effort needed to overcome these difficulties.

Primary Recommendations:

- ❖ GGNA consider establishing an ‘Inclusion Committee’ to reach out to all residents, property owners, and businesses and include them in planning and implementation processes.
- ❖ GGNA continue to operate “The Peoples’ Market.”
- ❖ GGNA create materials and organize events to raise public awareness of Glenwood’s assets, positive features and characteristics.
- ❖ P&R & GGNA to rededicate Morris Farlow Park as Morris Farlow Memorial Park, with historical marker to honor its recently deceased namesake.

8.5.A. PARTICIPATION IN NEIGHBORHOOD AFFAIRS

Shaping Glenwood’s present and future for the benefit of all property owners and residents, is an important responsibility that should be shared as broadly as possible within the neighborhood. Many of those who helped to craft this plan expressed concern that participation among Glenwood stakeholders is not as widespread as it needs to be, and that some stakeholder groups in particular do not have a strong enough voice in such processes.

8.5.B. NEIGHBORHOOD EVENTS

The number, size, and quality of public festivals, celebrations, and other events that occur in a neighborhood each year is a reflection of that neighborhood’s vitality and desirability as a place to live. Some Glenwood residents and property owners feel that this is one dimension in which the neighborhood needs improvement.

8.5.C. NEIGHBORHOOD CULTURE

Each neighborhood develops its own unique culture that is the combined product of its residents, its natural and built environments, its history, and its businesses and other institutions. While many Glenwood residents and property owners are proud of some aspects of the neighborhood’s current culture they also recognize that there are negative elements present. Some feel that Glenwood’s image as perceived by the rest of Greensboro is often too strongly tainted by those negative elements, and that awareness of Glenwood’s rich history and present assets is not broad enough.

<u>IDENTIFIED ISSUES</u>	<u>RECOMMENDED IMPLEMENTATION ACTIONS</u>		
<u>8.5.A. Participation in Neighborhood Affairs</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Some populations of residents within Glenwood [whether demographic, geographic, linguistic, or socio-economic] are under-represented as participants in neighborhood affairs.	Consider establishing an ‘Inclusion Committee’ to reach out to all residents, property owners, and businesses and include them in planning and implementation processes. [GGNA] Initiate a membership drive to increase participation among all residents and property owners. [GGNA] Expand usage of email listserve to distribute information and enhance inclusion. [GGNA]	Assist GGNA in creating a “Telephone Tree” to use in distributing important information among the neighborhood, and promote increased interaction. [GNC] Work with Multicultural Services Coordinator of the Glenwood Library to develop strategies for reaching under-represented populations. [GGNA]	
Non-resident owners of property within Glenwood are under-represented as participants in neighborhood affairs.	Develop a database of non-resident property owners and contact them about planning and implementation processes. [GGNA] Initiate a membership drive to increase participation among all residents and property owners. [GGNA]		
Greater Glenwood Neighborhood Association aims to improve its capacity to effect positive change on a broad scale within the neighborhood.	Apply to the “Building Stronger Neighborhoods” grant program. [GGNA] Expand use of Glenwood Library for grant assistance research. [GGNA] Engage university students in relevant degree programs to assist with plan implementation projects. [GGNA] Consider requesting assistance from Lindley Park Neighborhood Association as a “mentor,” and pursue as appropriate. [GGNA]	Investigate options for establishing a means of cultivating leadership and ability to access available resources, among neighborhood organizations City-wide, and implement as appropriate. [GNC] Develop an organizational strategic plan that GGNA can use to improve its effectiveness in achieving its mission, and implement. [GGNA]	Continue to implement strategic plan. [GGNA]

Level of involvement of places of worship in neighborhood affairs, and interaction among clergy, could be improved.	Establish a clergy networking group to promote greater involvement of churches in Glenwood. [Congregations, GGNA]		
<u>8.5.B. Neighborhood Events</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
The number and variety of neighborhood events could be increased.	Continue to operate “The Peoples’ Market.” [GGNA] Coordinate other neighborhood events with People’s Market dates to enhance attendance. [GGNA] Identify other potential events that could be initiated, such as an International Festival. [GGNA] Establish an annual or semi-annual neighborhood yard sale day. [GGNA]	Organize and promote additional events. [GGNA, Churches, others]	
Activities programming at neighborhood parks could be increased.	Revive tradition of annual ‘May Day’ festival. [GGNA] Develop additional activities and regular gatherings. [GGNA, P&R]	Organize and promote additional events. [GGNA, Churches, others]	
<u>8.5.C. Neighborhood Culture</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Embrace and celebrate Glenwood’s current racial, ethnic, socioeconomic, and other diversity.	Identify events and projects that can help to celebrate and affirm diversity, such as an International Festival, and implement as appropriate. [GGNA]	Organize and promote events that embrace and celebrate diversity. [GGNA, Churches, others]	
Eclectic, artistic, diverse character of neighborhood should be maintained.	Create materials and organize events to raise public awareness of Glenwood’s assets, positive features and characteristics. [GGNA]	Explore feasibility of establishing a WiFi network in all or part of the neighborhood and pursue as appropriate. [GGNA]	

<p>Glenwood's current public image is not generally positive.</p>	<p>Create materials and organize events to raise public awareness of Glenwood's assets, positive features and characteristics. [GGNA]</p> <p>Establish a repository of materials for promoting and marketing Glenwood at the Glenwood library. [GGNA]</p>	<p>Connect real estate agents who are most knowledgeable of and experienced in Glenwood with interested sellers and buyers in the neighborhood. [GGNA]</p> <p>Initiate a marketing campaign for the neighborhood by compiling a list of individuals interested in buying a home in Glenwood and real estate agents who have most experience in, and knowledge of Glenwood. [GGNA]</p> <p>Establish a website to showcase Glenwood's assets and provide information. [GGNA]</p>	<p>Raise funds and assistance from various sources, including the Neighborhood Small Projects program, to install neighborhood entrance signs at key locations. [GGNA]</p>
<p>Not many Glenwood residents are aware of the neighborhood's history.</p>	<p>Rededicate Morris Farlow Park as Morris Farlow Memorial Park, with historical marker to honor its recently deceased namesake. [P&R, GGNA]</p> <p>Contribute historical photos and information to the Greensboro Bicentennial celebration project. [GGNA, residents, property owners]</p> <p>Conduct inventory of Glenwood's historic homes, architectural resources, and areas of distinct character. [HCD]</p> <p>Historic homes should be preserved and maintained to the maximum extent feasible. [GGNA, residents, property owners]</p>	<p>Identify historic resources and petition for state historic markers at key locations. [GGNA, HCD, PGI]</p> <p>Collaborate to include Glenwood among the neighborhood tours sponsored by PGI during annual Preservation Month. [GGNA, PGI]</p> <p>As appropriate, pursue National Register of Historic Places nomination for eligible structures or areas, so they qualify for applicable tax credits. [GGNA, homeowners]</p> <p>Explore feasibility of establishing Local Historic District to protect important sites and structures, and pursue as appropriate. [GGNA, HCD]</p>	

8.6. PUBLIC SAFETY, SECURITY, & HEALTH

A safe and healthy environment can often make the crucial difference between a neighborhood that is prospering and one that is struggling. This is an element about which many Glenwood residents have expressed concerns. Glenwood’s overall crime rate is almost double the overall rate for the whole of Greensboro and may be deterring prospective home buyers. Recent changes in the Greensboro Police Department’s division boundaries have resulted in the entire Glenwood neighborhood being assigned to a single division, rather than split across two divisions. This change should enable a more coordinated and holistic approach to crime and safety issues in Glenwood.

Primary Recommendations:

- ❖ GPD, LOE, & GGNA continue collaboration to ensure reporting of, and enforcement action on illegal activity.
- ❖ GPD, P&R, & GGNA collaborate to identify and address park features that contribute to perceptions of crime, or that facilitate criminal activity.
- ❖ GPD consider assigning bike patrol officers to Glenwood to improve response times.
- ❖ GGNA establish a quarterly ‘Clean-Up Day’ to encourage property appearance improvements.

- ❖ GGNA continue to recruit additional residents to participate in Glenwood Community Watch.

8.6.A. CRIME AND ENFORCEMENT

Many of the participants in the creation of this plan expressed interest in efforts to reduce Glenwood’s overall crime rate, to increase the level of law enforcement in the neighborhood, and to improve security for all Glenwood residents, property owners, and businesses.

8.6.B. PHYSICAL CONDITIONS

Many Glenwood stakeholders have pointed out that the neighborhood is negatively affected by residential, commercial and other properties that are in poor condition. Violations of the building code, housing code and public health regulations are particularly elevated in Glenwood, relative to most other areas in Greensboro. These problems are both symptoms of, and contributors to elevated crime rates, perceptions of danger, declining owner occupancy, and a generally unfavorable neighborhood image.

IDENTIFIED ISSUES	RECOMMENDED IMPLEMENTATION ACTIONS		
8.6.A. Crime and Enforcement	Short Term (1 to 2 years)	Intermediate Term (2 to 5 years)	Long Term (5 to 10 years)
In some situations, criminal activities and methods may require more innovative approach by police.	Consider Assigning bike patrol officers to Glenwood to improve response times. [GPD]		

Some sub-standard apartment complexes have reputation for criminal activity.	Continue collaboration to ensure reporting of, and enforcement action on illegal activity. [GPD, LOE, GGNA] Encourage residents to use GPD's online form to report non-emergency incidents. [GGNA] Sponsor landlord & tenant workshops on relevant topics. [HCD, GPD, GGNA]	Revoke landlord business licenses for repeated criminal activity by tenants, as appropriate. [FAS]	
The rate of crime and illicit activity, especially related to drugs, prostitution, and property crime, is significantly elevated, particularly in locations such as the Lee Street corridor, the Grove Street corridor, and the Gregory/Union/Silver area.	Continue collaboration to ensure reporting of, and enforcement action on illegal activity. [GPD, LOE, GGNA] Develop outreach strategy for household security inspections. [GPD, GGNA] Encourage residents to use GPD's online form to report non-emergency incidents. [GGNA] Continue to recruit additional residents to participate in Glenwood Community Watch. [GGNA]	Investigate reviving "Project Deadbolt," to provide free or reduced rate locks and window pins, and implement as appropriate. [HCD, GPD]	
<u>8.6.B. Physical Conditions</u>	<u>Short Term (1 to 2 years)</u>	<u>Intermediate Term (2 to 5 years)</u>	<u>Long Term (5 to 10 years)</u>
Steelman and Farlow parks are often perceived as dangerous places where criminal activity occurs.	Investigate options for installing security/surveillance equipment at parks, and pursue as appropriate. [GGNA, P&R, GPD]	Collaborate to identify and address park features that contribute to perceptions of crime, or that facilitate criminal activity. [GPD, P&R, GGNA]	
Junk, debris, abandoned vehicles, and unsanitary conditions are present on private property in some areas.	Encourage residents to report such issues to LOE via phone (373-CITY) or email (cogcc@greensboro-nc.gov) for enforcement. [GGNA]	Investigate options for reducing proportion of repeat nuisance violations and vehicle violations and implement as appropriate. [GPD, LOE, GGNA]	

Overgrown vegetation causes hazardous sight obstructions at numerous intersections.	Encourage residents to report such issues to GDOT via phone (373-CITY) or email (cogcc@greensboro-nc.gov) for action, as they arise. [GGNA]	Conduct an inventory of sight obstructions within street right-of-way. [GGNA]	
In most parts of Glenwood inadequate property maintenance and other unwelcome conditions cause perceptions of crime that are often more severe than the actual crime rates.	Encourage residents to report such issues to LOE via phone (373-CITY) or email (cogcc@greensboro-nc.gov) for enforcement. [GGNA] Establish a quarterly 'Clean-Up Day' to encourage property appearance improvements. [GGNA] Report animal related issues to Guilford County Animal Control for action. [GGNA] Establish a "Yard/Home of the Month" award program for best maintained and/or most improved yards and homes. [GGNA]	Investigate options for reducing proportion of repeat nuisance violations and vehicle violations and implement as appropriate. [GPD, LOE, GGNA]	
Many of Glenwood's streams are damaged or significantly altered from their natural, undisturbed state.	Consider participating in the Adopt-a-Stream program operated by WRD, and pursue as appropriate. [GGNA] Encourage residents to report stream pollution problems to the Environmental Helpline (373-2812). [GGNA]	Investigate sources of funding for neighborhood stream restoration projects, and pursue as appropriate. [GGNA]	

8.7. DEVELOPMENT AND INVESTMENT

Proximity to centers of employment and to providers of household goods and services is an important part of any neighborhood’s viability and affordability as a place to live. Glenwood is fortunate to have a full-service grocery store, a discount drug store, and several other retail establishments located in the shopping center at the intersection of Coliseum Boulevard and West Florida Street. Additionally there are numerous commercial and light industrial businesses located in the West Lee Street corridor. While these companies do provide a significant source of both employment and household goods and services, many Glenwood residents are eager to see a revitalization of Grove Street, which served for many years as the neighborhood’s traditional commercial and social center.

Primary Recommendations:

- ❖ GGNA & Multiple City Departments continue collaboration to implement recommendations of Grove Street Revitalization report, as appropriate.
- ❖ GGNA, Planning, HCD, GDOT continue collaboration in preparing new Land Development Ordinance and new Zoning Map, to establish more appropriate zoning district boundaries.

IDENTIFIED ISSUES	RECOMMENDED IMPLEMENTATION ACTIONS		
8.7. Development and Investment	Short Term (1 to 2 years)	Intermediate Term (2 to 5 years)	Long Term (5 to 10 years)
Increased neighborhood-serving business in the Grove Street commercial corridor and throughout Glenwood would be beneficial.	Continue collaboration to implement recommendations of Grove Street Revitalization report, as appropriate. [GGNA & Multiple City Departments] Designate Urban Progress Zones to qualify areas within City for business assistance. [Planning, CMO]	Continue collaboration in preparing new Land Development Ordinance and new Zoning Map, to establish more appropriate zoning district boundaries. [GGNA, Planning, HCD, GDOT] Conduct a market study of the Glenwood Neighborhood with emphasis on elements that will attract/retain owner-occupants and increased capital investment. [HCD, Planning, GGNA] Inform prospective new businesses of applicable Urban Progress Zones in Glenwood and associated assistance for job creation. [GGNA]	Investigate options for establishing a stronger visual connection to the Grove Street Corridor from West Florida Street, and implement as appropriate. [GGNA, GDOT, Planning]

Expanded operating hours for neighborhood-serving businesses would be beneficial.		Encourage business owners to extend business hours on selected nights, and/or in conjunction with special neighborhood events. [GGNA]	
The variety and number of job opportunities available to Glenwood residents could be improved.	Designate Urban Progress Zones to qualify areas within City for business assistance. [Planning, CMO]	Inform prospective new businesses of applicable Urban Progress Zones in Glenwood and associated assistance for job creation. [GGNA]	
New investment and development resulting from UNCG planned expansion and the HPR/WLS Corridor Study should proceed with the needs and concerns of Glenwood in mind.	Appoint liaisons or committees to monitor these planning projects, attend meetings, and advise GGNA Board. [GGNA]	Use involvement in these projects to address concerns about impacts. [GGNA]	
Current level of adaptive re-use of existing structures for new purposes could be increased.	Work with developers through rezoning, site plan and subdivision processes to avoid unnecessary tear-downs and encourage adaptive re-use of existing structures. [HCD, Planning, GGNA]	Educate developers on the value of retaining/re-using existing structures that help define context of built-environments. [Planning, HCD] As appropriate, pursue National Register of Historic Places nomination for eligible structures or areas, so they qualify for applicable tax credits. [GGNA, homeowners]	Explore feasibility of establishing a Community Development Corporation for Glenwood, and pursue as appropriate. [GGNA, HCD]

8.8. PARKS, RECREATION, AND GREEN SPACE

The number and quality of parks, recreational facilities and green spaces within a neighborhood can be an important determinant of quality of life for that neighborhood. Although Glenwood has several fairly large neighborhood parks, the condition of these parks and the amenities therein can sometimes be less than desirable. Often these conditions are the result of vandals and graffitists and contribute to perceptions of danger and a generally unfavorable neighborhood image. Many Glenwood residents and property owners have indicated a desire to reverse such damage and prevent future occurrences. Additionally, some Glenwood stakeholders are interested in seeing permanent upgrades to and/or expansion of existing parks and recreational facilities.

Primary Recommendations:

- ❖ P&R investigate options for installing playground equipment at Old Peck Park and Trogon Street Natural Area and implement as appropriate.
- ❖ P&R, WRD, & HCD investigate options for converting stream buffer/drainage easement parcels to passive parks and implement as appropriate.
- ❖ P&R, HCD, GCS, & GCPR investigate options for conversion of undeveloped southern half of Peck Elementary property to recreational use, possibly through Guilford County Park & School Bond funds, and pursue as appropriate.

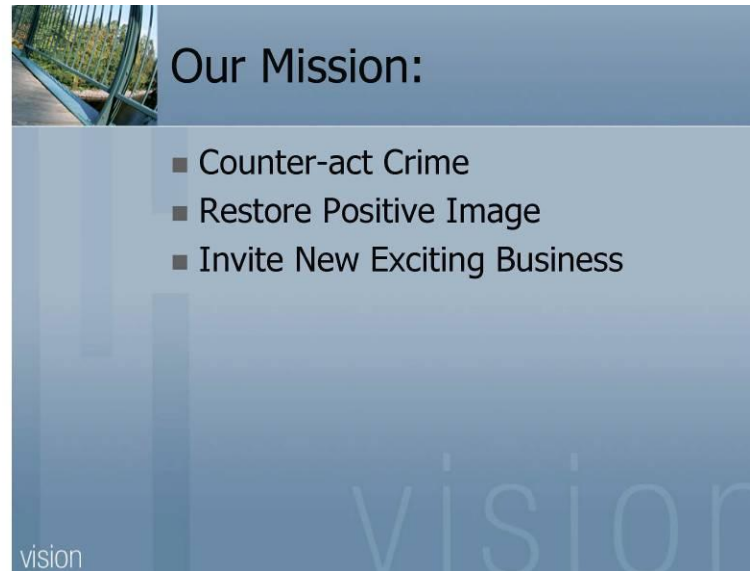
IDENTIFIED ISSUES	RECOMMENDED IMPLEMENTATION ACTIONS		
8.8. Parks, Recreation, and Green Space	Short Term (1 to 2 years)	Intermediate Term (2 to 5 years)	Long Term (5 to 10 years)
Protection of the number and health of existing trees in the neighborhood is needed.	Work with City’s Urban Forester to preserve trees imminently threatened by damage, disease, or development. [GGNA]	Conduct an inventory of existing trees in Glenwood to identify those in greatest need of protection. [Planning, GGNA, GBI]	Establish a long-term recurring tree maintenance program. [Planning, GBI, GGNA]

Number, variety, and condition of parks and recreational facilities could be improved.	<p>Investigate options for installing playground equipment at Old Peck Park and Trogdon Street Natural Area, and implement as appropriate. [P&R]</p> <p>Investigate options for converting stream buffer/drainage easement parcels to passive parks and implement as appropriate. [P&R, WRD, HCD]</p> <p>Collaborate with UNCG student group to improve appearance of Farlow Park. [GGNA]</p> <p>Continue collaboration on “Community Garden” in Steelman Park. [GGNA, P&R]</p>	<p>Investigate options for conversion of undeveloped southern half of Peck Elementary property to recreational use, possibly through Guilford County Park & School Bond funds, and pursue as appropriate. [P&R, HCD, GCS, GCPR]</p> <p>Conduct inventory and condition assessment of parks and other City owned green spaces. [P&R, GGNA]</p> <p>Conduct stream restoration in Steelman Park. [WRD, FOD]</p> <p>Repair damaged pedestrian paths in Steelman Park. [P&R, FOD]</p>	Implement proposed greenways shown in the BiPed Plan, as funding permits. [P&R, GDOT, BIG]
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Appendix A – Acronyms and Abbreviations

5Es.....	Refers to Education, Encouragement, Enforcement, Engineering, & Evaluation in transportation improvements	HUD.....	US Department of Housing and Urban Development
AGSO	Action Greensboro	LDO	Land Development Ordinance, a major revision of Greensboro’s planning and zoning laws, replace Unified Development Ordinance (Chapter 30)
BIG.....	Bicycling In Greensboro, Inc.	LOE	Local Ordinance Enforcement division of Greensboro Engineering and Inspections Department
CCC.....	Consumer Credit Counseling	MCPD.....	Mayor’s Committee on Persons with Disabilities
CIP.....	Greensboro Capital Improvements Program	NCDOT.....	North Carolina Department of Transportation
CMO	Greensboro City Manager’s Office	NCHFA	North Carolina Housing Finance Agency
Coliseum.....	Greensboro Coliseum Complex	NCO.....	Neighborhood Conservation Overlay zoning
DEC	Duke Energy Corporation	P&R	Greensboro Department of Parks and Recreation
E&I	Greensboro Engineering and Inspections Department	PGI	Preservation Greensboro, Inc.
FAS.....	Greensboro Department of Financial & Administrative Services	RUCO	Rental Unit Certificate of Occupancy, a recent City inspection program requiring all rental housing units to meet an acceptable minimum standard
FOD	Greensboro Field Operations Department	SC.....	Servant Center
G-FLUM	Generalized Future Land Use Map, a component of the <i>Connections 2025 Comprehensive Plan</i>	SCORE.....	Strategic Coordination of Resources, a process through which City of Greensboro departments coordinate provision of services
GBI.....	Greensboro Beautiful, Inc.	UNCG.....	University of North Carolina, Greensboro
GC	Greensboro College	WRD	Greensboro Water Resources Department
GCC.....	Grace Community Church		
GCPR	Guilford County Parks and Recreation		
GCS.....	Guilford County Schools		
GDOT	Greensboro Department of Transportation		
GTFH	Guilford County Task Force to End Homelessness		
GGNA	Greater Glenwood Neighborhood Association		
GNC.....	Greensboro Neighborhood Congress		
GPD.....	Greensboro Police Department		
GRRA	Greensboro Regional Realtors Association		
GTA	Greensboro Transit Authority		
GUM	Greensboro Urban Ministries		
HCD.....	Greensboro Department of Housing and Community Development		
HGSO	Housing Greensboro		
HPR/WLS Corridor Study	High Point Road / West Lee Street Corridor Study		

Appendix B – Grove Street Revitalization Recommendations: “Groove On Grove”








Improve Curb Appeal:

- Green spaces
- Community gardens
- Building improvements
- Murals, public art and sculpture
- Attractive sidewalks
- Less intrusive signage

vision



Green Spaces

vision



Community Gardens




vision



Murals and Public Art




vision



Community Spaces




vision



Attractive Sidewalks





vision




Building Improvements:

- Decorative lighting and signage
- Unified color scheme
- Attractive awnings
- Improve sidewalk appeal
- Increased walk-ability
- Decorative murals

vision



Attractive buildings



vision



Invite New Exciting Business

- Our vision is to see thriving businesses in the center of our community where everyone is involved and welcomed – a vital center that fosters a sense of unity among our diverse neighbors and cultivates a sense of excitement from our entire city.

vision



The Green Grove Grocery




- Co-op grocery
- Ethnic grocery
- Independent grocery

vision



Grove Street Eats




- Diner
- Ethnic restaurant
- Breakfast place
- Deli style restaurant

vision



Trolley Coffee/Pub



- Unique gathering place for the community
- A place to hang and enjoy our neighbors

vision

Mo' Art Gallery and Outdoor Movie Space

vision

Tailgate Market

- Local Produce
- Local Artisans
- Local Musicians
- Local Food Vendors
- Community Activity Space

vision



Grove Serve

- Community Services
- Police Sub-station
- Traditional and Alternative Health Care Services
- Alternative Resources of the Triad
- YWCA Satellite Office
- Wellness Center

vision

Glenwood Goods and Lofts

- Bike Shop
- Hardware
- Pet Supplies
- Climbing Gym
- Drug Store
- Copy/Mail Service

vision

Bike and Climbing Stores


vision



Why Grove Street? Why Now?

- History
- Gateway to Downtown
- Diversity
- Creative Class


vision



History

- Historically Grove Street was the thriving business center of the Glenwood neighborhood.
- The Bellemeade project is being built on the template of what Grove Street once was.


vision



Gateway to Downtown

- The Glenwood Neighborhood is bordered by the last underdeveloped gateways to downtown:
 - Lee Street
 - Freeman Mill Road


vision



Diversity: a key element of the Creative Class

- Racial
- Professional
- Economic
- On The Creative Side of UNCG


vision



Creative Class

- Statistics show that having an established creative class within a city is a strong factor for attracting further economic growth.
- Greensboro has not yet recognized the value of fostering & promoting the vitality of this unique neighborhood.
- Grove Street is good for Glenwood
- Glenwood is good for Greensboro

vision



Why Grove Street ?

- Grove street is good for Glenwood
- Glenwood is good for Greensboro

vision