



City of Greensboro

Melvin Municipal Building
300 W. Washington Street
Greensboro, NC 27401

Meeting Minutes - Draft East Greensboro Study Committee

Tuesday, January 26, 2016

1:00 PM

Plaza Level Conference Room

1. Call To Order

This East Greensboro Study Committee meeting of the City of Greensboro was called to order at 1:12 p.m. on the above date in the Plaza Level Conference Room of the Melvin Municipal Office Building with the following members present:

Councilmember and Chairperson Sharon Hightower, Councilmember Jamal Fox, Mayor Pro-Tem Yvonne Johnson, and Mayor Nancy Vaughan.

Also present were Assistant City Manager David Parrish, City Attorney Tom Carruthers, Councilmember Marikay Abuzuaiter and Deputy City Clerk Angela R. Lord.

2. Approval of Draft Minutes

[ID 16-0071](#) Approval of Minutes of the East Greensboro Study Committee Meeting
of April 27, 2015

Moved by Councilmember Fox, seconded by Mayor Pro-Tem Johnson to approve the East Greensboro Study Committee meeting minutes of April 27, 2015. The motion carried by voice vote.

3. Presentations and Updates

a. [ID 16-0067](#) Activity Center/ Innovation District

Assistant City Manager Parrish spoke to activity along East Lee Street and East Gate City Boulevard; future developments; an innovation area; and recognized Planning Director Sue Schwartz to speak to the item.

Ms. Schwartz provided a brief history; made a PowerPoint Presentation (PPP); spoke to a defined area; an economic asset; networking and physical assets; informal intersections; referenced the SC 2 competition; provided examples of innovation in other cities; outlined information for Innovation Village; existing conditions; spoke to demographics; land use and constraints; market analysis, public investments; walkable residential areas; outlined proposed next steps; spoke to the assembling of a Steering Committee; securing designs; and involvement of public discussions.

Mayor Pro-Tem Johnson requested staff to look into utilizing students of the Design Departments at the University of North Carolina at Greensboro and North Carolina State A & T University.

Ms. Schwartz spoke to other projects underway; and to a possible May or June launch for the item.

Discussion took place regarding property ownership; floodplain issues; attraction of Innovation Village; plans for a crossover for Gateway; available acreage; the makeup of a steering committee; concerts at Barber Park; setting design standards; bike connections; and state funding.

Ms. Schwartz confirmed that the process would begin with organizing of a steering committee.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 4 which is hereby referred to and made a part of these minutes)

b. [ID 16-0068](#) Randleman Road Update

Assistant City Manager Parrish spoke to work being done on Randleman Road; outreach for the project; and to a high commercial viability.

Ms. Schwartz made a PowerPoint Presentation; spoke to the corridor study; provided a summary of existing conditions; spoke to reinvestment corridor; high commercial occupancy; service and retail sectors; challenging development opportunities; utility relocations; public input; highlighted the strengths and opportunities for improvements; and referenced the involvement of the Randleman Road Association in property maintenance. Ms. Schwartz spoke to the impact zones; outlined the next steps; highlighted a public meeting to be held on February 4th; and stated staffs intentions to have a resolution for Council in March.

Discussion took place regarding meetings in the Greensboro Transit Authority building; landlords that were interested in changes; a sidewalk and lighting change out project; signage regulations; vacant buildings that needed attention; and safety concerns.

Ms. Schwartz spoke to defining signage; review of the sign ordinance; and stated staff expected the review to be completed by April.

(A copy of the PowerPoint Presentation is filed in Exhibit Drawer Y, Exhibit No. 4 which is hereby referred to and made a part of these minutes)

c. [ID 16-0069](#) Heritage House

Assistant City Manager Parrish provided an update with staff getting letters sent out to residents; spoke to received responses; acceptance letters; delayed responses; the process for interested buyers; providing additional updates periodically; and the project being on schedule.

d. [ID 16-0070](#) Cone Nealtown Update

Assistant City Manager Parrish spoke to a transportation project with J. R. Lynch; removal of landfill items; an estimated completion date of Fall 2017; referenced other streetscape projects; future construction designs; spoke to traffic volume concerns; and a potential sidewalk project.

e. [ID 16-0091](#) East Greensboro Study Committee Plan Update

Councilmember Hightower voiced concerns with railroad safety; asked who regulated speed limits; and requested staff to invite railroad representatives to the next committee meeting to discuss safety concerns and intersection improvements along East Greensboro.

Assistant City Manager Parrish spoke to the sidewalk project for Holts Chapel; projects being designed; avoiding accidents; and confirmed staff would provide an update.

Councilmember Hightower recognized Mac Sims of East Market Street Development (EMSD) for an update.

Mr. Sims referenced the Greenway project; provided an update on the status of the name change for EMSD; spoke to the project on the corner of Lindsay Street; urban economic development; targets for next year; understanding easements and right-of-ways; voiced concerns with the East Market Street overpass; and spoke to enhancement of neighborhoods.

Councilmember Hightower requested a brief update from Neighborhood Development Director Barbara Harris.

Ms. Harris referenced Housing Our Community conversations with the Community Foundation; outlined meeting dates; stated information would be provided at the Housing Summit; and spoke to a five year plan.

Councilmember Fox inquired about community participation at the meetings; and about communication to the public regarding the meetings.

Ms. Harris confirmed there had been good participation; and spoke to housing advocates spreading the word about the meetings.

Assistant City Manager Parrish spoke to Phase 1 and Phase 2 of the Greenway project; stated railroad concerns were being addressed; and spoke to a delay due to an issue with retention ponds.

Councilmember Hightower requested a brief update from Community Planning Manager Hannah Cockburn.

Ms. Cockburn spoke to the Greensboro Housing partnership; the Martin Luther King initiative; and to staff working on future proposals.

Councilmember Fox requested staff provide a fact sheet to the Committee; and spoke to moving forward.

Discussion took place regarding property bids; redevelopment land; housing solutions; Ms. Cockburn keeping the neighborhood informed; a local builder; and to getting a bond for the project.

Assistant City Manager Parrish spoke to community pride; and stated signs had been installed in recognition of Hall of Famer Charlie Sanders by Dudley High School.

Councilmember Hightower requested staff to focus on clean up and lighting issues on East Market Street; inquired about the timing of a bond; and spoke to the need for more regular meetings.

City Attorney Tom Carruthers explained the state law requirements on expiration of bonds.

5. Adjournment

Moved by Mayor Pro-Tem Johnson, seconded by Councilmember Hightower, to adjourn the meeting. The motion carried by voice vote.

THE EAST GREENSBORO STUDY COMMITTEE ADJOURNED AT 2:11 P.M.

ANGELA R. LORD
DEPUTY CITY CLERK

SHARON HIGHTOWER
CHAIRPERSON