

**Summary of Small Group Comments from 1/30/07
Public Kickoff Meeting for High Point Road/West Lee Street Corridor Plan**

On Tuesday, January 30, 2007 approximately 70 people attended the public kickoff meeting for the High Point Road/West Lee Street Corridor Plan. Participants were broken into small groups to discuss the corridor's Strengths, Weaknesses, Opportunities and Threats. The larger group then voted on their top 5 issues in category (strengths, weaknesses, opportunities, threats). Below are the top topics/comments (minimum 5 people supporting comment) for each category. The numbers in parentheses represent the number of people supporting that particular comment or topic, in descending order.

Note: A summation of various small group comments is outlined in the table following these top comments.

Strengths

Location/connection to downtown and other destinations (39)
Coliseum complex (39)
College campuses in/near corridor (36)
Multicultural/multi-ethnic area (22)
Road network and infrastructure/good connections to surrounding neighborhoods (18)
Churches (17)
Diversity of businesses/uses (16)
Coliseum events/ACC tournament (8)
Public transportation (bus/rail) (8)
History/architecture (7)
Affordable place to live (7)
Four Seasons Mall and Koury Convention Center (6)
Stamey's restaurant (5)

Weaknesses

Overall appearance and types of businesses/lack of curb appeal (30)
Coliseum Inn (26)
Homeless/Vagrants/Beggars/Prostitutes (21)
Crime (21)
Negative perception of area (16)
Lack of green space/recreation (15)
Not pedestrian/bicycle friendly (15)

Run down buildings/businesses (12)
Lack of safety and security (10)
Traffic/congestion (10)
Strip clubs/adult entertainment stores (9)
Drugs/vandalism (7)
Litter (7)
Few grocery stores (5)
Railroad and railroad underpasses (5)

Opportunities

Enhance appearance/change roadway (streetscape, boulevard) (52)
Enhance connections between university and corridor/neighborhoods (25)
Available lots/buildings for redevelopment (former Canada Dry building) (22)
Business improvement efforts/programs (14)
Increase/enhance green space and trees (14)
Gateway to Greensboro (11)
Improve pedestrian and bicycle access (10)
Consistent standards/enforcement (9)
Find solutions for homeless in area (9)
Enhance adjacent neighborhoods (9)
Change/remove Coliseum Inn (8)
Address crime and problem businesses (8)
Bring in grocery stores/higher quality restaurants (7)
Infrastructure in place to support new development/redevelopment (6)
Major destinations (UNCG, Coliseum, Convention Center, Downtown) support each other (6)

Threats

Drugs and Crime (35)
Vacant/run down properties (24)
Apathy/fear of change (23)
Inconsistency in access to corridor by bikes and pedestrians (20)
Lack of resources/investment (17)
Coliseum Inn (17)

Homeless/panhandling (13)
Discount/low end businesses (12)
Businesses leaving/relocating/closing (12)
Inappropriate development (9)
Negative perception (wrong side of tracks) (9)
Absentee landlords (9)
Conversion of owner-occupied property to rental property (7)
Perception of lack of safety (6)
Environmental hazards (industries and railroad) (5)
Failure to maintain diversity/uniqueness (5)
Gentrification/displacement issues (5)

Summation of small group comments from 1/30/07 public kickoff meeting (not verbatim comments)

Strengths	Weaknesses	Opportunities	Threats
Churches, schools and library nearby	Littering, loitering, vandalism and panhandling by individuals	Area is a gateway to Greensboro community	General apathy about corridor
Good diversity/variety of businesses and people	Poor appearance/aesthetics, lack of "curb appeal"	Has infrastructure to support new development and redevelopment	Resistance by property owners
Coliseum and related events	Industrial uses	Has several destination points (Coliseum, Mall, Convention Center, downtown)	Locations of rail lines
Four Seasons Mall and Koury Convention Center	Coliseum Inn	Has some available land to revitalize	Generally negative perception of corridor (appearance and safety)
Close to UNCG and Greensboro College campuses	Levels of crime (mostly drugs, alcohol and prostitution related)	Signage improvements	Taxpayer resistance to funding improvements
Lots of places to eat and shop	Placement/appearance of utility poles and power lines	Can develop streetscape, landscaping plan for corridor	Inflated perception of crime
Affordable neighborhoods	Lack of green space/recreation	Improve RR underpasses to better connect UNCG and W. Lee Street	Vacant properties/Abandoned buildings
Well connected street system/easy access to neighborhoods	Reversible lanes on High Point Road	Areas around Coliseum could be prime redevelopment spots (ex. Canada Dry bldg)	Drugs, Prostitution, Gangs, Graffiti and Crime
Long standing establishments/rich history of neighborhoods and buildings	Crosswalks (not enough, not adequate)	Lower Crime	Failure to maintain diversity and uniqueness
Links mall, UNCG, coliseum and downtown	Adult entertainment stores (strip clubs, adult video stores)	Additional, higher quality restaurants	Business relocations/closings
Well known area of town	Poor road conditions	Demand for grocery store	Coliseum Inn
Lots of visitors	Large number of homeless people	Create walkway over railroad tracks from Lee Street	Disagreements on goals/objectives for corridor plan
Railroad and bus routes	Lack of bicycle/pedestrian facilities, lack of bus shelters	Corridor important to entire city	Absentee landlords not maintaining their properties
Great police/fire response	Weak code enforcement in area	Change or remove Coliseum Inn	Homeless and panhandlers

Strengths	Weaknesses	Opportunities	Threats
Good traffic flow, easy connection between I-40 and downtown	Traffic congestion (Eugene and W. Lee intersection, areas around Coliseum)	Potential rail station for future light rail is a plus	Plasma Center (Patterson Street)
Interesting building facades	Inadequate/confusing traffic signage	Add residential uses to mix along corridor	Poorly maintained properties
Good location (gateway and “front door” for Greensboro)	Former Canada Dry building	Number of properties currently for sale	Outer loop could take business away from corridor
Eclectic/ethnic businesses	Too much rental property	Encourage building improvements and maintenance (start award program for improvements)	Gentrification of corridor (people can’t afford to live there following improvements)
Diversity of land uses	Run down/poorly maintained buildings	Enhance pedestrian amenities and student friendly activities	Lack of resources and ability to attract new investment
Strong sense of community/potential for area	Railroad underpasses (poor appearance and not safe for pedestrians or bicyclists)	Stricter enforcement of city ordinances	People leaving as financial situation improves
Lindley Park nearby	Inadequate lighting	Personal development/training for beggars, prostitutes, etc.	Over commercialization, without good mix of other things
	Insufficient parking	Expand linkages between UNCG, Greensboro College and Coliseum	Limited attention by City
	Sidewalks (overgrown or broken in places)	Retain historic buildings or facades (ex. Canada Dry building)	Conversions of owner owned properties to rental properties
	Inadequate/confusing signage	Create or strengthen business associations throughout corridor	High traffic volumes
	Negative public perception of area	Create specific development standards for corridor buildings	Inconsistencies in corridor access beyond cars (bus, pedestrians, bicyclists)
	Poor landscaping	Variety of land uses that can be built on and expanded	Potential environmental hazards related to industrial uses or railroad
	Lack of grocery stores	Establish better connections between housing and schools	Loss of Coliseum or significant reduction in use

Strengths	Weaknesses	Opportunities	Threats
	Lack of mixed use housing (greater density and variety needed)	Green up corridor roadway and link to public parks and trails.	
	Corridor doesn't function well together	Encourage mixed use development	
	Railroad hurts north-south movement, particularly for pedestrians and bicyclists	Enhance lighting, sidewalks, crosswalks, bike and pedestrian facilities	
	Questionable mix of businesses (need to upgrade types of businesses in area)	Address changeable lanes to reduce confusion and enhance traffic flow	
	Vacant lots and buildings	Promote broad diversity of area	
	Absentee landlords	Create façade improvement program	
	Lack of uniformity (relationship of buildings to street)	Add open space and trees	
	No buffer between sidewalks and roadway in many places	Increase linkages to historic districts	
	Matters trailers, storage	Eventual connection to outer loop (beyond current city limits)	
	Confusion on ownership/obligations for railroad right of way		
	Lack of character		