

# College Hill Neighborhood Association (CHNA) Meeting Minutes

**Time and Date:** 7 p.m., Monday, March 28, 2016

Dave Arneke called the meeting to order at 7:05 p.m.

**Approval of Minutes:** Virginia Haskett moved to approve the February minutes, Dan Curry second. Approved.

**Treasurer's report:** No money spent. \$280 raised in mug sales.

## Updates and Old Business

**Community Watch:** No report. Dave Arneke and Dave Hemm agreed to take over for Larry Horn.

**Trash receptacles:** James will update us at the next meeting.

**Greenway progress:** Dan Curry attended the February meetings and reported that there was a big crowd and plans are moving along. Big direction now being taken regarding crossing at Market St. There are plans for one additional signalized stop, synchronized with light at Cedar (50 ft. away). There are also plans to take the right lane on Market and turn it into a bike lane, making the intersection at Market and Mendenhall a right turn and then the bike lane beyond. CHNA should push for historic district signage at the corner of Wafco. Greensboro College would like some sort of access to the campus from the embankment. The meeting also included conversation about moving the driveway into Weaver Center further up the hill. Dan Curry said it would be appropriate to put together a committee from CHNA to work with Action Greensboro to work on elements of the Greenway (signage, info boxes, commissioned bench, etc.), but it will be a long-term assignment. Dave Arneke said he thinks that 2018 is the goal to complete this leg. Justin Outling confirmed that this city council wants to move this project along faster than in the past. Issues with bids and state laws have caused delays in the past, but not expected to be a problem in the future. CHNA members should email Dave Arneke if interested in being in the greenway planning group. We'll try to bring Dabne Sanders of Action Greensboro in for next month's meeting.

## New Business

### **Long-term project planning—Dan Curry**

The City held a meeting last month to put together a revised MSD plan. College Hill has often led the way in creative use of MSD funds (919 Spring Garden, for example), but they've also been used for more straightforward projects like street lighting, etc.

Tonight's meeting objective is to talk about possibilities, then to think about priorities, then make 3-year *conceptual* plan, with the knowledge that the plan will be amended as more

details are gathered. This conceptual plan is meant to feed into city's budget process. New legislation was passed recently that puts more pressure on MSDs to spend their money more intentionally. Currently, College Hill has ~\$500k.

The CHNA brainstormed projects in 4 different categories:

- signage & lighting (we've done the most already in this category)
  - Already have a design for scrollwork to go on street name posts with our logo. Might run \$1000/piece. Needs to be substantial enough to prevent theft. We have roughly 30 intersections.
  - Adopt national standard brown street signs for historic districts.
  - Banners. Relatively inexpensive option. Justin Outling mentioned that we have a city sign shop, which could save money.
  - Overhead archway signs. Pretty expensive, but high impact.
  - Pole signs or plaques for odd spaces.
  - Arlen suggested plaques on individual houses that might list names of homes and date built. Heightens awareness, requires additional research, but we already have a lot of that info. These plaques would be different from historic register plaques, and would provide consistency throughout neighborhood.
  - College Hill Flags.
  - More lighting needed at Springdale Park
  - Oakland Ave. street signs—3 that don't match historic signs. Check neighborhood for others.
- Beautification
  - Corner landscape treatments (currently in the middle of this project)
  - Street tree planting to fill in gaps. Tate St. is pretty bare. Our trees are old and dying out. Could do an annual notice, pick a certain number we purchase each year, property owners could sign up, etc. Doesn't have to be in hell strip, can be planted in front yard.
  - Brick gutters/granite curb restoration—McGee St. was done when it was repaved. This is only done when a street's repaved. Have asked city to give us a schedule, but no response yet.
  - Cedar St. area—At the end is chain link fence and beaten down truck-trailer. Not in hands of the city now, privately owned. Dave Arneke has asked Mike to check out city right-of-way and what we can do to block that area.
  - Previously approved street wall incentive program—would want to budget money into that each year. Up to \$10k per project/match program. One property owner has talked to the city about taking advantage of this program.
- Pedestrian & traffic upgrades
  - Crosswalks — better markings, new paint, decorative artwork. Not expensive for regular painting. Could use College Hill logo. Many intersections don't have markings at all currently.
  - Horizontal changes—changing curb or sidewalk horizontally, different curbing shapes. Can be more expensive.

- Vertical changes—speed humps/speed tables. Speed humps already in use on College Place in GSO college. Can be very Effective at slowing traffic, but needs additional signage. City is resistant to this. Mendenhall's the worst, perhaps, for traffic problems. Spring Garden's a close second.
- Pedestrian & traffic upgrades—traffic circles (smaller than a roundabout) work best at cross intersections, has to be a large enough intersection. Very effective for slowing traffic. Most effective at least cost. Probably need to have several to be most effective.
- Edgar St.—Dave Arneke mentioned that Mike Cowhig has brought up paving Edgar St. again. Residents on Edgar have been resistant in the past. Lots of cut-thru traffic on Edgar. Once was a plan to block at NYP lot, might be worth looking at again. Edgar not built to take that much traffic.
- Saving historic properties (like 919 Spring Garden) — need to build this in as a line item, if we want to continue that.

*Setting priorities and conceptual budget*—Attendees used dot stickers to signal their priorities. Highest priorities in each category and cost estimates were discussed as follows.

**Signage & lighting**—Highest priorities were scrollwork signage, brown historic signs, post signs.

<b>Project</b>	<b>Notes</b>	<b>Unit cost est.</b>	<b>Yr1</b>	<b>Yr2</b>	<b>Yr3</b>
<i>Post signs</i>	4 in year 1	5k	20k		
<i>Scrollwork signs</i>	Start at corners with landscaped beds?	1k	10k	4k	
<i>Historic street name poles</i>	Identify street name poles that aren't historic	2k		8k	
<i>Additional lights</i>	Fill in more dark spots in neighborhood	2k	12k	12k	
<i>Brown historic street signs</i>	Would do all at once in Yr3	\$200			12k
<i>Metal archway signs</i>	Not sure at all how much this would cost	20k			100k
<b>Totals</b>			<b>42k</b>	<b>24k</b>	<b>112k</b>

**Beautification**—Street tree planting was highest priority

Project	Notes	Unit cost est.	Yr1	Yr2	Yr3
<i>Street trees</i>	CHNA would buy 20/year	\$200	4k	4k	4k
<i>Corner Landscaping</i>	Still trying to revise specs, will re-bid soon	50k	50k		
<i>Corner bed maintenance</i>	First year after new plant installation will likely be higher than subsequent years		20k	15k	15k
<i>Street wall program</i>	Budget for one project/year	10k	10k	10k	10k
<b>Totals</b>			<b>84k</b>	<b>29k</b>	<b>29k</b>

**Pedestrian & Traffic upgrades**—will take major engineering, planning should happen in year 1. Traffic circles and crosswalk painting are highest priorities. Can't estimate budget for subsequent years until initial planning is complete.

Project	Notes	Unit cost est.	Yr1	Yr2	Yr3
<i>Engineering and planning</i>	Hiring outside engineer		15k		
<i>Traffic Circles</i>	Cost depends on whether changes are made to existing intersection	8-15k w/ no changes 25k+ if changes needed			
<i>Speed humps</i>		1-4k			
<i>Downtown Greenway enhancements</i>	Will depend on overall planning, but will budget in 20k overall			10k	10k
<b>Totals</b>			<b>15k</b>	<b>10k</b>	<b>10k</b>

**At-risk properties**—HIGH priority. Potential projects in the future might be Luper properties on Market St., Monett properties on Spring Garden.

Project	Notes	Unit cost est.	Yr1	Yr2	Yr3
<i>At-risk properties</i>	Will plan for 1/year, but most likely won't need it	50k	50k	50k	50k
<b>Totals</b>			<b>50k</b>	<b>50k</b>	<b>50k</b>

**Undesignated Activities**—Won't budget for these now, but will fit them in as needed

- Street name brackets needing paint
- Dog stations
- Trash cans

## OVERALL BUDGET TOTALS

Category	Yr1	Yr2	Yr3
<i>Signage and Lighting</i>	42k	24k	112k
<i>Beautification</i>	84k	29k	29k
<i>Pedestrian &amp; Traffic Upgrades</i>	15k	10k	10k
<i>At-risk Properties</i>	50k	50k	50k
<b>Totals</b>	<b>191k</b>	<b>113k</b>	<b>201k</b>
<b>Overall 3-year budget</b>	<b>505k</b>		

Next steps: Dan will present this to the city and get feedback over next few weeks. A revised plan will go to the Historic Preservation Commission next month. At next month's CHNA meeting, we'll look at a final draft. Justin Outling said that City Council got an email that a house committee will be looking at MSDs again, so this is a good time to be doing this. The MSD funds the neighborhood already has will probably be protected. Dave Arneke mentioned that the legislative committee is holding its first meeting on this topic this Thursday, and he plans to go and will update us.

### COA Applications

301 S. Tate St., Greensboro Primitive Baptist Church

- Dave Hemm moved that the CHNA accept the application. Carmen Mays second. Approved.

Meeting adjourned at 9:05 p.m.

**In attendance:** Dan Curry, Arlen Nicolls, Dave Hemm, Tom Herin, Justin Outling, Lyddan Pawlowski, Cindy Sheppard, Amanda Keith, Clara Kelly, Virginia Haskett, Dave Arneke, Eric Crouse, Carmen Mays, Catherine and David Sevier