

Notes from July 30, 2009 NWQ Study Committee

Attending: Palmer, Gadson, Hefner, Smalley, Alley

Public: Honl, Budds, Neal, Holman, Lewis

Al Hefner presented a map showing vacant and abandoned houses and vacant lots. Numbers at present show approximately 75 vacant lots, 25 vacant and abandoned houses.

Larry Holman, Black Chamber of Commerce, stated that it seems the goal is to promote infill for an increased tax base for the city. He pointed out that many of the vacant lots are civic, government, churches, etc. He is bothered that the NWQ is being targeted. He would suggest that the committee look at infill along Boundary and Bladen. Commercial infill is more appropriate than tear downs.

Al Hefner: The "Q" is form-based code already. Is it car scale or human scale? It is human scale and was designed that way. Scale equals investment and scale keeps diversity equals owner occupied homes which equal a "real" community. The "Q" should gets lots of publicity as a model for the entire country. The "Q" is already a "real" community.

We need to see some of the interviews. That is a key missing piece.

Dwayne Smalley: I and Mrs. Neal are working on this and will work very hard this coming weekend to get some completed to turn in to you all at our next meeting.

Donna Alley read a statement from James Bellew, who could not attend. He has interviewed Mr. Lawton and has scheduled an interview with Monique Mills on Saturday. He has received notice from me and from Henrietta that Mrs. Brown and Richardean Hodge would like to be contacted. He will contact them shortly. He will give the committee a report at our next meeting. He asked that I remind Henrietta that he would like to talk with her daughter, if she is willing, about training to become a loan officer.

Larry Holman will talk with James about stimulus money opportunities.

Dwayne Smalley: August 5 is next week and we had planned another neighborhood presentation. Are we ready for that?

Pete Palmer: Is it agreeable to postpone the public meeting until 8/12.

The consensus was to postpone. The plan is to meet at the Greene Street Gym again. Dwayne and Henrietta will coordinate this.

Pete Palmer asked that we confirm the date the committee will present to Council.

Garrett Budds: We have agreed to have a conceptual recommendation for a form based code to present to Council. We have been assessing the built environment. The Northwest Quadrant Design Principles will be included as we look at the overall character of the existing neighborhood. The next step is to develop design standards to create a final code. All of this will take the guess work out of development and make it easier to build appropriate infill.

Pete Palmer: We have a dual challenge: historic homes need to be preserved and protected and the other challenge is infill.

John Gadson: I agree that the basic premise is to bring change with respect for preservation of what is there.

Notes taken by Donna Alley