

NEIGHBORHOOD DESIGN PARTNERSHIP: HOUSING WORKSHOP 1.0

SATURDAY SEPTEMBER 22, 2018

SUMMARY REPORT



AIA
Charlotte



WEST SIDE
COMMUNITY LAND TRUST



UNC CHARLOTTE
College of Arts + Architecture

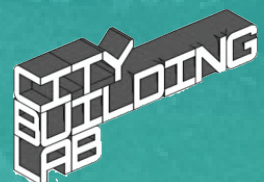




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“There’s a community structure here. An identity. A sense of place. We’re not a blank slate.” - Rickey Hall

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WHO WE ARE

The partners identified for this initiative are AIA Charlotte, UNC Charlotte’s City Building Lab and the West Side Community Land Trust



West Side Community Land Trust

West Side Community Land Trust / westsideclt.org is a 501© 3 non-profit organization created by neighbors to organize and empower the West Charlotte community (zip codes: 28208, 28214, 28216, 28217) to preserve and develop their neighborhoods to the benefit of low income residents as well as the neighborhoods as a whole in the face of rapid reinvestment and subsequent displacement of long-time residents. The membership organization is governed by an elected board with majority control given to neighbors of the West Charlotte community.

AIA Charlotte

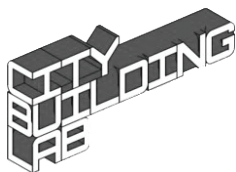


AIA
Charlotte

The mission of AIA Charlotte is to be the voice of the architecture profession dedicated to three purposes: serving its members, advancing their value, and improving the quality of the built environment. AIA Charlotte has a rich history of involvement in community design and social issues. The 12 county group utilizes a volunteer committee structure to focus on areas of concern for our region, including sustainable (or “green”) design practices, community outreach, design education and the development of emerging professionals. In providing these opportunities for involvement, the presentation of a diverse and dedicated AIA Charlotte emphasizes the role of architects as advocates for a stronger community.



UNC Charlotte City Building Lab



The UNC Charlotte City Building Lab (CBL) is the community engagement arm of the UNC Charlotte School of Architecture. Located in the university’s Center City Building, the CBL investigates issues of environmental resilience, social equity, and economic sustainability in the built environment and acts to create infrastructures and neighborhoods that can thrive in a changing future. The CBL’s work includes faculty research, courses in urban design and architecture, and engagement with community residents, non-profit organizations, and city government.



WHO WE ARE

The partners who came together for this initiative are the West Side Community Land Trust, UNC Charlotte’s City Building Lab and AIA Charlotte

West Side Community Land Trust



Rickey Hall

Co-Founder, West Side Community Land and Trust

“We know change is coming. But change shouldn’t totally wipe out the presence of people who are here and who have invested so much of their lives for so long.” The west side’s foundation was built over decades by “African-Americans who wanted their share of the American dream,” self-determination, that progressive spirit”



Charis Blackmon

Executive Director, West Side Community Land and Trust

Charis is a mission driven leader focused on positively impacting the lives of others through research, program evaluation, direct services, logic model and performance measure development. She brings a wealth of experience working with diverse populations in education, nonprofit, and consulting capacities.

City Building Lab



Marc Manack, AIA

Silo AR+D, UNC Charlotte SoA

Marc’s research focuses on the relationship between design processes, project delivery, and organizations of practice. He is interested in how that relationship is affected by emerging cultural and technological phenomena, leading to advanced possibilities for expression and new definitions for practice in architecture.



Nadia M. Anderson, AIA

Director, City Building Lab

Nadia’s research, teaching, and practice focus on publicly-engaged design as a vehicle for social empowerment and environmental resilience. Her work ranges across scales from the detailing of modular post-flood affordable housing to regional studies of local food systems.

AIA Charlotte



Catherine Monroe, AIA

Housing Studio, AIA Charlotte

Catherine is a Project Architect licensed in North Carolina since 2008, LEED AP accredited since 2004. Her work includes mixed use, urban infill, multi-family housing in growing markets of the Southeast. She brings extensive charrette-based urban planning experience and served as Past President of the Charlotte section of AIA in 2017.



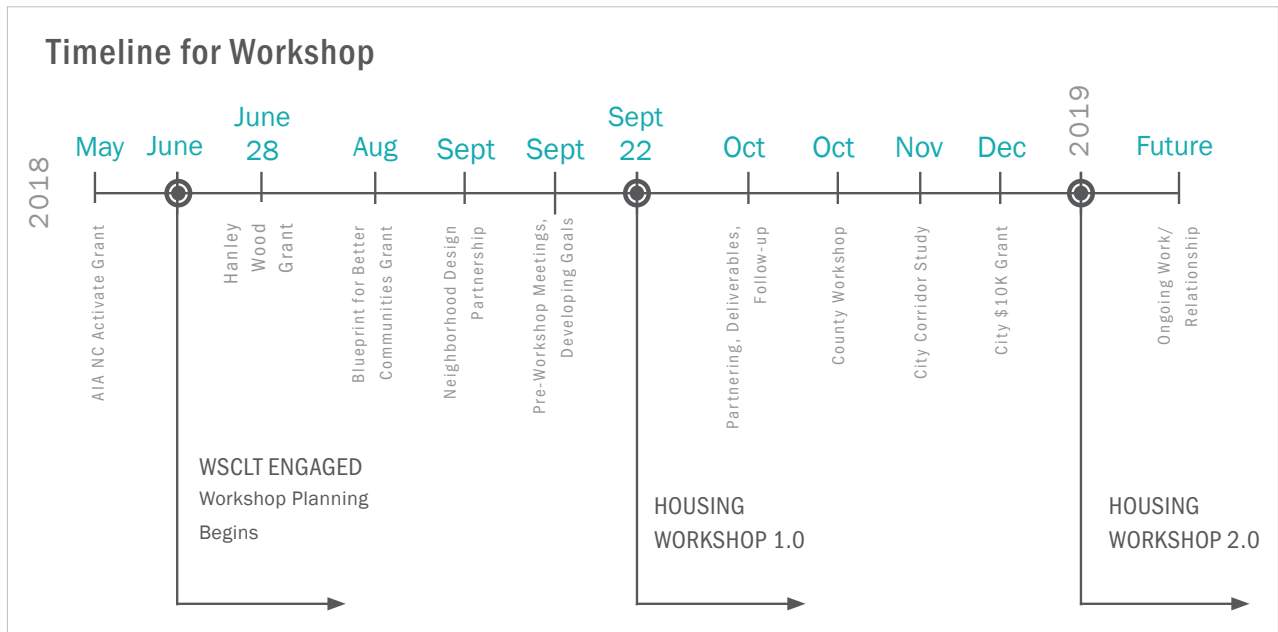
WHAT? WHEN? WHERE? WHY?

WHAT: Neighborhood Design Partnership: Housing Workshop 1.0 - Community oriented design charrette focused on the future affordability and viability of neighborhoods.

Purpose: Guide, Listen, Observe, Advocate, Connect and Envision

This event brought together grassroots organizations, educational institutions, and AIA Charlotte membership to develop innovative and rapidly responsive strategies to the displacement of longtime residents in Charlotte’s west side neighborhoods. This place based initiative foregrounds affordable housing as part of neighborhood guided revitalization, a key recommendation from the Leading on Opportunity Task Force Report (<https://leadingonopportunity.org/>) which presented strategies to reverse Charlotte’s lack of upward mobility. Key to this is housing that does not cost burden residents and allows long time community residents to remain in well established yet rapidly gentrifying neighborhoods.

WHEN: September 22, 2018



WHERE: Stratford Richardson YMCA / 1946 West Boulevard, Charlotte, NC 28208

WHY: Lack of affordable housing. 36,000 units behind. Displacing long term residents. Community leaders taking action by leveraging the opportunity and awarding of an AIA NC ACTIVATE grant.

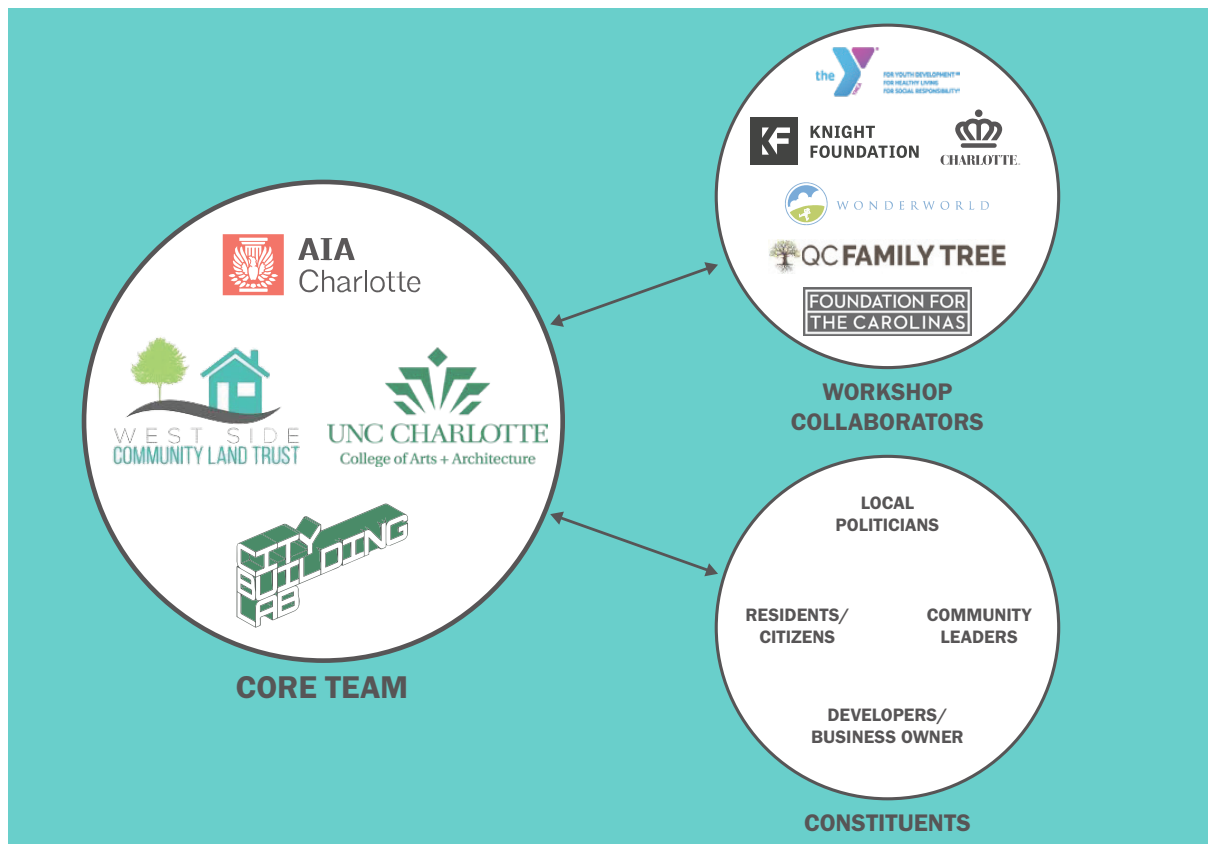


TEAM OVERVIEW

West Side Community Land Trust Principles

- Permanently Affordable Housing
- Quality Homes
- Equitable Distribution of Resources
- Earth Care
- Creative Placemaking and Culture Bearing
- Community Involvement

Neighborhood Design Partnership Team



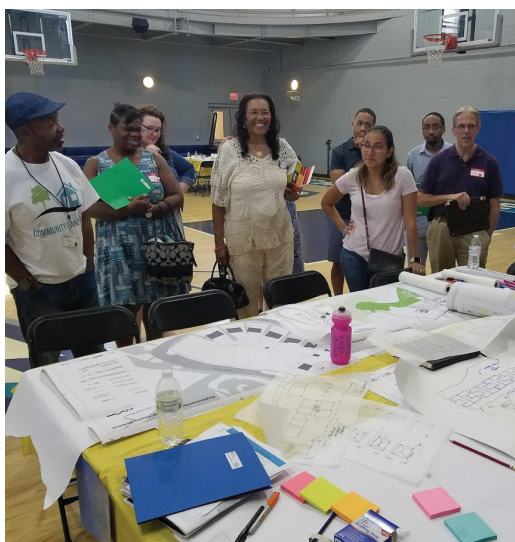
WORKSHOP OVERVIEW

Parameters and Goals:

- Build trust between neighbors and WSCLT/AIA
- Create community engagement opportunities
- Identify “One small design action”
- Site studies for densifying single family lots: Accessory Dwelling Units (ADUs), Duplexes, and Quads
- Identify policy, zoning, and real estate challenges to proposed designs

Workshop Schedule

10:00 am - 10:30 am	Welcome and Overview....Raffle #1
10:30 am - 12:00 pm	Site Walking Tours
12:00 pm - 12:30 pm	Box Lunch, Team Discussion....Raffle #2
12:30 pm - 2:00 pm	Design Session: Reflect, Talk, Listen, Draw....Raffle #3
2:00 pm - 2:50 pm	Team Show and Tell....Raffle #4
2:50 pm - 3:00 pm	Closing: Thank You, How to Stay Involved



Identifying Workshop Sites and Teams:

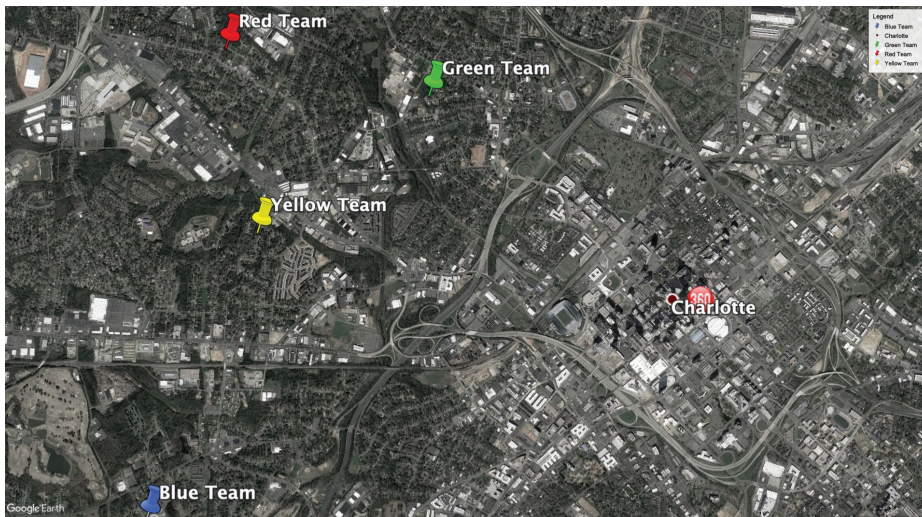
Each group walked their respective site listening to local residents and their stories, identifying, documenting, and reviewing local codes. Each team returned to the gym to charrette, design and identify “one small thing” design move.

- **Red Team** - Enderly Park Neighborhood Site / WSCLT banked
- **Yellow Team** - Camp Green Neighborhood Site / City owned
- **Green Team** - Seversville Neighborhood Site / City owned
- **Blue Team** - Barringer Neighborhood Site / Privately owned



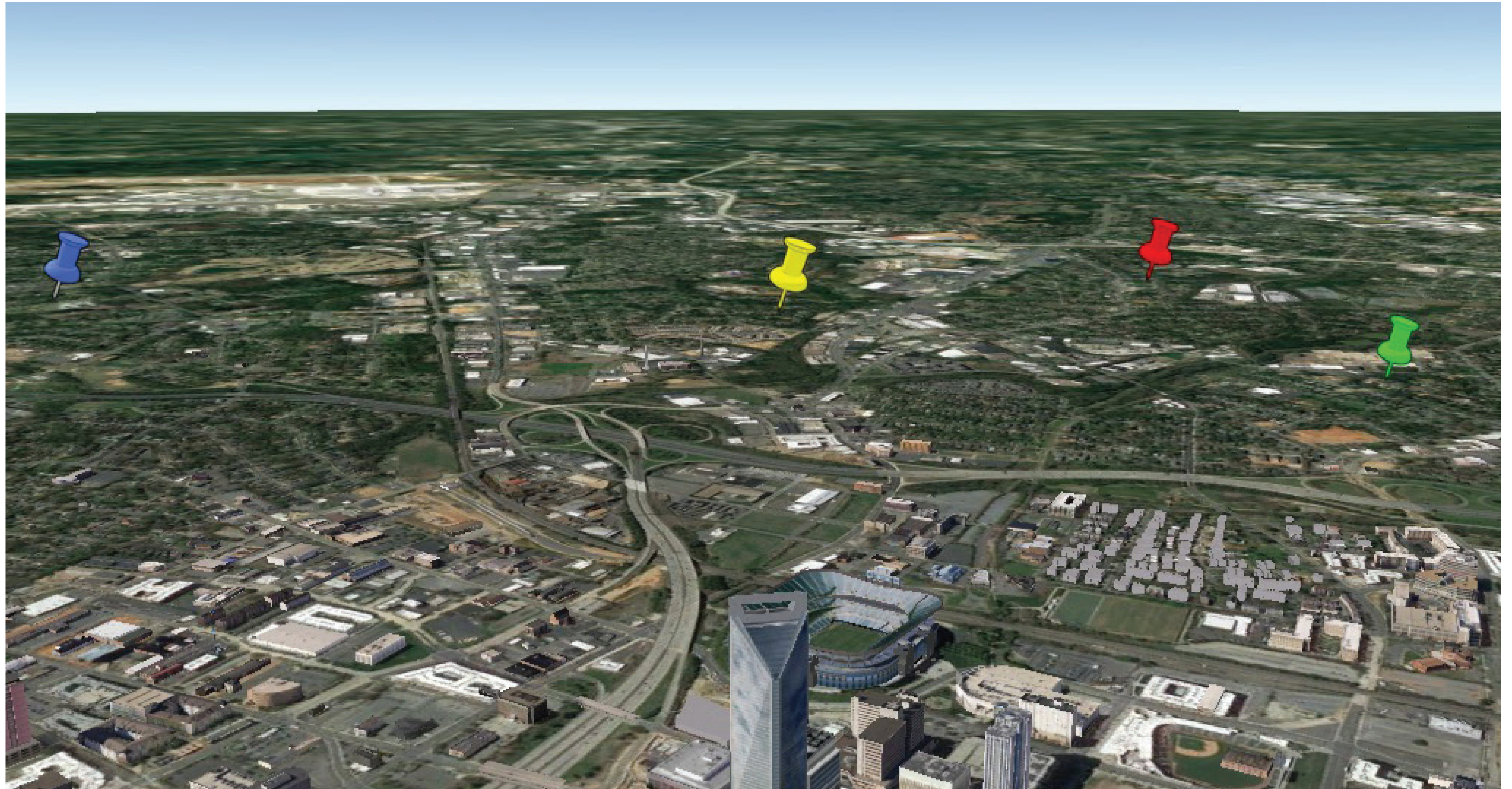
WEST SIDE COMMUNITY LAND TRUST OVERVIEW

West Side Community Land Trust Boundaries:



WEST CHARLOTTE

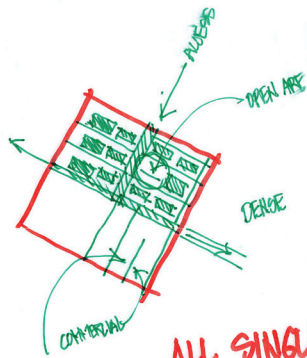
View from Uptown Charlotte



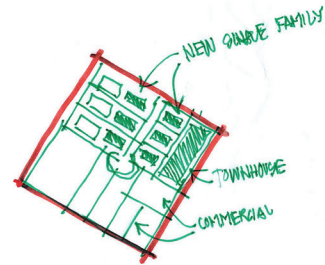
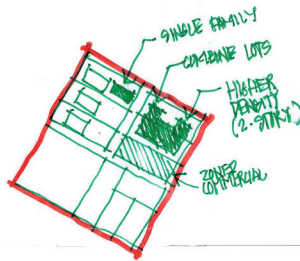


RED TEAM

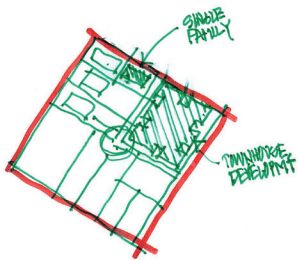
Results and Findings



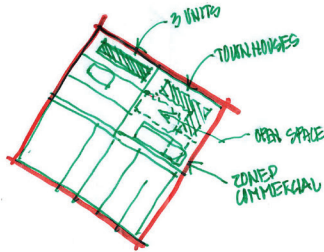
ALL SINGLE FAMILY



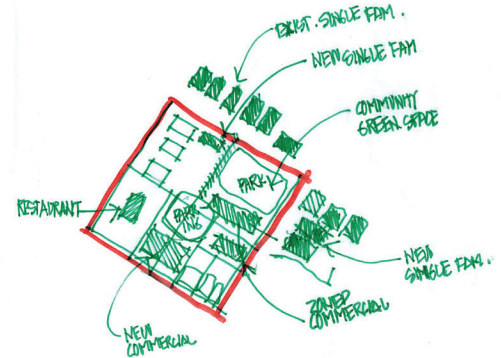
SINGLE + MULTI-FAMILY



DENSITY



MULTIFAMILY



MIXED-USE BLOCK

WHAT PART-NERSHIPS ARE THERE

GOODWILL EMPLOYMENT OR.

WELLS FARGO (INVESTMENT)

NC HOUSING AGENCY (OR SIMILAR)

CARE RING (Healthcare)

FOR URBAN FARMING UNDER POWERLINE, DOES DUKE ENERGY HELP?

UNCC SQA (design opportunities)

REBUILDING TOGETHER (LABOR)

Tool bank

PUBLIC POLICY ISSUE ?

Control dev. around proposed transit lines PROACTIVELY

potential impact from new light rail (with usson)

CREATE APPROPRIATE DEVELOPMENT GUIDELINES

Property Re-evaluation in 2019

WHAT DO YOU LOVE ABOUT N'SIDE?

MIRRORED RETAIL

Proximity to everything

Neighbors/Community Bonds

STREET PRESENCE

DOWNTOWN SKYLINE VIEW FROM BACKYARD.

Mix of history and new potential

Transportation Alternatives

TREES

YELLOW TEAM

2632 Columbus Circle - Camp Green Neighborhood Site

Team:

Neighborhood Tour Guide: Stephen Valder
 AIA Architect: Marc Manack, AIA - Silo R+D, UNC Charlotte
 WSCLT Member: Stephen Valder
 Research Assistants: Tarah Weston, Blake Wetherington





YELLOW TEAM

Results and Findings



FINANCE

Is Marsh willing to sell the lot?

Great IB to offset the lease?

Will Land Trust Assist Home buyer w/ Mortgage/Lease?

What are they (Marsh) willing to sell the lot for?

What is the current value of the Lot? Tax Value = 74,500

99 Year Lease?

Who Side Land Trust Financing Purchase of the lease?

Who to build Houses? Target 60% 80% AMI or < 60%?

POLICY

Change the zoning to single family from multi family

Affordable Housing

City approval for street parking

DESIGN

(7) (9) SINGLE FAMILY HOMES

Single story - single family

1 1/2 story MULTI-FAMILY?

Coherence w/ the aesthetic of the neighbor hood

1 1/2 story MIX?

ONE SMALL THING

Clean out under a bush around the perimeter of the lot

Landscape the Islands - Clear out dead plants - Mulch - Plant Perennials

Work w/ Parks! Rec to add tree marker (w) Large/maybe on Rock

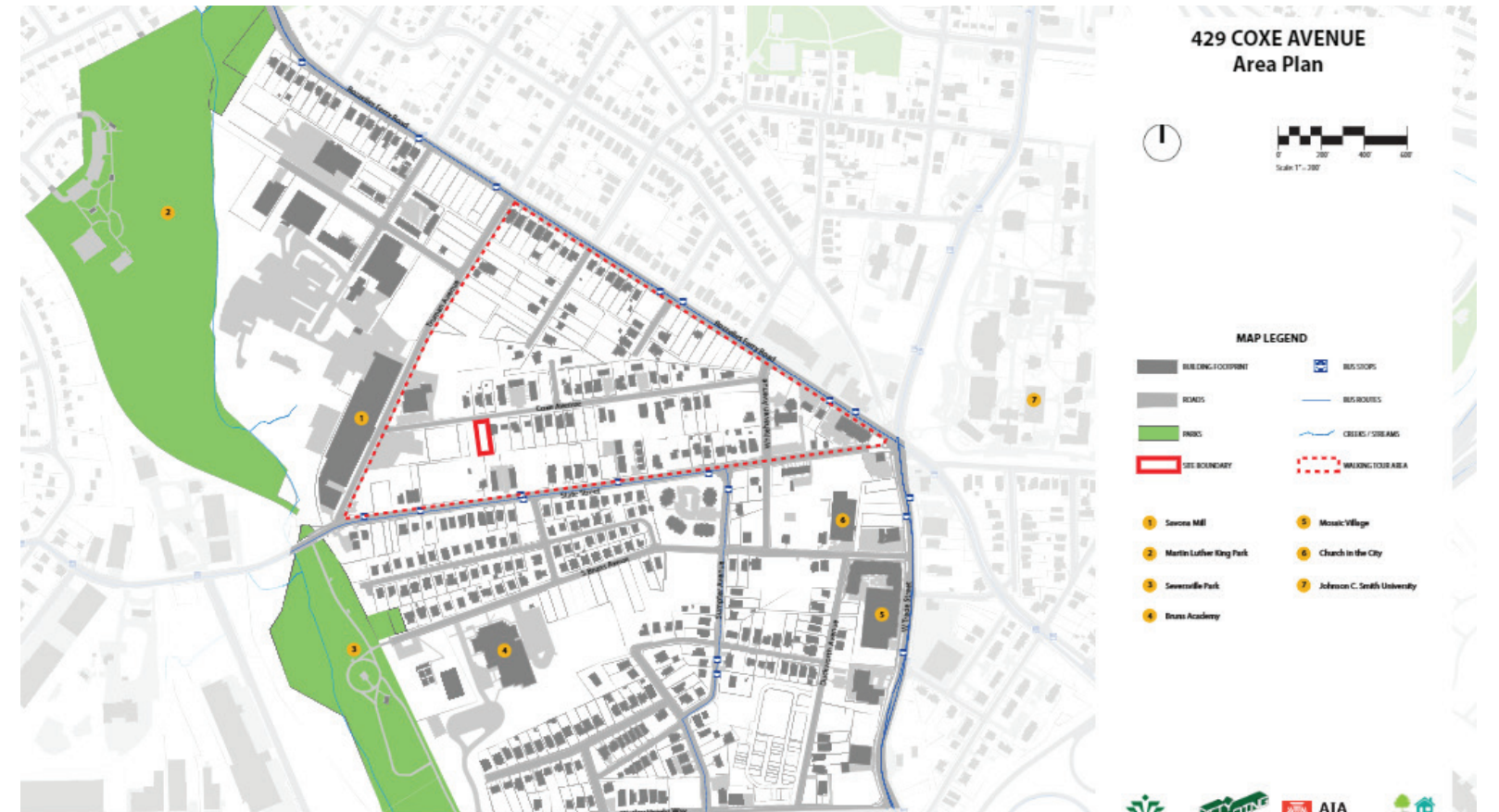
Trim Plants # Arroyo Trail Head

GREEN TEAM

429 Coxe Avenue - Seversville Neighborhood Site

Team:

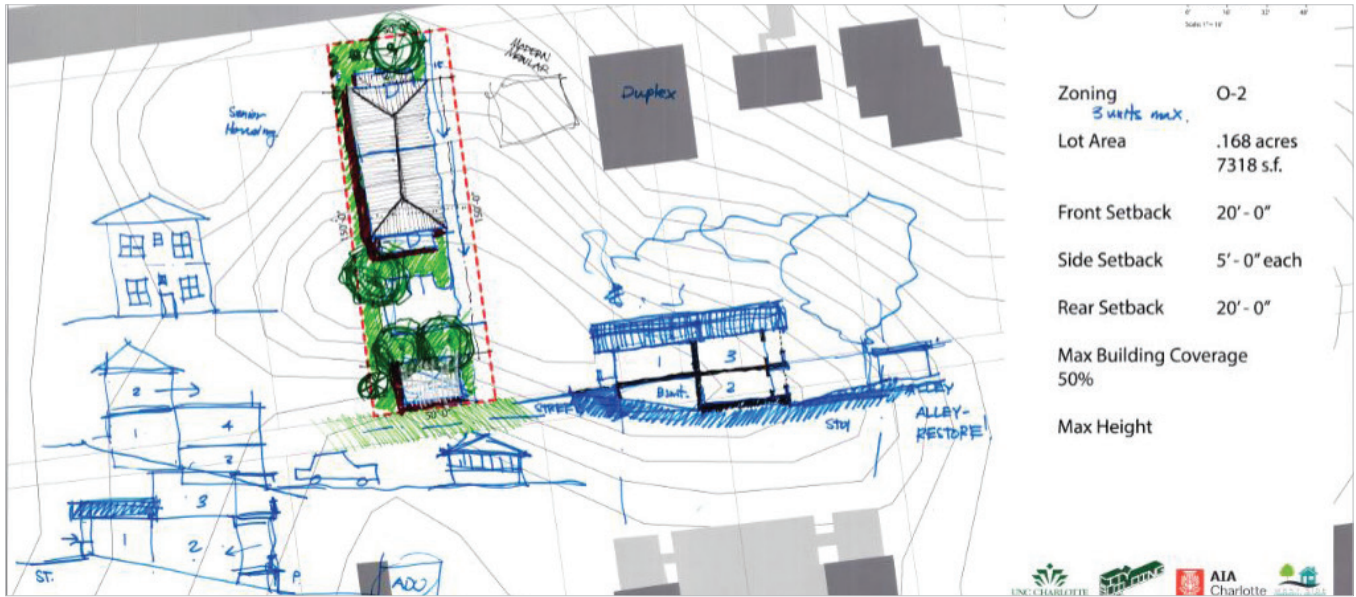
Neighborhood Tour Guide: Rickey Hall
 AIA Architect: Nadia M. Anderson, AIA - UNC Charlotte
 WSCLT Member: Rickey Hall
 Research Assistants: Tarah Weston, Blake Wetherington





GREEN TEAM

Results and Findings

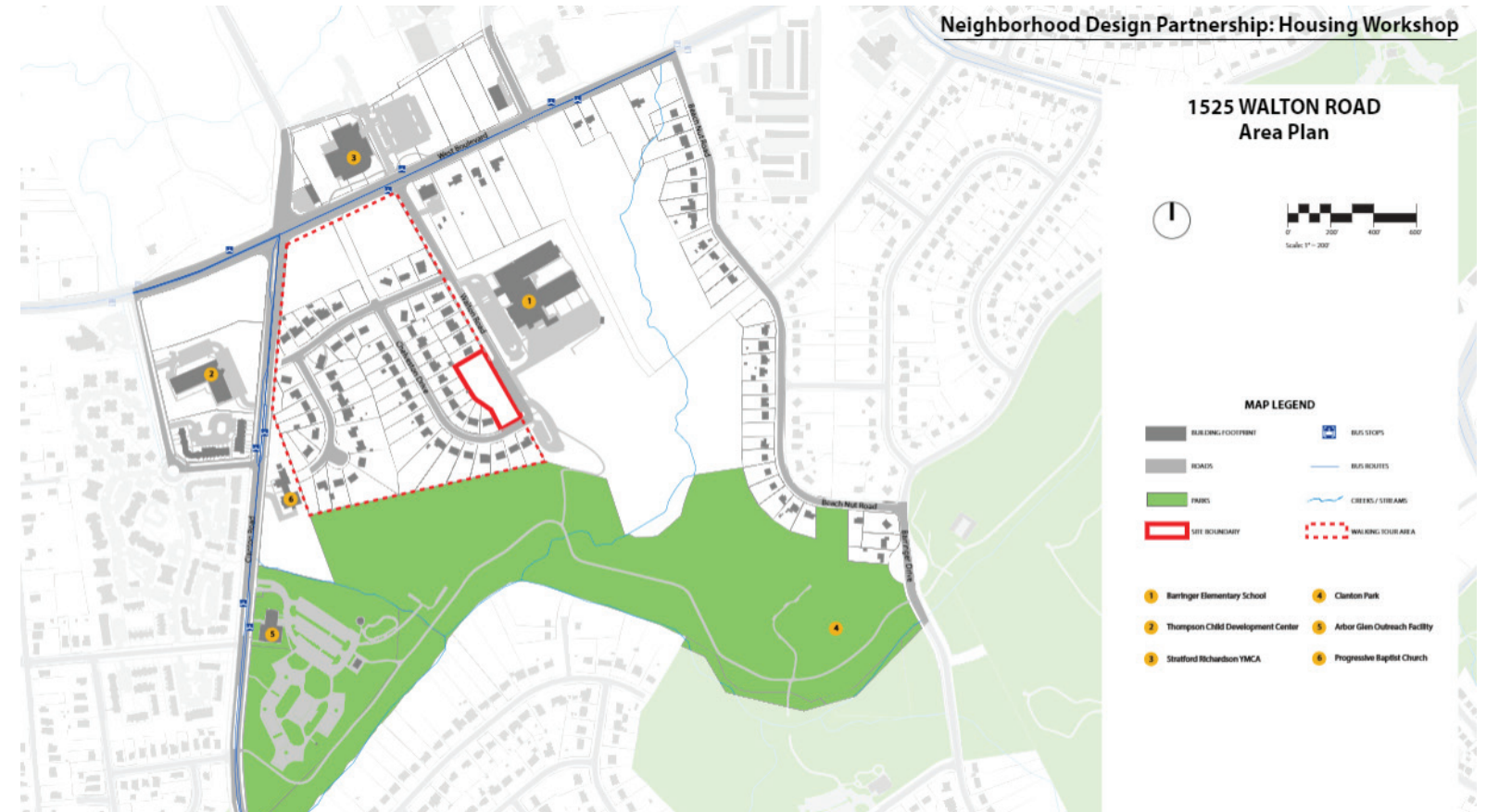
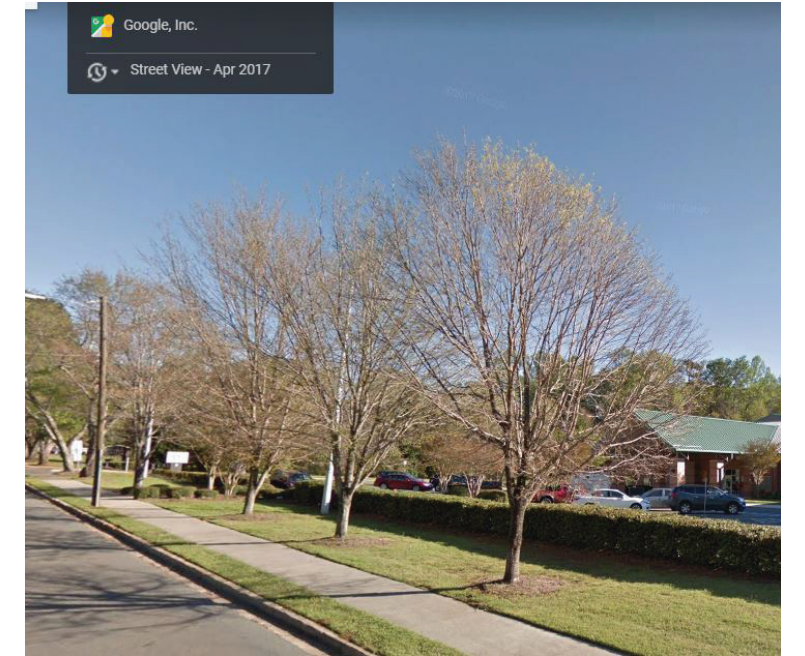


BLUE TEAM

1525 Walton Road - Barringer Neighborhood Site

Team:

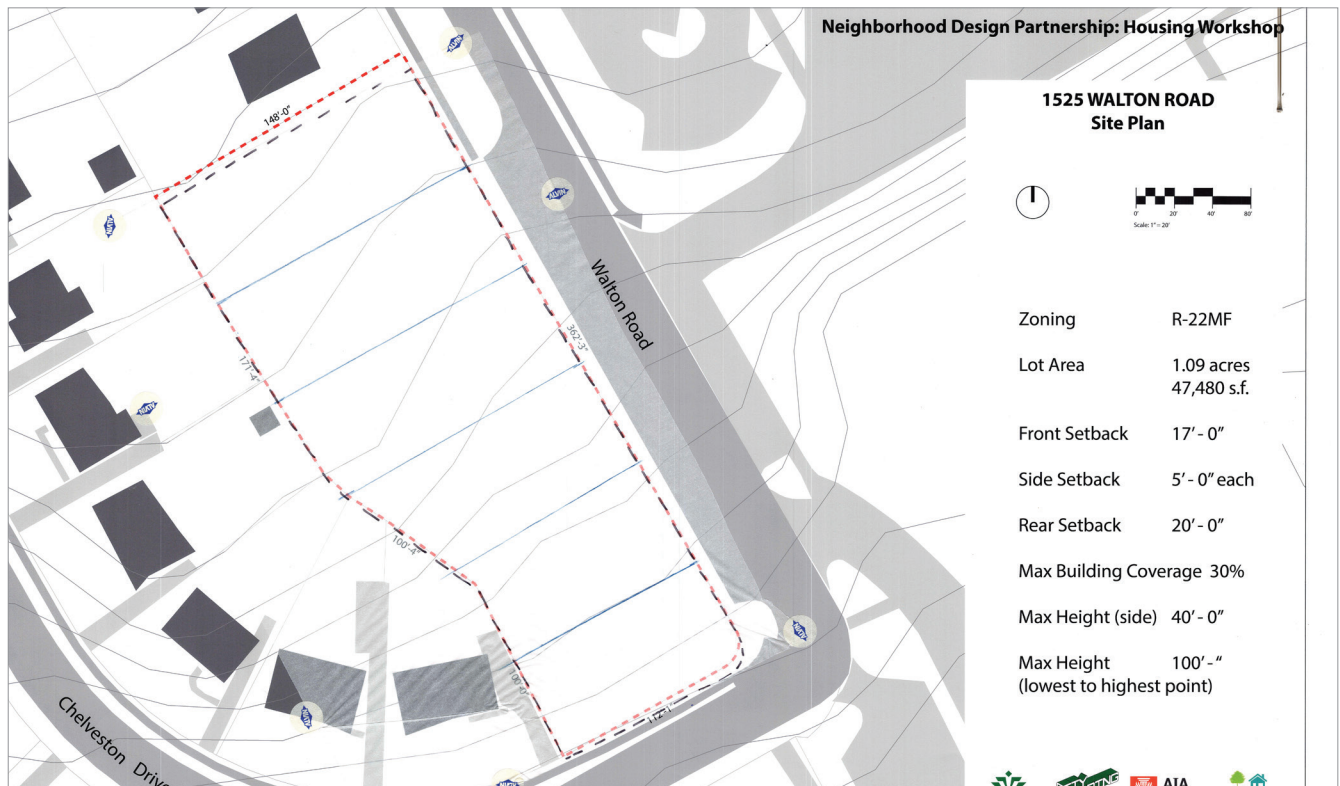
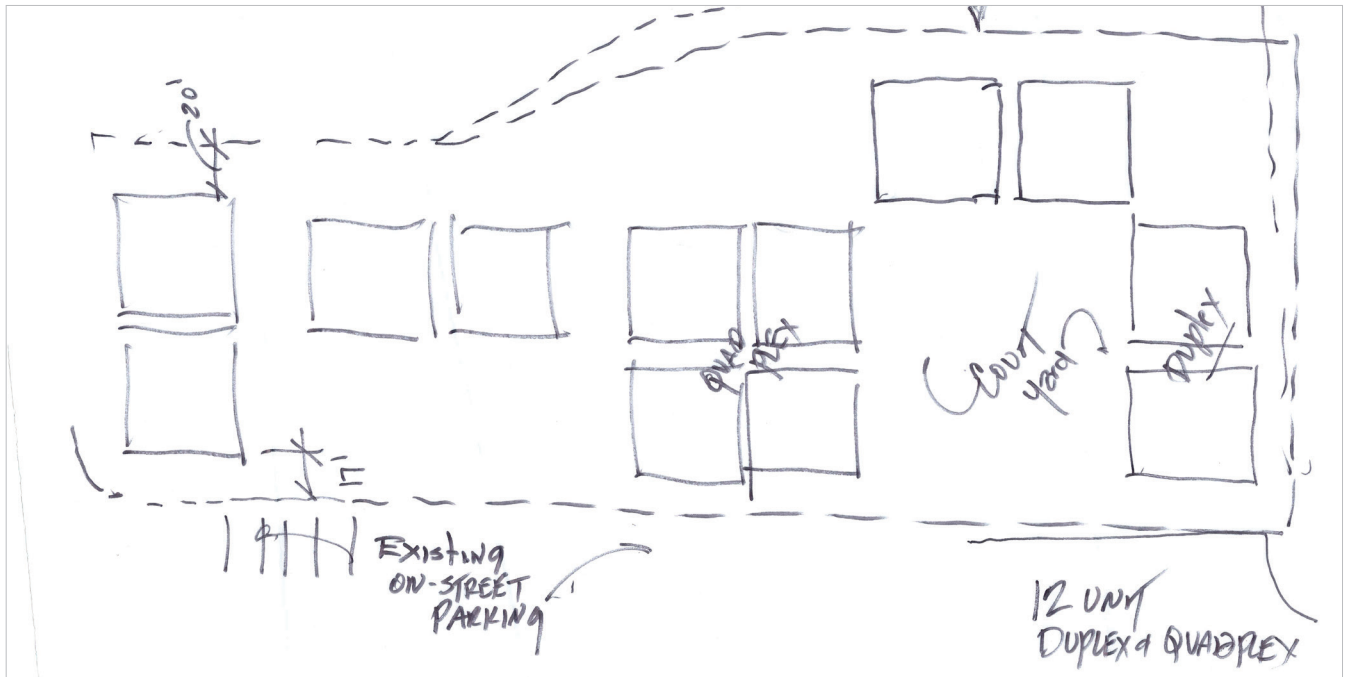
Neighborhood Tour Guide: Anna Zuevskaya
 AIA Architect: Catherine Monroe, AIA - Housing Studio
 WSCLT Member: Anna Zuevskaya
 Research Assistants: Tarah Weston, Blake Wetherington





BLUE TEAM

Results and Findings

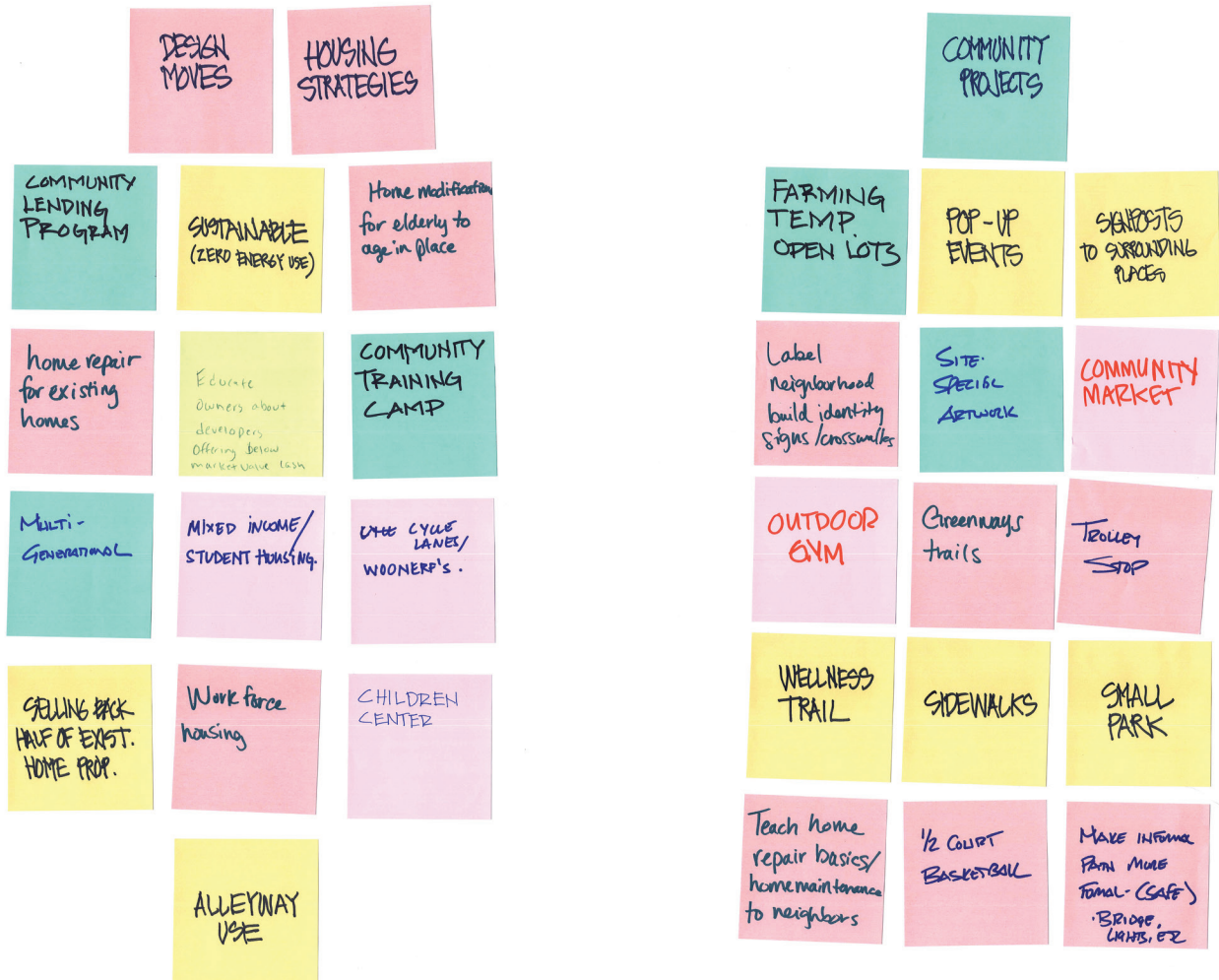




“ONE SMALL THING” DESIGN MOVE

RED TEAM

- Community Gardens/Outdoor Gyms on open lot(s) close to residential
- Host Pop-Up Events/Markets on open lot(s) close to existing commercial areas
- Signpost Art: distance, direction to community places of meaning
- Partner to engage local street artists to enliven blank commercial building facades
- Work with County to ensure all greenway connections open and safe
- Work with City/County services to hold home maintenance/repair workshops

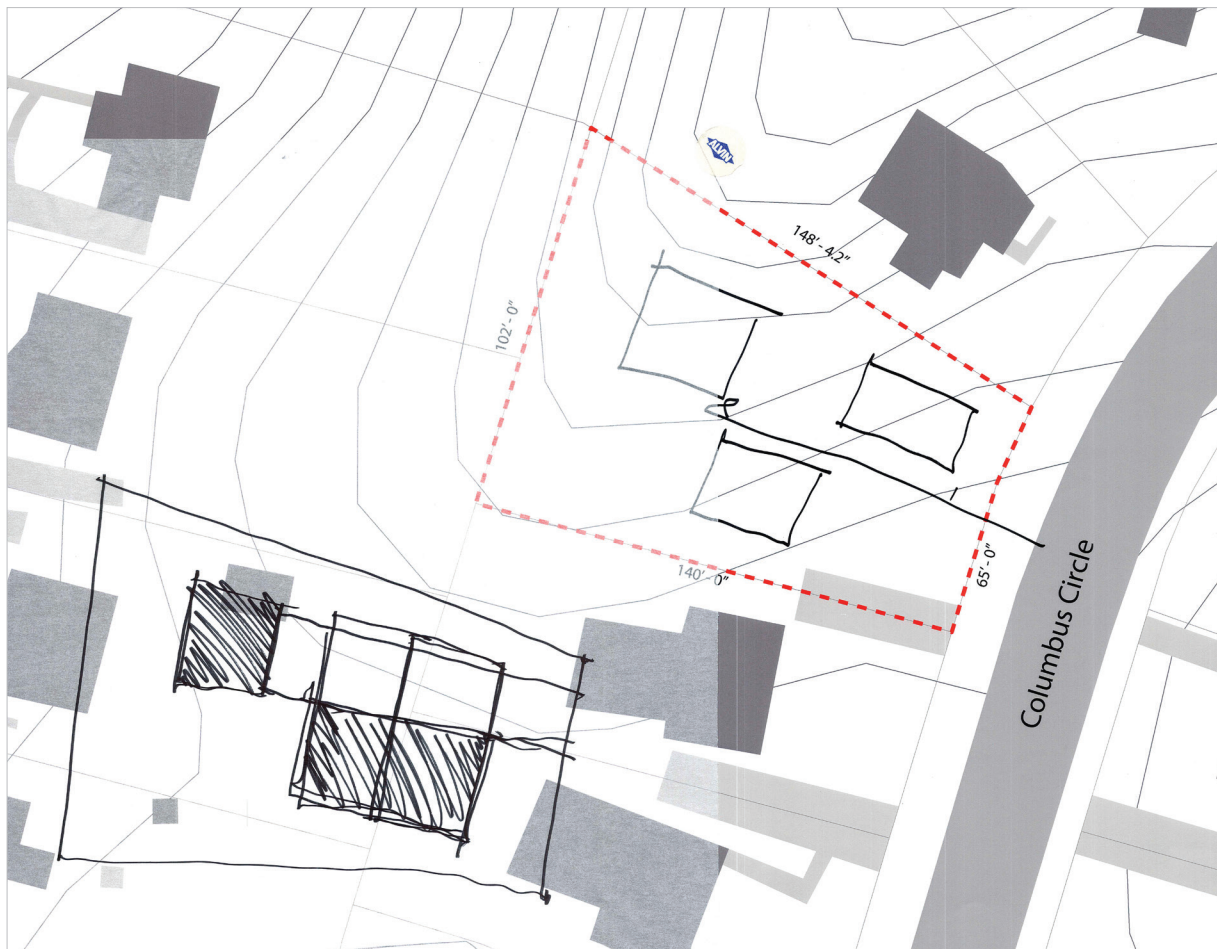




“ONE SMALL THING” DESIGN MOVE

YELLOW TEAM

- Consider lot for public event/market
- Consider other neighborhood opportunities for recreation/public space as options now are limited
- Have lot cleanup event at Dowd House to rally neighborhood participation

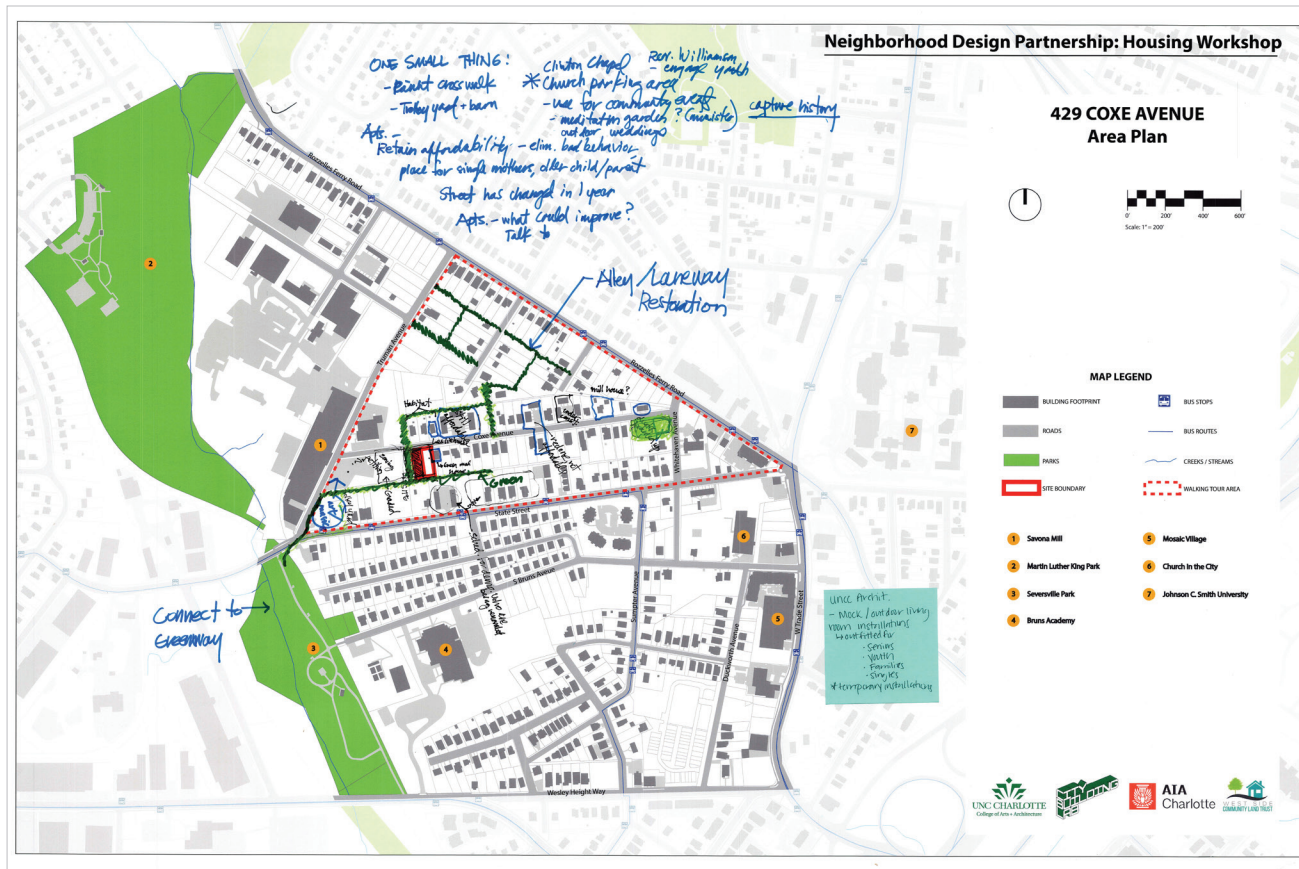




“ONE SMALL THING” DESIGN MOVE

GREEN TEAM

- Work with Clinton Chapel to create a space that would serve church and community needs on underutilized parking lot - meditation gardens, outdoor wedding space, etc.
- Restore alleys: remove wild growth, cleanup to create pedestrian network, public space connecting different parts of neighborhood, connecting to greenway. Can also include art, stormwater management, etc.

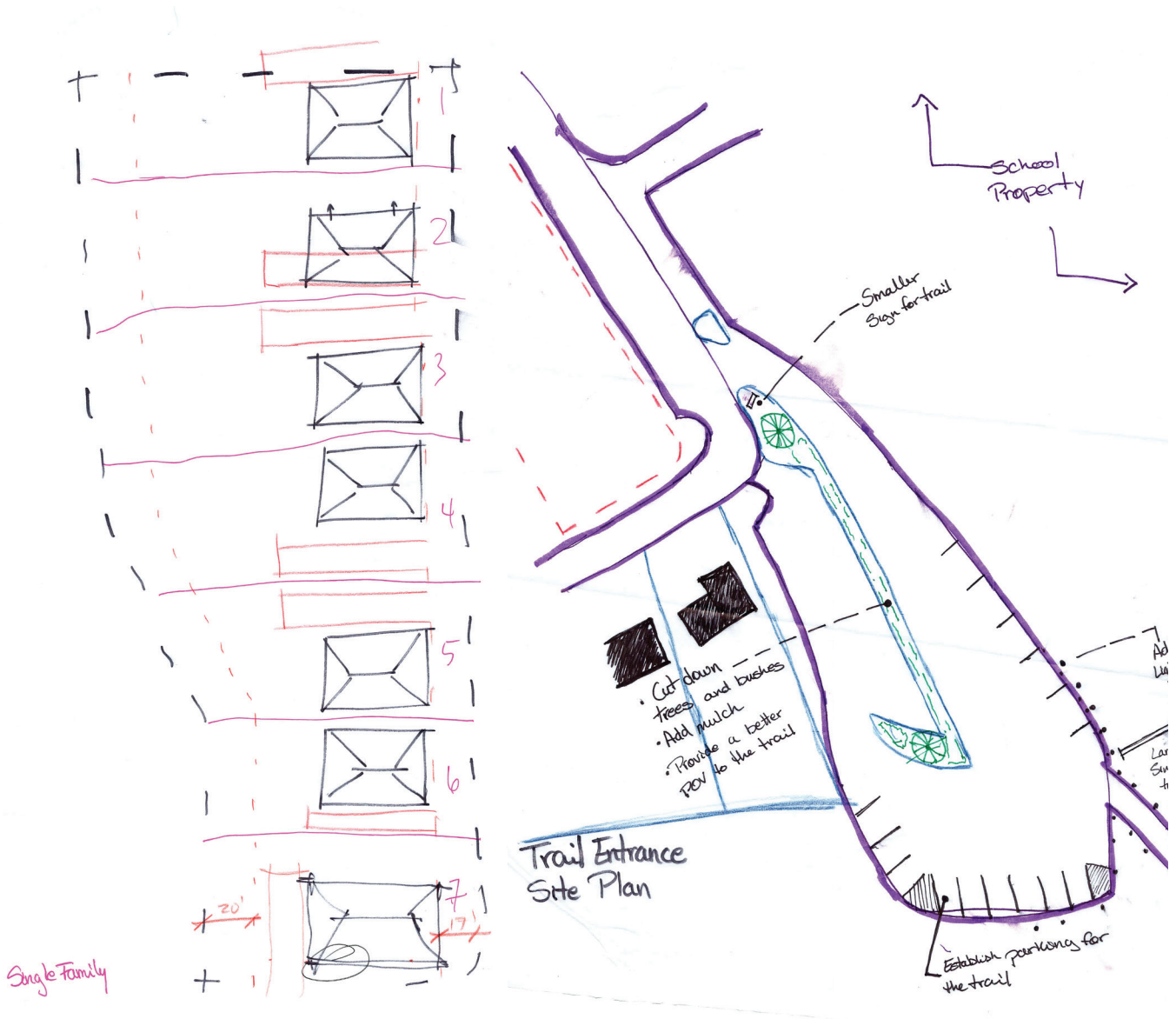




“ONE SMALL THING” DESIGN MOVE

BLUE TEAM

- Contact CMS to get site maintenance done on bus turn around/greenway trail head
- Create signage/artwork at greenway trail head
- Apply for Placemaking Hub workshop to create street artwork at bus turn around/greenway trail head/intersection of Walton Road and Chelveston Drive





HOUSING WORKSHOP 2.0

Neighborhood Master Plan - May 4, 2019

Determine Goals for Workshop:

- For Housing Workshop 2.0 the proposed project, the West Side Community Gathering Place, will build on an existing partnership between the West Side Community Land Trust (WSCLT), the Charlotte branch of the American Institute of Architects (AIA), and community members to launch concrete actions to promote affordable housing and reduce displacement from neighborhoods on the West Side particularly those closest to the Center City. It would create a community gathering place where residents and neighborhood leaders can gather to organize around matters of concern, host neighborhood pop up markets, or leisurely enjoy family and friends for a nice picnic or skills classes. It would also provide a space for other activities and for a practical solution to a key local transportation need i.e. bike repairs. The main objective of this project is to build on this dialogue process by: (1) building trust among community members by implementing solutions they identified, (2) providing an accessible place where deeper conversations and wider connections within neighborhoods can be made, and (3) promoting the development of skills and space for economic opportunity.
- The West Side Community Gathering Place would promote social interactions among neighbors, residents, and friends through intentional placemaking. It is truly community centered: crafted in response to community identified needs raised at Housing Workshop 1.0, designed in partnership with community members, and built as an inviting space promoting community dialogue for residents of all ages. The West Side Community Gathering Place is niched in its intentionality creating a space that not only provides social cohesion but also opportunity in a community where that is lacking.

Partner Organizations:

- QC Family Tree
- Center City Partners - Historic West End
- Johnson C. Smith University - Northwest Corridor Revitalization
- Foundation for the Carolinas
- Knight Foundation
- City of Charlotte Urban Design Department
- Charlotte Mecklenburg Housing Partnership
- West Boulevard Neighborhood Coalition
- Historic West End Partners (HWEP) - which is different than the Historic West End AIA has listed
- Stratford-Richardson YMCA
- Belmont CDC
- Community Link
- Laurel Street Residential
- Leading on Opportunity
- Habitat for Humanity

Promotion and Advertising:

- AIA Charlotte Connection e-newsletter and social media
- West Side Community Land Trust media/communications
- Partner Organization media/communications
- Charlotte Agenda
- Charlotte Observer Op-Ed
- Flyers placed throughout West Side CLT neighborhoods (Mosaic Village, JCSU, Movement, Warehouse 242, etc.)
- Buzz Design, Co. - Graphics and Marketing



Roland Udenze, AIA
Public Interest Design Committee of AIA Charlotte
Chairman, 2019
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buzz design co.

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