

REDEVELOPMENT COMMISSION
OF GREENSBORO

ANNUAL REPORT
FY 2010-11



CITY OF GREENSBORO
DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

REDEVELOPMENT COMMISSION OF GREENSBORO

The City of Greensboro chartered the Redevelopment Commission in 1951 by ordinance under North Carolina General Statutes 160A, Article 22. The Commission conducts studies of neighborhoods, formulates plans, and carries out redevelopment projects for blighted areas of the City. The Commission is authorized to acquire land, redevelop (or contract for the redevelopment of) an area, and sell the redeveloped area when the project is completed. The Redevelopment Commission, like the Zoning Commission and the Planning Board, is allowed to develop expertise in a narrow area and to decide matters of either a legislative or administrative nature based on that experience. Regular meetings of the Redevelopment Commission are held on the second Thursday of each month at 4:30 p.m. Special meetings are called for transacting urgent or special business.

Redevelopment Commissioners:

Jerry Leimenstoll, Chair
(Term Ended 12/9/10)

Cassandra Rogers, Chair

Angela Carmichael, Vice-Chair
(Resigned 3/9/11)

Dawn Chaney, Vice-Chair

Bob Mays
(Resigned 12/9/10)

Robert Enochs
(Appointed 3/15/11)

Clinton Gravely
(Appointed 4/5/11)

<u>Member</u>	<u>Meetings Attended</u>	<u>Meetings Absent</u>	<u>Date Appointed</u>
Robert Enochs	7	1	3/11
Jerry Leimenstoll	8	0	8/01
Bob Mays	4	1	2/07
Angela Carmichael	3	4	4/08
Cassandra Rogers	14	2	9/09
Dawn Chaney	17	0	1/10
Clinton Gravely	8	0	4/11

**TOTAL OF 11 REGULAR MEETINGS AND 6 SPECIAL
MEETINGS WERE HELD DURING THIS PERIOD**

ARLINGTON PARK

FY 10-11 Project Summary

The Arlington Park Redevelopment Plan was approved in 1979 with the objectives of removing structurally substandard buildings and encouraging extensive rehabilitation.

Comprehensive neighborhood revitalization activities have been underway in the neighborhood since the early 1980's. Over the years, most of the goals of the neighborhood plan have been accomplished.

The Village at Arlington Park subdivision was developed as the largest single activity undertaken in the neighborhood with 36 homesites and a public open space and trail.

Remaining activities include sale of one renovated historic house, and sale of two remaining vacant lots for new home construction.

Project Data

Designated: 1979
 Completion (Est.): 2011
 Area: 90 acres
 \$ Spent: \$3,657,000
 Est. \$ to complete: \$26,000
 Funding Sources: CDBG
 Project Manager: Chancer Mclaughlin
 336-412-5739
 chancer.mclaughlin@greensboro-nc.gov

Project Accomplishments

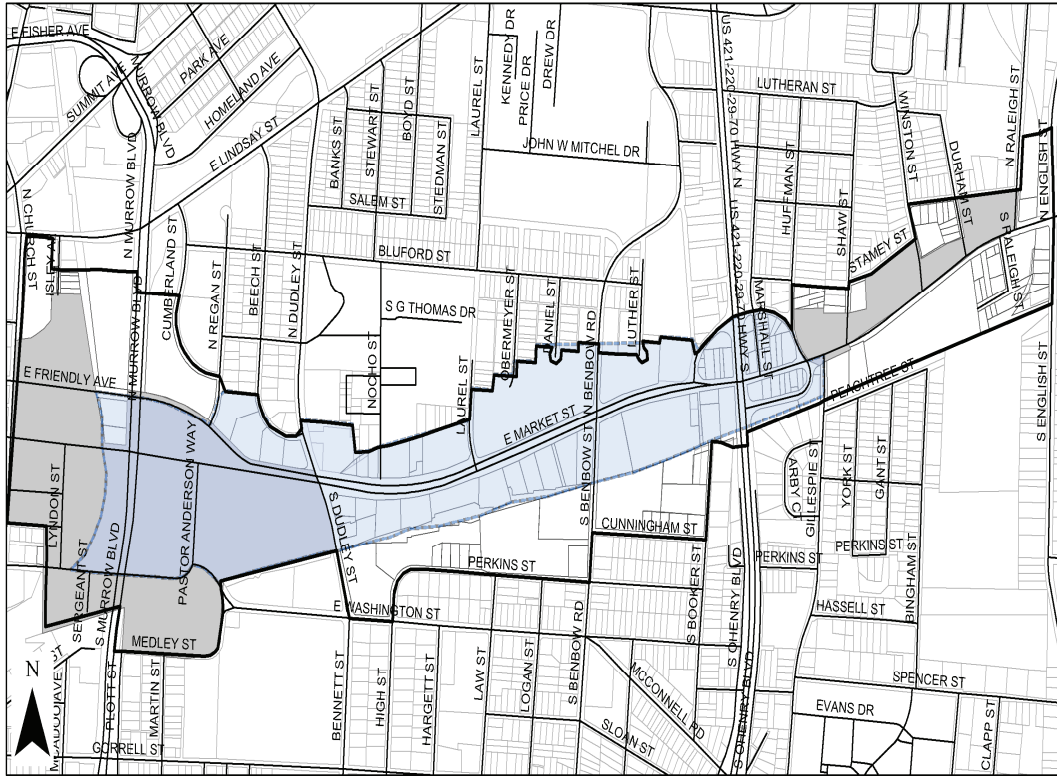
■ Over 60 homes rehabilitated.	■ Bellevue Park upgraded.
■ Removed 2 nuisance commercial properties.	■ 4 historic homes renovated and 3 sold.
■ Removed 9 dilapidated housing units.	■ 3+ miles of streets, sidewalks and utilities improved.
■ 36 homesites developed at "The Village."	■ Andrew/Randolph/MLK intersection realigned.
■ Linear open space and pedestrian trail developed along Vance Street.	■ 21 homes made lead safe through the Lead Based Paint Program.
■ Three homeowners received assistance to rehab/repair their homes.	■ Sale of 1700 Martin Luther King Jr. Drive for office use.
Sale of 1600 Martin Luther King Jr. Drive.	

Annual Look Ahead (FY 11-12)

- Complete rehabilitation of 1220 Randolph Avenue.
- Market remaining vacant lots for new single family home construction.
- Continue housing rehabilitation and lead-safe housing assistance programs.



East Market Street



Legend

- Pedestrian Overlay District
- Redevelopment Area B
- Redevelopment Area A

A special zoning district, the Pedestrian Overlay District (POD) was created to accommodate special pedestrian-friendly building standards called for in the adopted East Market Street Plan. East Market Street is the first area in the City to utilize the POD zoning.



FY 2010-11 Budget				FY 2010-11 Expenditures		
Source	Funds Carried Forward	2010-11 Allocation	Total	Activity	Spent	Carried Forward (unencumbered) to 2011-12
Bond	\$ 749,933	\$ 0	\$ 749,933	Disposition	\$ 11,318	\$ 500,000
Total	\$ 749,933	\$ 0	\$ 749,933	Total	\$ 11,318	\$ 500,000

EAST MARKET STREET

FY 10-11 Project Summary

The East Market Street Corridor Development Plan, approved in 1998, was designed to recommend implementation strategies that enhanced business/retail development, university development (NC A&T State University), and neighborhood development.

East Market Street is a two-mile corridor beginning on the eastern edge of Greensboro's downtown. It was the historic heart of the African American business district prior to 1950's urban renewal efforts and is home to NC A&T and several bordering neighborhoods.

The City of Greensboro has designated the East Market Street Development Corporation (EMSDC) as the "lead agent" for redevelopment efforts in the corridor. The primary goal of this plan is to use the redevelopment bond funds to leverage private investment to this corridor.

EMSDC and HCD staff are working to implement the Jonesboro Scott Park Neighborhood Plan. This area is bounded by East Market Street, Lutheran, Street, US 29 and English Street. City Council adopted the plan in August 2009. EMSDC will oversee the implementation of the neighborhood plan.

Project Data

Designated: 1998
 Completion (Est.): 2012
 Area: 2 miles
 \$ Spent: \$1,581,000
 Est. \$ to complete: \$ 700,000
 Funding Sources: 1996 & 2000
 Redevelopment
 Bond Funds
 Project Manager: Sue Schwartz
 336.373.2149
 sue.schwartz@greensboro-nc.gov

Project Accomplishments

<ul style="list-style-type: none"> ■ EMSDC and HCD completed work on Jonesboro Scott Park Neighborhood Plan. 	<ul style="list-style-type: none"> ■ EMS Merchants Association meeting monthly.
<ul style="list-style-type: none"> ■ The rehabilitated house at 301 Marshall Street was sold. 	<ul style="list-style-type: none"> ■ Phase II Streetscape and traffic management improvements completed.

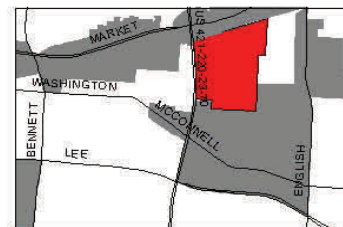
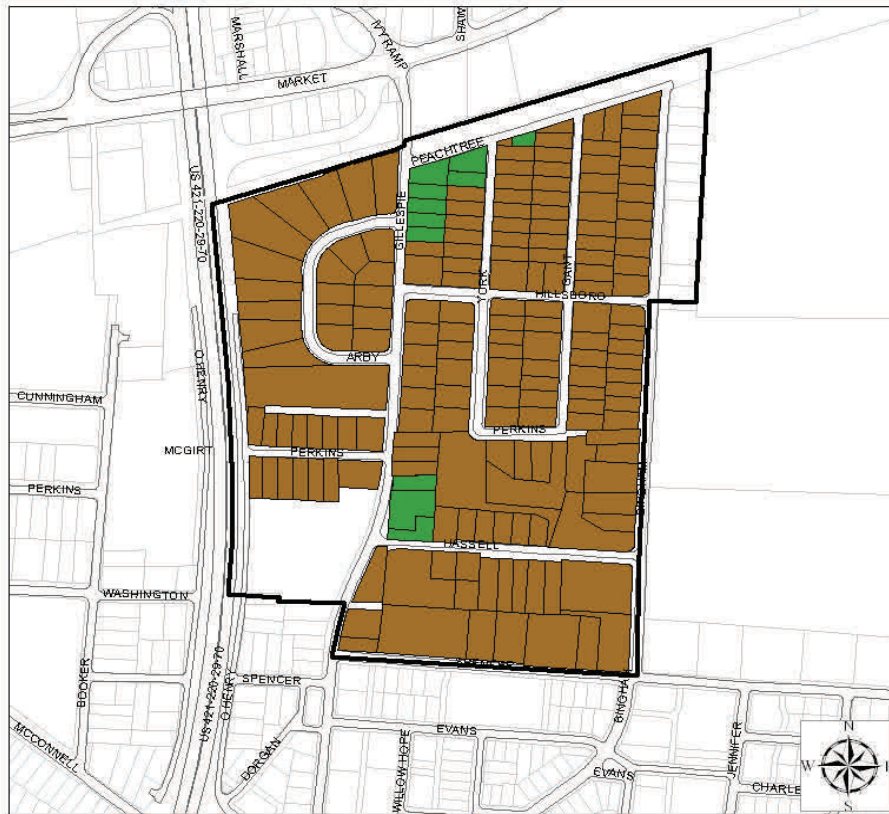
Annual Look Ahead (FY 11-12)

- Implementation of the Jonesboro-Scott Park Neighborhood Plan in partnership with EMSDC.
- Support EMSDC's work with the Heath Community.
- Support EMSDC's work with the Concerned Citizens of NE Greensboro to revitalize the Bessemer Center



301 Marshall St.

Eastside Park



FY 2010-11 Budget			
Source	Funds Carried Forward	2010-11 Allocation	Total
CDBG	\$ 25,976	\$ 0	\$ 25,976
HOME	\$ 0	\$ 0	\$ 0
Total	\$ 25,976	\$ 0	\$ 25,976

FY 2010-11 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2011-12
Admin/Property Mgmt	\$ 7,774	\$ 20,756
Housing Development	\$ 0	\$ 0
Total	\$ 7,774	\$ 20,756

EASTSIDE PARK

FY 10-11 Project Summary

The Commission initiated the redevelopment of Bingham Street in 1990 and expanded redevelopment activities in the area in 1993. The objectives of the plan are to provide rehabilitation assistance to homeowners, to acquire blighted properties, to eliminate illegal activities, and to construct a neighborhood park and other improvements.

Most of the goals identified in the original Revitalization Plan have been achieved or exceeded.

The Commission currently owns seven vacant lots in Eastside Park. Staff is working with the Eastside Park Neighborhood Association to create a land reuse plan for the Peachtree/Gillespie site. Youth Focus and UNCG Design Studio have completed a maternity housing facility on a portion of the site.

Construction by Habitat for Humanity is complete on Arbor Court, a 20-unit condominium project on the Bingham/Spencer site. All units have been completed and sold to homeowners.

Project Data

Designated: 1993
 Completion (Est.): 2012
 Area: 47 acres
 \$ Spent: \$4,500,000
 Est.\$ to complete: \$140,000
 Funding Sources: CDBG, City Bond Funds, HOME
 Partnerships: Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association
 Project Manager: Dyan Arkin
 336.433-7377
 dyan.arkin@greensboro-nc.gov

Project Accomplishments

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Over 70 families have purchased new homes on lots assembled by the program. | <ul style="list-style-type: none"> ■ Land was provided for the Eastside Park Community Center. |
| <ul style="list-style-type: none"> ■ Hassell Street extension was built. | <ul style="list-style-type: none"> ■ All acquisitions have been completed. |
| <ul style="list-style-type: none"> ■ Additional open space areas were developed. | <ul style="list-style-type: none"> ■ Over 80 apartment units have been renovated. |

Annual Look Ahead (FY 11-12)

- Complete neighborhood reuse plan for RCG-owned parcels.
- Complete Bingham Park upgrade plan with neighborhood and Parks & Rec Department.
- Complete disposition of RCG parcels for development as defined in neighborhood plan.
- Begin completion report for Eastside Park Neighborhood Redevelopment Plan.

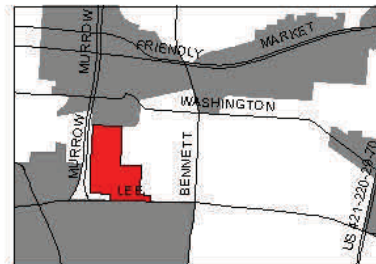


Gorrell Street



Legend

Redevelopment Commission Owned



FY 2010-11 Budget			
Source	Funds Carried Forward	2010-11 Allocation	Total
CDBG	\$ (631)	\$ 0	\$ (631)
Total	\$ (631)	\$ 0	\$ (631)

FY 2010-11 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2011-12
Disposition	\$ 11,781	\$ 327
Prop Mgmt	\$ 356	\$ 1,420
Total	\$ 12,137	\$ 1,747

GORRELL STREET

FY 10-11 Project Summary

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting nonprofit housing providers who have constructed and sold new single family homes.

The City has also supported the stabilization of the historic Magnolia House Motel property. One lot on Plott Street is still owned by the Commission.

Property has been sold to Bennett College for development of a Middle College/Administrative building, scheduled to begin construction in 2010.

A developer has purchased the remaining four RCG-owned lots for single family housing development. Two of four proposed houses have been completed. Revenue from the sale, paid at closing with homebuyer will be reallocated for future CD activities.

Project Data

Designated:	1990
Completion (Est.):	2012
Area:	20 acres
\$ Spent:	\$947,000
Est. \$ to complete:	\$20,000
Funding Sources:	CBDG, City Bond Funds
Project Manager:	Chancer McLaughlin 336.412-5739 chancer.mclaughlin@greensboro-nc.gov

Project Accomplishments

- | | |
|---|--|
| <ul style="list-style-type: none"> ■ 27 deteriorated residential and commercial properties purchased. | <ul style="list-style-type: none"> ■ 4 lots conveyed to nonprofit homebuilders for single family home construction. |
| <ul style="list-style-type: none"> ■ Most of neighborhood rezoned to single family use. | <ul style="list-style-type: none"> ■ Assisted the relocation of the PATHWays facility. |
| <ul style="list-style-type: none"> ■ Completed disposition of 609 Gorrell to Bennett College for Middle College Program. | <ul style="list-style-type: none"> ■ 4 lots conveyed to homebuilder for construction of single family homes. |

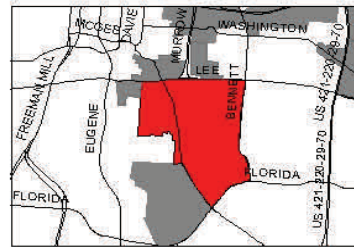
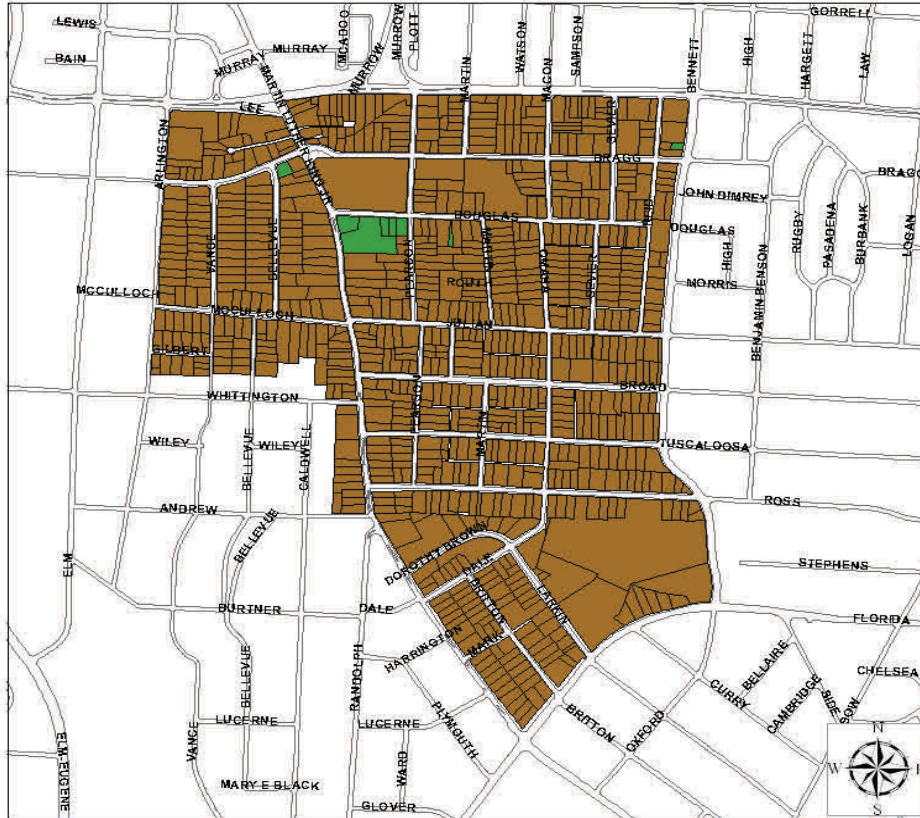
Annual Look Ahead (FY 11-12)

- Continue support for revitalization of Magnolia House Motel, Inc. as requested.
- Disposition of Plott Street lot.
- Develop remaining single family lots.



Sold Single Family Home

Ole Asheboro



FY 2010-11 Budget			
Source	Funds Carried Forward	2010-11 Allocation	Total
CDBG	\$ 238,924	\$ 0	\$ 238,924
HOME	\$ 100,000	\$	\$ 100,000
Total	\$ 338,924	\$	\$ 338,924

FY 2010-11 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2011-12
Acquisition	\$ 17,349	\$ 14,128
Demolition	\$ 0	\$ 5,650
Disposition	\$ 32,769	\$ 150,689
Dev Subsidies	\$ 0	\$ 100,000
Relocation	\$ 22,834	\$ 14,128
Property mgmt	\$ 23,275	\$ 0
Total	\$ 96,227	\$ 284,595

OLE ASHEBORO

FY 10-11 Project Summary

The Ole Asheboro area was designated in 1979 and a comprehensive neighborhood plan was adopted in 1983. This large neighborhood revitalization project has encompassed many initiatives, including stabilizing housing conditions, providing sites for new housing development, adaptive reuse of a former elementary school for affordable housing, development of a building for a neighborhood day care center, and considerable upgrading of the neighborhood's deteriorated infrastructure.

Self-Help has completed seven homes and sold four. Block A-1 and Block A-2 development has not begun. 18 single family building lots remain available, along with blocks A-3 and A-4 of the Martin Luther King, Jr. Drive North Initiative which will be marketed later in 2010-11.

The City's Housing Rehabilitation and Lead-Safe Housing Assistance Programs continue to be active in the area, and Local Ordinance Enforcement has continued to be vigilant about substandard housing. In general, the quality of housing in Ole Asheboro has been significantly improved.

In spring 2009, representatives from the Ole Asheboro neighborhood Association requested that City Council approve enough funding to complete redevelopment activities in the neighborhood. Staff and neighborhood representatives worked together to clarify the scope of remaining activities and the associated funding requirements. That report has been submitted to the neighborhood association for their use. No new funds allocated this fiscal year.

Project Data

Designated: 1979
 Completion (Est.): 2015
 Area: 260 acres
 \$ Spent: \$12,784,000
 Est. \$ to complete: \$1,500,000
 Funding Sources: CDBG
 Project Manager: Chancer McLaughlin
 336.412-5739
 chancer.mclaughlin@greensboro-nc.gov

Project Accomplishments

■ Over 120 homes rehabilitated.	■ Lee Street Day Care Center built.
■ 97 new homes built on lots provided through the City.	■ Demolish 130 dilapidated housing units.
■ Martin Luther King Jr. Drive streetscape project built.	■ Adaptive reuse of Caldwell School for Nettie Coad Apartments.
■ 13 historic homes renovated.	■ 5+ miles of street and utility work.
■ 2 parks upgraded.	■ 1 new neighborhood open space developed.
■ 67 housing units made lead safe.	■ MLK North TN zoning district approved.

Annual Look Ahead (FY 11-12)

- Continue to assist New Zion Missionary Baptist Church with their development plans for Block A-1.
- Continue negotiations with developer for Block A-2.
- Continue marketing of remaining 18 vacant lots for single family homes.
- Begin marketing of MLK North Initiative-Phases A-3 & A-4 sites for mixed-use development.
- Coordinate implementation of Bicentennial Greenway segment along Bragg Street.
- Pursue housing rehabilitation opportunities, including possible additions of blighted properties to the neighborhood acquisition list for purchase/rehabilitation/resale.

New Single Family Home Construction by Self-Help



Phillips Lombardy



Legend

Redevelopment Commission Owned



FY 2010-11 Budget			
Source	Funds Carried Forward	2010-11 Allocation	Total
Bond	\$ 0	\$ 10,000	\$ 10,000
Total	\$ 0	\$ 10,000	\$ 10,000

FY 2010-11 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2011-12
Prop Mgmt	\$ 12,992	\$ 942
Total	\$ 12,992	\$ 942

PHILLIPS – LOMBARDY

FY 10-11 Project Summary

The Phillips-Lombardy Development Plan, adopted in 1990, called for removal of structurally substandard buildings and blighting factors, improved street circulation, and revised land use patterns.

An old quarry site is the remaining parcel of land owned by the Commission. Interest by potential developers has resulted in a feasibility study and geotechnical analysis of the area.

When development for the remaining land is proposed, additional funds may be allocated in future fiscal years.

Project Data

Designated: 1990

Completion (Est.): 2012

Area: 14 acres

\$ Spent: \$767,000

Est. \$ to complete: \$20,000

Funding Sources: City Bond/CD Funds

Project Manager: Chancer McLaughlin
336.412-5739
chancer.mclaughlin@greensboro-nc.gov

Project Accomplishments	
<ul style="list-style-type: none"> ■ 3 single family homes built. 	<ul style="list-style-type: none"> ■ Site for childcare center sold and developed.
<ul style="list-style-type: none"> ■ 2 substandard and detrimental commercial buildings purchased and demolished. 	<ul style="list-style-type: none"> ■ Completed Phase I geotechnical analysis of former rock quarry site.
<ul style="list-style-type: none"> ■ Completed Site Specific Constraints Analysis (February 2009). 	

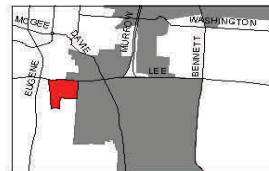
Annual Look Ahead (FY 11-12)

- Complete Phase II study of development scenarios.
- Develop a property reuse plan compatible with development effort in the surrounding neighborhood.
- Disposition of all properties.



Lombardy Street View

South Elm



FY 2010-11 Budget			
Source	Funds Carried Forward	2010-11 Allocation	Total
BEDI	\$ 245,000	\$ 0	\$ 245,000
Section 108	\$ 378,000	\$ 0	\$ 378,000
CDBG	\$ 0	\$ 60,000	\$ 60,000
EPA	\$ 380,657	\$ 0	\$ 380,657
HOME	\$ 395,000	\$ 0	\$ 395,000
Total	\$ 1,398,657	\$ 60,000	\$ 1,458,657

FY 2010-11 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2011-12
Environmental Remediation	\$ 395,879	\$ 23,000
Infrastructure	\$ 0	\$ 25,000
Engineering/Site Prep	\$ 0	\$ 0
Disposition/Property Mgmt.	\$ 12,828	\$ 31,000
Consultant Services	\$ 46,124	\$ 18,000
Project Administration	\$ 12,123	\$ 20,000
Financing Costs	\$ 36,839	\$ 94,000
Total	\$ 503,793	\$ 211,000

SOUTH ELM STREET

FY 10-11 Project Summary

The South Elm Street Redevelopment Plan was adopted by City Council in February 2007. The plan describes actions necessary to create a vibrant, mixed use development district for this 10-acre site just south of downtown.

The Redevelopment Commission has purchased 25 of the 28 parcels within the redevelopment area. Phase 1 and 2 environmental studies have been completed for the area. Demolition of buildings is complete and remediation work is scheduled for fall of 2009. Once remediation is complete a Brownfield Agreement for the project will be prepared.

The Redevelopment Commission will be seeking private development proposals for site reuse in late 2009. Staff is also coordinating with the Bicentennial Greenway Steering Committee that has proposed running the greenway along Bragg Street through the project site.

Project Data

Designated: February 2007

Completion (Est.): 2012

Area: 10 acres

\$ Spent: \$6.1 M

Est. \$ to complete: \$5.4 M

Funding Sources: EPA
HUD BEDI
HUD 108 Loan
HUD CDBG
City General Fund

Project Manager: Dyan Arkin
336.433.7377
dyan.arkin@greensboro-nc.gov

Project Accomplishments	
■ Redevelopment Plan adopted.	■ Phase 1 & 2 Environmental Studies completed.
■ 25 parcels purchased.	■ Sanitary sewer line upgrades completed.
■ EPA Cleanup grants awarded (three \$200,000 grants).	■ Brownfield Agreement application submitted to NCDENR.
■ Building demolition complete. Remediation Complete	

Annual Look Ahead (FY 11-12)

- Finalize Brownfield Agreement with NCDENR.
- Begin development of site with selected developer.

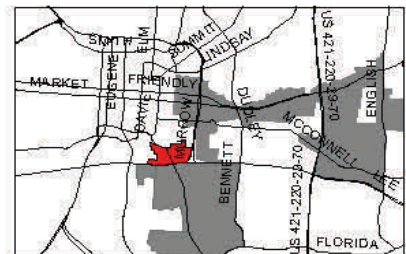
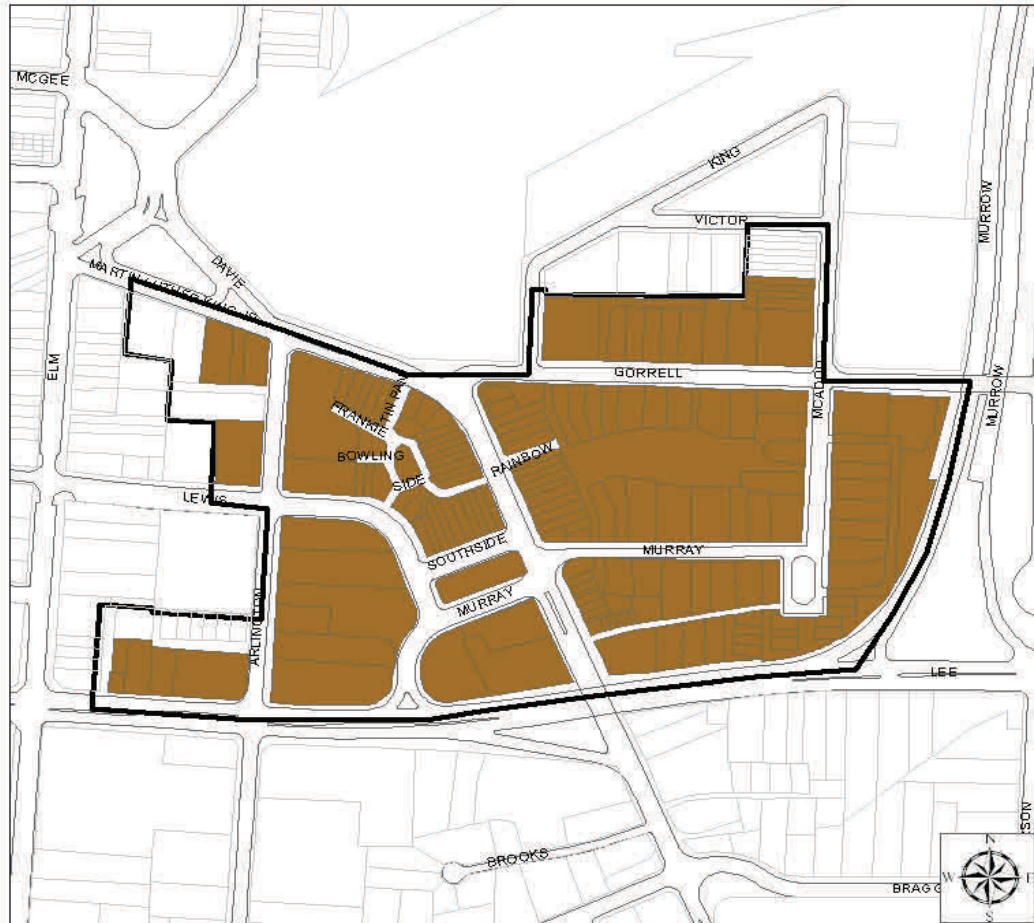


Arlington St. and Lee St.



South Elm St. toward Bragg St.

Southside



FY 2010-11 Budget			
Source	Funds Carried Forward	2010-11 Allocation	Total
Bond	\$ 843,980	\$ 0	\$ 843,980
Total	\$ 843,980	\$ 0	\$ 843,980

FY 2010-11 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2011-12
Acquisition	\$ 298,095	\$ 18,897
Prof Services	\$ 7,284	0
Streets/Sidewalks	\$ 34,845	\$ 25,124
Total	\$ 340,224	\$ 44,021

SOUTHSIDE

FY 10-11 Project Summary

The Southside Development Plan was adopted by City Council in 1995. The primary goal of the plan was to reestablish the turn of the 20th century neighborhood on the edge of Greensboro’s downtown. After several years of property acquisition, establishment of design development standards and an initial streetscape improvement, a primary developer was recruited.

Southside, LLC. is the prime developer for this mixed-use area that includes historic homes expertly rehabilitated, new single family houses, townhouses, live-work units, apartments and a small office/commercial area.

This project is scheduled to be completed within the next 12 months. Final activities include completion of Phase 2 streetscape and sign-off on remaining development activities

Project Data

Designated:	1995
Completion (Est.):	2011
Area:	22 acres
\$ Spent:	\$5.6 million
Est. \$ to complete:	\$100,000
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Chancer McLaughlin 336.412-5739 chancer.mclaughlin @greensboro-nc.gov

Project Accomplishments

- | | |
|--|---|
| ■ Pocket Park design completed with residents. | ■ Phase 2 streetscape construction completed. |
| ■ Historic Fields House renovations complete. | |

Annual Look Ahead (FY 11-12)

- Pocket Park completed.
- Closeout of area.



WILLOW OAKS

FY 10-11 Project Summary

The Morningside/Lincoln Grove Redevelopment Plan, approved in 2000, calls for removal of substandard buildings, the elimination of blighting factors, a Traditional Neighborhood Development district, the rehabilitation of existing homes, the construction of new homes and apartments, and the upgrading of certain public improvements.

Site assembly, divided into three phases, has been underway since February 2000. Phases I and II are complete; Phase III site assembly work is ongoing.

Phase I housing construction is complete. 210 units of the multifamily are leased with waiting lists. Construction of the community building is complete. Phase II Infrastructure Construction is complete and single-family housing production is underway with 3 builders.

Planning is underway for the land in Phase III, which was not master-planned as part of the original charrette process. Planning is also underway for the commercial/retail component of the Willow Oaks Village Center.

The HOPE VI portion of the project is complete and the Greensboro Housing Authority has reconveyed the remaining lots to GHDP, which will act as the Redevelopment Commission's agent to complete the Plan activities.

Project Data

Designated: 2000

Completion (Est.): 2013

Area: 250 acres

\$ Spent: \$13,230,000

Est. \$ to complete: \$2,870,000

Funding Sources: CDBG, Bond, HOME, Powell Bill, UDAG
Partnerships: GHA, Mid-City Urban LLC, Habitat for Humanity, Eastside Park Neighborhood Association, Willow Oaks Neighborhood Coalition

Project Manager: Dyan Arkin
336.433.7377
dyan.arkin@greensboro-nc.gov

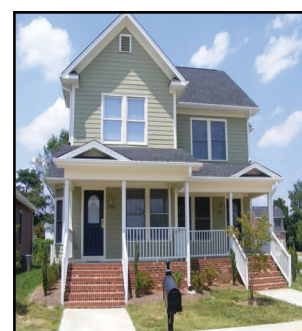
Project Accomplishments	
<ul style="list-style-type: none"> ■ Completion of 40-unit senior village – “The Villas at Willow Oaks.” 	<ul style="list-style-type: none"> ■ Completion of Phase I and Phase II site assembly and relocation.
<ul style="list-style-type: none"> ■ Substantial completion of Phase II Infrastructure Improvements. 	<ul style="list-style-type: none"> ■ Completion of 110-unit family rentals – “The Townhomes at Willow Oaks.”
<ul style="list-style-type: none"> ■ Completion of 60-unit family rentals – “The Havens at Willow Oaks.” 	<ul style="list-style-type: none"> ■ Conveyance of land to Greensboro Housing Authority for development completed, except for Zone D.
<ul style="list-style-type: none"> ■ Construction of Community Building completed. 	<ul style="list-style-type: none"> ■ Phase I single family homebuilding is substantially complete with 70+ units built and occupied.
<ul style="list-style-type: none"> ■ Phase II single family homebuilding is underway with 14+ units built and occupied. 	

Annual Look Ahead (FY 10-11)

- Finalize land use plans for Phase III properties.
- Commence community marketing program.
- Continue construction of SF detached and attached for-sale homes.
- Begin construction of retail/commercial component.



Phase II Construction



Completed Phase II Construction