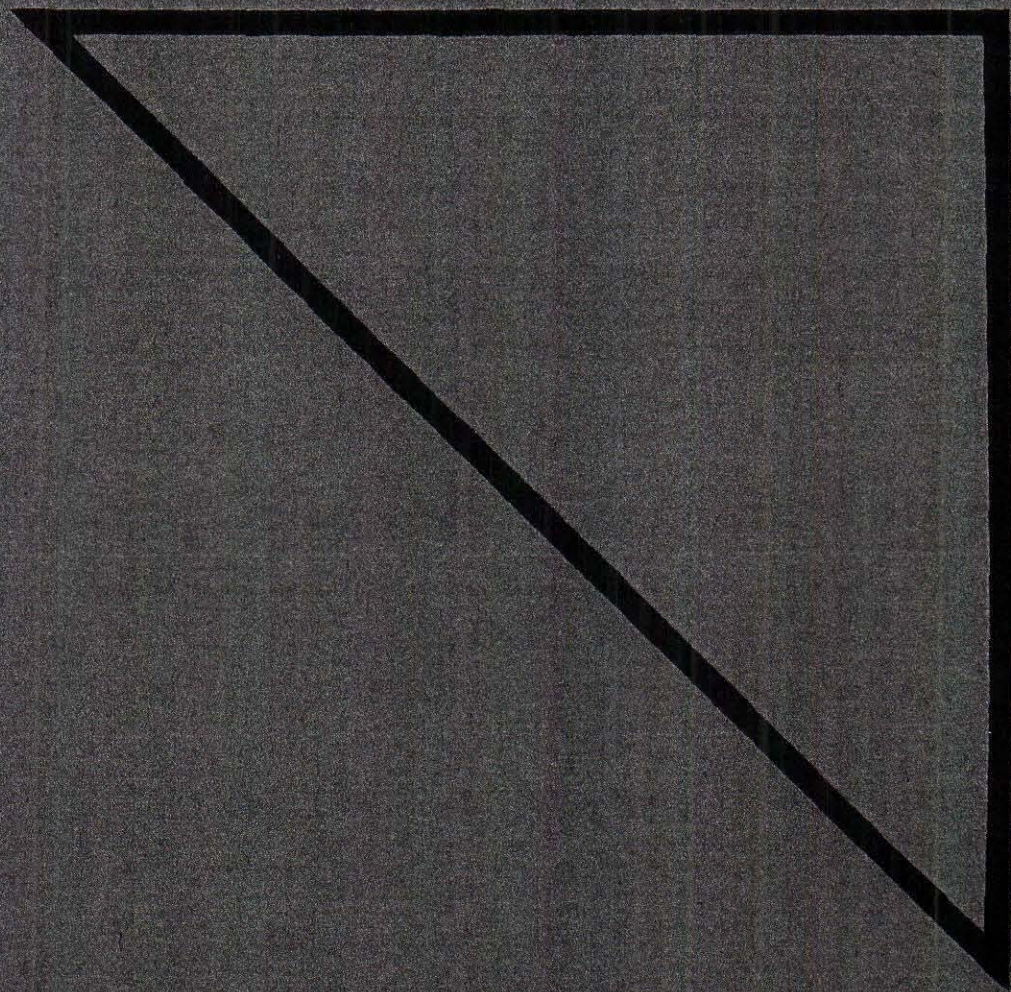


REDEVELOPMENT PLAN



WASHINGTON PROJECT II

REDEVELOPMENT COMMISSION OF GREENSBORO

REDEVELOPMENT PLAN
WASHINGTON PROJECT II

REDEVELOPMENT COMMISSION
OF GREENSBORO

REDEVELOPMENT PLAN FOR WASHINGTON PROJECT II

GREENSBORO, NORTH CAROLINA

April 4, 1967

TABLE OF CONTENTS

DESCRIPTION OF PROJECT 1

 Boundaries of Redevelopment Area 1

 Plan Objectives 3

 Types of Proposed Action 4

LAND USE PLAN 4

 Proposed Land Uses 4

 Land Use Provisions and Building Requirements 4

 Duration of Restrictions 10

 Applicability of Restrictions 10

 Restrictions on Uses of Land 10

PROJECT PROPOSALS 10

 Land Acquisition 10

 Property Rehabilitation Standards 11

 Retention, Removal and Demolition of Structures
 on Land To Be Acquired 14

 Redeveloper's Obligations 14

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS..... 16

 Preliminary Site Plan 16

 Proposed Changes in Zoning 16

 Proposed Changes in Street Layouts 17

 Estimated Cost and Method of Financing 17

 Method of Relocating Families and Individuals 17

PROCEDURE FOR CHANGES IN APPROVED PLAN 20

EXHIBITS

- RP-1 & RP-6 Existing Land Use & Project Boundary Map
- RP-2 Land Use Plan
- RP-3 Existing Zoning
- RP-4 Proposed Zoning
- RP-5 Land Acquisition
- RP-7 Preliminary Site Plan

Revised 7/15/71
Revised 5/8/72
Revised 1/16/73
Revised 10/10/76

REDEVELOPMENT PLAN FOR WASHINGTON PROJECT II

The Redevelopment Plan for Washington Project II consists of 20 pages of text, and exhibits number RP-1 through RP-7. This Plan has been prepared by the Redevelopment Commission of Greensboro pursuant to the North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Section 160-454, et seq., as amended).

DESCRIPTION OF PROJECT

Boundaries of Redevelopment Area

BEGINNING at the intersection of the north right-of-way line of East Lee Street with the east right-of-way line of Law Street; thence westwardly along the north right-of-way line of East Lee Street 1171.16 feet to its intersection with the west right-of-way line of Bennett Street; thence northwardly along the west right-of-way line of Bennett Street 1521.30 feet to its intersection with the south right-of-way line of East Washington Street; thence westwardly along the south right-of-way line of East Washington Street 998.09 feet to its intersection with the east right-of-way line of Macon Street; thence southwardly along the east right-of-way line of Macon Street 985.19 feet to its intersection with the south right-of-way line of Gorrell Street; thence westwardly along the south right-of-way line of Gorrell Street 304.41 feet to its intersection with the centerline of Kruze Street; thence northwardly along the centerline of Kruze Street 683.07 feet to its intersection with the south right-of-way line of King Street; thence westwardly along the south right-of-way line of King Street 145.36 feet to a point, said point being the intersection of the south right-of-way line of King Street with the west property line extended of a lot identified on Tax Map 29, Block 2 as Lot 21; thence northwardly along said property line and its extension 209.79 feet to a point in the north right-of-way line of an unnamed alley; thence eastwardly with the north right-of-way line of said alley 431.11 feet to a point in the west right-of-way line of Macon Street; thence northwardly with the west right-of-way line of Macon Street and East Washington Street 292.92 feet to a point in the centerline of the Goldsboro Branch of the Southern Railway; thence eastwardly with the centerline of the Goldsboro Branch of the Southern Railway 1356.13 feet to the east boundary line of Washington Project I; thence northwardly along a property line 178.45 feet to a point in the south right-of-way line of Landreth Street; thence westwardly along the south right-of-way line of Landreth Street 175.92 feet to a point; thence northwardly along a property line 396.61 feet to the north right-of-way line of East Market Street; thence eastwardly along the north right-of-way line of East Market Street 501.44 feet to a point; thence northwardly along the north right-of-way line of East Market Street 3.48 feet to a point; thence eastwardly along the north right-of-way line of East Market Street 443.56 feet to a point in the west right-of-

way line of Laurel Street; thence northwardly along the west right-of-way line of Laurel Street 48.50 feet to a point; thence eastwardly along the west right-of-way line of Laurel Street 24.37 feet to a point; thence northwardly along the west right-of-way line of Laurel Street 146.32 feet to a point; thence eastwardly with the centerline extended of an alley 180.60 feet to a point in the centerline of an alley located between Laurel and Obemeyer Streets; thence northwardly along the centerline of said alley 81.00 feet to the north property line of lots fronting the north side of East Market Street; designated as Tax Map 70, Block 1, Lots 16, 18 and 20; thence eastwardly along the north property line of the lots fronting the north side of East Market Street 150.00 feet to a point in the west right-of-way line of Obemeyer Street; thence northwardly along the west right-of-way line of Obemeyer Street a distance of 94.00 feet to a point, said point being the intersection of the centerline of Obemeyer Street with the centerline extended of an alley; thence eastwardly with the centerline of said alley 190.00 feet to a point in the centerline of an alley located between Obemeyer and Daniel Streets; thence northwardly with the centerline of said alley 100.00 feet to the north property line extended of lots fronting the north side of East Market Street; designated as Tax Map 70, Block 2, Lots 18, 19 and 22; thence eastwardly along the north property line extended of the lots fronting the north side of East Market Street 196.00 feet to a point in the east right-of-way line of Daniel Street; thence eastwardly with the centerline of an alley, 144.00 feet to a point in the centerline of an alley located between Daniel Street and Benbow Road; thence northwardly with the centerline of said alley 56.00 feet to the north property line of lots fronting the north side of East Market Street designated as Tax Map 70, Block 3, Lots 21, 23 and 25; thence eastwardly along the north property line extended of the lots fronting the north side of East Market Street 215.00 feet to a point in the east right-of-way line of Benbow Road; thence southwardly along the east right-of-way line of Benbow Road 56.00 feet to a point in the centerline of an alley; thence eastwardly with the centerline of an alley 133.46 feet to a point in the centerline of an alley located between Benbow Road and Luther Street; thence northwardly along the centerline of said alley 6.00 feet to a point; thence eastwardly along the north property line of lots fronting the north side of East Market Street designated as Tax Map 70, Block 4, Lots 14, 15 and 16 a distance of 155.63 feet to a point in the west right-of-way line of Luther Street; thence northwardly along the west right-of-way line of Luther Street 97.40 feet to a point; thence eastwardly along a north property line extended of a lot fronting the north side of East Market Street designated as Tax Map 99, Block 1, Lot 2 a distance of 176.77 feet to a point constituting a lot corner; thence southwardly along the property line of said lot and the property line extended 300.03 feet to its intersection with the south right-of-way line of East Market Street; thence eastwardly along the south right-of-way line of East Market Street 290 feet to a point, said point being the northeast corner of a lot designated as Tax Map 101, Block 2, Lot 5; thence southwardly along the east line of said lot 218 feet to a point in the north right-of-way line of Nelson Street; thence eastwardly along the north right-of-way line of Nelson Street

a distance of 64.9 feet to the west right-of-way line of Booker Street; thence southwardly along the west right-of-way line of Booker Street and the east property line of a lot designated as Tax Map 101, Block 2, Lot 10 a distance of approximately 145 feet to a point in the centerline of the Goldsboro Branch of the Southern Railway; thence westwardly along the centerline of the Goldsboro Branch of the Southern Railway approximately 1876 feet to a point, that point being the intersection of centerline of the Goldsboro Branch of the Southern Railway with the east property line extended of a lot designated as Tax Map 70, Block 7, Lot 11; thence southwardly along the east property line of said lot and a lot designated as Tax Map 70, Block 7, Lot 10 to a point on the north right-of-way line of Perkins Street; thence eastwardly along the north right-of-way line of Perkins Street 57.59 feet to its intersection with the east property line extended of a lot designated as Tax Map 71, Block 1, Lot 24, thence southwardly along said lot line 163.74 feet to a point in the southeast corner of said lot; thence westwardly with the south line of said lot 45.55 feet to its intersection with the east property line of a lot designated as Tax Map 71, Block 1, Lot 25; thence southwardly along the east property line of said lot and a lot identified as Tax Map 71, Block 1, Lot 9, extended 243.50 feet to a point in the south right-of-way line of East Washington Street; thence westwardly along the south right-of-way line of East Washington Street 182.41 feet to a point designated as Tax Map 71, Block 4, Lot 2; thence southwardly along the rear property line of the lots fronting the east side of East Street and designated as Tax Map 71, Block 4, a distance of 340.78 feet to a point in the centerline of Armstrong Street; thence westwardly along the centerline of Armstrong Street 130.00 feet to its intersection with the east right-of-way line of East Street; thence southwardly along the east right-of-way line of East Street 405.64 feet to a property corner; thence eastwardly along the rear property line of lots fronting the north side of Gorrell Street and identified as Tax Map 71, Block 7, Lots 7, 8, 9 and 10 a distance of approximately 167.9 feet to the southwest corner of a lot designated as Tax Map 71, Block 7, Lot 3; thence northwardly along the rear property line of said lot approximately 37.1 feet to a corner; thence eastwardly along the north property line extended of the lot designated as Tax Map 71, Block 7, Lot 3, a distance of approximately 241 feet to a point in the east right-of-way line of Law Street; thence southwardly along the east right-of-way line of Law Street approximately 764.45 feet to the point of BEGINNING.

Plan Objectives

The Redevelopment Plan for this project, when carried out as hereinafter delineated, will accomplish the following objectives:

- (a) Remove structurally substandard buildings;
- (b) Eliminate blighting factors including deficient street and lot platting, non-compatible land uses and overcrowding of structures on land;
- (c) Provide land for the expansion of two colleges and an elementary school;
- (d) Remove impediments to land disposition and development through replatting and correction of title defects;
- (e) Encourage rehabilitation of certain structures; and
- (f) Achieve revision in land uses necessary to assure the stability of this neighborhood.

Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition Map", sheets 1 and 2. It will be the responsibility of the Redevelopment Commission to relocate all families, businesses, and individuals living within the area to safe, sanitary, decent housing outside of Washington Project II. Removal of all existing structures scheduled for demolition will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will be responsible for the removal of all existing streets to be abandoned. The City of Greensboro will design, finance and supervise the construction of all new streets, sewers, water mains, and storm drainage.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2, "Land Use Plan" and subject to the restrictions and controls contained herein.

LAND USE PLAN

Proposed Land Uses

The proposed pattern of land uses for Washington Project II is shown on Map RP-2, "Land Use Plan", sheets 1 and 2. The southeast portion of the project will be developed primarily for single-family residences. East of the single-family housing area redevelopment activities will provide land for the expansion of the Washington Elementary School.

Considerable land is set aside for the expansion of Bennett College, both to the west and north of the present campus. A & T State University will expand its campus by acquiring several tracts along the north side of relocated East Market Street.

Proposed church sites include the block bounded by East Washington Street-Law Street-East Lee Street-Gorrell Street, property at the northeast corner of East Washington Street and Bennett Street, a site at the northeast corner of East Market Street and Benbow Road, and a tract on the south side of East Market Street east of Benbow Road.

Property on the south side of relocated East Market Street will be used for commercial and institutional purposes.

Land Use Provisions and Building Requirements

In addition to the controls of the plan here set forth, the provisions of the City of Greensboro Zoning Ordinance, as amended, will control. In all cases the more restrictive control governs.

Definitions: Unless otherwise expressly stated, the following words shall have the meaning herein indicated. Words used in the present tense include the future. The singular number includes the plural and the plural the singular. The word "shall" is mandatory, not directory.

(a) Building - Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto.

(b) Building Setback Line - A line establishing the minimum allowable distance between the nearest portion of any building, excluding the outermost three feet of any uncovered porches, steps, eaves, gutters, and similar fixtures, and the right-of-way line of any street when measured perpendicularly thereto.

(c) Net Dwelling Density - The number of dwelling units per acre of net residential land.

(d) Parking Space - A parking space is the standing storage space for one automobile of not less than eight feet by twenty feet plus necessary driveway access space.

(e) Plot - A parcel of land in one undivided ownership, which may consist of a portion of a tract, a platted lot, or any combination of several platted lots occupied or intended to be occupied by one principal building and its accessory buildings and including all the access, yards, and other open spaces that are applicable, provided that in no case shall a plot be smaller than the typical lot of a recorded subdivision of which it may be a part.

(f) Plot, Corner - A corner plot is a plot which occupies the interior angle at the intersection of two street lines which make an angle of more than 45 degrees and less than 135 degrees with each other. The street line forming the least frontage shall be deemed the front of the plot except where the two street lines are equal, in which case the owner shall be required to specify same when requesting a building permit.

(g) Plot Width - The width of a plot is the greatest mean width measured at right angles to its depth over as much of the plot depth as is needed to achieve the minimum required plot area.

(h) Story - That portion of a building wholly above ground included between the upper surface of any floor and the upper surface of the floor next above; or that portion of a building immediately under the roof having a floor area that is 50% or more of the floor area of the story immediately below and with a ceiling height of at least eight feet.

(i) Yard - A space on the same plot with a principal building, open, unoccupied, and unobstructed by buildings or structures from the ground to the sky, except where encroachments and accessory buildings are expressly permitted.

Single-Family Residential: The single-family residential areas shall be for single-family buildings with adequate plot areas. Within the single-family residential areas as shown on the accompanying Land Use Plan, the following dimensional requirements shall apply:

- (a) the minimum required plot area for a single-family structure shall be 9,000 square feet;
- (b) the minimum required mean plot width for a single-family structure shall be 60 feet;
- (c) the minimum required front building setback line shall be 30 feet;
- (d) the minimum required side yard of every plot shall be 10% of the mean plot width, except that any side yard abutting the street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;
- (e) the maximum building height shall be 2-stories;
- (f) the minimum required rear yard shall be 30 feet;
- (g) the total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (h) no accessory building shall be erected in any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line not a street line;
- (i) each dwelling unit shall have one parking space located on the same plot;
- (j) temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located will be permitted, provided they are not over six square feet in area.

Public or Semi-Public: The public or semi-public area shall be used for schools, colleges, churches, parks, and other public and semi-public uses of a similar nature. Dwelling units are not permitted. The proposed uses must be designed to blend harmoniously with the surrounding area and adequately landscaped so as not to create and detrimental influences on the development of the project. Buildings will not be constructed within the Southern Railway operating right-of-way easement. Within the public or semi-public area as shown on the accompanying land use plan, the following dimensional requirements shall apply:

- (a) the minimum required plot area shall be 20,000 square feet;
- (b) the minimum required mean plot width shall be 80 feet;
- (c) the minimum required front building setback line shall be 30 feet (existing buildings shall be exempt from these requirements);
- (d) the minimum required side yard on both sides of every plot shall be 20 feet;
- (e) the maximum building coverage shall be no more than 35% of the plot area;
- (f) for each theater, auditorium, sanctuary, gymnasium, or assembly hall one parking space shall be provided for each 5 seats;
- (g) signs for identification of the premises will be permitted provided they are no larger than fifty square feet in area. The location of all signs shall be subject to the approval of the Redevelopment Commission of Greensboro.

Neighborhood Commercial: The commercial areas within the project shall be designed to be commercially and architecturally attractive and free from detrimental influences on the surrounding area. They must be designed to furnish adequate traffic circulation both within and adjacent to the centers. All open spaces shall be attractively landscaped.

The neighborhood commercial areas shall be restricted to uses generally found in neighborhood shopping centers including food, clothing, variety, and drug stores; laundromats; barber and beauty shops; restaurants; offices; and other uses of a similar nature. Dwelling units and transient housing will not be allowed.

Buildings will not be constructed within the Southern Railway operating right-of-way easement. Vehicular access on East Market Street will be located at least 100 feet from Benbow Road.

Within the neighborhood commercial areas shown on the accompanying Land Use Plan, the following dimensional requirements shall apply:

- (a) the minimum required front building setback line shall be 30 feet, of which 10 feet adjacent to street rights-of-way shall be used for landscaping purposes only;
- (b) the minimum required side yard shall be 20 feet, of which 10 feet adjacent to public rights-of-way shall be landscaped;
- (c) loading berths must be located off-street and to the rear of the main buildings. The minimum required number of loading berths shall be as follows:
 - (1) for office buildings, 1 berth for each 100,000 square feet of gross floor area;
 - (2) for retail operations, 1 berth for every 20,000 square feet of gross floor area.

Loading facilities may be shared in common if buildings are abutting each other and if approved by the Redevelopment Commission;

(d) exterior flashing signs shall not be permitted. For each parcel there shall be permitted one sign which shall not exceed 300 square feet in area.

For each individual use one sign will be allowed which shall not exceed 100 square feet in area or 10% of the building facade fronting the street. Each sign must be mounted on the facade of the building and may not project more than 24 inches from the face of the building.

Signs must be integrated with the overall design of the center and with each use. The Redevelopment Commission must approve the number, placement, and design of all signs;

(e) off-street parking shall be located on the same plot and be provided in the following ratios:

- (1) for retail stores and service establishments, two square feet of parking area for each one square foot of floor area not used for storage;
- (2) for each automobile sales and service establishment one square foot of parking area for each one square foot of gross floor area devoted to such use;
- (3) for each lodge, fraternal or social organization, office building, clinic, or other building not used for the retailing or wholesaling of merchandise, one square foot of parking area for each one square foot of gross floor area.

Institutional: The institutional area shall be used for schools, colleges, other public and semi-public uses churches, lodge halls and professional offices. The area shown as institutional use on the Land Use Plan shall conform with the following requirements:

- (a) the minimum required plot area shall be 10,000 square feet;
- (b) the minimum required mean plot width shall be 80 feet;
- (c) the minimum required front yard on Market Street shall be 20 feet;
- (d) the minimum required side yard on both sides of every plot shall be 10 feet;
- (e) the maximum building coverage shall be not more than 35% of the plot area;
- (f) for each theater, auditorium, or assembly hall one parking space shall be provided for each 5 seats;
- (g) for all other buildings, one square foot of parking area shall be provided for each square foot of gross floor area.

Wholesale and Light Industrial: The wholesale and light industrial area shall be primarily used for any light manufacturing, processing, warehousing, or distributive activities, provided that no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor, glare, or dust to the extent that these uses will be a nuisance to adjoining property or detrimental to the health, safety, or general welfare of the community. Dwelling units are not permitted. The area shown as wholesale and light industrial use on the Land Use Plan shall conform with the following requirements:

- (a) a minimum yard abutting any street of 20 feet depth shall be provided which will be used for landscaping purposes only;
- (b) the total ground area covered by the principal building and all accessory buildings shall not exceed 60% of the plot area;
- (c) no rear yard shall be required except that needed for adequate loading space;
- (d) off-street loading space shall be provided in the following ratios:

<u>Building Area</u>	<u>Number of Loading Berths</u>
10,000 to 40,000 square feet	1
40,000 to 100,000 square feet	2
100,000 to 160,000 square feet	3

Loading berths shall have a minimum plan dimension of 12 feet x 25 feet and 14 feet overhead clearance. The berths shall be so located as to accommodate all vehicles to the rear of the street right-of-way line.

Loading facilities must be located to the side or rear of main structures, and in the case of a corner property will not be permitted to face street frontages unless such loading facilities, other than the space to be occupied by the vehicles used in such loading facilities, are fully enclosed within the main structure.

- (e) signs shall be permitted in such area as allowed by the Zoning Ordinance of the City of Greensboro presently in effect or as hereinafter amended; exterior flashing signs shall not be permitted, and each sign shall not exceed 300 square feet in area;

(f) off-street parking facilities shall be provided in the following ratios:

- (1) for merchandising, processing, manufacturing, and industrial concerns not catering to retail trade, there shall be one parking space provided for each three employees on the largest shift;
- (2) for wholesale or jobbing establishments or other similar use, there shall be two square feet of parking area for each one square foot of floor area devoted to sales or display area on the ground floor plus one square foot of parking area for each additional square foot of gross floor area not used for storage;
- (3) for automobile repair and/or sales garages, there shall be one square foot of parking area provided for each one square foot of gross floor area devoted to such use.

Duration of Restrictions

The controls and restrictions established by this Plan shall continue in effect until June 1, 1998, on which date they shall terminate.

Applicability of Restrictions

These restrictions apply equally to all parcels within the project.

Restrictions on Uses of Land

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest of such purchasers or lessees), which restrict land in the project area on the basis of creed, race, or color in the sale, lease, or occupancy thereof.

PROJECT PROPOSALS

Land Acquisition

All properties within the project area will be acquired by the Redevelopment Commission of Greensboro with the exception of those otherwise shown on Map RP-5, "Land Acquisition Map". This acquisition is necessary to achieve the objectives of this plan with respect to proposed clearance and redevelopment (including spot clearance), to the provision of community facilities, and to the attainment of rehabilitation objectives.

The Redevelopment Commission of Greensboro may also acquire, clear where necessary, and sell by public bid for redevelopment or rehabilitation such properties as not-to-be acquired on Map RP-5, "Land Acquisition Map", where such properties are not made to conform to the land use provisions, building requirements, and property rehabilitation standards of this Plan.

Property Rehabilitation Standards

All property must be rehabilitated to a standard quality and design compatible with new structures to be constructed within the project. Minimum requirements for residential property shall be as follows:

- (1) Each dwelling unit shall be provided with a means of access to the rear yard.
- (2) Each dwelling unit shall have adequate space for the occupants thereof and be equipped with storage and laundry facilities.

The minimum room sizes necessary to accomplish these objectives shall be as follows:

Minimum Floor Area, Sq. Ft.	Number of Bedrooms				Least Dimension
	1	2	3	4	
Living Room	160	170	180		11'-0"
Dining Room	80		95	110	8'-0"
Living Room-Dinette	180		200	220	11'-6"
Kitchen	60		70	80	3'-4" *
Kitchen-Dinette	100		110	120	6'-0"
Total of All Bedrooms	120/200		280	380	-
Minimum of One bedroom	120		80	80	8'-0"
<hr/>					
Maximum Occupancy	3/4		6	8	

*Passage space, face to face of base cabinets.

- (3) Every dwelling unit shall be provided with a bathroom containing a water closet, a lavatory basin, and a bathtub or shower in good working condition, properly connected to sewer systems, and with adequate water supply. Arrangements of fixtures shall provide for comfortable use of each one, and permit at least a 90° door swing unless sliding doors are used. All plumbing shall be installed in accordance with the applicable code of the City of Greensboro.
- (4) Each dwelling unit shall contain a kitchen sink installed in accordance with the Plumbing Code of the City of Greensboro. Each kitchen shall have accessible storage space for food and utensils, and a proper location and connections for a stove.

- (5) Every dwelling unit shall be provided with adequate water heating facilities in good working condition, which are properly connected to the bathroom and kitchen facilities.
- (6) Usable general storage space shall be provided for the storage of items and equipment essential to the use of the occupants. This storage shall be in addition to the required closets and kitchen storage.
- (7) Minimum basement ceiling heights shall be 6 feet 9 inches measured from the top of the basement floor to the bottom of the floor joists.
- (8) The minimum ceiling height in all habitable rooms shall be 7 feet 6 inches for the required room width.
- (9) Each habitable room shall have windows which provide a total glass area equal to not less than 10% of the floor area of the room, with the net openable window area not less than 4% of the above. Each bathroom shall be ventilated properly by a window or an approved mechanical ventilator installed in accordance with the Plumbing Code regulations of the City of Greensboro.
- (10) Room arrangements and door locations shall be such as to provide a reasonable degree of privacy for the occupants of said dwelling units. Particular attention shall be given to the means of access to bathrooms from other habitable rooms within the dwelling unit. A door shall be provided for each opening to a bedroom or bathroom.
- (11) All stairways shall be constructed so as to provide safe access and to assure adequate headroom and space for the passage for furniture and equipment. The continuous headroom measured vertically from the front edge of the nosing to a line parallel with stair pitch shall be a minimum of 6 feet 6 inches, and the minimum clear width shall be 2 feet 6 inches.
- (12) Each outside entrance shall have a platform, porch, or terrace with a minimum dimension of 3 feet 6 inches.
- (13) Footings shall provide adequate support for the structure without excessive differential or overall settlement.
- (14) Foundation walls shall assure safe and adequate support for all vertical and lateral design loads.
- (15) Wood floor framing shall be such as to provide safe and adequate support for all design loads and eliminate objectionable vibration. The maximum distance between joists shall be 16 inches on center, and the maximum span shall not exceed those tabulated in the Building Code of the City of Greensboro. Where strength of structural members is impaired by improper cutting, drilling or by excessive defects, they shall be replaced or reinforced in a manner acceptable to the Building Inspector.

- (16) Subflooring shall provide safe support for all floor loads without excessive deflection and finished flooring shall provide reasonable durability and economy of maintenance. Floors in kitchen and bathrooms shall be of a durable, water-proof, non-absorbitive material.
- (17) Exterior wall framing shall provide for safe support of design loads. Studs shall be continuous lengths without splicing, with a minimum size of 2 inches by 4 inches. Maximum spacing of studs for a one-story building shall be 24 inches on center, for a two-story building 16 inches on center.
- (18) Ceiling framing shall provide for the safe and adequate support of all design loads. The maximum ceiling joists spacing shall be 16 inches on center, and span shall not exceed those provided by the Building Code of the City of Greensboro.
- (19) Chimneys and vents shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases, and they shall conform with the Heating Code of the City of Greensboro.
- (20) Exterior roof and wall finishes shall be such that the dwelling will be protected against the entrance or penetration of moisture and weather; will be adequately protected from damage by decay, corrosion, insects, or other destructive elements; will be durable, economical to maintain, in conformity with the standards of new buildings to be constructed within the project area; and be installed in a workmanlike manner.
- (21) All exterior wood surfaces shall be protected from the elements against decay by paint or other protective coating. Interior walls and ceiling finishes shall provide a suitable base for decorative finish, and have reasonable durability.
- (22) Gutters and downspouts shall be provided wherever necessary to prevent damage to the property or to prevent unsightly appearance of walls when roof overhangs are not provided.
- (23) Every dwelling unit shall be provided with heating facilities capable of consistently providing adequate heat to all habitable rooms. All heating equipment shall be installed in accordance with the requirements of the Heating Code of the City of Greensboro, and shall be maintained in a proper condition.
- (24) Each dwelling unit shall have wiring which is installed in conformity with the requirements of the Electrical Code of the City of Greensboro. Permanent lighting fixtures which are wall-switch controlled shall be installed in all habitable rooms. Switched convenience outlets may be substituted for permanent lighting fixtures in living rooms and bedrooms. An outside lighting fixture, with interior wall switch control, shall be installed at each outside doorway. All stairs and service areas shall be adequately illuminated. At least two convenience outlets shall be installed in each habitable room.

- (25) Environmental conditions surrounding each structure shall be such as to provide adequate space for the occupants and healthy living conditions. Every dwelling unit shall be provided with adequate garbage and rubbish disposal facilities, and each yard shall be kept free of litter and rubbish. All outbuildings shall be maintained to as high a standard as the residential structure itself.

Minimum requirements for non-residential property shall be as follows:

- (1) All structures shall meet the requirements hereinbefore set forth in the Land Use Provisions and Building Requirements.
- (2) Buildings must be structurally sound.
- (3) Heating, lighting, and plumbing must be safe and in good working condition.
- (4) Structures must provide for maximum safety in construction.

Detailed rehabilitation standards for non-residential property will be made a part of agreements in writing between the property owners and the Redevelopment Commission.

Retention, Removal and Demolition of Structures on Land To Be Acquired

All structures will be demolished, removed, or demolished and removed, from land to be acquired except under the following conditions:

When parcels are acquired on which are located structures which, in the opinion of the Redevelopment Commission, are suitable for rehabilitation, the Redevelopment Commission may elect to sell reuse parcels with such structures located thereon on condition that said structures be rehabilitated and used in accordance with the requirements of this plan.

Redeveloper's Obligations

Disposition of the land comprising the project area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. Some or all of the housing will be made available at sales prices or rentals that low and moderate income persons and families can afford.

The land will be disposed of, by sale or lease, to private parties for re-development by them in accordance with the provisions of this Redevelopment Plan and their contract with the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro, in disposing of the land in the project area to be redeveloped by private or public parties, will, in its contracts and deeds or other instruments with such parties, include such terms and conditions as in the judgment of the Redevelopment Commission of Greensboro will be necessary or advisable to insure redevelopment of the project area and its use thereafter in accordance with this Redevelopment Plan, and to prevent a recurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they duplicate in whole or in part requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area, so that such obligations may operate independently of such zoning and other laws or regulations. In all instances, the improvements to be constructed in the project area will be constructed in accordance with: Applicable zoning ordinance provisions and regulations and the building, housing, and other codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the Redevelopment Commission of Greensboro and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the Redevelopment Commission of Greensboro may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of land in the project area and their successors in interest to:

- (a) Devote the parcels owned by them to and only to the uses specified in this Redevelopment Plan;
- (b) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract (this obligation, however, will not be made applicable to mortgagees and their successors in interest);
- (c) Make no changes in such improvements after completion of their construction that are not in conformity with this Plan;
- (d) Assign no contract rights, nor to resell or otherwise transfer the land (or interests therein) purchased by them, prior to the completion of the improvements thereof, without the approval of the Redevelopment Commission of Greensboro, and except on basis satisfactory to the Redevelopment Commission of Greensboro; nor to speculate in or with respect to such land.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Preliminary Site Plan

Map RP-7, "Preliminary Site Plan", shows a tentative scheme of development for Washington Project II. This scheme may be modified as proposals for redevelopment are accepted, but all existing and proposed buildings will be subject to the land use provisions and building requirements contained in this plan.

Proposed Changes in Zoning

The modifications in the street pattern, and changes in land uses will require several alterations to the existing pattern of zoning. Existing zones are shown on Map RP-3, "Existing Zoning". The proposed zoning in the project area is shown on Map RP-4, "Proposed Zoning" which will indicate the zoning changes needed to accomplish the redevelopment plan.

Several areas east of Bennett Street and south of East Washington Street presently zoned "Residential 75" must be changed to "Residential 90S". The area east of new South Dudley Street and north of East Washington Street will be rezoned from "Residential 75" and "Industrial L" to "Residential 90S". An area at the northwest corner of Law Street and East Lee Street must be rezoned from "Residential 75S" to "Residential 90S".

Three tracts of land on the north side of Gorrell Street between Bennett Street and East Street and three tracts on the south side of Gorrell Street between Bennett Street and East Street must be rezoned from "Commercial N" to "Residential 90S".

The central portion of the project area north of relocated East Market Street will be rezoned from "Residential 75" to "Institutional 100". The remainder must be rezoned from "Commercial N" to "Institutional 100".

An area along the south side of relocated East Market Street extending west from Benbow Road must be rezoned from "Residential 75S" and "Industrial L" to "Commercial N".

The property along relocated East Market Street to be used for institutional purposes will require extensive changes in the present zoning pattern which now has commercial, residential and light industrial designations.

The area south of the Goldsboro Branch of the Southern Railway west of new South Dudley Street which is presently zoned "Industrial L" and "Residential 75" must be changed to "Institutional 100". All of the project west of Bennett College and south of King Street will be rezoned from residential and commercial designations to "Institutional 100". A portion of the area north of King Street will be rezoned from "Residential 60" to "Institutional 100", while the remainder of this block will remain "Industrial L".

Tracts located at the northeast and southeast corners of relocated East Market Street and Benbow Road must be rezoned from "Residential 75" to "Institutional 100".

Proposed Changes in Street Layouts

Changes in the present platting of streets can be seen by a comparison of Map RP-1 and RP-6, "Existing Land Use and Project Boundary Map", with Map RP-2, "Land Use Plan". The existing obsolete layout will be replaced by a planned system which complies with the subdivision requirements of the City of Greensboro.

Existing streets which will be retained or widened include Benbow Road, East Washington Street, King Street, Gorrell Street, East Lee Street, Bennett Street, High Street and East Street. Portions of existing streets which will be incorporated in the new rights-of-way include Laurel Street and Perkins Street.

East Market Street and East Lee Street will serve as major radial thoroughfares. Dudley-Bennett Street will function as a collector street. East Washington Street will be widened to accommodate significant traffic movements. All other streets are designed to primarily serve local traffic.

Estimated Cost and Method of Financing

Washington Project II is estimated to have a gross cost of \$7,850,554. Resale of the land is estimated to return \$1,099,690. Thus, the net cost of this project is estimated to be \$6,750,864.

The United States Government will contribute a capital grant in the amount of \$4,594,970. In addition, a relocation grant in the amount of \$1,604,821 will be available to assist relocatees in moving.

The local share of project costs is \$2,155,894. This will be provided from (1) \$910,011 in credits for site improvements and supporting facilities, such as streets, sanitary sewers, storm drains, water mains, and street removal; (2) \$992,058 in cash to be paid from non ad valorem sources; and (3) Section 112 credits in the amount of \$253,825.

Method of Relocating Families and Individuals

The Redevelopment Commission of Greensboro has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families and individuals displaced from the project area, and there are being provided in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families and individuals displaced from the redevelopment project, as

many units of decent, safe, and sanitary dwellings as there are families and individuals displaced by the project. Such units will be available to these families and individuals and will be reasonably accessible to their places of employment.

Every family and individual displaced by the project, who is eligible for admission, will, in accordance with Federal and State law, be given priority in vacancies in existing or new public housing. All possible relocation service will be extended to non-residential establishments displaced by the project.

The Redevelopment Commission of Greensboro considers a dwelling unit to be "Standard Housing" and to be decent, safe, and sanitary when it meets the following requirements:

- (1) Each unit shall be structurally sound, and weathertight;
- (2) Each room must have one or more windows with glass area equal to 10% of the floor area of the rooms, with at least 40% of the window area openable;
- (3) All doors and windows shall be screened;
- (4) Each dwelling unit must be furnished with a kitchen sink, water closet, lavatory, and bathtub or shower, all installed in accordance with the City of Greensboro Plumbing Code;
- (5) Each toilet and bath or shower shall be located so as to afford privacy for the occupants thereof, and a bathroom opening into a kitchen or bedroom will not be permitted;
- (6) Toilet or bathroom floors shall be finished with a material impervious to water;
- (7) The kitchen sink, lavatory, bath and/or shower shall be connected to an adequate hot and cold water supply;
- (8) Each dwelling unit must have wiring that complies with the electrical code, and have a minimum of two convenience outlets, or one convenience outlet and one ceiling fixture, in each habitable room;
- (9) Kitchen facilities shall include proper connections for gas or electric stoves, and a reasonable amount of shelf or cupboard space;
- (10) Every dwelling unit shall have a minimum of 150 square feet for the first occupant and 75 square feet for each additional occupant;

- (11) Each bedroom must have at least 70 square feet for the first occupant and 50 square feet for each additional occupant;
- (12) The interior finish of every dwelling unit shall be painted or papered in accordance with the minimum Building Requirements of the City of Greensboro;
- (13) Each dwelling unit shall be capable of being adequately and safely heated;
- (14) Occupied basement space shall be free from dampness, have a minimum ceiling height of 7'6", and have at least one-half the outside wall space above ground level;
- (15) Buildings, dwelling units, and premises shall be clean and show no evidences of rodent infestation;
- (16) Each unit shall have safe access to open space at ground level;
- (17) Units must be reasonably accessible to places of employment, shopping facilities, and community services.

It is intended that all dwellings into which project families and individuals relocate will be inspected by the relocation staff of the Redevelopment Commission of Greensboro. If the dwellings are not found to be decent, safe, and sanitary, the move will be considered temporary relocation, and the Redevelopment Commission of Greensboro will undertake to offer such families an opportunity to move into suitable standard housing. Families who move without notifying the relocation staff of their new address will be traced and similarly followed up.

A Project Office will be established within or close to the project area. The office will be made suitable for effective interviewing. Records will be kept of each family, business, and individual that is afforded relocation assistance.

No family or individual will be required to move from the project area unless the family or individual has an opportunity to obtain suitable standard housing. As property is acquired the occupants will be advised in writing and by personal interview in regard to their status, and information will be furnished as to suitable accommodations available. A file will be maintained by the relocation staff listing available dwellings evaluated through inspection.

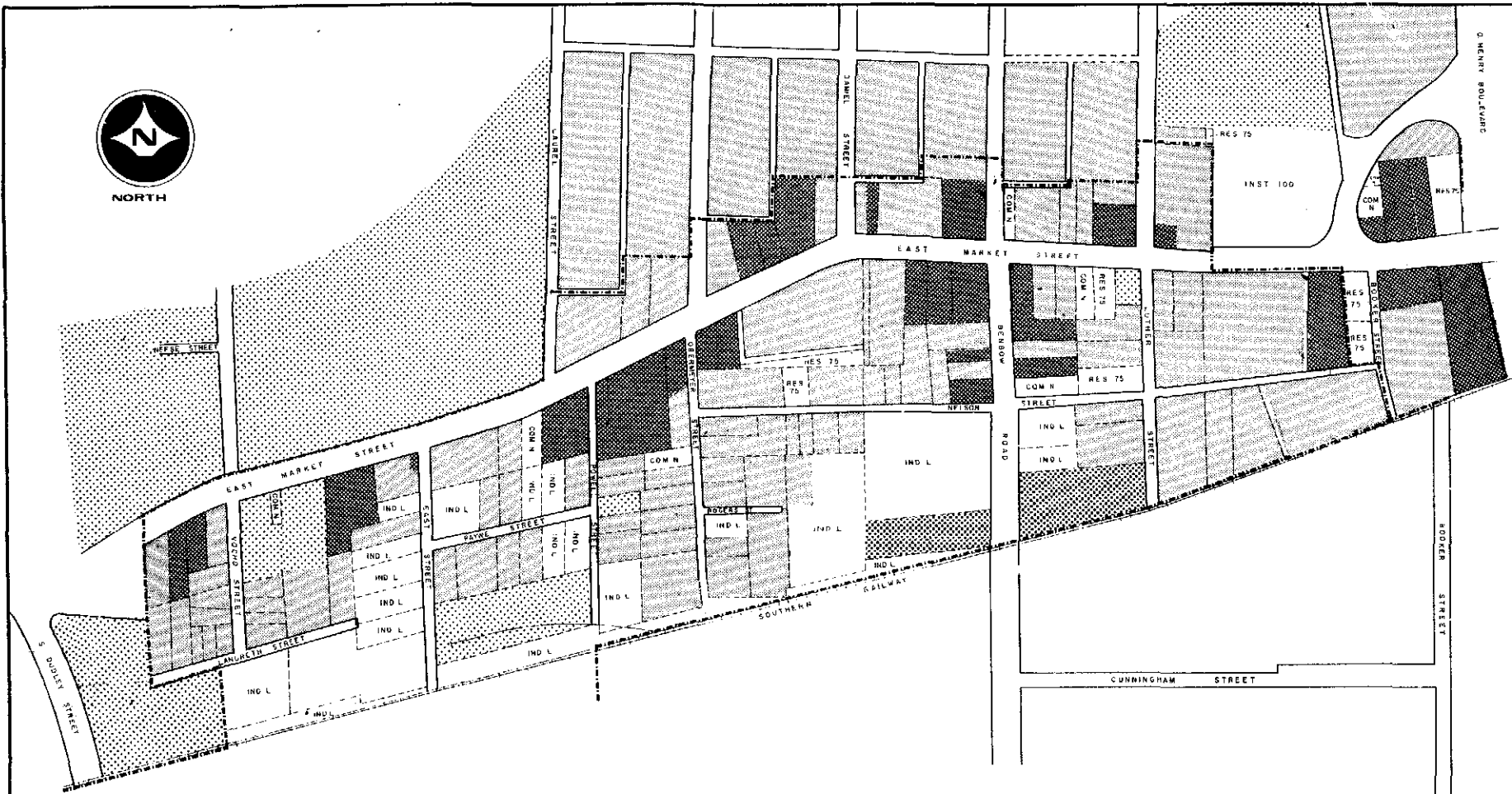
The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort if a family rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize its obligation for rent due.

PROCEDURE FOR CHANGES IN APPROVED PLAN

The redevelopment plan may be modified at any time by the Redevelopment Commission of Greensboro, provided that if it is modified after the lease or sale of property in the redevelopment project area, the modification must be consented to by the redeveloper or redevelopers of such property, or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the City Council of the City of Greensboro, the modification must similarly be approved by the City Council of the City of Greensboro.



NORTH



LEGEND

PREDOMINANT USE

	IMPROVED	UNIMPROVED
RESIDENTIAL	[Pattern]	[Pattern]
PUBLIC OR SEMI PUBLIC	[Pattern]	[Pattern]
COMMERCIAL	[Pattern]	[Pattern]
INDUSTRIAL	[Pattern]	[Pattern]

PROJECT BOUNDARY LINE [Dashed Line Pattern]

[Pattern]	SINGLE AND MULTI-FAMILY DWELLING, MINIMUM LOT SIZE 750 S.F.
[Pattern]	INDUSTRIAL 100'
[Pattern]	NEIGHBORHOOD COMMERCIAL
[Pattern]	LIGHT INDUSTRIAL

WASHINGTON 2 PROJECT

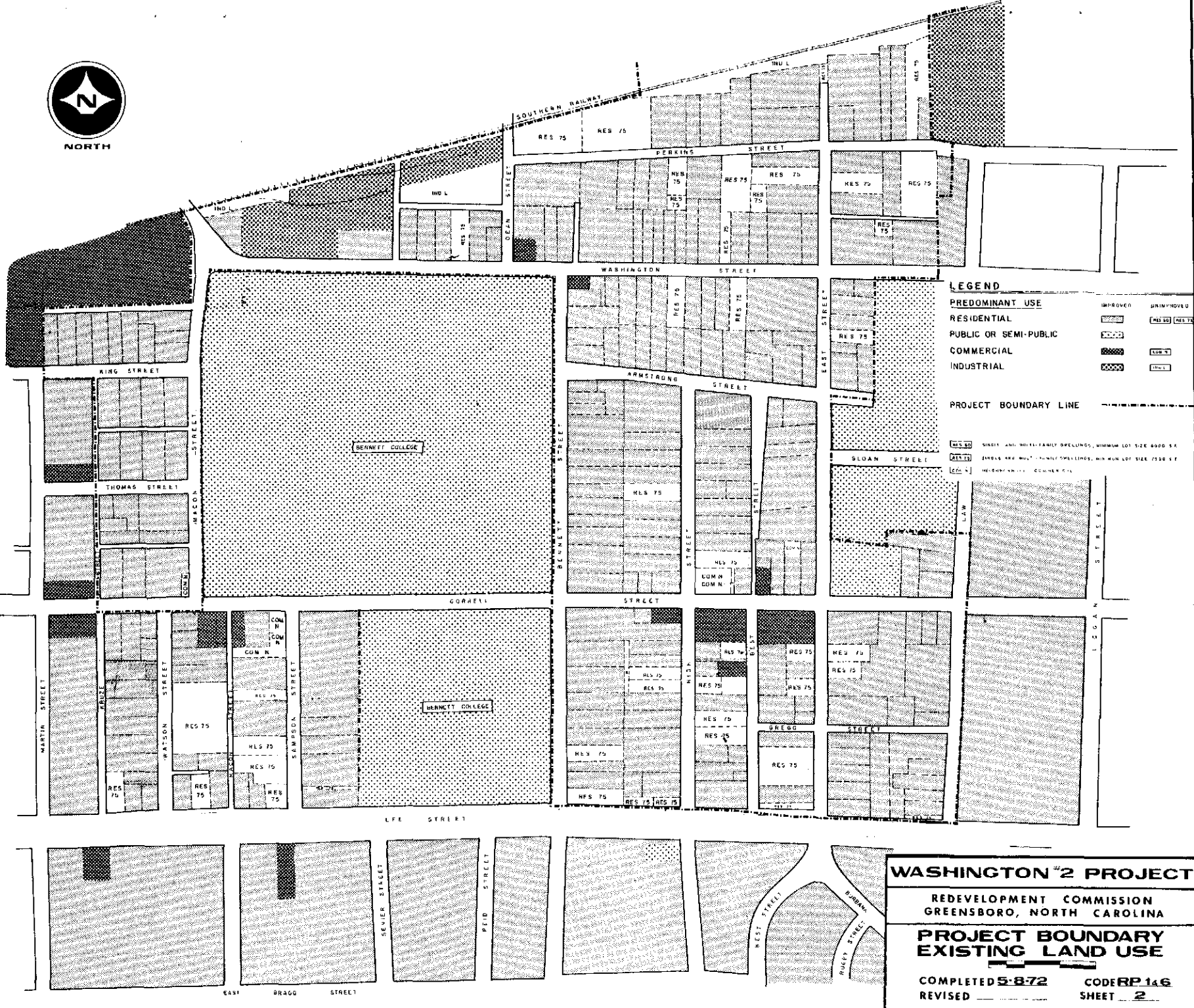
REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

**PROJECT BOUNDARY
EXISTING LAND USE**

COMPLETED 5-8-72 SCALE: 1"=100' CODE RP 146
REVISED _____ SHEET 1



NORTH



LEGEND

PREDOMINANT USE	IMPROVED	UNIMPROVED
RESIDENTIAL	[Pattern]	[Pattern]
PUBLIC OR SEMI-PUBLIC	[Pattern]	[Pattern]
COMMERCIAL	[Pattern]	[Pattern]
INDUSTRIAL	[Pattern]	[Pattern]
PROJECT BOUNDARY LINE	[Dashed Line]	

[RES 75] SINGLE AND MULTI-FAMILY DWELLINGS, MINIMUM LOT SIZE 6000 S.F.
 [HES 75] SINGLES AND MULTI-FAMILY DWELLINGS, MINIMUM LOT SIZE 7500 S.F.
 [COM N] HIGH-DENSITY COMMERCIAL

WASHINGTON #2 PROJECT

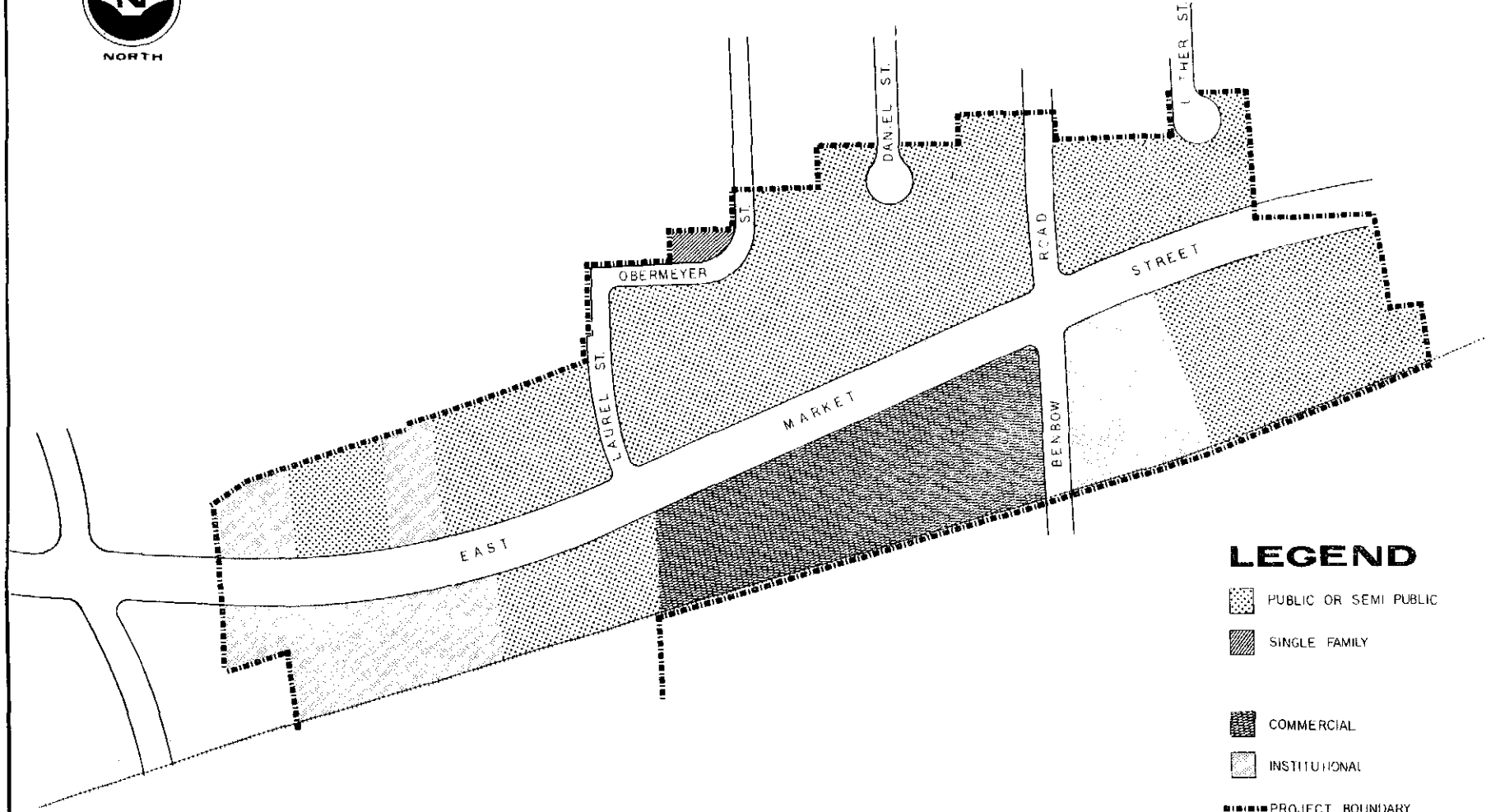
REDEVELOPMENT COMMISSION
 GREENSBORO, NORTH CAROLINA

**PROJECT BOUNDARY
 EXISTING LAND USE**






COMPLETED 5-8-72 CODERP 146
 REVISED _____ SHEET 2



NORTH



LEGEND

-  PUBLIC OR SEMI PUBLIC
-  SINGLE FAMILY
-  COMMERCIAL
-  INSTITUTIONAL
-  PROJECT BOUNDARY

WASHINGTON 2 PROJECT

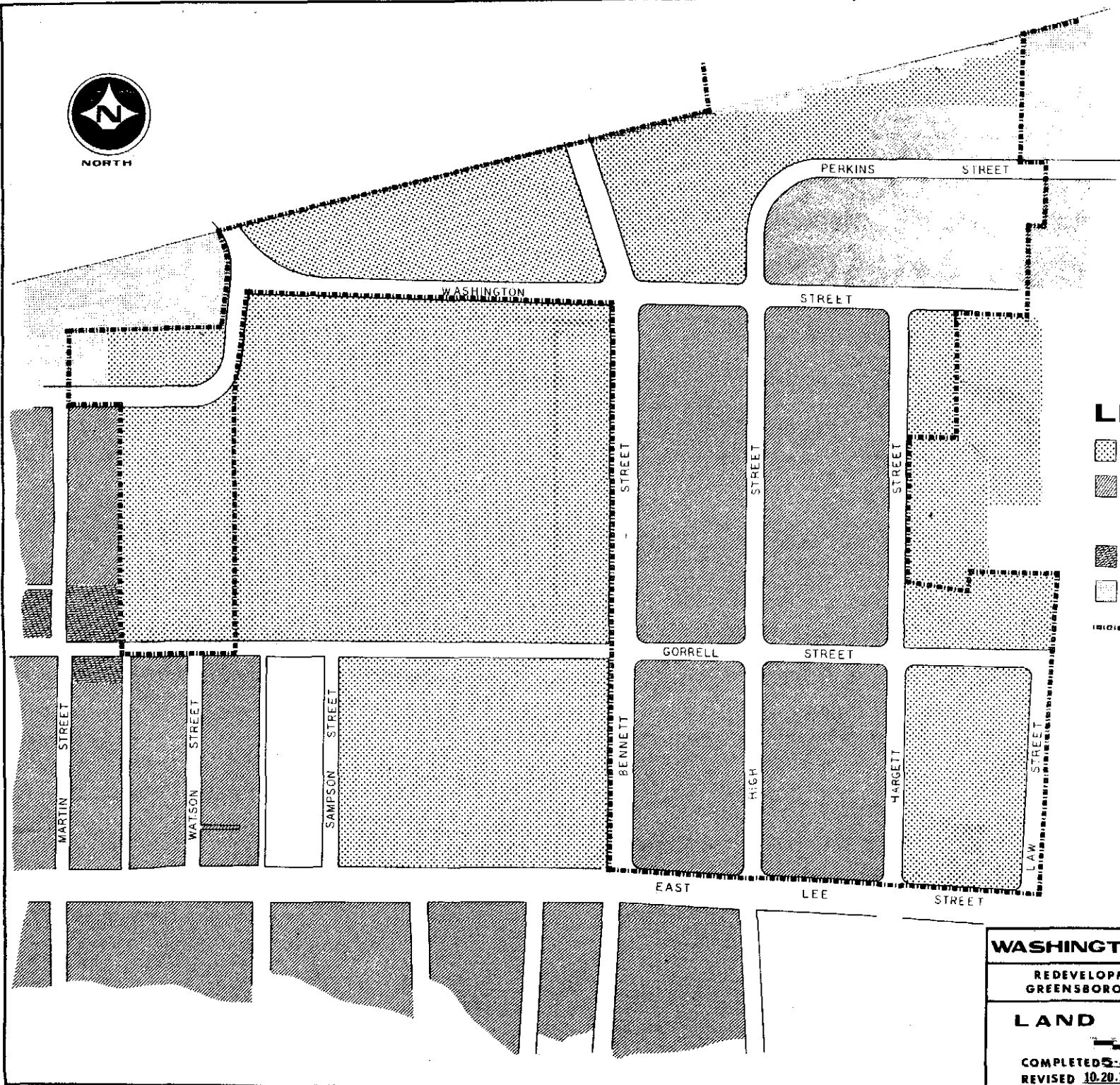
REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

LAND USE PLAN






SCALE 1"=100'
COMPLETED 5-8-72 CODE RP2
REVISED 10-20-76 SHEET 1



NORTH



LEGEND

-  PUBLIC OR SEMI PUBLIC
-  SINGLE FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  PROJECT BOUNDARY

WASHINGTON² PROJECT

REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

LAND USE PLAN

SCALE 1"=100'
 COMPLETED 5-8-72 CODE RP 2
 REVISED 10-20-76 SHEET 2



INST 100

INST 100

RES 75

RES 75S

RES 75S

RES 75

RES 75S

RES 75

COM

COM N

INST 100

COM N

RES 75

EAST MARKET STREET

COM N

COM N

RES 75

IND L

RES 75

COM N

RES 75

IND L

IND L

IND L

COM N

IND L

IND L

IND L

RES 75

WELLS STREET

EAST MARKET STREET

WORTH STREET

NORTH STREET

EAST STREET

PAYNE STREET

NORTH STREET

COLLEGE STREET

NELSON

SOUTHERN RAILWAY

ADAMS ROAD

CUNNINGHAM STREET

ADAMS STREET

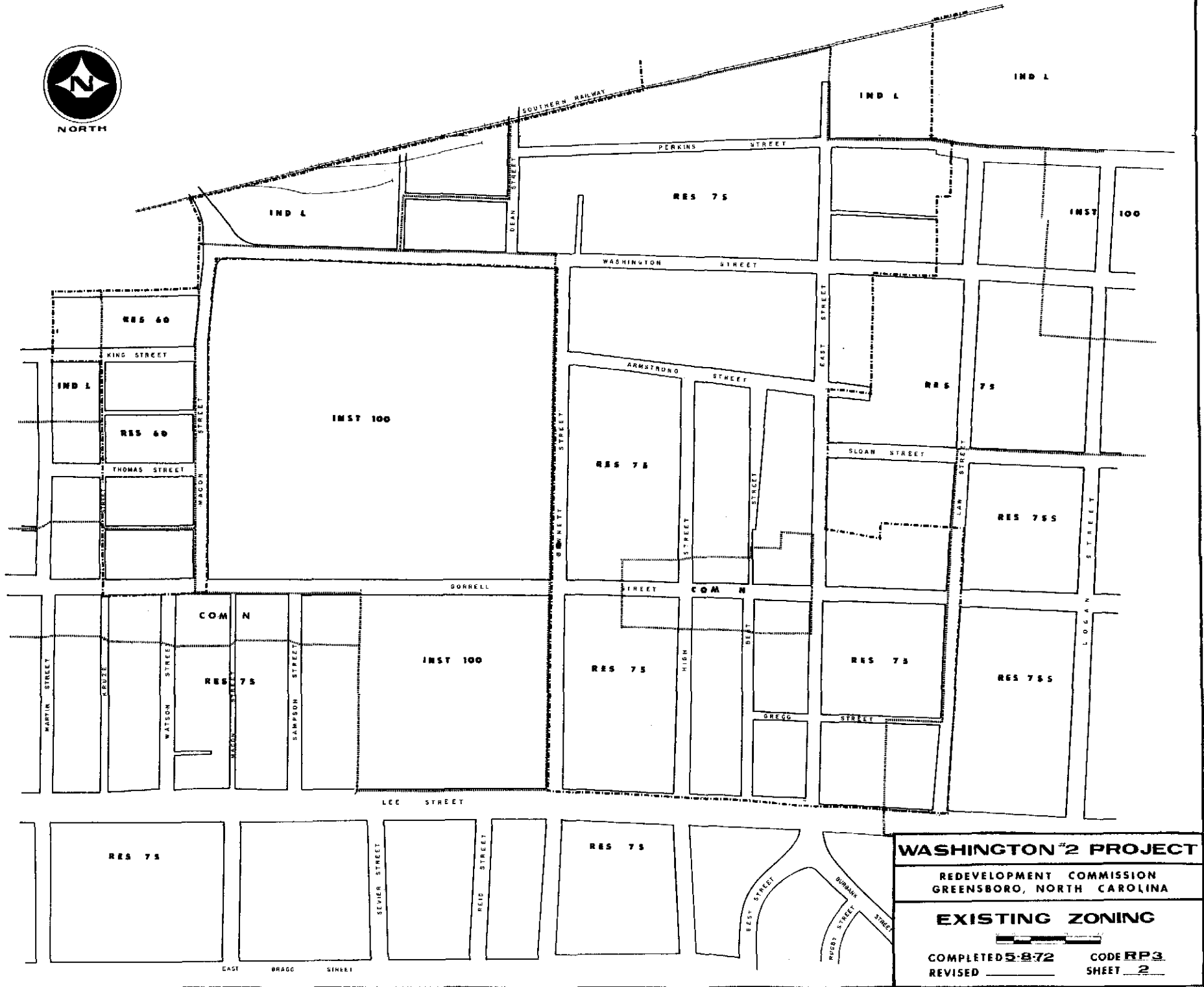
CHERRY BOULEVARD

WASHINGTON² PROJECT

REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

EXISTING ZONING

SCALE 1"=100'
COMPLETED 5-8-72 CODE RP3
REVISED SHEET 1

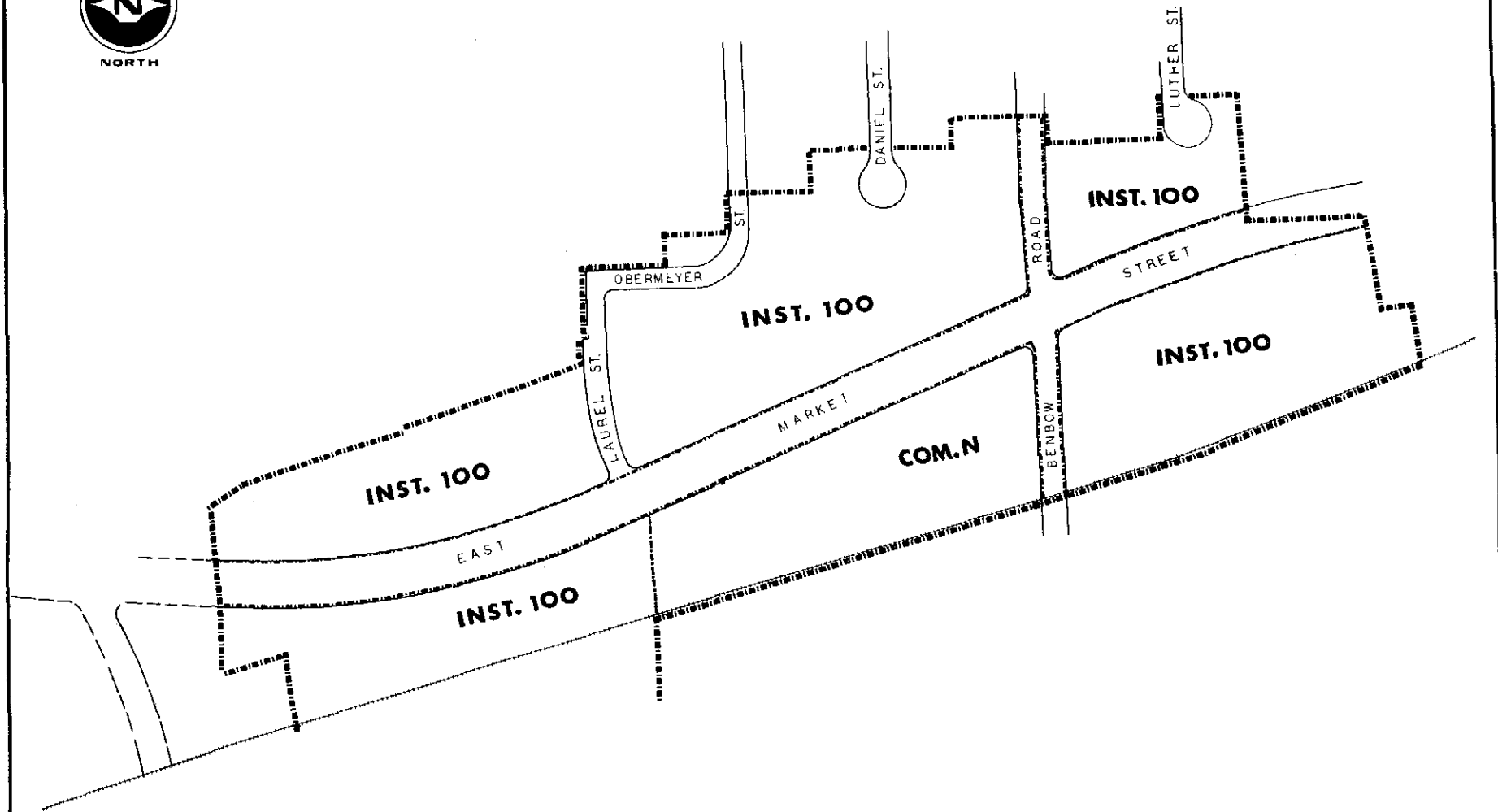


WASHINGTON 2 PROJECT

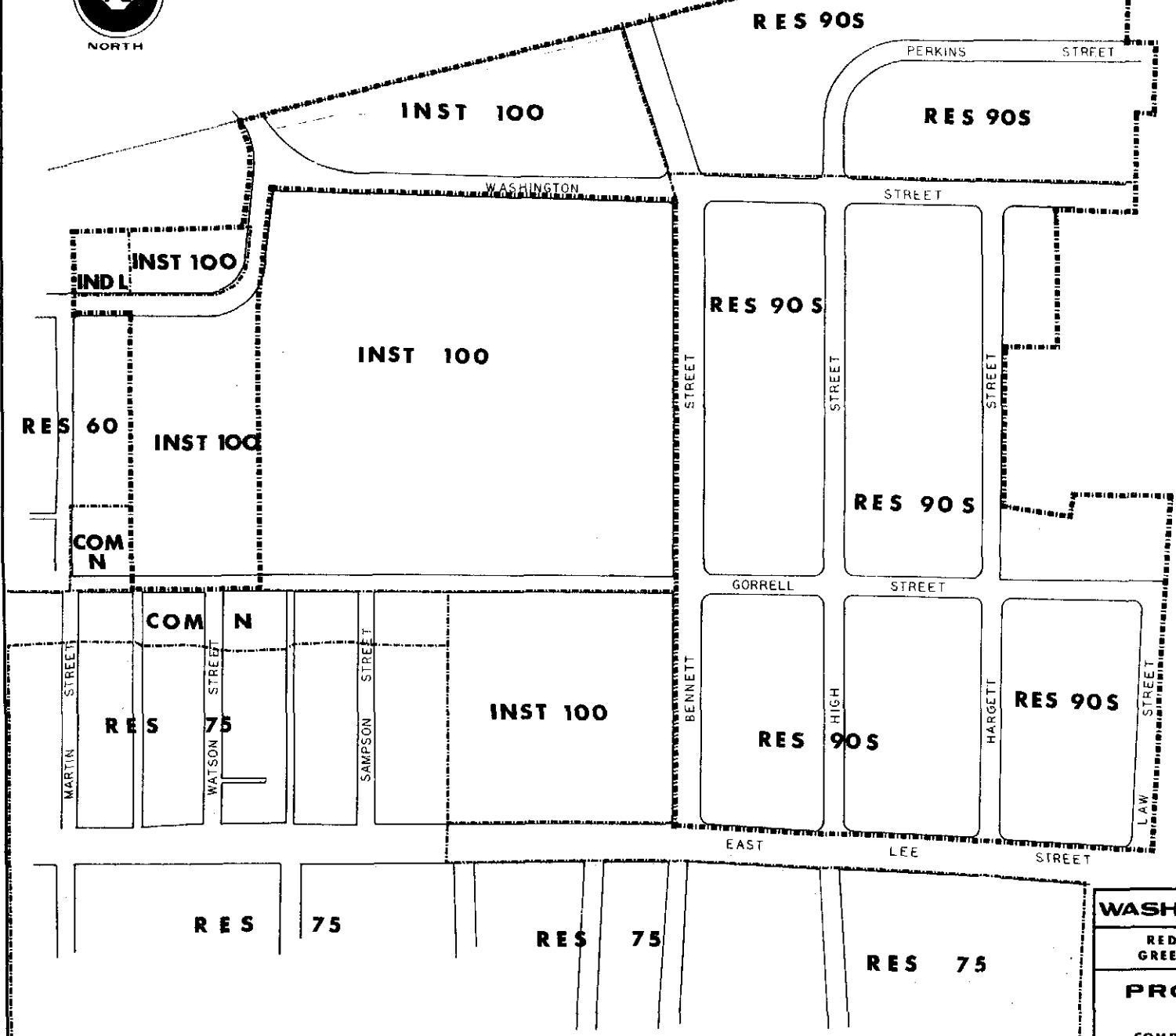
REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

EXISTING ZONING

COMPLETED 5-8-72 CODE RP3
REVISED _____ SHEET 2



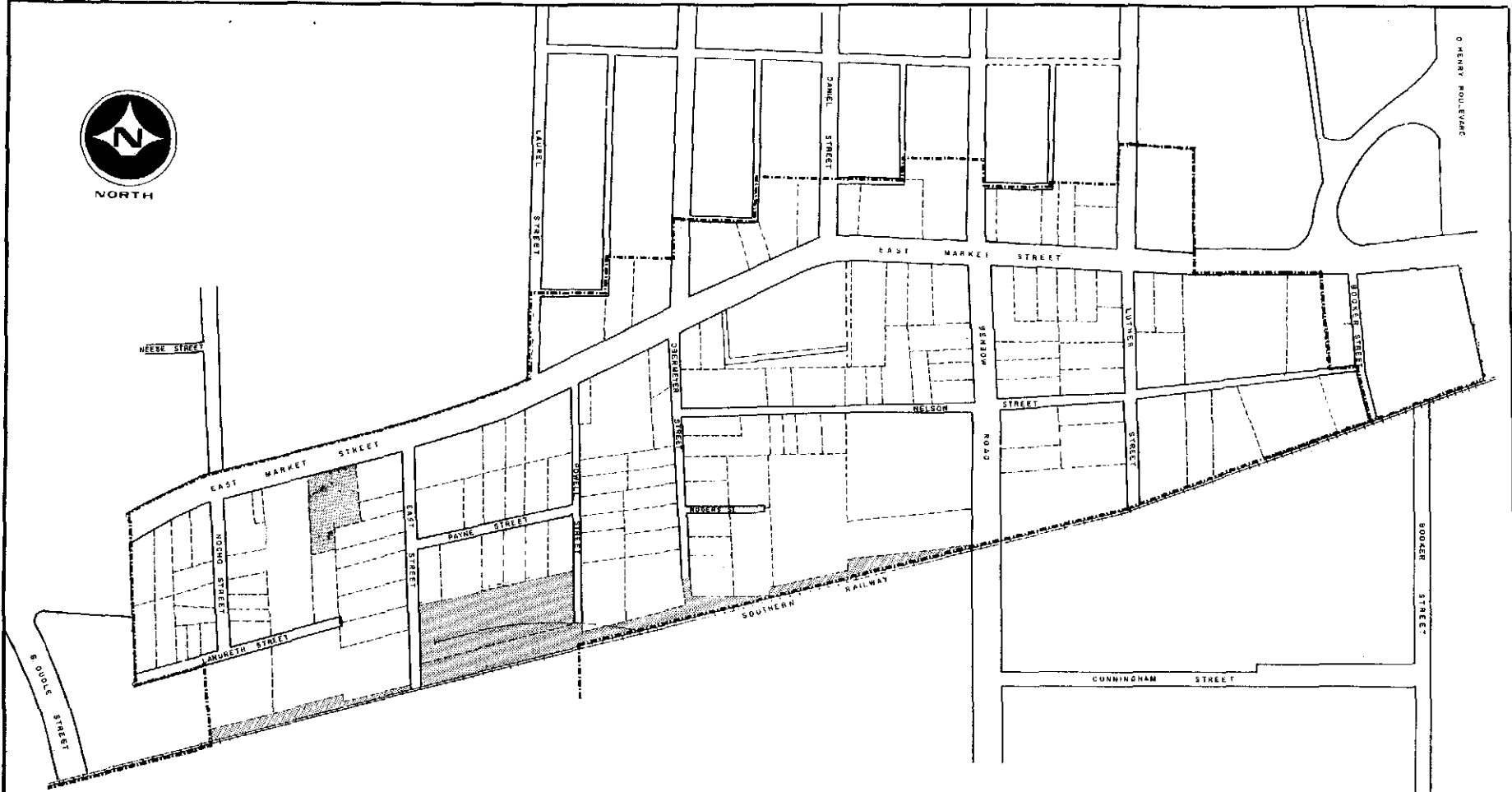
WASHINGTON #2 PROJECT
REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA
PROPOSED ZONING
SCALE 1"=100'
COMPLETED 5-8-72 CODE RP 4
REVISED 10-20-76 SHEET 1




WASHINGTON² PROJECT
REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA
PROPOSED ZONING
SCALE 1:100
COMPLETED 5-8-72 CODE RP4
REVISED 10-20-76 SHEET 2



NORTH



LEGEND

 NOT TO BE ACQUIRED

WASHINGTON² PROJECT

REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

LAND ACQUISITION MAP

SCALE 1"=100'
COMPLETED 5-8-72 CODE **RP5**
REVISED _____ SHEET _____



NORTH

SOUTHERN RAILWAY

DEAN STREET

PERKINS STREET

WASHINGTON STREET

KING STREET

MACDON. STREET

THOMAS STREET

ARMSTRONG STREET

SLOAN STREET

GORRELL STREET

STREET

MARTIN STREET

SPRUE

WATSON STREET

WILSON STREET

SAMPSON STREET

NOTE: PORTION NOT TO BE ACQUIRED PARCELS THAT SUFFER FOR STREET WIDENING

HIGH STREET

BEST STREET

BREGG STREET

STREET

LAW STREET

LOGAN STREET

LEE STREET

EAST DRAGO STREET

SEVIER STREET

REID STREET

BEST STREET

RUCKY STREET

DUNBAR STREET

LEGEND

NOT TO BE ACQUIRED

WASHINGTON 1/2 PROJECT

REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

LAND ACQUISITION MAP

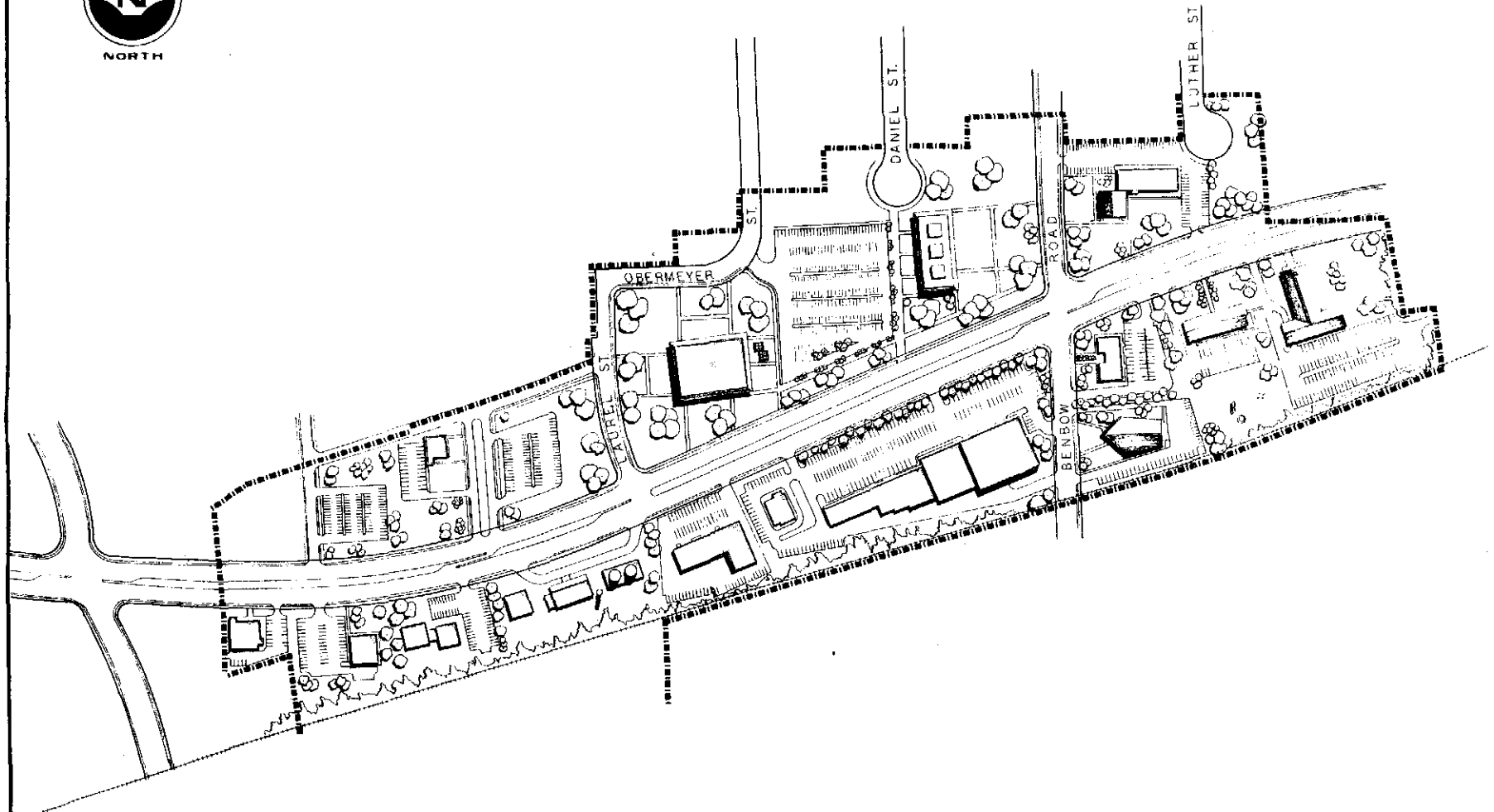
COMPLETED 5-8-72


CODE RP5

REVISED

SHEET 2

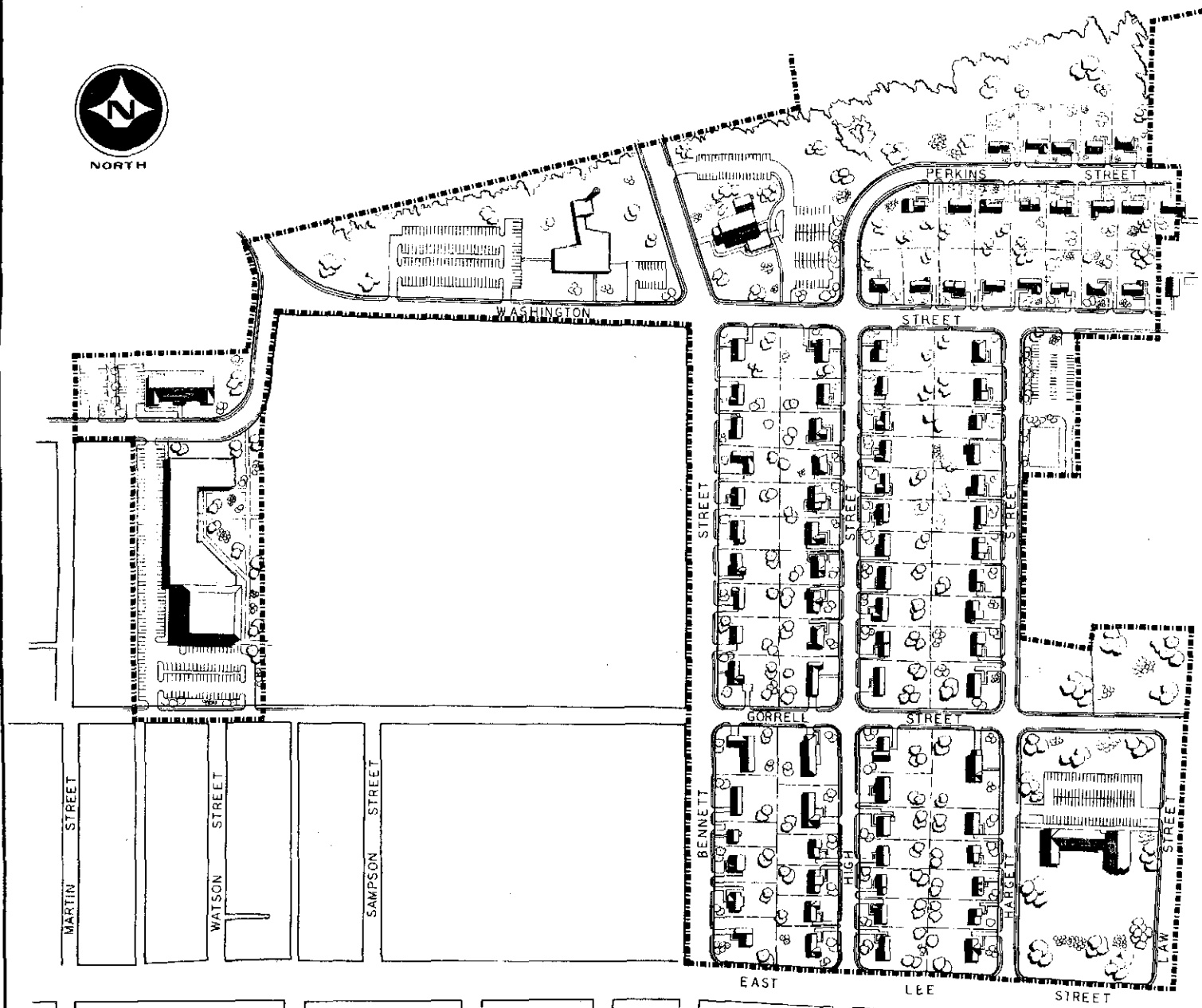
SCALE 1:1000



WASHINGTON #2 PROJECT	
REDEVELOPMENT COMMISSION GREENSBORO, NORTH CAROLINA	
PRELIMINARY SITE PLAN	
	
COMPLETED <u>5-8-72</u>	CODE <u>RP7</u>
REVISED <u>10-20-76</u>	SHEET <u>1</u>



NORTH



WASHINGTON² PROJECT

REDEVELOPMENT COMMISSION
GREENSBORO, NORTH CAROLINA

PRELIMINARY SITE PLAN

SCALE 1/4" = 1'-0"
COMPLETED 5-8-72 CODE RP7
REVISED 10-20-76 SHEET 2