

REDEVELOPMENT PLAN FOR WASHINGTON PROJECT I

GREENSBORO, NORTH CAROLINA

OCTOBER 18, 1965

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## REDEVELOPMENT PLAN FOR WASHINGTON PROJECT I

The Redevelopment Plan for Washington Project I consists of 11 pages of text, and maps numbered 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

The Project area as shown on Map RP-1 and RP-6, "Existing Land Use" and "Project Boundary Map", includes all of the area within the boundaries described as follows:

BEGINNING at the intersection of the center line of the main line tracks of the Southern Railway with the south right-of-way line of East Market Street; thence south 85 degrees 43 minutes east 89.9 feet along the south right-of-way line of East Market Street to a point; thence south 83 degrees 9 minutes east 1591.8 feet along the south right-of-way line of Market Street to a point; thence north 84 degrees 38 minutes east 234.0 feet along the south right-of-way line of East Market Street to a point; thence north 70 degrees 52 minutes east 29.7 feet along the south right-of-way line of Market Street to a point; thence north 64 degrees 19 minutes east along the south right-of-way line of Market Street 97.3 feet; thence north 59 degrees 16 minutes east along the south right-of-way line of East Market Street 95.42 feet; thence south 0 degrees 22 minutes east along a property line 314.4 feet to the center line of Landreth Street; thence north 76 degrees 20 minutes east along the center line of Landreth Street 165.8 feet to a point; thence south 0 degrees 22 minutes east along a property line 195.4 feet to an intersection with the center line of the Goldsboro Branch of the Southern Railway; thence along the center line of the Goldsboro Branch of the Southern Railway in a southwesterly direction a distance of approximately 2450 feet to the intersection of the center line of Sergeant Street extended; thence in a northerly direction along the center line of Sergeant Street a distance of approximately 296.4 feet to an intersection with the center line of East Washington Street; thence westerly along the center line of East Washington Street a distance of approximately 147 feet to an intersection with the center line of the main line tracks of the Southern Railway; thence in a northeasterly direction along the center line of the main line tracks of the Southern Railway a distance of approximately 810 feet to the point of BEGINNING.

### Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition Map". It will be the responsibility of the Redevelopment Commission of Greensboro to relocate all families, businesses, and individuals living within the area to safe, sanitary, decent housing outside of Washington Project I. Removal of all existing structures from the site 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 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 pattern of land uses proposed for Washington Project I is shown on Map RP-2, "Land Use Plan". The area between the western project boundary and Dudley Street will be used for light industrial purposes, with the exception of the Market Street frontage between Pearson Street and Regan Street. Part of the Market Street frontage will be used for neighborhood commercial purposes, while the remainder will be used for expansion of an existing church.

The area east of Dudley Street will be used for institutional purposes. This area may be used for expansion of the Agricultural and Technical College, for professional offices, for churches or other semi-public 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) Parking Space - A parking space is the standing storage space for one automobile of not less than nine feet by twenty-five feet plus necessary driveway access space.

(c) 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.

(d) 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.

(e) Street - Any publicly maintained right-of-way set aside for public travel 50 feet or more in width and also any right-of-way which has been accepted for maintenance as a street by the City of Greensboro.

(f) 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.

Institutional and Public or Semi-Public: The institutional area shall be used for schools, colleges, other public and semi-public uses, and professional offices. Dwelling units are not permitted. Within the institutional area as shown on the accompanying land-use plan, the following dimensional requirements shall apply:

(a) A minimum yard abutting Market Street of 20 feet depth and a minimum yard abutting Dudley Street of 50 feet depth shall be provided which will be used for landscaping purposes only;

(b) the minimum required side yard on each side of every building shall be 20 feet.

(c) the maximum building coverage shall be no more than 35% of the plot area;

(d) off-street parking shall be constructed and permanently maintained as follows:

(1) theaters, auditoriums, assembly halls, churches and similar uses - one parking space shall be provided for each five fixed seats in the largest assembly room or for each fifty square feet of floor area available for accommodation of movable seats in the largest assembly room.

(2) professional offices and 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 used primarily for wholesale activities, warehouses and light industrial operations which require a central location. The plan has as its specific objectives the development of this area to its full potential for light industrial and warehouse uses. These uses must be non-nuisance in character and must take full advantage of the highway and railway access provided to the sites. The uses may include any light manufacturing, processing, warehousing, or distributive activities provided 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 properties 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 Pearson Street and Market 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 total plot area;

(c) 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 four employees on the largest shift;

(2) for retail stores and shops there shall be two square feet of parking area for each one square foot of floor area not used for storage;

(3) for automobile repair and/or sales garage there shall be one square foot of parking area provided for each one square foot of gross floor area devoted to such use.

(d) off-street loading space for industrial and wholesale operations shall be provided in the following ratios:

<u>Building Area</u>	<u>No. of Loading Berths</u>
10,000 to 40,000 sq. ft.	1
40,000 to 100,000 sq. ft.	2
100,000 to 160,000 sq. ft.	3
160,000 to 240,000 sq. ft.	4
240,000 to 320,000 sq. ft.	5

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 frontage 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) outdoor advertising signs shall be limited to a total area of 300 square feet per business establishment. Signs must be used for the purpose of advertising the establishment or enterprise upon which the sign is exhibited.

Commercial: The commercial area shall be used primarily for the conduct of retail trade, administrative and professional offices, and services to the general public. Dwelling units are not permitted. The area shown for commercial purposes on the land-use plan shall conform with the following requirements:

(a) A minimum yard abutting Pearson Street and Market Street of 20 feet depth shall be provided which will be used for landscaping purposes only;

(b) off-street parking shall be provided in the following ratios;

(1) theater, auditorium, assembly hall, funeral home and similar uses; one parking space for each five seats;

(2) retail stores and shops; two square feet of parking area for each one square foot of floor area not used for storage;

(3) automobile repair and/or sales garage; one square foot of parking area for each one square foot of gross floor area devoted to such use;

(4) general or professional office buildings, clinics and other buildings not used for retailing or wholesaling of merchandise; one square foot of parking area for each one square foot of gross floor area devoted to such use;

(5) lodges, fraternal and social organizations, colleges, business colleges and trade schools, all without students in residence; one square foot of parking area for each one square foot of gross floor area devoted to such use.

(c) all commercial buildings shall be provided with one off-street loading berth for every 20,000 square feet of gross floor area.

(d) outdoor advertising signs shall be limited to a total area of 300 square feet per business establishment. Signs must be used for the purpose of advertising the establishment or enterprise upon which the sign is exhibited.

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

#### Duration of Restrictions

These restrictions - or any modification herein shall be in full force and effect for a period of thirty years from the date of approval of this plan by the Mayor and City Council of the City of Greensboro. At the end of the thirty years, the plan shall continue in full force for succeeding periods of ten years, unless by a vote of the majority of the property owners in the project area the plan is terminated.

### 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." There are no properties scheduled to be acquired which may be exempted from acquisition.

### 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. The land will be disposed of, by sale or lease, to private parties for redevelopment 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) Not effect or execute any agreement, lease, conveyance, or other instrument whereby any parcels in the project area owned by them are restricted upon the basis of race, religion, color, or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitations as to time, regardless of any termination date provided with respect to any other provisions of this Redevelopment Plan);



(e) Not to assign contract rights, or 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; and not 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", indicates a tentative scheme for the development of Washington Project I. This scheme will be modified according to the individual desires of redevelopers, 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" and the proposed zoning in the project area is shown on Map RP-4, "Proposed Zoning". Comparison of these two maps will indicate the zoning changes needed to accomplish the redevelopment plan.

Most of the existing East Market Street frontage is zoned Commercial R or Commercial N. The Commercial R zone between the widened Pearson Street and the proposed Regan Street will be changed to Commercial N zoning, requiring the provision of off-street parking. The remainder of the Commercial R and Commercial N zoning west of the proposed Dudley Street will be changed to Industrial L zoning. East of the proposed Dudley Street, zoning will have to be changed from Commercial N and Industrial L to Institutional.

##### Proposed Changes in Street Layouts

Pearson Street will be retained generally in its present location, but widened so as to effectively function as the eastern segment of the inner-loop. The grade on Pearson Street will be lowered in the vicinity of East Washington Street.

East Washington Street will be retained for most of its length, but realigned in the vicinity of the Southern Railway underpass so as to provide better visibility conditions. The grade of this street will be changed in the area of its intersection with Pearson Street.

East Market Street will be retained in its present location east to the present Dudley Street. From this location east, a new alignment will be followed, anticipating the ultimate relocation of this street east to O. Henry Boulevard.

The new Dudley Street within the Cumberland Project will be extended southward to cross the Southern Railway in the vicinity of its present grade crossing of Dean Street. This street will ultimately be continued southward to connect with Bennett Street.

Regan Street will be relocated to the west of its present location. All other streets within the project area will be abandoned.

#### Estimated Cost and Method of Financing

Washington Project I is estimated to have a gross cost of \$2,864,060. Resale of the land is estimated to return \$712,900. Thus, the net cost of this project is estimated to be \$2,151,160.

The United States Government will contribute \$1,547,474 towards the net cost as a capital grant. In addition, a relocation grant in the amount of \$115,500 will be available to assist relocatees in moving.

The City of Greensboro, by Cooperative Agreement with the Redevelopment Commission of Greensboro, will receive credits for the construction of streets, storm sewers, public utilities, bridges, police and fire alarm system. These credits total \$575,206. In addition, a cash grant-in-aid in the amount of \$26,449 will be made from non-ad valorem tax sources.

#### Method of Relocating Families from Project Area

The Redevelopment Commission of Greensboro has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families 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 displaced from the redevelopment project, as many units of decent, safe, and sanitary dwellings as there are families displaced by the project. Such units will be available to these families and will be reasonably accessible to their places of employment.

Every family 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 single persons and 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 to be structurally sound, and weathertight;
- (2) Each room to 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 to be screened;

- (4) Each dwelling unit to 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 to 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 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 then 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.

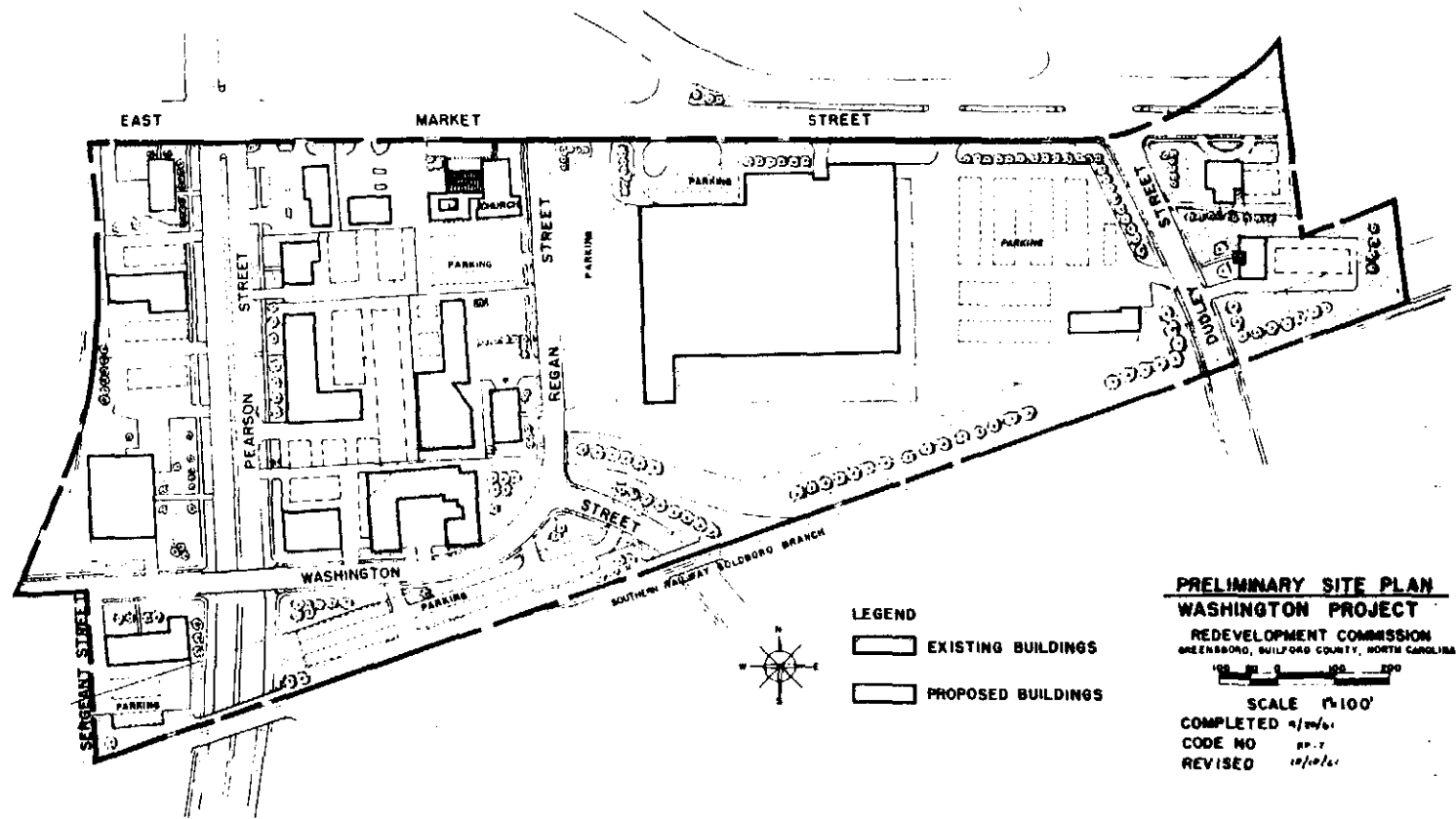
A Project Office will be established within or close to the project area. The office will be made suitable for effective interviewing. Records will be kept of each family, business and individual that is afforded relocation assistance.

No family will be required to move from the project area unless the family 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.

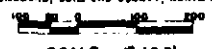
#### PROCEDURE FOR CHANGES IN APPROVED PLAN

The redevelopment plan may be modified at any time by the Redevelopment Commission of Greensboro, provided, if 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 governing body, the modification must similarly be approved by the governing body.



**PRELIMINARY SITE PLAN  
WASHINGTON PROJECT**



REDEVELOPMENT COMMISSION  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA



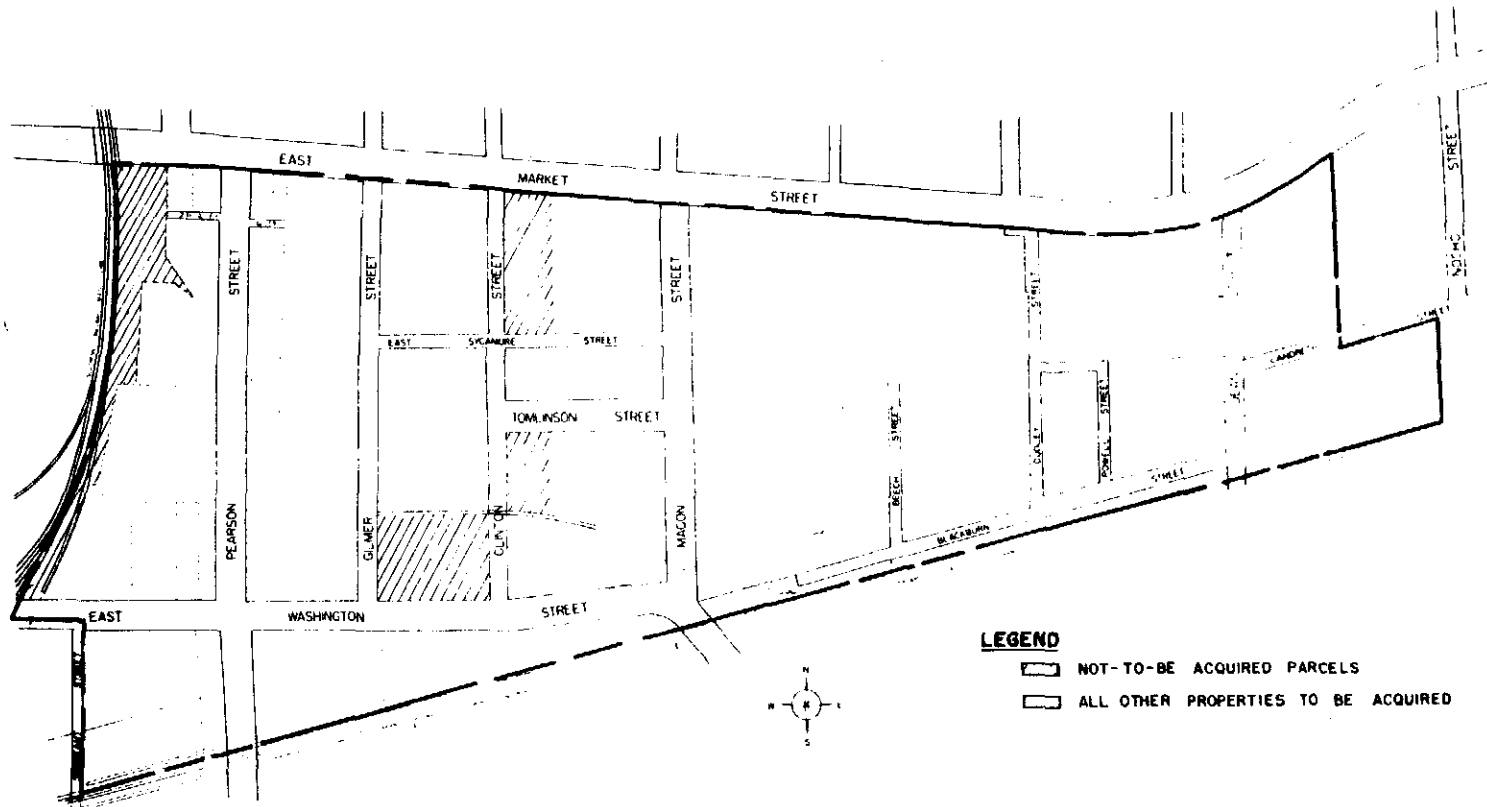
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COMPLETED 11/20/61  
CODE NO. 89-7  
REVISED 12/10/62

**LEGEND**

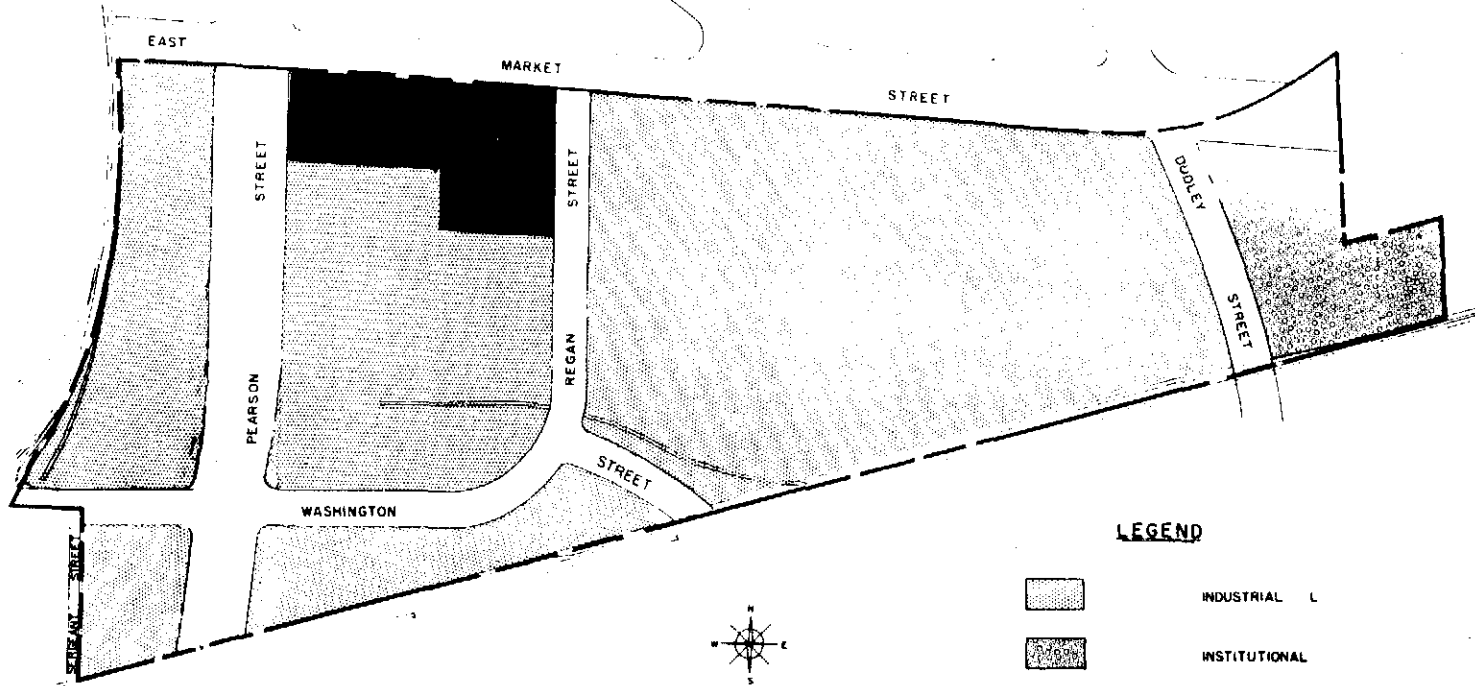
-  EXISTING BUILDINGS
-  PROPOSED BUILDINGS








**LEGEND**  
 [Hatched Box] NOT-TO-BE ACQUIRED PARCELS  
 [Unhatched Box] ALL OTHER PROPERTIES TO BE ACQUIRED

**LAND ACQUISITION MAP**  
 WASHINGTON PROJECT I  
 REDEVELOPMENT COMMISSION  
 GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA  
 100 50 0 100 200  
 SCALE 1" = 100'  
 COMPLETED 11-1-61 CODE NO. AP-3  
 REVISED



**LEGEND**

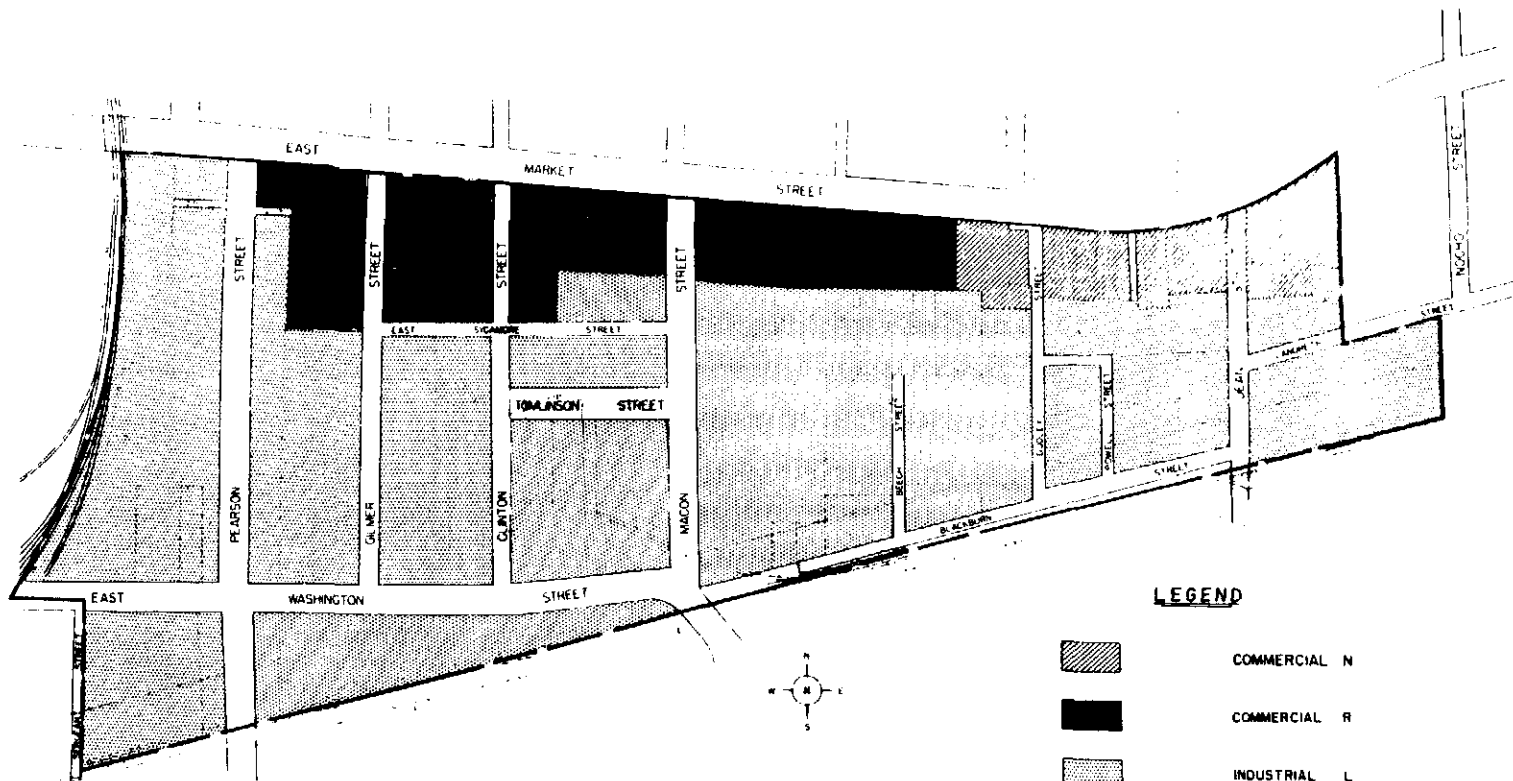
-  INDUSTRIAL L
-  INSTITUTIONAL
-  COMMERCIAL N

**PROPOSED ZONING MAP**




WASHINGTON PROJECT I :  
REDEVELOPMENT COMMISSION  
GREENSBORO, WILSON COUNTY, NORTH CAROLINA



COMPLETED 11/2/64 CODE NO. 20-1  
REVISED 4/2/64

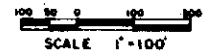


**LEGEND**

-  COMMERCIAL N
-  COMMERCIAL R
-  INDUSTRIAL L

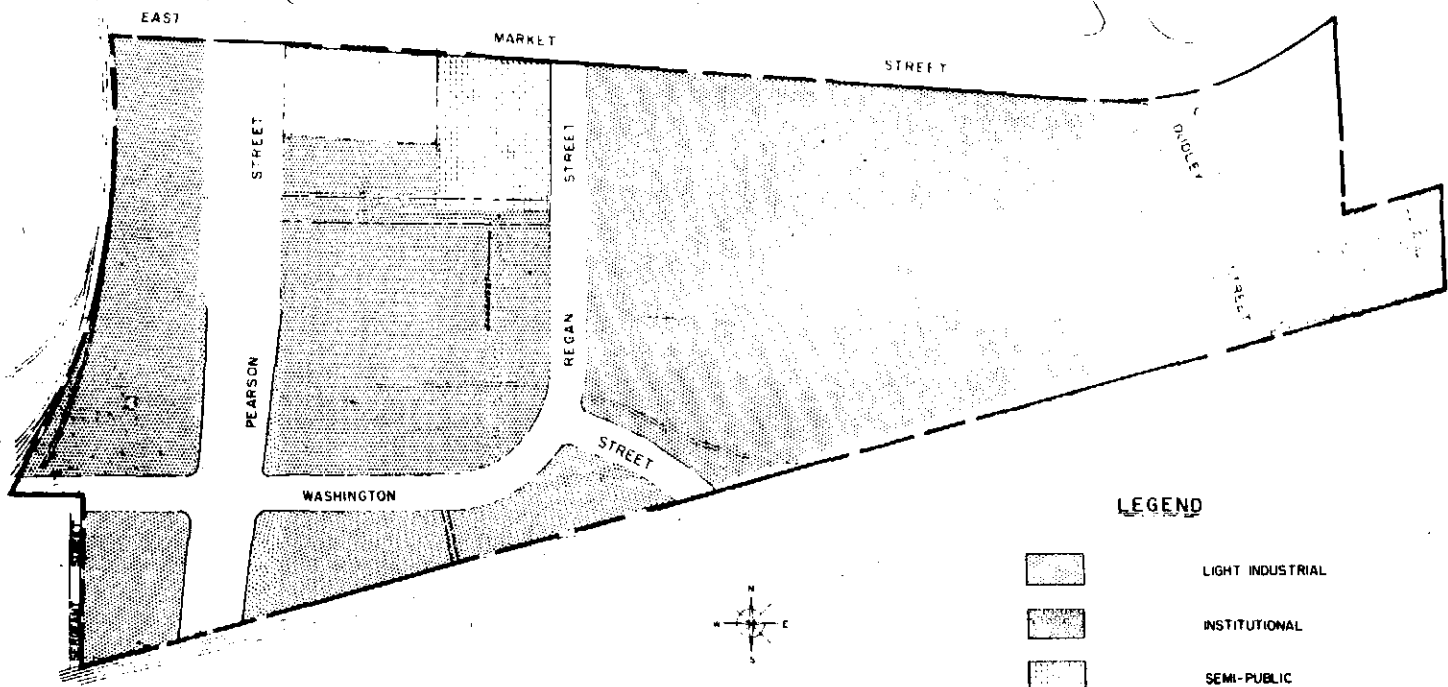
**EXISTING ZONING MAP**

WASHINGTON PROJECT I  
 REDEVELOPMENT COMMISSION  
 GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA







COMPLETED 9/10/61 CODE NO. RP-2  
 REVISED





**LEGEND**

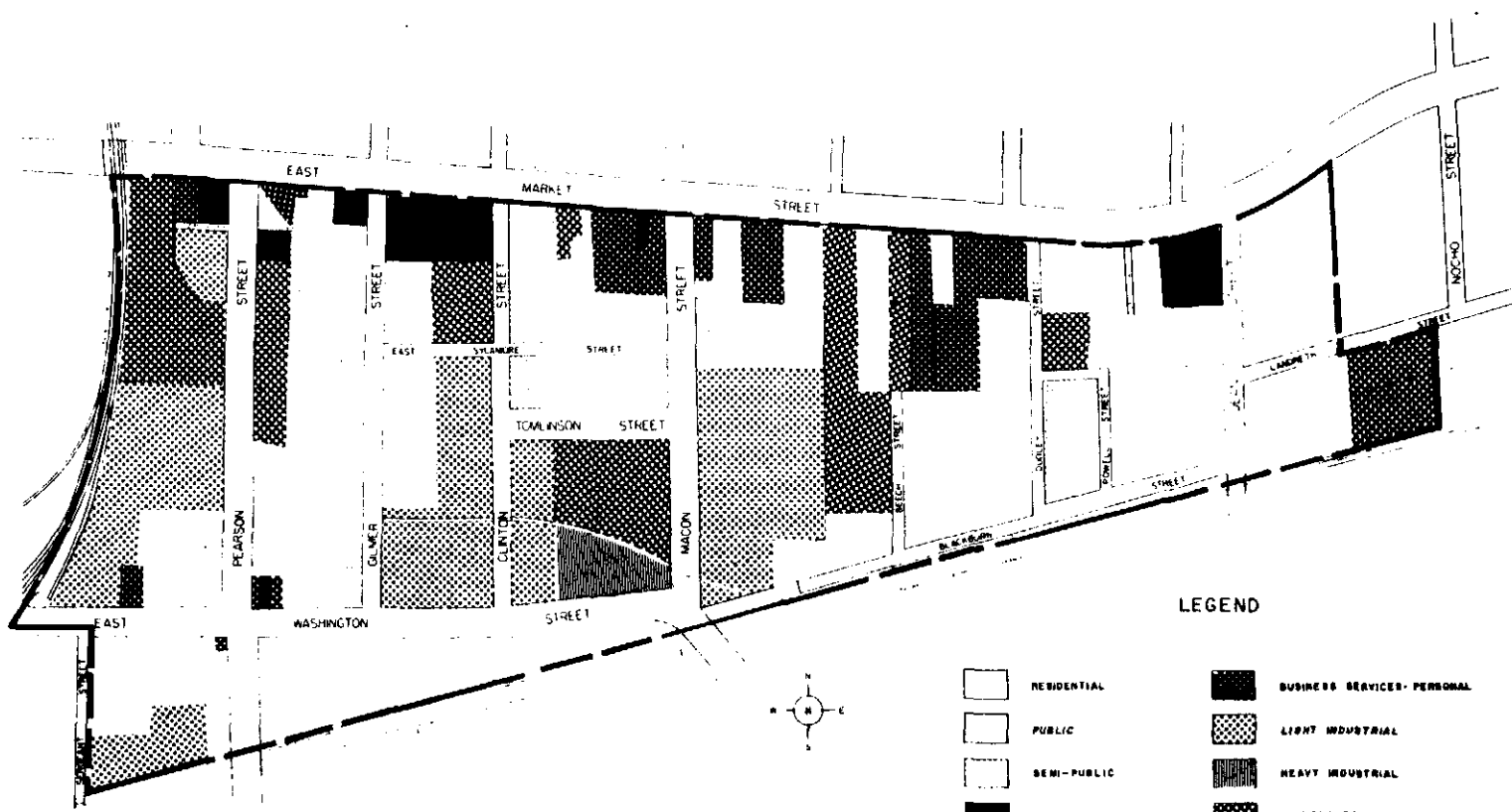
-  LIGHT INDUSTRIAL
-  INSTITUTIONAL
-  SEMI-PUBLIC
-  COMMERCIAL

**LAND USE PLAN**









**WASHINGTON PROJECT I**  
 REDEVELOPMENT COMMISSION  
GREENSBORO COUNTY, NORTH CAROLINA

100 50 0 100 200  
 SCALE 1" = 100'

COMPLETED 1/11/61 CODE NO. 114  
 REVISED 1/11/61




**LEGEND**

- |   |                  |   |                              |
|---|------------------|---|------------------------------|
|  | RESIDENTIAL      |  | BUSINESS SERVICES - PERSONAL |
|  | PUBLIC           |  | LIGHT INDUSTRIAL             |
|  | SEMI-PUBLIC      |  | HEAVY INDUSTRIAL             |
|  | LIGHT COMMERCIAL |  | UNIMPROVED LAND              |

**EXISTING LAND USE AND PROJECT BOUNDARY MAP**

**WASHINGTON PROJECT I.**  
 REDEVELOPMENT COMMISSION  
 WRENSHAW, GUILFORD COUNTY, NORTH CAROLINA



SCALE 1"=100'

COMPLETED 4-1-64 CODE NO. 82-1  
 REVISED