

REDEVELOPMENT PLAN  
FOR  
RETREAT STREET PROJECT

REDEVELOPMENT PLAN FOR THE RETREAT STREET PROJECT

GREENSBORO, NORTH CAROLINA

REVISED JANUARY 17, 1967 AND APRIL 15, 1978

REVISED NOVEMBER 7, 1979

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EXHIBITS

Project Boundary and Existing Land Uses

Land Use Plan

Existing Zoning

Proposed Zoning

Land Acquisition Map

Preliminary Site Plan

## REDEVELOPMENT PLAN FOR THE RETREAT STREET PROJECT

The Redevelopment Plan for the Retreat Street Project consists of 11 pages of text, and maps numbered RP-1 through RP-6. 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, "Project Boundary and Existing Land Uses", includes all of the area within the boundaries described as follows:

BEGINNING at the intersection of the center line of A & Y Branch of the Southern Railway with the center line of Retreat Street; thence easterly along the center line of Retreat Street (as extended) to its intersection with the east right-of-way line of Battleground Avenue; thence along the east right-of-way line of Battleground Avenue in a northwesterly direction to its intersection with the south right-of-way line of Beaman Street; thence easterly along the south right-of-way line of Beaman Street approximately 200 feet to its intersection with the extension of the rear property lines of those properties fronting Battleground Avenue north of Beaman Street; thence in a northerly direction along the rear property lines of properties fronting on Battleground Avenue approximately 430 feet to a property corner; thence northeasterly with a property line 26 feet to the rear property line of those properties fronting on Idlewood Drive; thence north along said rear property line and its extension thereof to an intersection with the south right-of-way line of West Bessemer Avenue; thence east with the south right-of-way line of West Bessemer Avenue approximately 30 feet; thence north across the right-of-way line of West Bessemer Avenue approximately 60 feet; thence east along the north right-of-way line of West Bessemer Avenue approximately 10 feet to a property corner; thence northerly along the rear property lines of the property fronting the east side of Paul Street approximately 191 feet; thence northerly along a property line located approximately 216 feet east of the intersection of Peter and Paul Streets a distance of 100 feet to the south right-of-way line of Peter Street; thence north 25 feet to the center line of Peter Street; thence east along the center line of Peter Street approximately 80 feet to an intersection with a property line extended; thence north along said property line approximately 161 feet to a corner; thence along the rear property lines of properties fronting the north side of Peter Street approximately 205 feet to a property corner; thence north along a property line approximately 150 feet to the south right-of-way line of relocated Wendover Avenue; thence west along the south right-of-way line of the proposed Wendover Avenue to its intersection with the northeast right-of-way line of Paul Street; thence northwest along the northeast right-of-way line of Paul Street approximately 85 feet to its intersection with the northwest right-of-way line of Newman Street; thence southwest along the northwest right-of-way line of Newman Street approximately 20 feet; thence along a rear property line located parallel to, and approximately 265 feet northeast of Battleground Avenue and its extension thereof in a northwest direction to the

northwest right-of-way line of Matthews Street; thence along said right-of-way line approximately 15 feet to a property corner; thence in a northwesterly direction along a property line approximately 150 feet; thence southwest with a property line approximately 50 feet; thence northwest with a property line approximately 50 feet; thence in a southwesterly direction along a property line and its extension thereof to its intersection with the south right-of-way line of Battleground Avenue; thence along the south right-of-way line of Battleground Avenue in a southeasterly direction approximately 530 feet to a property corner; thence southwesterly along a property line approximately 197 feet to its intersection with the east right-of-way line of Retreat Street; thence northerly along the east right-of-way line of Retreat Street approximately 90 feet to its intersection with a property line extended; thence in a southwesterly direction with said property line approximately 120 feet to a point; thence south along rear property lines of lots on the west side of Retreat Street approximately 160 feet to a corner; thence west along a property line approximately 65 feet to a corner; thence south along a rear property line of a lot on the west side of Retreat Street approximately 115 feet to a corner; thence southwest along a property line approximately 370 feet to its intersection with the center line of the A & Y Branch of the Southern Railway; thence south along said center line approximately 1,080 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 displaced families, businesses, and individuals living within the area to safe, sanitary, decent housing outside of the project area. Removal of all existing structures from to-be-acquired properties 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 and the North Carolina Highway Commission 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 the Retreat Street Project is shown on Map RP-2, "Land Use Plan". An area located in the northern section of the project between old and new Battleground Avenue will be devoted to neighborhood commercial use. Also devoted to commercial use will be all property on the west side of new Battleground Avenue. The remainder of the project will be utilized for wholesale and light industrial 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) 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.

Wholesale and Light Industrial: The wholesale and light industrial area shall be used primarily for wholesale activities, warehouses and light industrial operations. 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 West Bessemer Avenue of 35 feet depth shall be provided which will be used for landscaping purposes only;

(b) the maximum building height shall be two stories;

(c) a minimum required rear yard for all plots fronting the east side of present Battleground Avenue of 20 feet shall be provided which will be landscaped or paved and the rear property line shall be fenced, so as to constitute a satisfactory buffer;

(d) the total ground area covered by the principal building and all accessory buildings shall not exceed 60% of the total plot area;

(e) 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.

(f) 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 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.

(g) Signs and billboards shall be permitted in such areas as allowed by the Zoning Ordinance of the City of Greensboro presently in effect or as hereinafter amended; provided, however, that each sign or billboard shall not exceed a total area of 300 square feet in size.

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

(a) a minimum yard abutting Wendover Avenue and West Bessemer Avenue of 35 feet depth shall be provided which will be used for landscaping purposes only;

(b) the maximum building height shall be two stories;

(c) the total ground area covered by the principal building and all accessory buildings shall not exceed 35% of the total plot area.

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

- (1) theater, auditorium, assembly hall, church, funeral home and similar uses, one parking space for each five seats;
- (2) retail stores and shops of all kinds of service establishments; 2 square feet of parking area for each 1 square foot of floor area not used for storage;
- (3) automobile repair and/or sales garage: 1 square foot of parking area for each 1 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: 1 square foot of parking area for each 1 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: 1 square foot of parking area for each 1 square foot of gross floor area devoted to such use.

All of the above parking shall either be provided on the plot or on a lot separated therefrom by not more than 400 feet.

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

(f) signs and billboards shall be permitted in such area as allowed by the Zoning Ordinance of the City of Greensboro presently in effect or as hereinafter amended; provided, however, that each sign or billboard shall not exceed a total area of 300 square feet in size.

(g) a minimum required rear yard for all plots fronting the east side of present Battleground Avenue of 20 feet shall be provided which will be landscaped or paved and the rear property line shall be fenced, so as to constitute a satisfactory buffer.

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 subsequent modification thereof, shall be in full force and effect until November 1, 1994, on which date they shall terminate.



## PROJECT PROPOSALS

### Land Acquisition

All properties within the project will be acquired by the Redevelopment Commission of Greensboro with the exception of those otherwise shown on Map RP-5, "Land Acquisition Map." The Redevelopment Commission may exempt from acquisition as many as 10 parcels in the project area now proposed for acquisition when the following conditions have been met. (These parcels are identified by an asterisk on RP-5 "Land Acquisition Map.")

- (1) The exemption of said parcel will not require a change in the land use plan and street plan for the project.
- (2) The owner of said parcel agrees to have completed the removal or rehabilitation of all substandard structures and to have eliminated any non-conforming use of said parcel within twelve months from the date of execution of an agreement between the land owner and the Redevelopment Commission, except as written permission for delay may be obtained, and further agrees, by means of a written, recordable instrument (running with the land) to subject the land to Plan controls for the Plan Control Period.
- (3) The exemption will not adversely affect the use and disposition of other parcels acquired or to be acquired by the Redevelopment Commission.

Exemptions shall be made conditional until the owner has complied with all requirements of the contractual agreement to be executed by and between the owner and the Redevelopment Commission.

There are no properties not designated for acquisition which may be acquired.

### 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.
- (f) It is intended by this Plan that the Redevelopment Commission of Greensboro be a beneficiary of all such covenants and obligations and that it (in addition to other appropriate public agencies) shall be entitled to represent the interests and to act on behalf of the Redevelopment Commission of Greensboro and community in enforcing such and any other covenants and obligations as to the redevelopment and continued uses of the Retreat Street Project in accordance with this Plan.

#### OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

##### Preliminary Site Plan

Map RP-6, "Preliminary Site Plan", indicates a tentative scheme for the development of the Retreat Street Project. 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 an alteration to the existing pattern of zoning. Existing controls 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. The area north of West Bessemer Avenue will be rezoned from single-family residential, multi-family residential and light industrial to neighborhood commercial. The area west of new Battleground Avenue will be rezoned from light industrial to neighborhood commercial.

### Proposed Changes in Street Layouts

The existing Battleground Avenue, West Bessemer Avenue and Beaman Street will be generally retained in their present locations, and serve as local streets. Major traffic flows through the project area will be accommodated by a relocated and greatly widened Battleground Avenue, which approximately parallels the A & Y Branch of the Southern Railway. All other streets will be closed, with the exception of a short section of Peter Street.

### Estimated Cost and Method of Financing

The Retreat Street Project is estimated to have a gross cost of \$1,948,539. Resale of the land is estimated to return \$ 887,102. Thus, the net cost of this project is estimated to be \$ 1,061,437.

The United States Government will contribute two-thirds of the net project cost, or \$ 707,624 . In addition, a relocation grant in the amount of \$163,800 will be available to assist relocatees in moving.

The City of Greensboro, by a Cooperative Agreement with the Redevelopment Commission of Greensboro, must furnish one-third of the net project cost equal to \$ 353,813. The City of Greensboro will receive credit for \$180,013 in site improvements and supporting facilities, including streets, sewers, storm drainage, water mains, and fire and police alarm systems. Cash grants-in-aid or pooling credits in the amount of \$173,800 will be required; these will not come from 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 of 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.

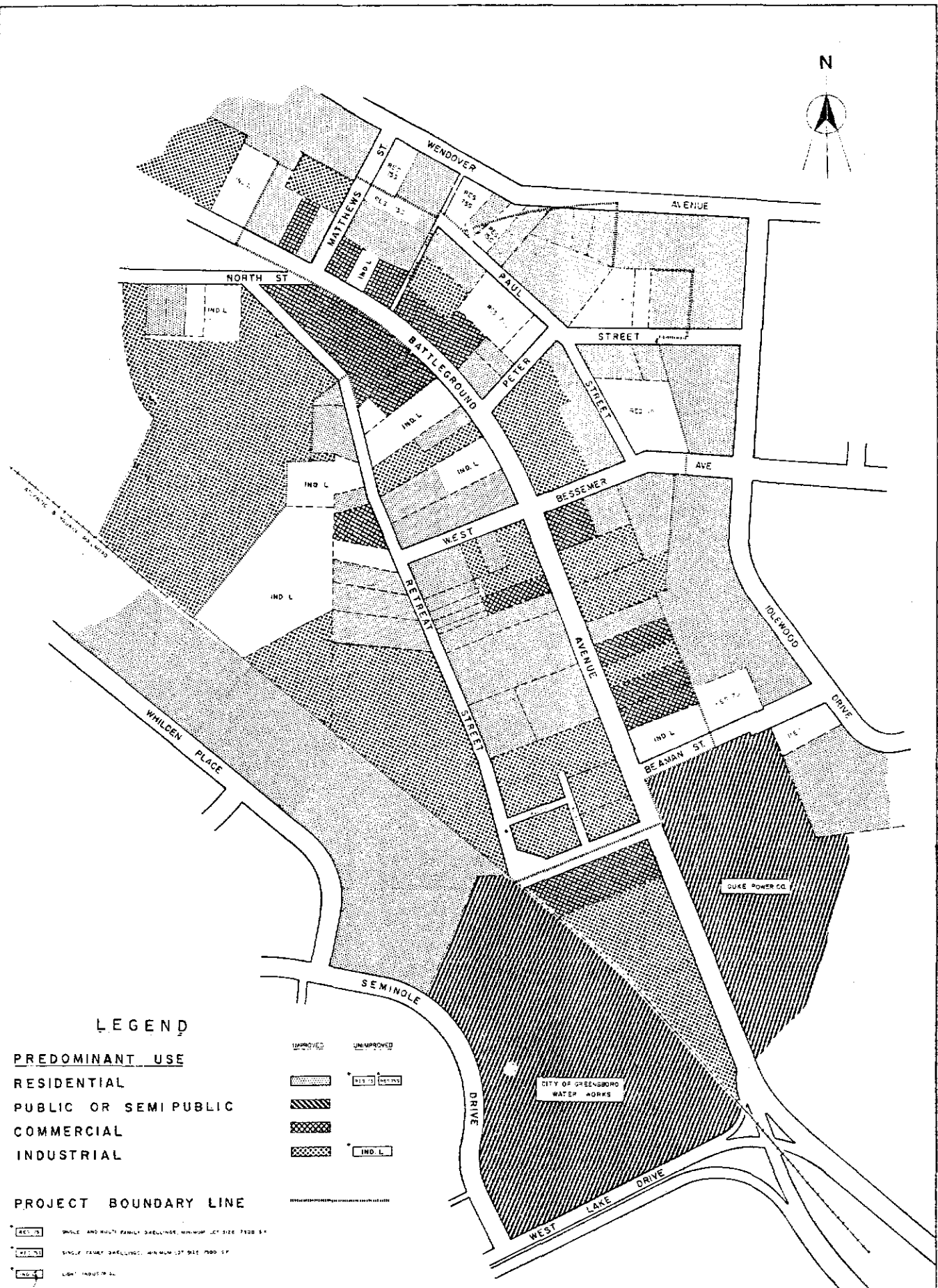
A Project Office will be established within the project area. The office will be made suitable for effective interviewing. Records will be kept of each family, business and individual that is afforded relocation assistance.

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 of the City of Greensboro, the modification must similarly be approved by the governing body.



**LEGEND**

PREDOMINANT USE

RESIDENTIAL

PUBLIC OR SEMI PUBLIC

COMMERCIAL

INDUSTRIAL

PROJECT BOUNDARY LINE

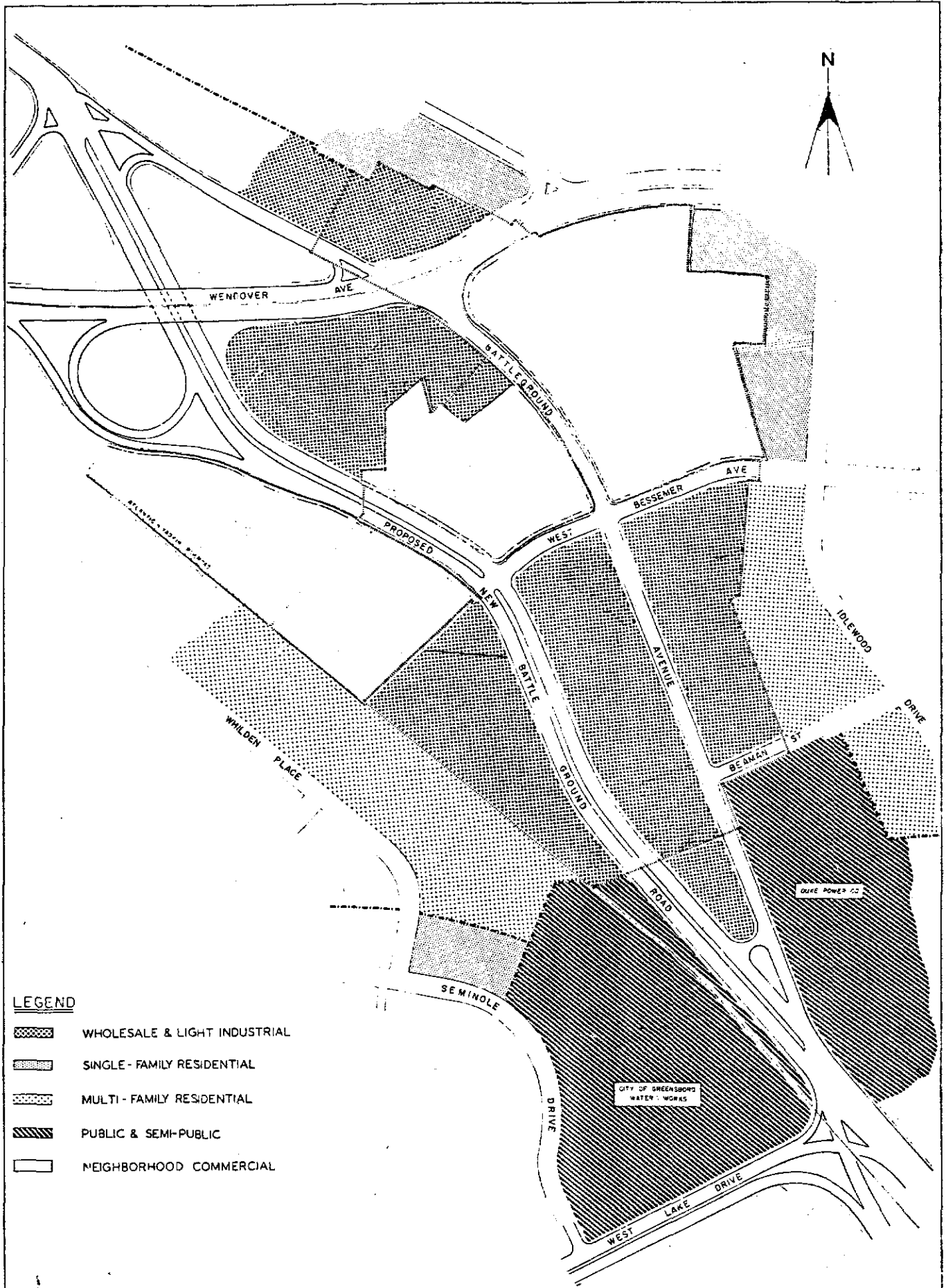
IMPROVED  
 UNIMPROVED  
 PUBLIC  
 COMMERCIAL  
 INDUSTRIAL  
 PROJECT BOUNDARY LINE

SINGLE AND MULTI FAMILY DWELLINGS, MINIMUM LOT SIZE 7500 S.F.  
 SINGLE FAMILY DWELLINGS, MINIMUM LOT SIZE 5000 S.F.  
 LIGHT INDUSTRIAL






CONSULTANTS  
 SITE PLANNING JOHN V. TOWNSEND & ASSOCIATES  
 REAL ESTATE GROSECLOSE, WILLIAMS & ASSOCIATES  
 DATE COMPLETED APRIL 15, 1964  
 REVISED

**RETREAT STREET PROJECT**  
 REDEVELOPMENT COMMISSION OF GREENSBORO  
 GREENSBORO, NORTH CAROLINA

PROJECT BOUNDARY  
 EXISTING LAND USES  
 CODE NO. RP-1, RP-2  
 GRAPHIC SCALE 1" = 100'



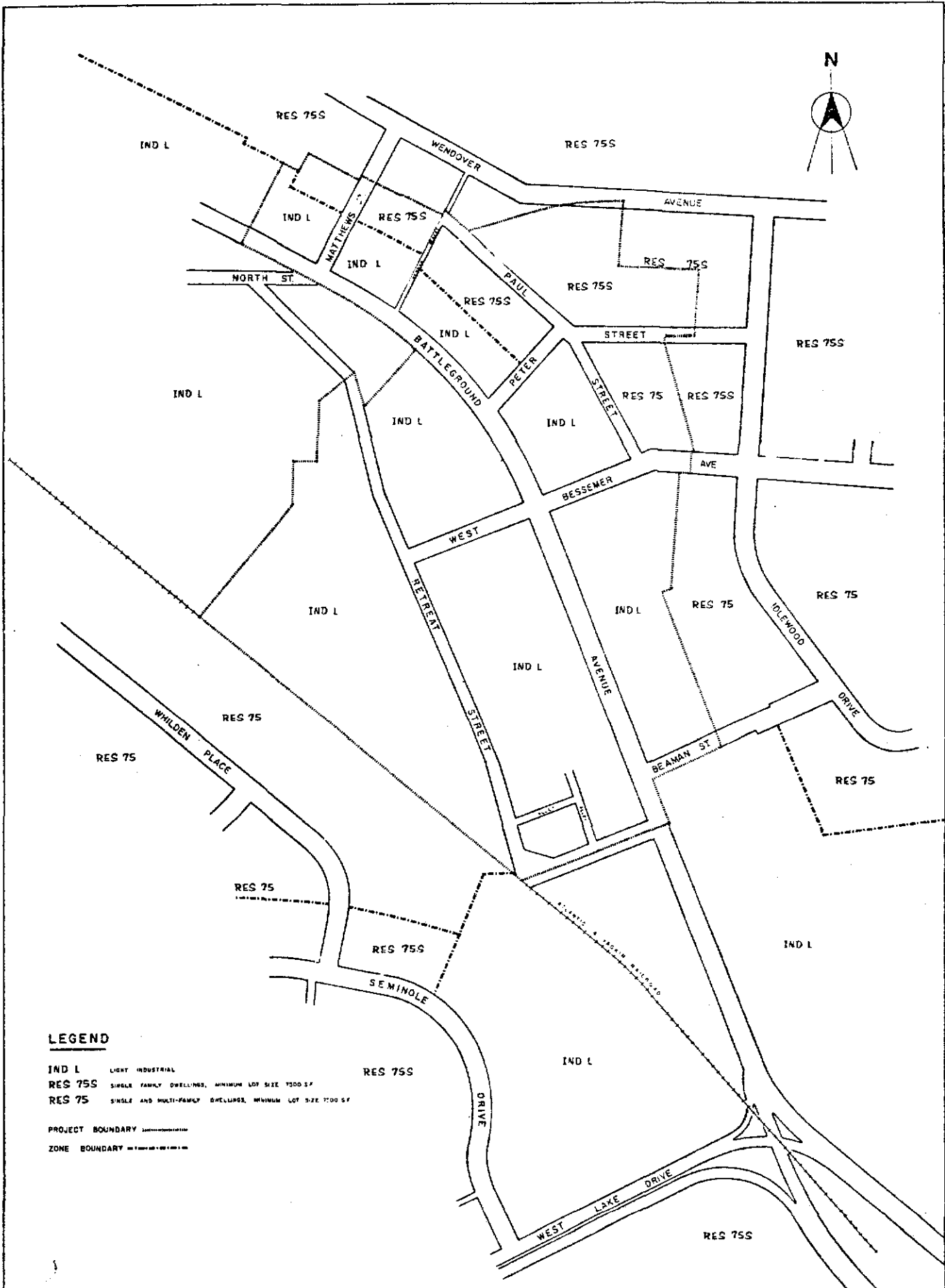
**LEGEND**

-  WHOLESALE & LIGHT INDUSTRIAL
-  SINGLE-FAMILY RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  PUBLIC & SEMI-PUBLIC
-  NEIGHBORHOOD COMMERCIAL

**CONSULTANTS**  
 SITE PLANNING JOHN V. TOWNSEND & ASSOCIATES  
 REAL ESTATE GROSECLOSE, WILLIAMS & ASSOCIATES  
 DATE COMPLETED APRIL 18, 1984  
 REVISED

**RETREAT STREET PROJECT**  
 REDEVELOPMENT COMMISSION OF GREENSBORO  
 GREENSBORO, NORTH CAROLINA

**LAND USE PLAN**  
 CODE NO. RP-1  
 GRAPHIC SCALE 1" = 100'

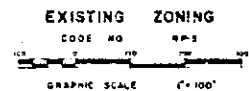


**LEGEND**

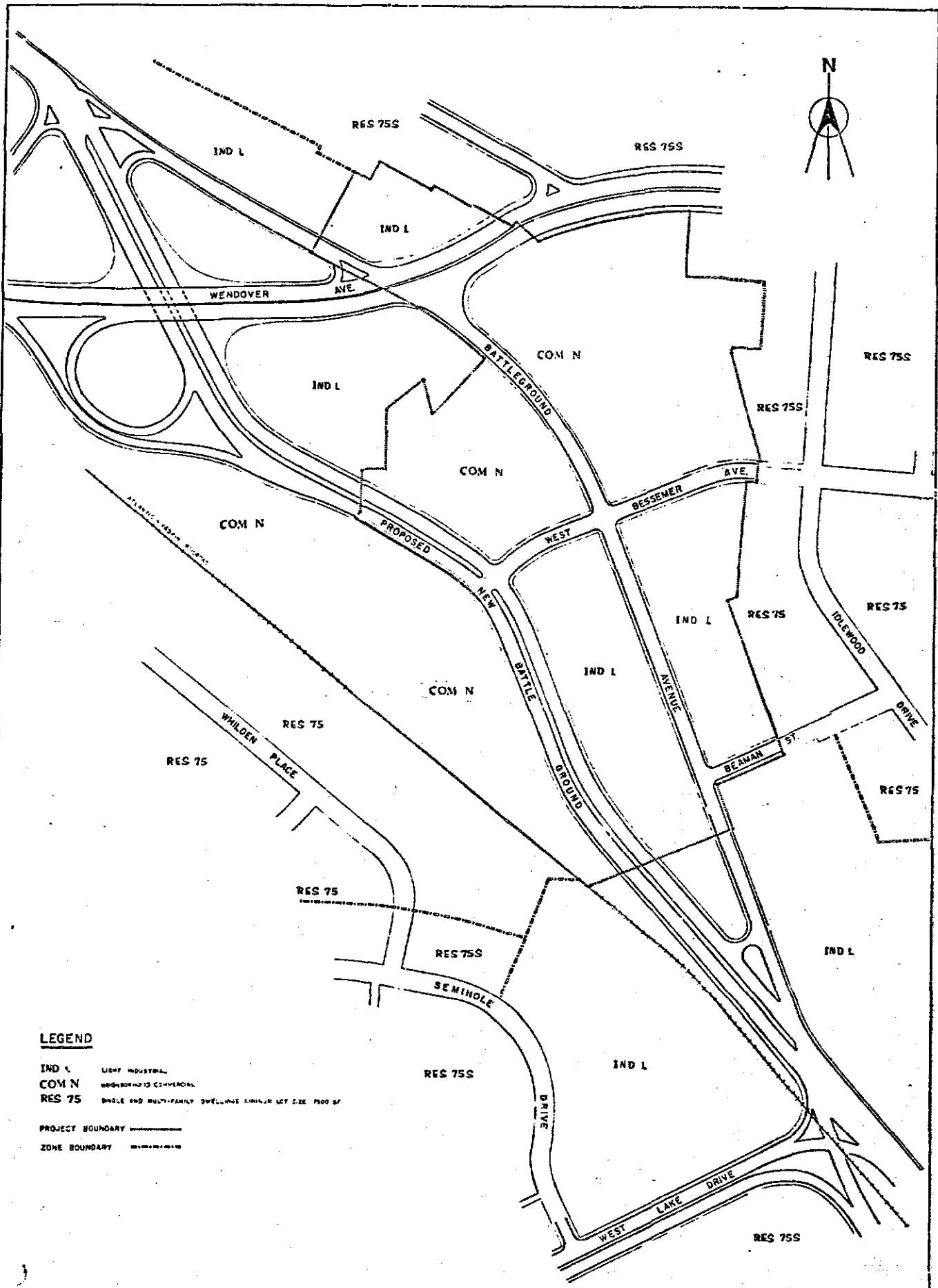
- IND L LIGHT INDUSTRIAL
- RES 75S SINGLE FAMILY DWELLINGS, MINIMUM LOT SIZE 1500 SF
- RES 75 SINGLE AND MULTI-FAMILY DWELLINGS, MINIMUM LOT SIZE 700 SF
- PROJECT BOUNDARY - - - - -
- ZONE BOUNDARY - · - · - ·

CONSULTANTS  
 SITE PLANNING JOHN V. TOWNSEND & ASSOCIATES  
 REAL ESTATE GROSEGLOSE, WILLIAMS & ASSOCIATES  
 DATE COMPLETED APRIL 1968  
 REVISED

**RETREAT STREET PROJECT**  
 REDEVELOPMENT COMMISSION OF GREENSBORO  
 GREENSBORO, NORTH CAROLINA







**LEGEND**

- IND L LIGHT INDUSTRIAL
- COM N NEIGHBORHOOD COMMERCIAL
- RES 75 SINGLE AND MULTI-FAMILY DWELLINGS MINIMUM LOT SIZE 7500 SF




- PROJECT BOUNDARY ————
- ZONE BOUNDARY - - - - -

**CONSULTANTS**  
 SITE PLANNING JOHNNY TOWNSEND & ASSOCIATES  
 REAL ESTATE, BROCKGLOSE, WILLIAMS & ASSOCIATES  
 DATE COMPLETED APRIL 18, 1966  
 REVISED

**RETREAT STREET PROJECT**  
 REDEVELOPMENT COMMISSION OF GREENSBORO  
 GREENSBORO, NORTH CAROLINA

**PROPOSED ZONING**  
 CODE NO. RP-4  
 GRAPHIC SCALE 1" = 100'




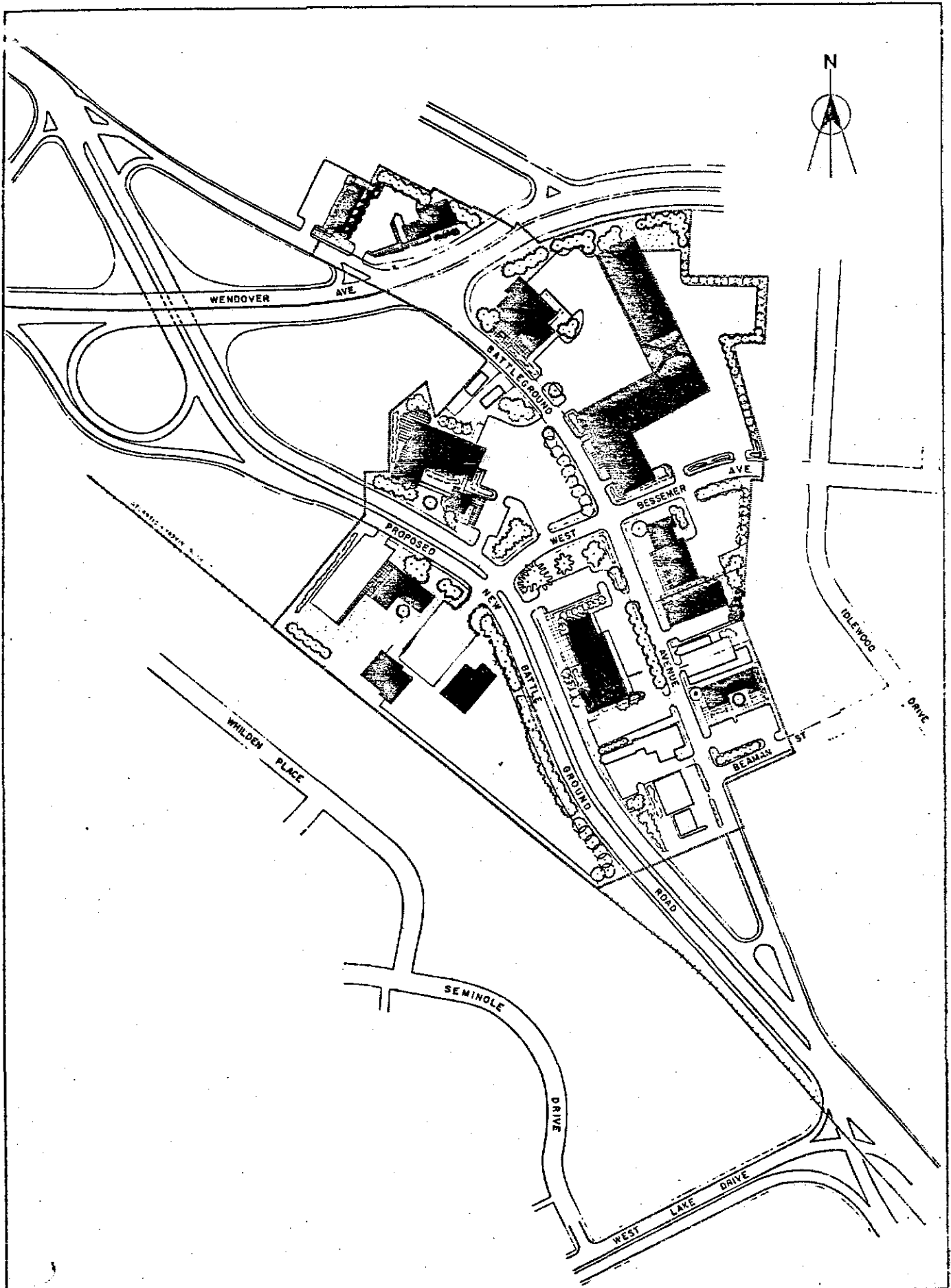
-  AREAS NOT TO BE ACQUIRED BY REDEVELOPMENT COMMISSION, SUBJECT TO PROVISIONS OF THE REDEVELOPMENT PLAN.
-  AREA TO BE ACQUIRED BY OTHER PUBLIC AGENCY
-  AREAS WHICH MAY BE PARTIALLY OR TOTALLY EXEMPTED FROM ACQUISITION, SUBJECT TO REDEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF THE REDEVELOPMENT PLAN.

CONSULTANTS  
 SITE PLANNING JOHN V. TOWNSEND & ASSOCIATES  
 REAL ESTATE: GORRIGLORSE, WILLIAMS & ASSOCIATES  
 DATE COMPLETED APRIL 15, 1964  
 REVISED

## RETREAT STREET PROJECT

REDEVELOPMENT COMMISSION OF GREENSBORO  
 GREENSBORO, NORTH CAROLINA

LAND ACQUISITION MAP  
 CODE NO. R-6  
  
 GRAPHIC SCALE 1" = 100'



**CONSULTANTS**  
 SITE PLANNING: JOHN V. TOWNSEND & ASSOCIATES  
 REAL ESTATE: GROSECLOSE, WILLIAMS & ASSOCIATES  
 DATE COMPLETED: APRIL 15, 1989  
 REVISED:

**RETREAT STREET PROJECT**  
 REDEVELOPMENT COMMISSION OF GREENSBORO  
 GREENSBORO, NORTH CAROLINA

**PRELIMINARY SITE PLAN**  
 CODE NO. 89-7  
 GRAPHIC SCALE 1" = 40'