

REDEVELOPMENT PLAN FOR THE OFFICE CENTER PROJECT
GREENSBORO, NORTH CAROLINA

REDEVELOPMENT COMMISSION OF GREENSBORO

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GREENSBORO, NORTH CAROLINA

APRIL 1, 1969

<u>TABLE OF CONTENTS</u>	Page
DESCRIPTION OF PROJECT	1
Boundaries of Redevelopment Area	1
Urban Renewal Plan Objectives	1
Types of Proposed Actions	1
LAND USE PLAN	2
Proposed Land Uses	2
Land Use Provisions and Building Requirements	2
Duration of Restrictions	2
PROJECT PROPOSALS	2
Land Acquisition	2
Redeveloper's Obligations	2
OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS	4
Preliminary Site Plan	4
Proposed Changes in Zoning	4
Proposed Changes in Street Layouts	4
Estimated Cost and Method of Financing	4
Method of Relocating Families From Project Area	4
PROCEDURE FOR CHANGES IN APPROVED PLAN	4

EXHIBITS

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

REDEVELOPMENT PLAN FOR THE OFFICE CENTER PROJECT

The Redevelopment Plan for the Office Center Project consists of 4 pages of text, and exhibits 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

BEGINNING at the intersection of the south right-of-way line of West Market Street with the east right-of-way line of Stafford Place; thence eastwardly along the south right-of-way line of West Market Street approximately 124 feet to its intersection with the west right-of-way line of South Greene Street; thence southwardly along the west right-of-way line of South Greene Street approximately 101 feet to a point; thence westwardly along the south lot line of a lot designated as Tax Map 11, Block 3, Lot 6 approximately 59 feet to a point; thence westwardly along the south lot line of a lot designated as Tax Map 11, Block 3, Lot 5 approximately 65 feet to the east right-of-way line of Stafford Place; thence northwardly along the east right-of-way line of Stafford Place approximately 100 feet to the point of BEGINNING.

Urban Renewal Plan Objectives

The objectives of this project are as follows:

- (a) The removal of substandard structures.
- (b) The provision of land for necessary sidewalk widening of Market Street, in accord with the Thoroughfare Plan as approved by the City of Greensboro.
- (c) The elimination of blighting influences including crowding of structures on land, congestion of pedestrian ways, and obsolescence.
- (d) The removal of impediments to proper development in accordance with good design.
- (e) The achievement of use and design compatible with the Governmental Center to be developed adjacent to the project.

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 businesses. Removal of all existing structures will be carried out by the Redevelopment Commission of Greensboro.

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

Commercial land uses are proposed for the Office Center Project as shown on Map RP-2, "Land Use Plan". The entire project will be utilized for offices or related commercial facilities and for street right-of-way.

Land Use Provisions and Building Requirements

The commercial area will be developed primarily for offices and related retail uses. Site layout and architectural design shall be compatible with the Governmental Center development. Developers will be encouraged to provide attractively landscaped open space with such amenities as pedestrian oriented plazas, plantings, fountains, sculpture, and benches.

Each new building constructed shall be set back from the existing center line of the streets listed below the following distances:

- (a) for West Market Street, a distance of 43 feet; -°
- (b) for Stafford Place, a distance of 22 feet; -°
- (c) for South Greene Street, a distance of 37.5 feet. -°

One off-street loading berth shall be provided for each 100,000 square feet of office space.

Exterior flashing signs shall not be permitted. Each sign shall be mounted on the facade of the building and must be integrated with the overall design of the development. The Redevelopment Commission must approve the number, placement, and design of all signs.

No covenant, agreement, lease, conveyance, or other instruments shall be affected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees 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 January 1, 1989, 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 one parcel in the project area now proposed for acquisition subject to satisfactory redevelopment in accordance with the "Land Use Provisions and Building Requirements". This parcel is identified by an asterisk on RP-5 "Land Acquisition Map".

The exemption shall be made conditional upon the owner's compliance with all requirements of the contractual agreement to be executed by and between the owner and the Redevelopment Commission.

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 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 Office Center Project in accordance with this Plan.

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 the Office Center 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

Land uses will not require any alterations to the existing pattern of zoning. Existing zoning is shown on Map RP-3, "Existing Zoning" which will be retained as shown on Map RP-4, "Proposed Zoning".

Proposed Changes in Street Layouts

The existing West Market Street will be retained in its present location, but will be widened in accordance with the Downtown Thoroughfare Plan.

Estimated Cost and Method of Financing

The Office Center Project is estimated to have a gross cost of \$419,853. Resale of the land is estimated to return \$117,000. Thus, the net cost of this project is estimated to be \$302,853.

The United States Government will contribute a Capital Grant in the amount of \$201,902. In addition, a relocation grant in the amount of \$12,500 will be available to assist relocatees in moving.

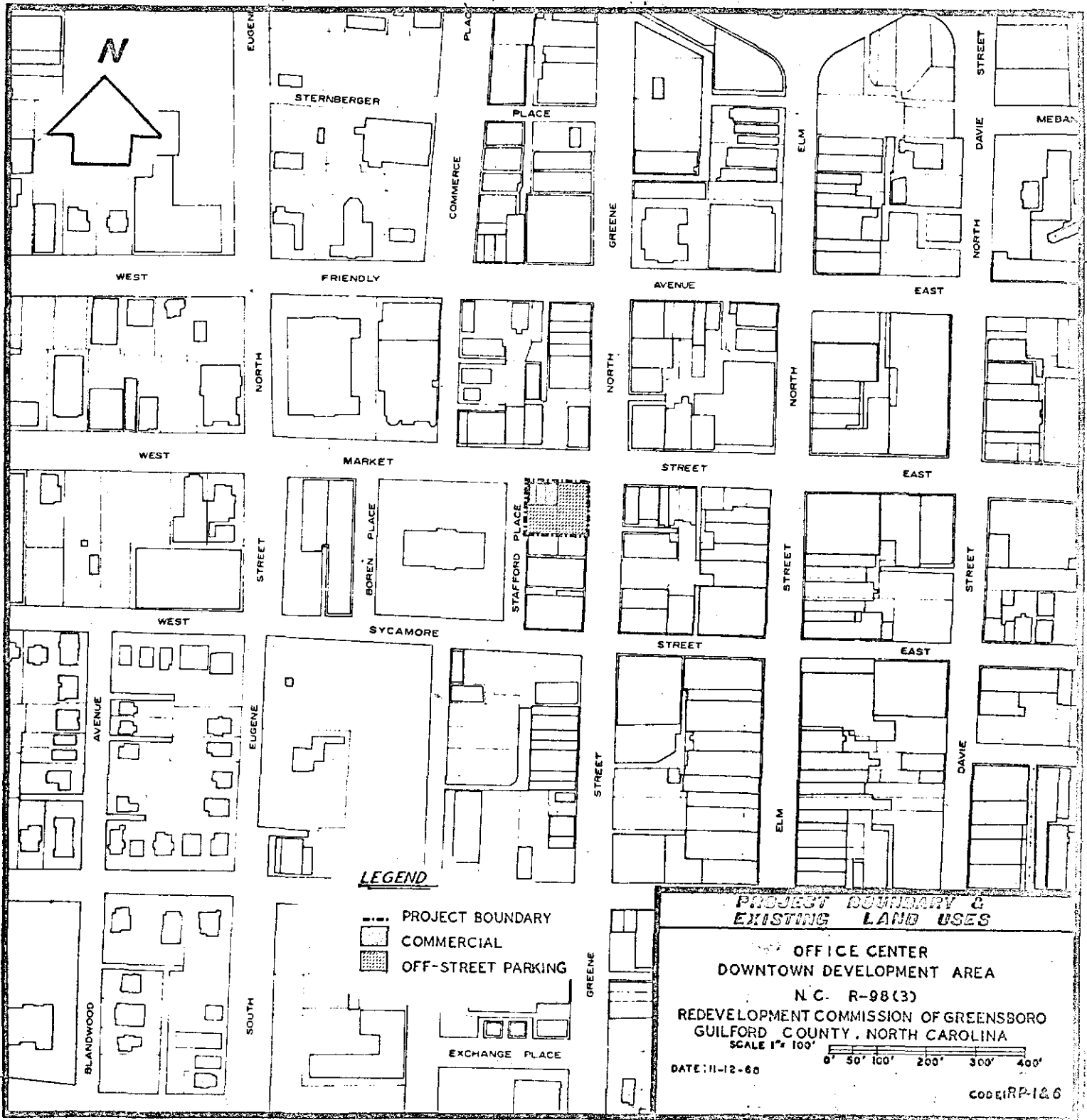
The City of Greensboro, by a Cooperative Agreement with the Redevelopment Commission of Greensboro, must furnish local grants-in-aid equal to \$100,951. This amount will be in the form of non-cash credits derived from the construction of Municipal Parking Garage #1.

Method of Relocating Families from Project Area

There are no families to be relocated from the project area.

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.



N

EUGENE

STERNBERGER

PLAC

PLACE

GREENE

ELM

STREET

MEBAN

DAVIE

NORTH

WEST

FRIENDLY

AVENUE

EAST

NORTH

NORTH

NORTH

WEST

MARKET

STREET

EAST

STREET

BOREN PLACE

STAFFORD PLACE

STREET

STREET

WEST

SYCAMORE

STREET

EAST

AVENUE

EUGENE

STREET

ELM

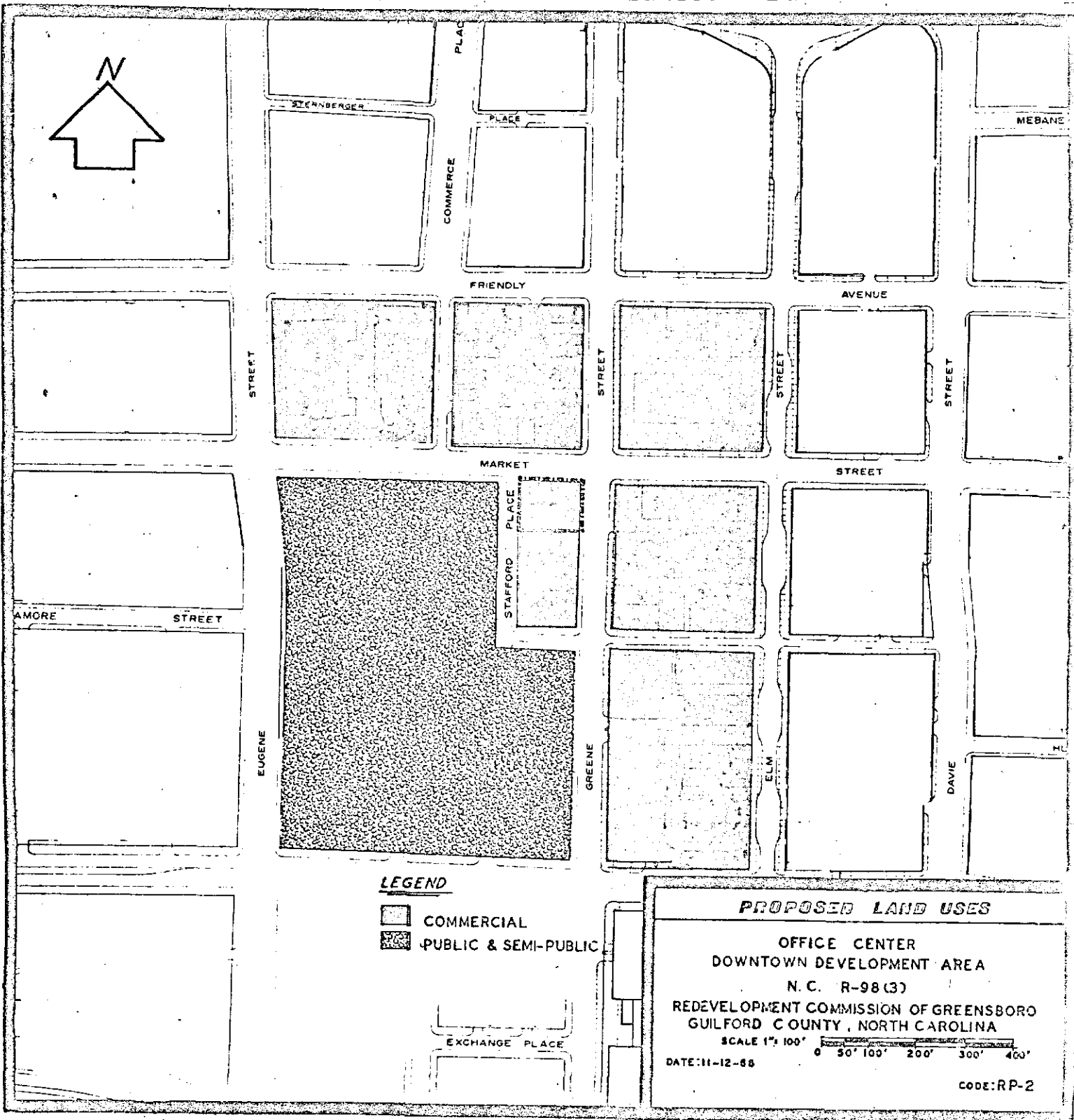
DAVIE

BLANDWOOD

SOUTH

GREENE

EXCHANGE PLACE



LEGEND

-  COMMERCIAL
-  PUBLIC & SEMI-PUBLIC



PROPOSED LAND USES

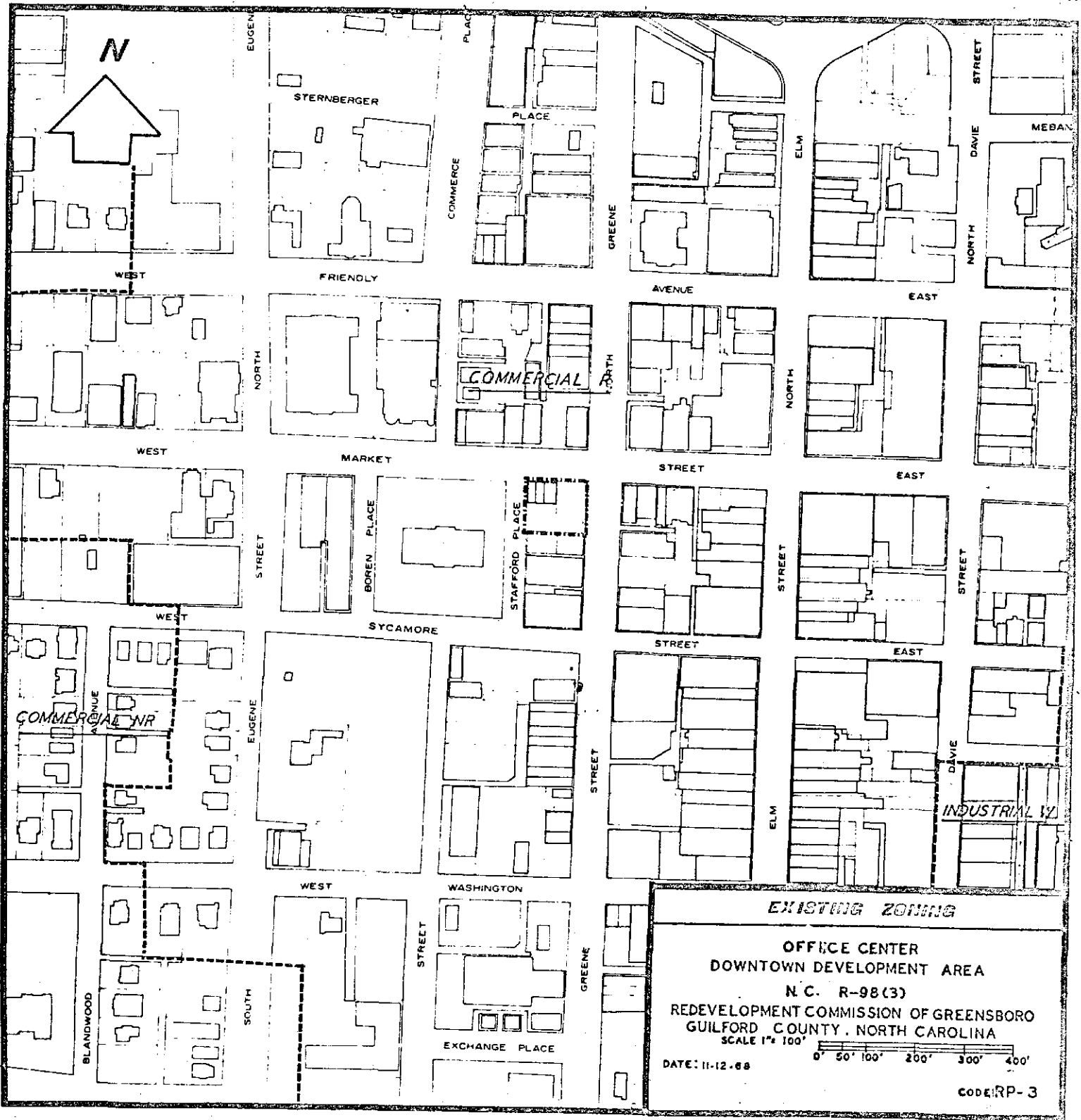
OFFICE CENTER
DOWNTOWN DEVELOPMENT AREA
N. C. R-98 (3)
REDEVELOPMENT COMMISSION OF GREENSBORO
GUILFORD COUNTY, NORTH CAROLINA

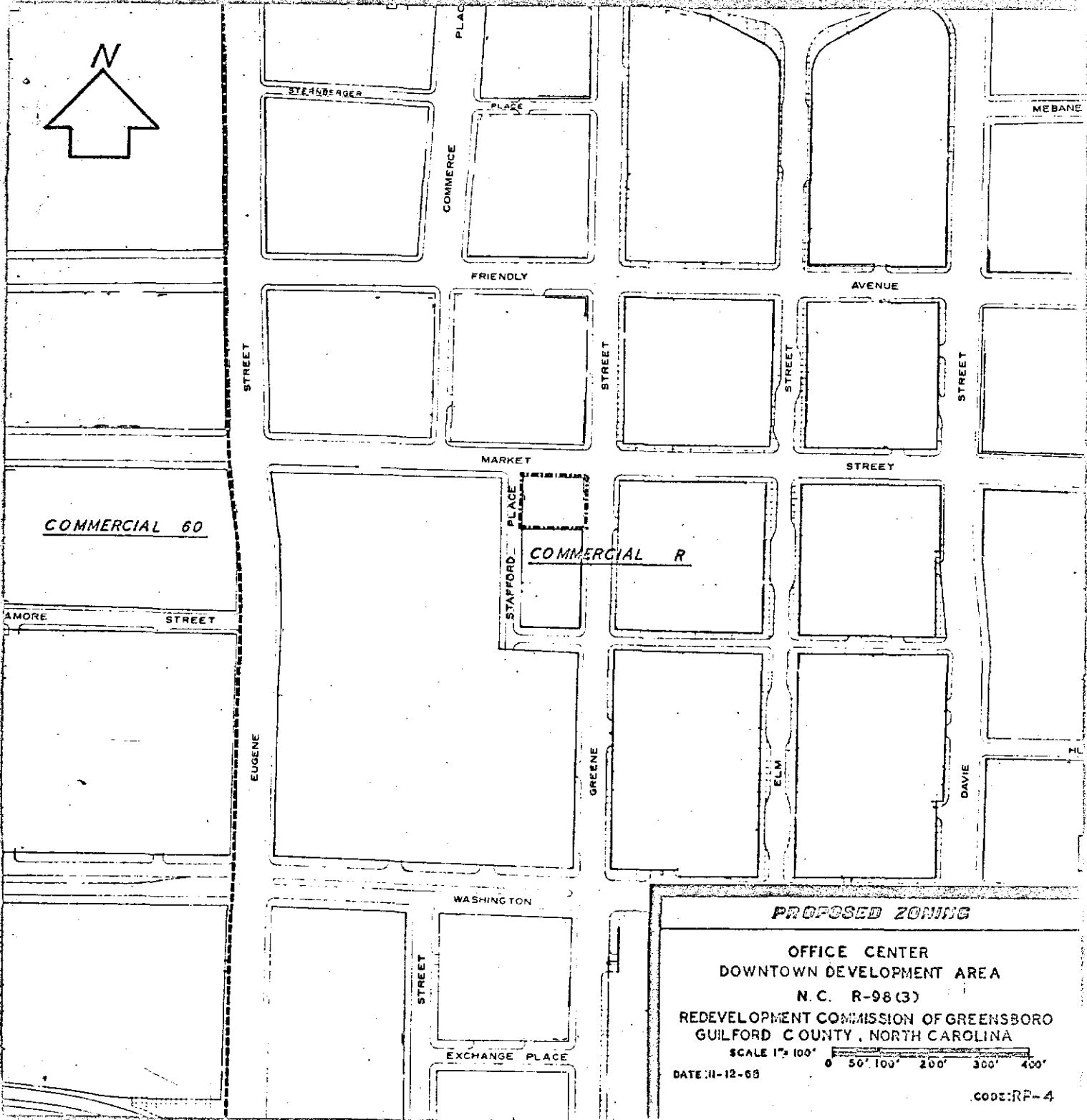
SCALE 1" = 100'

DATE: 11-12-66

code: RP-2







COMMERCIAL 60

COMMERCIAL R

PROPOSED ZONING

**OFFICE CENTER
DOWNTOWN DEVELOPMENT AREA**

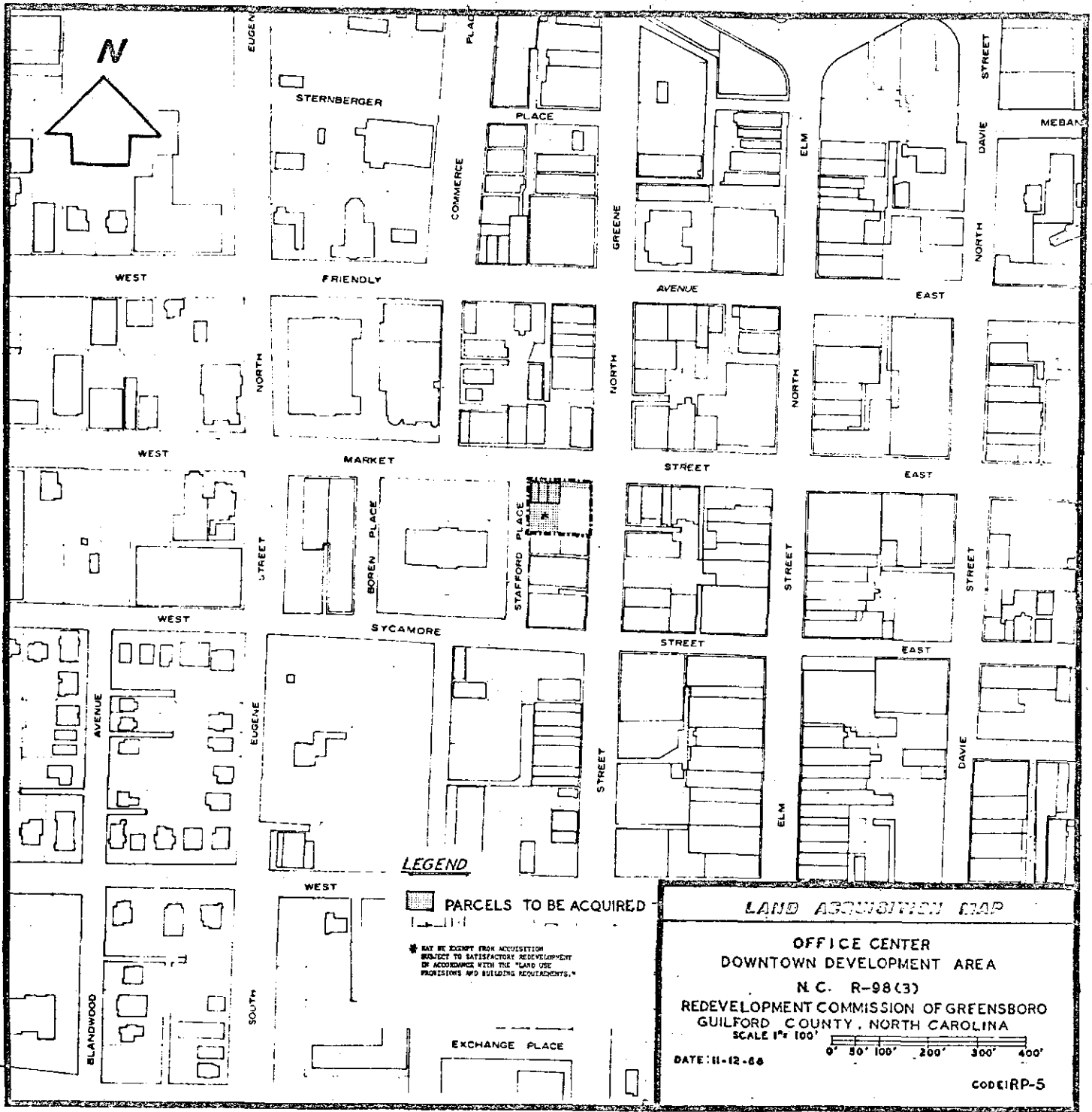
N. C. R-98(3)

**REDEVELOPMENT COMMISSION OF GREENSBORO
GUILFORD COUNTY, NORTH CAROLINA**

SCALE 1" = 100' 0' 50' 100' 200' 300' 400'

DATE: 11-12-68

CODE: RP-4



N

WEST

FRIENDLY

AVENUE

EAST

WEST

MARKET

STREET

EAST

WEST

SYCAMORE

STREET

EAST

LEGEND

■ PARCELS TO BE ACQUIRED

* MAY BE EXEMPT FROM ACQUISITION
 SUBJECT TO SATISFACTORY REDEVELOPMENT
 IN ACCORDANCE WITH THE "LAND USE
 PROVISIONS AND BUILDING REQUIREMENTS."

EXCHANGE PLACE

LAND ACQUISITION MAP

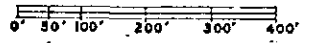
**OFFICE CENTER
 DOWNTOWN DEVELOPMENT AREA**

N.C. R-98(3)

REDEVELOPMENT COMMISSION OF GREENSBORO
 GUILFORD COUNTY, NORTH CAROLINA

SCALE 1" = 100'

DATE: 11-12-66



CODE: IRP-5

