

REDEVELOPMENT PLAN FOR CUMBERLAND PROJECT
 GREENSBORO, NORTH CAROLINA
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EXHIBITS

- Existing Land Use and Project Boundary Map
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- Existing Zoning Map
- Proposed Zoning Map
- Land Acquisition Map
- Preliminary Site Plan

REDEVELOPMENT PLAN FOR THE CUMBERLAND PROJECT

The Redevelopment Plan for the Cumberland Project consists of 19 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 a point where the centerline of the Southern Railway intersects the southern right-of-way line of East Market Street; thence proceeding in a northwestwardly direction with the centerline of the Southern Railway to its intersection with the north right-of-way line of Summit Avenue north 52 degrees 43 minutes east 193.07 feet to a point; thence south 08 degrees 45 minutes 20 seconds east 90.38 feet to a point in the south right-of-way line of Summit Avenue; thence south 84 degrees 46 minutes 15 seconds east 40.38 feet to a point in the east right-of-way line of Chestnut Street; thence south 87 degrees 06 minutes east 725.18 feet to a point; thence north 52 degrees 46 minutes 30 seconds east 186.14 feet to a point, thence south 37 degrees 15 minutes east 156.94 feet to a point; thence south 87 degrees 06 minutes east 382.08 feet to a point; thence north 03 degrees 38 minutes 20 seconds east 11.98 feet to a point; thence south 86 degrees 24 minutes 40 seconds east 180.00 feet to the east right-of-way line of Beech Street; thence south 38 degrees 38 minutes 20 seconds east with the east right-of-way line of Beech Street a distance of 665.01 feet to the north right-of-way line of Lindsay Street; thence south 86 degrees 20 minutes 30 seconds east along the north right-of-way line of Lindsay Street a distance of 279.96 feet to the west right-of-way line of Dudley Street; thence south 79 degrees 16 minutes 30 seconds east 40.30 feet to a point in the east right-of-way line of Dudley Street; thence south 22 degrees 55 minutes 10 seconds east 44.73 feet to a point in the east right-of-way line of Dudley Street; thence south 03 degrees 38 minutes west with the east right-of-way line of Dudley Street 706.50 feet to a point; thence south 88 degrees 28 minutes 11 seconds east 315.90 feet to a point; thence south 87 degrees 55 minutes 50 seconds east 95.36 feet to a point;

thence south 01 degrees 56 minutes 43 seconds west 178.0 feet to a point; thence north 89 degrees 15 minutes 30 seconds east 85.83 feet to a point; thence south 04 degrees 17 minutes 30 seconds west 185.49 feet to a point; thence south 88 degrees 52 minutes west 46.70 feet to a point; thence south 01 degrees 08 minutes east 114.07 feet to a point; thence north 88 degrees 52 minutes east 36.0 feet to a point; thence south 01 degrees 08 minutes east 146.83 feet to the south right-of-way line of East Market Street; thence west with the south right-of-way line of East Market Street to the point and place of BEGINNING.

Types of Proposed Action

The area between the Southern Railway (western boundary line) and Regan Street consists preponderantly of substandard structures, and the many alleys and narrow streets create a very bad environment. The Redevelopment Plan contemplates the clearance of all of this area. The area east of Regan does not contain as great a preponderance of substandard structures, but is still blighted by virtue of an inadequate street pattern and the overcrowding of buildings.

The Redevelopment Plan provides for the retention of certain single-family and institutional structures in the section east of Regan Street.

The Redevelopment Commission of Greensboro will acquire all property so designated on Map RP-5, "Land Acquisition Map", either by purchase or by donation. 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 the Cumberland Project. Removal of all existing structures scheduled for demolition 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, bridges, sewers, water mains, storm drainage, parks and playgrounds.

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

Any sale or lease of land in the redevelopment area, and any of the land to be retained will be subject to restrictions described in "Land Use Regulations and Controls." The proposed pattern of land uses is shown on Map RP-2, "Land Use Plan".

The wholesale and light industrial area adjacent to the Southern Railway tracks will serve as a buffer for the residential areas farther to the east. Proper controls will be instituted to assure that adequate off-street parking and loading facilities are provided. Setbacks will be required from the street lines and landscaping will be required within these setback areas.

The multi-family housing area will be restricted for housing purposes, with proper parking provided for each unit. The density and coverage controls will assure that this area will be maintained as a good rental housing district.

The single-family reuse area will incorporate some existing structures; controls on the rehabilitation of these structures will assure harmony with new buildings to be constructed in cleared land.

The institutional areas may be used for expansion of the Agricultural and Technical College, for enlargement of the Hayes-Taylor Y.M.C.A., for professional offices, or for single-family dwellings. Controls incorporated in this plan will assure that these uses will not constitute a blighting effect upon the adjacent residential properties.

The commercial area on East Market Street and on East Gaston Street is of adequate size for a neighborhood shopping center incorporating modern design principles. The "Land Use Regulations and Controls" will incorporate provisions for adequate off-street parking and loading facilities serving this proposed commercial area.

The park and recreation areas will be developed by the City of Greensboro and the Greensboro City Board of Education to serve the needs of this neighborhood. Both active and passive recreational facilities will be provided within these areas.

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 other wise 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 center line of any street when measured perpendicularly thereto.

(c) Incidental Home Occupation - Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and in connection with which there is no display, no stock-in-trade nor commodity sold upon the premises and no person, not a resident on the premises, is employed specifically in connection with the incidental home occupation.

(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 surfact 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) 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.

(j) 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 and Duplex Residential: The single-family and duplex residential areas shall be primarily for single-family and duplex buildings with adequate plot areas. Duplex buildings will be permitted on corner plots where specific standards are maintained. Also permitted are customary and secondary uses such as churches, schools, nursing homes and incidental home occupations. Within the single-family and duplex 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 7,500 square feet, and for a duplex structure shall be 10,500 square feet;*
- (b) the minimum required mean plot width for a single-family structure shall be 50 feet;*
- (c) the minimum required mean plot width for a duplex structure shall be 60 feet and in addition street frontage on each of two intersecting streets shall be a minimum of 90 feet;
- (d) the minimum required front yard shall be 25 feet;
- (e) 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;
- (f) the maximum building height shall be 2-stories;
- (g) the minimum required rear yard shall be 25 feet;
- (h) the total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (i) 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;
- (j) each dwelling unit shall have one parking space located on the same plot;
- (k) 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 feet square in area.

*The single-family lot at the southwest corner of Beech and Lindsay Streets, and the single-family lot at the southeast corner of Regan and Lindsay Streets are exempt from these provisions, for the reason that the City of Greensboro will issue permits for the construction of single-family residences on these parcels.

Multi-Family Residential: The multi-family residential area shall be used for single-family, two-family, and multi-family buildings with related plot areas and including customary and secondary uses such as churches, schools, nursing homes and incidental home occupations. The area shown as multi-family residential use on the land-use plan shall conform with the following requirements:

- (a) the minimum required plot area for the first dwelling unit shall be 7,500 square feet; and the minimum additional plot area per dwelling unit for each unit in excess of the first shall be 3,000 square feet;
- (b) the minimum required plot width for the first dwelling unit shall be 50 feet; and the additional required mean plot width for each dwelling unit in excess of the first shall be 10 feet;
- (c) the minimum required front yard shall be 25 feet;
- (d) the minimum required side yard shall be 10% of the mean plot width, except that any side yard abutting a 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 minimum required rear yard shall be 25 feet;
- (f) the total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (g) no accessory building shall be erected within 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;
- (h) one parking space shall be provided for each dwelling unit and located on the same plot.
- (i) 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 feet square in area.

Public or Semi-Public: The public or semi-public area shall be used for schools, colleges, other public and semi-public uses, and single-family buildings. 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 10,000 square feet;
- (b) the minimum required mean plot width shall be 80 feet;
- (c) the minimum required front yard shall be 30 feet;

(c) 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) each dwelling unit shall have one parking space located on the same plot;

(g) for each theater, auditorium, or assembly hall one parking space shall be provided for each 5 seats;

(h) for all other buildings, one square foot of parking area shall be provided for each square foot of gross floor area.

(i) signs for church identification will be permitted provided they are no larger than fifty square feet in area, situated on the church site proper, and located at least five feet from any property line.

Institutional: The institutional area shall be used for schools, colleges, other public and semi-public uses, professional offices, funeral homes and residence quarters used in connection with these permitted uses. Within the institutional area as shown on the accompanying land-use plan, the following dimensional requirements shall apply:

(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 10 feet, and the minimum front yard on Dudley Street shall be 30 feet, both of which shall be used for landscaping purposes only;

(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, 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.

(h) 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.

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. 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 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 square feet	1
40,000 to 100,000 square feet	2
100,000 to 160,000 square feet	3
160,000 to 240,000 square feet	4
240,000 to 320,000 square feet	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.

(e) 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.

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) the minimum required front yard on Market Street shall be 10 feet, and minimum front yard on Pearson Street shall be 20 feet;

(b) 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 and 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.

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

(d) 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.

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

Duration of Restrictions

These restrictions, as made in accordance with the section entitled "Procedure for Changes in Approved Plan," 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.

Applicability of Restrictions

The restrictions apply equally to all properties within the project, including parcels designated as not-to-be acquired.

PROJECT PROPOSALS

Land Acquisition

All land presently anticipated to be acquired is identified 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 the rehabilitation objectives.

In order to achieve the objectives of this plan, it may be necessary to acquire certain properties in the project area in addition to those designated on Map RP-5 "Land Acquisition Map". Such additional properties will be acquired only after the Redevelopment Commission has made a finding and determination that the

acquisition of such additional property or properties will substantially contribute to the obtainment of the objectives of this plan, and provided it does not violate any prior written agreement executed with the Commission. A copy of the Commission's findings and determinations shall be filed with the City of Greensboro prior to the acquisition of such additional properties.

Conditions Under Which Properties Proposed for Acquisition Will Not Be Acquired

The Redevelopment Commission may exempt from acquisition certain properties in the project area which are now proposed for acquisition when the following conditions have been met:

- (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 on 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 to use said parcel in accordance with the restrictions of this Redevelopment Plan.
- (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.

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 therein on condition that said structures be rehabilitated and used in accordance with the requirements of this plan.

Property Rehabilitation Standards

All residential property must be rehabilitated to a standard quality and design compatible with new structures to be constructed within the project.

Minimum requirements 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"
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 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, waterproof, 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, smoketight, 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-switched 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.

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 limitation 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", shows a tentative scheme of development for Cumberland Project. 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" 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.

Proposed Changes in Street Layouts

Rights-of-way have been provided for three major street improvements: (1) the extension of Gaston Street eastward to a connection with East Market Street in the vicinity of Beech Street, (2) the construction of a portion of the inner-loop (Pearson Street from East Market Street to Summit Avenue), (3) the development of a new arterial to the northeast serving the O.R.D. area. A right-of-way has also been provided for the widening of Dudley Street, which is a minor thoroughfare. All of the new streets within the area and the existing streets to be widened will be provided with rights-of-way which conform with the subdivision requirements of the City of Greensboro. All existing streets not shown on the "Land Use Plan" are to be closed and the rights-of-way dedicated to the project.

Street grades have been designed in accordance with the standards of the City of Greensboro, and have received the approval of the Department of Public Works. A grade separation is to be provided for the extension of Gaston Street under the Southern Railway. All other existing street-railway grade separations will be retained.

Estimated Cost and Method of Financing

The Cumberland Project is estimated to have a gross cost of \$4,633,710. Resale of the land is estimated to return \$1,040,287. Thus, the net cost of this project is estimated to be \$3,593,423.

The United States Government will contribute two-thirds of the net project cost, or \$2,395,615. In addition, a relocation grant in the amount of \$56,300 will be available to assist relocatees in moving.

The City of Greensboro, by Cooperative Agreement with the Redevelopment Commission, will receive credit for \$1,373,728, in cash grants-in-aid, site improvements and supporting facilities. This exceeds the City's one-third share by \$175,920, and the surplus credit can be applied to other redevelopment projects.

Method of Relocating Families from Project Area

Every possible relocation assistance will be offered to families, individuals, and businesses to be displaced from the project area. A relocation office will be established within the redevelopment area, and staff assistance will be given to offer each family safe, sanitary, and decent housing, which is in the economic means of that family, and reasonably accessible to their places of employment and service facilities. A house will not be considered safe, sanitary and decent, unless 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 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' 5", 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 evidence 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.

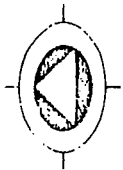
A Project Office will be established within or close to the project area. The office will be made suitable for effective interviewing. Records will be kept of each family, business and individual that is afforded relocation assistance.

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.

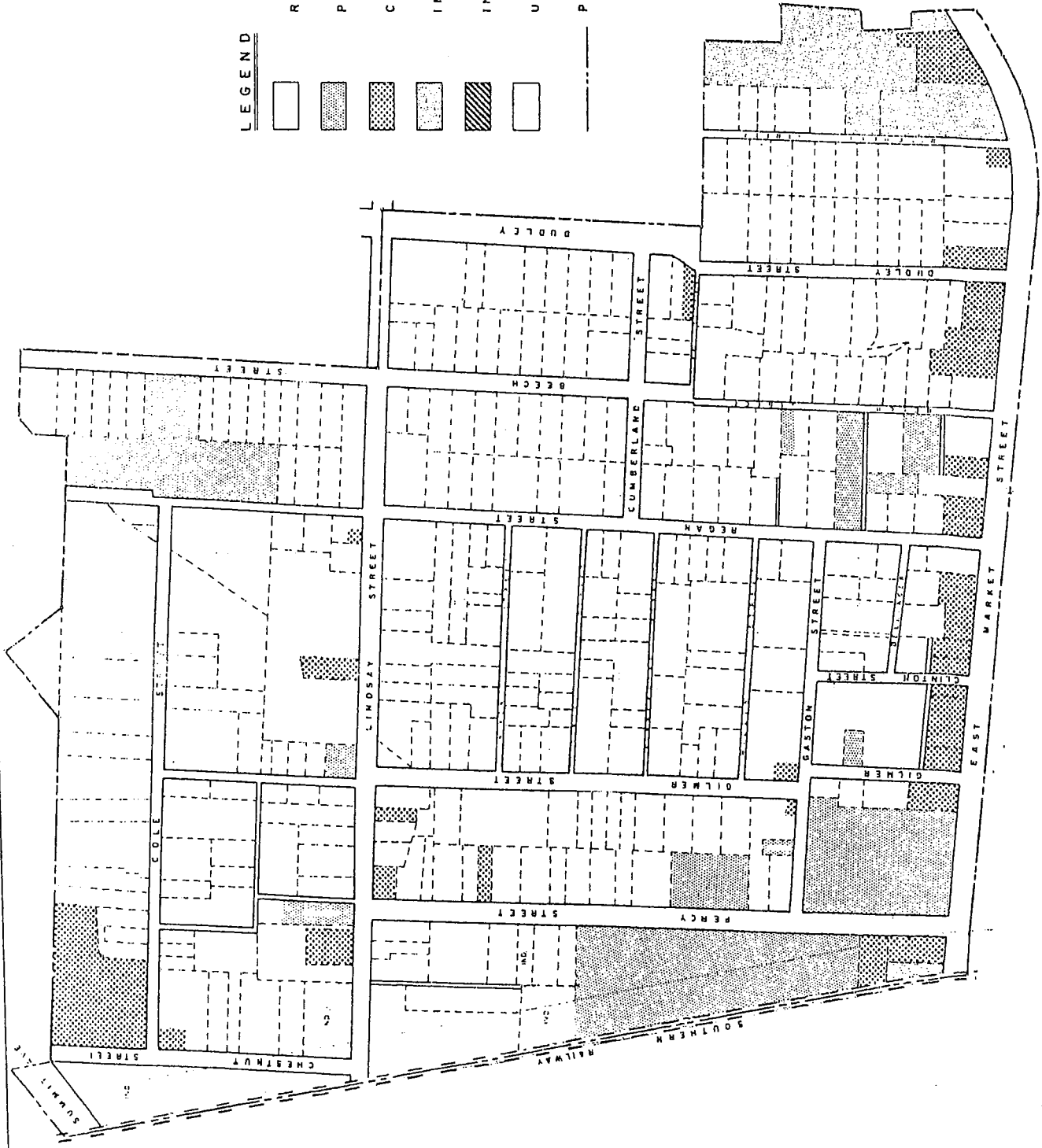
PROCEDURE FOR CHANGES IN APPROVED PLAN

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. Any modification of the redevelopment plan must be subject to the concurrence of the Housing and Home Finance Agency. 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.



LEGEND

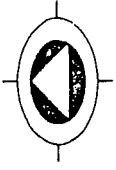
-  RESIDENTIAL
-  PUBLIC OR SEMI - PUBLIC
-  COMMERCIAL
-  INSTITUTIONAL
-  INDUSTRIAL
-  UNIMPROVED LAND
UNIMPROVED LAND AND LAND
IS LABELED ALL OTHER UNIMPROVED
LAND IS ZONED RESIDENTIAL
-  PROJECT BOUNDARY



EXISTING LAND USE &
PROJECT BOUNDARY MAP

CUMBERLAND PROJECT
REDEVELOPMENT COMMISSION
GREENSBORO, GUILFORD COUNTY, N.C.

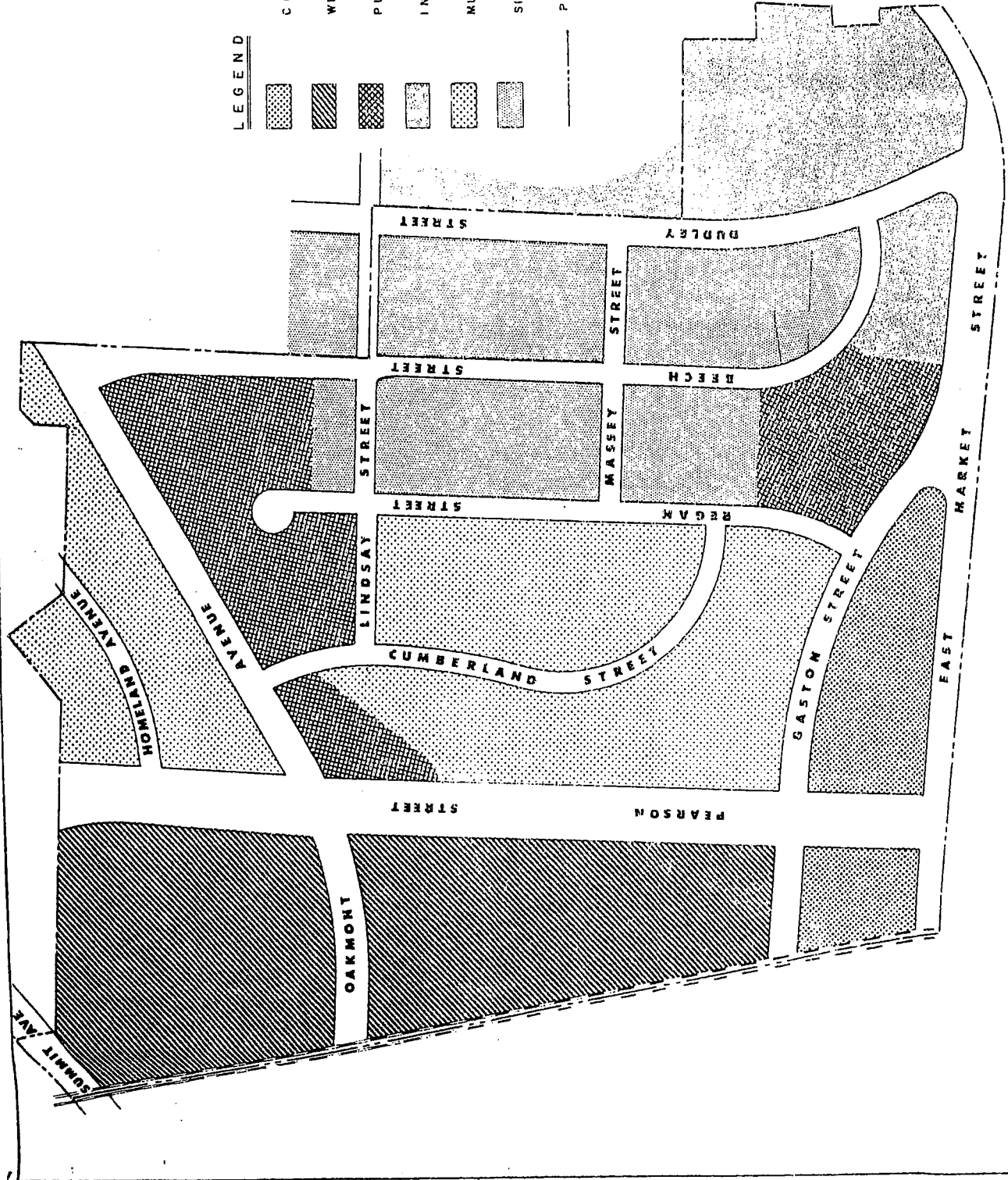
SCALE 1" = 100'
REVISED CODE NO. RP-1
CONSULTANTS
REAL ESTATE REUSE
TOWNSEND & COFF
SAYRE & ASSOCIATES
JOSIAH SIBLEY



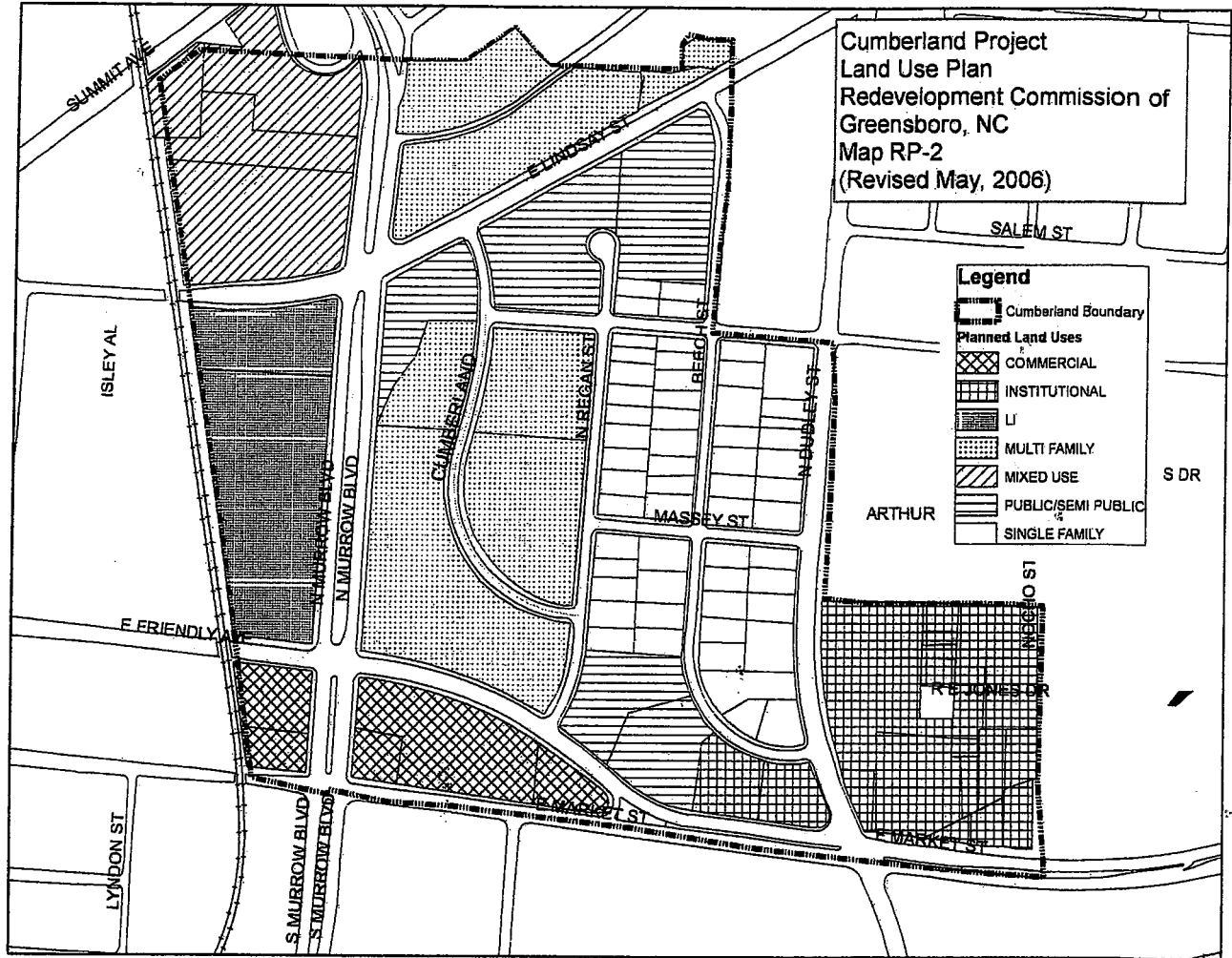
LEGEND

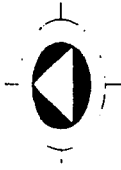


- COMMERCIAL
- WHOLESALE & LIGHT INDUSTRIAL
- PUBLIC OR SEMI - PUBLIC
- INSTITUTIONAL
- MULTI-FAMILY RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- PROJECT BOUNDARY









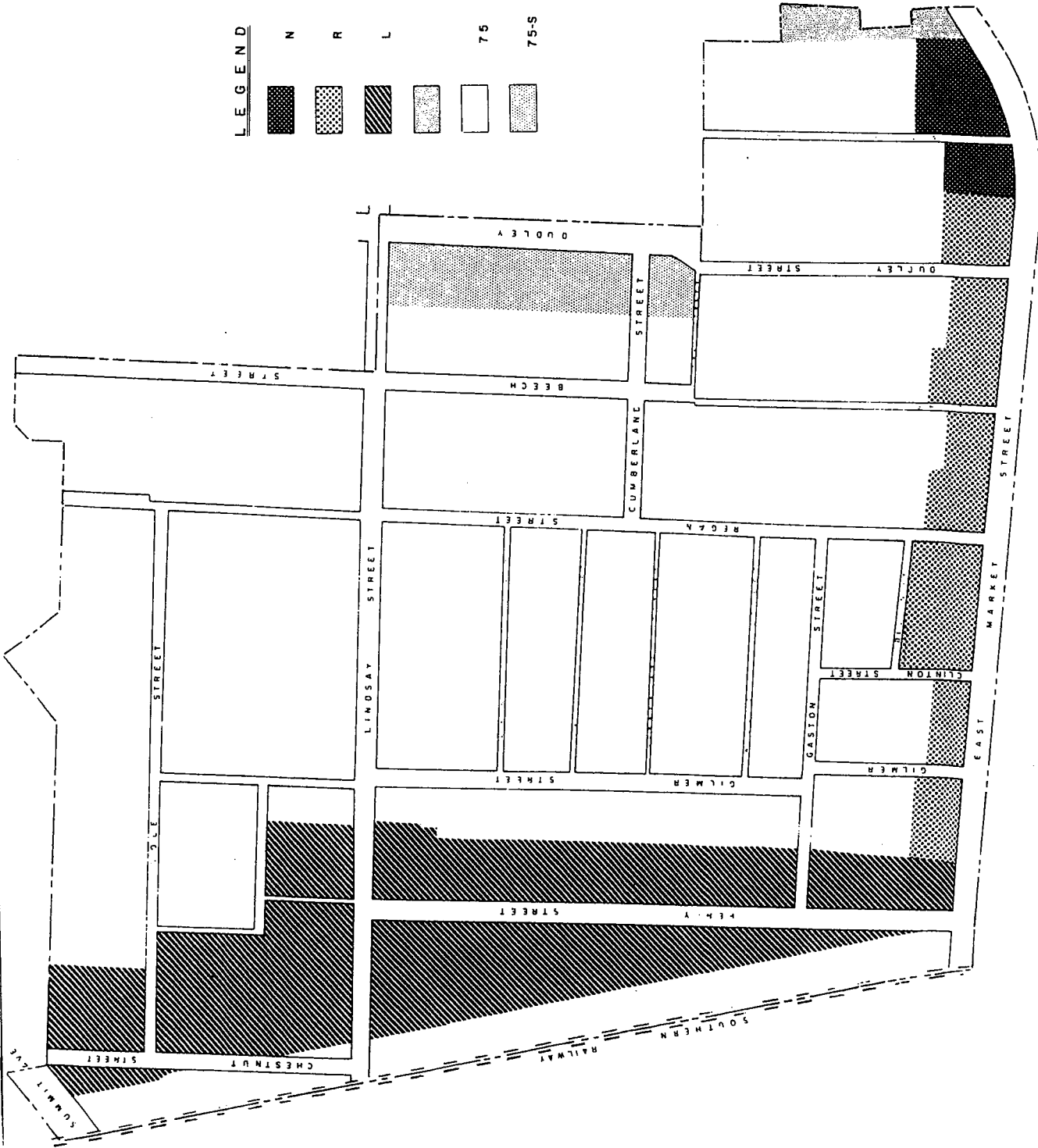
LAND USE PLAN
CUMBERLAND PROJECT
 REDEVELOPMENT COMMISSION
 GREENSBORO, GUILFORD COUNTY
 SCALE: 1" = 100'
 REVISED: 5/24/64
 STATE PLANNING AND DEVELOPMENT
 CONSULTANTS, INC.
 GREENSBORO, N.C.





LEGEND

-  **N** COMMERCIAL
-  **R** COMMERCIAL
-  **L** INDUSTRIAL
-  INSTITUTIONAL
-  **75** RESIDENTIAL
-  **75-S** RESIDENTIAL



EXISTING ZONING MAP

CUMBERLAND PROJECT
REDEVELOPMENT COMMISSION
GREENSBORO, GUILFORD COUNTY, N.C.






SCALE 1" = 100'

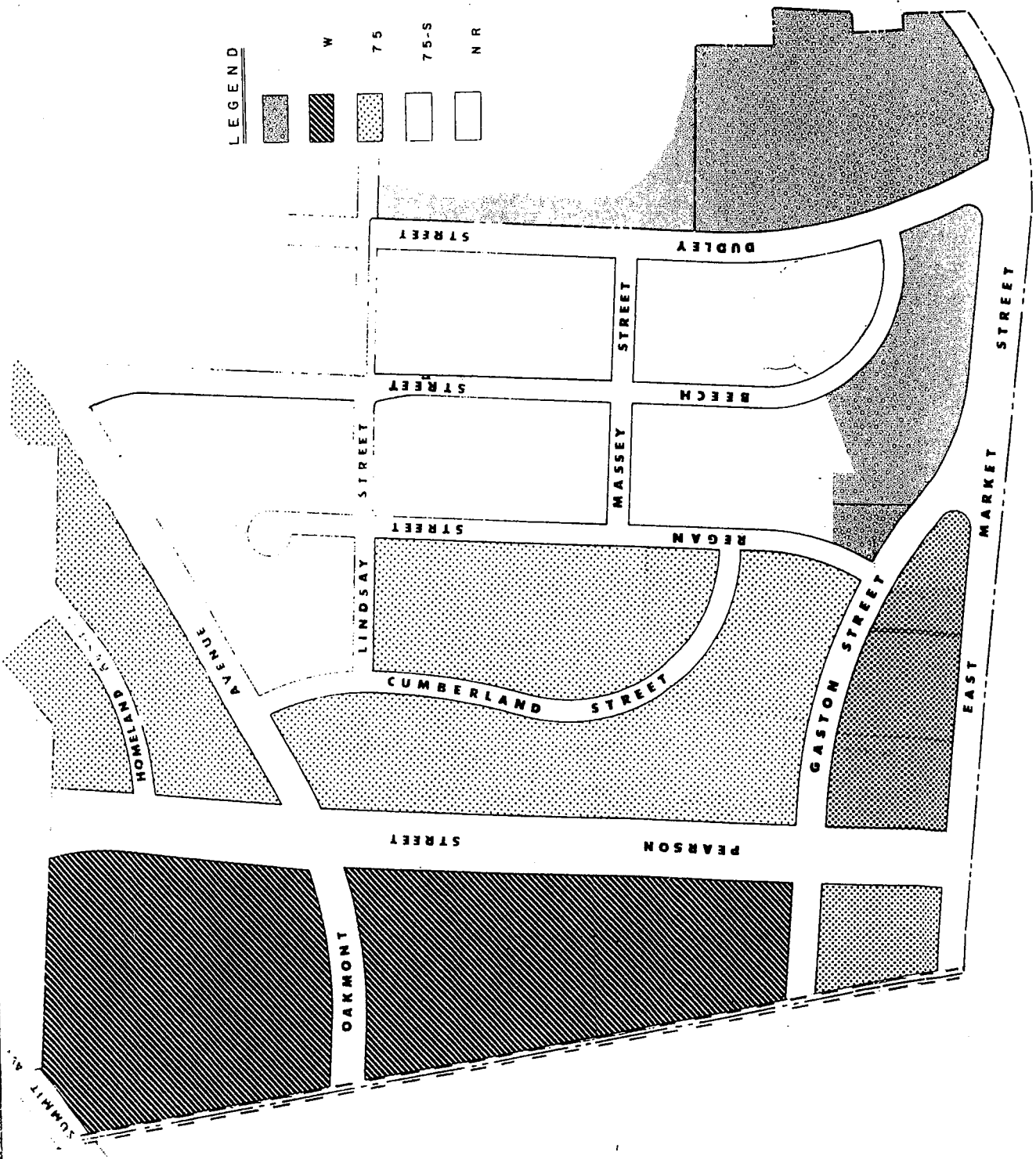
REVISED CODE NO. RP-3

CONSULTANT'S
SITE PLANNING
TOWNSEND & COE
1000 WEST 10TH STREET
GREENSBORO, N.C. 27402
REAL ESTATE REUSE
JOSIAH SIBLEY



LEGEND

-  INSTITUTIONAL
-  INDUSTRIAL
-  W 75
-  75-S
-  NR COMMERCIAL

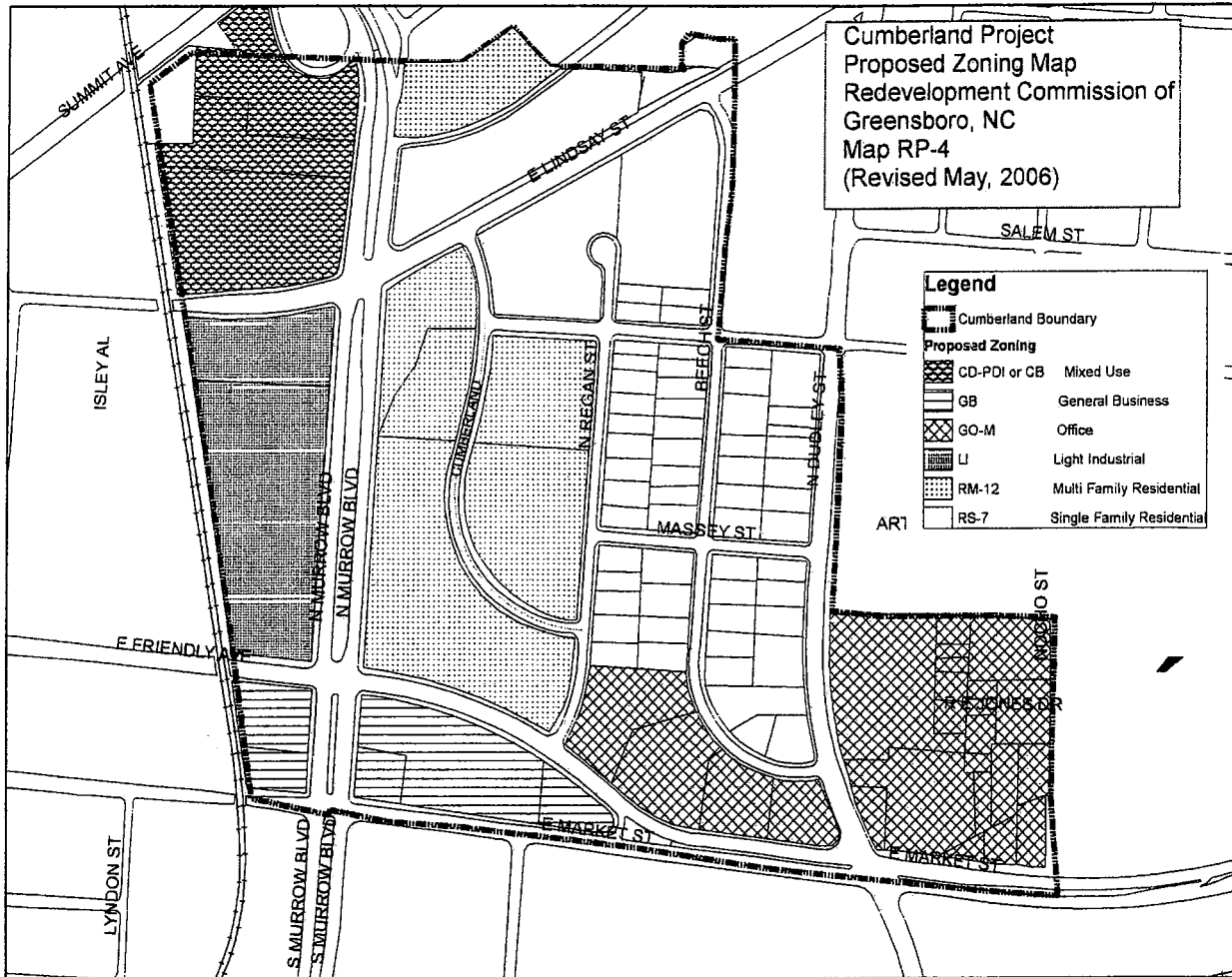


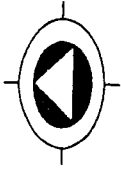
PROPOSED ZONING MAP

CUMBERLAND PROJECT
 REDEVELOPMENT COMMISSION
 GREENSBORO, GUILFORD COUNTY, N.C.

SCALE 1" = 100'
 REVISED CODE NO. RP

CONSULTANTS
 SITE PLANNING REAL ESTATE REUS
 TOWNSHIP, COE JOSIAM SIBLEY
 2400 S.W. 10TH AVENUE

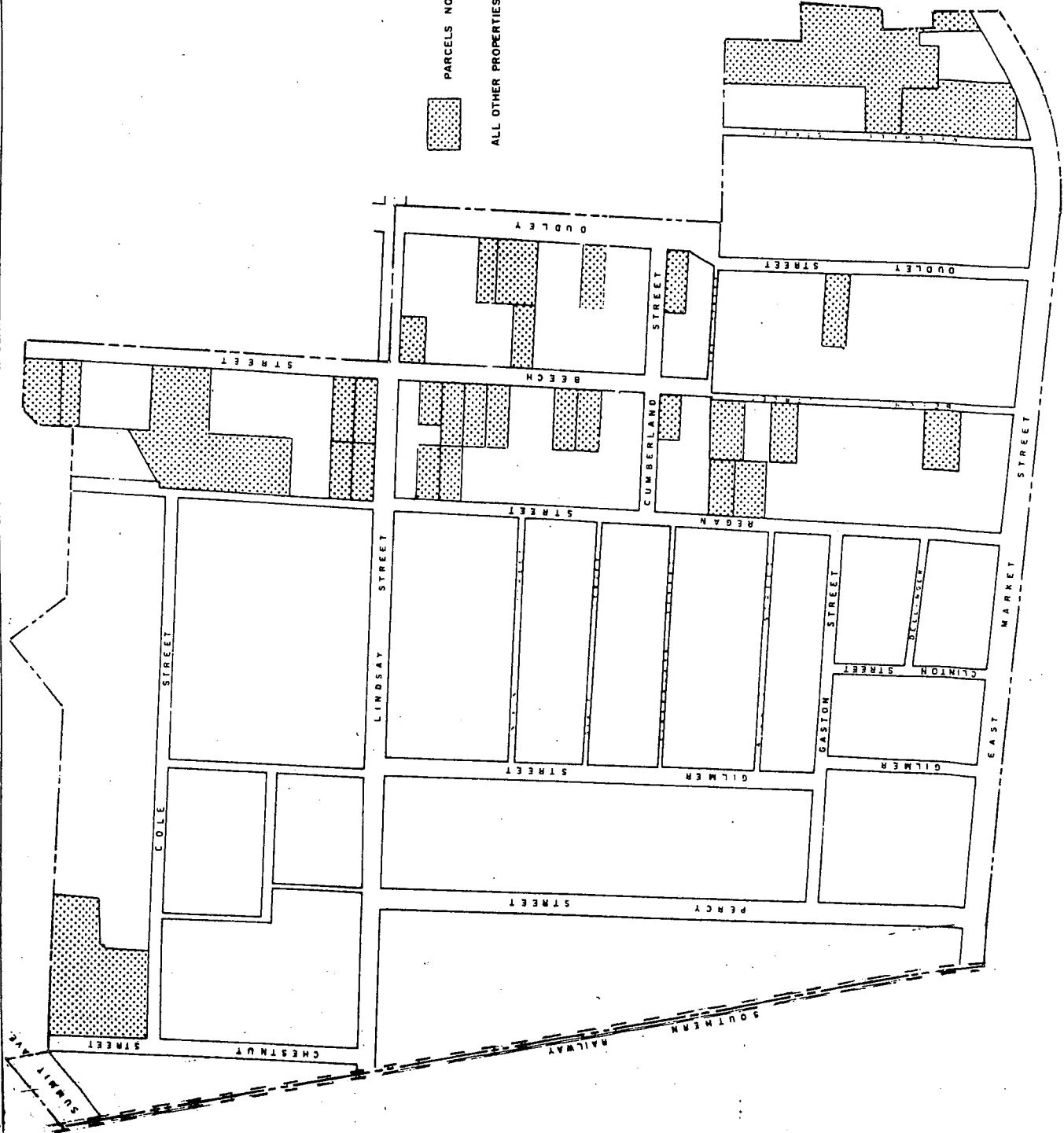




PARCELS NOT TO BE ACQUIRED



ALL OTHER PROPERTIES TO BE ACQUIRED BY REDEVELOPMENT COMMISSION



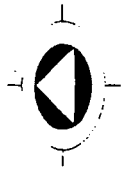
LAND ACQUISITION MAP

CUMBERLAND PROJECT
REDEVELOPMENT COMMISSION
GREENSBORO, GUILFORD COUNTY, N.C.

SCALE 1" = 100'

REVISED SEPTEMBER 1964 CODE NO. RP-1

CONSULTANTS
SITING PLANNING
TOWNSEND & COOK
ARCHITECTS
REAL ESTATE REDEVELOPMENT
JOSIAH SIBLEY



PRELIMINARY SITE PLAN
CUMBERLAND PROJECT
REDEVELOPMENT COMMISSION
GREENSBORO, GUILFORD COUNTY, N.C.
SCALE 1" = 100'
REVISED 8/6/64 CODE NO. R-1
CONSULTANTS:
SITE PLANNING
TOWNSEND & COX
LANDSCAPE ARCHITECTS
AND LAND ECONOMISTS
REAL ESTATE REDEVELOPMENT
JOSIAH SIBLEY

