

REDEVELOPMENT COMMISSION  
OF GREENSBORO

ANNUAL REPORT  
FY 2014-15



CITY OF GREENSBORO  
DEPARTMENT OF PLANNING





# REDEVELOPMENT COMMISSION OF GREENSBORO

The City of Greensboro chartered the Redevelopment Commission in 1951 by ordinance under North Carolina General Statutes 160A, Article 22. The Commission conducts studies of neighborhoods, formulates plans, and carries out redevelopment projects for blighted areas of the City. The Commission is authorized to acquire land, redevelop (or contract for the redevelopment of) an area, and sell the redeveloped area when the project is completed. The Redevelopment Commission, like the Zoning Commission and the Planning Board, is allowed to develop expertise in a narrow area and to decide matters of either a legislative or administrative nature based on that experience. Regular meetings of the Redevelopment Commission are held on the first Wednesday of each month at 5:00 p.m. Special meetings are called for transacting urgent or special business.

## Redevelopment Commissioners

Robert Enochs, Chair  
Clinton Gravely, Vice Chair  
Dawn Chaney  
Charles McQueary  
Angela Harris

<u>Member</u>	<u>Meetings Attended</u>	<u>Meetings Absent</u>	<u>Date Appointed</u>
Dawn Chaney	14	0	1/10
Robert Enochs	11	3	3/11
Charles McQueary	12	2	6/10
Clinton Gravely	12	2	4/11
Angela Harris	12	2	2/14

**NINE (9) REGULAR MEETINGS AND FIVE (5) SPECIAL MEETINGS WERE HELD DURING THIS PERIOD.**



# FY 2014-15 ANNUAL REPORT SUMMARY



# **Redevelopment Commission of Greensboro**

## **2014-2015 Annual Report Summary**

The Redevelopment Commission oversees redevelopment initiatives in seven active redevelopment areas: Arlington Park, East Market Street, Eastside Park, Ole Asheboro, Phillips Lombardy, South Elm Street, and Willow Oaks. Gorrell Street and Southside activities are complete, and Final Reports are pending. The following summaries include accomplishments and expenditures for Fiscal Year 2014-2015.

### **Arlington Park**

- Project Manager - Vacant
- Four buildable lots marketed for single family housing development under the Ole Asheboro Scattered Site Housing Program
- Funds expended: Property Management - \$4843\*

### **East Market Street**

- Project Manager – Russ Clegg
- Funds Expended: Disposition - \$1700\*

### **Eastside Park**

- Project Manager – Dyan Arkin
- One rehabbed house sold
- Three vacant lots being marketed for development
- Funds Expended: Property Management - \$7333\*

### **Ole Asheboro**

- Project Manager – Vacant
- New Zion Missionary Baptist Church MLK North A-1 project is under construction.
- Staff is continuing coordination on MLK North A-4 development for Family Dollar store.
- Funds Expended: Disposition - \$131,877; Property Management - \$27,584\*

### **Phillips Lombardy**

- Project Manager – Vacant
- Work with EDGE on the facilitation of the Urban Farm.
- Funds Expended: Property Management - \$8106\*

### **South Elm Street**

- Project Manager – Dyan Arkin
- Union Square Campus construction is underway.
- Funds Expended: Infrastructure/Environmental - \$67,341, Property Management - \$18,200\*

### **Willow Oaks**

- Project Manager – Russ Clegg
- Acquired 2115, 2116, 2128 Everitt Street
- Funds Expended: Acquisition - Property Management - \$70,895\*

*\* Property Management costs have been moved from project accounts to a comprehensive Asset Management account. Expenditures will continue to be reported by redevelopment area, but will not be reflected in funding budgeted for project activities.*

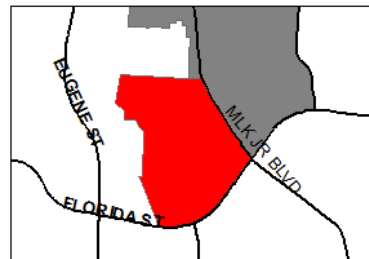
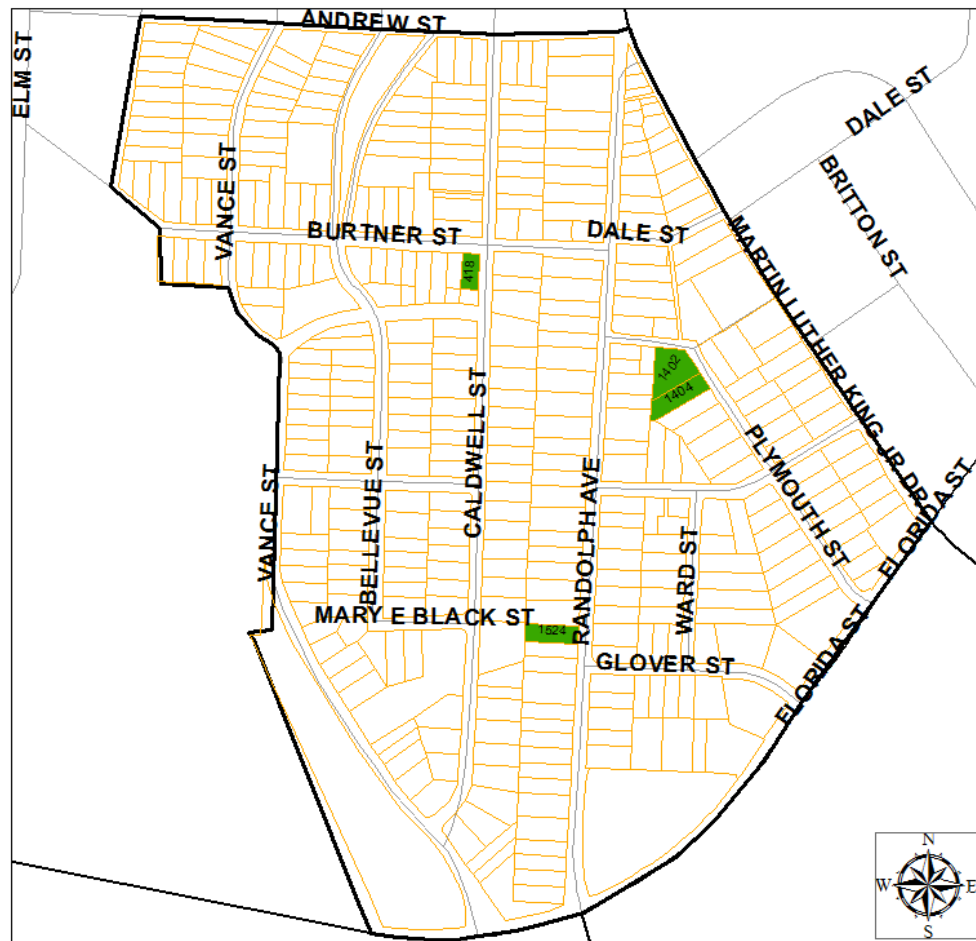




REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2014-15 ANNUAL REPORT  
PROJECT AREA REPORTS

# Arlington Park



Arlington Park FY 2015-16 Budget			
Source	Funds Carried Forward	2015-16 Allocation	Total
	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Arlington Park FY 2014-15 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2015-16
Prop Mgmt	\$4,843	\$0
<b>Total</b>	<b>\$4,843</b>	<b>\$0</b>

## Arlington Park FY 2014-15 Project Summary

The Arlington Park Redevelopment Plan was approved in 1979 with the objectives of removing structurally substandard buildings and encouraging extensive rehabilitation. Comprehensive neighborhood revitalization activities have been underway in the neighborhood since the early 1980's. Over the years, most of the goals of the neighborhood plan have been accomplished.

- The Commission owns four buildable lots in Arlington Park, which are being marketed for single family housing development under the Ole Asheboro Scattered Site Housing Program.

**Project Data**

Designated:	1979
Estimated Completion Date:	2015
Area:	90 acres
\$ Spent	\$3,671,000
Estimate to Complete:	\$10,000
Funding Sources:	CDBG
Project Manager:	Vacant

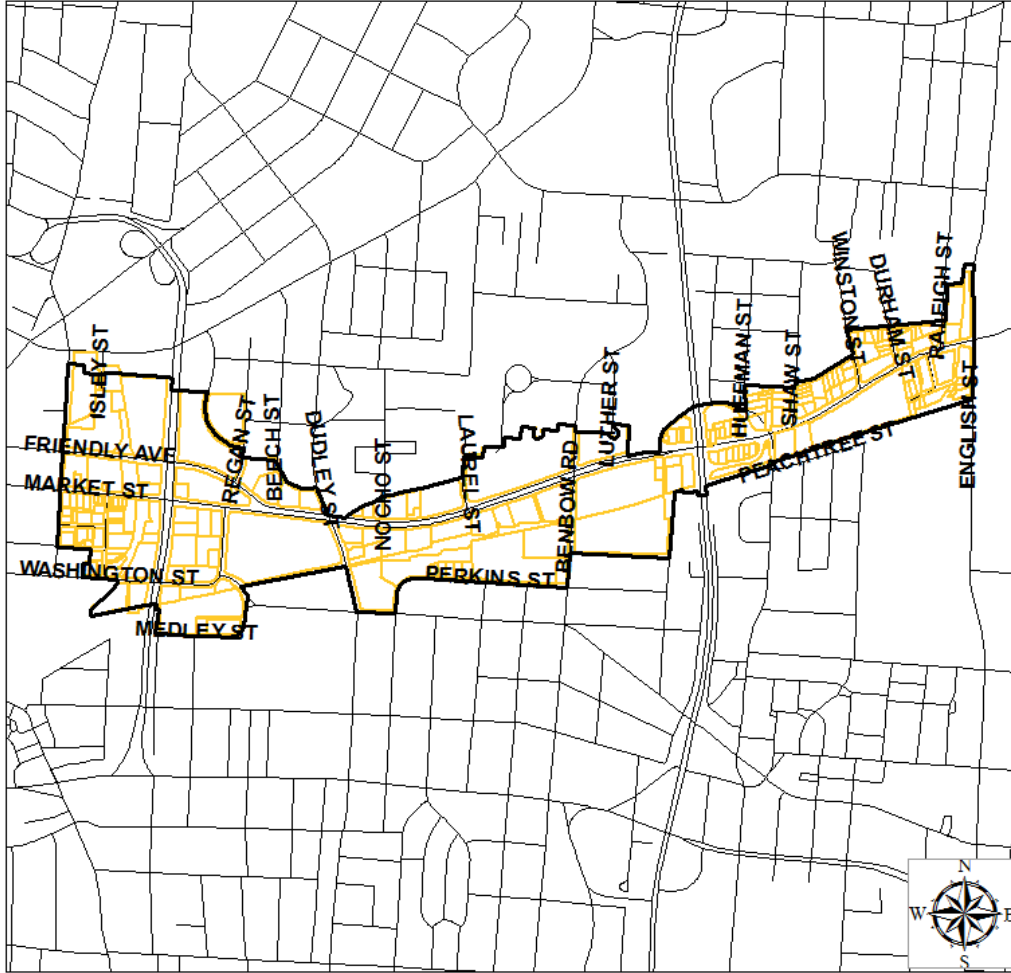
**Project Accomplishments**

■ Over 60 homes rehabilitated.	■ Bellevue Park upgraded.
■ Removed 2 nuisance commercial properties.	■ 4 historic homes renovated and 3 sold.
■ Removed 9 dilapidated housing units.	■ 3+ miles of streets, sidewalks and utilities improved.
■ 36 home sites developed at "The Village."	■ Andrew/Randolph/MLK intersection realigned.
■ Linear open space and pedestrian trail developed along Vance Street.	■ 21 homes made lead safe through the Lead Based Paint Program.
■ Sale of 1600 Martin Luther King Jr. Drive.	■ Sale of 1700 Martin Luther King Jr. Drive for office use.
■ Rehab and sale of historic 1220 Randolph Avenue	

### Annual Look-Ahead (FY 15-16)

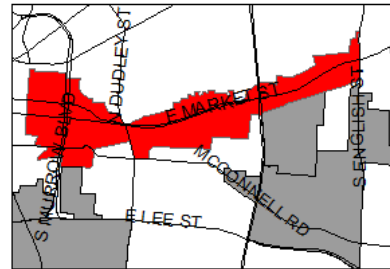
- Market remaining vacant lots for new single family home construction
- Continue housing rehabilitation and lead-safe housing assistance programs

# East Market Street



**Legend**

Redevelopment Commission Owned



East Market Street FY 2015-16 Budget			
Source	Funds Carried Forward	2015-16 Allocation	Total
	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

East Market Street FY 2014-15 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2015-16
Disposition	\$1700	0
<b>Total</b>	<b>\$1700</b>	<b>\$0</b>

## East Market Street FY 14-15 Project Summary

East Market Street is a two-mile corridor beginning on the eastern edge of Greensboro’s downtown. It was the historic heart of the African American business district prior to 1950’s urban renewal efforts and is home to NC A&T and several bordering neighborhoods. The East Market Street Corridor Development Plan, approved in 1998, was designed to enhance the development of business and retail, the university, and adjacent neighborhoods. The primary goal of this plan is to use the redevelopment bond funds to leverage private investment to this corridor. East Market Street Development Corporation (EMSDC) is the “lead agent” for redevelopment efforts in the corridor. EMSDC oversees the implementation of the Jonesboro Scott Park Neighborhood Plan adopted by City Council in August 2009.

- The Heath Community is actively working to implement the neighborhood plan adopted by City Council last year
- Heath Park updated
- The Heath Park entrance is under construction
- All remaining funds have been allocated and encumbered for Bessemer Center rehabilitation



Project Data	
Designated:	1998
Completion (Est.):	2016
Area:	2 miles
\$ Spent:	\$2,066,000
Est. \$ to complete:	\$0
Funding Sources:	1996 & 2000 Redevelopment Bond Funds
Project Manager:	Russ Clegg
336.373.2211	<i>russ.clegg@greensboro-nc.gov</i>



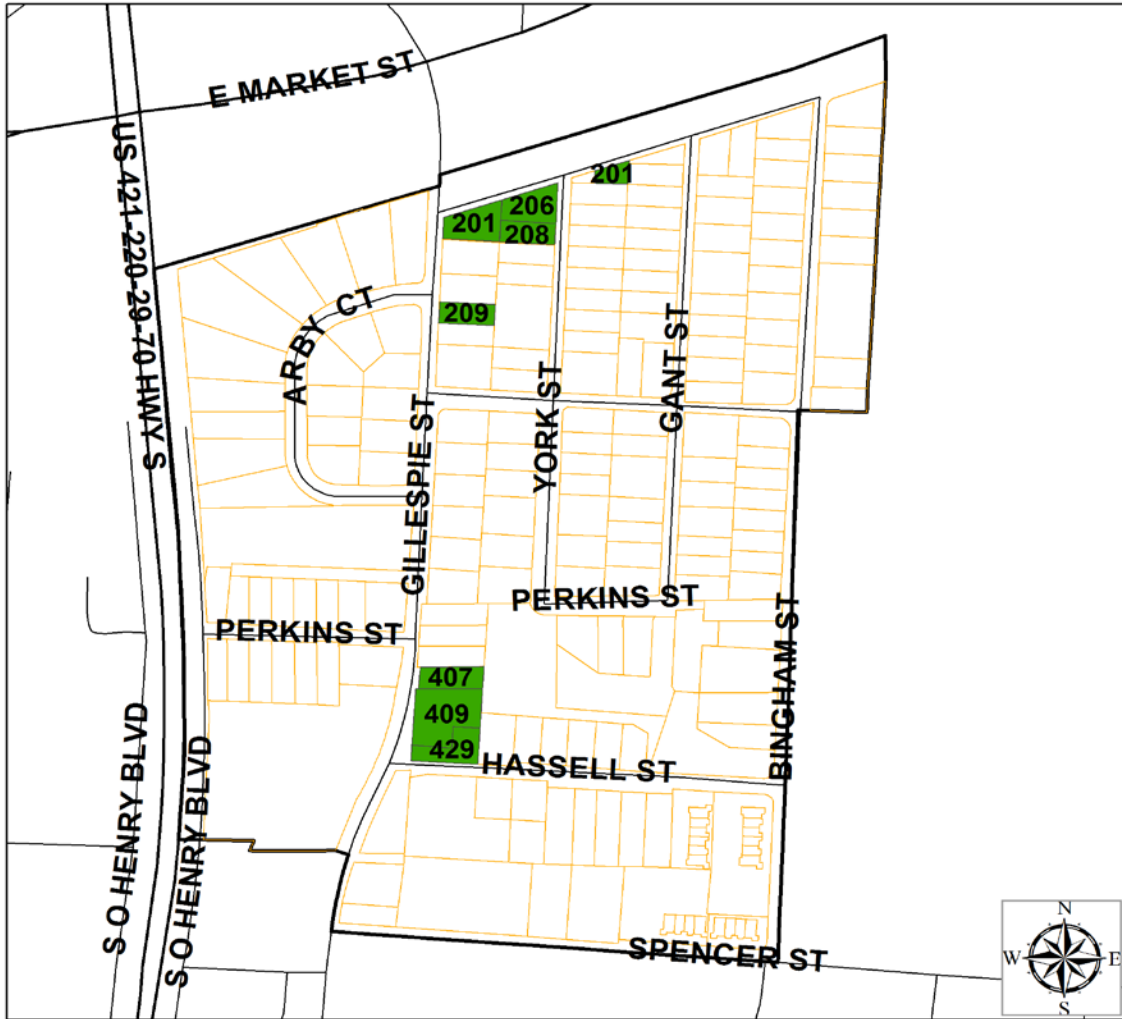
Project Accomplishments	
<ul style="list-style-type: none"> <li>■ EMSDC and HCD completed the Jonesboro Scott Park Neighborhood Plan</li> </ul>	<ul style="list-style-type: none"> <li>■ EMS Merchants Association formed</li> </ul>
<ul style="list-style-type: none"> <li>■ 301 Marshall Street was rehabilitated and sold to an owner-occupant</li> </ul>	<ul style="list-style-type: none"> <li>■ Phase I and II Streetscape and traffic management improvements completed</li> </ul>
<ul style="list-style-type: none"> <li>■ Jonesboro Landing, 17 rental units, rehabilitated</li> </ul>	<ul style="list-style-type: none"> <li>■ Adoption of Heath Community Strategic Plan</li> </ul>



### Annual Look-Ahead (FY 15-16)

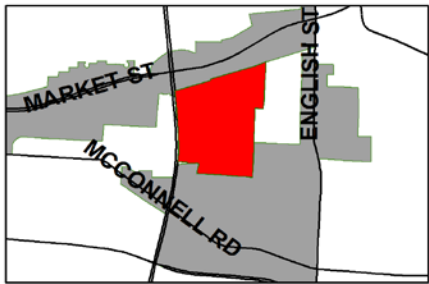
- Continue implementation of Jonesboro-Scott Park Neighborhood Plan and Heath Community Strategic Plan by working closely with the neighborhoods
- Work with EMSDC to finalize rebranding efforts to encompass larger East Greensboro area
- Coordinate property appearance improvement program with EMSDC
- Budget HOME funding for EMSDC expansion of Jonesboro Landing site

# Eastside Park



**Legend**

Redevelopment Commission Owned



Eastside Park FY 2015-16 Budget			
Source	Funds Carried Forward	2015-16 Allocation	Total
	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Eastside Park FY 2014-15 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2015-16
Property Mgmt	\$7,333	\$0
<b>Total</b>	<b>\$7,333</b>	<b>\$0</b>

## Eastside Park FY 14-15 Project Summary

The Commission initiated the redevelopment of Bingham Street in 1990 and expanded redevelopment activities in the area in 1993. The objectives of the plan are to provide rehabilitation assistance to homeowners, to acquire blighted properties, to eliminate illegal activities, and to construct a neighborhood park and other improvements. Most of the goals identified in the original Revitalization Plan have been achieved or exceeded.

- The Commission currently owns three vacant lots in Eastside Park.
- One of two houses rehabilitated by Community Housing Solutions (formerly Housing Greensboro) has been sold; the second is being marketed for sale to an owner-occupant.

**Project Data**

Designated:	1993
Completion (Est.):	2013
Area:	47 acres
\$ Spent:	\$4,560,000
Est.\$ to complete:	\$10,000
Funding Sources:	CDBG, City Bond Funds, HOME
Partnerships:	Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association, Youth Focus, UNCG Design Studio
Project Manager:	Dyan Arkin
336.433.7377	<i>dyan.arkin@greensboro-nc.gov</i>

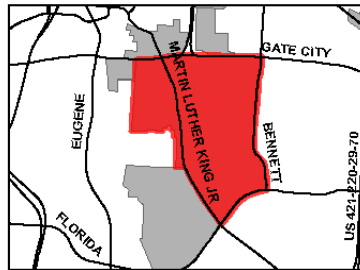
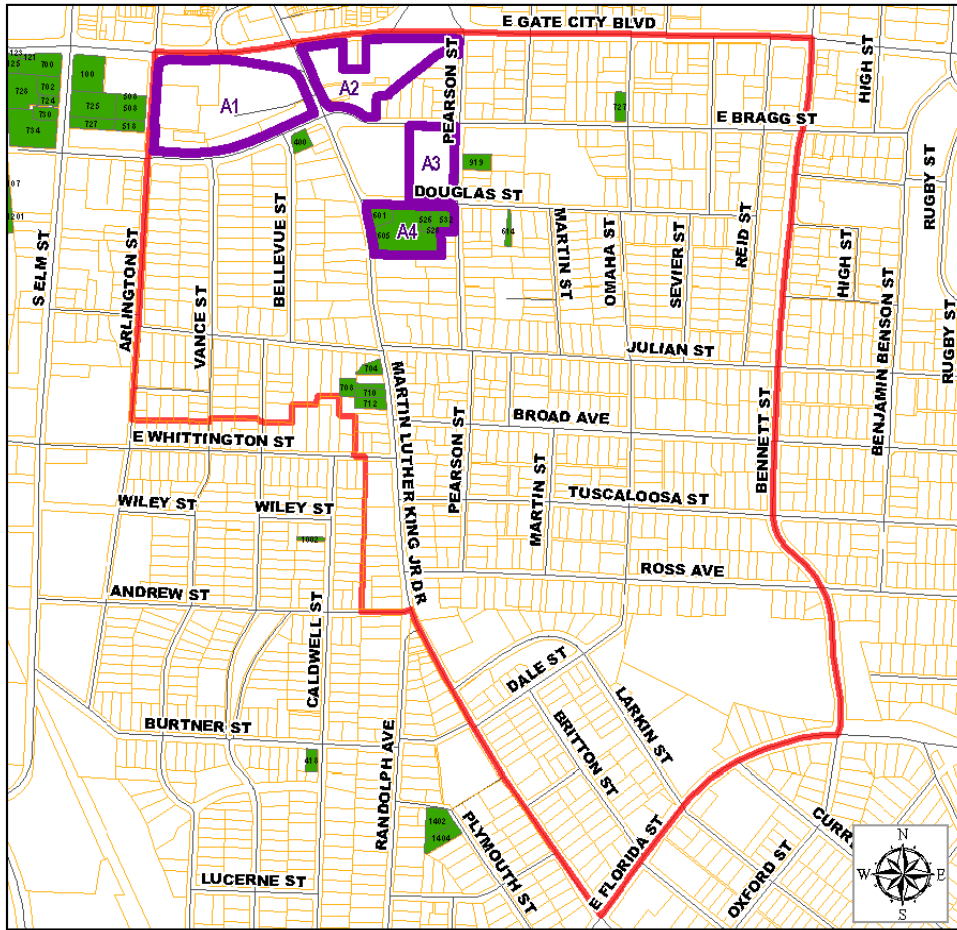
**Project Accomplishments**

■ Over 70 families have purchased new homes on lots assembled by the program	■ Land provided for the Eastside Park Community Center
■ Hassell Street extension was built	■ Eight homes built in partnership with Greater Greensboro Builders Association
■ Additional open space areas were developed	■ Over 80 apartment units have been renovated.
■ My Sister Susan’s House, a maternity home, completed	■ Habitat built Arbor Court, 20 condominiums
■ Two houses relocated to RCG-owned land for rehab and resell	■ Habitat for Humanity constructed a community garden on RCG-owned lot
■ Rehab completed on two houses relocated to RCG-owned land	Community Housing Solutions sold one rehabilitated house

### Annual Look-Ahead (FY 15-16)

- Issue Request for Proposals for housing development on remaining RCG-owned parcels
- Bingham Park upgrade plan with residents of Eastside Park and Cottage Grove and Parks & Rec
- Community Housing Solutions to market and sell one rehabilitated house
- Execute lease with Community Housing Solutions for community garden
- Produce completion report for Eastside Park Neighborhood Redevelopment Plan

# Ole Asheboro



Ole Asheboro FY 2015-16 Budget			
Source	Funds Carried Forward	2015-16 Allocation	Total
CDBG	\$110,000	\$70,000	\$180,000
HOME	\$97,000	\$0	\$97,000
<b>Total</b>	<b>\$197,000</b>	<b>\$70,000</b>	<b>\$277,000</b>

Ole Asheboro FY 2014-15 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2015-16
Disposition	\$131,877	\$110,000
Property Mgmt	\$27,584	\$0
<b>Total</b>	<b>\$159,461</b>	<b>\$110,000</b>



## Ole Asheboro FY 14-15 Project Summary

The Ole Asheboro area was designated in 1979 and a comprehensive neighborhood plan was adopted in 1983. This comparatively large neighborhood revitalization project has included stabilizing existing housing stock, providing for new housing, adaptive reuse and rehabilitation of historic buildings, development of a day care center, and considerable upgrading of the area's deteriorated infrastructure. City Rehab, local ordinance enforcement, and Lead-Safe Housing Assistance Programs are active in the area, and in general, the quality of housing in Ole Asheboro has significantly improved.

Block A-1 of the MLK Jr. North Initiative Plan is in the final stages of predevelopment with construction scheduled to begin in late 2014. City staff is currently drafting a re-issuance of the RFP for the development of Block A-2. The Downtown Greenway is designing the segment that will run along Bragg Street and through the MLK A-2 site with a small connector that will run along Bragg Street connecting to Douglas Park. 30 single family lots are available, as is the rear of MLK North block A-3. The redevelopment commission approved the sale of a 1.5 acre portion of Block A-4 for the development of a Family Dollar establishment slated for construction in late 2014. The upcoming RFP will include the rear of Blocks A-3 and A-4

- Phase 1 of the MLK North A-1 development is on schedule to complete construction mid to late 2016.
- City staff is working with a potential developer for A-2, A-3, and A-4 sites.
- City staff is working with a developer of Family Dollar on A-4 site.

Project Data	
Designated:	1979
Completion (Est.):	2016
Area:	260 acres
\$ Spent:	\$13,128,000
Est. \$ to complete:	\$TBD
Funding Sources:	CDBG
Project Manager:	Vacant

Project Accomplishments	
■ Over 120 homes rehabilitated	■ Lee Street Day Care Center constructed
■ 97 homes built on lots provided through the City	■ Demolish 130 dilapidated housing units
■ Martin Luther King Jr. Drive streetscape project completed	■ Adaptive reuse of Caldwell School for Nettie Coad Apartments
■ 13 historic homes renovated	■ Over 5 miles of upgrades to streets and utilities
■ 2 parks upgraded	■ 1 new open space developed
■ 67 housing units made lead safe	■ Nettie Coad Apartments window replacements and energy efficient upgrades done through Better Buildings Program

### Annual Look Ahead (FY 15-16)

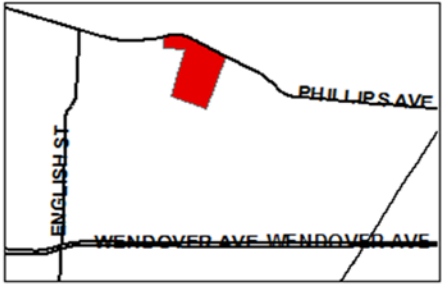
- Coordinate development of MLK Blocks A-2, A-3, and A-4
- Coordinate construction of Douglas Park Greenway spur and segment through MLK A-2 block
- Completion of Phase 1 of MLK Block A-1 by New Zion Missionary Baptist Church
- Pursue opportunities for housing rehab and acquisition of blighted properties

# Phillips Lombardy



**Legend**

Redevelopment Commission Owned



Phillips Lombardy FY 2015-16 Budget			
Source	Funds Carried Forward	2015-16 Allocation	Total
Bond	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Phillips Lombardy FY 2014-15 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2015-16
Property Mgmt	\$8106	\$0
<b>Total</b>	<b>\$8106</b>	<b>\$0</b>

## Phillips-Lombardy FY 14-15 Project Summary

The Phillips-Lombardy Development Plan, adopted in 1990, called for removal of structurally substandard buildings and blighting factors, improved street circulation, and revised land use patterns. An old quarry site is the remaining parcel of land owned by the Commission.

- Redevelopment Commission terminated lease with EDGE for facilitation of Urban Farm.

Project Data	
Designated:	1990
Completion (Est.):	2015
Area:	14 acres
\$ Spent:	\$800,000
Est. \$ to complete:	\$10,000
Funding Sources:	City Bond, CDBG
Project Manager:	Vacant

Project Accomplishments	
■ 3 single family homes built	■ Site for childcare center sold and developed.
■ 2 substandard and detrimental commercial buildings purchased and demolished.	■ 3 acre leasehold executed with EDGE for the development of an Urban Farm.
■ Site Specific Constraints Analysis in February 2009	■ 2104, 2106, and 2108 Phillips Avenue sold for the development of a retail establishment

### Annual Look-Ahead (FY 15-16)

- Coordinate development of the Urban Farm with NC-A&T and Concerned Citizens of Northeast Greensboro.
- Total of nine lots still owned by the Redevelopment Commission.

# South Elm Brownfield



**Legend**  
 Redevelopment Commission Owned



South Elm Street FY 2015-16 Budget			
Source	Funds Carried Forward	2015-16 Allocation	Total
CDBG	\$32,540	\$100,000	\$132,540
HOME	\$790,000	\$0	\$790,000
Powell Bill	\$413,500	\$0	\$413,500
Water Resources	\$369,350	\$0	\$369,350
<b>Total</b>	<b>\$1,605,390</b>	<b>\$100,000</b>	<b>\$1,705,390</b>

South Elm Street FY 2014-15 Expenditures		
Activity	Spent	Carried Forward (unencumbered) to 2015-16
Infrastructure/Environmental	\$67,341	\$782,850
Housing Development	\$0	\$0*
Property Management	\$18,200	\$0
<b>Total</b>	<b>\$85,541</b>	<b>\$782,850</b>

*\*HOME funds reprogrammed pending contract for housing.*

## South Elm Street Brownfields FY 14-15 Project Summary

The South Elm Street Redevelopment Plan was adopted by City Council in February 2007. The plan describes actions necessary to create a vibrant, mixed use development district for this 10-acre site just south of downtown. Environmental assessment, acquisition, relocation, demolition, and remediation are complete.

- Construction underway for Union Square Campus
- Brownfields Agreement finalized with NC Department of Environment & Natural Resources
- Design of streetscape improvements is underway

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Project Data	
Designated:	February 2007
Completion (Est.):	2020
Area:	10 acres
\$ Spent:	\$7,458,080
Est. \$ to complete:	\$4,000,000*
Funding Sources:	BEDI, Section 108 Loan, CDBG, EPA, City Funds
Project Manager:	Dyan Arkin
336.433.7377	<a href="mailto:dyan.arkin@greensboro-nc.gov">dyan.arkin@greensboro-nc.gov</a>
	<i>*Developer may make additional public funding requests during the life of the project.</i>

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Project Accomplishments	
■ 25 parcels purchased and remediated	■ Sanitary sewer lines upgraded
■ Awarded EPA Cleanup grants, HUD BEDI grant, and Section 108 Loan Guarantee	■ Brownfield Agreement finalized with NCDENR
■ South Elm Development Group selected for Master Developer	■ Site selected for Union Square Campus
Construction of Union Square Campus underway	

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### Annual Look-Ahead (FY 15-16)

- Union Square Campus scheduled to open in summer of 2016
- Design and construct infrastructure improvements preliminary to vertical development
- Coordinate and oversee development of site with selected developer



## Willow Oaks FY 14-15 Project Summary

The Morningside/Lincoln Grove Redevelopment Plan, approved in 2000, calls for removal of substandard buildings, the elimination of blighting factors, a Traditional Neighborhood Development district, the rehabilitation of existing homes, the construction of new homes and apartments, and the upgrading of certain public improvements. 210 rental units and over 100 single family homes have been constructed.

Still to be completed: 150 single family homes, Phase III Cottage Grove, Phase III McConnell Road, and the commercial/retail component of the Willow Oaks Village Center. Remaining single family lots are owned by GHDP, which acts the Redevelopment Commission’s agent. The Commission owns the land earmarked for the Village Center.

- Greensboro Housing Development Partnership took possession of three remaining houses in Zone B and sold one
- National Development Council produced real estate report; recommendations being used to reinvigorate housing sales
- Acquired 2115, 2116, and 2128 McConnell Road



<b>Project Data</b>	
Designated:	2000
Completion (Est.):	2015
Area:	250 acres
\$ Spent:	\$13,715,000
Est. \$ to complete:	TBD
Funding Sources:	CDBG, Bond, HOME, Powell Bill, UDAG
Partnerships:	GHA, Mid-City, Urban LLC, Habitat for, Humanity, Eastside Park Neighborhood Association, Willow Oaks Neighborhood Coalition
Project Manager:	Russ Clegg
336.373.2211	<i>russ.clegg@greensboro-nc.gov</i>



<b>Project Accomplishments</b>	
<ul style="list-style-type: none"> <li>■ 40-unit senior village – “The Villas at Willow Oaks” constructed</li> </ul>	<ul style="list-style-type: none"> <li>■ 60-unit family rentals – “The Havens at Willow Oaks” constructed</li> </ul>
<ul style="list-style-type: none"> <li>■ Phase II Infrastructure Improvements constructed</li> </ul>	<ul style="list-style-type: none"> <li>■ 110-unit family rentals – “The Townhomes at Willow Oaks” constructed</li> </ul>
<ul style="list-style-type: none"> <li>■ Community Building constructed</li> </ul>	<ul style="list-style-type: none"> <li>■ 100+ single family homes constructed</li> </ul>
<ul style="list-style-type: none"> <li>■ Two single family homes moved to Eastside Park for rehab and resell</li> </ul>	<ul style="list-style-type: none"> <li>■ 821 Clapp, purchased w/ Neighborhood Stabilization Program funds, rehabbed and sold to owner-occupant</li> </ul>



### Annual Look-Ahead (FY 15-16)

- Land use plans for Phase III Cottage Grove properties.
- Procure builders and construct SF detached and attached for-sale homes.
- Procure developer for Village Center retail/commercial component.





REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2014-15 ANNUAL REPORT  
PROPERTY LOG



## Redevelopment Commission of Greensboro Property Inventory

Total Lots 76

July 1, 2015- June 30,2016

Area	PM	Tax Map #	Full Address	Date Acquired	Area	Current Use/Status	Zoning
Arlington Park	H. Crane	52-3-8	418 BURTNER ST	6/13/1990	6,720	Vacant	R-5
Arlington Park	H. Crane	32-8-2	1002 CALDWELL ST	8/30/1979	3,234	Vacant - not buildable	R-5
Arlington Park	H. Crane	51-5-1	1402 PLYMOUTH ST	9/11/1992	30,800	Vacant	R-5
Arlington Park	H. Crane	51-5-19	1404 PLYMOUTH ST	9/11/1992	11,500	Vacant	R-5
Arlington Park	H. Crane	76-3-1	1524 RANDOLPH AV	3/25/1996	8,547	Vacant	R-5
Eastside Park	D. Arkin	128-2-1	201 GILLESPIE ST	4/19/1995	6,450	Vacant	RM-18
Eastside Park	D. Arkin	128-2-6	209 GILLESPIE ST	1/16/2003	6,250	Leased to CHS for community garden	RM-18
Eastside Park	D. Arkin	129-1-56	407 GILLESPIE ST	12/1/1994	7,250	Vacant	RM-18
Eastside Park	D. Arkin	129-1-55	409 GILLESPIE ST	6/15/2001	12,750	Leased to Eastside Park Community Center	RM-18
Eastside Park	D. Arkin	129-1-54	429 GILLESPIE ST	11/29/1995	3,465	Leased to Eastside Park Community Center	RM-18
Eastside Park	D. Arkin	128-3-1	201-R1 YORK ST	5/17/1995	2,800	Vacant	RM-18
Eastside Park	D. Arkin	128-2-18	206 YORK ST	2/7/2005	9,022	Vacant	RM-18
Eastside Park	D. Arkin	128-2-17	208 YORK ST	2/7/2005	6,453	Vacant	RM-18
Ole Asheboro	H. Cockburn	17-6-1	400 E BRAGG ST	6/12/1989	7,650	Vacant	C-M
Ole Asheboro	H. Cockburn	30-7-3	526 DOUGLAS ST	9/6/1994	6,864	Vacant	TN1
Ole Asheboro	H. Cockburn	30-7-4	528 DOUGLAS ST	9/6/1994	6,600	Vacant	TN1
Ole Asheboro	H. Cockburn	30-7-22	532 DOUGLAS ST	8/29/1990	9,768	Vacant	TN1
Ole Asheboro	H. Cockburn	30-8-8	614 - NEAR DOUGLAS ST	6/23/1992	4,317	Vacant - 12' x 200' btw 614 & 616 - not buildable	R-5
Ole Asheboro	H. Cockburn	30-7-2	601 MARTIN LUTHER KING JR DR	4/16/1999	15,246	Vacant	TN1
Ole Asheboro	H. Cockburn	30-7-1	605 MARTIN LUTHER KING JR DR	11/23/1992	1.54 acre	Vacant	TN1
Ole Asheboro	H. Cockburn	30-5-7	919 PEARSON ST	10/22/2010	1,657	Vacant	R-5
Ole Asheboro	H. Cockburn	31-1-31	704 MARTIN LUTHER KING JR DR	3/13/2012	8,057	Vacant	R-5
Ole Asheboro	H. Cockburn	31-1-6	708 MARTIN LUTHER KING JR DR	3/13/2012	12,838	Vacant	R-5
Ole Asheboro	H. Cockburn	31-1-14	710 MARTIN LUTHER KING JR DR	3/13/2012	8,366	Vacant	R-5
Ole Asheboro	H. Cockburn	31-1-15	712 MARTIN LUTHER KING JR DR	3/13/2012	8,725	Vacant	R-5
Near Willow Oaks	D. Arkin	203-9-23	2503 EVERITT ST	1/18/1978	13,000	Vacant	RM-18
Phillips/Lombardy	H. Crane	195-2-54	1209 LOMBARDY ST	6/29/1990	9,000	Vacant	R-5
Phillips/Lombardy	H. Crane	195-2-53	1211 LOMBARDY ST	6/29/1990	9,052	Vacant	R-5
Phillips/Lombardy	H. Crane	195-2-52	1215 LOMBARDY ST	6/29/1990	9,052	Vacant	R-5
Phillips/Lombardy	H. Crane	195-2-51	1301 LOMBARDY ST	6/29/1990	9,052	Vacant	R-5

## Redevelopment Commission of Greensboro Property Inventory

Total Lots 76

July 1, 2015- June 30,2016

Area	PM	Tax Map #	Full Address	Date Acquired	Area	Current Use/Status	Zoning
Phillips/Lombardy	H. Crane	195-2-50	1303 LOMBARDY ST	6/29/1990	9,052	Vacant	R-5
Phillips/Lombardy	H. Crane	195-2-49	1305 LOMBARDY ST	6/29/1990	9,052	Vacant	R-5
Phillips/Lombardy	H. Crane	195-2-48	1307 LOMBARDY ST	6/29/1990	8,680	Vacant	R-5
Phillips/Lombardy	H. Crane	195-2-30	2110 PHILLIPS AV	6/15/1990	5.25 acres	Vacant - part leased to CCNEG for urban farm	R-5
Phillips/Lombardy	H. Crane	195-2-41	1412 TILLERY DR	1/15/1991	1.94 acres	Vacant	R-5
S. Elm Street	D. Arkin	8-3-1	125 GATE CITY BLVD	5/30/2007	7,841	Vacant	CD-CB
S. Elm Street	D. Arkin	8-3-5 & 8-3-6	702-714 & 724 SOUTH ELM ST	3/23/2007	17,792	Vacant	CD-CB
S. Elm Street	D. Arkin	8-3-4 & 8-3-7	728 & 730 SOUTH ELM ST	6/28/2007	33,994	Vacant	CD-CB
S. Elm Street	D. Arkin	17-1-14	725 SOUTH ELM ST	11/6/2013	31,954	Vacant	CD-CB
S. Elm Street	D. Arkin	17-1-13	727 SOUTH ELM ST	11/6/2013	13,459	Vacant	R-5
S. Elm Street	D. Arkin	0000505	734 SOUTH ELM ST	6/4/2007	43,541	Vacant	CD-CB
S. Elm Street	D. Arkin	0001146	100 E. GATE CITY BLVD	6/27/2007	31,358	Vacant	CD-CB
S. Elm Street	D. Arkin	0001147	508 ARLINGTON ST	6/27/2007	21,358	Vacant	CD-CB
S. Elm Street	D. Arkin	18-3-6	107 W.BRAGG ST	3/10/2007	22,780	Vacant	CD-CB
S. Elm Street	D. Arkin	8-3-13 & 8-3-14	121 & 123 W. GATE CITY BLVD	6/26/2007	2,400	Vacant	CD-CB
S. Elm Street	D. Arkin	17-1-17	518 ARLINGTON ST.	11/6/2013	4,500	Vacant	CD-CB
S. Elm Street	D. Arkin	8-3-3	700 SOUTH ELM ST	6/22/2006	162,300	Vacant	CD-CB
Willow Oaks	D. Arkin	102-8-50	1520 MCCONNELL RD	7/28/2000	4,435	Vacant	RM-18
Willow Oaks	D. Arkin	102-7-18	1723 (aka 1721) MCCONNELL RD	1/6/2003	8,463	Vacant	TN1
Willow Oaks	D. Arkin	102-8-13	1600 MCCONNELL RD	12/14/2004	5,544	Vacant	RM-18
Willow Oaks	D. Arkin	102-8-14	1602 MCCONNELL RD	12/31/2013	7,493	Vacant	RM-18
Willow Oaks	D. Arkin	102-8-15	1604 MCCONNELL RD	12/31/2013	5,545	Vacant	RM-18
Willow Oaks	D. Arkin	102-6-18	1605 MCCONNELL RD	9/13/2004	11,430	Vacant	PUD
Willow Oaks	D. Arkin	102-6-17	1607 MCCONNELL RD	9/14/2004	10,385	Vacant	PUD
Willow Oaks	D. Arkin	102-6-16	1609 MCCONNELL RD	9/22/2004	10,600	Vacant	PUD
Willow Oaks	D. Arkin	130-6-10	1901 MCCONNELL RD	10/5/2001	5,017	Vacant	TN1
Willow Oaks	D. Arkin		807 WILLOW HOPE PL		4,927	Vacant	TN1
Willow Oaks	D. Arkin		805 WILLOW HOPE PL		4,651	Vacant	TN1
Willow Oaks	D. Arkin		803 WILLOW HOPE PL		4,317	Vacant	TN1
Willow Oaks	D. Arkin		801 WILLOW HOPE PL		8,178	Vacant	TN1
Willow Oaks	D. Arkin	191-2-2	213 S ENGLISH ST	7/10/2001	32,475	Vacant	RM-18

## Redevelopment Commission of Greensboro Property Inventory

Total Lots 76

July 1, 2015- June 30,2016

Area	PM	Tax Map #	Full Address	Date Acquired	Area	Current Use/Status	Zoning
Willow Oaks	D. Arkin	191-2-4	215 S ENGLISH ST	9/20/2002	8,043	Vacant	RM-18
Willow Oaks	D. Arkin	191-2-5	217 S ENGLISH ST	9/20/2002	16,250	Vacant	RM-18
Willow Oaks	D. Arkin	191-2-6	219 S ENGLISH ST	12/2/2003	19,567	Vacant	RM-18
Willow Oaks	D. Arkin	191-1-10	222 S ENGLISH ST	9/4/2002	11,250	Vacant	RM-18
Willow Oaks	D. Arkin	191-1-11	224 S ENGLISH ST	9/4/2002	11,250	Vacant	RM-18
Willow Oaks	D. Arkin	191-1-12	226 S ENGLISH ST	9/4/2002	11,250	Vacant	RM-18
Willow Oaks	D. Arkin	102-7-30	701 DORGAN AVE	3/21/2012	9,260	Vacant	TN1
Willow Oaks	D. Arkin	102-7-15	728 GILLESPIE ST.	9/9/2011	4,845	Vacant	TN1
Willow Oaks	D. Arkin	102-4-7	647 O'HENRY BLVD		7,642	Vacant - not buildable	TN1
Willow Oaks	D. Arkin	102-4-9	649 O'HENRY BLVD		5,921	Vacant - not buildable	TN1
Willow Oaks	D. Arkin	0013436	2115 EVERITT ST		21,825	Vacant	TN1
Willow Oaks	D. Arkin	0013502	2116 EVERITT ST		27,685	Vacant	TN1
Willow Oaks	D. Arkin	0013503	2120 EVERITT ST		7,086	Vacant	TN1
Willow Oaks	D. Arkin	0013505	2122 McCONNELL RD		10,592	Vacant	TN1
Willow Oaks	D. Arkin	0021345	2128 EVERITT ST		41,333	Vacant	TN1

