

REDEVELOPMENT COMMISSION OF GREENSBORO

ANNUAL REPORT

FY 2017-2018



**CITY OF GREENSBORO
PLANNING DEPARTMENT**

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

Charles McQueary, Chair

Clinton Gravely, Vice Chair

Dawn Chaney

Robert Enochs

Angela Harris

Ryan Saunders, Alternate

Member	Meetings Attended	Meetings Absent	Appointed	Term Ends	Council District
Dawn Chaney	11	0	2010	2019	4
Robert Enochs	6	5	2011	2016*	3
Clinton Gravely	9	2	2011	2020	2
Angela Harris	6	5	2014	2018*	1
Charles McQueary	11	0	2010	2022	5
Ryan Saunders	3	1	2018	2023*	Alternate

Commissioners who resign or reach the end of their terms continue to serve until an appointment is made by City Council.

Eleven (11) regular or special meetings were held during this period.

REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2017-18 ANNUAL REPORT SUMMARY

Redevelopment Commission of Greensboro

2017-2018 Annual Report Summary

The Redevelopment Commission oversees redevelopment initiatives in seven active redevelopment areas: Arlington Park, Eastside Park, Heritage House, Ole Asheboro, Phillips Lombardy, South Elm Street, and Willow Oaks.

Arlington Park Project Manager – Hart Crane

- Neighborhood association support; property management
- FY Expenditures: \$2918

Eastside Park Project Manager – Dyan Arkin

- Neighborhood association support; property management
- FY Expenditures: \$2312

Heritage House Project Manager – Dyan Arkin

- Acquisition of residential units; negotiations with 312 Meadowview property owner; property management
- FY Expenditures: \$21,746

Ole Asheboro Project Manager – Hart Crane

- Executed sales/development agreement for LIHTC senior housing for A-2 and A-3 sites; construction of two single-family homes; completion of Downtown Greenway section; property management; acquisition/demolition of property for A-2 site
- FY Expenditures: \$339,133

Phillips Lombardy Project Manager – Dyan Arkin

- Property management
- FY Expenses: \$1149

South Elm Street Project Manager – Dyan Arkin

- Executed Sales/Development Agreement for mixed use development on the west block; submitted Brownfields Agreement for Elm/Eugene property to NC Department of Environmental Quality; completed contiguous segment of Downtown Greenway; property management
- FY Expenditures: \$26,836

Willow Oaks Project Manager – José Colón

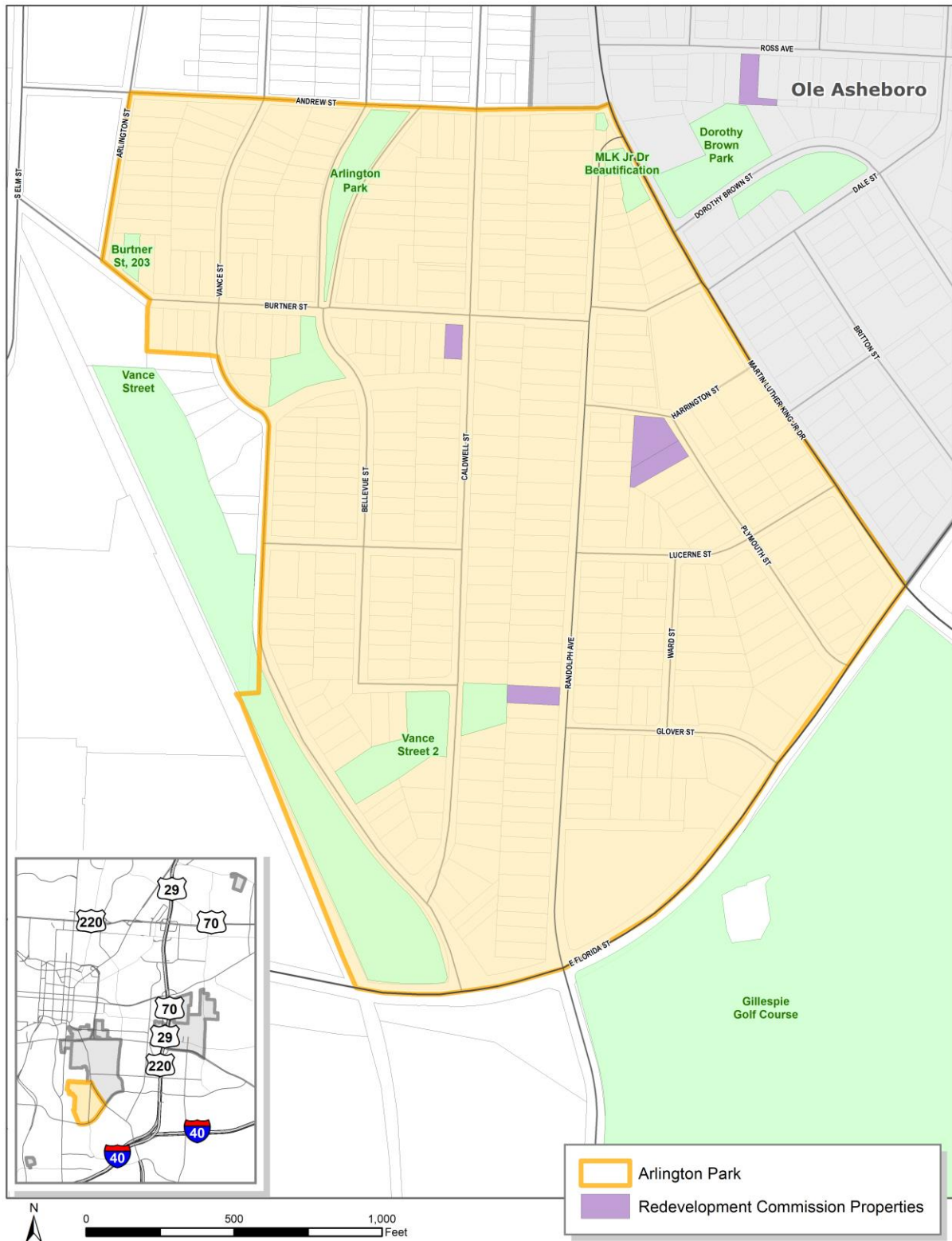
- Adopted neighborhood and revised redevelopment plan; continued assessment of Bingham Park; conveyed land for soccer field to Parks & Rec; amended Covenants, Conditions, and Restrictions; issued RFP for single-family or multifamily development along McConnell Rd; property management
- FY Expenditures: \$53,874

FY 2017-2018 Redevelopment Area Expenditures: \$447,968

REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2017-18 ANNUAL REPORT PROJECT AREA REPORTS

ARLINGTON PARK REDEVELOPMENT PLAN AREA MAP



ARLINGTON PARK REDEVELOPMENT PLAN AREA 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 1980s. Over the years, most of the goals of the neighborhood plan have been accomplished.

Designated: 1979
Area: 90 acres
Project Manager: Hart Crane

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Remove structurally substandard buildings	Removed nuisance commercial & residential properties	Complete
Encourage extensive rehabilitation	Over 60 homes rehabilitated, including historic structures	Ongoing

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
418 Burtner St	Add to SF Lot Initiative or RFP	2019
1002 Caldwell St	Convey to contiguous property owners	2019
1402 Plymouth St	RFP for single-family or multifamily housing development	2019
1404 Plymouth St		
1524 Randolph Ave	Add to SF Lot Initiative or RFP	2109

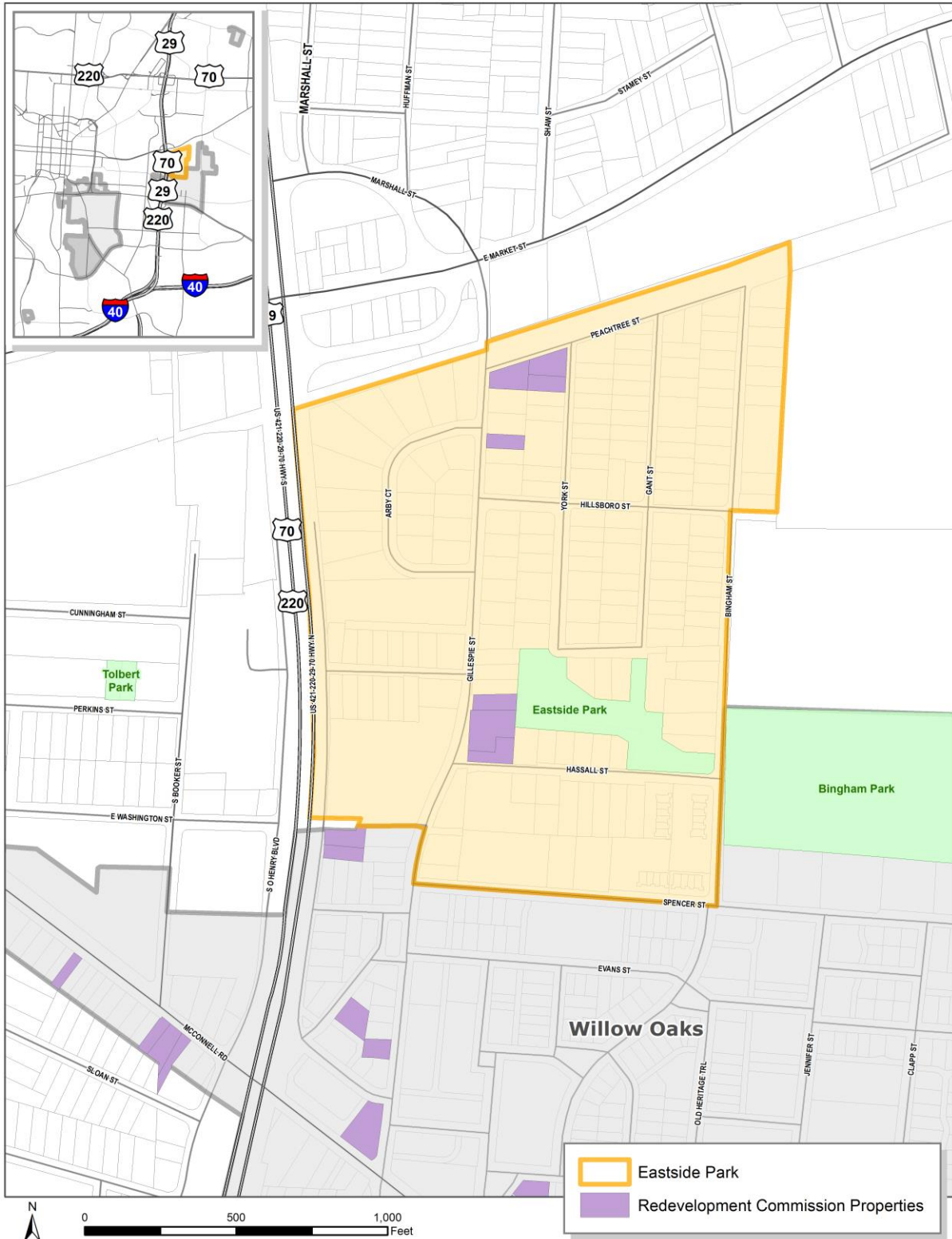
FY 17-18 ACTIVITY SUMMARY

- Neighborhood association support; and
- Property Management.

FY 18-19 LOOK-AHEAD

- Market remaining vacant lots for new single-family or multifamily home construction; and
- Continue engagement with neighborhood association and provide support for new leadership.

EASTSIDE PARK REDEVELOPMENT PLAN AREA MAP



EASTSIDE PARK REDEVELOPMENT PLAN AREA 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.

Designated: 1993
Area: 47 acres
Project Manager: Dyan Arkin

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Increase single family housing and homeownership	Acquisition & clearance of substandard housing	Complete
	New construction of single family houses	Ongoing
	Rehabilitation of single-family & multifamily residential units	Complete
	Land assembly & replatting along Hassell & Perkins	Complete
Infrastructure improvements	Extension of Hassell to Bingham	Complete
	Addition of street lighting	Complete
Visual improvements	Entrance sign at Peachtree	Complete
	Clearance of drainage area between Perkins & Hassell	Complete

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
201 Gillespie St	Request for Proposals (RFP) for construction of single-family or multifamily housing	2019
206 York St		
208 York St		
407 Gillespie St		
209 Gillespie St	Leased to Community Housing Solutions for community garden	2022
409 Gillespie St	Leased to Eastside Park Community Center	Ongoing
429 Gillespie St		

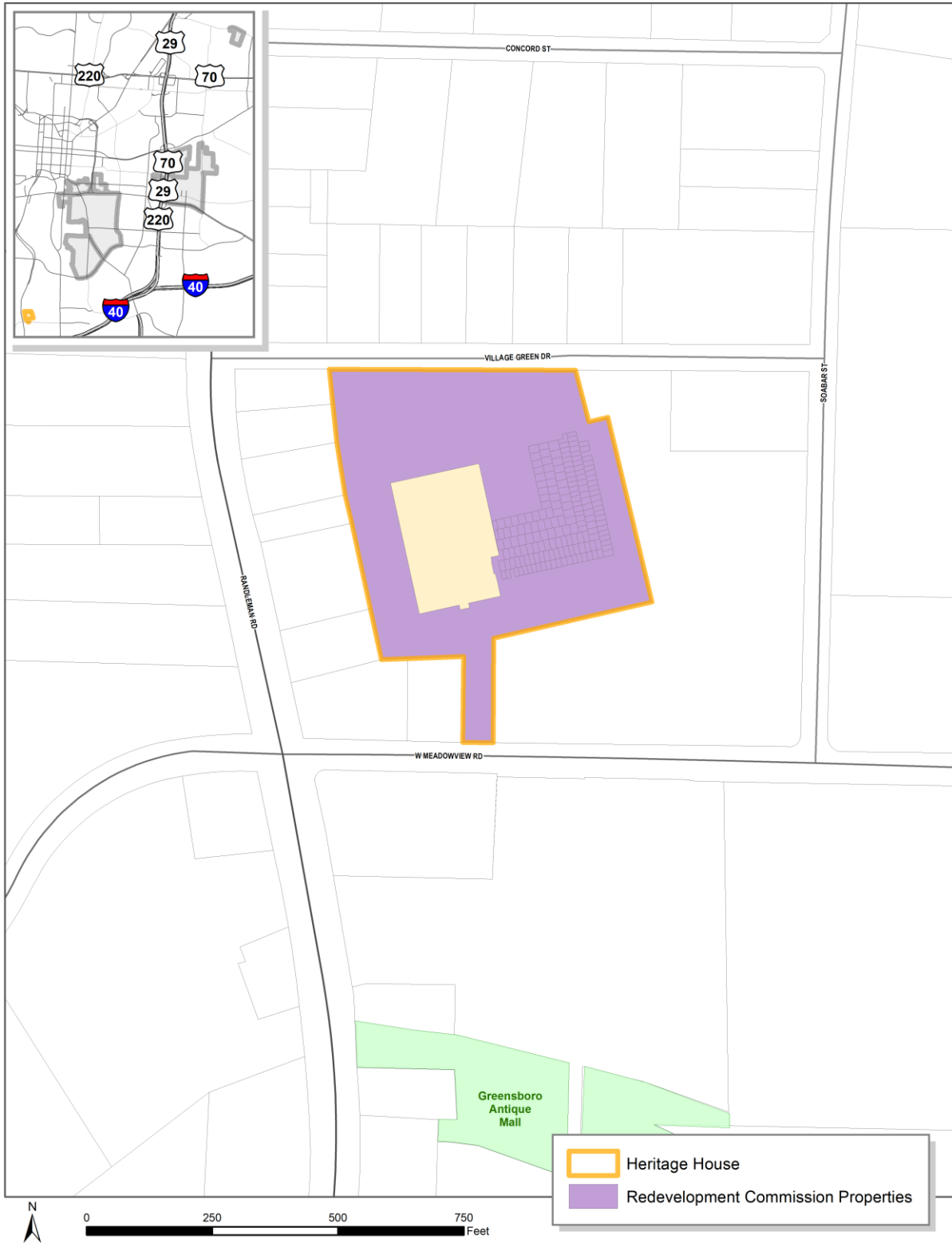
FY 17-18 ACTIVITY SUMMARY

- NCA&T students used Gillespie/York corner for a class project to imagine development;
- East Greensboro Now engaged community residents to rebuild neighborhood association;
- City assisted with removal of fallen trees after hurricane;
- Parks & Rec continued work with the NC Department of Environmental Quality to assess and remediate Bingham Park; and
- Property Management.

FY 18-19 LOOK-AHEAD

- Solicit developers and builders for construction of single-family or multifamily housing;
- Continue engagement with community residents through neighborhood association; and
- Collaborate with Parks & Rec to remediate and plan for upgrades at Bingham Park.

HERITAGE HOUSE REDEVELOPMENT PLAN AREA MAP



HERITAGE HOUSE REDEVELOPMENT PLAN AREA SUMMARY

A Redevelopment Plan was developed for the Heritage House Redevelopment Area, which consists of +6.9 acres located at 310-312 West Meadowview Road in south central Greensboro, North Carolina. The goal of the plan is to restore the redevelopment area to economic vibrancy by eliminating blighting influences; removing substandard structures; and assembling the parcels necessary to redevelop the site. The existing event center at 312 Meadowview was not declared blighted and is intended to be integrated into the redevelopment of the site.

Designated: 2015
Area: 6.9 acres
Project Manager: Dyan Arkin

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Eliminate blighting influences	Relocation of residential tenants & acquisition of units	Complete
Remove substandard structures	Demolition of residential units	Not started
Assemble parcels necessary to redevelop site	Acquisition of residential units	Complete

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
310 West Meadowview Rd	Demolish residential tower & offer land for development in accordance with adopted Plan	2019-2022

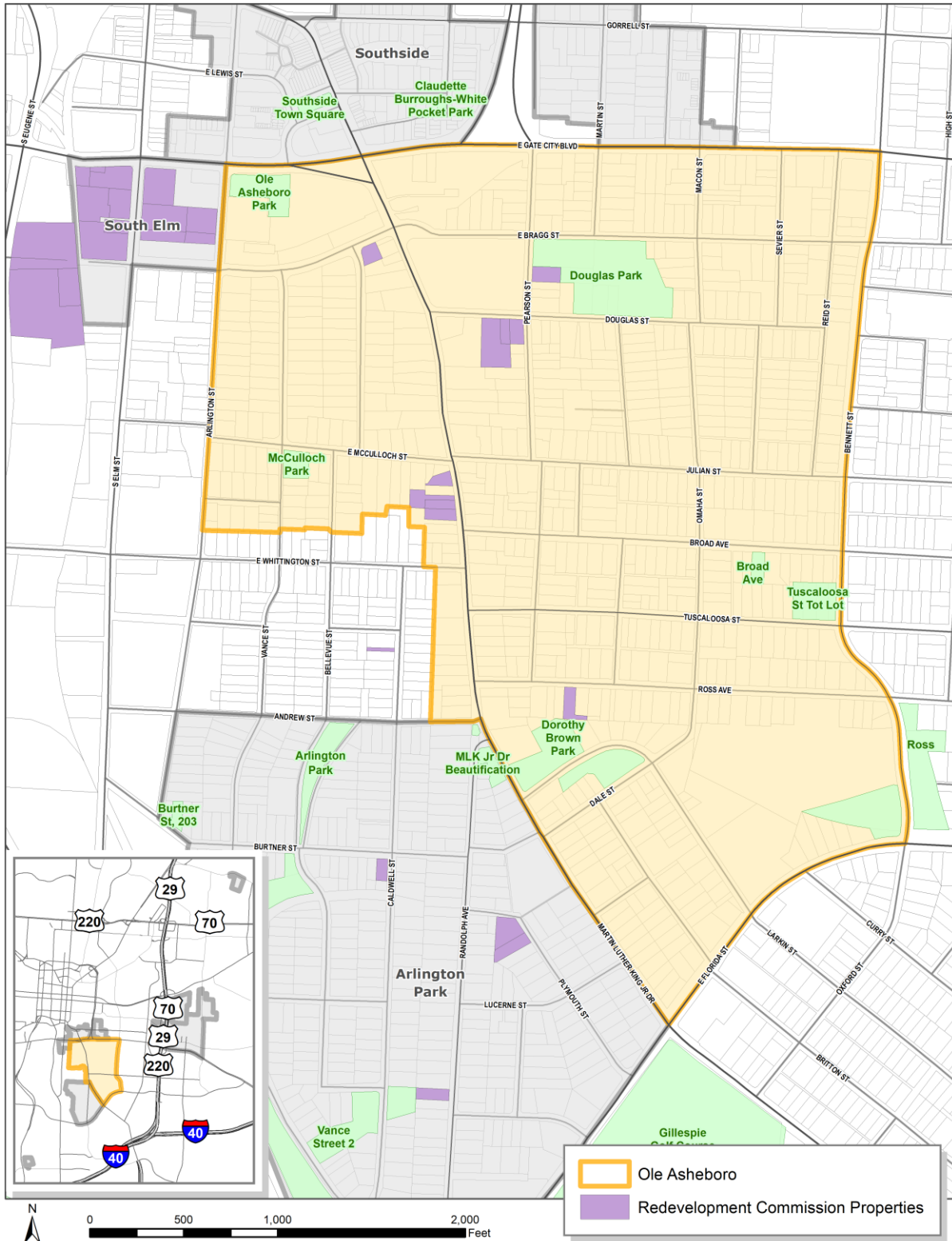
FY 17-18 ACTIVITY SUMMARY

- Acquisition of all residential units voluntarily and by eminent domain;
- Ongoing negotiations with owner of 312 Meadowview regarding ownership and dispositions of common areas; and
- Property Management.

FY 18-19 LOOK-AHEAD

- Demolish residential tower;
- Finalize negotiations with owner of 312 Meadowview; and
- Replat property as necessary to facilitate redevelopment.

OLE ASHEBORO REDEVELOPMENT PLAN AREA MAP



	Ole Asheboro
	Redevelopment Commission Properties

OLE ASHEBORO REDEVELOPMENT PLAN AREA SUMMARY

A comprehensive neighborhood plan was adopted in 1980, with multiple revisions and updates since. The most recent update was in 2004, and a Traditional Neighborhood Plan for the MLK North area was completed in 2005. Activities within this comparatively large neighborhood revitalization area have included stabilizing existing housing stock, providing for new housing, adaptive reuse and rehabilitation of historic buildings, development of a day care center, and considerable upgrades to the area’s deteriorated infrastructure. City Rehab, local ordinance enforcement, and Lead-Safe Housing Assistance Programs continue to be active in the area.

Designated: 1979
Area: 260 acres
Project Manager: Hart Crane

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Diverse scale of development opportunities	Assistance with New Zion residential development on A-1 site	Ongoing
	Single-Family Lot Initiative	Ongoing
	Development of affordable senior living by Prestwick Development	Ongoing
Integrate mixed-use development patterns	Development of A-2 site	Predevelopment
Connections to institutions, greenway, and natural systems	Coordination & commencement of Douglas Park Greenway spur	Predevelopment
	Construction of Downtown Greenway on A-2 site	Complete

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
526 Douglas St	Convey land contingent upon satisfaction of conditions of RCG, City, & Prestwick Development Sales Development Agreement	2020
528 Douglas St		
532 Douglas St		
515 Julian St	Add to Single-Family Lot Initiative or RFP	2019
525 Julian St		
400 E Bragg St	Leased to neighborhood association for community garden	Ongoing
704 MLK Jr Dr	Add to Single-Family Lot Initiative or RFP	2019
708 MLK Jr Dr	Add to Single-Family Lot Initiative or RFP	TBD
710 MLK Jr Dr		
712 MLK Jr Dr		

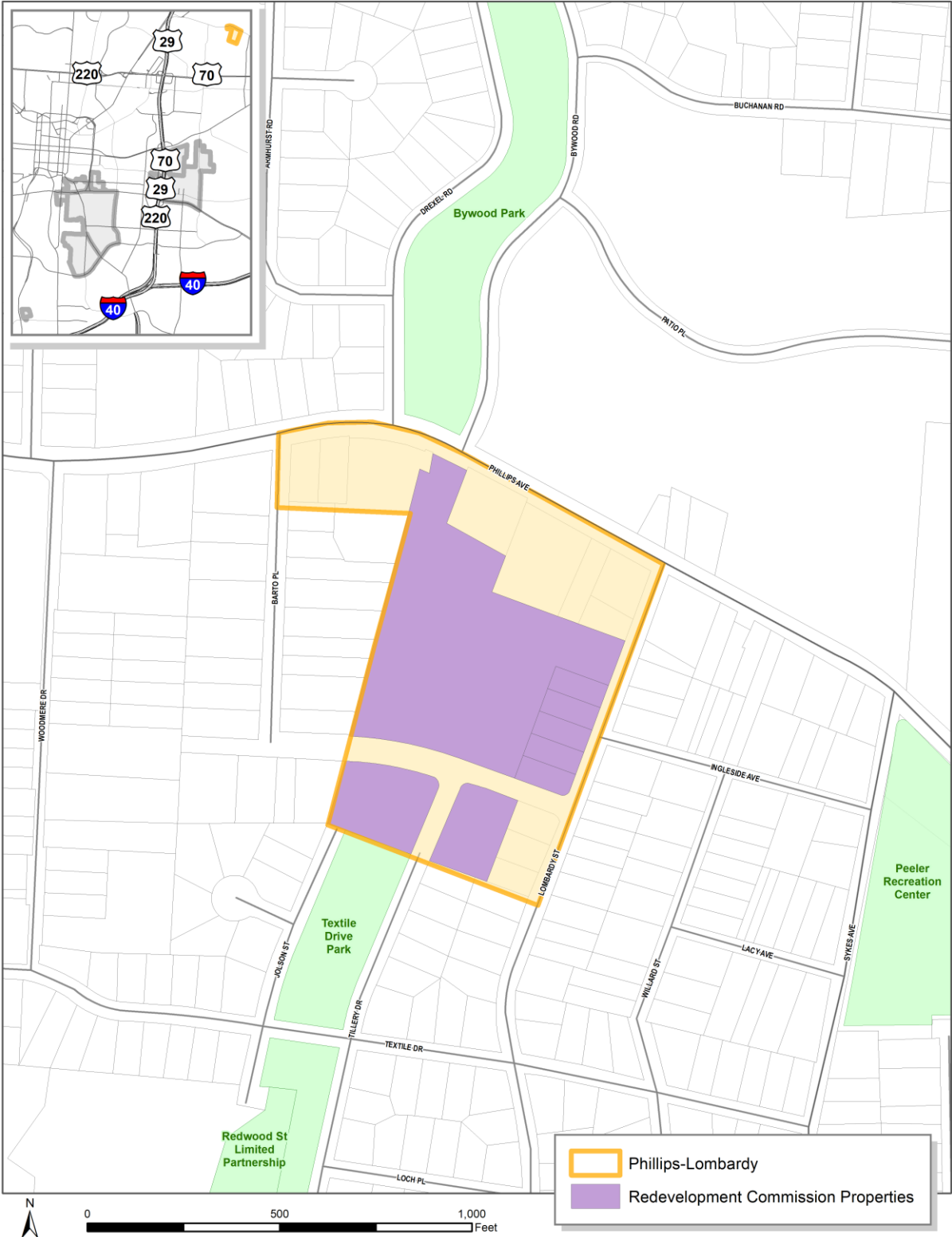
FY 17-18 ACTIVITY SUMMARY

- Executed Sales Development Agreement with Prestwick and City for sites A-3 and A-4;
- Continued construction/disposition of single-family homes under Single-Family Lot Initiative;
- Acquired and demolished house at 326 E Gate City Blvd for inclusion in A-2 site;
- Completed the section of the Downtown Greenway located on the A-2 property; and
- Property Management.

FY 18-19 LOOK-AHEAD

- Develop A-3 and A-4, contingent upon award of Low Income Tax Credits to Prestwick;
- Construct/ sell two single-family homes under the Single-Family Lot Initiative;
- Coordinate design/construction of greenway spur from Downtown Greenway to Douglas Park;
- Assess lighting along MLK Jr Dr for possible street light upgrades; and
- Refurbish large-scale neighborhood signs.

PHILLIPS-LOMBARDY REDEVELOPMENT PLAN AREA MAP



PHILLIPS-LOMBARDY REDEVELOPMENT PLAN AREA SUMMARY

The Phillips-Lombardy Redevelopment 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.

Designated: 1990
Area: 14 acres
Project Manager: Dyan Arkin

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Removal of substandard buildings	Acquisition & demolition of structures contributing to blight	Complete
Eliminate blighting factors		
Improve traffic circulation	Open Brighton from Barto to Lombardy; extend Tillery to Barto	Outstanding
Revise land use patterns	Rezone from commercial to institutional & residential	Complete
	Plat for single family housing development	Complete
	Site sold for development of Dollar General Store	Complete
	Site sold for development of childcare center	Complete

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
1209 Lombardy St	Subdivide, dedicate right-of-way to City for construction of access; request for Proposals for single family housing development	2020
1211 Lombardy St		
1215 Lombardy St		
1301 Lombardy St		
1303 Lombardy St		
2110 Phillips Ave	Subdivide; dedicate right-of-way to City for construction of access & open space	2020
1412 Tillery Dr	Subdivide; dedicate right-of-way to City for construction of access & open space	2020

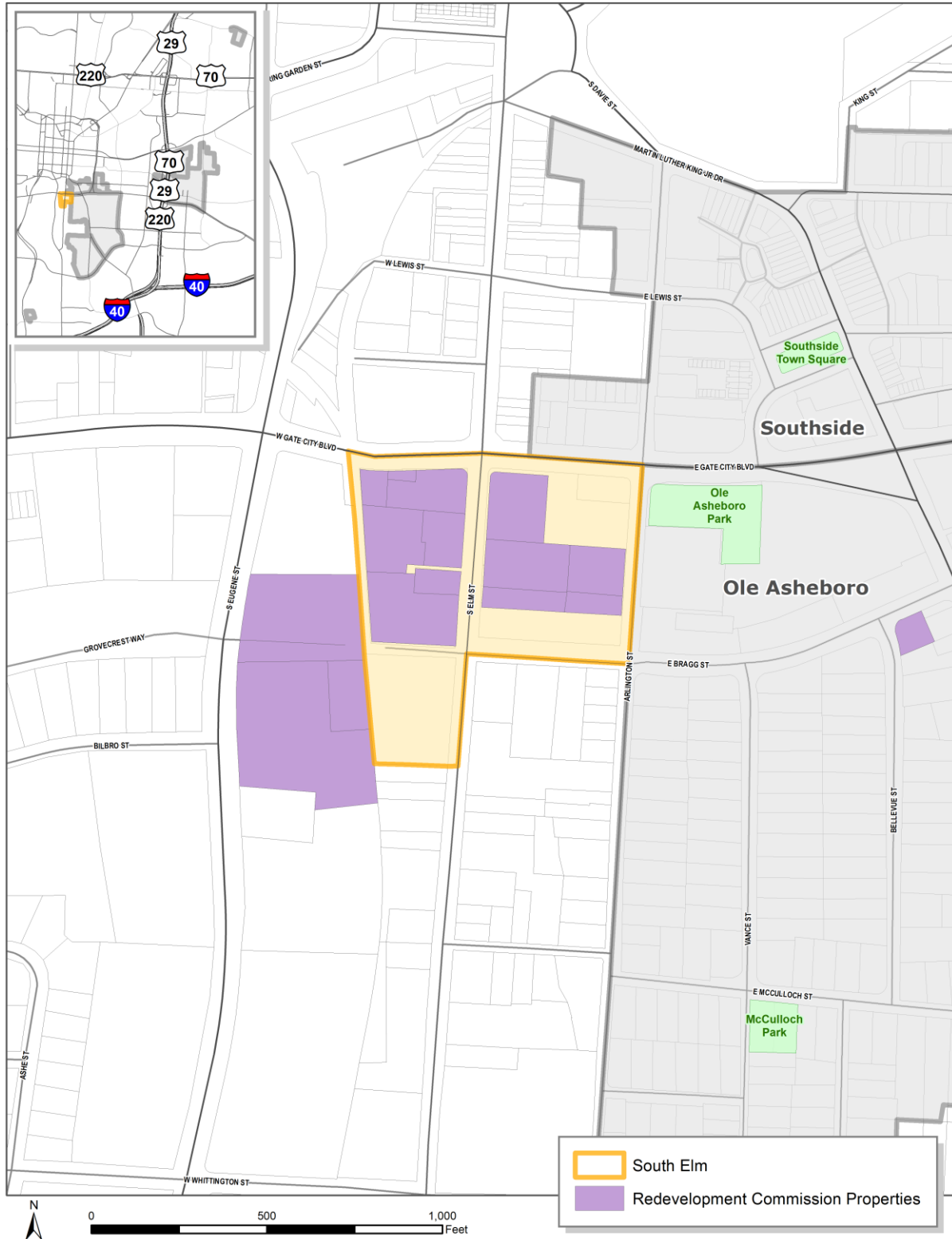
FY 17-18 ACTIVITY SUMMARY

- Property Management.

FY 18-19 LOOK-AHEAD

- Continue to support use of land by Concerned Citizens of NE Greensboro and NCA&T for urban farming;
- Research dedication of rights-of-way to city; and
- Produce land use plan in accordance with 2009 feasibility study and 1990 Redevelopment Plan.

SOUTH ELM STREET REDEVELOPMENT AREA MAP



SOUTH ELM STREET REDEVELOPMENT AREA 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. The first development component, Union Square Campus, was completed in 2016. Redevelopment Commission-owned property at 1015 S Eugene St, 1201 S Eugene St, and 107 W Bragg St is anticipated to be added to the redevelopment area subsequent to completion of a Brownfields Agreement.

Designated: 2007
Area: 10 acres
Project Manager: Dyan Arkin

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Create a visually attractive, safe, and vibrant gateway	Add streetscape along Gate City & S Elm	In progress
Connect to downtown and neighborhoods to the east and west	Provide pedestrian & bike access along S Elm between Gate City & the Downtown Greenway	In progress
Address existing environmental issues	Assessment and remediation	Complete
Support cultural heritage and preserve character	Support reuse of Flour Mill building	Complete
Create viable opportunities for private investment	Assessment, remediation, & site assembly	Complete
Establish a mix of uses that creates a unique identity	Master planning for public spaces, residential, commercial, institutional, & retail	In progress

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
1015 S Eugene St 1201 S Eugene St 107 W Bragg St	Complete Brownfields Agreement; add to redevelopment area; RFP for mixed use development	2020-2021
700 S Elm St 702-714 & 724 S Elm St 728, 730 & 734 S Elm St 125 W Gate City Blvd 121 & 123 W Gate City Blvd	Convey to the Arden Group for mixed use development under executed sale/development agreement	2019
725 S Elm St 727 S Elm St 100 E Gate City Blvd 508 Arlington St 518 Arlington St	Market for mixed use development under Master Development Agreement with South Elm Development Group	2019-2021

FY 17-18 ACTIVITY SUMMARY

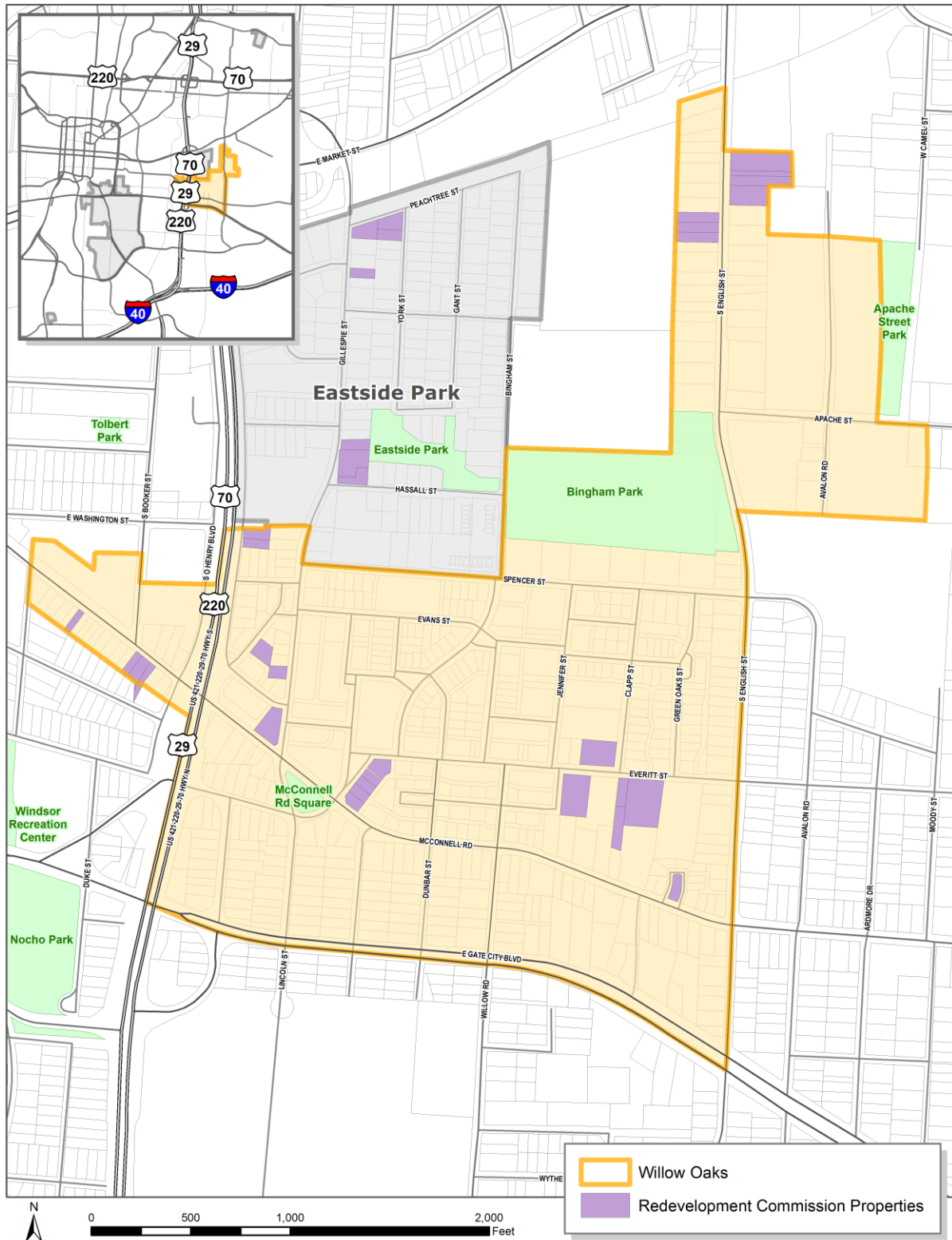
- Completed Downtown Greenway segment along Bragg St;
- Drafted Brownfields Agreement for properties west of the railroad tracks;
- Constructed temporary parking area for public use;
- Executed Sales/Development Agreement with the Arden Group for mixed use development of the west block; and
- Property management.

FY 18-19 LOOK-AHEAD

- Complete design and construction of Phase 2 streetscape and infrastructure improvements;
- Begin construction of mixed use development on west block;
- Coordinate and oversee development of remainder of redevelopment area with selected Master Developer and component developers; and
- Execute Brownfields Agreement for 5-acre Bragg/Eugene parcel owned by RCG.

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WILLOW OAKS REDEVELOPMENT AREA MAP



WILLOW OAKS REDEVELOPMENT AREA SUMMARY

The Willow Oaks Redevelopment Plan, adopted in 2017, is a comprehensive update to the Morningside/Lincoln Grove Redevelopment Plan originally adopted in 2000. Objectives in this plan include: development of vacant lots with high-quality design and mixed housing types, building social infrastructure and creating a civic spaces, expanding open spaces and recreation opportunities, improving connectivity between Willow Oaks and surrounding neighborhoods, and enhancing investment of surrounding areas. Remaining single-family lots are owned by GHDP, which acts as the Redevelopment Commission’s agent.

Designated: 2000
Area: 47 acres
Project Manager: José Colón

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Develop vacant lots with single-family attached/detached housing	Procure builders & developers	Ongoing
Rehabilitation existing housing	Utilize existing City rehab programs & partner with local nonprofits	Ongoing
Expand open spaces & recreation opportunities	Develop community soccer field at Charles Harshaw	Complete
	Develop park along McConnell & Willow Hope	Not started
Build social infrastructure & create civic spaces	Expand community center programming	Not started
	Develop open market building	Not started
Improve infrastructure, connectivity, & community esthetics	Add sidewalk & walkways as needed	Not started
	Close portion of Willow Hope	Not started
	Improve landscaping & signage at McConnell	Not started
	Inventory & maintain street trees	Not started

LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
2503 Everitt St	Sell to adjacent church for community use	2019/2020
801-803 Willow Hope Pl	Convey to Parks & Rec for development of small park	2019/2020
805-807 Willow Hope Pl & 1901 McConnell Rd	Develop open market building for lease or sale to community organization	2019/2020
2122 McConnell Rd	Subdivide & convey to adjacent church	2019/2020
2115, 2116, 2120, & 2128 Everitt St	RFP for development of multifamily housing	TBD
1520, 1600, 1602, & 1604 McConnell Rd	RFP for development of single-family or multifamily housing	TBD
1723 McConnell Rd, 701 & 728 Dorgan Ave	RFP for development of single-family housing	TBD
647 & 649 S O’Henry Blvd	Work with community partners to develop urban farm or community garden for unbuildable lots	TBD
213, 215, 217, & 219 S English St	Improve access to from S English to Avalon; RFP for multifamily housing	TBD
222, 224, & 226 S English St	RFP for single-family or multifamily housing	TBD

FY 17-18 ACTIVITY SUMMARY

- Adopted Willow Oaks Neighborhood and Redevelopment Plan;
- Parks & Rec continued work with NC Department of Environmental Quality to assess and remediate Bingham Park;
- Conveyed land for community soccer field on Charles Harshaw Ave to Parks & Rec;
- Amended Willow Oaks Covenants, Conditions and Restrictions;
- Sold 1605, 1607, and 1609 McConnell Rd for expansion to existing multifamily apartments marketed to students;
- Issued RFP for construction of single-family or multifamily housing along McConnell Rd; and
- Property Management.

FY 18-19 LOOK-AHEAD

- Construct new sidewalks and walkways on Jennifer St to facilitate on-street parking and repair damaged sidewalks;
- Close a portion of Willow Hope Pl and collaborate with Parks & Rec on preliminary design and planning for small multi-generational park along McConnell Rd and Willow Hope Ln;
- Add and improve landscaping along McConnell Road and within the community;
- Continue engaging community residents through neighborhood and homeowners associations ;
- Collaborate with Parks & Rec to remediate and plan for upgrades at Bingham Park; and
- Execute purchase agreement with New Hope Living Baptist Church for 2503 Everitt St.