

REDEVELOPMENT COMMISSION OF GREENSBORO

ANNUAL REPORT

FY 2018-2019



**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
Patrick R. Johnson
Sondra Wright
Wayne Durham, Alternate

Member	Meetings Attended	Meetings Absent	Appointed	Term Ends	Council District
Dawn Chaney	8	3	2010	2019	4
Clinton Gravely	11	0	2011	2020	2
Charles McQueary	11	0	2010	2022	5
Patrick R. Johnson	2	1	2019*	2024	3
Sondra Wright	3	0	2019*	2024	1
Wayne Durham	5	0	2019*	2024	Alternate
Angela Harris	2	3	2014	Resigned	1
Robert Enochs	3	5	2011	Replaced	3

**Appointed mid-year.*

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

REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2018-19 ANNUAL REPORT SUMMARY

Redevelopment Commission of Greensboro

2018-2019 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: \$2,918

Eastside Park Project Manager – Dyan Arkin

- Neighborhood association support; property management
- FY Expenditures: \$5,296

Heritage House Project Manager – Dyan Arkin

- Order to demolish upheld by Minimum Housing Commission in May; property management
- FY Expenditures: \$5,592

Ole Asheboro Project Manager – Hart Crane

- Executed Sales/Development Agreement (SDA) with Prestwick and City for sites A-3 and A-4; sold three single-family homes on Reid St under GHDP Single-Family Lot Initiative; completed Downtown Greenway segment through A-2; relocated MLK Bust; and installed public art
- FY Expenditures: \$64,430

Phillips Lombardy Project Manager – Dyan Arkin

- Property management
- FY Expenses: \$1,147

South Elm Street Project Manager – Dyan Arkin

- Predevelopment for mixed use development on the west block; Phase II infrastructure/streetscape design; negotiating Brownfields Agreement for Elm/Eugene property to NC Department of Environmental Quality; property management
- FY Expenditures: \$165,705

Willow Oaks Project Manager – José Colón

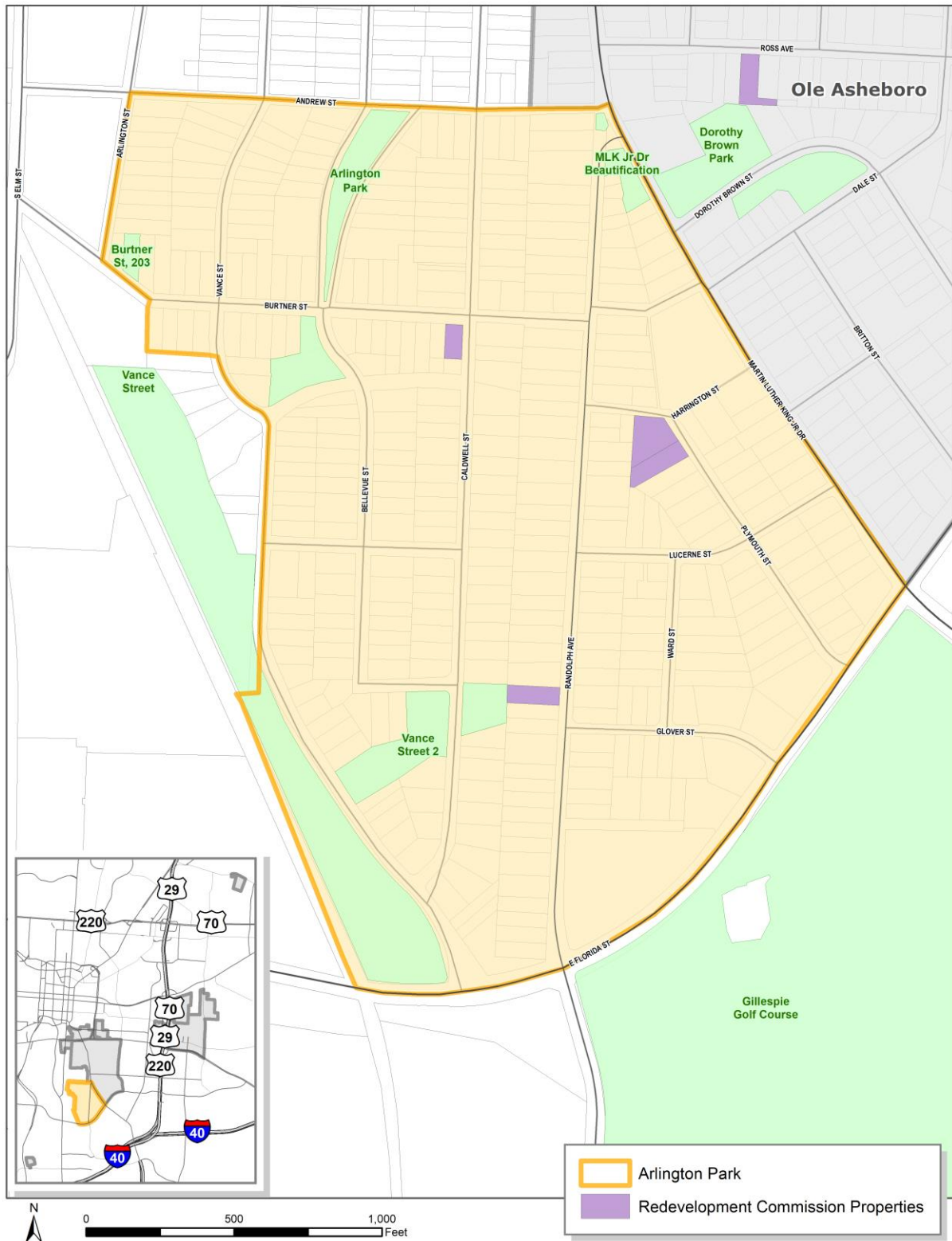
- Continued assessment of Bingham Park; worked with Cottage Grove to relocate Mobile Food Market; initiated Jennifer St sidewalk project; property management
- FY Expenditures: \$72,693

FY 2018-2019 Redevelopment Area Expenditures: \$317,781

REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2018-19 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	Addressed nuisance related, structurally unsafe residential properties	Complete/ongoing
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	2020
1002 Caldwell St	Convey to contiguous property owners	2020
1402 Plymouth St 1404 Plymouth St	RFP for single-family or multifamily housing development	2020
1524 Randolph Ave	Add to SF Lot Initiative or RFP	2020

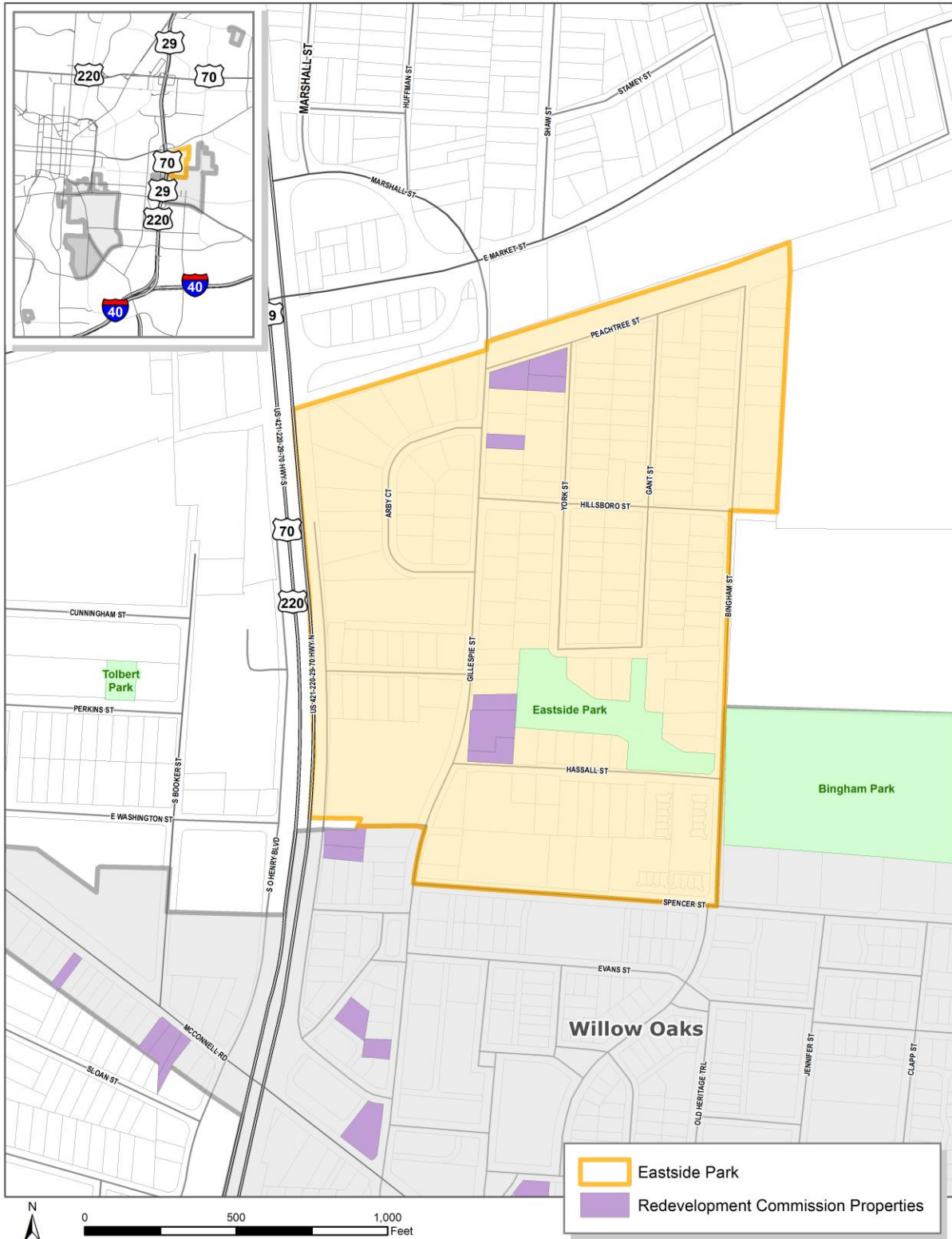
FY 18-19 ACTIVITY SUMMARY

- Neighborhood association support; and
- Property Management.

FY 19-20 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		

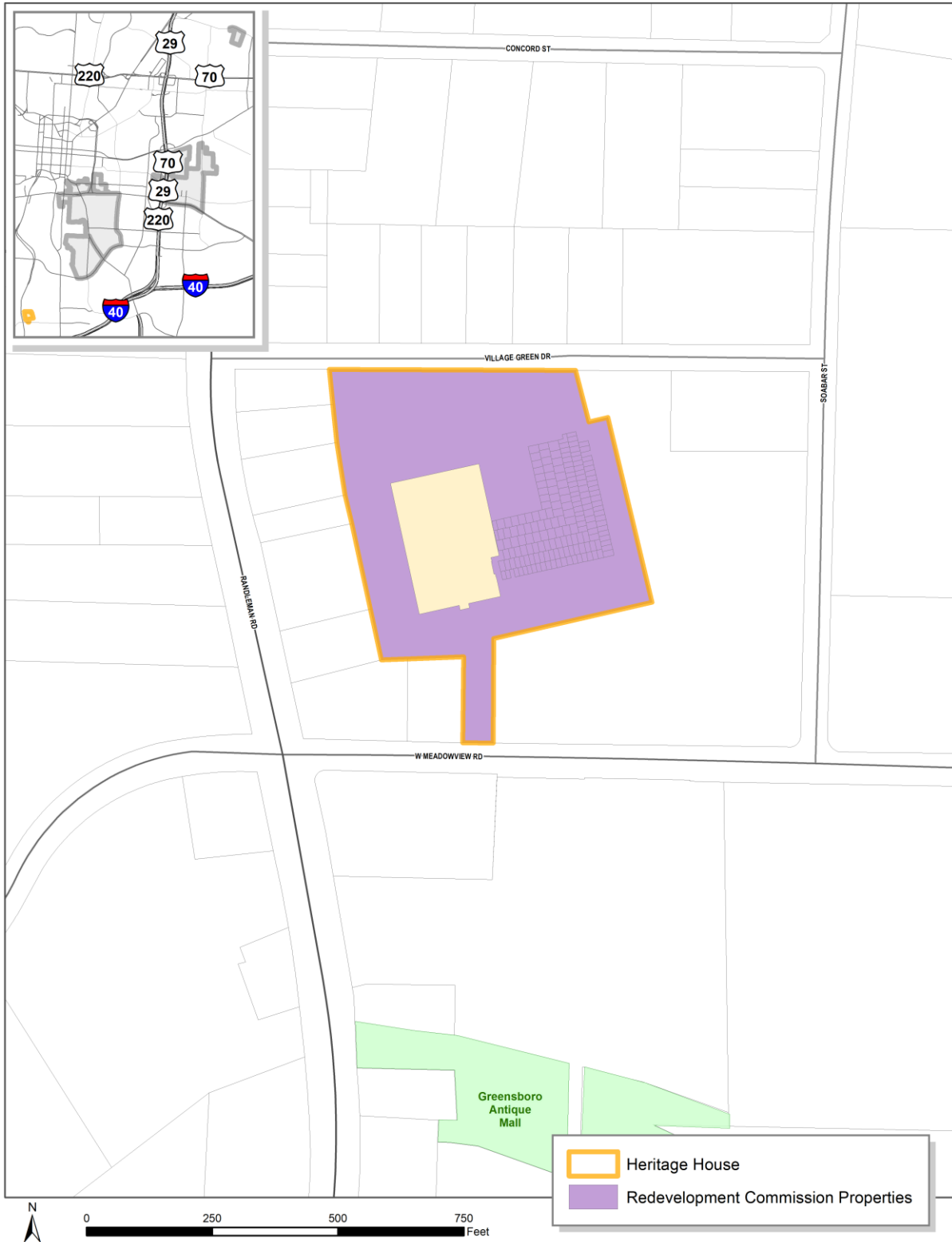
FY 18-19 ACTIVITY SUMMARY

- Property Management.

FY 19-20 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

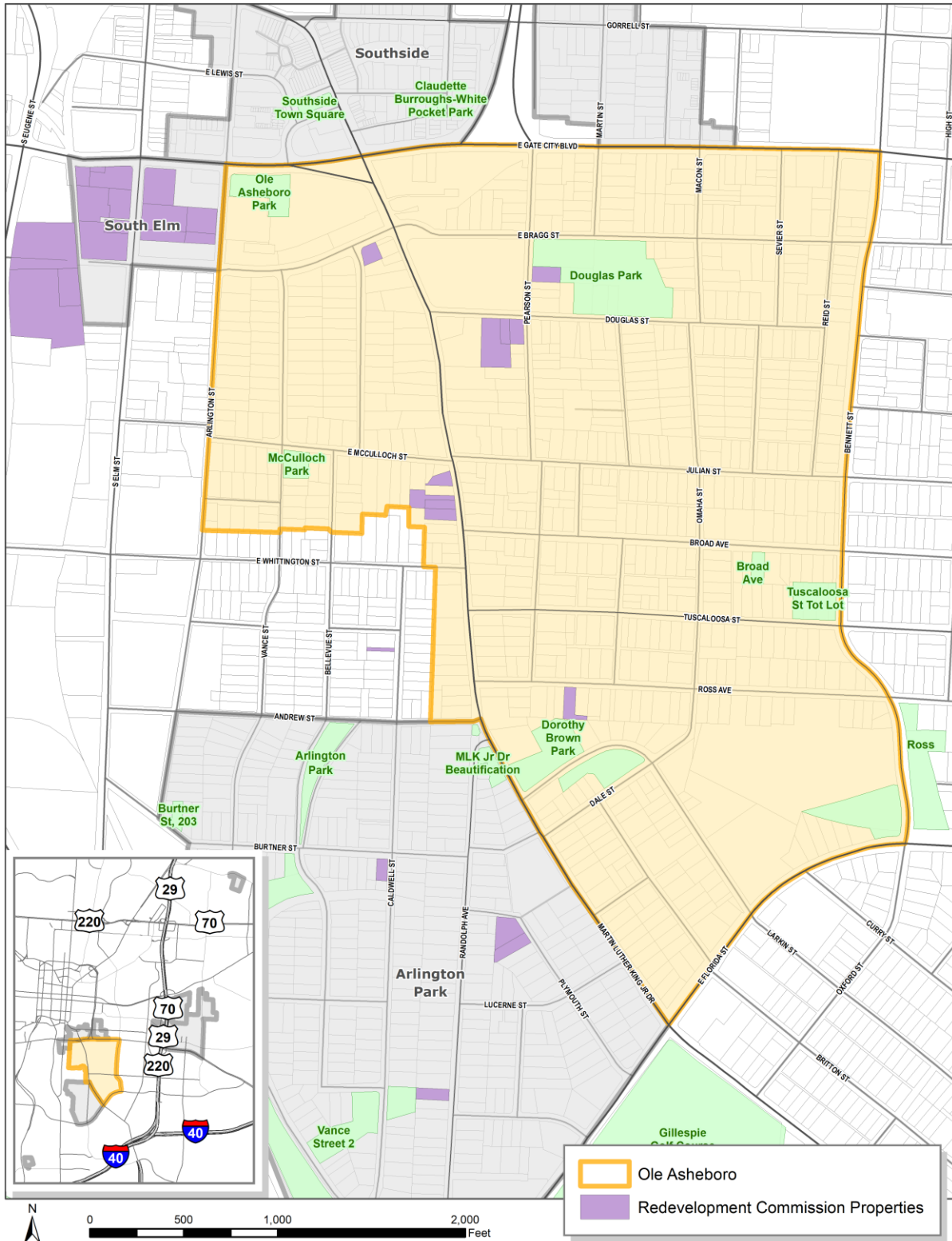
FY 18-19 ACTIVITY SUMMARY

- Ongoing negotiations with owner of 312 Meadowview regarding ownership and disposition of common areas;
- Minimum Housing Commission upheld order to demolish; and
- Property Management.

FY 19-20 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 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 (Market Rate Development on Greenway)	Ongoing
Connections to institutions, greenway, and natural systems	Construction of Douglas Park Greenway spur	Ongoing
	Relocation of MLK Bust along Greenway	Complete
	Construction of Downtown Greenway on A-2 site	Complete

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
526 Douglas St	Convey to Developer, contingent upon satisfaction of terms of Sales Agreement, for multifamily residences for seniors	2020
400 E Bragg St	Leased to neighborhood association for community garden	Ongoing
704 MLK Jr Dr	Add to Single-Family Lot Initiative or RFP	2020
708 MLK Jr Dr	Market for development through RFP	2020
710 MLK Jr Dr		
712 MLK Jr Dr		

FY 18-19 ACTIVITY SUMMARY

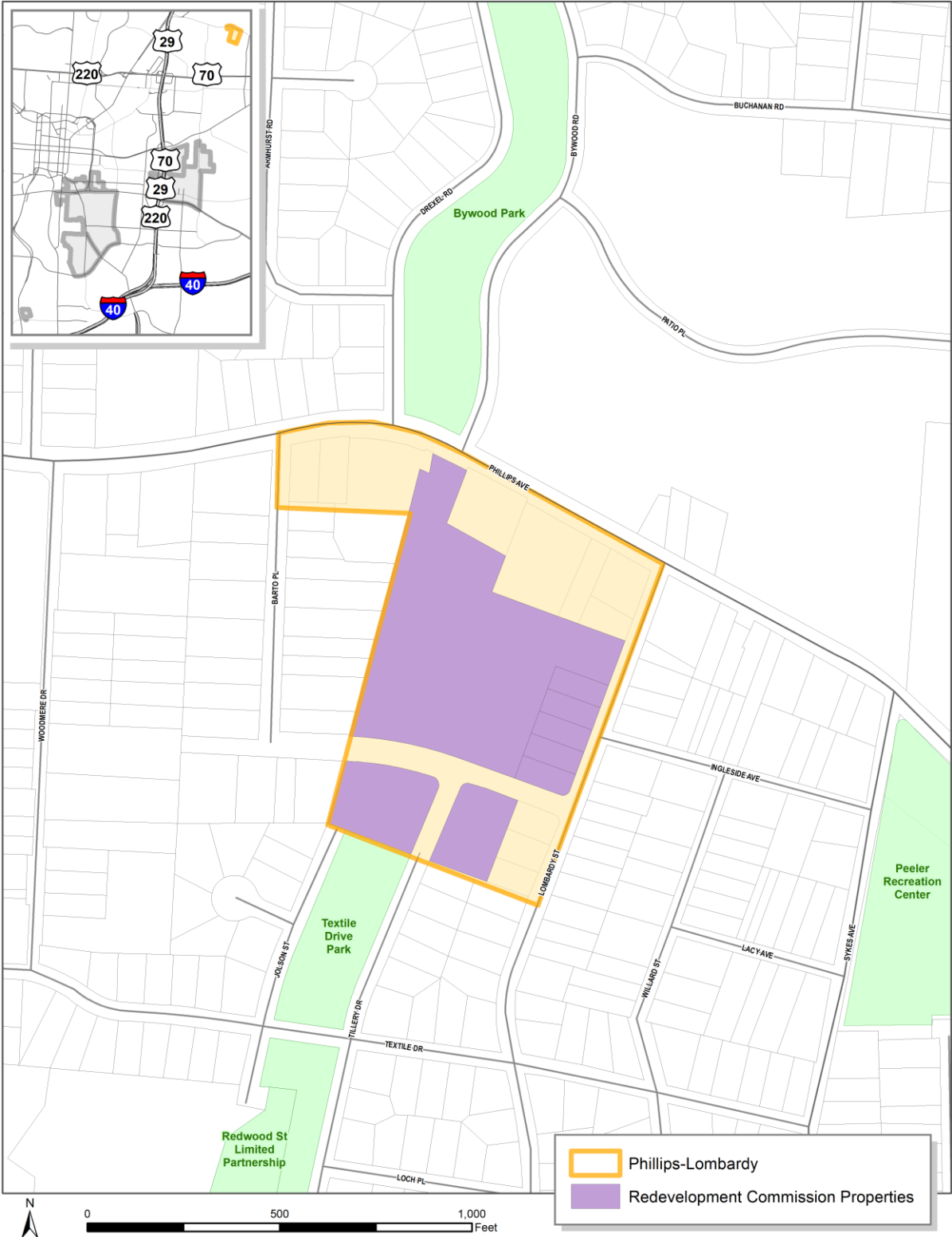
- Executed Sales/Development Agreement (SDA) with Prestwick and City for sites A-3 and A-4;
- Affordable Housing Management (AHM) constructed and sold three single-family homes on Reid St under GHDP Single-Family Lot Initiative;
- Completed Downtown Greenway segment through A-2; relocated MLK Bust; and installed public art; and
- Property Management.

FY 19-20 LOOK-AHEAD

- Develop A-3 and A-4, contingent upon award of Low Income Housing Tax Credits to Prestwick;
- AHM to construct/sell two single-family homes on Julian St under GHDP Single-Family Lot Initiative;
- Design/construct greenway spur from Downtown Greenway to Douglas Park;
- Refurbish large-scale neighborhood sign at corner of Bragg St and MLK St;
- Execute SDA between GHDP and Prestwick for site A-2 for market-rate mixed-use development;
- Assess lighting along MLK Dr for possible street light upgrades; and
- Acquire 328 E Gate City Blvd for inclusion in A-2 site.

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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

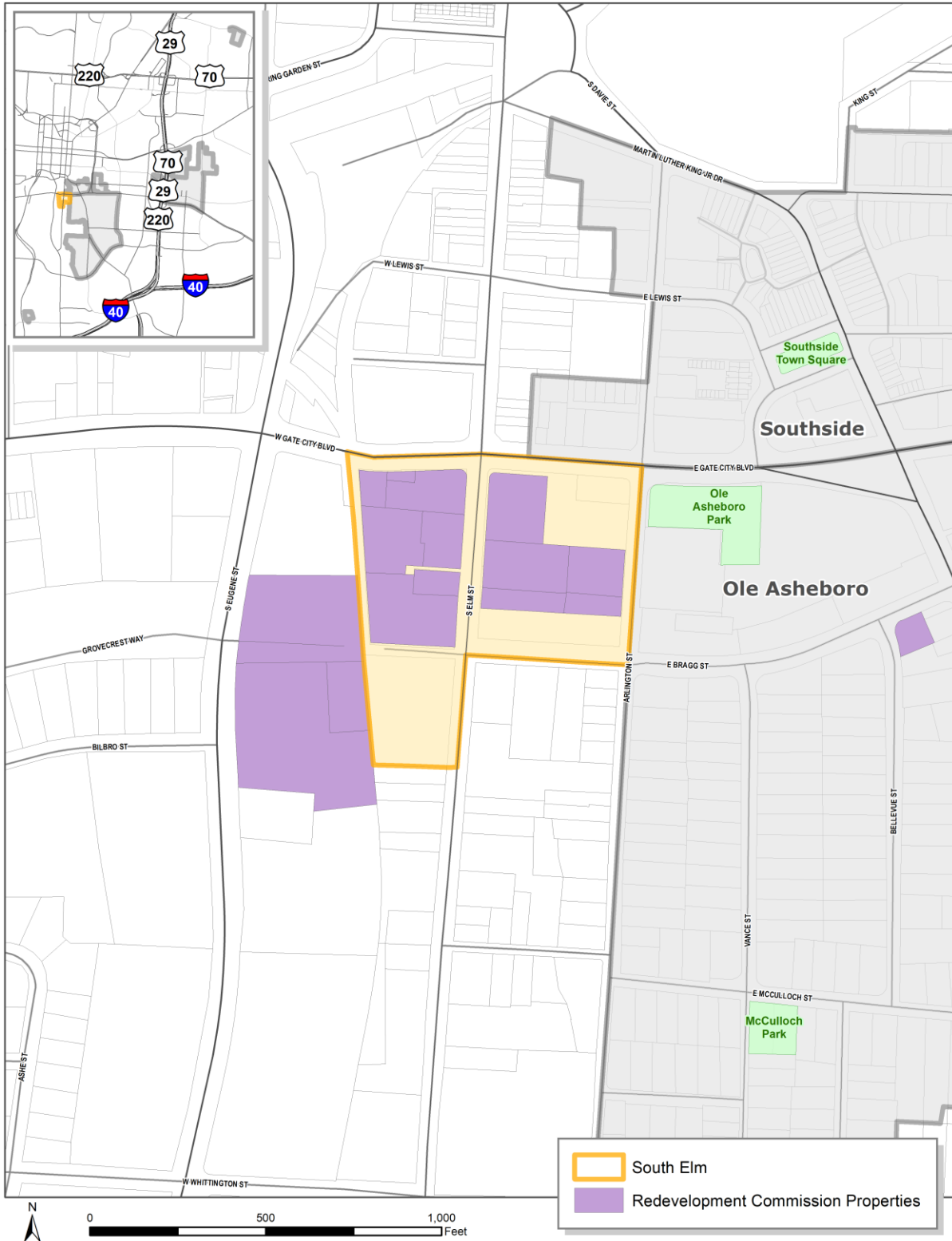
FY 18-19 ACTIVITY SUMMARY

- Property Management.

FY 19-20 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 18-19 ACTIVITY SUMMARY

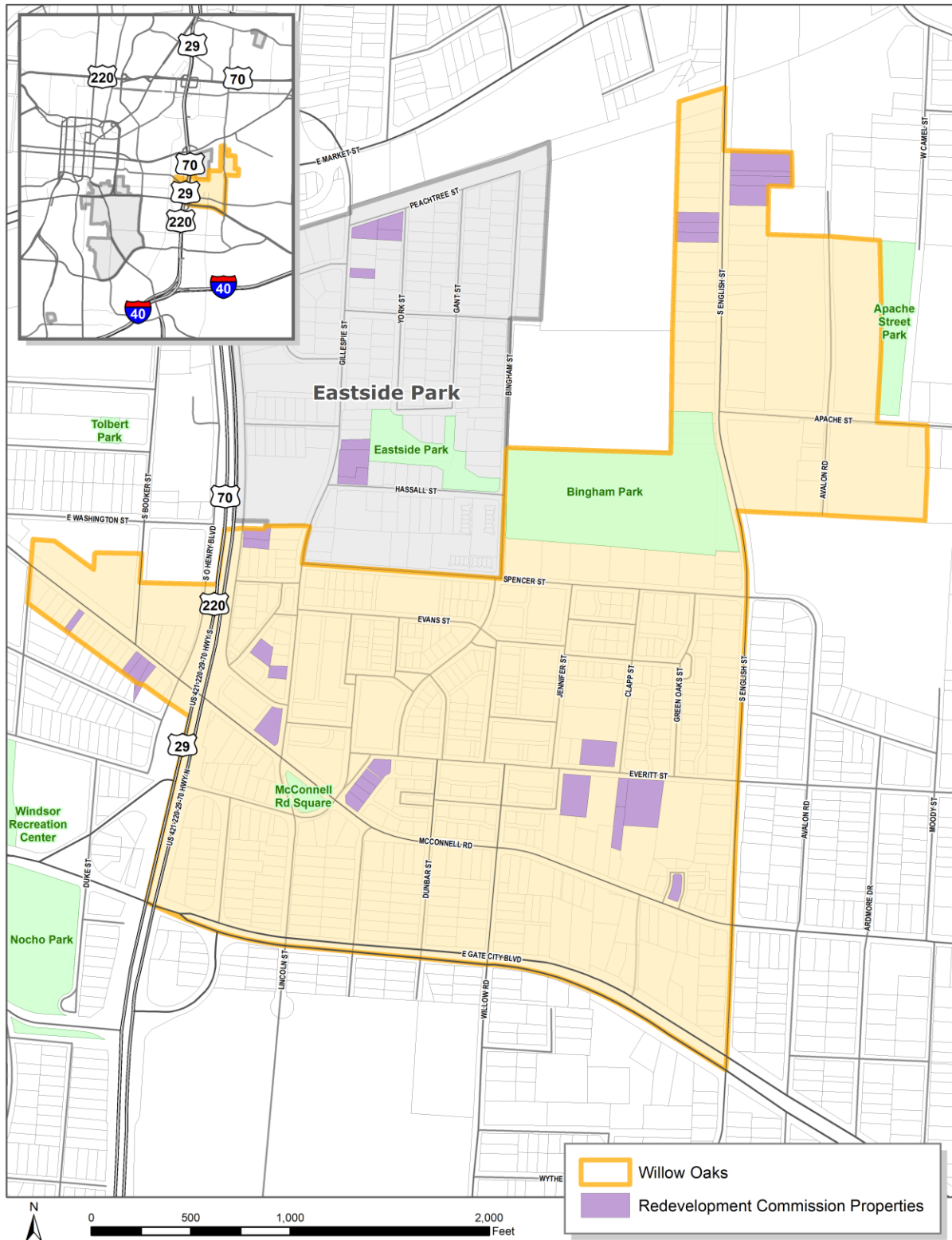
- Negotiations underway with NC Department of Environmental Quality for Brownfields Agreement for properties west of the railroad tracks;
- Predevelopment activities associated with Sales/Development Agreement with the Arden Group for mixed use development of the west block, including Traffic Impact and Geotechnical/Soil Studies; and
- Property management.

FY 19-20 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	Ongoing
	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
2122 McConnell Rd	Subdivide & convey to adjacent church	2019/2020
1520, 1600, 1602, & 1604 McConnell Rd	Partnering to develop of single-family or multifamily housing	2019/2020
805-807 Willow Hope Pl & 1901 McConnell Rd	Develop open market building for lease or sale to community organization	TBD
2115, 2116, 2120, & 2128 Everitt St	RFP for development of 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 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 18-19 ACTIVITY SUMMARY

- Cottage Grove/Willow Oaks Mobile Market located on 805-807 Willow Hope Pl & 1901 McConnell Rd started April 2019 and will run through October 2019
- Parks & Rec continued work with NC Department of Environmental Quality to assess and remediate Bingham Park;
- Construction of multifamily apartments marketed to students on 1605, 1607, and 1609 McConnell Rd;
- Preliminary discussions regarding development of for-sale, single-family units on 1520, 1600, 1602, & 1604 McConnell Rd;
- Jennifer St sidewalk project and contract bid initiated; and
- Property Management.

FY 19-20 LOOK-AHEAD

- Construct new sidewalks and walkways on Jennifer St to facilitate on-street parking to begin August/September 2019
- 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 Rd and within the community;
- Continue engaging community residents through neighborhood and homeowners associations;
- Collaborate with Parks & Rec to support state-funded remediation and plan for upgrades at Bingham Park; and
- Execute purchase agreement with New Hope Living Baptist Church for 2503 Everitt St.