

ADOPTED BY THE CITY OF GREENSBORO CITY COUNCIL
SEPTEMBER 19, 2006

Summit Avenue Corridor Plan

*City of Greensboro
Department of Housing and Community Development*



RESOLUTION ADOPTING THE HOUSING AND COMMUNITY DEVELOPMENT'S SUMMIT AVENUE CORRIDOR PLAN

WHEREAS, on November 5, 2003 City Council adopted the Strategic Plan for the Aycock Neighborhood outlining 12 priority actions, two of which are to improved Summit Avenue as a primary gateway to the downtown through a Corridor Study and to prepare a redevelopment plan for the War Memorial Stadium and Veterans Plaza area;

WHEREAS, staff was requested to initiate a Corridor Study for Summit Avenue including Yanceyville Street between Summit and Lindsay and to conduct a market study on the entirety of Summit Avenue from Murrow Boulevard to Highway 29;

WHEREAS, The Summit Avenue Corridor Plan would provide guidance through specific recommendations for design and land use enhancements for the area between Murrow Blvd. and Sullivan Street and the area surrounding World War Memorial Stadium, the Farmer's Market and the former VFW site along Yanceyville Street;

WHEREAS, the recommendations in the Plan are based on a larger Market Study that was conducted on the Summit Avenue Corridor from Murrow Blvd. to Highway 29, said final draft of the Summit Avenue Corridor Plan is presented herewith this day.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the Housing and Community Development's Summit Avenue Corridor Plan presented herewith this day is hereby adopted.

The foregoing resolution was adopted by the City Council of the City of Greensboro, NC on September 19, 2006. Juanita F. Cooper, City Clerk



**City of Greensboro
Mayor and City Council**

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EXECUTIVE SUMMARY

Introduction

Summit Avenue is a gateway into Downtown Greensboro that passes through the historic Aycock Neighborhood. The economic health of the neighborhoods that surround Downtown, such as Aycock, are directly linked to Downtown. Therefore the proposals contained in this plan are important not only for the Aycock Neighborhood but also for Downtown Greensboro.

The revitalization of the Aycock Neighborhood is dependant upon the economic health and the physical appearance of Summit Avenue since it is the public face of the neighborhood. Yanceyville Street plays a different role as a connector for the sections of neighborhood separated by Summit Avenue. This plan outlines how the improvement of those streets and, by extension, the neighborhood can continue the revitalization process already begun by the well-informed and highly involved residents of Aycock.

The Summit Avenue Corridor Plan employs a multidisciplinary approach to the revitalization and includes three major elements:

Physical Conditions Analysis and Design Recommendations – To identify what physical improvements can be made within the public right of way and private property to improve both the appearance and function of the corridor, with the objective of bolstering private investment.

Market Study: Findings, Conclusions and Recommendations – To determine what real estate market forces can be harnessed to drive appropriate private sector investment in the corridor.

Regulatory Analysis and Recommendations – To evaluate existing regulations affecting private investment in the corridor and to recommend changes to create a regulatory framework to facilitate appropriate development.

Design Recommendations

The proposed physical improvements contained in this plan are a multi-faceted approach to improving the visual quality and the safety on Summit Avenue and Yanceyville Street, the two major roads in the Aycock Neighborhood. An overview of the proposed physical improvements for Summit Avenue are as follows:

- Frame the road with street trees in the median and on private property to create a unified edge along the street and improve the pedestrian environment by calming the significant traffic flow (Figure 1).
- Encourage the private sector to build infill development containing compatible uses and require that new buildings be appropriately scaled and architecturally appropriate for the historic context.
- Use the gateway features to express the unique character and history of the neighborhood.



Figure 1: Proposed Improvements for Summit Avenue - Perspective

The following proposed improvements will reinforce Yanceyville Street as a connector for the Aycock Neighborhood and an important link into the North Carolina A&T State University campus.

- A road diet and street trees will create a pedestrian and bicycle friendly environment (Figure 2).
- War Memorial Stadium and the Farmer's Market are unified within a park setting to create an attractive vibrant activity center for the City of Greensboro. Gateway features at the Lindsay Street intersection will reflect the history of the stadium and create a high visibility display area for the Farmer's Market.

The plan includes some design recommendations for areas that significantly impact the neighborhood but are outside the plan area such as Yanceyville Street from Summit Avenue to Bessemer Avenue and the Murrow Boulevard interchange.



Figure 2: Proposed Improvements for Yanceyville Street - Perspective



Market Study

The market study analyzed the economic conditions for a market area that encompassed the Summit Avenue Corridor Plan area as well as a larger surrounding area in northeast Greensboro. The market analysis for the larger area is contained in a separate report titled, Market Study for the Summit Avenue Corridor Plan. The following are the key findings for the Summit Avenue area.

- Virtually all indicators – demographic, economic, and real estate – are positive in the market area. Real estate value appreciation in the area has been very strong. The Aycock/Summit Avenue area has had value appreciation of more than 40 percent over the last 8 years, which is 60 percent above the city-wide average. Prices are still reasonable, however, making further appreciation likely.
- There are infill and redevelopment opportunities in the Aycock/Summit Avenue area that should be facilitated by the City and the neighborhoods to generate additional population and critical mass. There are many market-feasible residential product types that would be successful, including forms of single family and multifamily homes. More homeownership should be promoted in this process. Pricing of such products could be supported in the \$125 to \$150 per square foot range. In 2006 a price ceiling of +/- \$325,000 exists, but this will increase as the market matures and adjusts.
- Local-serving retail is in need in the area, and the most direct way of obtaining it is to add households and increase buying power in the market area.
- The Greensboro Farmer's Market and the War Memorial Stadium are located adjacent to the planning area. These are important uses that have the potential to generate much more activity, vitality, and economic impact in this area. The effective programming of these operations should be a priority.
- This area is ½ mile, or a 15-minute walk, to the Central Business District but the connection is poor. A new, more attractive, and more direct connection for pedestrians into downtown. This would benefit the neighborhood and be a highly efficient investment for the city.

Regulatory Framework

Objectives for a Modified Regulatory Framework

The following objectives were employed as guideposts for generating regulatory alternatives, as well as evaluation criteria to determine the best approach overall.

Objective 1: Continue past and present efforts to affirm and protect the historic character of the Aycock neighborhood. Retain the Historic District Program as it applies to the section of Summit Avenue within the historic Charles B. Aycock Neighborhood.



Objective 2: Avoid adding complexity to the development review process. Rather, seek to simplify applicable regulations while retaining important safeguards. Intuitively, the best options will tend to work within the basic framework already in place (i.e. underlying zoning with historic guidelines).

Objective 3: Allow for a compatible slate of land uses that positively reinforce each other and the particular section of Summit Avenue for which they are proposed; provide an attractive “front door” to the neighborhood, and allow for improved investment opportunities.

Objective 4: Substitute performance standards for discretionary review whenever possible. Performance standards differ from discretionary standards in that they do not require interpretation by a board of review.

Recommended Regulatory Framework and Course of Action

The following recommendations were selected from among the many regulatory options evaluated in the report. A map showing the application of recommended zoning changes is provided at the end of this section (Figure 3). The recommendations are not listed in any particular order.

Recommendation 1. Apply a low intensity mixed-use district (residential, office and retail) to both sides of the 800 block and to the east side only of the 700 block of Summit Avenue.

This more commercially oriented section of Summit Avenue would be well served by a low intensity mixed-use district. Existing office uses here would be accommodated nicely by such a district. Appropriately designed retail uses would be a convenience to area residents and provide a suitable transition from the more intensive retail area north of Sullivan Street. Multi-family housing in this block, with or without associated office/retail on the ground floor, would bring more residents and household incomes to the area as well as enhance security with more “eyes on the street”.

Recommendation 2. Also apply a low intensity mixed-use district (residential, office and retail) to that portion of the 500 block of Summit Avenue that is currently zoned GO-M.

The southernmost end of Summit Avenue in the planning area, adjoining the Murrow Boulevard Interchange and closest to the downtown, is currently in mainstream commercial use. Structures here presently do not contribute to the historic character of the district. It is known that at least one property owner is interested in undertaking a significant redevelopment project on his property. Application of a low intensity, mixed-use district could provide for more options and a natural market incentive to redevelop these properties to a form more in keeping with the surrounding district. It would also provide for a useful transition to the ultimate redevelopment of the Murrow Boulevard interchange under perhaps a medium density mixed-use district.



***Recommendation 3.** Apply an office/residential district to both sides of the 600 block and to that portion of the 500 block of Summit Avenue currently zoned GO-M.*

All of the 600 block and some of the 500 block of Summit Avenue have a decidedly less intensive character than the blocks farther north. Lots here are narrower and smaller. There remains a critical mass of historic residential structures housing a relatively stable mixture of single-family homes and generally smaller offices. A residential and office mix would provide current homeowners and prospective new investors the option of restoring and maintaining properties in residential use or converting existing historic structures to appropriately designed professional offices. Even better, some property owners may wish to consider ground floor office space with residential above. This on-site mixed-use concept provides for development flexibility while also retaining a neighbor next door.

***Recommendation 4:** Incorporate as many performance standards as possible into the new zoning districts that will be applied to properties fronting on Summit Avenue. When such standards are deemed too specific to Summit Avenue for application elsewhere in the city, use the development standards section of the new LDO to set forth standards by activity or use when located within the Charles B. Aycock Historic District.*

One of the objectives identified early on for this plan was to identify opportunities to convert discretionary guidelines to black and white performance standards where possible. Given the multiplicity of uses allowed along various stretches of the Summit Avenue Corridor, the report provides examples of the types of performance standards that could be developed for each type of land use activity and zoning district.

***Recommendation 5:** Leave those portions of the 600 block and 700 block of Park Avenue within the planning area as single family residential.*

This section of Park Avenue was included in the planning area principally to connect the Summit Avenue Corridor to the War Memorial Stadium Area. These small, narrow lots front on Park Avenue. They are 100 percent in single-family residential use. Park Avenue is undergoing resurgence in investment that needs to be sustained. The current single-family zoning appears to be working so there is no apparent reason to change it.

***Recommendation 6:** Apply a new high intensity mixed use district to the Stadium Area.*

As first noted above, a high intensity mixed use district would allow for a broad range of uses and activities at an intensive level of development. The revitalization of the Stadium area to its full potential requires maximum flexibility to accommodate a wide range of varying but compatible uses. The current PI Public and Institutional district does not allow for that. A high intensity mixed use district, on the other hand, would afford a creative developer, working in partnership with the City of Greensboro, considerable flexibility in designing a truly integrated mixed use area of entertainment, public spaces, retail, offices, and multi-family housing. This may entail the development of a comprehensive redevelopment plan for the area, prepared as part of a market driven vision and dynamic public-private partnership for the area.

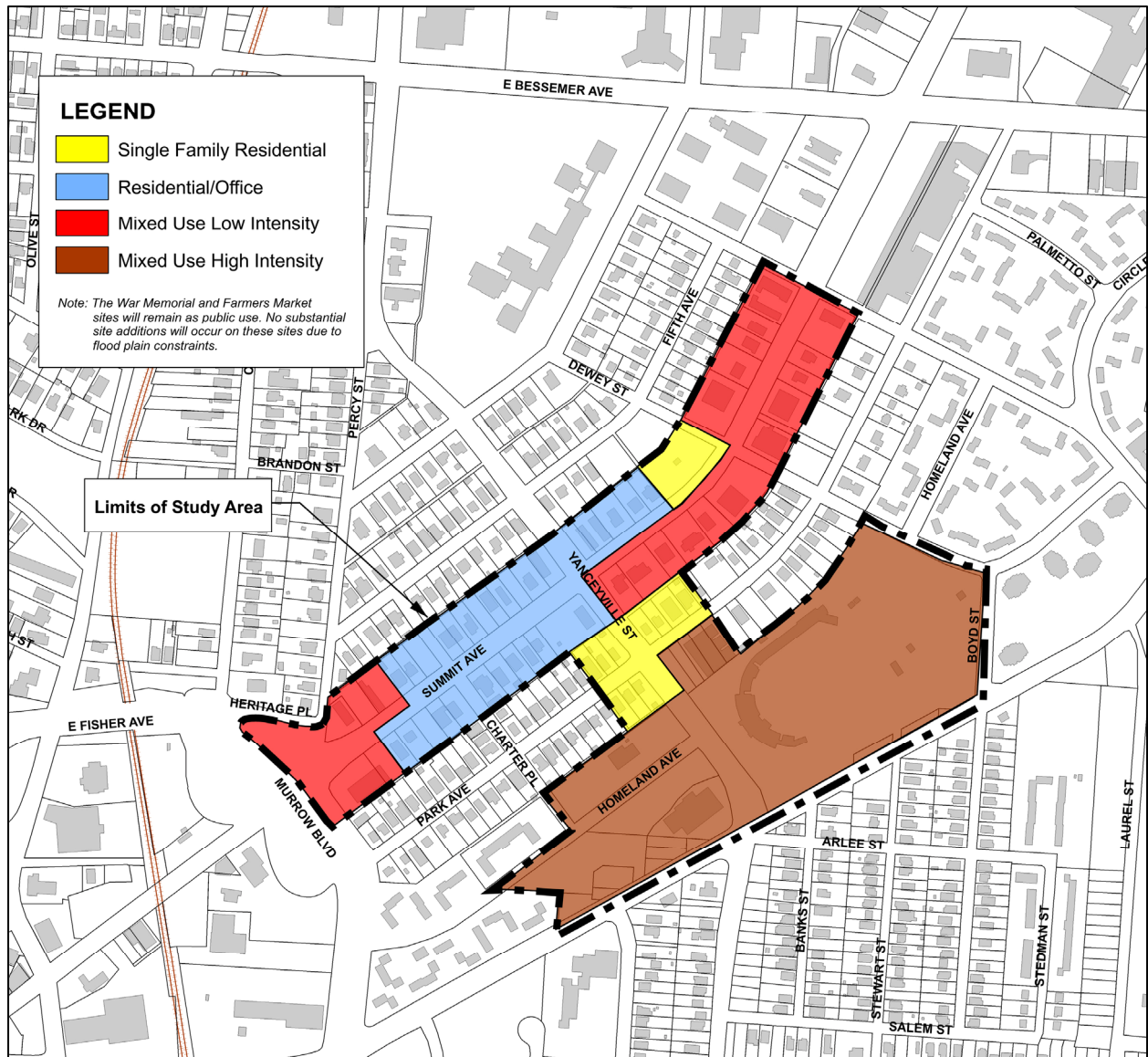


Figure 3: Proposed Zoning Map

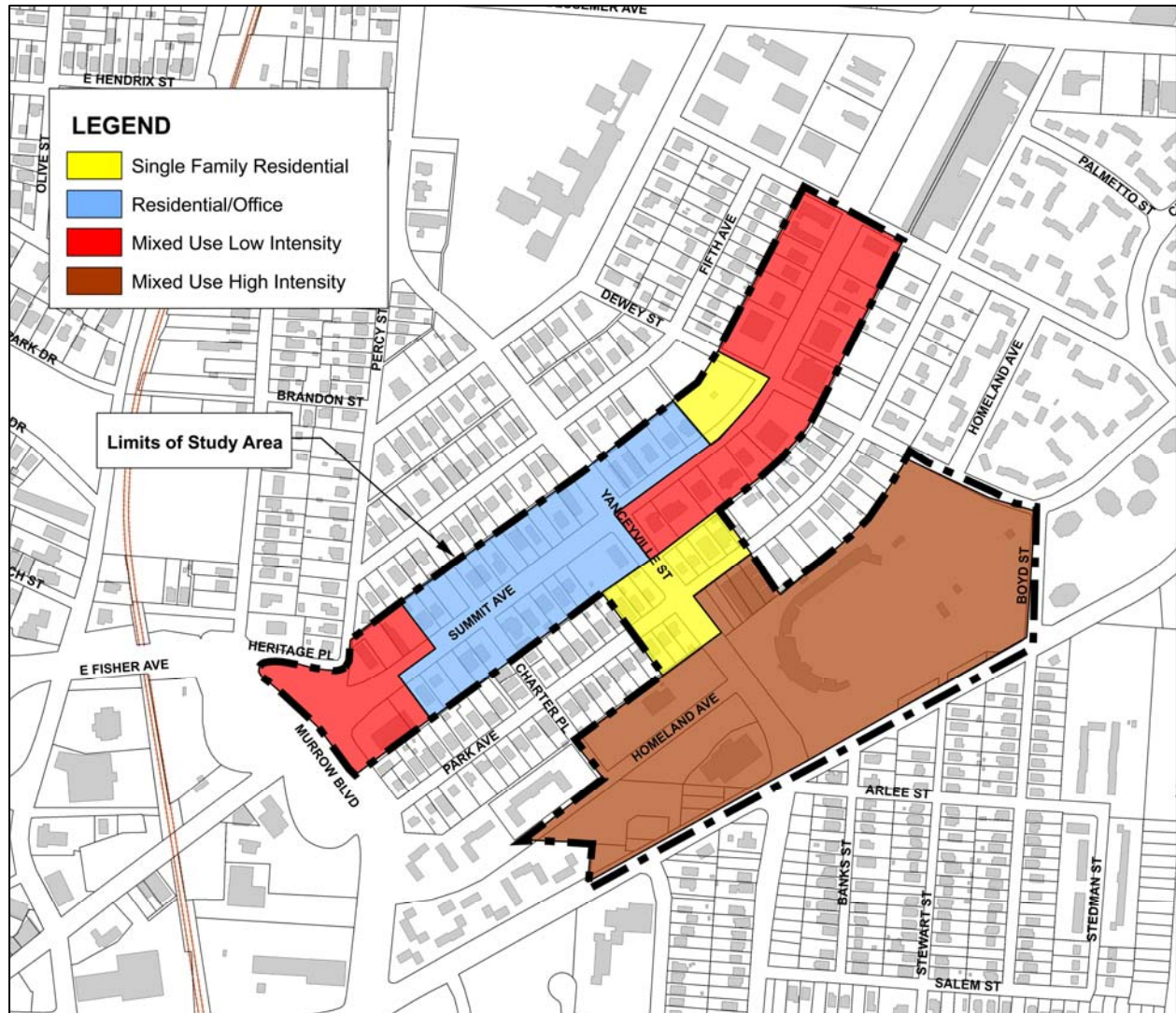


Figure 3: Proposed Zoning Map



Conclusion

The implementation of the regulatory framework and the proposed physical improvements contained in this plan will make a significant impact on the economic vitality and physical conditions of the neighborhood. The planned physical improvements and the market analysis will combine to spur investment and the regulatory framework will ensure that new development includes compatible uses and contributes to the existing architectural character and scale of the neighborhood.



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

INTRODUCTION

The Summit Avenue Corridor Plan includes both Summit Avenue and Yanceyville Street (Figure 4), which are the major corridors in the historic Aycock Neighborhood. This plan is part of ongoing efforts by the City of Greensboro to improve neighborhoods surrounding the downtown. Improving these important streets should positively impact the continued revitalization of the neighborhood.

History

The neighborhood bordering Summit Avenue was developed by Ceasar Cone's Summit Avenue Building Company. It is one of several streetcar neighborhoods developed at the turn of the last century. The housing on and around Summit Avenue was developed specifically for the managers and white-collar employees of the local mills located a short trolley ride to the north. Summit Avenue has historically been a major transportation route connecting the mills to downtown Greensboro. This commuting service function continues to this day.

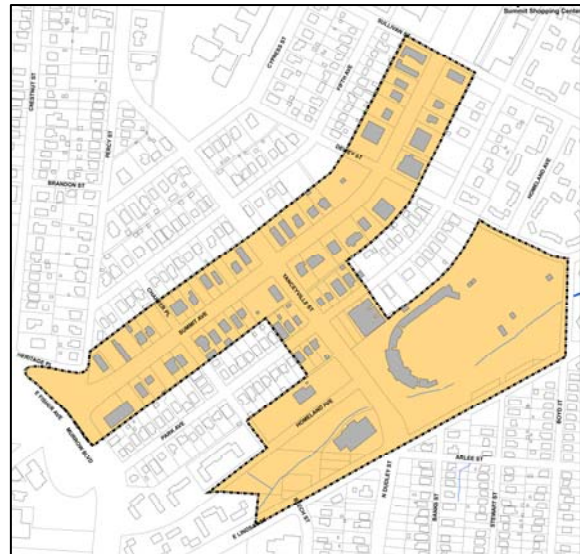


Figure 4: Summit Avenue Corridor Plan Area

The Plan Area Today

Today, Summit Avenue is designated a thoroughfare and it carries 16,000 vehicles per day. The traffic volumes on Summit Avenue result in extensive visibility for the neighborhood, but make it difficult and dangerous for pedestrians crossing from one side of Summit Avenue to the other side. The street contains a mix of land uses, including residential, institutional and commercial. The size and design of the historic houses are reminders of the important role Summit Avenue has played in the history of Greensboro. Today, the neighborhood is experiencing a renaissance with many young families choosing to live and renovate historic houses in a neighborhood that is immediately adjacent to downtown.

Yanceyville Street is also included in the plan area. Although Yanceyville does not have the historic character and history of Summit Avenue, it represents a significant opportunity to tie the neighborhood together. The historic War Memorial Stadium and the Farmers Market are important civic facilities located on Yanceyville Street. With North Carolina A&T State University located on the eastern edge of the Aycock Neighborhood, Yanceyville is also an important access route to the university.

Planning Efforts and Existing Programs

The Aycock Neighborhood has a history of actively working together and with the City of Greensboro to improve the neighborhood. In 1989, the neighborhood was established as a Municipal Service District to fund improvements such as the installation of period lighting fixtures and the construction of the Mark Thompson Memorial Pedestrian Bridge. The Aycock



Neighborhood, includes both a National Register and a local historic district. In 2002, Preservation Greensboro Incorporated and the Aycock Neighborhood Association, with assistance from the Greensboro Department of Housing and Community Development, completed a charrette process. The charrette was orchestrated by Thursday Associates and resulted in The Aycock Traditional Neighborhood District Plan, January 2003. The Plan included many design and planning proposals. To assist both the neighborhood and the City in prioritizing, focusing improvement efforts, and engaging broader public input, a strategic plan was developed by Glenn Harbeck Associates. In November 2003, the Greensboro City Council adopted the Strategic Plan for the Aycock Neighborhood. Both the Aycock Traditional Neighborhood District Plan and the Strategic Plan for the Aycock Neighborhood are the foundation for the Summit Avenue Corridor Plan.

The Corridor Plan

The Summit Avenue Corridor Plan is the next step in planning improvements for the neighborhood. The corridor plan includes three components: physical improvements, zoning/land use recommendations and a market/real estate analysis. The corridor plan was conceived as a final planning effort prior to implementation of physical improvements. There was also an underlying emphasis that the generated plans be based on existing physical conditions, traffic analysis and incorporate the findings from the market analysis and respond to the neighborhood as part of a citywide zoning/land use matrix. The Summit Avenue Corridor Plan was also coordinated with planning for the War Memorial Stadium renovation.

Public Process

To receive citizen input on all aspects of the corridor planning effort, the planning team, assisted by City of Greensboro staff, held three well attended public input sessions and multiple small group (neighborhood representatives, business representatives and City staff) and individual interviews. (Appendix B Summit Avenue Plan Participants) After each public meeting, the neighborhood website was updated with the information shared at each meeting. At the initial session, the intent and boundary of the plan was described, the objectives outlined in the Strategic Plan were reiterated as the foundation for the corridor plan, and a review of observed issues was presented.



The second session included a presentation of the market analysis, traffic analysis and zoning/land use analysis. Design options for Summit Avenue and Yanceyville Street were discussed in two break-out groups. In those groups there was discussion about the differences between the Corridor Plan proposals and the designs in The Aycock Traditional Neighborhood District Plan. There was extensive discussion about the need to create a plan that could be implemented. There was an overall understanding by the participants that this plan needed to reflect real world constraints.

The expressed preferences expressed in the second meeting are reflected in the final plans. In the final public session the format allowed residents to talk to the consultant team individually over an extended time period regarding all three aspects of the proposed plan. The public comments at the final session were overwhelmingly supportive of the proposed plan.

PHYSICAL CONDITIONS ANALYSIS AND DESIGN RECOMMENDATIONS

Physical Conditions Analysis

Summit Avenue

Summit Avenue has historically been a majestic avenue. The following are components of the street that reinforce its historic character and enhance its visual quality:

- Architectural character and scale of the historic structures
- Building setbacks with generous front yards
- Some existing large shade trees on private property
- Generous sidewalks on both sides of the street
- Granite curbs
- Sternberger Park



The following aspects of the street deter from Summit Avenue's design quality:

- Four lanes of asphalt and a significant number of vehicles that exceed the speed limit
- Utility poles, located immediately behind the curb
- Newer buildings without any historic architectural character or consistent setbacks and parking in the front yard
- Lack of consistent street tree plantings
- Some poorly maintained buildings and empty lots
- There are no clear markers that signal arrival into the neighborhood





Yanceyville Street

Yanceyville Street has a very different character from Summit Avenue. The following are the positive aspects of the street:

- War Memorial Stadium and the Farmers Market create a potential focal point of activity.
- Existing medians and low brick walls mark the entrance to the neighborhood from Summit Avenue
- Yanceyville Street serves as a connector street for the neighborhood



The elements on Yanceyville Street detract from the character and quality of the street:

- Civic facilities are the only buildings that “face” the street
- The street is very wide
- When they are not being used the civic facilities, stadium and Farmers Market create a dead zone with very little pedestrian activity
- The continuous asphalt from the back of the curb to the façade of the War Memorial Stadium building detracts from the character of the building and the character of the street
- There is a lack of street trees
- There are no clear markers at Lindsay Street or Bessemer Avenue that signal arrival into the neighborhood



The Analysis Map graphically depicts the design opportunities and constraints on Summit Avenue and Yanceyville Street (see Figure 5).



Figure 5: Site Analysis Map



Traffic Analysis

Conducting a traffic analysis of Summit Avenue and Yanceyville Street is essential to determining the real-world constraints of any design proposals. Execution of this traffic study was a recommendation contained in the Strategic Plan. Since Summit Avenue is currently classified as a Major Thoroughfare and provides a crucial link from Wendover Avenue (including a grade separated interchange at this location) to Downtown Greensboro, understanding the potential ramifications of any road improvements on area traffic volumes is an essential part of the corridor plan. The traffic analyses included the Summit Avenue Corridor between Sullivan Street and Charter Place as well as the Yanceyville Street Corridor between Cypress Street and Lindsay Street. Along with these corridors, the following signalized intersections were analyzed: Sullivan Street / Summit Avenue, Yanceyville Street / Summit Avenue, and Lindsay Street and Dudley Street / Yanceyville Street. The unsignalized intersections of Dewey Street / Summit Avenue, Charter Place / Summit Avenue, and Cypress Street / Yanceyville Street were also included in the study. Traffic counts were conducted for each intersection during the AM, Noon, and PM peak hours by both SEPI Engineering and the City of Greensboro Department of Transportation.

Traffic Analysis of Existing Conditions

- Existing 2005 capacity analyses were examined for each of the intersections using existing traffic volumes, existing geometric configurations, and existing signal timings (where applicable).
- Each signalized intersection operated at an overall acceptable level of service (LOS D or better per NCDOT standards) and delay value during the 2005 AM, Noon, and PM peak hours (Table 1 in Appendix A).
- Each movement of the analyzed unsignalized intersections operated at an overall acceptable level of service and delay value during the 2005 AM, Noon, and PM peak hours (Table 1 in Appendix A).

The analysis of existing conditions demonstrated that Summit Avenue and Yanceyville Street are presently functioning within acceptable standards. Though Summit Avenue and Yanceyville Street (and all associated intersections) are currently operating at acceptable levels of service, excessive speeds along both corridors were noted by neighborhood residents as well as the consulting team causing concerns for corridor wide safety.

Traffic Analysis of Future Conditions

- Future “No-Build” 2015 capacity analyses were examined for each of the intersections using projected 2015 traffic volumes, existing geometric configurations, and existing signal timings (where applicable).
- Each signalized intersection is projected to operate at an overall acceptable level of service (LOS D or better per NCDOT standards) and delay value during the 2015 AM, Noon, and PM peak hours (Table 2 in Appendix A).



- Each movement of the analyzed unsignalized intersections is projected to operate at an overall acceptable level of service and delay value during the 2015 AM, Noon, and PM peak hours (Table 2 in Appendix A).

Traffic Analysis of Proposed Road Improvements

- The traffic impacts were analyzed for two proposed improvements: the construction of medians along Summit Avenue and the narrowing of Yanceyville Street to two lanes. The analyzed design proposals were either: 1) proposed in the Aycock Neighborhood District Plan, 2) proposed as part of the Summit Avenue Corridor Plan, or 3) proposed by public participants in the Public Meetings. The design proposals did not negatively impact 2005 existing or 2015 projected levels of service.
- The first proposed improvement consisted of the construction of medians along Summit Avenue within the existing 10 foot center turn lane. Left-turn bay lengths were determined via individual intersection analyses (Table 4 in Appendix A).
- The second proposed improvement consisted of the narrowing of Yanceyville Street from a four-lane divided facility to a two-lane divided facility with limited on-street parking and a bicycle lane (to be included as part of the Yanceyville Bike Route). With the “road diet” in place, the southbound movement at the intersection of Yanceyville Street / Lindsay Street & Dudley Street should include an exclusive left-turn lane, an exclusive through lane, and an exclusive right-turn lane (Table 3 in Appendix A) The north and southbound Yanceyville Street movements at Summit Avenue should include a shared through/left-turn lane and an exclusive right-turn lane (with 100 feet of storage) in both directions

Traffic Analysis of Alternately Considered Road Improvements

- Three additional design improvements were suggested including: 1) narrowing Summit Avenue, 2) rerouting traffic from Summit Avenue onto alternate facilities, and 3) allowing “off peak” on-street parking. Each alternate design proposal was considered, but had a significant negative impact on the existing or proposed level of service and was therefore considered unfeasible.
- The narrowing of Summit Avenue was deemed inappropriate due to several factors:
 - Synchro and SimTraffic analyses conducted for the Summit Avenue Corridor project failing conditions during the 2015 AM, Noon, and PM peak hours.
 - Average daily traffic (ADT) volumes along Summit Avenue total 16,000 vehicles per day. According to a study conducted by the Florida Department of Transportation (based upon information found in the Highway Capacity Manual and collected data), the capacity for a major city/county two-lane arterial is surpassed when average daily traffic volumes exceed 14,600 vehicles per day. Therefore, narrowing Summit Avenue from a four-lane facility to a two-lane facility will cause Summit Avenue to operate over capacity.
 - Summit Avenue is currently classified as a Major Thoroughfare and acts as a major route for vehicles traveling from Wendover Avenue to Downtown Greensboro.

- Rerouting traffic from Summit Avenue onto other facilities was deemed inappropriate. Summit Avenue contains a grade separating interchange with Wendover Avenue and adequate capacity to handle the traffic volumes projected for 2015. Should traffic be rerouted from Summit Avenue onto an alternative corridor, the cost for upgrading the alternative facility to match the current capacity provided along Summit Avenue would be too extensive. Additionally, the traffic added to the alternate facilities would change the nature of those facilities and funnel vehicles through existing neighborhoods.
- Allowing “off-peak” hour parking is not recommended along Summit Avenue due to the minor fluctuations in traffic volume throughout the day. Traffic volumes do not deviate from the peak hours by more than 15% during the time span from 11:00 a.m. to 6:00 p.m. Consistent heavy traffic flow during the day will result in large delays and queue lengths as parking maneuvers are attempted.

Design Recommendations

The following design recommendations are intended to address the challenges described in the previous analysis section. The design recommendations are also reflective of the analysis and recommendations developed for the zoning and regulatory framework and the market study. Implementation of the design recommendations is the next step in the process. Refer to the Implementation section on page 22 for specific strategies and Appendix C: Cost Estimates.

As stated in the Strategic Plan and reiterated by citizens at the public meetings, Summit Avenue is of primary concern for the residents of the neighborhood. As the front door of the community, it should positively represent the residents. Design improvements proposed for Summit Avenue are a series of improvements that, when added together, restore a sense of history and unity to the street while also creating a more pedestrian friendly environment (Figure 6). In addition to the design recommendations, there are some real-world conditions such as the lack of any storm water system in the street that will need to be addressed during any implementation scenario.



Figure 6: Proposed Improvements for Summit Avenue - Perspective

Proposed Design Improvements for Summit Avenue (Figures 7, 8 and 9)

- Encourage infill development that reinforces the street’s architectural edge, reflects the historic character of the neighborhood and strengthens the economic health of the neighborhood.
- Create a median with street tree planting and “period” street lights to enhance the streetscape for pedestrians and vehicles and to calm traffic. The neighborhood preferred a vase-shaped tree type such as a disease resistant American Elm or a Zelkova.
- Create gateway features that signal entrance into the neighborhood and reflect the history and character of the neighborhood.



Figure 7: Proposed Improvements for Summit Avenue – Plan View



Figure 8: Proposed Improvements for Summit Avenue – Plan View

- Plant shade trees in front yards to unify the street with a consistent green edge along the street and to reduce the visual impact of overhead utility lines. The neighborhood preferred a vase-shaped tree type such as a disease resistant American Elm or a Zelkova, the same type of tree planned for the medians.
- Add period light fixtures along the street to enhance the pedestrian environment and a better illuminated pedestrian system.
- Add crosswalks at each intersection and extend the medians at Yanceyville to provide pedestrian refuges.

- Work with Duke Power and other utility providers to eliminate any unused wires and potentially bury wires that cross the street. Removing the utility poles and relocating wires underground is not included in these recommended design improvements. The cost for burial is prohibitively costly. Some attendees at the public meetings have expressed a desire to continue a dialogue with Duke Power to explore opportunities for the provider to relocate the lines.



Figure 9: Proposed Improvements for Summit Avenue – Plan View

As the War Memorial Stadium is renovated and the Farmers Market is expanded, Yanceyville Street will become a primary entrance into the Aycock Neighborhood for visitors. It will also continue to serve as a connector for portions of the neighborhood on either side of Summit Avenue. Traffic volumes on Yanceyville Street, both existing and projected, are such that the road can be narrowed by a “road diet”. Reducing the road width will transform a barren uninviting street into a pleasant pedestrian environment. Additional design improvements will reinforce the pedestrian experience.

Proposed Design Improvements for Yanceyville Street (Figures 10, 11 and 12)

- Give the street a road diet to reduce the size from four lanes to two lanes.
- Include bicycle lanes in the road design to connect to the existing Yanceyville Bike route and as part of the citywide bicycle-planning network.
- Create gateway features that signal entrance into the neighborhood and reflect the history and character of the neighborhood.



Figure 10: Proposed Improvements for Yanceyville Street – Plan View

There is a separate concurrent plan addressing renovations of the War Memorial Stadium. The following proposed design improvements are included in the stadium plan and this plan.

Proposed Design Improvements for the War Memorial Stadium and Farmers Market

- Unite the stadium and the Farmers Market within a park setting.
- Remove vehicular access at the front of the stadium to create a multi-use public plaza.
- Add an outdoor garden market to the Farmers Market to increase curb appeal and visibility. Remove Parks and Recreation vehicle parking from the rear of the market building to expand parking for market patrons. Improve the interior facilities of the Farmers Market to expand options for food sales.
- Use the former Veterans of Foreign War (VFW) site at the intersection of Homeland Avenue and Yanceyville Street as an opportunity to support or expand the Farmers Market (expansion of the market on its present site is not possible because it is in the 100-year floodplain). Highest priority should be given to plans that expand the market



and/or plans that support the market uses. Some portion of the VFW site could also be used for housing after any market expansion is accomplished.



Figure 11: Proposed Improvements for Yanceyville Street – Plan View

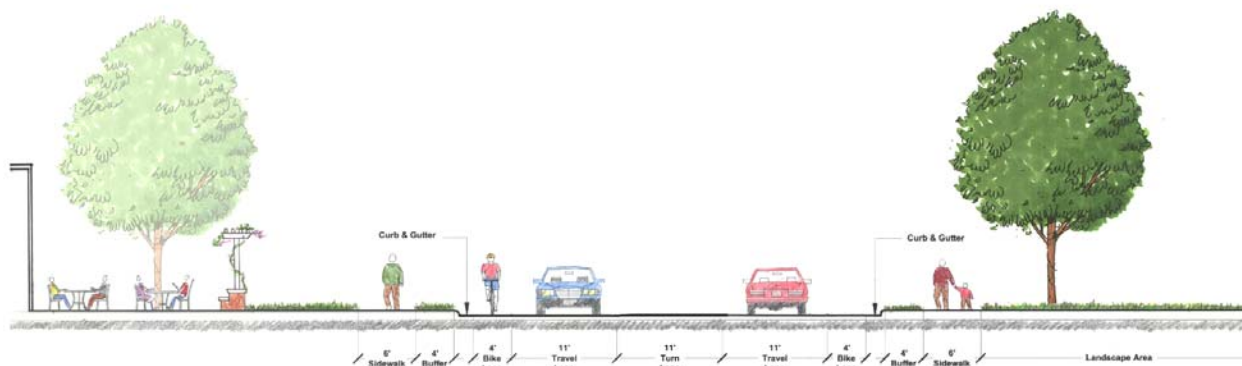


Figure 12: Proposed Improvements for Yanceyville Street at the Farmers Market – Cross-Section



Other Proposed Design Improvements, Beyond the Specific Plan Area

- Connectivity to Downtown continues to be a very important goal. Improved connectivity would encourage the revitalization that is taking place Downtown to continue up Summit Avenue. The neighborhood would be viewed as part of Downtown rather than a neighborhood that is located near downtown. Thus greater connectivity with downtown could have a profoundly positive impact on the economic stability of the neighborhood. If technically feasible, reconfiguring the Murow Boulevard/Summit Avenue intersection to create an on-grade intersection (as described in the Aycock Traditional Neighborhood District Plan) is highly desirable. In the interim or if redesigning the intersection is not feasible, multiple steps can be taken to improve the passage between the neighborhood and Downtown.

Work with the railroad company to improve the lighting under the railroad underpass and clean broken glass and pressure wash area to create a more hospitable pedestrian environment.

Study the area to generate redevelopment scenarios for the property abutting Summit Avenue from the Murow Boulevard ramps to the museum. Concurrently develop design scenarios for streetscape improvements in the area.

- The neighborhood should embark upon a branding effort. The branding effort would generate a neighborhood logo to be used on banners and on the neighborhood web site. The brand should enhance the unique characteristics of the neighborhood. The effort would solidify the neighborhood's image of itself and distinguish the neighborhood within the City as a whole.
- There are improvements for Yanceyville Street north of Summit Avenue that are important components of the planned neighborhood improvements.

Improve the streetscape in front of the Aycock Middle School, by relocating the existing fence along Yanceyville Street so that it is set back from the right-of-way 20 feet creating adequate space for street tree plantings along the street.

Continue to investigate the development of a roundabout at the intersection of Cypress Street and Yanceyville Street to slow traffic and alleviate site distance problems. The initial layout completed by Greensboro Department of Transportation demonstrates that a roundabout would not negatively affect the existing front yards of the houses located at that intersection.

It is recommended that a "road diet" and bicycle lanes also be included in this section of Yanceyville Street. The bicycle facilities from Lindsay Street to Bessemer Avenue will be part of the Yanceyville Street bicycle route.



- Improvements on Lindsay Street along the War Memorial Stadium need street trees and other planting on the slope between the sidewalk and the parking lot which will create a green edge to the park.

Other Issues that Continue to Affect the Neighborhood

Crime was identified as an issue in the Strategic Plan for the Aycock Neighborhood. If crime becomes a significant issue in the neighborhood, it could jeopardize the revitalization momentum. Improvements to the physical environment of the neighborhood are only one aspect of creating an economically and socially strong community.

Implementation Recommendations (Tables 1, 2 and 3)

Implementation of the proposed design recommendations is very dependant upon the projected cost of the improvements. Proposed improvements that can be divided into multiple phases and cost less than \$75,000 could be funded through Municipal Service District (MSD) Funds. Larger, more complex, more expensive projects that cannot effectively be broken into phases will have a longer-term implementation scheme because they will have to be funded through bonds or a combination of bonds and other federal and state funding programs. The City of Greensboro currently has no other funding source for road improvement projects. Some proposed improvements are included in two time frames because they will include multiple projects implemented over a longer period of time such as the gateways. It is anticipated that short-term will be implemented in 1-3 years, mid-term 3-5 years and long term 5-7 years.

Table 1: Short-Term Implementation,

Proposed Improvement	Responsible Party	Funding Source
Regulatory Changes	City of Greensboro, Planning Dept.	NA
Planting Street Trees on Private Property on Summit Ave	Neighborhoods and The Aycock Neighborhood	MDS, Neighborhoods, Greensboro Beautiful, City's Small Projects Fund
Design and Construction of Gateway Features	City of Greensboro and The Aycock Neighborhood	MDS, State Grant for Public Art, Greensboro Beautiful, City's Small Projects Fund
Neighborhood Branding	The Aycock Neighborhood	MDS
Infill Development on Summit Ave.	Private Developers	Private Funding
Remove extra utility wires	Duke Power; Coordinated by City of Greensboro Dept. of Transportation	NA
Clean-up, Add Lighting to RR Underpass	RR; Coordinated by City of Greensboro Dept. of Transportation	Operating Budget



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

Table 2: Mid-Term Implementation

Proposed Improvement	Responsible Party	Funding Source
Design and Construction of Gateway Features	City of Greensboro and The Aycock Neighborhood	MSD, State Grant for Public Art, Greensboro Beautiful, City's Small Projects Fund
Yanceyville St. and War Memorial Stadium Improvements	City of Greensboro Parks and Recreation Dept.	2006 Bonds
Improvements/Expansion of the Farmers Market	City of Greensboro Parks and Recreation Dept	Operating Budget
Infill Development on Summit Ave.	Private Developers	Private Funding

Table 3: Long-Term Implementation

Proposed Improvement	Responsible Party	Funding Source
Road Improvements on Summit Ave. Medians, Storm Sewer, Lights	City of Greensboro Dept. of Transportation	Future Bonds
Improvements/Expansion of the Farmers Market	City of Greensboro Parks and Recreation Department	Future Bonds
Infill Development on Summit Ave.	Private Developers	Private Funding
Murrow Blvd. Redesigned to an On-Grade Intersection with infill Development	City of Greensboro Dept. of Transportation and Private Developers	Future Bonds and Private Funding



MARKET STUDY: FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

A market study has been prepared as part of the Summit Avenue Corridor Plan. Copies of the full market study can be obtained from the City of Greensboro. The following provides a brief summary of the market study.

Findings

The area covered in the market study comprises an area much larger than the Corridor Plan area; an approximately 1,000-acre area (1.6 square miles) in the northeast sector of Greensboro has been researched and analyzed in this market study. The area includes such important centers as the historic War Memorial Stadium, the Greensboro Farmer's Market, Sternberger Park, and Aycoc Middle School.

Four Greensboro neighborhoods are within the Market Area, including the Aycoc/Summit Avenue, Cone Mills, Rosewood, and Cumberland neighborhoods. To the immediate southwest of the Market Area is the Greensboro Central Business District (CBD), to the west is Cone Hospital, and to the south is North Carolina A&T State University – all major employment centers.

The market area includes an estimated 1,860 occupied housing units, a population of 3,776, and more than 2 million square feet of non-residential building space.

Demographically, the market area population is primarily black (49 percent), with 40 percent of the population white, and 11 percent other. The age distribution of this population generally mirrors the City's, except for a disproportionately high number of persons in the 18 to 24 age cohort, owing to the existence of the North Carolina Agriculture and Technical University (NC A&T) nearby. The average household income of the area is \$32,000, which is only approximately 60 percent of the city-wide average. About two-thirds of households are renter-occupied and one-third owner-occupied, which is the inverse of the city-wide renter/owner ratio. The high percentage of renter households is influenced by the college student housing that exists in the market area, but there are strong indicators that owner-occupancy is on the rise throughout the market area.

There is nearly 500,000 square feet of retail space in the market area, almost all of it within a 10-minute walk of all residents of the Summit Avenue Corridor area. This space is about evenly divided between "free-standing" retail and retail located in one of two older strip shopping centers, the Summit Shopping Center (120,000 square feet) and the Northeast Shopping Center (90,000 square feet). Both of these centers were built in the 1950's, have a varied tenant mix, and are oriented about equally to the local and drive-by markets. Area residents are desirous of more local-serving retail, including a good grocery store, in these centers. Turnover at these centers is higher than average, although both have reasonably good occupancy.

An estimated 6,500 persons are employed within the defined market area. Substantial additional employment – numbering in the tens of thousands – is at the periphery of the market and planning areas in the Greensboro CBD, Cone Hospital, and NC A&T.



Four residential neighborhoods are located within the market area – Aycock/Summit Avenue, Cone Mills, Rosewood, and Cumberland. Each of these neighborhoods originated in the period around the turn of the 20th century to the 1920's. All of these neighborhoods have shown real estate value appreciation over the past ten years. Aycock/Summit Avenue, Cone Mills, and Rosewood have had value appreciation well above the city-wide average.

The Aycock/Summit Avenue neighborhood, which is the focus of the comprehensive planning effort, contains some of the finest historical architecture in Greensboro. Homes that were built at the end of the 19th century and into the early 20th century were owned by some of the most prominent residents of Greensboro. Queen Anne, Neoclassical Revival, Chateausque, Italian Renaissance Revival, and Craftsmen style designs are all well-represented here. Urban renewal and other influences of the mid-20th century through the 1980's caused serious demise in this neighborhood, but significant revitalization and reinvestment is now occurring. The Aycock/Summit Avenue neighborhood is again becoming a very desirable neighborhood.

Conclusions

Virtually all indicators – demographic, economic, and real estate – are positive in the market area. Real estate-wise the market area has had value appreciation that exceeded the city-wide appreciation between 1995 and 2005 by about 20 percent. In the Aycock/Summit Avenue area the real estate appreciation has been even greater at nearly 60 percent above the city-wide appreciation. This is expected to continue as reinvestment here has included only a portion of the housing stock. Also, even though values have appreciated here, they are still quite low at about \$80 per square foot, and have the potential for considerably more upside growth. Values for residential properties here that have undergone comprehensive renovation should average \$125 per square foot and higher in the next five years.

In terms of where the Aycock/Summit Avenue neighborhood is in the “revitalization life-cycle”, a comparison with Greensboro's successful redevelopment area at Southside has been made. Relative to Southside, Aycock/Summit is a couple of stages ahead of the start-up phase that Southside was at 10 years ago. Aycock/Summit has an expanding single family home ownership market that is well on the upswing. The general market area here is stable, and moving upward. Critical mass is building and there is little risk that real estate values will move downward.

Infill development and redevelopment opportunities are currently present in the Aycock/Summit Avenue neighborhood. There is a market for new residential products here. It will be very important for any new projects to be well-done, targeted to the right market segments, and preferably primarily owner-occupied. A bigger and better critical mass of home ownership is needed here to broaden the appeal of the area and to firmly establish it as a Greensboro real estate submarket. Reaching a “critical mass” stage means that the revitalization process is basically unstoppable and cannot be reversed. At that point, an upward spiral begins to create a “buzz”, increases the number of people on the streets, enhances real estate values, and makes the community feel safer.



Recommendations

There is opportunity for 100 to 125 new units of housing in Aycock/Summit, based on our assessment of the potential on vacant and underutilized sites, and a density estimate that is appropriate to the area. A variety of residential product types could work. Single family detached housing on small lots (3,000 to 6,000 square feet) is one option that is likely, low risk, and appropriate where small infill opportunities exist. On larger sites (one-acre and larger) townhouses could be appropriate, where three, four, or more units could be accommodated, including the necessary parking. Townhouses would serve a market demand, and on Summit Avenue could provide the scale to match some of the existing structures whose massing would be difficult to replicate in detached single family products.

Although predicting who will buy is an imperfect exercise, it is likely the target market buyer for products in Aycock/Summit will be different from some of the segments that are buying in Southside. Aycock/Summit will likely attract older buyers, above 30, both singles and couples, but with more couples and families. Aycock/Summit should also appeal to empty nesters and retirees, if new construction with elevators and minimal unit maintenance is offered. Downtown workers and employees of Moses Cone Hospital could be a particular target.

New construction should sell in the \$125 to \$150 per square foot range, so long as the selling price in current values is \$325,000 or less, as discussed following. Based on the market assessment prepared in the market analysis, townhouse and single family detached products could be built and sold for up to \$150 per square foot. The size range of these units would range from 1,300 to 2,400 square feet. Our research and comparables analysis suggests pricing from \$150,000 to \$325,000. It may be difficult initially to attract builders/developers to build in the \$250,000-plus range, but there is a market up to a ceiling of about \$325,000 for good quality new construction in that price range. That ceiling will rise as the market here matures.

To the extent that the area can increase the number of households with good buying power, the gap in local-serving retail will begin to be filled. But this will take time. This local-serving retail is a "follower" real estate product and getting more households with buying power must take place.

The Farmer's Market, located at East Lindsay and Yanceyville streets is an important resource for this area. It has the potential to become an even more prominent operation, which through promotional efforts could be expanded to become something larger to Guilford County and to the Aycock/Summit neighborhood.

Along with the addition of new local-serving retail, and as a part of the renovation activities and promotion of events at the War Memorial Stadium, located across Yanceyville Street from the Farmer's Market, a more high profile activity/entertainment center could be generated here. The Stadium's program includes not only a venue for baseball, but also function as a park and neighborhood gathering place, all of which benefit the Farmer's Market could contribute to and benefit from. Uses that would be compatible are restaurants, seasonal festivals, including arts,



music, etc., and other entertainment activities. This area is a transitional zone area that connects with NC A&T, where large numbers exist for patronizing such entertainment activity.

Also, consistent with the objective of capitalizing on opportunities for adding housing to the area, the city should consider the recently-purchased VFW site adjacent to the Farmer's Market as a housing opportunity. This ± 6-acre tract is strategically located in relation to the neighborhood to the north and the Stadium and Farmer's Market to the south. It could be an excellent housing opportunity and a land-use that would offer a better contribution and transition for the neighborhood than a parking lot, which is one alternative being considered for this land.

Another use that could be expanded that currently exists on Summit Avenue is office use. A number of medical and other professional offices are currently viable here and the market for more could be accommodated.

Walkability is one of the major attractions for moving in-town, and the city's contribution to attracting new housing and households can be in making walking as efficient, safe, interesting and pleasant as possible. Improvements to the pedestrian system and connectivity have been identified in the master plan recommendations, and these improvements can be among the most cost-effective revitalization investments made in this neighborhood.

One of the most important pedestrian improvements is to make a better connection from the Aycock/Summit neighborhood to downtown. It is only ½-mile, less than a 15-minute walk, to the center of downtown Greensboro from this neighborhood. The current access is very poor and unsafe, at least in perception. A new more attractive and more direct connection for pedestrians into downtown should be pursued by planners and the city. This would be a highly efficient and effective investment for the city. It would:

- Provide an attractive, direct connection to downtown, making the walk more pleasant and quicker.
- Clarify the close relationship and proximity between the Aycock/Summit neighborhood and downtown.
- Provide a transportation and recreational amenity for the neighborhood that will help sell housing and further investment in the neighborhood.



REGULATORY ANALYSIS AND RECOMMENDATIONS

Scope of the Regulatory Analysis and Recommendations

Section 1 begins by comparing and contrasting two Unwanted Futures and one Desired Future for the Summit Avenue Corridor, as might be expressed by the typical resident and property owner in the area. Opportunities to influence the future through regulatory tools become more apparent when seen in the context of these contrasting futures.

Section 2 examines the City of Greensboro's existing regulations as to the influence they have over private real estate investment, whether in the form of rehabilitation of existing properties or new construction. Particular attention is given to the permitted uses and development standards of existing zoning districts as set forth in the City's Unified Development Ordinance (UDO). Also included in the examination are the City's Historic District Design Guidelines, as applied through the Charles B. Aycock Local Historic District.

Section 3 sets forth several objectives intended to capture a consensus of opinion as to a desirable regulatory approach. These objectives may also be used as evaluation criteria for judging the merits of recommended alternatives.

Section 4 lays out a number of different options available for modifying the City's regulatory framework to achieve the stated objectives.

Section 5 chooses a recommended course of action from among the various alternatives available and identifies the necessary provisions to be included in any new regulations.

Section 1: The Unwanted Future and the Desired Future

The following futures attempt to capture the concerns, hopes and aspirations of area residents and property owners as they have been expressed over the course of several meetings held in the community.

Unwanted Future 1: The Ugly, Divisive, Intrusive Corridor

The first of two unwanted futures describes a continuation or worsening of existing conditions within the Summit Avenue Corridor. This future envisions Summit Avenue as an unattractive major thoroughfare that serves mainly to carry large volumes of traffic while dividing the Aycock Neighborhood in two. Investment in properties along the corridor is spotty, inconsistent and very slow.

Salient descriptors include:

- Summit Avenue as a physical barrier, splitting the Aycock neighborhood
- Rampant speeding; motorcycle drag racing
- Little sense of arrival into a special place—cars just race through
- Streetscape dominated by overhead wires, few sizable trees, eclectic signage, parking lots and cars



- Marginally invested, incompatible, poorly maintained properties
- Uses that generate outside lighting, noise, traffic, etc., incompatible with nearby residences
- Historic character lost
- Stagnant (or worse) neighborhood change

Unwanted Future 2: Big Brother (Burdensome Constraints on Investment)

The second of two unwanted futures focuses on how over-regulation could inhibit private sector investment in properties along the corridor. This future describes a heavy-handed, punishing approach to the review of new developments rather than public sector investment and an encouraging regulatory environment. Salient descriptors of this future include:

- Too many regulatory hoops to jump through
- Too few options allowed for use of property
- Excessive, discretionary development review
- Complicated regulations, difficult to understand and apply
- Investment in design inhibited by uncertainty of approval
- Investors go elsewhere to locations less difficult to gain approval
- Stagnant neighborhood change; potential decline

The Desired Future

The desired future describes an environment where existing property owners, new investors and the City of Greensboro are all working cooperatively toward common objectives. Regulations are predictable and effective in facilitating new development and rehabilitation that revitalizes the corridor, preserves the historic character of the area and allows for a good return on investment. Uses permitted along the corridor are compatible with residences to the interior of the block. Public sector improvements in the streetscape send a clear message that the City is a full partner in the continued resurgence of the area. This future describes a Summit Avenue Corridor where:

1. Properties fronting on Summit Avenue in the Aycock neighborhood:
 - Contribute to and benefit from the historic character of the neighborhood
 - Contribute to a noticeable sense of arrival and sense of place
 - Present an attractive “front door” for the residential areas interior to the block
 - Are good neighbors in terms of the activities they generate
 - Are subject to a regulatory environment that does not discourage investment
2. Public sector investments within the street right-of-way promote a high level of confidence in the private sector investment community.



3. The Summit Avenue corridor is transformed from a divisive barrier into a unifying element, drawing both sides of the Aycock neighborhood closer together.
4. Summit Avenue reclaims its rightful place as an important, aesthetically inviting entryway into downtown Greensboro from the north and northeast.

Section 2: Existing Regulatory Framework

This section focuses on the primary regulatory tool that the City of Greensboro employs to regulate development within the City and the Summit Avenue corridor in particular (the Unified Development Ordinance) particularly the zoning component of that ordinance. A second regulatory tool receiving attention in this section is the City's Historic District Program and Design Guidelines.

What Zoning Controls and What it Does Not

Traditionally, zoning has been employed by local governments like the City of Greensboro to regulate the use of land so as to prevent incompatible uses from locating next to each other (e.g. a factory next door to a residence). Zoning ordinances do this by providing a list of permitted uses within each zoning district. Zoning districts are then laid out on a map showing their occurrence within the community. In addition to permitted uses, other aspects of development that zoning typically regulates include minimum lot size, lot width, building setbacks and height, signage standards, landscaping and buffering, and off-street parking requirements. As enabled by the State of North Carolina there are normally few, or very limited, provisions in local zoning ordinances regulating building appearance or aesthetic design.

Current Zoning Designations of the Planning Area

The City of Greensboro's current zoning ordinance text and map are incorporated into the City's Unified Development Ordinance (UDO), in place since 1992. A portion of the City's zoning map, showing the zoning districts that apply within the planning area, is presented below (Figure 13). Excerpts from the UDO follow, describing the purpose of the several zoning districts. Other information about each district and its application within the planning area is then presented. The objective of this analysis is to better understand how the current zoning of the area may be influencing investment decisions within the Summit Avenue Corridor, with an eye toward how the City's development regulations might be changed to better serve the area.

The information provided in the pages that follow is not intended to be exhaustive. For complete information about the several districts and their particular requirements, consult the actual UDO (available on line at www.ci.greensboro.nc.us/planning/ordinance).

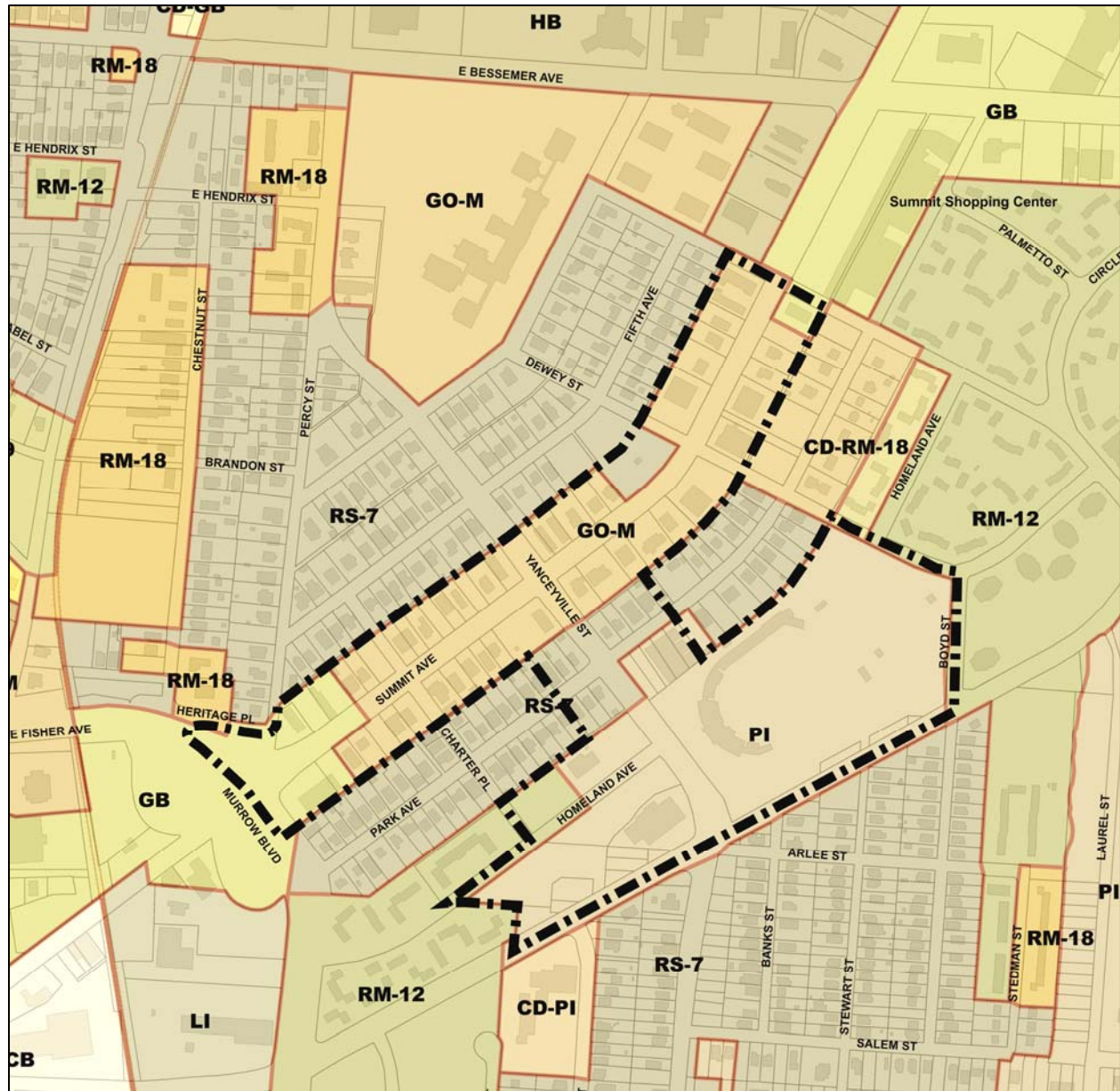


Figure 13: Existing Zoning Districts Map



General Office Moderate Intensity District (GO-M)

Statement of Purpose: The GO-M, General Office Moderate Intensity District is primarily intended to accommodate moderate intensity office and institutional uses, moderate density residential uses at a density of 12.0 units per acre or less, and supporting service and retail uses. (Article IV, Section 30-4-1)

■ *Area of Application of GO-M within the Planning Area:*

Most properties fronting on Summit Avenue within the Aycock Historic District, beginning just north of the Murrow Boulevard interchange and continuing northward to Sullivan Street have been designated GO-M General Office Moderate Intensity.

■ *GO-M Permitted Land Uses:*

Residential Permitted Uses in GO-M: The GO-M District allows for a relatively broad range of residential land uses. Among the permitted residential uses are single-family residential, two-family dwellings, multifamily dwellings (including condominiums), and townhouses. The district also accommodates boarding and rooming houses, and emergency shelters. The variety of residential uses, particularly including multi-family dwellings, are appropriate for this section of Summit Avenue, given the proximity of the area to downtown Greensboro and the amount of traffic carried by Summit Avenue each day.

Educational and Institutional Uses Permitted in GO-M: The GO-M District allows for a very broad range of educational and institutional uses including, for example: ambulance services, churches, schools, fire stations, libraries, museums, and nursing homes. With the exception of ambulance services and fire stations, most of these non-residential uses have hours of operation that do not extend into the late night hours—a positive attribute for non-residential uses adjoining residential uses. While none of these activities, based on land use alone, would be inappropriate for this section of Summit Avenue, nearly all would need to be limited in size as well as operation to be “good neighbors” to adjoining or nearby residences.

Business, Professional and Personal Services in GO-M: The GO-M District allows for a limited range of businesses deemed to be generally compatible with adjoining or nearby residential properties. Among the uses permitted are accountants, ad agencies, barber and beauty shops, architects and engineers, funeral homes, hotels and motels, insurance agencies, law offices, medical offices and labs, photography studios, stock brokers, tanning salons, and vocational schools. With the exception of hotels and motels, most of these non-residential uses have hours of operation that do not extend into the late night hours - a positive attribute for non-residential uses adjoining residential uses. As with the permitted educational and institutional uses, compatibility with nearby



or adjoining residences would depend upon the size as well as operating characteristics of these activities.

■ *Uses Permitted in GO-M With Development Standards:*

Some uses are permitted within the GO-M District provided that they can meet certain development standards. Examples include congregate care facilities, family care homes, group care facilities, private dormitories, homeless shelters, single room occupancy residences, day care centers, fraternities and sororities, financial institutions, veterinarians, and optical goods sales. As with the non-residential uses identified above, most of these specially identified uses have activities that do not operate in the late evening. Development standards for such individual uses are set forth in Section 30-5-2 of the City's UDO.

■ *GO-M Density and Dimensional Standards:*

Dimensional Standards for Single Family and Two-Family Residential in the GO-M: Table 30-4-6-3 of the UDO requires that single-family homes have a minimum lot size of 7,000 square feet while two-family homes must have at least 11,000 square feet. These requirements effectively preclude anything other than a single-family home from most lots in the 500 and 600 blocks of Summit Avenue (between Yanceyville and Murrow Blvd.) within the Aycock Neighborhood. North of Yanceyville along Summit, several lots would be large enough to qualify for a two-family home if a market existed for such residences.

■ *Dimensional Standards for Multi-Family Residential in the GO-M:*

The purpose statement for the GO-M District calls for residential development densities of up to 12 units per acre (43,560 square feet). Table 30-4-6-4 of the UDO, however, requires that the first three units of a multi-family structure be placed on a lot of at least 15,000 square feet with each additional unit requiring 3,630 more square feet. Thus, a townhouse or condominium project of 6 units would require 25,890 square feet, significantly more than the 12 unit per acre guideline. As more units are added to a project, the average square footage per unit declines. In doing so, these requirements effectively encourage larger projects on larger sites, both aspects of which run counter to the desire for infill buildings and sites of a compatible historic scale. Also, since most lots along the Aycock Section of Summit Avenue are not large, these existing requirements discourage investment in appropriately scaled residential development.



General Business District (GB)

Statement of Purpose: The GB, General Business District is primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas that have developed with minimal front setbacks. (Article IV, Section 30-4-1)

■ *Area of Application Within the Planning Area:*

Five parcels at the south end of Summit Avenue near the Murrow Blvd Interchange and one parcel at the intersection of Summit Avenue and Sullivan Street have been designated GB General Business.

■ *GB Permitted Land Uses:*

Residential Uses Permitted in GB: A review of the permitted use table of the UDO shows no accommodation in the GB General Business district for any form of traditional residential development such as single-family homes, duplexes, apartments, condominiums or townhouses. The GB district does allow for what it calls mixed developments, provided however, that they meet certain minimal development standards. (See section entitled Mixed Developments)

■ *Non-Residential Uses Permitted in GB:*

The GB General Business district allows for a very broad array of office, institutional, general business, retail and wholesale trade, as well as many other uses. In fact, it would be hard to think of a general business or general merchandise retail trade that could not be accommodated in the GB General Business zoning district.

Uses Permitted in GB With Development Standards: While the GB district does not accommodate traditional residential development, it does allow for a number of non-traditional residential uses, provided they can meet specific development standards. These uses include homeless shelters, single room occupancy conversions, and fraternity and sorority houses.

■ *Mixed Developments Permitted in GB With Development Standards:*

The Definitions section of the UDO defines mixed developments as, “a mixture of residential and permitted office and/or commercial uses in the GB, HB, SC, and CP Districts”. Section 30-5-2.59 of the UDO sets forth the few special standards that must be met to place a mixed development on a GB zoned site:

1. Residential Use Location: No residential use(s) shall be permitted on or below the ground floor.



2. Percentage of Mix: Where residential and nonresidential uses are mixed in a principal building, at least twenty percent (20%) of the gross floor area shall be devoted to the permitted nonresidential office and/or commercial use(s).
3. Dimensional Requirements: Any building shall conform to the nonresidential dimensional requirements of the district in which it is located.

Thus, as applied to the Summit Avenue Corridor, an opportunity exists within the existing unified development ordinance to place residential uses above ground floor non-residential uses on sites at both the Murrow Avenue end as well as the Sullivan Street end of the planning area.

■ *Density and Dimensional Standards in GB General Business:*

Dimensional standards for developments in the GB General Business district are generally not restrictive. No maximum building height is specified in the district provisions. Businesses can be placed on lots with just 75 feet of street frontage. Further, while the minimum lot size is 12,000 square feet, non-conforming lots of record may be even smaller and narrower than these dimensions, provided that all setbacks can be met. (See Section 30-4-11.1 of the UDO)

Residential Single Family District (RS-7)

Statement of Purpose: The RS-7, Residential Single Family District is primarily intended to accommodate high-density single-family detached dwellings in developments where public water and sewer service is required. The overall gross density in RS-7 will typically be 5.0 units per acre or less. (Article IV, Section 30-4-1)

■ *Area of Application within the Planning Area:*

The RS-7 district is the most broadly applied zoning district in the historic Aycock Neighborhood. While properties within the RS-7 district do not front directly on Summit Avenue, all properties immediately to the rear of lots fronting on Summit Avenue are zoned RS-7. Of note, most properties on both sides of Yanceyville Street between Summit Avenue and the stadium area are also in the RS-7 zoning district. (These lots actually front on Park Avenue but their side yards adjoin the Yanceyville Street right-of-way.)



■ *Permitted Land Uses:*

Residential Permitted Uses in RS-7: The RS-7 District is focused almost exclusively on single-family residential uses. Emergency shelters are the only other residential use listed as being permitted by right.

Educational and Institutional Uses Permitted in RS-7: Fire stations and neighborhood police stations are the only institutional uses listed as being permitted in the RS-7 zoning district.

■ *Uses Permitted in RS-7 With Development Standards:*

Small (6-person) family care homes, maternal care homes and temporary shelters are permitted in the RS-7 zoning district, provided that they can meet the specific development standards set forth in Section 30-5-2.59 of the UDO.

■ *Uses Permitted in RS-7 With Special Use Permit:*

Clubs and lodges, and tourist homes (bed and breakfast inns) may be permitted in the RS-7 zoning district, upon issuance of a Special Use Permit which requires board review and approval.

■ *Density and Dimensional Standards of the RS-7 District:*

Dimensional standards for development in the RS-7 District appear to be appropriate for the Aycock neighborhood. While most corner lots would fail to meet the 70-foot minimum lot width, all such lots would be considered grandfathered under a non-conforming status. Interestingly, the maximum building height in the RS-7 district is 50 feet, easily allowing for three or even four story residences.

Public and Institutional District (PI)

Statement of Purpose: The PI, Public and Institutional District is intended to accommodate mid- and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas. (Article IV, Section 30-4-1)

■ *Area of Application Within the Planning Area:*

The Public and Institutional District applies to the entire Memorial Stadium property as well as the Farmer's Market site and VFW property across Yanceyville from the stadium. Of note, five lots on the east side of Park Avenue, closest to Yanceyville Street, are also included in the PI district.



■ *Permitted Land Uses:*

Educational and Institutional Uses Permitted in PI: The institutional purpose of the PI District is well supported by very broad range of institutions and public activities permitted by right within the district. These uses include schools of all kinds, auditoriums and stadiums, churches, fire and police stations, government offices, hospitals, libraries, museums, medical offices and laboratories, water treatment plants and outdoor events and gatherings of all kinds.

Residential Uses Permitted in PI: The PI District does not permit traditional residential uses. Among non-traditional uses, the PI District allows only private dormitories and emergency shelters by right.

■ *Uses Permitted in PI With Development Standards:*

The following are some of the uses allowed in the PI District, provided that they meet certain performance standards set forth in Section 30-5-2.59 of the UDO: congregate care facilities, day care facilities, fraternities and sororities, golf courses, group care facilities, public parks, and single room occupancy residences.

■ *Uses Permitted in PI with Special Use Permit:*

Correctional institutions, riding stables, shooting ranges, automobile parking (commercial), funeral homes, may be permitted in the PI zoning district, upon issuance of a Special Use Permit which requires board review and approval.

■ *Density and Dimensional Standards for the PI District:*

Dimensional standards for development in the PI District appear to be suitable for the mostly large-scale institutional-type uses that this district accommodates. The minimum lot size is about an acre. The height limit is up to 50 feet without additional setbacks. Buildings between 50 and 80 feet require 1 foot of additional setback for each additional foot of height. Above 80 feet no additional setback is required.



Historic Overlay District (HD)

Statement of Purpose: The HD, Historic Overlay District establishes regulations that will help maintain the historic integrity of certain areas within the City. These regulations are specified in Section 30-4-4 (Overlay District Requirements).

- *Area of Application within the Planning Area:*

The extent of the Charles B. Aycock Historic District (as well as the Fisher Park Historic District) is shown on the Local Historic District Boundary Map (Figure 14). This overlay district works in tandem with the underlying zoning districts described above.

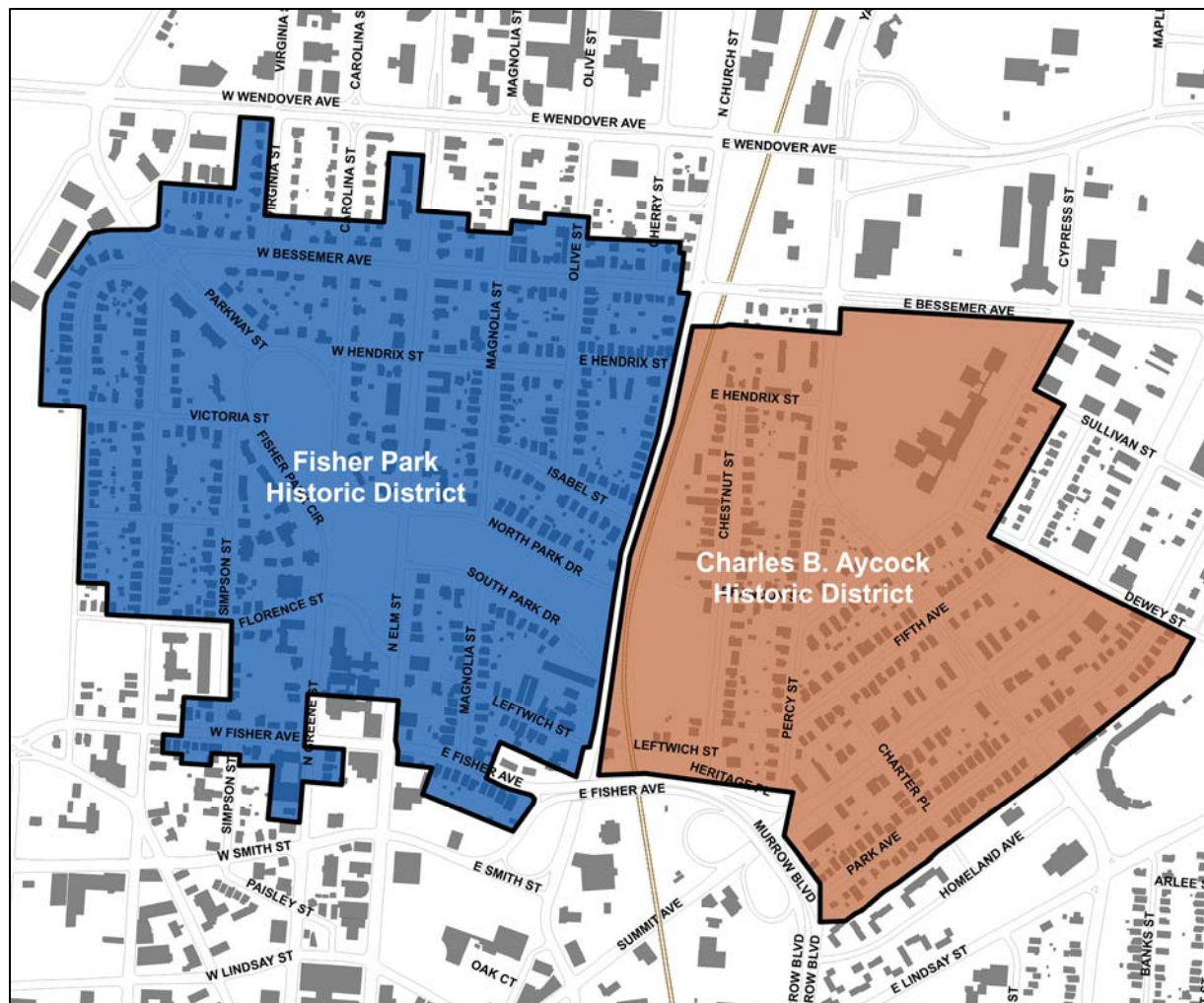


Figure 14: Fisher Park and Charles B. Aycock Local Historic District Boundary



Historic District Design Guidelines

As noted previously, zoning as enabled by the State, allows communities to control the location of land uses, and to set forth basic dimensional requirements such as lot size, building setbacks, and building heights. Historic district design guidelines, on the other hand, are specifically enabled to go further.

Under State law, locally designated historic districts may influence many aspects of building and development that zoning ordinances may not address. These other aspects include major design elements such as building mass, scale, and roof forms. Historic guidelines may also address smaller design elements that nonetheless have a significant impact on design compatibility: landscaping, walkways, driveways, lighting, exterior wall finishes, foundations and chimneys, windows and doors, porches, decks and patios, and many other design features.

How Historic District Guidelines Affect Private Development along Summit Avenue

New construction, rehabilitations and additions occurring on properties fronting on Summit Avenue must satisfy both the basic use and dimensional requirements of the underlying zoning district as well as the design guidelines of the Historic District Program Manual.

For properties located outside historic districts, requests for permission to undertake a new construction or rehabilitation project are usually approved by issuance of a building permit at the staff level. Within areas governed by an historic overlay district, however, project review and approval may require application and appearance before the Historic Preservation Commission (HPC).

In addition to a building permit, authorization to proceed requires the issuance of a Certificate of Appropriateness. Certificates of Appropriateness may be obtained from the City staff for “minor works” or from the Historic Preservation Commission (HPC) for major alterations. Table 4 shows examples of construction projects as they would normally fall into one or the other of these two categories. (For complete information, see the full *Historic District Program Manual and Design Guidelines*.)

Table 4: Project Examples on Private Property

<u>HPC Approval Required:</u>	Eligible for Staff Approval
Additions to buildings	Wooden storage buildings (back yard)
Changes to principal elevations	Fences
Construction of new buildings	Retaining walls (back yard)
New/expanding parking areas	Decks, patios, pools (back yard)
New driveways and walkways	Installation of HVAC (back yard)
Tree removal (healthy over 4” dbh)	Storm windows and doors



How Historic District Guidelines Affect Improvements within the Public Right-of-Way

Just as property owners must gain approval for their improvement projects on private property, so too must improvement projects within the public right-of-way, whether by public or private sector, have approval. Significantly, a major part of the Summit Avenue Corridor Plan involves substantial changes to the appearance and functional operation of Summit Avenue and Yanceyville Street.

The Historic District Design Guidelines specify the types of projects proposed within the public right of way that do not require a certificate of appropriateness and those that do. Examples of representative projects are provided in Table 5:

Table 5: Project Examples in the Public Right-of-Way

Certificate of Appropriateness Required	No Certificate of Appropriateness Required
Widening or realignment of streets	Pavement markings
Changes to granite curb and brick gutters	Street patching; no changes to granite curb and brick gutters
Construction of new sidewalks	Repair/replacement of sidewalks concrete curbs and gutters of same design
Construction of bicycle paths and walking trails	Replace above ground utilities, like kind
Addition of above ground utilities	

The design recommendations of this Summit Avenue Corridor Plan are consistent with the guidelines of the Historic District Program Manual as set forth for Streets, Sidewalks, and the Public Right-of-Way (See page 20 of the Manual). Key points of consistency include:

- Street patterns are being retained, restored and enhanced to better serve the historic pedestrian character of the area.
- Granite curbs and brick gutters are being maintained and undisturbed.
- The planting strip between the street and the sidewalk is being maintained and enhanced.
- No grading is being recommended that would change the topography of the public right of way.
- Street lighting of a human scale and design is being affirmed and enhanced.



How Historic District Guidelines Address Non-Contributing Structures

The *Historic District Manual and Design Guidelines* describe non-contributing structures as those buildings “that were built outside of the period of significance or are not compatible with the historic character of the district.” They are “typically buildings 50 years or newer, ...have different setbacks than what is historically appropriate...and have architecture that is not in keeping with the district.” (See pages 4 and 10 of the Manual) Of note, the Guidelines suggest that considerable flexibility be allowed when authorizing changes to non-contributing buildings. Changes that appear to be in conflict with the Guidelines may nonetheless represent a significant improvement in the appearance of a non-contributing structure, and may therefore be welcomed, as long as the overall intent of the Guidelines is being upheld. More important, is the neighborhood setting and any changes that would affect the historic charm of the streetscape and neighborhood.

How Historic District Guidelines Address New Construction

The guidelines suggest that several key principles be followed when designing new construction projects. These principles may be summarized as follows:

- *Site Planning* – Maintain the rhythm of building to open space along the street. Front the building properly to the street.
- *Building Shape and Massing* – Echo the massing of nearby structures. Use compatible roof forms and building shapes.
- *Scale* – Building scale should be consistent with nearby buildings of human scale
- *Height* – Approximate the height of nearby buildings; employ a raised foundation and taller (i.e., 9-10 foot) ceiling heights.
- *Fenestration* – Employ a historic pattern and arrangement of door and window openings. Avoid blank walls.
- *Landscaping* – Employ substantial landscaping to blend well with nearby established landscaping; incorporate existing trees, walls, and other features.
- *Parking* – Place parking to the rear of structures and screen it. Use planting strips and shade trees to break up paved expanses.

Note that most of these principles work very well with market preferences in today’s real estate market; they should not appear to be onerous or constraining to astute project developers looking to undertake new construction within the Summit Avenue corridor.



Key Findings Concerning Existing Regulations

The following presents key findings of the regulatory analysis organized by the zoning districts currently applied within the Aycock Neighborhood:

GO-M District

- Residential permitted uses include single-family residential, two-family dwellings, multifamily dwellings (including condominiums), and townhouses. This broad range of single and multi-family uses is appropriate, given the proximity of the neighborhood to downtown Greensboro.
- Land uses not allowed in the GO-M District that could nonetheless provide a valuable service to the neighborhood (if properly designed and located) include a bakeshop, hardware store, newsstand, sit down restaurant, and similar activities.
- Neighborhood serving businesses like those mentioned above would be best located within convenient walking distance of most of the neighborhood at the more commercially oriented end of Summit Avenue, north of Yanceyville Street.
- Nearly all permitted, non-residential uses in the GO-M district have hours of operation that do not extend into the late night hours—generally a positive attribute for non-residential uses adjoining residential uses.
- Single-family homes must have a minimum lot size of 7,000 square feet; two-family homes must have at least 11,000 square feet. This precludes anything other than a single-family home from most lots in the 500 and 600 blocks of Summit Avenue (between Yanceyville and Murrow Blvd.) North of Yanceyville along Summit, several lots would be large enough to qualify for a two-family home if a market existed for such residences.
- The “sliding scale” square footage requirements for multi-family housing favor larger projects on larger sites with more units. These requirements run counter to the desire for infill buildings and sites of a compatible historic scale and may discourage investment in appropriately scaled residential development. Even so, there are some opportunity sites within the Planning Area that could accommodate multi-family housing of a greater scale. These sites occur at the north end of Summit Avenue (between Yanceyville and Sullivan Street) as well as within the Memorial Stadium area.



GB General Business District

- Virtually any general business or general merchandise retail trade can be accommodated in the GB General Business zoning district. It is one of the broadest zoning districts available in the City.
- Traditional residential uses (single-family homes, duplexes, apartments, condominiums or townhouses) are not permitted in the GB District. The GB district does allow for what it calls mixed developments, but it is not clear whether that provision has received much attention or use.

RS-7 Single Family District

- The RS-7 district is the most broadly applied zoning district in the historic Aycock Neighborhood. While properties fronting directly on Summit Avenue are not within the RS-7 district, most other properties to the rear of lots fronting on Summit Avenue are zoned RS-7.
- The RS-7 District is focused almost exclusively on single-family residential uses. Certain types of group care housing are permitted with development standards. Bed and breakfast inns are permitted with a special use permit.

PI, Public and Institutional District

- The PI District allows a very broad range of institutional uses, including schools of all kinds, auditoriums and stadiums, churches, fire and police stations, government offices, hospitals, libraries, museums, medical offices and laboratories, water treatment plants and outdoor events and gatherings.
- The PI District does not permit traditional residential uses. Among non-traditional uses, the PI District allows only private dormitories and emergency shelters by right.
- Congregate care facilities, day care facilities, fraternities and sororities, golf courses, group care facilities, public parks, and single room occupancy residences are permitted in the PI district with performance standards

Historic Overlay District (HD)

- The City's Historic District Program Manual is suitably crafted to guide the preservation and rehabilitation of existing historic structures and the construction of appropriate new structures. The Manual is designed to work well with the underlying zoning districts.



- The restoration of the Summit Avenue Corridor through the Aycock neighborhood to its former “glory” will be dependent upon the level of investment interest that can be generated from the private sector.
- The facilitation of private investment requires a careful balancing of controls adequate to achieve preservation objectives while providing for the flexibility needed to create real estate products that are in demand in the marketplace.
- Discretionary review of projects by the Historic Preservation Commission is perceived by some developers/investors as too controlling, when compared to development sites not subject to historic district guidelines.
- The planning area contains a number of non-residential structures that were built decades after the original development of the neighborhood, but before the Historic District Guidelines took effect. Changes to these non-contributing structures are to be treated with considerable flexibility so long as they represent an improvement over the existing conditions on the subject property and maintain/do no harm to the neighborhood character.
- The Manual's guidelines for new construction appear to be very much in keeping with both the historic preservation objectives of the Historic District as well as consumer preferences in today's real estate development market. This bodes well for new investment in the corridor when the guidelines are appropriately applied.

Section 3: Recommended Objectives for a Modified Regulatory Framework

Before identifying alternatives for modifying the regulatory framework governing development in the Summit Avenue Corridor, it is useful to set forth several prevailing objectives. These objectives not only provide guideposts for generating alternatives, but may also be employed as evaluation criteria to determine the best approach overall.

Objective 1: Continue past and present efforts to affirm and protect the historic character of the Aycock Neighborhood.

Retention of the Historic District Program should be a priority as it applies to the section of Summit Avenue within the historic Charles B. Aycock Neighborhood. The Aycock Neighborhood stands among the greatest historic assets remaining in Greensboro. Much energy and effort went into establishing the district; that effort needs to continue.

Objective 2: Avoid adding complexity to the development review process. Rather, seek to simplify applicable regulations while retaining important safeguards.



The most effective regulatory changes will create an environment that is conducive to new development while protecting the investments of existing property owners. This means being wary of imposing additional requirements on top of the existing zoning controls and historic district guidelines. Intuitively, the best options will therefore tend to work best within the basic framework already in place (i.e., underlying zoning with historic guidelines). That said, there may be opportunities to work with the drafting of the new Land Development Ordinance (LDO) as it seeks to bring renewed order and consistency to the City's development regulations.

Objective 3: Allow for a compatible slate of land uses that positively reinforce each other and the particular section of Summit Avenue for which they are proposed; provide an attractive "front door" to the neighborhood, and allow for improved investment opportunities.

Changes to the existing regulatory framework should allow for a variety of land uses whose compatibility is determined in large measure by their physical design and operating characteristics. These land uses might include: single family detached homes, single family attached homes (i.e., multiple units in a single building), and appropriately scaled office, retail, and personal service uses. Special care should be taken to assure that permitted land use activities are compatible with the particular character of the block in which they are to be located. Much of the south end of Summit Avenue in the Aycock Neighborhood has a decidedly more residential character than the north end, for example.

Objective 4: Substitute performance standards for discretionary review whenever possible.

As noted in the regulatory analysis preceding, discretionary review authority by the Historic Preservation Commission is perceived by some developers as a hindrance to private investment, when compared to development sites not subject to board review. Performance standards differ from discretionary standards in that they do not require interpretation by a board of review. When up for review, the project either satisfies the performance standard or it does not. It is a black and white, yes or no decision, usually handled administratively at the local government staff level. Therefore, one objective of any regulatory modifications might be to look for opportunities to convert some discretionary guidelines to performance based standards.



Section 4: Identification and Evaluation of Alternatives

This section presents a summary of alternatives for changing the City's development regulations as applied to the Summit Avenue Corridor. In presenting these alternatives, two points are in order.

(1) Any recommendation that would pull the Summit Avenue Corridor out of the Charles B. Aycock Historic District was removed from consideration.

None of the proposed alternatives suggest that the street corridor be removed from the historic district. While this was given consideration early on as a means of encouraging private investment, it was removed from the list of possible actions as being totally contrary to Objective 1 concerning the City and neighborhood commitment to historic preservation. In the final analysis, options involving removal of the corridor from the historic district were addressed only in an introductory note to the table of potential actions.

(2) The recommendations set forth in this report have been framed with consideration for new zoning districts that may be proposed as part of the City's new Land Development Ordinance, currently under development.

As this plan was being prepared, the City's new Land Development Ordinance (LDO) was also under development. In fact, the process of preparing the new LDO will likely continue for quite some time. Preparing this plan while the new LDO rewrite was underway presented both an opportunity and a challenge to the consulting planner. The opportunity was in being able to "get in on the ground floor" on some of the objectives for the new ordinance. The challenge, on the other hand, was in having to work with draft sections of an ordinance that were still very much in an evolutionary stage. Rather than being able to suggest changes to a firmly established zoning text, it was necessary to make broader recommendations that may be employed regardless of the specific final zoning districts that may emerge under the new LDO.

Therefore, the recommendations coming out of this report do not refer to suggested ordinance revisions by chapter and verse. Rather, they speak to the likelihood that future zoning districts, yet to be finalized under a new LDO, will have a certain purpose and associated standards. ***Regardless of the evolving changes to the LDO, the principles set forth in this report's recommendations should apply to whatever zoning districts eventually take root within the Summit Avenue Corridor.***



Evaluation of Regulatory Options for Summit Avenue

Note: Early on, consideration was given to removing the Summit Avenue Corridor from the Aycock Historic District as a means of (possibly) encouraging private investment. This action could have been applied, for example, in tandem with Options 1 through 6 below. Any such action was later abandoned in recognition of the overriding commitment of the City of Greensboro and the Aycock Neighborhood to historic preservation.

Table 6: Evaluation of Regulatory Options for Summit Avenue

	Option	Comments
1	Apply a new low to medium intensity mixed-use district to all or part of Summit Avenue. Keep Summit Avenue in the Historic District.	Depending on what zoning districts are ultimately set forth in the new LDO, a low to medium intensity mixed-use district might be a good candidate for the section of Summit Avenue between Yanceyville Street and Sullivan. At the same time, the range of mixed uses must not be so broad as to conflict with nearby residential properties to the interior of the Aycock neighborhood.
2	Apply a new neighborhood business district to part of Summit Ave. Keep Summit Avenue in the Historic District.	Oftentimes, a neighborhood business district will be intended for locations away from major thoroughfares like Summit Avenue. Such districts may also have limitations as to maximum district size and maximum square footage-- both deterrents to investors/developers.
3	Apply an office/residential district to all or part of Summit Avenue. Keep Summit Avenue in the Historic District.	An office/residential district would be similar in character to other mixed-use districts but with the absence of retail as a permitted use. While this district could be workable for the residential properties in the 500 and 600 blocks of Summit, it might be too limiting for the more commercially oriented, northern end of Summit.
4	Apply a new single-family residential district to the 500 and 600 blocks of Summit Avenue. Keep Summit Avenue in the Historic District.	This would entail an expansion of the single-family residential district from the interior blocks of the Aycock neighborhood out to some of the residentially used properties fronting on Summit Avenue. This option would appear to restrict the use of these properties too severely, given the traffic volumes on Summit and a real estate market trending toward more intensive use of these properties. It might also wind up creating a "missing tooth" pattern of zoning and development along Summit Avenue.
5	Incorporate performance based standards into each of the above zoning districts. When such standards are deemed too specific for general application, place them within the development standards section of the new LDO.	In keeping with the objective of substituting performance-based standards for discretionary guidelines, performance standards could be written into each of the new zoning districts mentioned above. The intent would be to write standards with Summit Avenue in mind that would also have benefit elsewhere in the City. If such standards were deemed unique to properties in the Aycock Historic District, the <i>development standards</i> section of the new LDO could be employed to accommodate these very specific standards.



Table 6: Evaluation of Regulatory Options for Summit Avenue (continued)

	Option	Comments
6	Create and apply a new Historic Summit Avenue Corridor Zoning District. Keep Summit Avenue in the Historic District.	This option would create and apply a new zoning district specifically for the Aycock section of Summit Avenue. In addition to custom tailoring permitted land uses, special performance standards could be written into the district just for the historic section of Summit. The HPC would still have reviewing authority. Such action would, however, create a special, one of a kind district within the LDO—a situation that the City is committed to avoiding under the new ordinance.
7	Apply a new performance based overlay to whatever underlying zoning districts are determined. Keep Summit Avenue in the Historic District.	Rather than creating a special new zoning district just for the Aycock section of Summit Avenue, performance standards could be placed in an historic corridor <i>overlay</i> for application along Summit as well as other similar historic corridors in the city. This approach is that it would create three sets of rules that investors/developers and City Officials would have to follow. All parties would rely upon the requirements of whatever new zoning district would apply, plus the special performance standards of the overlay, plus approval by the HPC, to review proposed developments.
8	Apply underlying zoning as needed. Place performance standards for Summit Avenue within the Historic District Design Guidelines.	This would require establishing a new section within the City's Historic District Manual and Design Guidelines specifically for the Aycock section of Summit Avenue. Rather than applying a new overlay district as described above, performance standards specifically tailored to the Aycock Section of Summit Avenue would be incorporated into the HD Manual. North Carolina's enabling legislation for local historic districts places limits on the purview of the Historic Preservation Commission and therefore limits the types of standards that may be placed in the local manual and design guidelines.
9	Convert entire Aycock Historic District plus surrounding area to a Traditional Neighborhood District, as set forth in the 2003 TND Plan. The TND Plan shows Summit Avenue being pulled out of the Historic District.	The TND Plan, and Draft Ordinance it contains, sets forth the requirements for reviewing proposed developments. It is effectively an ordinance within an ordinance. This is the single most comprehensive approach to covering all aspects of development along the Aycock Section of Summit Avenue as well as the surrounding neighborhood and stadium area. The TND, however, is appears to be overly specific as to the types of buildings that may be constructed in each part of the plan area. Under the original plan, there are some standards difficult to achieve, such as when parking is required, it must be rear-loaded from alleys that no longer exist.



Table 7: Evaluation of Regulatory Options for the War Memorial Stadium Area

	Option	Comments
1	Continue to apply some type of public institutional district to the Stadium Area	This option would represent a continuation of the status quo for the Stadium Area, as the area is currently zoned PI. Given the redevelopment potential of the area, this option is probably too restrictive as to the types of uses permitted. That is, only major public and institutional uses are intended for this district.
2	Apply a new high intensity mixed use district to the Stadium Area	By implication, a high intensity mixed-use district would allow for a broad range of mixed uses at an intensive level of development. This district would afford a creative developer, working in partnership with the City of Greensboro, considerable flexibility in designing a truly integrated mixed use area of public spaces, retail, offices, and multi-family housing. Ideally, such a plan could move forward in much the same way the successful Southside Area has developed.

Section 5: Recommended Regulatory Framework and Course of Action

The following recommendations have been selected and honed from the list of Regulatory Options first presented above. Recommendations are not presented in any specific order related to preference or priority. A map showing the application of recommended zoning changes is provided at the end of this section (Figure 15).

Recommendation 1. Apply a low intensity mixed use district (residential, office and retail) to both sides of the 800 block and to the east side only of the 700 block of Summit Avenue.

This more commercially oriented section of Summit Avenue would be well served by a low intensity mixed-use district. Existing office uses here would be accommodated nicely by such a district. Appropriately designed retail uses would be a convenience to area residents and provide a suitable transition from the more intensive retail area north of Sullivan Street. Multi-family housing in this block, with or without associated office/retail on the ground floor, would bring more residents and household incomes to the area as well as enhance security with more “eyes on the street”.

Recommendation 2. Also apply a low intensity mixed use district (residential, office and retail) to that portion of the 500 block of Summit Avenue that is currently zoned GO-M.

The southernmost end of Summit Avenue in the planning area, adjoining the Murrow Boulevard Interchange and closest to the downtown, is currently in mainstream commercial use. Structures here presently do not contribute to the historic character of the district. It is known that at least one property owner is interested in undertaking a significant redevelopment project on his property. Application of a low intensity, mixed-use district could provide for more options and a natural market incentive to redevelop these properties to a form more in keeping with the surrounding district. It would also provide for a useful transition to the ultimate redevelopment of the Murrow Boulevard interchange under perhaps a medium density mixed-use district.



Recommendation 3. Apply an office/residential district to both sides of the 600 block, to the west side of the 700 block, and to that portion of the 500 block of Summit Avenue currently zoned GO-M. Leave Sternburger Park in the single family residential district.

Both sides of the 600 block, the west side of the 700 block, and some of the 500 block of Summit Avenue have a decidedly less intensive character than the blocks farther north. Lots here are narrower and smaller. There remains a critical mass of historic residential structures housing a relatively stable mixture of single-family homes and generally smaller offices. This residential and office mix provides current homeowners and prospective new investors the option of restoring and maintaining properties in residential use or converting existing historic structures to appropriately designed professional offices. Even better, some property owners may wish to consider ground floor office space with residential above. This on-site mixed-use concept provides for development flexibility while also retaining a neighbor next door. Finally, Sternburger Park (in the 700 block) should remain in the single family residential district, with the understanding that it shall continue to serve the area as a valuable neighborhood asset.

Recommendation 4: Incorporate as many performance standards as possible into the new zoning districts that will be applied to properties fronting on Summit Avenue. When such standards are deemed too specific to Summit Avenue for application elsewhere in the city, use the development standards section of the new LDO to set forth standards by activity or use when located within the Charles B. Aycock Historic District.

Recommendations 1 through 3 above call for the application of two different types of zoning districts to appropriate sections of Summit Avenue.

Permitted uses within these two districts would range from single family residential to office and retail. All properties, however, are to remain subject to the review authority of the City's Historic District Program Manual and Design Guidelines. One of the objectives identified early on for this plan was to identify opportunities to convert discretionary guidelines to black and white performance standards where possible. Given the multiplicity of uses allowed along various stretches of the Summit Avenue Corridor, the following are examples of the types of performance standards that could be developed for each type of land use activity and zoning district.

Performance standards for non-residential uses in a low intensity mixed-use district when located within the Charles B. Aycock Historic District might include, for example:

- Structure may not exceed 8,000 square feet or a floor area ratio of 1.0, whichever is less.
- Structure must be at least 2 stories but not more than 4 stories or 50 feet in height
- Shielded exterior lighting shall be contained within the site.
- Use will not generate more than ____ trips per day per 1,000 square feet of heated space, as documented in the Institute of Transportation Engineers (ITE) Trip Manual.



- Business to have limited night-time operating hours (i.e., not after 11 pm)
- Business will not place materials outside for storage or sale.

Performance standards for non-residential uses in an office/residential district when located within the Charles B. Aycock Historic District might include, for example:

- Structure may not exceed 5,000 square feet or a floor area ratio of 1.0, whichever is less.
- Structure must be at least 2 stories but not more than 3 stories or 40 feet in height
- Exterior lighting shall be no greater than that customarily found in a residential area.
- Use will not generate more than ___ trips per day per 1,000 square feet of heated space, as documented in the Institute of Transportation Engineers (ITE) Trip Manual.
- Business to have limited night-time operating hours (i.e., not after 10 pm)
- Type of business will not generate noise, dust, odor, vibration or other affects at levels greater than those customarily found in a residential area.
- Business will not place materials outside for storage or sale.

Recommendation 5: Leave those portions of the 600 block and 700 block of Park Avenue within the planning area as single family residential.

This section of Park Avenue was included in the planning area principally to connect the Summit Avenue Corridor to the War Memorial Stadium Area. These small, narrow lots front on Park Avenue. They are 100 percent in single-family residential use. Park Avenue is undergoing resurgence in investment that needs to be sustained. The current single-family zoning appears to be working so there is no apparent reason to change it.

Recommendation 6: Apply a new high intensity mixed-use district to the Stadium Area.

As first noted above, a high intensity mixed use district would allow for a broad range of uses and activities at an intensive level of development. The revitalization of the Stadium area to its full potential requires maximum flexibility to accommodate a wide range of varying but compatible uses. The current PI Public and Institutional district does not allow for that. A high intensity mixed use district, on the other hand, would afford a creative developer, working in partnership with the City of Greensboro, considerable flexibility in designing a truly integrated mixed use area of entertainment, public spaces, retail, offices, and multi-family housing. This may entail the development of a comprehensive redevelopment plan for the area, prepared as part of a market driven vision and dynamic public-private partnership for the area.

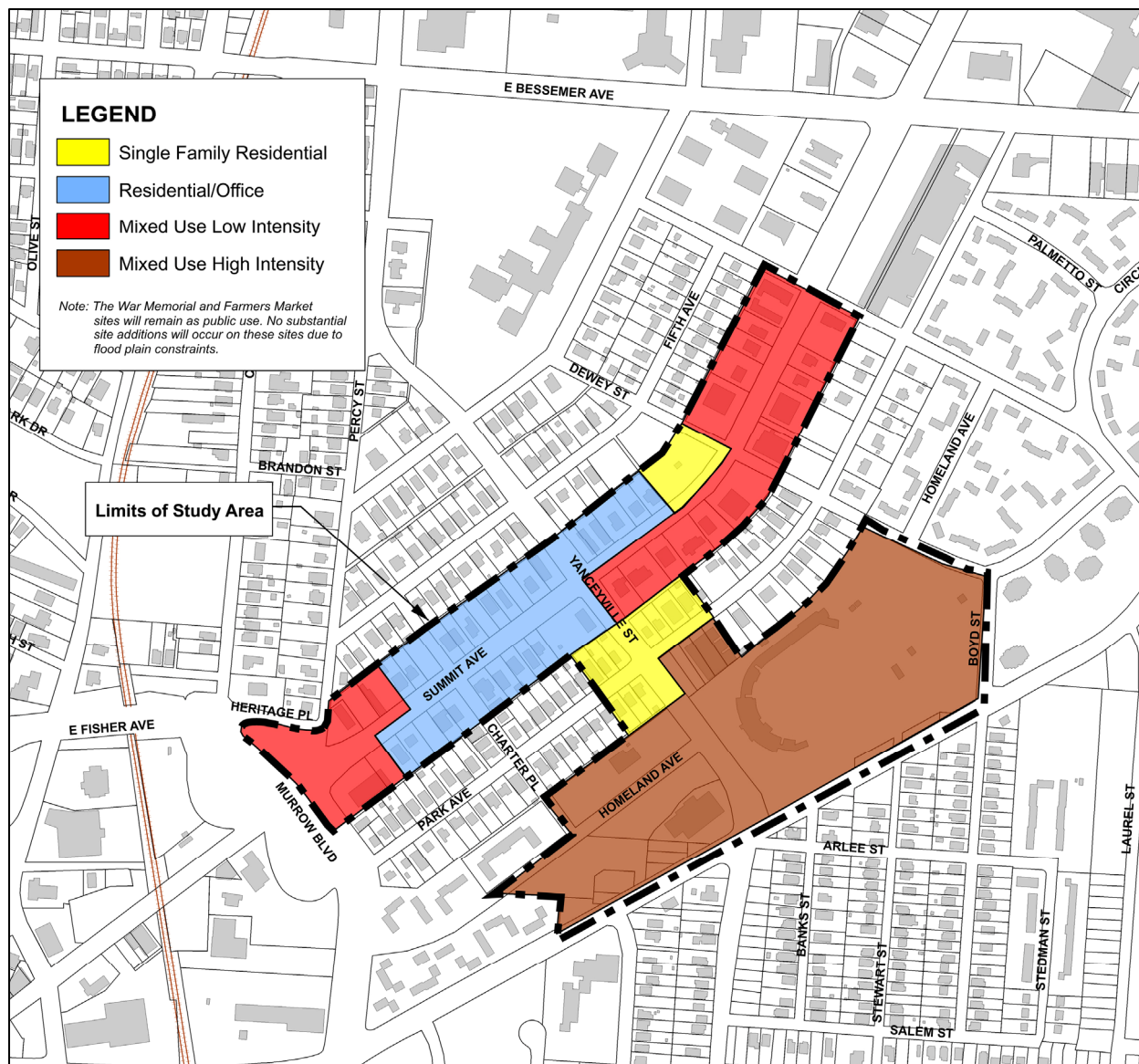


Figure 15: Proposed Zoning Map



Appendices



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development



**Appendix A
Traffic Data Tables**



**Table 1 – 2005 Existing Traffic Volumes
Level of Service and Delay (sec/veh) Results – Study Area Intersections**

Intersection	2005 Existing Traffic Volumes		
	AM	Noon	PM
Sullivan Street / Summit Avenue	A (3.7)	A (9.9)	A (7.3)
NB LT	A (0.8)	A (3.6)	A (1.9)
NB THRT	A (0.6)	A (4.4)	A (3.9)
SB LT	A (3.6)	B (18.1)	B (14.5)
SB TH	A (2.4)	A (5.3)	A (3.3)
SB RT	A (1.2)	A (2.1)	A (1.6)
EB LTR	C (23.8)	C (24.4)	C (31.6)
WB LTR	B (15.5)	C (24.9)	C (24.0)
Dewey Street / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.1)	A (9.1)	A (9.0)
SB LT	A (8.6)	A (9.9)	B (10.7)
EB LTR	C (16.7)	C (21.6)	C (23.3)
WB LTR	B (10.5)	B (14.7)	B (13.1)
Yanceyville Street / Summit Avenue	B (11.2)	B (12.2)	B (15.4)
NB LT	B (10.0)	A (9.1)	B (11.9)
NB THRT	A (7.6)	A (8.4)	B (10.6)
SB LT	A (5.5)	A (7.5)	A (9.2)
SB THRT	A (5.7)	A (3.6)	A (7.0)
EB LTR	C (22.0)	C (34.8)	D (36.1)
WB LTR	C (20.7)	B (19.3)	C (24.8)
Charter Place / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.6)	A (8.8)	A (8.6)
SB LT	A (8.3)	A (9.2)	B (10.3)
EB LTR	C (19.0)	C (17.5)	C (19.4)
WB LTR	C (15.4)	C (18.1)	C (24.0)
Cypress Street / Yanceyville Street	N/A	N/A	N/A
EB LTR	B (10.2)	B (10.8)	B (13.9)
WB LTR	B (13.4)	B (11.8)	C (15.9)



Summit Avenue Corridor Plan

City of Greensboro
 Department of Housing and Community Development

Lindsay Street / Yanceyville Street	B (12.2)	B (10.6)	B (11.8)
NB LT	B (19.6)	B (17.9)	B (19.4)
NB THRT	B (14.9)	B (13.0)	B (14.4)
SB LT	C (24.1)	B (19.9)	C (20.6)
SB THRT	B (19.7)	B (16.3)	B (18.3)
EB LT	A (5.8)	A (5.4)	A (6.4)
EB TH	A (5.3)	A (4.9)	A (5.8)
EB RT	A (0.1)	A (0.0)	A (0.0)
WB LT	A (6.0)	A (6.1)	A (7.1)
WB TH	A (5.2)	A (5.0)	A (5.8)
WB RT	A (0.0)	A (0.0)	A (0.0)

N/A => Overall intersection delay is not calculable for unsignalized intersections



**Table 2 – Future “No-Build” 2015 Traffic Volumes
Level of Service and Delay (sec/veh) Results – Study Area Intersections**

Intersection	Future “No-Build” 2015 Traffic Volumes		
	AM	Noon	PM
Sullivan Street / Summit Avenue	A (4.3)	C (23.6)	B (14.6)
NB LT	A (1.0)	A (4.5)	A (1.5)
NB THRT	A (0.9)	A (6.6)	A (4.5)
SB LT	A (5.6)	F (98.1)	F (83.2)
SB TH	A (3.2)	A (8.1)	A (4.7)
SB RT	A (1.2)	A (2.2)	A (1.9)
EB LTR	C (23.5)	C (22.5)	C (30.0)
WB LTR	B (15.0)	D (44.9)	C (28.9)
Dewey Street / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.7)	A (9.7)	A (9.5)
SB LT	A (9.0)	B (11.0)	B (12.5)
EB LTR	C (20.0)	D (27.0)	D (31.2)
WB LTR	B (10.9)	C (17.6)	B (15.0)
Yanceyville Street / Summit Avenue	B (12.6)	B (14.6)	B (19.5)
NB LT	B (13.9)	B (13.5)	B (19.2)
NB THRT	A (9.3)	B (12.0)	B (15.9)
SB LT	A (6.6)	B (13.9)	B (15.2)
SB THRT	A (7.5)	A (5.4)	B (11.2)
EB LTR	C (23.2)	D (35.8)	D (35.2)
WB LTR	C (19.9)	B (19.1)	C (28.1)
Charter Place / Summit Avenue	N/A	N/A	N/A
NB LT	A (10.5)	A (9.3)	A (9.0)
SB LT	A (8.6)	A (9.8)	B (11.4)
EB LTR	C (22.6)	C (20.2)	C (22.7)
WB LTR	C (17.4)	C (21.3)	D (31.1)
Cypress Street / Yanceyville Street	N/A	N/A	N/A
EB LTR	B (10.7)	B (11.5)	C (15.9)
WB LTR	B (16.0)	B (12.7)	C (19.8)
Lindsay Street / Yanceyville Street	B (12.6)	B (10.8)	B (12.4)
NB LT	B (16.2)	B (16.3)	B (17.2)
NB THRT	B (14.5)	B (12.5)	B (14.8)
SB LT	C (23.5)	B (19.2)	B (19.5)
SB THRT	B (18.1)	B (16.4)	B (17.2)
EB LT	A (8.4)	A (6.5)	A (8.4)
EB TH	A (7.5)	A (5.9)	A (7.5)
EB RT	A (0.0)	A (0.0)	A (0.0)
WB LT	A (8.9)	A (7.8)	A (9.7)
WB TH	A (7.4)	A (6.0)	A (7.6)
WB RT	A (0.0)	A (0.0)	A (0.0)

N/A => Overall intersection delay is not calculable for unsignalized intersections



**Table 3 – 2015 Traffic Volumes – Yanceyville Road Diet
Level of Service and Delay (sec/veh) Results – Study Area Intersections**

Intersection	2015 Traffic Volumes – Yanceyville Road Diet		
	AM	Noon	PM
Sullivan Street / Summit Avenue	A (4.3)	C (23.0)	B (14.5)
NB LT	A (1.2)	A (3.3)	A (1.4)
NB THRT	A (0.9)	A (5.1)	A (4.1)
SB LT	A (5.6)	F (98.1)	F (83.8)
SB TH	A (3.2)	A (8.1)	A (4.7)
SB RT	A (1.2)	A (2.2)	A (2.0)
EB LTR	C (23.5)	C (22.5)	C (29.3)
WB LTR	B (14.9)	D (44.9)	C (28.9)
Dewey Street / Summit Avenue	N/A	N/A	N/A
NB LT	A (9.7)	A (9.7)	A (9.5)
SB LT	A (9.0)	B (11.0)	B (12.5)
EB LTR	C (19.8)	D (26.9)	D (30.5)
WB LTR	B (10.8)	C (17.3)	B (14.5)
Yanceyville Street / Summit Avenue	B (14.8)	B (16.6)	B (21.6)
NB LT	B (18.6)	B (17.3)	C (22.4)
NB THRT	B (12.6)	B (15.3)	B (18.7)
SB LT	A (9.0)	B (16.8)	B (17.5)
SB THRT	B (10.2)	A (7.1)	B (13.2)
EB LTTH	C (32.8)	D (43.2)	D (42.6)
EB RT	A (5.6)	A (8.0)	A (9.4)
WB LTTH	C (30.0)	D (41.2)	C (45.2)
WB RT	A (5.8)	A (6.7)	B (11.1)
Charter Place / Summit Avenue	N/A	N/A	N/A
NB LT	A (10.5)	A (9.3)	A (9.0)
SB LT	A (8.6)	A (9.8)	B (11.4)
EB LTR	C (22.8)	C (20.5)	C (23.5)
WB LTR	C (17.7)	C (21.6)	D (31.6)
Cypress Street / Yanceyville Street	N/A	N/A	N/A
EB LTR	B (13.5)	B (12.4)	C (20.0)
WB LTR	C (22.6)	B (14.0)	D (27.4)



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Lindsay Street / Yanceyville Street	B (13.0)	B (11.6)	B (12.7)
NB LT	B (13.9)	B (12.2)	B (13.1)
NB TH	C (21.3)	B (19.2)	C (20.2)
NB RT	A (3.1)	A (2.9)	A (2.7)
SB LT	B (19.0)	B (14.3)	B (14.0)
SB TH	B (21.3)	B (18.6)	B (18.1)
SB RT	A (3.5)	A (3.5)	A (3.2)
EB LT	B (10.3)	A (9.6)	B (12.0)
EB TH	A (9.3)	A (8.6)	B (10.7)
EB RT	A (0.0)	A (0.0)	A (0.0)
WB LT	B (10.9)	B (11.2)	B (13.8)
WB TH	A (9.3)	A (8.6)	B (10.8)
WB RT	A (0.0)	A (0.0)	A (0.0)

N/A => Overall intersection delay is not calculable for unsignalized intersections



Table 4 – Summit Avenue Minimum Required Turn-Bay Lengths

Summit Avenue Minimum Required Turn-Bay Lengths		
Main Street	Intersecting Street	Turn Bay Length
Summit Avenue Southbound	@ Sullivan Street	250 feet
	@ Dewey Street	50 feet
	@ Yanceyville Street	150 feet
	@ Charter Place	50 feet
Summit Avenue Northbound	@ Charter Place	50 feet
	@ Yanceyville Street	150 feet
	@ Dewey Street	50 feet
	@ Sullivan Street	50 feet

Table 5 – Existing Summit Avenue / Yanceyville Street Lane Widths

Summit Avenue / Yanceyville Street Lane Widths						
Main Street	Intersecting Street	Lane				
		Outer	Inner	Center	Inner	Outer
Summit Avenue	@ Sullivan Street	12'	10'	10'	10'	12'
	@ Dewey Street	11'	10'	10'	10'	11'
	@ Yanceyville Street	11'	10'	10'	10'	11'
	@ Charter Place	11'	10'	10'	10'	11'
Yanceyville Street	@ Cypress Street	11'	11'	12'	11'	11'
	@ 5 th Street	11'	11'	14'	11'	11'
	@ Park Avenue	11'	11'	11'	11'	11'
	@ Homeland Avenue	11'	11'	11'	11'	11'



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**Appendix B
Plan Participants**



The City of Greensboro would like to acknowledge the participation of the following individuals:

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Rich Chapman
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**Appendix C
Cost Estimates**



Summit Avenue Corridor Plan

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The following cost estimates for Summit Avenue Corridor Plan include all the streetscape elements illustrated in the plan. These estimates are based on a visual inspection of the street with input from GDOT and other City departments. Due to the nature of a streetscape project there can be conditions that are not evident with a visual inspection. It is recommended that a series of soft digs be executed to determine the composition of the roadbed and if there are buried trolley tracks on Summit Avenue.

The estimated cost for Summit Avenue (including the medians and granite curbing on both the median and along the edge of the street and excluding the trees on private property) is \$1,350.00 per linear foot. The cost for Yanceyville is estimated at \$1,750.00 per linear foot.



Summit Avenue Corridor Plan

Summit Avenue- Installation of Street Trees on Private Property*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Street Trees, 3-31/2" caliper	EA	49	\$500	\$ 24,500

* 2006 pricing

Summit Avenue- Median Installation w/Granite Curbs*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$21,103	\$ 21,103
Traffic Control	LS	1	\$15,000	\$ 15,000
Unclassified Excavation (1.5' depth)	CY	980	\$50	\$ 49,000
Removal of Existing Asphalt, (4" depth)	SY	1950	\$21	\$ 40,950
Removal of Existing Concrete (8" depth)	SY	1950	\$25	\$ 48,750
Fine Grading	LS	1	\$10,000	\$ 10,000
Patching Existing Asphalt Pavement	SY	106	\$50	\$ 5,300
Subdrain Excavation (2' x 2' cross section)	CY	212	\$12	\$ 2,544
Subdrain Aggregate, #57 Stone	CY	202	\$30	\$ 6,060
Fabric for Soil Stabilization	SY	1300	\$5	\$ 6,500
6" Perforated Subdrain Pipe	LF	1450	\$5	\$ 7,250
Granite Curb (using City owned granite)**	LF	2900	\$40	\$ 116,000
Concrete Wheelchair Ramps	EA	18	\$1,000	\$ 18,000
Concrete Median, (max width 3' at ends of medians, incld. Yanceyville)	SY	20	\$60	\$ 1,200
Back Fill Median with Planting Mix	CY	900	\$40	\$ 36,000
Crosswalks (stamped asphalt)	SY	85	\$60	\$ 5,100
Median Street Trees	EA	27	\$500	\$ 13,500
Seeding and Mulching	AC	0.3	\$3,000	\$ 900
Decorative Pedestrian Lights	EA	8	\$5,000	\$ 40,000
Sales Tax, 4%	LS	1	\$16,882	\$ 16,882
Contingency, 20%	LS	1	\$84,411	\$ 84,411
Design Fees, 12%	LS	1	\$50,646	\$ 50,646
TOTAL				\$ 595,096.14

* Does not include removal of trolley tracks, 2006 pricing

** Medians constructed with concrete curb and gutter @ \$50/LF add \$29,000



Summit Avenue Corridor Plan

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Summit Avenue- Replace Damaged Granite Curbing, Reset Granite Curb and Gutter, Mill and Repave Street, Install Storm Drainage*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$88,494	\$ 88,494
Traffic Control	LS	1	\$50,000	\$ 50,000
Removal of Existing Asphalt, (4" depth, 1.5' from back of curb)	SY	420	\$21	\$ 8,820
Removal of Existing Concrete (8" depth, 1.5' from back of curb)	SY	420	\$25	\$ 10,500
Fine Grading	LS	1	\$10,000	\$ 10,000
Milling	SY	11,800	\$6	\$ 70,800
Asphalt Paving	SY	11,800	\$60	\$ 708,000
Patching Existing Asphalt Pavement (1.5' at face of curb)	SY	420	\$40	\$ 16,800
Remove and Replace Asphalt Pavement	SY	325	\$ 50.00	\$ 16,250.00
15" RC Pipe Culverts, Class III	LF	250	\$ 40.00	\$ 10,000.00
18" RC Pipe Culverts, Class III	LF	300	\$ 45.00	\$ 13,500.00
Stone Bedding	TON	75	\$ 20.00	\$ 1,500.00
Brick Masonry Curb Inlets, COG Std. #403	EA	3	\$ 2,500.00	\$ 7,500.00
Tie-In To Existing Drainage Structure	EA	1	\$ 750.00	\$ 750.00
Tie-in from Median Drains	EA	4	\$ 500.00	\$ 2,000.00
Resetting Granite Curb (20% of existing curbing)	LF	860	\$40	\$ 34,400
Replace Existing Granite Curb (30% of existing curbing, using City owned granite)	LF	1290	\$50	\$ 64,500
Radius Granite Install Curb (at all intersections, new granite not supplied by the City)	LF	370	\$130	\$ 48,100
4" Concrete Sidewalk (replace 300' of broken 5' wide sidewalk)	SY	170	\$35	\$ 5,950
6" Concrete Sidewalk (replace 100' of broken sidewalks in driveways)	SY	60	\$45	\$ 2,700
Pavement Markings	LS	1	\$7,500	\$ 7,500
Seeding and Mulching (2' from back of new/reset curb)	AC	0.1	\$3,000	\$ 300
Decorative Pedestrian Lights, 50' oc	EA	86	\$5,000	\$ 430,000
Mast arm signals	EA	2	\$125,000	\$ 250,000
Sales Tax, 4%	LS	1	\$70,795	\$ 70,795
Contingency, 20%	LS	1	\$353,974	\$ 353,974
Design Fees, 12%	LS	1	\$212,384	\$ 212,384
TOTAL				\$ 2,495,516.70

* Does not include removal of trolley tracks, 2006 pricing



Summit Avenue Corridor Plan

City of Greensboro
Department of Housing and Community Development

Summit Avenue- Replace Granite Curbing with Concrete Curb and Gutter, Mill and Repave Street, Install Storm Drainage*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$94,935	\$ 94,935
Traffic Control	LS	1	\$50,000	\$ 50,000
Removal of Existing Asphalt, (4" depth, 1' from back of curb)	SY	420	\$21	\$ 8,820
Removal of Existing Concrete (8" depth, 1' from back of curb)	SY	420	\$25	\$ 10,500
Remove Existing Granite Curbing	LF	4670	\$6	\$ 28,020
Fine Grading	LS	1	\$20,000	\$ 20,000
Milling	SY	11,800	\$6	\$ 70,800
Asphalt Paving	SY	11,800	\$60	\$ 708,000
Patching Existing Asphalt Pavement (1" at the edge of the gutter pan)	SY	520	\$40	\$ 20,800
Remove and Replace Asphalt Pavement	SY	325	\$ 50.00	\$ 16,250.00
15" RC Pipe Culverts, Class III	LF	250	\$ 40.00	\$ 10,000.00
18" RC Pipe Culverts, Class III	LF	300	\$ 45.00	\$ 13,500.00
Stone Bedding	TON	75	\$ 20.00	\$ 1,500.00
Brick Masonry Curb Inlets, COG Std. #403	EA	3	\$ 2,500.00	\$ 7,500.00
Tie-In To Existing Drainage Structure	EA	1	\$ 750.00	\$ 750.00
Tie-in from Median Drains	EA	4	\$ 500.00	\$ 2,000.00
Concrete Curb and Gutter	LF	4670	\$50	\$ 233,500
4" Concrete Sidewalk (replace 300' of broken 5' wide sidewalk)**	SY	170	\$35	\$ 5,950
6" Concrete Sidewalk (replace 100' of broken sidewalks in driveways)	SY	60	\$45	\$ 2,700
Pavement Markings	LS	1	\$7,500	\$ 7,500
Seeding and Mulching (2' from back of new/reset curb)	AC	0.2	\$3,000	\$ 600
Decorative Pedestrian Lights, 50' oc	EA	86	\$5,000	\$ 430,000
Mast arm signals	EA	2	\$125,000	\$ 250,000
Sales Tax, 4%	LS	1	\$75,948	\$ 75,948
Contingency, 20%	LS	1	\$379,738	\$ 379,738
Design Fees, 12%	LS	1	\$227,843	\$ 227,843
TOTAL				\$ 2,677,152.90

* Does not include removal of trolley tracks, 2006 pricing

** Complete sidewalk replacement will be needed if there is not adequate room to form new concrete curb and gutter



Yanceyville Street- New Concrete Curb and Gutter, Medians, Bicycle Lanes and Gateway Features*				
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
Mobilization, (5% of contract total)	LS	1	\$39,772	\$ 39,772
Traffic Control	LS	1	\$25,000	\$ 25,000
Unclassified Excavation (2.5' depth for medians, 1" for new curbs)	CY	240	\$50	\$ 12,000
Removal of Existing Asphalt, (4" depth, 1' from back of curb and in medians)	SY	1200	\$21	\$ 25,200
Fine Grading	LS	1	\$20,000	\$ 20,000
Patching Existing Asphalt Pavement (1" at the edge of the gutter pan)	SY	320	\$40	\$ 12,800
Subdrain Excavation (2' x 2' cross section)	CY	40	\$12	\$ 480
Subdrain Aggregate, #57 Stone	CY	40	\$30	\$ 1,200
Fabric for Soil Stabilization	SY	120	\$5	\$ 600
6" Perforated Subdrain Pipe	LF	270	\$5	\$ 1,350
Concrete Curb and Gutter	LF	2900	\$50	\$ 145,000
4" Concrete Sidewalk	SY	1150	\$35	\$ 40,250
6" Concrete Sidewalk	SY	26	\$45	\$ 1,170
Pavement Markings	LS	1	\$6,500	\$ 6,500
Concrete Wheelchair Ramps	EA	10	\$1,000	\$ 10,000
Concrete Median, (max width 3' at ends of medians)	SY	3	\$60	\$ 180
Back Fill Median with Planting Mix	CY	240	\$40	\$ 9,600
Crosswalks (stamped asphalt)	SY	20	\$60	\$ 1,200
Street Trees (not including trees in the War Memorial Plaza)	EA	34	\$500	\$ 17,000
Seeding and Mulching (2' from back of new curb)	AC	0.3	\$3,000	\$ 900
Gateway Features	LS	1	\$150,000	\$ 150,000
Decorative Pedestrian Lights, 50' oc	EA	36	\$5,000	\$ 180,000
Mast arm signals	EA	1	\$135,000	\$ 135,000
Sales Tax, 4%	LS	1	\$31,817	\$ 31,817
Contingency,20%	LS	1	\$159,086	\$ 159,086
Design Fees, 12%	LS	1	\$95,452	\$ 95,452
TOTAL				\$ 1,121,556.30

*Does not include any adjustments to existing storm sewer system, 2006 pricing