

REDEVELOPMENT COMMISSION OF GREENSBORO

ANNUAL REPORT

FY 2020-2021



**CITY OF GREENSBORO
PLANNING DEPARTMENT**
Prepared July 2021

REDEVELOPMENT COMMISSION OF GREENSBORO

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

Redevelopment Commissioners

Patrick Johnson, Chair

Patricia Adams, Vice Chair

Amy Murphy

Doug Heberle

Pamela Turner

Member	Meetings Attended	Meetings Absent	Appointed	Term Ends	Council District
Patricia Adams	10	1	2020	2025	1
Clinton Gravely	4	1	2011	2020	2
Patrick R. Johnson	11	1	2019*	2024	3
Charles McQueary	5	0	2010	2020	5
Amy Murphy	11	1	2020	2025	4
Marcus Thomas	2	3	2019*	2024	Alternate
Doug Heberle	6	0	2010	2025	4
Pamela Turner	6	0	2019*	2025	5

**Appointed mid-year.*

Ten (10) regular or special meetings were held during the period between July 1, 2020 and July 31, 2021.

REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2020-2021 ANNUAL REPORT SUMMARY

Redevelopment Commission of Greensboro

2020-2021 Annual Report Summary

The Redevelopment Commission oversees redevelopment initiatives in seven active redevelopment areas: Arlington Park, Eastside Park, Heritage House, Ole Asheboro, Phillips Lombardy, South Elm Street, and Willow Oaks. Expenditures are estimated based on activities planned for completion within the full 2020-2021 fiscal year.

Arlington Park Project Manager – Hart Crane

- Neighborhood association support; property management
- FY Expenditures: \$4,774

Eastside Park Project Manager – José Colon

- Neighborhood association support; property management
- FY Expenditures: \$5,229

Heritage House Project Manager – Russ Clegg

- Order to demolish upheld by Minimum Housing Commission; legal work associated with negotiations with Meridian Center owners; property management
- FY Expenditures: \$6,610

Ole Asheboro Project Manager – Hart Crane

- Continued working with Prestwick Development and City on development of A-2, A-3 and A-4 under a newly executed Sales/Development Agreement (SDA); maintained and continued landscaping and beautification at MLK Bust; continued to improve Downtown Greenway connections through A-2; increased code enforcement activity through working with GPD, the community and Code Compliance.
- FY Expenditures: \$42,181

Phillips Lombardy Project Manager – Hart Crane

- Property management
- FY Expenditures: \$1,716

South Elm Street Project Manager – Jose Colon

- Approval Sales Development Agreement with SEDG and REA-South Elm for remaining east block properties; Predevelopment for mixed use development on the east and west blocks; Phase II infrastructure/streetscape design; design and construction of temporary parking and staging area to facilitate development; negotiating Brownfields Agreement for Elm/Eugene property to NC Department of Environmental Quality; property management
- FY Expenditures: \$45,219

Willow Oaks Project Manager – José Colón

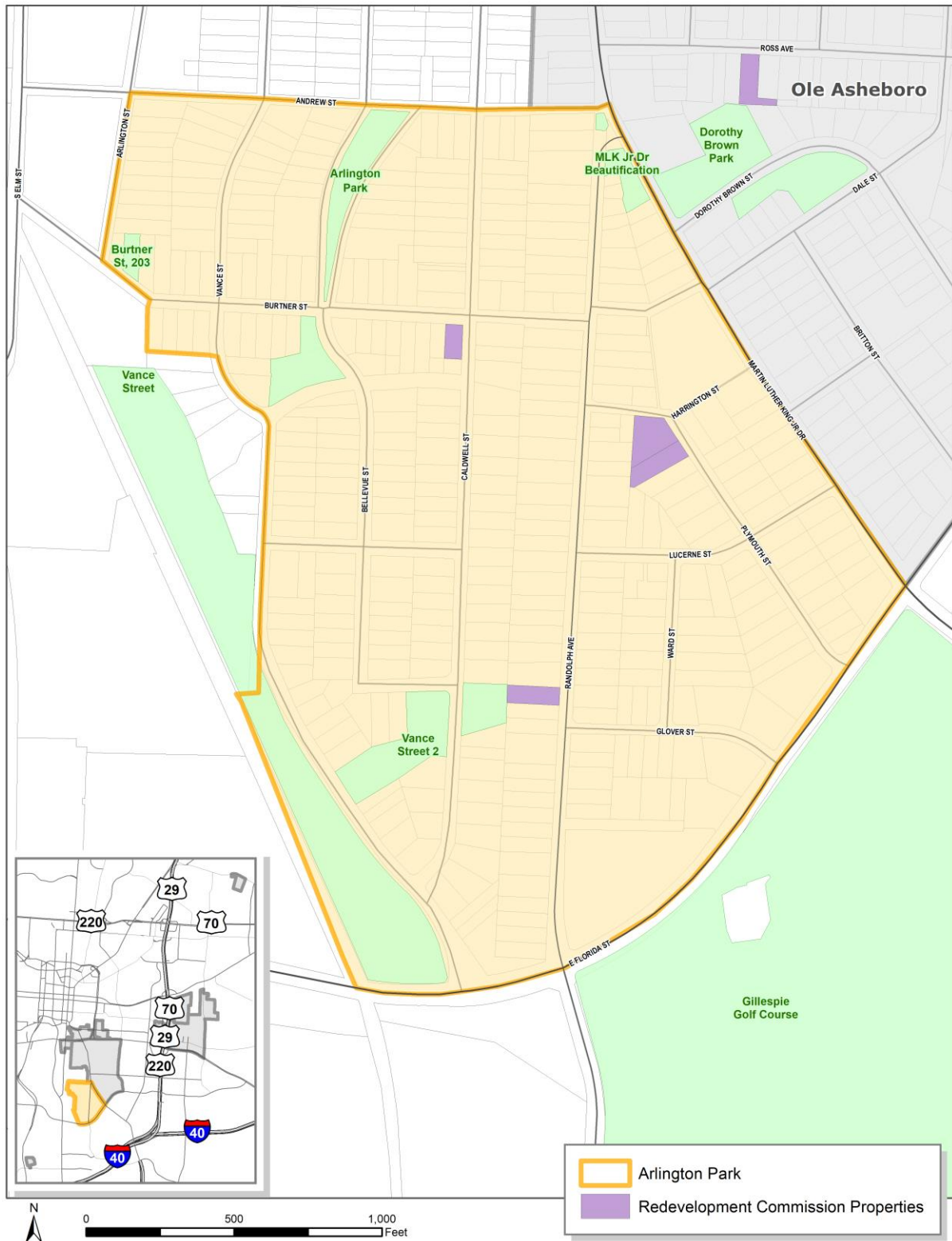
- Sale of property for single-family home construction (RCG and GHDP)
- Neighborhood association support; property management
- FY Expenditures: \$63,255

FY 2020-2021 Redevelopment Area Expenditures: \$168,984

REDEVELOPMENT COMMISSION OF GREENSBORO

FY 2020-21 ANNUAL REPORT PROJECT AREA REPORTS

ARLINGTON PARK REDEVELOPMENT PLAN AREA MAP



ARLINGTON PARK REDEVELOPMENT PLAN AREA SUMMARY

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

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

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Remove structurally substandard buildings	Addressed nuisance related, structurally unsafe residential properties	Complete/ongoing
Encourage extensive rehabilitation	Over 60 homes rehabilitated, including historic structures	Ongoing

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
418 Burtner St	Add to SF Lot Initiative or RFP	2021
1002 Caldwell St	Convey to contiguous property owners	2022
1402 Plymouth St 1404 Plymouth St	RFP for single-family or multifamily housing development	2022
1524 Randolph Ave	Add to SF Lot Initiative or RFP	2022

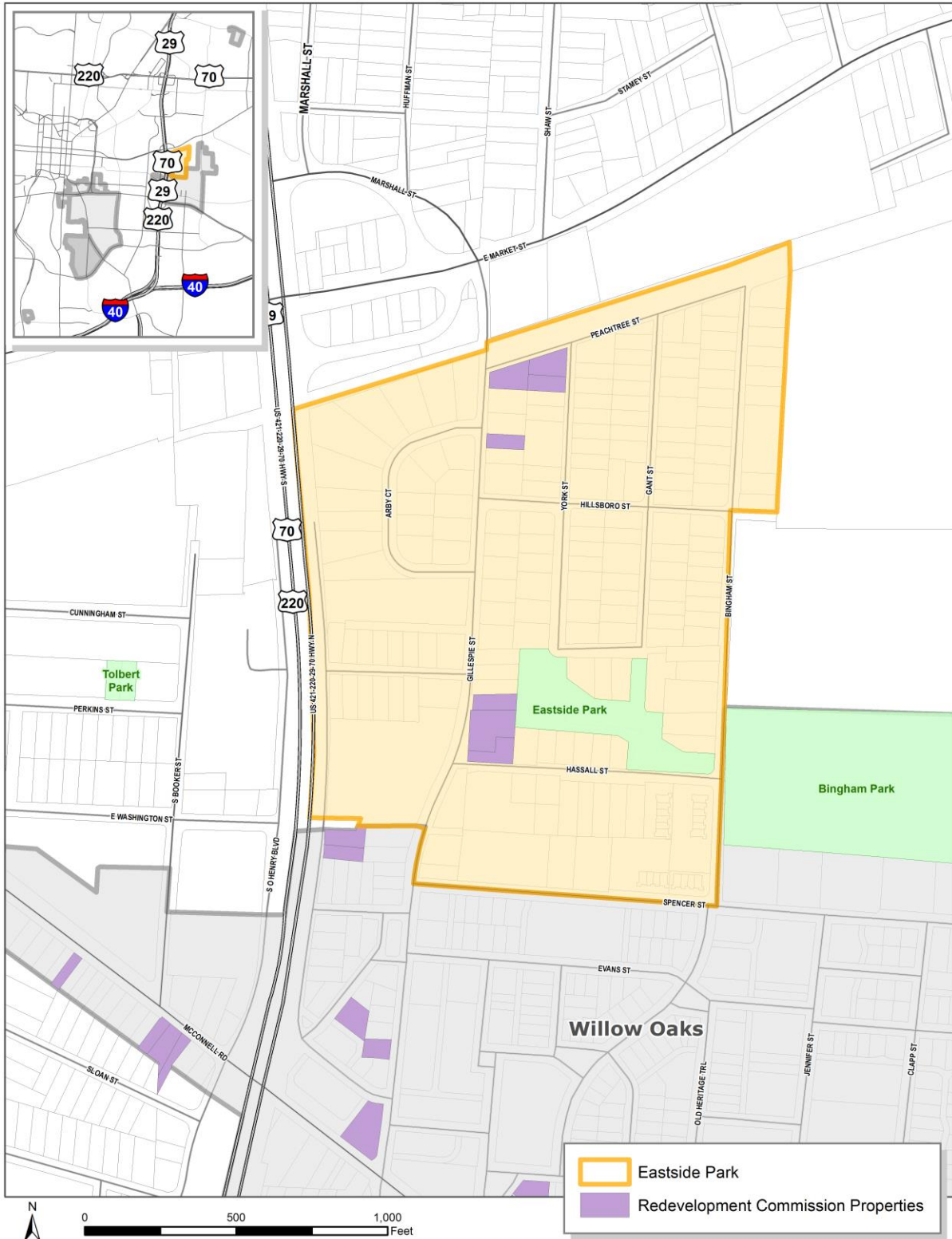
FY 20-21 ACTIVITY SUMMARY

- Revitalized neighborhood association board to have active members and regular meetings;
- Facilitated multiple community events including Block Parties, School Supply Giveaway and National Night Out; and
- Property Management.

FY 21-22 LOOK-AHEAD

- Market remaining vacant lots for new single-family or multifamily home construction;
- Investigate possible acquisition of specific properties adjacent to RCG land;
- Continue to work with community to assist with zoning conformance and code and compliance issues; and
- Continue engagement with neighborhood association to further strengthen their new leadership and expand their capacity.

EASTSIDE PARK REDEVELOPMENT PLAN AREA MAP



EASTSIDE PARK REDEVELOPMENT PLAN AREA SUMMARY

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

Designated: 1993
Area: 47 acres
Project Manager: José Colon

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

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

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
201 Gillespie St	Work with developer/builder for construction of single-family or multifamily housing	Ongoing
206 York St		
208 York St		
407 Gillespie St		
209 Gillespie St	Leased to Community Housing Solutions for community garden	2022
409 Gillespie St	Leased to Eastside Park Community Center	Ongoing
429 Gillespie St		

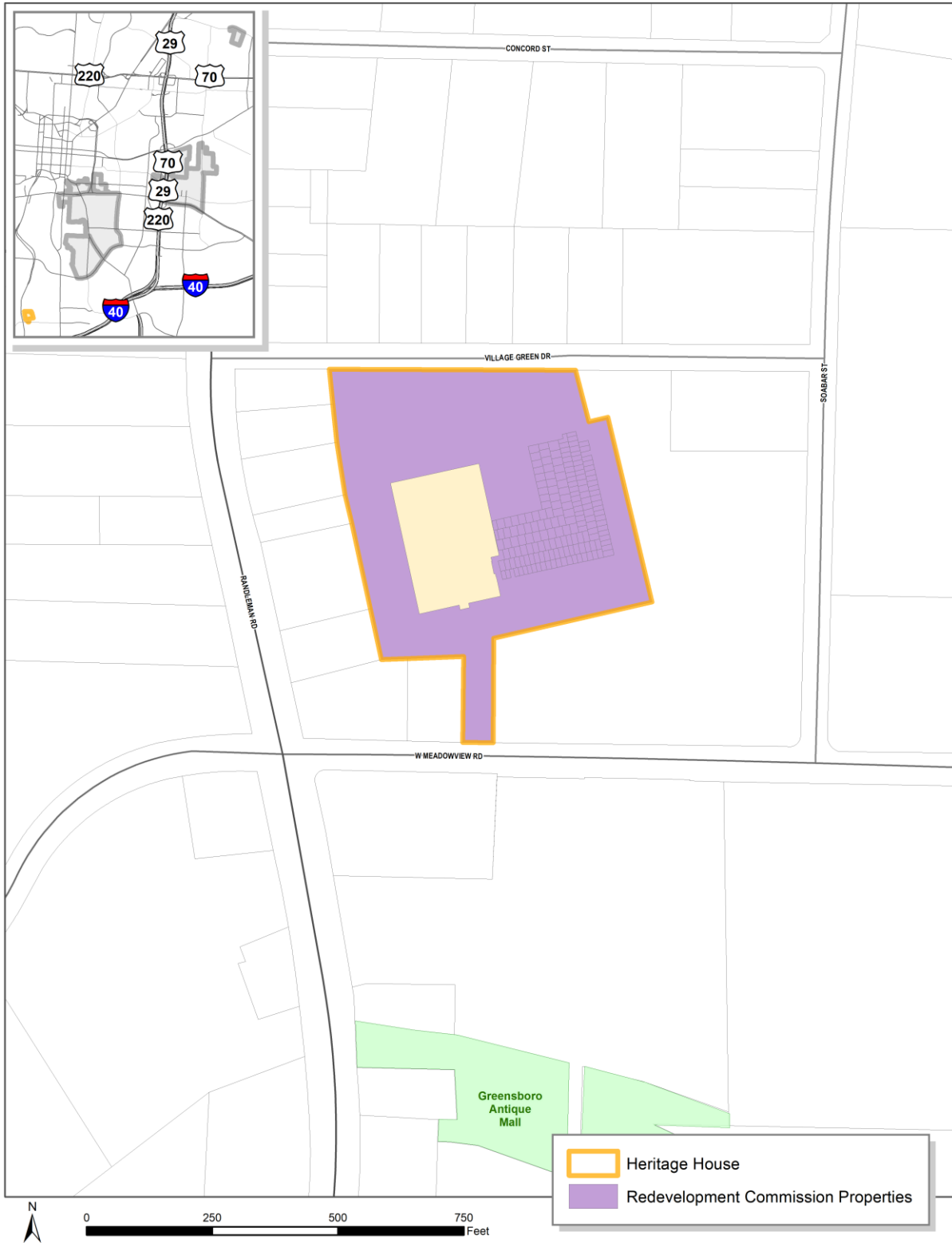
FY 20-21 ACTIVITY SUMMARY

- Neighborhood association support, and Property Management.

FY 21-22 LOOK-AHEAD

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

HERITAGE HOUSE REDEVELOPMENT PLAN AREA MAP



HERITAGE HOUSE REDEVELOPMENT PLAN AREA SUMMARY

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

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

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

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

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
310 West Meadowview Rd	Demolish residential tower & offer land for development in accordance with adopted Plan	2021-2023

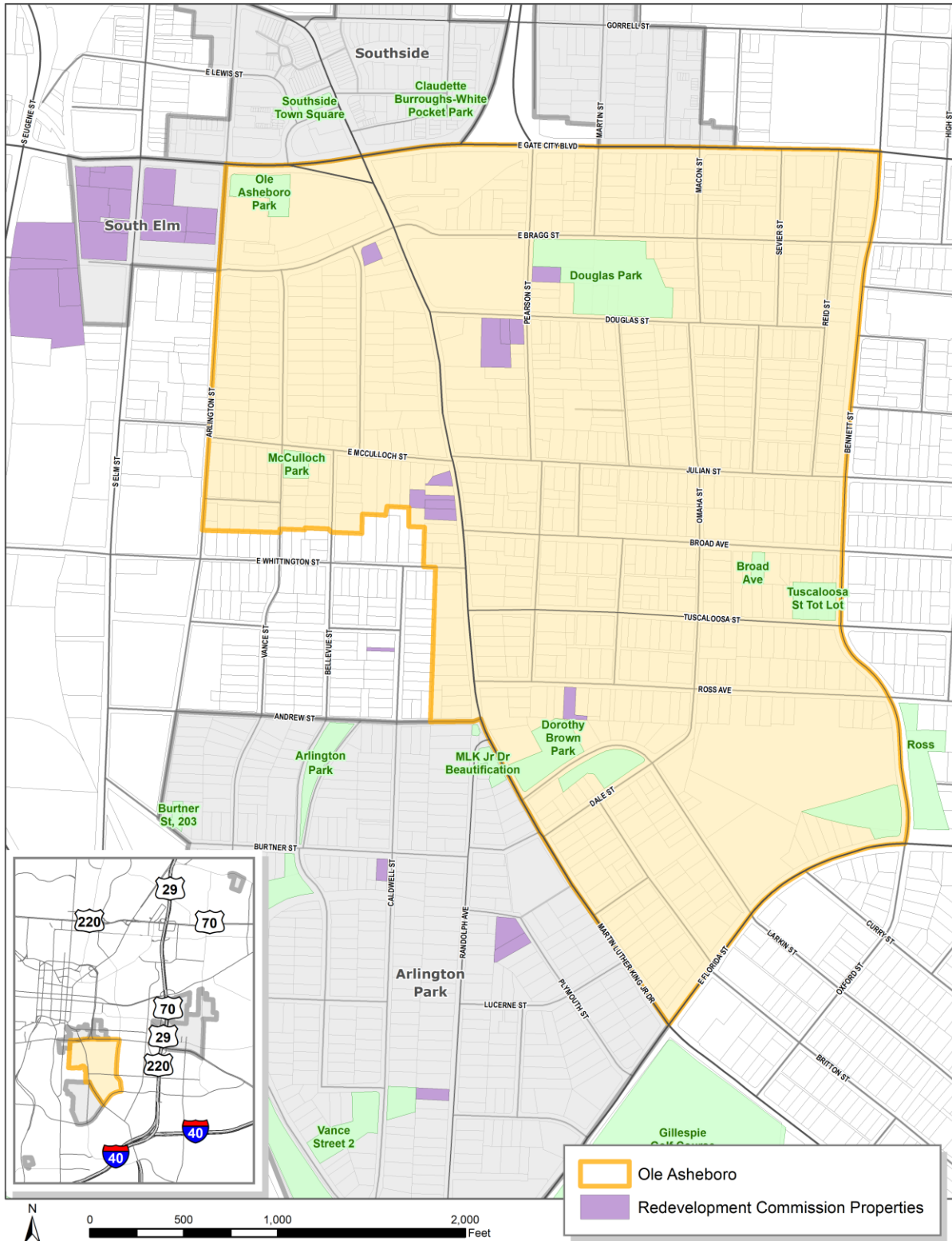
FY 20-21 ACTIVITY SUMMARY

- Legal Department is in continued conversation with the owners of the Meridian Center;
- Acquired updated estimate on demolition costs; and
- Property Management.

FY 21-22 LOOK-AHEAD

- Demolish residential tower; and
- Replat property as necessary to facilitate redevelopment.

OLE ASHEBORO REDEVELOPMENT PLAN AREA MAP



OLE ASHEBORO REDEVELOPMENT PLAN AREA SUMMARY

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

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

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

GOALS	ACTIVITIES	STATUS
Diverse scale of development opportunities	Assistance with New Zion residential development on A-1 site	Ongoing
	Single-Family Lot Initiative	2023-2024
	Development of affordable workforce/senior living by Prestwick Development	Ongoing
Integrate mixed-use development patterns	Development of A-2 (Market Rate Development on Greenway)	Ongoing
Connections to institutions, greenway, and natural systems	Construction of Douglas Park Greenway spur	2022
	Relocation & repair of MLK signage.	Complete
	Relocation of MLK Bust along Greenway	Complete
	Construction of Downtown Greenway on A-2 site	Complete

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
526 Douglas St	Sell to Developer, contingent upon satisfaction of terms of Sales Agreement, for multifamily residences for seniors	2022-2023
400 E Bragg St	Sell to developer for multi-family housing project	2021-2022
500 MLK Jr Dr	Sell to eventual developer of 400 E Bragg / 506 MLK Jr Dr	2021-2022
610 Ross Ave	Market for development through RFP	2022
704 MLK Jr Dr	Add to Single-Family Lot Initiative or RFP	2021
708 MLK Jr Dr	Market for development through RFP	2021
710 MLK Jr Dr		
712 MLK Jr Dr		
919 Pearson St	Market for development through RFP	TBD
920 Pearson St	Sell to Developer, contingent upon satisfaction of terms of Sales Agreement, for multifamily residences for seniors	2022-2023
927 Pearson St	Market for development through RFP	2022
1002 Caldwell St	Convey to adjacent property owners	2022

FY 20-21 ACTIVITY SUMMARY

- Worked with developer to execute a new Sales/Development Agreement (SDA) with Prestwick Development, the City and GHDP, for sites A-2, A-3 and A-4;

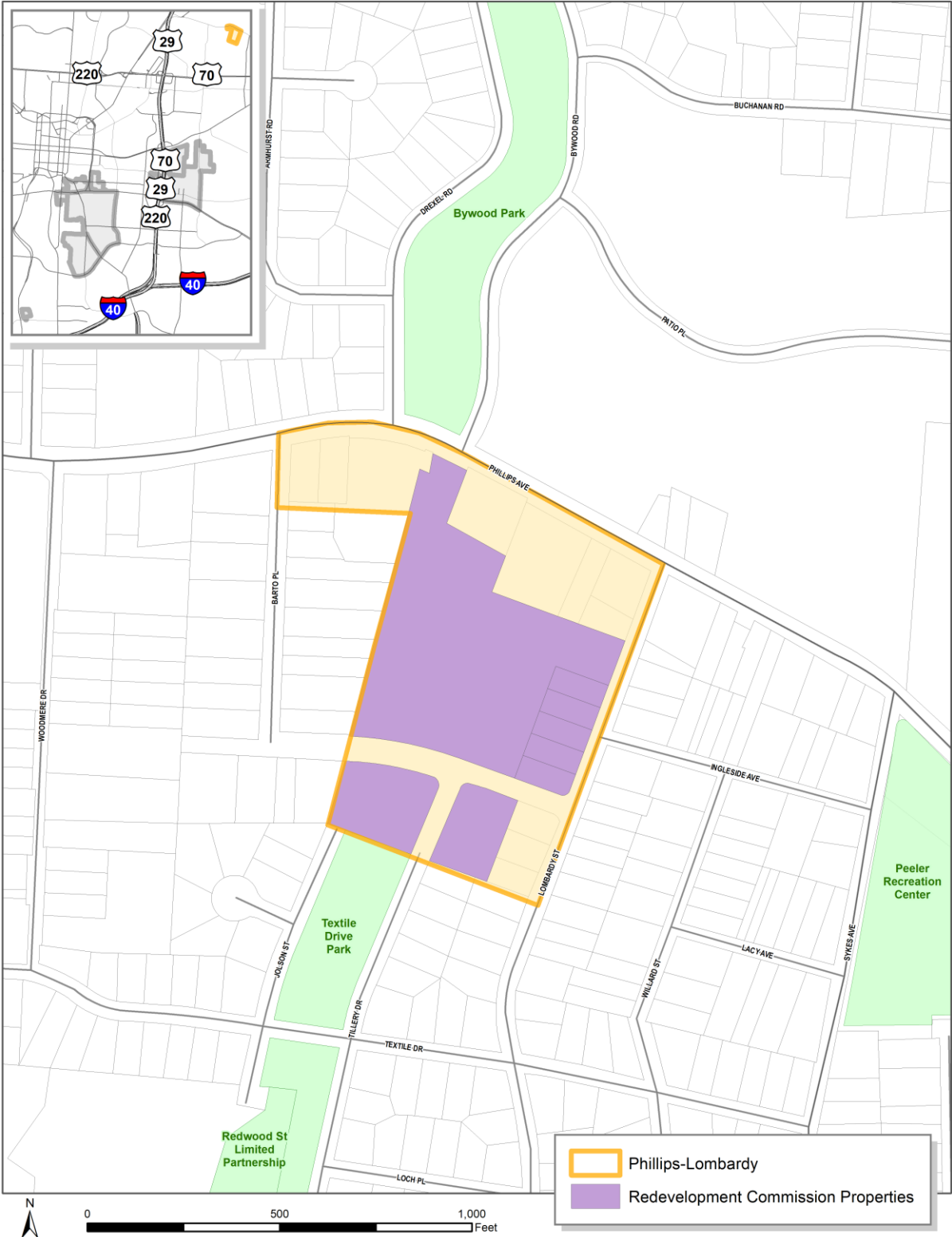
- Increased code enforcement activity through work with GPD;
- Worked with Duke Energy and GDOT to repair lights along entire corridor; and
- Property Management.

FY 21-22 LOOK-AHEAD

- Develop A-2, A-3, and A-4, contingent upon award of Low Income Housing Tax Credits to Prestwick;
- Design and construct greenway spur from Downtown Greenway to Douglas Park;
- Refurbish and relocate large-scale neighborhood sign at corner of Bragg St and MLK St;
- Investigate potential acquisition of specific parcels adjacent to RCG land;
- Streamline the Single-Family Lot Initiative Program;
- Sell 400 E Bragg St and 500 MLK Jr Dr to assist larger development project;
- Continue to work with community to assist with zoning conformance and code and compliance issues; and
- Continue engagement with neighborhood association to further strengthen new leadership and expand capacity.

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PHILLIPS-LOMBARDY REDEVELOPMENT PLAN AREA MAP



PHILLIPS-LOMBARDY REDEVELOPMENT PLAN AREA SUMMARY

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

Designated: 1990
Area: 14 acres
Project Manager: Hart Crane

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

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

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
1209 Lombardy St	Subdivide, dedicate right-of-way to City for construction of access; Request for Proposals for single family housing development	2021-22
1211 Lombardy St		
1215 Lombardy St		
1301 Lombardy St		
1303 Lombardy St		
2110 Phillips Ave	Subdivide; dedicate right-of-way to City for construction of access & open space	2022
1412 Tillery Dr	Subdivide; dedicate right-of-way to City for construction of access & open space	2022

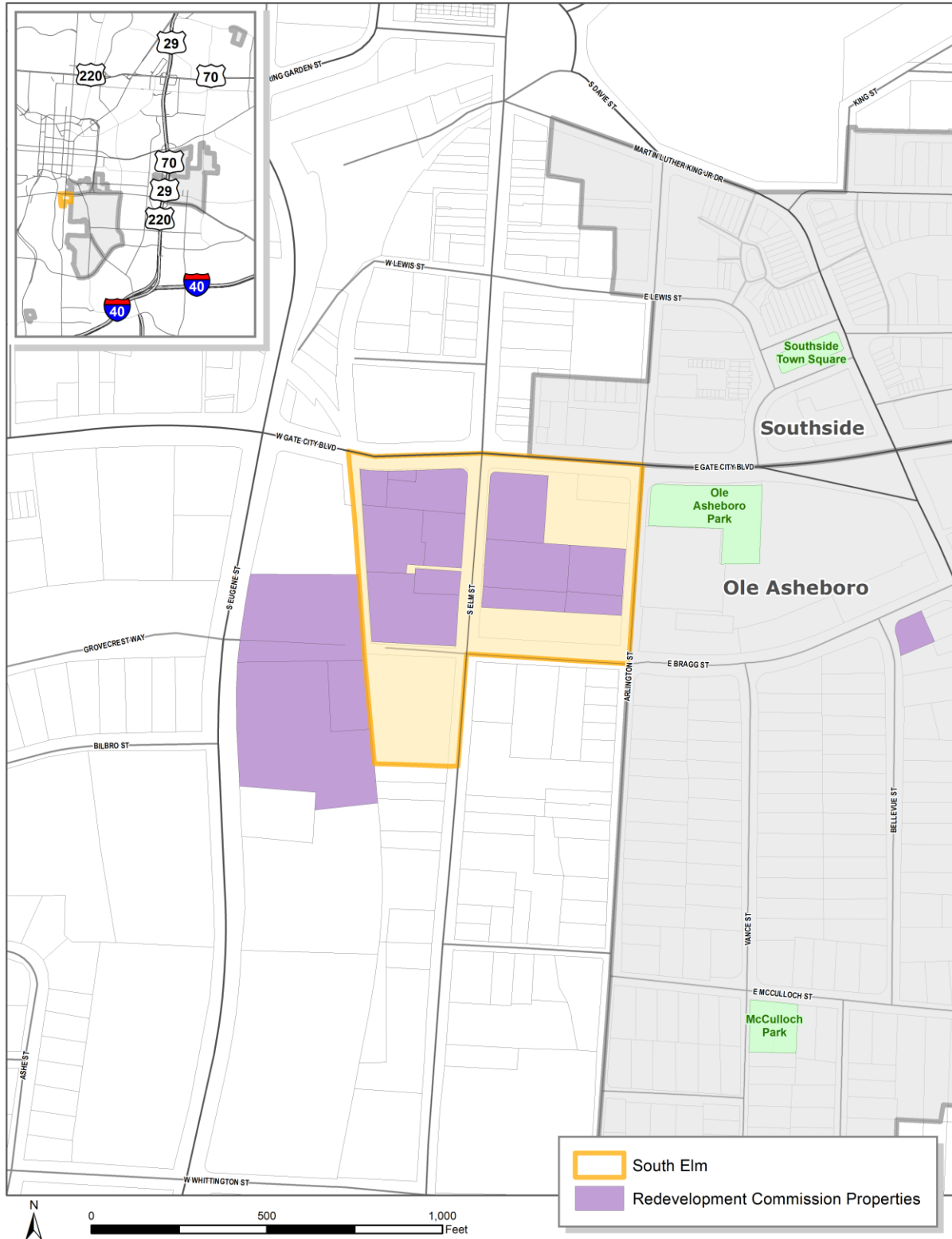
FY 20-21 ACTIVITY SUMMARY

- Property Management.

FY 21-22 LOOK-AHEAD

- Work with developer for 2022 LIHTC deal for a multi-family project on the remaining lots
- Assist in finding new location to support use of land by Concerned Citizens of NE Greensboro and NCA&T for urban farming;
- Research dedication of rights-of-way to City;
- Work to open Brighton to Barto to Lombardy and extend Tillery to Barto.

SOUTH ELM STREET REDEVELOPMENT AREA MAP



SOUTH ELM STREET REDEVELOPMENT AREA SUMMARY

The South Elm Street Redevelopment Plan was adopted by City Council in February 2007. The plan describes actions necessary to create a vibrant, mixed use development district for this 10-acre site just south of downtown. Environmental assessment, acquisition, relocation, demolition, and remediation are complete. The first development component, Union Square Campus, was completed in 2016. Redevelopment Commission-owned property at 1015 S Eugene St, 1201 S Eugene St, and 107 W Bragg St is anticipated to be added to the redevelopment area subsequent to completion of a Brownfields Agreement.

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

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

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

RCG LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
1015 S Eugene St 1201 S Eugene St 107 W Bragg St	Complete Brownfields Agreement; add to redevelopment area; RFP for mixed use development	2021-2022
700 S Elm St 702-714 & 724 S Elm St 728, 730 & 734 S Elm St 125 W Gate City Blvd 121 & 123 W Gate City Blvd	Temporary use as parking and staging for development on east block; market for mixed use development under Master Development Agreement with South Elm Development Group	2021-2024
725 S Elm St 727 S Elm St 100 E Gate City Blvd 508 Arlington St 518 Arlington St	Convey to component developer for mixed use development under Master Development Agreement with South Elm Development Group	2021-2022

FY 20-21 ACTIVITY SUMMARY

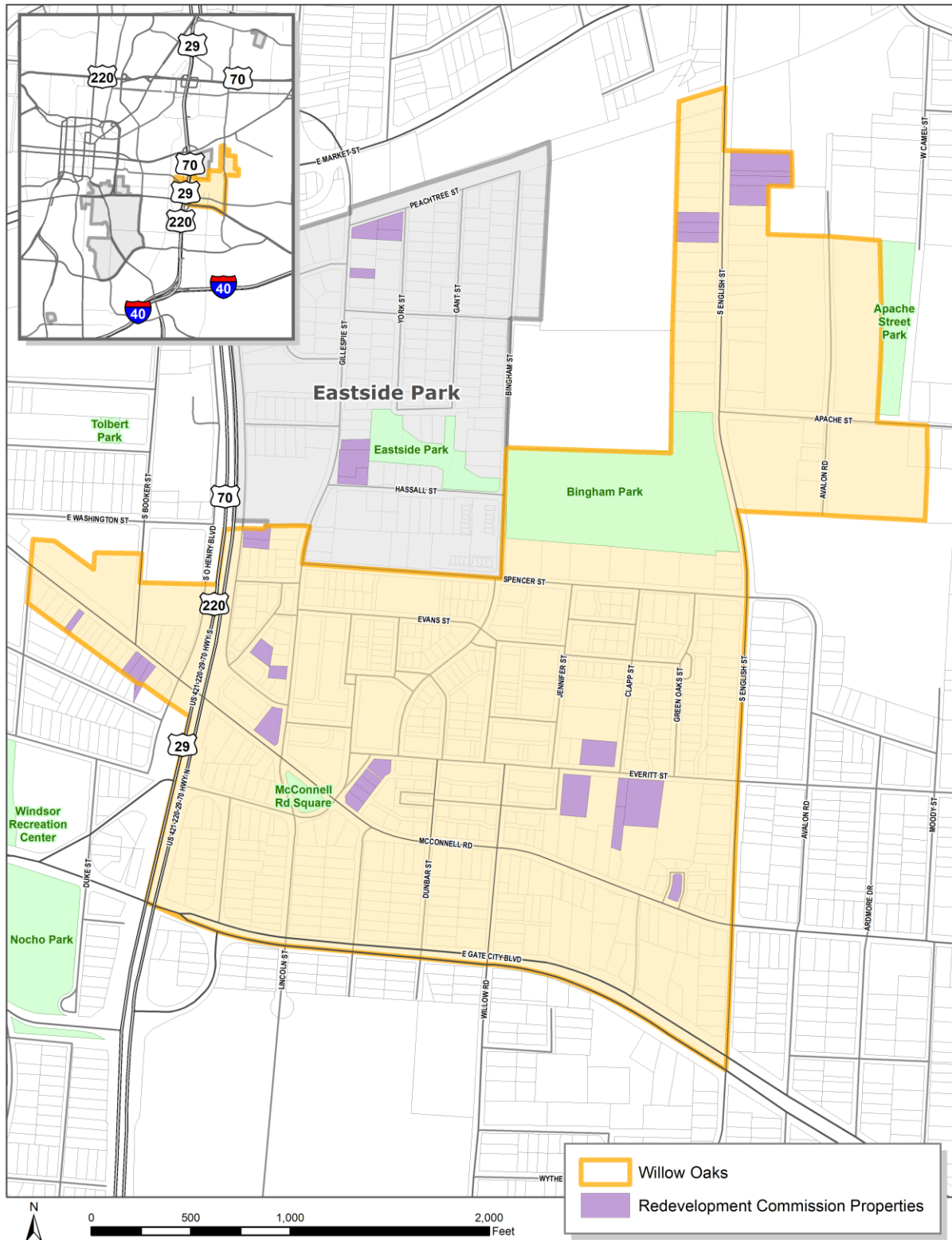
- Approval of Sales Development Agreement (SDA) with South Elm Redevelopment Group by Rea-South Elm by Redevelopment Commission for the purpose of developing approximately 250 apartments, with 20% of the units affordable to residents earning 80% or less than Area Median Income; over 2,000 square feet of retail space, a minimum of 500 parking spaces, and a public plazas, located at 100 East Gate City Boulevard, 725 and 727 South Elm Street, and 508 and 518 Arlington Street (east block); and
- Predevelopment activities associated with Sales/Development Agreements with component developers; and
- Negotiations underway with NC Department of Environmental Quality for Brownfields Agreement for properties west of the railroad tracks; and
- Property management.

FY 21-22 LOOK-AHEAD

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

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WILLOW OAKS REDEVELOPMENT AREA MAP



WILLOW OAKS REDEVELOPMENT AREA SUMMARY

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

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

REDEVELOPMENT PLAN GOALS & IMPLEMENTATION

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

LOT DISPOSITION STRATEGY

ADDRESS	STRATEGY	TIMELINE
2503 Everitt St	Sell to adjacent church for community use	Complete
801-803 Willow Hope Pl	Convey to Parks & Rec for development of small park	Late 2021
2122 McConnell Rd	Subdivide & convey to adjacent church	2021-2023
1520, 1600, 1602, & 1604 McConnell Rd	Partnering to develop of single-family or multifamily housing	2022
805-807 Willow Hope Pl & 1901 McConnell Rd	Develop open market building for lease or sale to community organization	TBD
2115, 2116, 2120, & 2128 Everitt St	RFP for development of multifamily housing	TBD
1723 McConnell Rd, 701 & 728 Dorgan Ave	RFP for development of single-family housing	TBD
647 & 649 S O’Henry Blvd	Work with community partners to develop urban farm or community garden for unbuildable lots	TBD
213, 215, 217, & 219 S English St	Improve access from S English to Avalon; RFP for multifamily housing	TBD
222, 224, & 226 S English St	RFP for single-family or multifamily housing	TBD

FY 20-21 ACTIVITY SUMMARY

- New amendments to sales development agreement between RCG and GHDP;
- Sale of 1600, 1602, 1604 McConnell Rd to True Homes, LLC for for-sale single family development; construction underway;
- Sale of seven (6) GHDP lots for single family development; construction underway;
- The Grove Farmers Market Mobile Market located on 805-807 Willow Hope Pl & 1901 McConnell Road will continue to serve surrounding community until December 2021
- Parks & Rec continued work with NC Department of Environmental Quality to assess and remediate Bingham Park; funding needed to proceed with remediation;
- Community and City staff events held to improve landscaping along McConnell Rd;
- Neighborhood association support;
- Property Management.

FY 21-22 LOOK-AHEAD

- Completion of single family homes located at 1600, 1602, and 1604 McConnell Road;
- Continue to work alongside GHDP to develop single family, for sale homes;
- Collaborate with Parks & Rec on preliminary design and planning for small multi-generational park and market building along McConnell Road and Willow Hope Lane;
- Continue to improve landscaping along McConnell Road and within the community;
- Collaborate with Parks & Rec and the State to support state-funded remediation and plan for upgrades at Bingham Park; and
- Continue engaging community residents through neighborhood and homeowners associations.