

**REDEVELOPMENT COMMISSION OF GREENSBORO**

**ANNUAL REPORT  
FY 2005-06**



**CITY OF GREENSBORO  
DEPT. OF HOUSING & COMMUNITY DEVELOPMENT**



## **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 second Tuesday of each month at 4:30 p.m. Special meetings are called for transacting urgent or special business.

### **Redevelopment Commissioners**

The Commissioners for 2005-2006 were:

Joe Wood, Chair

Bill Benjamin, Vice-Chair

Nettie Coad

Jerry Leimenstoll

Scott Lilly (resigned March 2006)

### **Commissioners' attendance at meetings:**

<b><u>Member</u></b>	<b><u>Meetings Attended</u></b>	<b><u>Meetings Absent</u></b>	<b><u>Date Appointed</u></b>
Joe Wood	9	1	2/97
William Benjamin	8	2	2/97
Jerry Leimenstoll	10	0	8/01
Scott Lilly	3	4	12/99
Nettie Coad	7	3	4/00

***TOTAL OF 10 MEETINGS HELD DURING THIS PERIOD***

# Arlington Park



**Legend**

Redevelopment Commission Owned



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG					
Property Disposition	\$208,000				\$208,000	\$106,000
Rehab Loans/Grants	93,000				93,000	0
Property Mgmt.	10,000				10,000	0
Administration	5,000				5,000	0
<b>Totals</b>	<b>\$316,000</b>				<b>\$316,000</b>	<b>\$106,000</b>

# ARLINGTON PARK

## FY 05-06 Project Summary

The Arlington Park Redevelopment Plan was approved in 1979 with the objectives of removing structurally substandard buildings and encouraging extensive rehabilitation.

Comprehensive neighborhood revitalization activities have been underway in the neighborhood since the early 1980's. Over the years, most of the goals of the neighborhood plan have been accomplished.

The largest single activity undertaken in the neighborhood was 36 homesites and a public open space and trail developed at The Village at Arlington Park.

Remaining activities at the end of FY 05-06 include renovation and sale of two historic houses, sale of several remaining vacant lots for new home construction and continuing study of the pedestrian trail northward toward the center city.

## Project Data

Designated:	1979
Completion (Est.):	2007
Area:	90 acres
\$ Spent:	\$3,654,400
Est. \$ to complete:	\$200,000
Funding Sources:	CDBG
Project Manager:	Dan Curry 336.373.2751 dan.curry@greensboro-nc.gov



## FY 05-06 Project Accomplishments

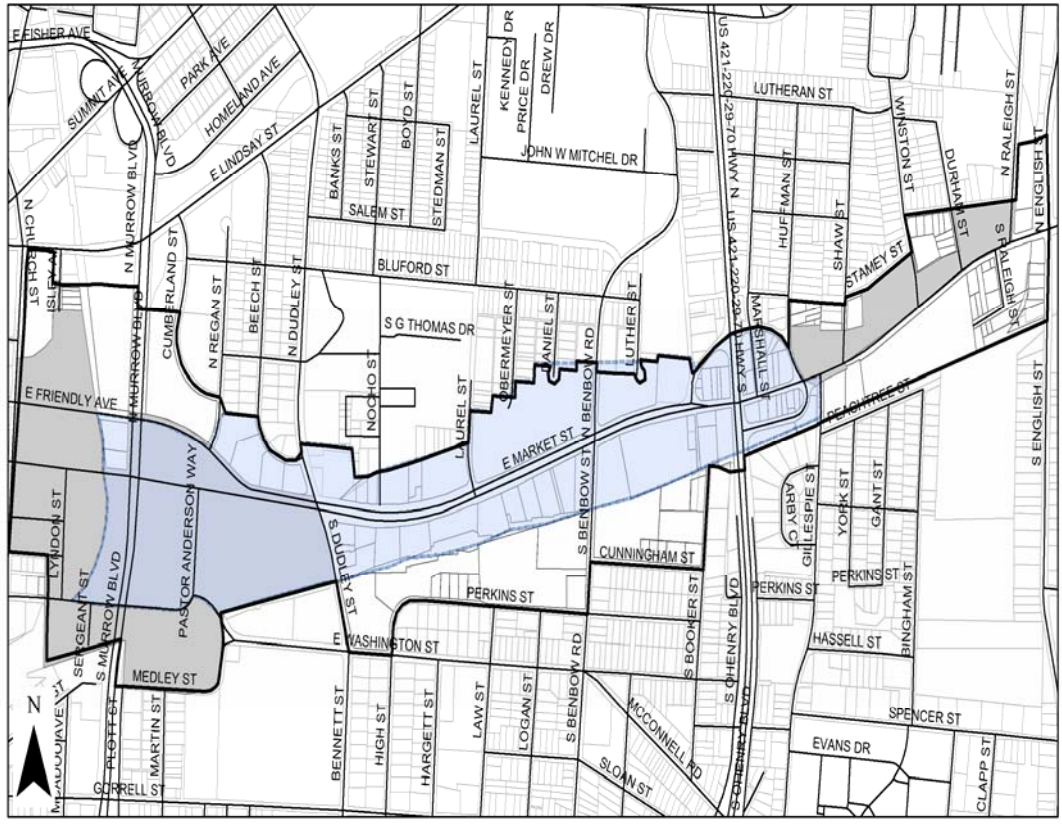
- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Over 60 homes rehabilitated</li> <li><input type="checkbox"/> Removed 2 nuisance commercial properties</li> <li><input type="checkbox"/> Five homes received assistance for lead testing and remediation</li> <li><input type="checkbox"/> Linear open space and pedestrian trail developed along Vance Street</li> <li><input type="checkbox"/> 36 homesites developed at "The Village"</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Bellevue Park upgraded</li> <li><input type="checkbox"/> 3 historic homes renovated and sold</li> <li><input type="checkbox"/> 3+ miles of streets, sidewalks and utilities improved</li> <li><input type="checkbox"/> Three homeowners received assistance to rehab/repair their homes</li> <li><input type="checkbox"/> Andrew/Randolph/MLK intersection realigned</li> </ul> |
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Removed 9 dilapidated housing units</li> </ul>  |   |

## Annual Look Ahead (FY 06-07)

- Market remaining vacant lots for new single family home construction
- Renovate and sell 1600 Martin Luther King, Jr. Drive and 1220 Randolph Avenue



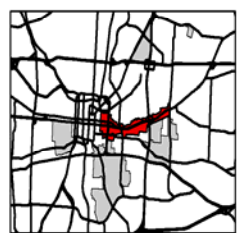
# East Market Street



**Legend**

- Pedestrian Overlay District
- Redevelopment Area B
- Redevelopment Area A

A special zoning district, the Pedestrian Overlay District (POD) was created to accommodate special pedestrian-friendly building standards called for in the adopted East Market Street Plan. East Market Street is the first area in the City to utilize the POD zoning.



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	HOME	Bond	Other		
Disposition			\$2,500,000		\$2,500,000	\$1,000,000
<b>Totals</b>			<b>\$2,500,000</b>		<b>\$2,500,000</b>	<b>\$1,000,000</b>

# EAST MARKET STREET

## FY 05-06 Project Summary

The East Market Street Corridor (EMSC) Development Plan, approved in 1998, was designed to recommend implementation strategies that enhanced business/retail development, university development (NC A&T State University), and neighborhood development.

East Market Street is a two-mile corridor beginning on the eastern edge of Greensboro's downtown. It was the historic heart of the African American business district prior to 1950's urban renewal efforts and is home to NC A&T and several bordering neighborhoods.

The City of Greensboro has designated the East Market Street Development Corporation as the "lead agent" for redevelopment efforts in the corridor. The primary goal of this plan is to use the redevelopment bond funds to leverage private investment to this corridor.

EMSDC has been working with the United House of Prayer who purchased the old postal facility to offer a range of development possibilities that would meet the mission of the church and address the community's needs. A well attended community workshop brought together many residents and surrounding property owners to give input on this site. The church is currently reviewing the result of this effort

## Project Data

Designated:	1998
Completion (Est.):	2008
Area:	2 miles
\$ Spent:	\$1,500,000
Est. \$ to complete:	\$1,000,000
Funding Sources:	1996 & 2000 Redevelopment Bond Funds
Project Manager:	Sue Schwartz 336.373.2149 sue.schwartz@greensboro-nc.gov



Road Construction (August 06)

## FY 05-06 Project Accomplishments

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Community Workshop for post office site</li> <li><input type="checkbox"/> Celebrated 10 year anniversary of APA Community Planning Team visit</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> EMS Merchants Association meeting monthly</li> <li><input type="checkbox"/> Phase I Streetscape and traffic management improvements completed</li> </ul> |
|--|--|

## Annual Look Ahead (FY 06-07)

- Phase 2 Streetscape to be initiated (US 29 – English Street)
- Launch next phase development effort
- Begin neighborhood planning with Scott Park area



## Eastside Park



FY 05-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	HOME	Bond	Other		
Acquisition	30,000	0	0	0	30,000	29,904
Property Management	0	0	0	0	0	
<b>Totals</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,000</b>	29,904



# EASTSIDE PARK

## FY 05-06 Project Summary

The Commission initiated the redevelopment of Bingham Street in 1990 and expanded redevelopment activities in the area in 1993. The objectives of the plan are to provide rehabilitation assistance to homeowners, to acquire blighted properties, to eliminate illegal activities, and to construct a neighborhood park and other improvements.

Most of the goals identified in the original Revitalization Plan have been achieved or exceeded. In February 2004, the Revitalization Plan was amended to add four improved parcels to the acquisition map and subtract four parcels. The four added properties complete the acquisition program for this neighborhood.

The Commission currently owns 16 vacant parcels in Eastside Park. Staff is working with the Eastside Park Neighborhood Association to create a land reuse plan for these.

Habitat for Humanity has presented a proposal to build 20 townhomes for sale to very low income citizens at the corner of Bingham and Spencer Street. The neighborhood supports this initiative, and staff has been working with Habitat to finalize design and development details.

Several other development possibilities are being investigated for the Peachtree/Gillespie site. The YWCA has expressed interest in building a house for teenage mothers; the Greater Greensboro Builders Association has proposed building a sustainable house designed by A&T students in 2003; the church on the adjacent property is interested in possibly expanding.

## FY 05-06 Project Accomplishments

- Continued support of Neighborhood Association and Community Center Board

## Project Data

Designated:	1993
Completion (Est.):	2007
Area:	47 acres
\$ Spent:	\$4,100,000
Est. \$ to complete:	\$100,000
Funding Sources:	CDBG, City Bond Funds, HOME

Partnerships: Greater Greensboro Builders Association, Habitat for Humanity, Neighborhoods United, Westminster Presbyterian Church, Eastside Park Neighborhood Association

Project Manager: Dyan Arkin  
336.433.7377  
dyan.arkin@greensboro-nc.gov



Eastside Park Community Center

## Annual Look Ahead (FY 06-07)

- Begin Habitat new construction at Bingham/Spencer site
- Complete neighborhood reuse plan for RCG-owned parcels
- Begin Bingham Park upgrade plan with neighborhood and Parks & Rec Department
- Begin disposition of RCG parcels for development as defined in neighborhood plan

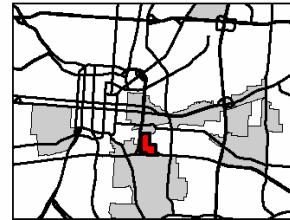


# Correll Street



**Legend**

Redevelopment Commission Owned



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG					
Property Disposition	\$10,000				\$10,000	\$8,909
<b>Totals</b>	<b>\$72,000</b>				<b>\$10,000</b>	<b>\$8,909</b>

# GORRELL STREET

## FY 05-06 Project Summary

Revitalization efforts in the Gorrell Street neighborhood have focused on relocating objectionable businesses and supporting nonprofit housing providers who have constructed and sold new single family homes.

RCG has also supported the stabilization of the historic Magnolia House Motel property and is in the process of selling land to Bennett College for use as a Middle College.

This neighborhood revitalization effort should be completed during the next fiscal year with the disposition of the final four City-owned lots for single family housing development.

## Project Data

Designated:	1990
Completion (Est.):	2007
Area:	20 acres
\$ Spent:	\$995,000
Est. \$ to complete:	\$5,000
Funding Sources:	CBDG, City Bond Funds
Project Manager:	Dyan Arkin 336.433.7377 dyan.arkin@greensboro-nc.gov

## FY 05-06 Project Accomplishments

- ❑ Procured builder for final four City owned lots

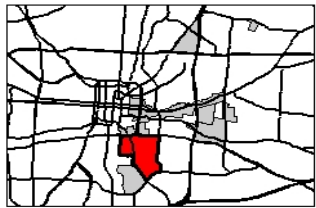
## Annual Look Ahead (FY 06-07)

- ❑ Sell four remaining lots to homebuilder for construction of single family homes.
- ❑ Complete sale of land to Bennett College for construction of a building to house the Middle College.



Future site of Bennett Middle College

# Ole Asheboro



<b>FY 2005-06 Budget</b>						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG					
Acquisition	\$105,000				\$105,000	\$38,389
Relocation						7,157
Demolition	10,000				10,000	10,000
Property Mgmt.	134,000				134,000	0
Loans/Grants	529,000				529,000	463,850
Disposition	78,000				78,000	0
Administration	25,000				25,000	0
<b>Totals</b>	<b>\$881,000</b>				<b>\$881,000</b>	<b>\$519,396</b>

# OLE ASHEBORO

## FY 05-06 Project Summary

The Ole Asheboro area was designated in 1979 and a comprehensive neighborhood plan was adopted in 1983. This large neighborhood revitalization project has encompassed many initiatives, including stabilizing housing conditions, providing sites for new housing development, adaptive reuse of a former elementary school for affordable housing, development of a building for a neighborhood day care center, and considerable upgrading of the neighborhood's deteriorated infrastructure.

A significant element of the revitalization effort has also been the restoration of approximately twelve significant historic homes that have been returned to productive use.

In early 2004, a revised Redevelopment Plan was adopted. This Plan provides guidance for an extensive new development initiative that will be underway in the neighborhood over the next three to five years. Execution of development agreements and start of construction of new development in the MLK North Initiative Area will be the focus during the next year. New construction should be underway on these sites in 2007.

## Project Data

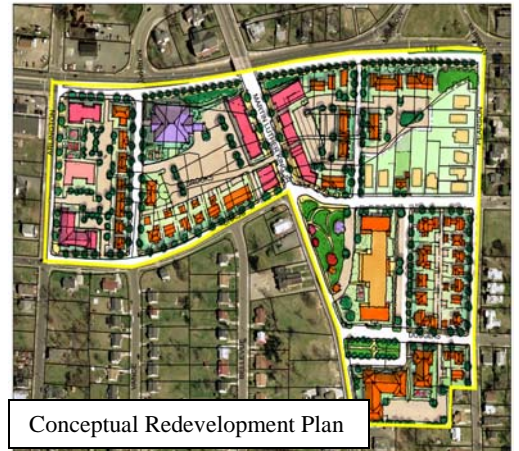
Designated:	1979
Completion (Est.):	2009
Area:	260 acres
\$ Spent:	\$12,785,000
Est. \$ to complete:	\$1,500,000
Funding Sources:	CDBG, City Housing Bonds
Project Manager:	Dan Curry 336.373.2751 dan.curry@greensboro-nc.gov

## FY 05-06 Project Accomplishments

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Over 120 homes rehabilitated</li> <li><input type="checkbox"/> Demolished 130 dilapidated housing units</li> <li><input type="checkbox"/> Martin Luther King, Jr. Drive streetscape project built</li> <li><input type="checkbox"/> 12 historic homes renovated</li> <li><input type="checkbox"/> 2 parks upgraded</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Lee Street Day Care Center built</li> <li><input type="checkbox"/> Adaptive reuse of Caldwell School for Nettie Coad Apts</li> <li><input type="checkbox"/> 90 new homes built on lots provided through the City.</li> <li><input type="checkbox"/> 5+ miles of street and utility work</li> <li><input type="checkbox"/> 1 new neighborhood open space developed</li> </ul> |
|---|--|

## Annual Look Ahead (FY 06-07)

- Execute development agreements for Phases A-1 and A-2 of MLK North Initiative area
- Undertake water and sewer upgrades in MLK North area.
- Solicit development proposals for Phases A-3 (Nettie Coad Apartments ) and A-4 of MLK North Initiative area.
- Begin selling lots for scattered site single family house construction.
- Purchase 1-2 additional deteriorated properties for



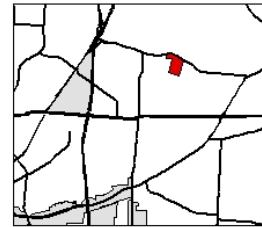
Conceptual Redevelopment Plan

### Phillips-Lombardy



**Legend**

Redevelopment Commission Owned



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	Bond					
Property Mgmt.	\$15,000				\$15,000	\$7,050
						0
						0
<b>Totals</b>	<b>\$15,000</b>				<b>\$15,000</b>	<b>\$7,050</b>

# PHILLIPS - LOMBARDY

## FY 05-06 Project Summary

The Phillips-Lombardy Development Plan, adopted in 1990, called for removal of structurally substandard buildings and blighting factors, improved street circulation, and revised land use patterns.

Interest from potential developers has resulted in plans for a geotechnical development feasibility study.

The Redevelopment Commission continues to work with residents of this community in exploring re-use options for this site.

## Project Data

Designated:	1990
Completion (Est.):	2010
Area:	14 acres
\$ Spent:	\$714,131
Est. \$ to complete:	\$550,000
Funding Sources:	City Bond Funds
Project Manager:	Barbara Harris 336.373.2509 barbara.harris@greensboro-nc.gov

## FY 05-06 Project Accomplishments

- Purchased and demolished substandard commercial buildings
- Maintained active use of the site for 2 years as a "Community Farm" in partnership with UNC-G.
- Provided an opportunity for community residents to generate revenue, learn about farming and produce crops to feed their families
- Began discussions with potential developer regarding feasibility of using site for faith-based social service facility

## Annual Look Ahead (FY 06-07)

- Complete a geotechnical feasibility study of the site



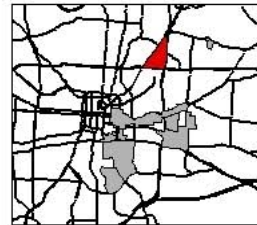


# Rosewood



**Legend**

Redevelopment Commission Owned



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	HOME	Bond	Other		
<b>Totals</b>						

# ROSEWOOD

## FY 05-06 Project Summary

The remaining three infill lots will be sold to Habitat for Humanity of Greater Greensboro for single housing development. Construction should begin on the final three lots by spring of 2007.

## Project Data

Designated: 1994  
Completion (Est.): 2007  
Area: 86 acres  
\$ Spent: \$1,200,000  
Est. \$ to complete: \$20,000  
Funding Sources: CDBG

Project Manager: Dyan Arkin  
336.433.7377  
dyan.arkin@greensboro-nc.gov

## FY 05-06 Project Accomplishments

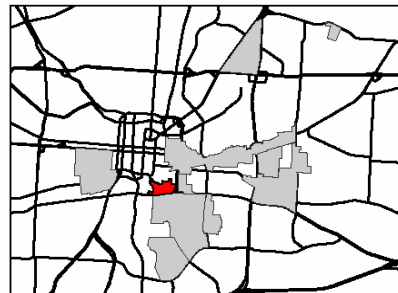
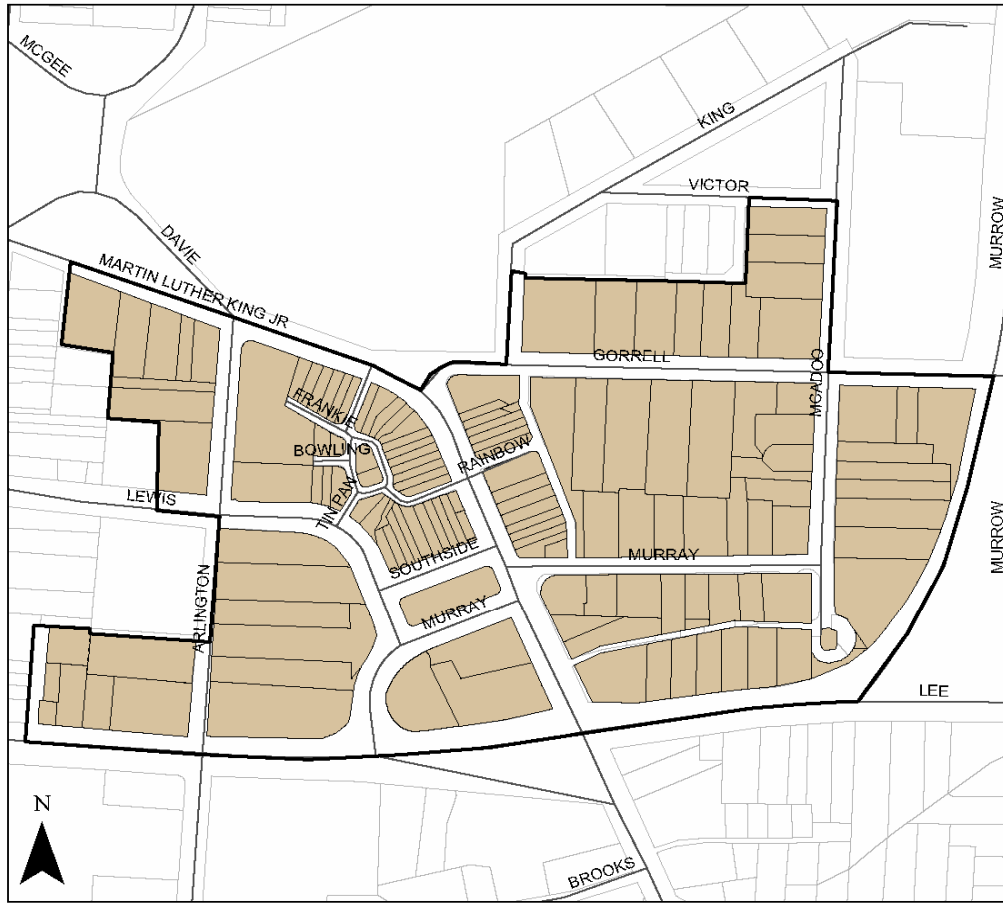
- ❑ Finalized plans for Habitat to develop remaining lot

## Annual Look Ahead (FY 06-07)

- ❑ Convey lots to Habitat for development of single family housing



# Southside



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG	HOME	Bond	Other		
Disposition			\$6,300,000		\$6,300,000	\$1,000,000
Totals			\$6,300,000		\$6,300,000	\$900,000

# SOUTHSIDE

## FY 05-06 Project Summary

The Southside Development Plan was adopted by City Council in 1995. The primary goal of the plan was to re-establish the turn of the 20<sup>th</sup> century neighborhood on the edge of Greensboro's downtown. After several years of property acquisition, establishment of design development standards and an initial streetscape improvement, a primary developer was recruited.

Southside LLC is the prime developer for this now mixed use area that includes historic homes expertly rehabilitated, new single family houses, townhouses, live-work units, apartments and a small office/commercial area.

After a sluggish 2001-02 development season, the area took off and is now developing ahead of schedule. Build-out is now anticipated by the end of 2006.

## Project Data

Designated:	1995
Completion (Est.):	2006
Area:	22 acres
\$ Spent:	\$5.4 million
Est. \$ to complete:	\$900,000
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Sue Schwartz 336.373.2149 sue.schwartz@greensboro-nc.gov

## FY 05-06 Project Accomplishments

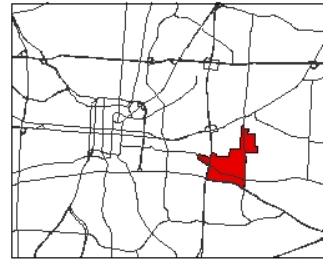
- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Land transfers completed</li> <li><input type="checkbox"/> Last historic house underway</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Phase 2 Streetscape design completed</li> <li><input type="checkbox"/> Phase 3 Townhouses under construction</li> </ul> |
|--|---|

## Annual Look Ahead (FY 06-07)

- Phase 2 Streetscape under construction
- Remainder of townhouses completed
- Closeout of project



# Willow Oaks



FY 2005-06 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG/108	HOME	Bond	Other		
Infrastructure	550,000	0	0	0	550,000	0
<b>Totals</b>	<b>\$550,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$550,000</b>	<b>\$0</b>



# Willow Oaks

## FY 04-05 Project Summary

The Morningside/Lincoln Grove Redevelopment Plan, approved in 2000, calls for removal of substandard buildings, the elimination of blighting factors, a Traditional Neighborhood Development district, the rehabilitation of existing homes, the construction of new homes and apartments, and the upgrading of certain public improvements.

Site assembly, divided into three phases, has been underway since February 2000. Phases I and II are complete; Phase III site assembly work has begun. The Redevelopment Commission currently owns 70 parcels in Willow Oaks. (Portions of certain parcels have been conveyed to GHA for development.

Planning is underway for the land in Phase III, which was not master-planned as part of the original charrette process. Phase II Infrastructure improvements are under construction and scheduled for completion in early fall of 2006.

Construction is complete on the first two multifamily components, "The Villas at Willow Oaks," and "The Townhomes at Willow Oaks." All 150 units have been leased. Crosland/Bradsher Developers has begun construction on a 60-family rental project, scheduled for completion in spring 2007.

Construction of the community/child care building is complete, and construction of single family homes continues, with over 30 sold and occupied by the end of FY 05-06.

## Project Data

Designated:	2000
Completion (Est.):	2007
Area:	250 acres
\$ Spent:	\$10,477,566
Est. \$ to complete:	\$ 3,807,059
Funding Sources:	CDBG, Bond, HOME, Powell Bill, UDAG
Partnerships:	GHA, Mid-City Urban LLC, Habitat for Humanity, Eastside Park Neighborhood Association, Willow Oaks Neighborhood Coalition
Project Manager:	Dyan Arkin 336.433.7377 dyan.arkin@greensboro-nc.gov



## FY 05-06 Project Accomplishments

- Community Center completed
  - Phase II infrastructure improvements 90% complete
- Land conveyed and construction begun for 60-unit tax credit project

## Annual Look Ahead (FY 06-07)

- Complete Phase II infrastructure
- Continued conveyance of Phase I and II RCG-acquired properties to GHA and/or builders for development
- Finalize land use plans for Phase III properties
- Continued construction of SF detached and attached for-sale homes
- Begin development of retail/commercial component





## Redevelopment Commission of Greensboro Property Inventory

July 1, 2005 - June 30, 2006

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Arlington Park	52-3-8	418	BURTNER ST	6,720		Vacant lot
Arlington Park	32-8-2	1002	CALDWELL ST	3,234		Vacant lot
Arlington Park	51-5-1	1402	PLYMOUTH ST	30,800	1,204	Vacant lot
Arlington Park	51-5-19	1404	PLYMOUTH ST	13,520 "		Vacant lot
Arlington Park	76-3-1	1524	RANDOLPH AV	11,484		Vacant lot
Arlington Park	13-12-14	1220	Randolph Ave		3,285	Historic rehab
Arlington Park	51-8-1	1600	Martin Luther King Dr.	7,000	2,345	
Eastside Park	128-3-14	220	GANT ST	6,250	744	vacant lot
Eastside Park	128-2-1	201	GILLESPIE ST	6,450	2,780	vacant lot
Eastside Park	128-2-3	203	GILLESPIE ST	6,250		vacant lot
Eastside Park	128-2-4	205	GILLESPIE ST	6,250	3,024	vacant lot
Eastside Park	128-2-5	207	GILLESPIE ST	6,250 "		vacant lot
Eastside Park	128-2-6	209	GILLESPIE ST	6,250 "		vacant lot
Eastside Park	129-1-56	407	GILLESPIE ST	7,250		vacant lot
Eastside Park	129-1-55	409	GILLESPIE ST	12,750		Leased to Eastside Park Community Center
Eastside Park	129-1-54	429	GILLESPIE ST	3,465		Leased to Eastside Park Community Center
Eastside Park	129-3-9	1845	SPENCER ST	34,390	1,218	vacant lot
Eastside Park	129-3-17	1847	SPENCER ST	9,200	1,012	vacant lot
Eastside Park	129-3-8	1851	SPENCER ST	22,552	4,500	vacant lot
Eastside Park	128-3-1	201-R1	YORK ST			vacant lot
Eastside Park	128-2-17,18	206-208	YORK ST	14,813		vacant lot
Eastside Park	128-2-14	214	YORK ST	6,250	1,300	Duplex
Eastside Park	128-2-13	216	YORK ST	6,250	1,300	Duplex
Eastside Park	128-2-12	218	YORK ST	6,250	1,002	SF
S. Elm Street	18-3-1	1201-1215	S. Eugene St			vacant lot
S. Elm Street	8-3-3	700	SOUTH ELM ST	162,300	7,100	vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Gorrell Street	29-10-16	600	GORRELL ST	5,432	2,644	Leased to Bennett College
Gorrell Street	29-10-6	608	GORRELL ST	2,813	952	Leased to Bennett College
Gorrell Street	29-10-5	604-606	MACON ST	1,230		Leased to Bennett College
Gorrell Street	29-10-14	608-610	MACON ST	2,460		Leased to Bennett College
Gorrell Street	29-8-2	725	PLOTT ST	5,100	3,006	vacant lot
Gorrell Street	29-10-1	601	WATSON ST	3,850	1,322	Leased to Bennett College
Gorrell Street	29-10-2	603	WATSON ST	3,500	845	Leased to Bennett College
Gorrell Street	29-10-4	605	WATSON ST	3,420	1,028	Leased to Bennett College
Gorrell Street	29-10-7	609	WATSON	8,480	1,004	Leased to Bennett College
Hampton	203-9-23	2503	EVERITT ST	13,600		
Ole Asheboro	17-2-35	519	ARLINGTON	29,400		vacant lot
Ole Asheboro	17-11-19	909	BELLEVUE ST	2,700	830	vacant lot
Ole Asheboro	17-11-17	913	BELLEVUE ST	7,020	1,513	vacant lot
Ole Asheboro	17-11-18	911	BELLEVUE ST	6,345		vacant lot
Ole Asheboro	17-6-1	400	E BRAGG ST	7,650		vacant lot
Ole Asheboro	30-2-9	605	E BRAGG ST	4,480	2,082	vacant lot
Ole Asheboro	31-6-5	630	BROAD AV	12,880	1,320	vacant lot
Ole Asheboro	17-2-39	200	BROOKS CT	7,600	1,708	vacant lot
Ole Asheboro	17-2-16	201	BROOKS CT	4,130	1,520	vacant lot
Ole Asheboro	17-2-18	202	BROOKS CT	3,350	768	vacant lot
Ole Asheboro	17-2-15	203-205	BROOKS CT	11,500	1,516	vacant lot
Ole Asheboro	17-2-19	204	BROOKS CT	5,789		vacant lot
Ole Asheboro	17-2-12	207	BROOKS CT	4,600	1,028	vacant lot
Ole Asheboro	30-7-3	526	DOUGLAS ST	6,864		vacant lot
Ole Asheboro	30-7-4	528	DOUGLAS ST	6,600		vacant lot
Ole Asheboro	30-7-22	532	DOUGLAS ST	9,768	3,460	vacant lot
Ole Asheboro	30-8-8	514-NEAR	DOUGLAS ST	2,400	1,018	vacant lot-12' x 200' strip between 614 & 616
Ole Asheboro	30-8-37	616	DOUGLAS ST	10,000		vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Ole Asheboro	17-9-2	202	GILBERT ST	10,220		73' x 140'
Ole Asheboro	17-9-3	204	GILBERT ST	10,220		73' x 140'
Ole Asheboro	17-9-5	206	GILBERT ST	10,360		74' x 140'
Ole Asheboro	30-7-25	515	JULIAN ST	7,980	1,951	vacant lot
Ole Asheboro	30-8-30	525	JULIAN ST	10,850	1,712	vacant lot
Ole Asheboro	17-2-4	220	E LEE ST	14,630		Vacant lot-Former Salvation Army Lodge site
Ole Asheboro	17-2-5	222	E LEE ST	8,670		Vacant lot-Former Salvation Army Lodge site
Ole Asheboro	17-2-8	224	E LEE ST	33,770		Vacant lot-Former Salvation Army Lodge site
Ole Asheboro	49-1-1	630	E LEE ST	8,960		vacant lot
Ole Asheboro	49-1-4	704	E LEE ST	7,200	1,778	vacant lot
Ole Asheboro	49-1-2	700	E LEE ST	3,520		vacant lot
Ole Asheboro	49-1-3	702	E LEE ST	7,200		vacant lot
Ole Asheboro	17-2-9	408	MARTIN LUTHER KING	9,796		vacant lot
Ole Asheboro	17-6-34	500	MARTIN LUTHER KING	2,250		25' x 90' strip between Animal Hosp. & Bragg St.
Ole Asheboro	17-6-7	600	MARTIN LUTHER KING	13,939		vacant lot
Ole Asheboro	30-7-2	601	MARTIN LUTHER KING	15,246		vacant lot
Ole Asheboro	30-7-1	605	MARTIN LUTHER KING	1.54 acre		vacant lot
Ole Asheboro	17-6-8	606	MARTIN LUTHER KING	16,553	1,206	vacant lot
Ole Asheboro	30-9-1	901	MARTIN ST	8,712		vacant lot
Ole Asheboro	17-11-1	400	E MCCULLOCH ST	6,825	1,612	vacant lot
Ole Asheboro	30-8-13	1013	PEARSON ST	15,800	1,828	vacant lot
Ole Asheboro	49-9-11	809	REID ST		1,680	vacant lot-205' x 75'
Ole Asheboro	49-13-10	910	REID ST	7,800	1,800	vacant lot
Ole Asheboro	50-7-1	800	ROSS AV	9,600	968	vacant lot
Ole Asheboro	49-13-28	907	SEVIER ST		1,312	vacant lot
Ole Asheboro	49-1-9	710	SEVIER ST	10,192	1,096	vacant lot
Ole Asheboro	31-7-12	711	TUSCALOOSA ST	9,984	1,300	vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Phillips/Lomba	195-2-54	1209	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-52	1215	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-53	1211	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-51	1301	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-50	1303	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-49	1305	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-48	1307	LOMBARDY ST			vacant lot
Phillips/Lomba	195-2-6	2108	PHILLIPS AV	1 acre		vacant lot
Phillips/Lomba	195-2-5	2104	PHILLIPS AV			vacant lot
Phillips/Lomba	195-2-4	2106	PHILLIPS AV	1 acre		vacant lot
Phillips/Lomba	195-2-30	206-2208	PHILLIPS AV	5 acres		vacant lot
Phillips/Lomba	195-2-41	1412	TILLERY DR			vacant lot
Rosewood	305-1-9	1318	MAYFAIR AV			vacant lot-Intended use - infill housing
Rosewood	305-1-17	1322	MAYFAIR AV	6,030		vacant lot-Intended use - infill housing
Rosewood	305-1-10	1319	MEADOW ST			vacant lot-Intended use - infill housing
Swan Street	163-1-20	1409	SWAN ST			vacant lot
Swan Street	163-1-19	1411	SWAN ST			vacant lot
Swan Street	169-7-20	1415	SWAN ST			vacant lot
Swan Street	169-7-19	1417	SWAN ST			vacant lot
Willow Oaks	130-6-14	800	DUNBAR ST	11,952		vacant lot
Willow Oaks	130-7-10	801	DUNBAR ST	54,343		vacant lot
Willow Oaks	192-3-6	2123	EVERITT ST	39,715		vacant lot
Willow Oaks	192-3-4	2119	EVERITT ST	13,872		vacant lot
Willow Oaks	102-7-24	1705	MCCONNELL RD	5,500		vacant lot
Willow Oaks	102-4-8	1709	SPENCER ST	12,500		vacant lot
Willow Oaks	130-8-1	2100	EVERITT ST	18,378		vacant lot
Willow Oaks	130-6-13	1927	MCCONNELL RD	13,804		vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Willow Oaks	130-8-10	2103	MCCONNELL RD	10,168		vacant lot
Willow Oaks	130-8-8	2107	MCCONNELL RD	10,942		vacant lot
Willow Oaks	102-7-17	734	GILLESPIE ST	7,000		vacant lot
Willow Oaks	192-3-5	2121	EVERITT ST	30,675		vacant lot
Willow Oaks	130-8-3	2108	EVERITT ST	9,231		vacant lot
Willow Oaks	130-8-4	2110	EVERITT ST	9,250		vacant lot
Willow Oaks	130-8-5	2112	EVERITT ST	14,214		vacant lot
Willow Oaks	102-8-50	1520	MCCONNELL RD	4,435		vacant lot
Willow Oaks	130-7-5	2009	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-8-9	2105	MCCONNELL RD	10,163		vacant lot
Willow Oaks	192-3-9	705	CLAPP ST	22,560		vacant lot
Willow Oaks	192-3-11	709	CLAPP ST	19,456		vacant lot
Willow Oaks	192-3-14	1-9999	GLADE ST	65,340		vacant lot
Willow Oaks	130-7-6	2011	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-7-4	2007	MCCONNELL RD	9,500		vacant lot
Willow Oaks	130-8-11	2101	MCCONNELL RD	9,760		vacant lot
Willow Oaks	192-3-13	703	CLAPP ST	22,501		vacant lot
Willow Oaks	203-1-16	2131	MCCONNELL RD	7,741		vacant lot
Willow Oaks	130-7-1	2001	MCCONNELL RD	9,500		vacant lot
Willow Oaks	192-3-7	2129	EVERITT ST	36,619		vacant lot
Willow Oaks	130-5-1	703	JENNIFER ST	22,955		vacant lot
Willow Oaks	130-7-3	2005	MCCONNELL RD	9,500		vacant lot
Willow Oaks	191-2-2	213	S ENGLISH ST	32,475		vacant lot
Willow Oaks	130-6-10	1917	MCCONNELL RD	95,574		vacant lot
Willow Oaks	130-5-6	701	JENNIFER ST	22,957		vacant lot
Willow Oaks	130-5-2	704	CLAPP ST	32,000		vacant lot
Willow Oaks	192-3-3	707	CLAPP ST	22,345		vacant lot
Willow Oaks	130-5-9	700	CLAPP ST	60,880		vacant lot
Willow Oaks	102-7-22	1717	MCCONNELL RD	3,299	0	vacant lot

Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Willow Oaks	102-7-10	1714	SPENCER ST	10,200		vacant lot
Willow Oaks	102-7-33	736	GILLESPIE ST	7,056		vacant lot
Willow Oaks	102-7-16	732	GILLESPIE ST	5,339		vacant lot
Willow Oaks	102-7-19	1719	MCCONNELL RD	5,131		vacant lot
Willow Oaks	192-3-8	2110	SPENCER ST	8,998		vacant lot
Willow Oaks	203-1-15	2133	MCCONNELL RD	15,040		vacant lot
Willow Oaks	191-2-4	215	S ENGLISH ST	8,043		vacant lot
Willow Oaks	191-2-5	217	S ENGLISH ST	16,250		vacant lot
Willow Oaks	191-1-10	222	S ENGLISH ST	11,250		vacant lot
Willow Oaks	191-1-11	224	S ENGLISH ST	11,250		vacant lot
Willow Oaks	191-1-12	226	S ENGLISH ST	11,250		vacant lot
Willow Oaks	102-4-4	606	GILLESPIE ST	6,815	0	vacant lot
Willow Oaks	102-4-5	608-610	GILLESPIE ST	6,457		vacant lot
Willow Oaks	102-7-23	1713	MCCONNELL RD	11,000		vacant lot
Willow Oaks	102-4-6	1711-1713	SPENCER ST	13,042		vacant lot
Willow Oaks	203-1-4	1020	S ENGLISH ST	11,771		vacant lot
Willow Oaks	102-7-27	717	DORGAN AV	17,846		vacant lot
Willow Oaks	203-1-5	1018	S ENGLISH ST	8,930		vacant lot
Willow Oaks	102-4-3	604	GILLESPIE ST	6,800	0	vacant lot
Willow Oaks	203-1-2	2141	MCCONNELL RD	13,716		vacant lot
Willow Oaks	203-1-3	2143	MCCONNELL RD	16,143		vacant lot
Willow Oaks	102-7-18	1723 (aka 1721)	MCCONNELL RD	8,463		MCU site office-leased at no cost
Willow Oaks	102-7-14	726	GILLESPIE ST	5,208		vacant lot
Willow Oaks	102-7-12	722	GILLESPIE ST	4,940	0	vacant lot
Willow Oaks	102-7-11	714	GILLESPIE ST	20,639		vacant lot
Willow Oaks	102-7-13	718	GILLESPIE ST	5,137		vacant lot
Willow Oaks	191-2-6	219	S ENGLISH ST	19,567		vacant lot
Willow Oaks	102-7-32	700	DORGAN AV	4,876		vacant lot



Area	Tax Map #	#	Street	Vacant Lot-Area (sf)* (per tax card)	Total Bldg Sq. Ftg. (per tax card)	Current Use/Status
Willow Oaks	102-7-25	1703	MCCONNELL RD	4,250	0	vacant lot
Willow Oaks	102-4-10	1707	SPENCER ST	11,064		vacant lot
Willow Oaks	102-7-28	705	DORGAN AV	10,469		vacant lot
Willow Oaks	203-1-14	2137	MCCONNELL RD	23,283		vacant lot
Willow Oaks		703	DORGAN AV			vacant lot
Willow Oaks	102-6-18	1605	MCCONNELL RD			vacant lot
Willow Oaks	102-6-17	1607	MCCONNELL RD			vacant lot
Willow Oaks	102-6-16	1609	MCCONNELL RD			vacant lot
Willow Oaks	102-8-13	1600	MCCONNELL RD			vacant lot

\*Lot & building dimensions from Guilford County Tax records