

**REDEVELOPMENT COMMISSION OF GREENSBORO**

**ANNUAL REPORT  
FY 2006-07**



**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:**

Bill Benjamin, Chair

Nettie Coad, Vice-Chair

Jerry Leimenstoll, Secretary

Portia Shipman (appointed October 2006)

Bob Mays (appointed March 2007)

Joe Wood (appointment ended February 2007)


<b><u>Member</u></b>	<b><u>Meetings Attended</u></b>	<b><u>Meetings Absent</u></b>	<b><u>Date Appointed</u></b>
William Benjamin	12	2	2/97
Joe Wood	9	0	2/97
Jerry Leimenstoll	14	0	8/01
Nettie Coad	13	1	12/99
Portia Shipman	9	2	10/06
Bob Mays	5	0	3/07

**TOTAL OF 10 REGULAR MEETINGS AND 4 SPECIAL  
MEETINGS WERE HELD IN DURING THIS PERIOD**

# Arlington Park



### Legend

 Redevelopment Commission Owned



## FY 2006-07 Budget

Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG					
Disposition	\$170,000				\$170,000	\$26,300
Property Mgmt.	\$10,000				\$10,000	0
Administration	\$25,000				\$25,000	0
<b>Totals</b>	<b>\$205,000</b>				<b>\$205,000</b>	<b>\$26,300</b>

# ARLINGTON PARK

## FY 06-07 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 Village at Arlington Park subdivision is the largest single activity undertaken in the neighborhood with 36 homesites and a public open space and trail.

Remaining activities include sale of one renovated historic house, sale or demolition of one additional house needing renovation, and sale of two remaining vacant lots for new home construction.

## Project Data

Designated:	1979
Completion (Est.):	2007
Area:	90 acres
\$ Spent:	\$3,623,000
Est. \$ to complete:	\$50,000
Funding Sources:	CDBG
Project Manager:	Dan Curry 336.373.2751 dan.curry@greensboro-nc.gov

## FY 06-07 Project Accomplishments

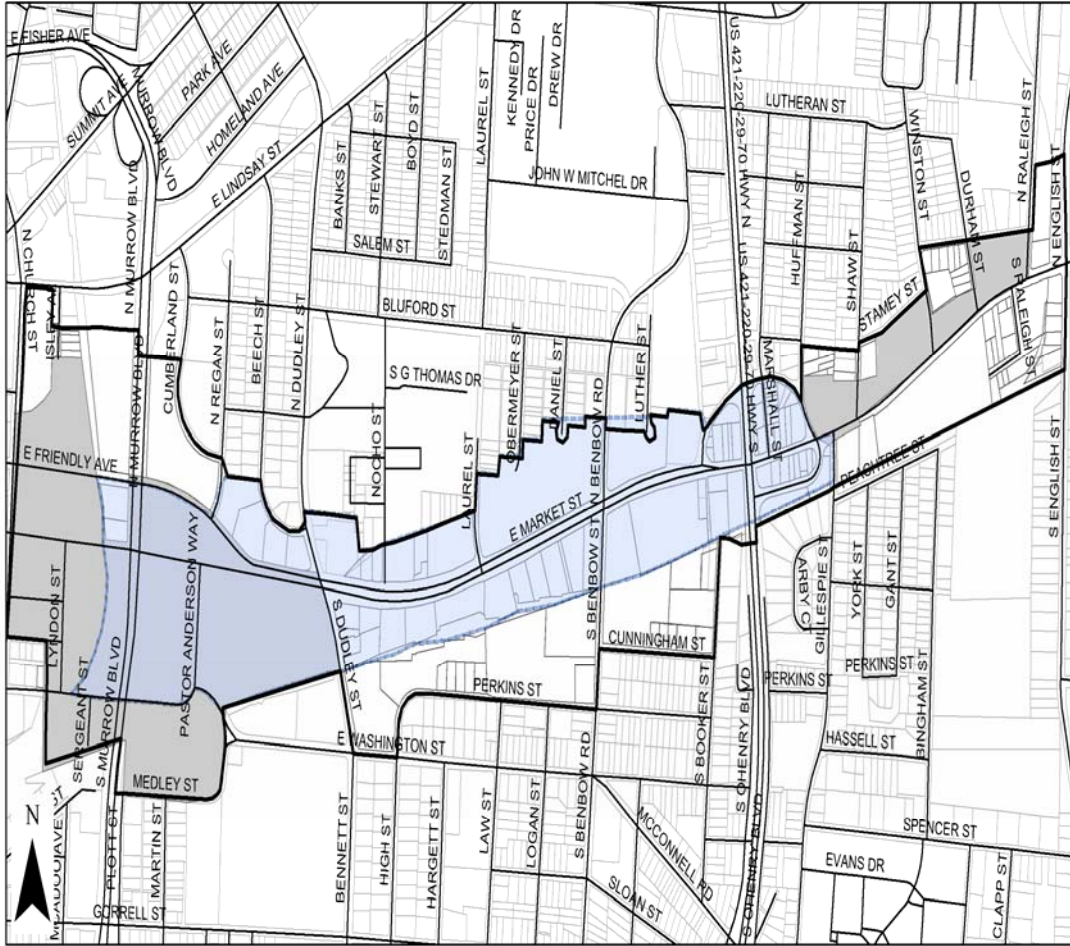
■ Over 60 homes rehabilitated.	■ Bellevue Park upgraded.
■ Removed 2 nuisance commercial properties.	■ 3 historic homes renovated and sold.
■ Removed 9 dilapidated housing units.	■ 3+ miles of streets, sidewalks and utilities improved.
■ 36 homesites developed at "The Village."	■ Andrew/Randolph/MLK intersection realigned.
■ Linear open space and pedestrian trail developed along Vance Street.	■ 17 homes made lead safe through the Lead Based Paint Program.
■ Three homeowners received assistance to rehab/repair their homes	■ Sale of 1700 Martin Luther King, Jr. Drive for office use.

## Annual Look Ahead (FY 07-08)

- Sell subject to rehabilitation or demolish 1220 Randolph Avenue.
- Sell 1600 Martin Luther King Jr. Drive.
- Market remaining vacant lots for new single family home construction.



# 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 2006-07 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 06-07 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

## FY 06-07 Project Accomplishments

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>■ EMSDC oversaw the completion of a proposed master plan for the old post office site on E. Market St.</li> </ul> | <ul style="list-style-type: none"> <li>■ EMSDC submitted a Weed and Seed grant to assist applications with public safety issues in adjacent neighborhoods.</li> </ul> |
| <ul style="list-style-type: none"> <li>■ EMS Merchant Association meets monthly.</li> </ul>  | <ul style="list-style-type: none"> <li>■ Phase II Streetscape and traffic management Improvements initiated.</li> </ul>   |

## Annual Look Ahead (FY 07-08)


- Complete renovation and sale of 301 Marshall Street.
- Completion of Phase 2 Streetscape (US 29-English Street).
- Launch next phase development effort.
- Began planning process for Jonesboro-Scott Park Neighborhood in partnership with East Market Street Development Corporation.

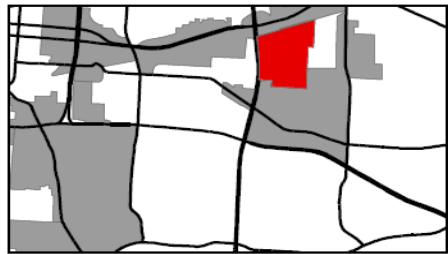


# Eastside Park



**Legend**

 Redevelopment Commission Owned





# EASTSIDE PARK

## FY 06-07 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.

The Commission currently owns 12 vacant lots in Eastside Park that make up two development parcels. Staff is working with the Eastside Park Neighborhood Association to create a land reuse plan for the Peachtree/Gillespie site. A proposal has been received from the YWCA to develop a maternity housing facility on a portion of the site.

Habitat for Humanity plans are underway to develop a 20-unit condominium project on the Bingham/Spencer site.

No new funds were allocated this fiscal year.

## Project Data

Designated: 1993  
 Completion (Est.): 2007  
 Area: 47 acres  
 \$ Spent: \$3,999,000  
 Est.\$ to complete: \$140,000  
 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

## FY 06-07 Project Accomplishments

- |   |   |
|---|---|
| ■ Over 70 families have purchased new homes on lots assembled by the program. | ■ Land was provided for the Eastside Park Community Center. |
| ■ Hassell Street extension was built.   | ■ Additional open space areas were developed.               |
| ■ Additional open space areas were developed.                                 | ■ Over 80 apartment units have been renovated.              |
| ■ All acquisitions have been completed.                                       |   |

## Annual Look Ahead (FY 07-08)

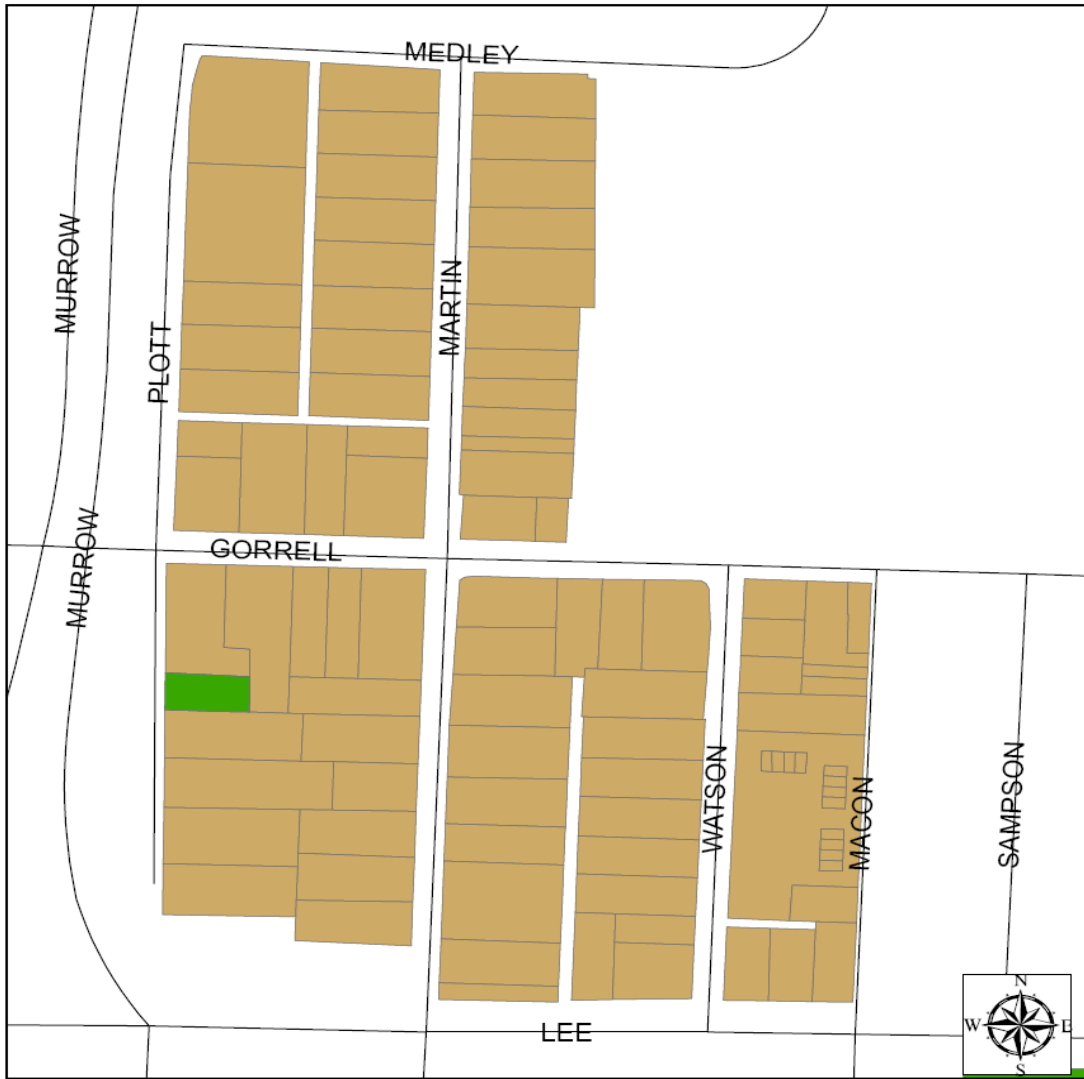
- Complete Habitat new construction at Bingham/Spencer site.
- Complete neighborhood reuse plan for RCG-owned parcels.
- Complete Bingham Park upgrade plan with neighborhood and Parks & Rec Department.
- Complete disposition of RCG parcels for development as defined in neighborhood plan.
- Begin completion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



Eastside Park Community Center

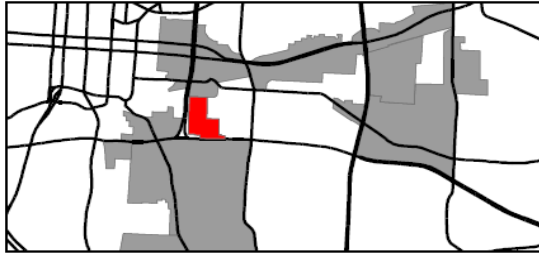


# Gorrell Street



**Legend**

 Redevelopment Commission Owned



# GORRELL STREET

## FY 06-07 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.

The City has also supported the stabilization of the historic Magnolia House Motel property.

The Redevelopment Commission has sold the property that had been leased to Bennett College for use as a permanent location for the Middle College.

A developer has purchased the remaining four RCG-owned lots for single family housing development. Two of four proposed houses are under construction. Revenue from the sale, paid at closing with homebuyer, will be \$60,000, which will be reallocated for future CD activities.

No new funds were allocated this fiscal year.

## Project Data

Designated:	1990
Completion (Est.):	2007
Area:	20 acres
\$ Spent:	\$935,000
Est. \$ to complete:	\$0
Funding Sources:	CBDG, City Bond Funds
Project Manager:	Dyan Arkin 336.433.7377 dyan.arkin@greensboro-nc.gov

## FY 06-07 Project Accomplishments

<ul style="list-style-type: none"> <li>■ 27 deteriorated residential and commercial properties purchased.</li> </ul>	<ul style="list-style-type: none"> <li>■ 8 lots conveyed to nonprofit homebuilders.</li> </ul>
<ul style="list-style-type: none"> <li>■ Most of neighborhood rezoned to single family use.</li> </ul>	<ul style="list-style-type: none"> <li>■ Assisted the relocation of the PATHWays facility.</li> </ul>
<ul style="list-style-type: none"> <li>■ Completed disposition of 609 Gorrell to Bennett College for Middle College Program.</li> </ul>	<ul style="list-style-type: none"> <li>■ Sell or transfer 4 remaining lots to homebuilder for construction of single family homes.</li> </ul>

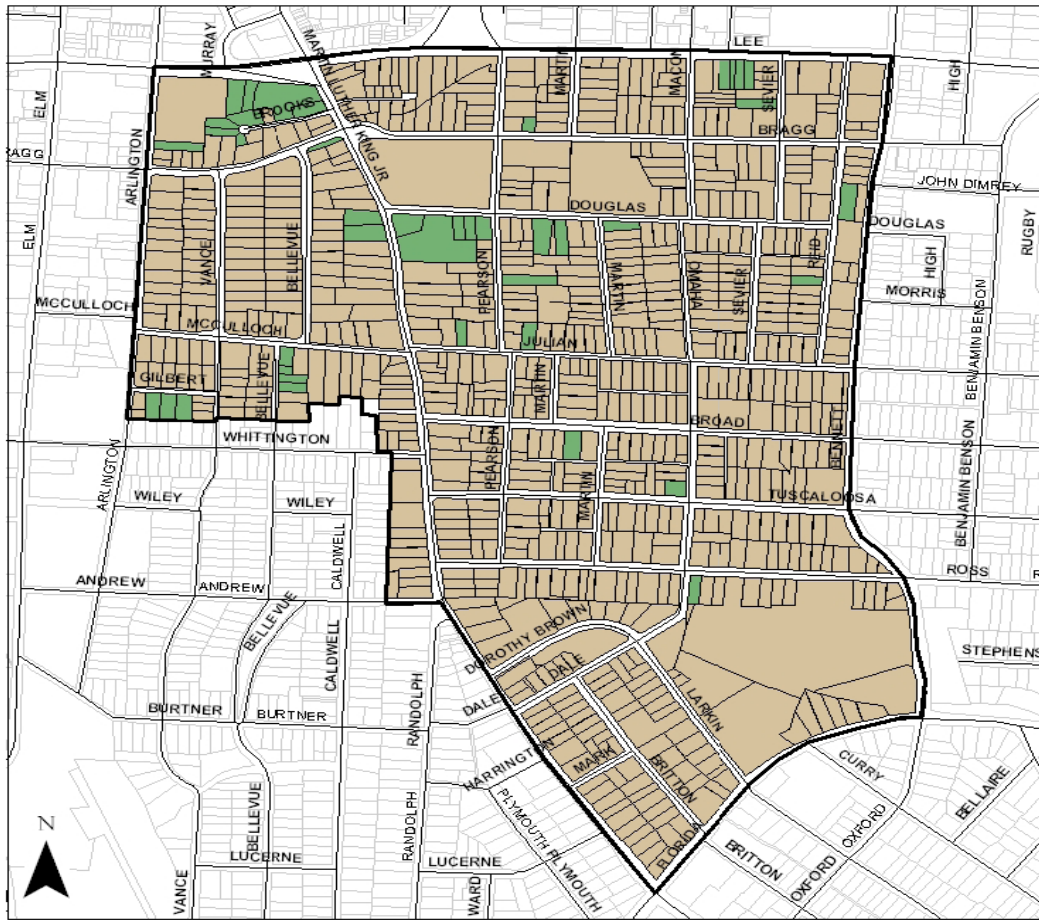
## Annual Look Ahead (FY 07-08)

- Continue support for revitalization of Magnolia House Motel, Inc. as requested.



New single-family construction

# Ole Asheboro



**Legend**

Redevelopment Commission Owned



## FY 2006-07 Budget

Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG					
Acquisition	\$220,000				\$220,000	\$220,000
Demolition	\$10,000				\$10,000	\$10,000
Property Mgmt.	\$20,000				\$20,000	0
Disposition	\$20,000				\$20,000	\$15,000
Engineering	\$63,000				\$63,000	\$51,000
Water & Sewer	\$200,000				\$200,000	\$40,000
Administration	\$60,000				\$60,000	0
<b>Totals</b>	<b>\$593,000</b>				<b>\$593,000</b>	<b>\$336,000</b>

# OLE ASHEBORO

## FY 06-07 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 thirteen significant historic homes that have been returned to productive use.

In early 2004, a revised Redevelopment Plan was adopted. This Plan provides guidance for a series of development initiatives that will be underway in the neighborhood over the next three to five years. Twenty-two single family building lots are currently being marketed for new home construction. In addition, the first two phases of the Martin Luther King, Jr. North Initiative are being negotiated with selected developers and phases Three and Four will be marketed during the coming year.

## Project Data

Designated: 1979  
 Completion (Est.): 2009  
 Area: 260 acres  
 \$ Spent: \$12,688,000  
 Est. \$ to complete: \$1,750,000  
 Funding Sources: CDBG, City Housing Bonds  
 Project Manager: Dan Curry  
 336.373.2751  
 dan.curry@greensboro-nc.gov

## FY 06-07 Project Accomplishments

■ Over 120 homes rehabilitated.	■ Lee Street Day Care Center built.
■ 90 new homes built on lots provided through the City.	■ Demolish 130 dilapidated housing units.
■ Martin Luther King Jr. Drive streetscape project built.	■ Adaptive reuse of Caldwell School for Nettie Coad Apts.
■ 13 historic homes renovated.	■ 5+ miles of street and utility work.
■ 2 parks upgraded.	■ 1 new neighborhood open space developed.
■ 55 housing units made lead safe.	■ MLK North TN zoning district approved.

## Annual Look Ahead (FY 07-08)

- Complete negotiations with developers for MLK North Initiative-Phase A-1 & A-2.
- Continue marketing of remaining 22 vacant lots for single family homes.
- Begin marketing of MLK North Initiative-Phases A-3 & A-4 sites for mixed-use development.
- Coordinate implementation of Downtown Greenway segment along Bragg Street.
- Pursue housing rehabilitation opportunities, including possible



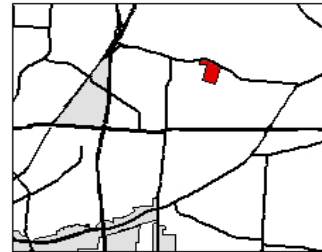
Elevation of Self-Help CDC's proposed new home for 206 Gilbert Street. *Plan drawing prepared by Tightlines, Raleigh, NC*

# Phillips-Lombardy



## Legend

Redevelopment Commission Owned



## FY 2006-07 Budget

Activity	Funding Amount & Source				Totals	Unused Balance
	Bond					
Property Mgmt.	\$15,000				\$15,000	\$35
						0
						0
<b>Totals</b>	<b>\$15,000</b>				<b>\$15,000</b>	<b>\$35</b>

# PHILLIPS – LOMBARDY

## FY 06-07 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 by potential developers has resulted in a feasibility study and geotechnical analysis of the area.

When development for the remaining land is proposed, additional funds may be allocated in future fiscal years.

## Project Data

Designated:	1990
Completion (Est.):	2010
Area:	14 acres
\$ Spent:	\$711,400
Est. \$ to complete:	\$0
Funding Sources:	City Bond Funds
Project Manager:	Dyan Arkin 336.433.7377 Dyan.arkin@greensboro-nc.gov

## FY 06-07 Project Accomplishments

- Initiated feasibility study and geotechnical analysis.

## Annual Look Ahead (FY 07-08)

- Complete feasibility study and geotechnical analysis.
- Develop a property reuse plan compatible with development effort in the surrounding neighborhood.
- Disposition of all properties.





# Rosewood



**Legend**

-  Redevelopment Commission Owned





# ROSEWOOD

**FY 06-07 Project Summary**

The remaining infill lots have been surveyed and are being sold to Habitat for Humanity of Greater Greensboro for single family housing development.

No new funds were allocated this fiscal year.

**Project Data**

Designated: 1994

Completion (Est.): 2007

Area: 86 acres

\$ Spent: \$1,200,000

Est. \$ to complete: \$0

Funding Sources: CDBG

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

<b>FY 06-07 Project Accomplishments</b>	
■ Removed 22 substandard building.	■ Rehabilitated 14 houses.
■ Constructed 12 new single family homes.	■ 4 affordable home loans.
■ 3 second mortgage loans	■ Neighborhood park completed.
■ Installed 20 street lights.	■ Enhanced infrastructure (added curb & gutter and realigned sotrm water pipes).
■ Referred dozens of Local Ordinance Enforcement & Zoning complaints to appropriate city staff.	■ Staff provided support at each neighborhood meeting.
■ Completed Report to the Community (summer 2004).	

**Annual Look Ahead (FY 07-08)**

- Complete disposition of remaining lots.



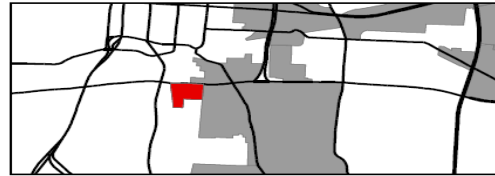
1318 Mayfair-Lot being conveyed to Habitat

## South Elm Street



### Legend

■ Redevelopment Commission Owned



## FY 2006-07 Budget

Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG/108/ BEDI	HOME	City Gen- eral Fund	Other		
Acquisition	\$2,293,000				\$2,293,000	0
Relocation	\$400,000				\$400,000	0
Demolition	\$538,000				\$538,000	\$420,000
Disposition	\$50,000				\$50,000	\$50,000
Environmental Assessment	\$100,000			200,000	\$300,000	\$100,000
Environmental Cleanup	\$880,000				\$880,000	\$880,000
Infrastructure			\$550,000	\$3,300,000	\$3,850,000	\$3,850,000
Engineering	\$80,000				\$80,000	\$80,000
Property Mgmt	\$147,500				\$147,500	\$145,000
Housing Subsidies		\$790,000			\$790,000	\$790,000
Development Services	\$500,000				\$500,000	\$200,000
Project Delivery	\$240,000			\$175,000	\$415,000	\$340,000
Financing Costs	\$470,000			\$300,000	\$770,000	\$768,000
<b>Totals</b>	<b>\$5,698,500</b>	<b>\$790,000</b>	<b>\$550,000</b>	<b>\$3,975,000</b>	<b>\$11,013,500</b>	<b>\$7,623,000</b>

# SOUTH ELM STREET

**FY 06-07 Project 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.

The Redevelopment Commission was tasked with acquiring the 28 parcels within the redevelopment area. Nineteen parcels have been acquired to date. Phase 1 and 2 environmental studies have been completed throughout the area and staff are currently negotiating with NCDENR on a Brownfield agreement for the project.

The Redevelopment Commission will be seeking private development proposals for site reuse following execution of the Brownfield Agreement and clearance of some dilapidated buildings from the site. Staff is also coordinating with the Downtown Greenway Steering Committee that has proposed running the greenway along Bragg Street through the project site.

**Project Data**

Designated: February 2007

Completion (Est.): 2012

Area: 10 acres

\$ Spent: \$3,661,000

Est. \$ to complete: \$7,352,000

Funding Sources: EPA  
HUD BEDI  
HUD 108 Loan  
HUD CDBG  
City General Fund

Project Manager: Dan Curry  
373-2751  
dan.curry@greensboro-nc.gov

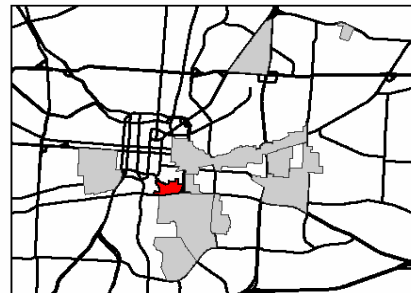
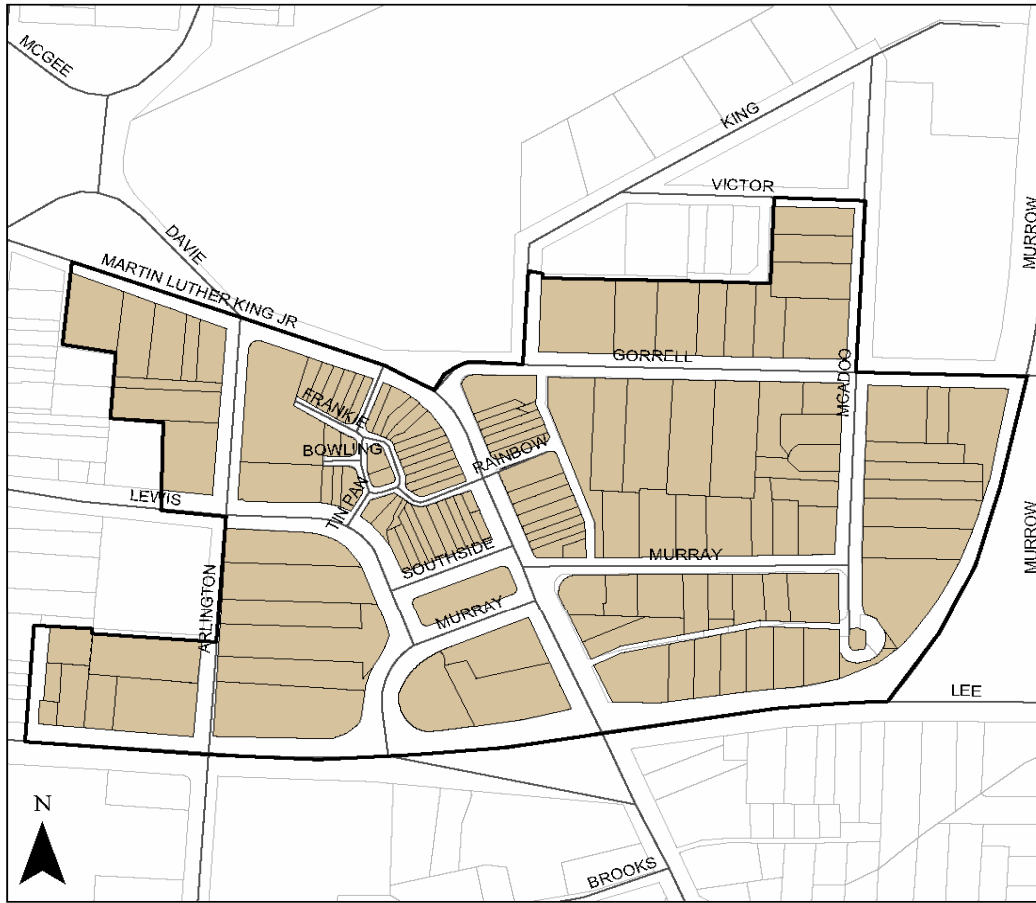
<b>FY 06-07 Project Accomplishments</b>	
<ul style="list-style-type: none"> <li>■ Redevelopment Plan adopted.</li> <li>■ 19 parcels purchased.</li> <li>■ EPA Cleanup grants awarded (three \$200,000 grants).</li> </ul>	<ul style="list-style-type: none"> <li>■ Phase 1 &amp; 2 Environmental Studies Completed.</li> <li>■ Sanitary sewer line upgrades completed.</li> <li>■ Brownfield Agreement application submitted to NCDENR.</li> </ul>

**Annual Look Ahead (FY 07-08)**

- Complete property acquisitions.
- Finalize Brownfield Agreement with NCDENR.
- Demolish approximately 6 buildings.
- Initiate land cleanup activities.
- Prepare design for storm sewer relocations.
- Issue solicitation for private development proposals.



# Southside



FY 2006-07 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CBDG	HOME	Bond	Other		
Disposition			\$6,300,000		\$6,300,000	\$840,000
<b>Totals</b>			<b>\$6,300,000</b>		<b>\$6,300,000</b>	<b>\$840,000</b>

# SOUTHSIDE

## FY 06-07 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.

This project is scheduled to be completed within the next 12 months. Final activities include completion of Phase 2 streetscape, completion of remaining development activities, and close-out report.

## Project Data

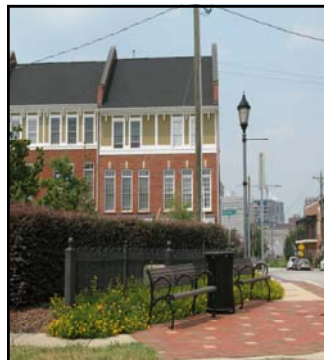
Designated:	1995
Completion (Est.):	2007
Area:	22 acres
\$ Spent:	\$5.4 million
Est. \$ to complete:	\$800,000
Funding Sources:	1990 & 2000 Redevelopment Bond Funds
Project Manager:	Sue Schwartz 336.373.2149 sue.schwartz@greensboro-nc.gov

## FY 06-07 Project Accomplishments

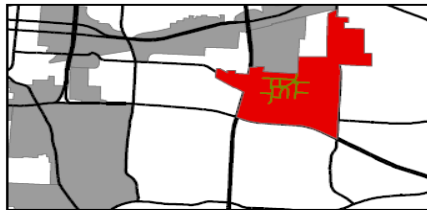
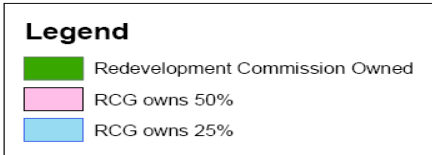
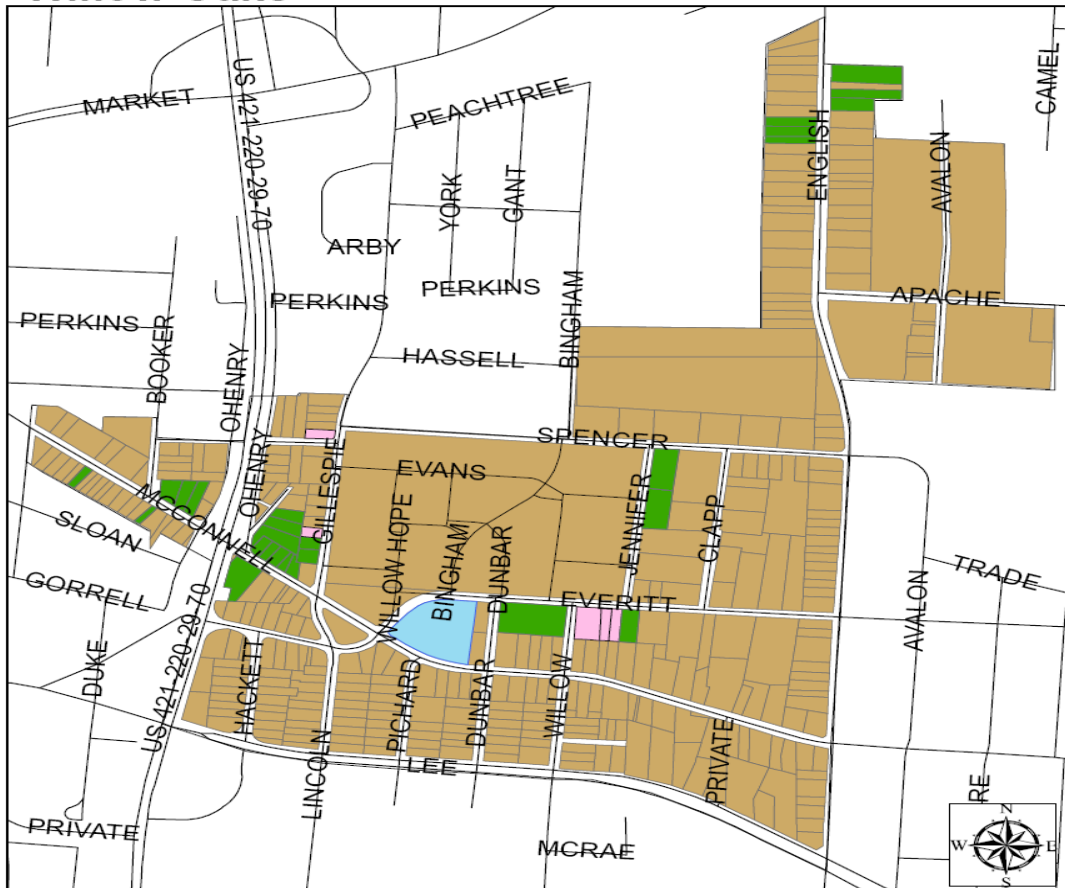
- |   |   |
|---|---|
| ■ Land transfers completed.             | ■ Phase 2 streetscape design completed. |
| ■ Historic house renovations completed. | ■ Phase 3 Townhouses completed.         |

## Annual Look Ahead (FY 07-08)

- Phase 2 Streetscape under construction.
- Closeout of project.



# Willow Oaks



FY 2006-07 Budget						
Activity	Funding Amount & Source				Totals	Unused Balance
	CDBG/108	HOME	Bond	Other		
Acquisition						
Demolition						
Disposition	\$550,000				\$550,000	0
Infrastructure	\$1,166,500			\$94,000	\$1,260,500	0
Property Mgmt						
Development Services						
Project Admin	\$80,000				\$40,000	\$250,000
Relocation						
<b>Totals</b>	<b>\$1,796,500</b>			<b>\$94,000</b>	<b>\$1,890,500</b>	<b>\$250,000</b>



# WILLOW OAKS

## FY 06-07 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 has acquired approximately 2.5 acres in Willow Oaks, a portion of which has been conveyed to the Greensboro Housing Authority for development of The Havens, a 60-unit Low Income Housing Tax Credit project.

Planning is underway for the land in Phase III, which was not master-planned as part of the original charrette process. Phase II Infrastructure Construction is approximately 90% complete and scheduled to be substantially complete in Summer 2006.

All 150 units of the first two multifamily components, "The Villas at Willow Oaks," and "The Townhomes at Willow Oaks" are leased with waiting lists. Crosland/Bradsher Developers will complete construction of "The Havens at Willow Oaks" in August 2007.

Construction of the community building is complete.

## Project Data

Designated: 2000  
 Completion (Est.): 2007  
 Area: 250 acres  
 \$ Spent: \$12,750,000  
 Est. \$ to complete: \$3,000,000  
 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 06-07 Project Accomplishments

■ Completion of 40-unit senior village – "The Villas at Willow Oaks."	■ Completion of Phase I and Phase II site assembly and relocation.
■ Start of construction of Phase II Infrastructure Improvements.	■ Completion of 110-unit family rentals – "The Townhomes at Willow Oaks."
■ Substantial completion of The Havens 60-unit multi-family tax credit project.	■ Initial conveyance of land to Greensboro Housing Authority for development completed.
■ Construction of Community Building completed.	■ Phase I single family homebuilding is substantially complete with 50+ units built and occupied.

## Annual Look Ahead (FY 07-08)

- Complete Phase II infrastructure.
- Convey Phase I and II Reg-acquired properties to GHA and/or builders for single family housing development.
- Finalize land use plans for Phase III properties.
- Commence community marketing program.
- Continue construction of SF detached and attached for-sale homes.
- Begin development of retail/commercial component.



The Havens



Phase II Construction



## Redevelopment Commission of Greensboro Property Inventory

July 1, 2006 - June 30, 2007

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-not buildable
Arlington Park	51-5-1	1402	PLYMOUTH ST	30,800	1,204	Vacant lot
Arlington Park	51-5-19	1404	PLYMOUTH ST	11,500	1,204	Vacant lot
Arlington Park	76-3-1	1524	RANDOLPH AV	8,547	870	Vacant lot
Arlington Park	13-12-14	1220	Randolph Ave	7,257	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
Gorrell Street	29-8-2	725	PLOTT ST	5,100	3,006	vacant lot
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

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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	12,800	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
					vacant lot-12' x 200' strip
Ole Asheboro	30-8-8	614-NEAR DOUGLAS ST	2,400	1,018	between 614 & 616
Ole Asheboro	30-8-37	616 DOUGLAS ST	10,000		vacant lot
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	10,500	1,712	vacant lot
					Vacant lot-Former Salvation
Ole Asheboro	17-2-4	220 E LEE ST	27,450	5,303	Army Lodge site
Ole Asheboro	17-2-5	222 E LEE ST			
Ole Asheboro	17-2-8	224 E LEE ST			
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
					25' x 90' strip between
Ole Asheboro	17-6-34	500 MARTIN LUTHER KING	2,250		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

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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
Other	71-1-19	1127 E WASHINGTON ST			36'X100' listed use is "other federal"
Phillips/Lombardy	195-2-54	1209 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-52	1215 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-53	1211 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-51	1301 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-50	1303 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-49	1305 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-48	1307 LOMBARDY ST			vacant lot
Phillips/Lombardy	195-2-6	2108 PHILLIPS AV	18,139	1,960	vacant lot
Phillips/Lombardy	195-2-5	2104 PHILLIPS AV	7,588	1,517	vacant lot
Phillips/Lombardy	195-2-4	2106 PHILLIPS AV	10,056		vacant lot
Phillips/Lombardy	195-2-30	2206-2208 PHILLIPS AV	5 acres		vacant lot
Phillips/Lombardy	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
S. Elm Street	18-3-1	1201-1215 S. Eugene St			vacant lot
S. Elm Street	8-3-1	125 W. LEE ST	7,841	2,440	Automotive Connections
S. Elm Street	17-1-8	520 ARLINGTON ST	5,700	2,026	rental home
S. Elm Street	8-3-5 & 8-3714	& 724 SOUTH ELM ST	17,792	5,554	office building
S. Elm Street	8-3-4/8-3-7728	& 730 SOUTH ELM ST	33,994	3,900	LI bldg & office bldg
S. Elm Street	17-1-12	741 R1 SOUTH ELM ST	17,907	3,900	Old School Auto Clinic

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S. Elm Street	8-3-8, 10, 11, & 12	734, 736, 738, & 116 SOUTH ELM ST & W. BRAGG			
S. Elm Street	17-1-2/17-1-508 & 104	ARLINGTON & E. LEE ST	111,372	37,600	Automotive Service, Fish Market, Retail
S. Elm Street	17-1-3	124 E. LEE ST			E. Lee St. Auto Clinic
S. Elm Street	18-3-6	107 W. BRAGG	22,780		vacant lot
S. Elm Street	8-3-13 8-3-121 & 123	W. LEE ST			
S. Elm Street	17-1-10	115 E. BRAGG			
S. Elm Street	17-1-8	524 ARLINGTON ST			
S. Elm Street	8-3-3	700 SOUTH ELM ST	162,300	7,100	vacant lot
Willow Oaks	102-7-27	717 DORGAN AV	17,846		vacant lot
Willow Oaks	102-7-28	705 DORGAN AV	10,469		vacant lot
Willow Oaks		703 DORGAN AV			vacant lot
Willow Oaks	130-7-10	801 DUNBAR ST	54,343		vacant lot
Willow Oaks	130-8-5	2112 EVERITT ST	14,214		vacant lot
Willow Oaks	130-8-1	2100 EVERITT ST	18,378		vacant lot; 50% transferred to GHA & RCG owns 50%
Willow Oaks	130-8-3	2108 EVERITT ST	9,231		vacant lot; 50% transferred to GHA & RCG owns 50%
Willow Oaks	130-8-4	2110 EVERITT ST	9,250		vacant lot; 50% transferred to GHA & RCG owns 50%
Willow Oaks	102-7-33	736 GILLESPIE ST	7,056		vacant lot
Willow Oaks	102-7-16	732 GILLESPIE ST	5,339		vacant lot; 50% transferred to GHA & RCG owns 50%
Willow Oaks	102-4-5	608-610 GILLESPIE ST	6,457		vacant lot; 50% transferred to GHA & RCG owns 50%
Willow Oaks	102-7-17	734 GILLESPIE ST	7,000		vacant lot
Willow Oaks	130-5-6	701 JENNIFER ST	22,957		vacant lot
Willow Oaks	130-5-1	703 JENNIFER ST	22,955		vacant lot
Willow Oaks	102-7-9	1712 MCCONNELL RD	4,299		vacant lot
Willow Oaks	102-7-24	1705 MCCONNELL RD	5,500		vacant lot

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Willow Oaks	102-8-50	1520 MCCONNELL RD	4,435	vacant lot
Willow Oaks	102-7-22	1717 MCCONNELL RD	3,299	0 vacant lot
Willow Oaks	102-7-18	<sup>1723</sup> (aka 1721) MCCONNELL RD	8,463	MCU site office-leased at no cost
Willow Oaks	102-7-25	1703 MCCONNELL RD	4,250	0 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
Willow Oaks	102-7-19	1971 MCCONNELL RD	5,131	vacant lot
Willow Oaks	130-6-10	1917 MCCONNELL RD	95,574	vacant lot; 75% transferred to GHA RCG owns 25%
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	191-2-6	219 S ENGLISH ST	19,567	vacant lot
Willow Oaks	191-2-2	213 S ENGLISH ST	32,475	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

\*Lot & building dimensions from Guilford County Tax records











