

REDEVELOPMENT PLAN
FOR
NORTHEAST GLENWOOD AREA

REDEVELOPMENT COMMISSION OF GREENSBORO

June 1, 1976

REDEVELOPMENT PLAN FOR NORTHEAST GLENWOOD AREA

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REDEVELOPMENT PLAN FOR NORTHEAST GLENWOOD AREA

The Redevelopment Plan for Northeast Glenwood Area consists of 14 pages of text, and exhibits number RP-1 through RP-7. This Plan has been prepared by the Redevelopment Commission of Greensboro pursuant to the North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Chap. 160A, Art. 22, et. seq., as amended) as partial fulfillment of requirements leading to implementation of activities by the City of Greensboro with respect to the Housing and Community Development Act of 1974. These activities are to be carried out by the Redevelopment Commission of Greensboro under contract with the City of Greensboro.

DESCRIPTION OF AREA

Boundaries of Area

The rear lot lines of properties facing the west side of Highland Avenue on the west; Haywood Street to an alley midway between Highland Avenue and Gregory Street on the north, then along Richardson Street on the north; the rear lot line of properties facing the east side of Dillard Street north of Hertford Street and the rear lot line of properties facing the east side of Silver Avenue south of Hertford Street on the east; and Oak Street on the south.

Plan Objectives

The Redevelopment Plan for this area, when carried out as hereinafter delineated, will accomplish the following objectives:

- (a) Remove structurally substandard buildings;
- (b) Eliminate blighting factors including deficient lot platting, non-compatible land uses and overcrowding of structures on land;
- (c) Provide land for community facilities;
- (d) Encourage extensive rehabilitation; and
- (e) Achieve revision in land uses necessary to assure neighborhood stability.

Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition Map". It will be the responsibility of the Redevelopment Commission to relocate all families and individuals living within the area to safe, sanitary, decent housing. Removal of all existing structures scheduled for demolition will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will design, finance, and supervise the construction or reconstruction of streets, sewers, water mains, and storm drainage.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2, "Land Use Plan" and subject to the restrictions and controls contained herein.

LAND USE PLAN

Proposed Land Uses

The proposed pattern of land uses for Northeast Glenwood Area is shown on Map RP-2, "Land Use Plan". Most of the area will be restricted to single-family housing. Multi-family housing will only be permitted where it can comply with the "Land Use Provisions and Building Requirements" as hereinafter set forth.

Land Use Provisions and Building Requirements

In addition to the controls of the plan here set forth, the provisions of the City of Greensboro Zoning Ordinance, as amended, will control. In all cases the more restrictive control governs.

Definitions: Unless otherwise expressly stated, the following words shall have the meaning herein indicated. Words used in the present tense include the future. The singular number includes the plural and the plural the singular. The word "shall" is mandatory, not directory.

- (a) Building -- Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto.
- (b) Building Setback Line -- A line establishing the minimum allowable distance between the nearest portion of any building, excluding the outermost three feet of any uncovered porches, steps, eaves, gutters, and similar fixtures, and the right-of-way line of any street when measured perpendicularly thereto.
- (c) Parking Space -- A parking space is the standing storage space for one automobile of not less than eight feet by twenty feet plus necessary driveway access space.
- (d) Plot -- A parcel of land in one undivided ownership, which may consist of a portion of a tract, a platted lot, or any combination of several platted lots occupied or intended to be occupied by one principal building and its accessory buildings and including all the access, yards, and other open spaces that are applicable, provided that in no case shall a plot be smaller than the typical lot of a recorded subdivision of which it may be a part.
- (e) Plot Width -- The width of a plot is the greatest mean width measured at right angles to its depth over as much of the plot depth as is needed to achieve the minimum required plot area.

- (f) Story -- That portion of a building wholly above ground included between the upper surface of any floor and the upper surface of the floor next above; or that portion of a building immediately under the roof having a floor area that is 50% or more of the floor area of the story immediately below and with a ceiling height of at least eight feet.
- (g) Yard -- A space on the same plot with a principal building, open, unoccupied, and unobstructed by buildings or structures from the ground to the sky, except where encroachments and accessory buildings are expressly permitted.

Single-Family Residential: The single-family residential areas shall be for single-family buildings with adequate plot areas where specific standards are maintained. Within the single-family residential area as shown on the accompanying Land Use Plan, the following dimensional requirements shall apply for all new construction:

- (a) The minimum required plot area for a single-family structure shall be 7,500 square feet;
- (b) The minimum required mean plot width for a single-family structure shall be 50 feet;
- (c) The minimum required front building setback line shall be 25 feet except where this will be in substantial nonconformity with adjacent existing structures;
- (d) The minimum required side yard of every plot shall be 10% of the mean plot width, except that any side yard abutting the street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;
- (e) The maximum building height shall be 2-stories;
- (f) The minimum required rear yard shall be 30 feet;
- (g) The total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (h) No accessory building shall be erected in any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line not a street line;
- (i) Each dwelling unit shall have one parking space located on the same plot;
- (j) Temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located will be permitted, provided they are not over six square feet in area.

Multi-Family Residential: The multi-family residential area shall be used for single-family, two-family, and multi-family buildings with related plot areas. Housing units of low and moderate cost shall be permitted. The proposed developments must blend harmoniously with the surrounding area and must provide landscaping and play areas for the occupants of the development.

The area shown as multi-family residential use on the Land Use Plan shall conform to the following requirements:

- (a) The minimum required front building setback line shall be 25 feet;
- (b) The minimum required side yard shall be 10% of the mean plot width, except that any side yard abutting a street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;
- (c) The minimum required rear yard shall be 25 feet;
- (d) The total ground area covered by all buildings shall not exceed 30% of the total plot area;
- (e) No accessory building shall be erected within any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line not a street line;
- (f) One parking space shall be provided for each dwelling unit and located on the same plot;
- (g) Play areas such as tot lots for pre-school children will be provided. Such space will be located so as to serve all multi-family buildings in a minimum ratio of 120 square feet of land area for every one dwelling unit;
- (h) Temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located will be permitted, provided they are not over six square feet in area.

Duration of Restrictions

The controls and restrictions established by this Plan shall continue in effect until July 1, 1996, on which date they shall terminate.

Restrictions on Uses of Land

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest of such purchasers or lessees), which restrict land in the project area on the basis of creed, race, or color in the sale, lease, or occupancy thereof.

PROJECT PROPOSALS

Land Acquisition

Properties within the area to be acquired by the Redevelopment Commission of Greensboro are shown on Map RP-5, "Land Acquisition Map". This acquisition is necessary to achieve the objectives of this plan with respect to proposed clearance and redevelopment (including spot clearance), to the provision of community facilities, and to the attainment of rehabilitation objectives. Acquisition shall be carried out in compliance with applicable State and Federal laws. Any of these properties may be subsequently exempted from acquisition by the Redevelopment Commission of Greensboro, provided the owners thereof are willing to comply with the Property Rehabilitation Standards herein set forth. The exemption of properties under that condition will not be considered a substantial change in the Redevelopment Plan, and can be accomplished solely by the approval of the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro may also acquire, clear where necessary, and sell by public bid for redevelopment or rehabilitation such properties as not-to-be acquired on Map RP-5, "Land Acquisition Map", where such properties are not made to conform to the land use provisions, building requirements, and property rehabilitation standards of this Plan.

Property Rehabilitation Standards

All property must be rehabilitated to a standard quality and design compatible with new structures to be constructed within the project. Minimum requirements for residential property shall be as follows:

- (1) Each dwelling unit shall be provided with a means of access to the rear yard.
- (2) Each dwelling unit shall have adequate space for the occupants thereof and be equipped with storage and laundry facilities.

The minimum room sizes necessary to accomplish these objectives shall be as follows:

Minimum Floor Area Sq. Ft.	Number of Bedrooms			Least Dimension
	1 or 2	3	4	
Living Room	160	170	180	11'-0"
Dining Room	80	95	110	8'-0"
Living Room - Dinette	180	200	220	11'-6"
Kitchen	60	70	80	3'-4" *
Kitchen - Dinette	100	110	120	6'-0"
Total of All Bedrooms	120/200	280	380	-
Minimum of One Bedroom	120	80	80	8'-0"
Maximum Occupancy	3/4	6	8	

*Passage space, face to face of base cabinets.

- (3) Every dwelling unit shall be provided with a bathroom containing a water closet, a lavatory basin, and a bathtub or shower in good working condition, properly connected to sewer systems, and with adequate water supply. Arrangements of fixtures shall provide for comfortable use of each one, and permit at least a 90° door swing unless sliding doors are used. All plumbing shall be installed in accordance with the applicable code of the City of Greensboro.
- (4) Each dwelling unit shall contain a kitchen sink installed in accordance with the Plumbing Code of the City of Greensboro. Each kitchen shall have accessible storage space for food and utensils, and a proper location and connections for a stove.
- (5) Every dwelling unit shall be provided with adequate water heating facilities in good working condition, which are properly connected to the bathroom and kitchen facilities.
- (6) Usable general storage space shall be provided for the storage of items and equipment essential to the use of the occupants. This storage shall be in addition to the required closets and kitchen storage.
- (7) Minimum basement ceiling heights shall be 6 feet 9 inches measured from the top of the basement floor to the bottom of the floor joists.
- (8) The minimum ceiling height in all habitable rooms shall be 7 feet 6 inches for the required room width.
- (9) Each habitable room shall have windows which provide a total glass area equal to not less than 10% of the floor area of the room, with the net openable window area not less than 4% of the above. Each bathroom shall be ventilated properly by a window or an approved mechanical ventilator installed in accordance with the Plumbing Code regulations of the City of Greensboro.
- (10) Room arrangements and door locations shall be such as to provide a reasonable degree of privacy for the occupants of said dwelling units. Particular attention shall be given to the means of access to bathrooms from other habitable rooms within the dwelling unit. A door shall be provided for each opening to a bedroom or bathroom.
- (11) All stairways shall be constructed so as to provide safe access and to assure adequate headroom and space for the passage for furniture and equipment. The continuous headroom measured vertically from the front edge of the nosing to a line parallel with stair pitch shall be a minimum of 6 feet 6 inches, and the minimum clear width shall be 2 feet 6 inches.

- (12) Each outside entrance shall have a platform, porch, or terrace with a minimum dimension of 3 feet 6 inches.
- (13) Footings shall provide adequate support for the structure without excessive differential or overall settlement.
- (14) Foundation walls shall assure safe and adequate support for all vertical and lateral design loads.
- (15) Wood floor framing shall be such as to provide safe and adequate support for all design loads and eliminate objectionable vibration. The maximum distance between joists shall be 16 inches on center, and the maximum span shall not exceed those tabulated in the Building Code of the City of Greensboro. Where strength of structural members is impaired by improper cutting, drilling or by excessive defects, they shall be replaced or reinforced in a manner acceptable to the Building Inspector.
- (16) Subflooring shall provide safe support for all floor loads without excessive deflection and finished flooring shall provide reasonable durability and economy of maintenance. Floors in kitchen and bathrooms shall be of a durable, waterproof, non-absorbitive material.
- (17) Exterior wall framing shall provide for safe support of design loads. Studs shall be continuous lengths without splicing, with a minimum size of 2 inches by 4 inches. Maximum spacing of studs for a one-story building shall be 24 inches on center, for a two-story building 16 inches on center.
- (18) Ceiling framing shall provide for the safe and adequate support of all design loads. The maximum ceiling joists spacing shall be 16 inches on center, and span shall not exceed those provided by the Building Code of the City of Greensboro.
- (19) Chimneys and vents shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases, and they shall conform with the Heating Code of the City of Greensboro.
- (20) Exterior roof and wall finishes shall be such that the dwelling will be protected against the entrance or penetration of moisture and weather; will be adequately protected from damage by decay, corrosion, insects, or other destructive elements; will be durable, economical to maintain, in conformity with the standards of new buildings to be constructed within the project area; and be installed in a workmanlike manner.

- (21) All exterior wood surfaces shall be protected from the elements against decay by paint or other protective coating. Interior walls and ceiling finishes shall provide a suitable base for decorative finish, and have reasonable durability.
- (22) Gutters and downspouts shall be provided wherever necessary to prevent damage to the property or to prevent unsightly appearance of walls when roof overhangs are not provided.
- (23) Every dwelling unit shall be provided with heating facilities capable of consistently providing adequate heat to all habitable rooms. All heating equipment shall be installed in accordance with the requirements of the Heating Code of the City of Greensboro, and shall be maintained in a proper condition.
- (24) Each dwelling unit shall have wiring which is installed in conformity with the requirements of the Electrical Code of the City of Greensboro. Permanent lighting fixtures which are wall-switch controlled shall be installed in all habitable rooms. Switched convenience outlets may be substituted for permanent lighting fixtures in living rooms and bedrooms. An outside lighting fixture, with interior wall switch control, shall be installed at each outside doorway. All stairs and service areas shall be adequately illuminated. At least two convenience outlets shall be installed in each habitable room.
- (25) Environmental conditions surrounding each structure shall be such as to provide adequate space for the occupants and healthy living conditions. Every dwelling unit shall be provided with adequate garbage and rubbish disposal facilities and each yard shall be kept free of litter and rubbish. All outbuildings shall be maintained to as high a standard as the residential structure itself.

Retention, Removal and Demolition of Structures on Land To Be Acquired

All structures will be demolished, removed, or demolished and removed, from land to be acquired except under the following conditions:

Parcels may be acquired on which are located structures that, in the opinion of the Redevelopment Commission of Greensboro, are suitable for rehabilitation. The Redevelopment Commission of Greensboro may elect to sell reuse parcels with such structures located thereon on the condition that said structures be rehabilitated and used in accordance with the requirements of this Plan. Further, the Redevelopment Commission of Greensboro may elect to rehabilitate the structures located thereon and then dispose of said structures and accompanying land subject to the requirements of this Plan.

Redeveloper's Obligations

Disposition of the land comprising the project area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. Some or all of the housing will be made available at sales prices or rentals that low and moderate income persons and families can afford.

The land will be disposed of, by sale or lease, to private parties for redevelopment by them in accordance with the provisions of this Redevelopment Plan and their contract with the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro, in disposing of the land in the project area to be redeveloped by private or public parties, will, in its contracts and deeds or other instruments with such parties, include such terms and conditions as in the judgment of the Redevelopment Commission of Greensboro will be necessary or advisable to insure redevelopment of the project area and its use thereafter in accordance with this Redevelopment Plan, and to prevent a recurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they duplicate in whole or in part requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area, so that such obligations may operate independently of such zoning and other laws or regulations. In all instances, the improvements to be constructed in the project area will be constructed in accordance with: Applicable zoning ordinance provisions and regulations and the building, housing, and other codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the Redevelopment Commission of Greensboro and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the Redevelopment Commission of Greensboro may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of land in the project area and their successors in interest to:

- (a) Devote the parcels owned by them to and only to the uses specified in this Redevelopment Plan;
- (b) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract (this obligation, however, will not be made applicable to mortgagees and their successors in interest);
- (c) Make no changes in such improvements after completion of their construction that are not in conformity with this Plan;

- (d) Assign no contract rights, nor to resell or otherwise transfer the land (or interests therein) purchased by them, prior to the completion of the improvements thereof, without the approval of the Redevelopment Commission of Greensboro, and except on basis satisfactory to the Redevelopment Commission of Greensboro; nor to speculate in or with respect to such land.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Preliminary Site Plan

Map RP-7, "Preliminary Site Plan", shows a tentative scheme of development for Northeast Glenwood Area. This scheme may be modified as proposals for redevelopment are accepted.

Proposed Changes in Zoning

A portion of the area south of Richardson Street and east of Highland Avenue is presently zoned for multi-family use; most of this will be rezoned for single-family purposes.

Proposed Changes in Street Layouts

The right-of-way of Richardson Street between Gregory Street and Highland Avenue will be abandoned so as to permit park development; this dedicated street has never been opened.

Estimated Cost and Method of Financing

Community Development Revenue Sharing funds in the amount of \$602,490 will be used to finance acquisition of real estate, rehabilitation, relocation payments, demolition and other expenses.

Method of Relocating Families and Individuals

The Redevelopment Commission of Greensboro has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families and individuals displaced from the project area, and there are being provided in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families and individuals displaced from the redevelopment project, as many units of decent, safe, and sanitary dwellings as there are families and individuals displaced by the project. Such units will be available to these families and individuals and will be reasonably accessible to their places of employment.

Every family and individual displaced by the project, who is eligible for admission, will, in accordance with Federal and State law, be given priority in vacancies in existing or new public housing. All possible relocation service will be extended to non-residential establishments displaced by the project.

The Redevelopment Commission of Greensboro considers a dwelling unit to be "Standard Housing" and to be decent, safe, and sanitary when it meets the following requirements:

- (1) Each unit shall be structurally sound, and weathertight;
- (2) Each room must have one or more windows with glass area equal to 10% of the floor area of the rooms, with at least 40% of the window area openable;
- (3) All doors and windows shall be screened;
- (4) Each dwelling unit must be furnished with a kitchen sink, water closet, lavatory, and bathtub or shower, all installed in accordance with the City of Greensboro Plumbing Code;
- (5) Each toilet and bath or shower shall be located so as to afford privacy for the occupants thereof, and a bathroom opening into a kitchen or bedroom will not be permitted;
- (6) Toilet or bathroom floors shall be finished with a material impervious to water;
- (7) The kitchen sink, lavatory, bath and/or shower shall be connected to an adequate hot and cold water supply;
- (8) Each dwelling unit must have wiring that complies with the Electrical Code, and have a minimum of two convenience outlets, or one convenience outlet and one ceiling fixture, in each habitable room;
- (9) Kitchen facilities shall include proper connections for gas or electric stoves, and a reasonable amount of shelf or cupboard space;
- (10) Every dwelling unit shall have a minimum of 150 square feet for the first occupant and 75 square feet for each additional occupant;
- (11) Each bedroom must have at least 70 square feet for the first occupant and 50 square feet for each additional occupant;
- (12) The interior finish of every dwelling unit shall be painted or papered in accordance with the minimum Building Requirements of the City of Greensboro;
- (13) Each dwelling unit shall be capable of being adequately and safely heated;
- (14) Occupied basement space shall be free from dampness, have a minimum ceiling height of 7'6", and have at least one-half the outside wall space above ground level;

- (15) Buildings, dwelling units, and premises shall be clean and show no evidences of rodent infestation;
- (16) Each unit shall have safe access to open space at ground level;
- (17) Units must be reasonably accessible to places of employment, shopping facilities, and community services.

It is intended that all dwellings into which project families and individuals relocate will be inspected by the relocation staff of the Redevelopment Commission of Greensboro. If the dwellings are not found to be decent, safe, and sanitary, the move will be considered temporary relocation, and the Redevelopment Commission of Greensboro will undertake to offer such families an opportunity to move into suitable standard housing. Families who move without notifying the relocation staff of their new address will be traced and similarly followed up.

No family or individual will be required to move from the project area unless the family or individual has an opportunity to obtain suitable standard housing. As property is acquired the occupants will be advised in writing and by personal interview in regard to their status, and information will be furnished as to suitable accommodations available. A file will be maintained by the relocation staff listing available dwellings evaluated through inspection.

The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort if a family rejects relocation service or accommodations available without reason, or maintains a nuisance, or fails to recognize its obligation for rent due.

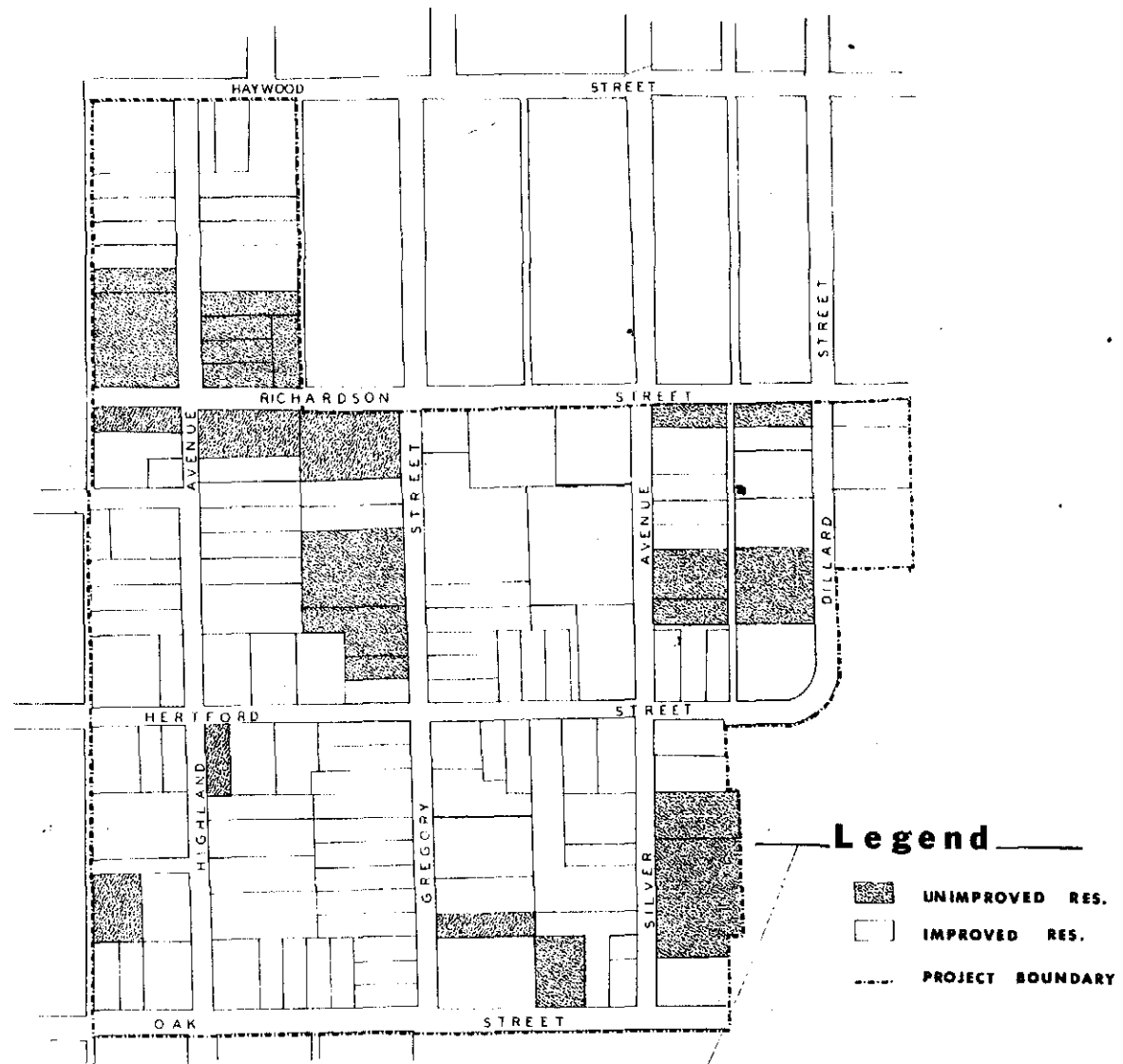
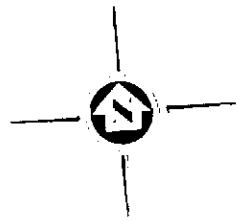
PROCEDURE FOR CHANGES IN APPROVED PLAN

The Redevelopment Plan may be modified at any time by the Redevelopment Commission of Greensboro, provided that if it is modified after the lease or sale of property in the redevelopment project areas, the modification must be consented to in writing by the redeveloper or redevelopers of such property, or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the City Council of the City of Greensboro, the modification must similarly be approved by the City Council of the City of Greensboro. Where the proposed modification would alter the plan of acquisition of specific lots in any manner not otherwise permitted under the provisions contained in this document, then the modification must similarly be approved by the City Council. In any event, changes shall be consistent with the approved Community Development Plan.

PROCEDURE FOR CHANGES IN APPROVED PLAN

The Redevelopment Plan may be modified at any time by the Redevelopment Commission of Greensboro, provided that if it is modified after the lease or sale of property in the redevelopment project area, the modification must be consented to in writing by the redeveloper or redevelopers of such property, or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the Redevelopment Plan as previously approved by the City Council of the City of Greensboro, the modification must similarly be approved by the City Council of the City of Greensboro. Where the proposed modification would alter the plan of acquisition of specific lots ~~in any manner~~, then the modification must similarly be approved by the City Council. In any event, changes shall be consistent with the approved Community Development Plan.

*in any manner not otherwise
permitted under the provisions
contained in the document,*

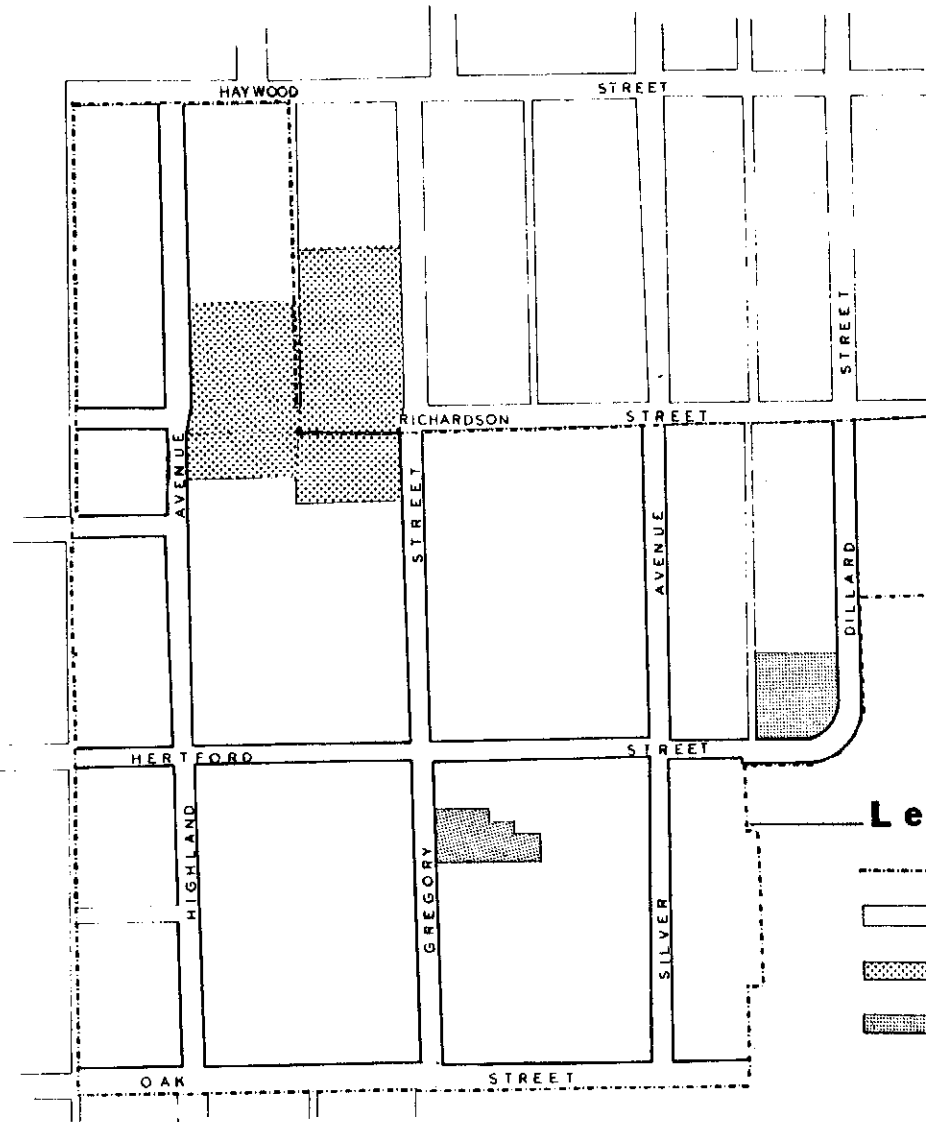
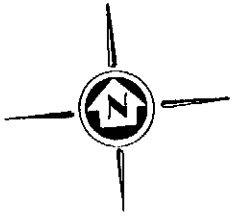


NORTHEAST GLENWOOD





Project Boundary
Existing Land Use

RP 1&6

April 15, 1978



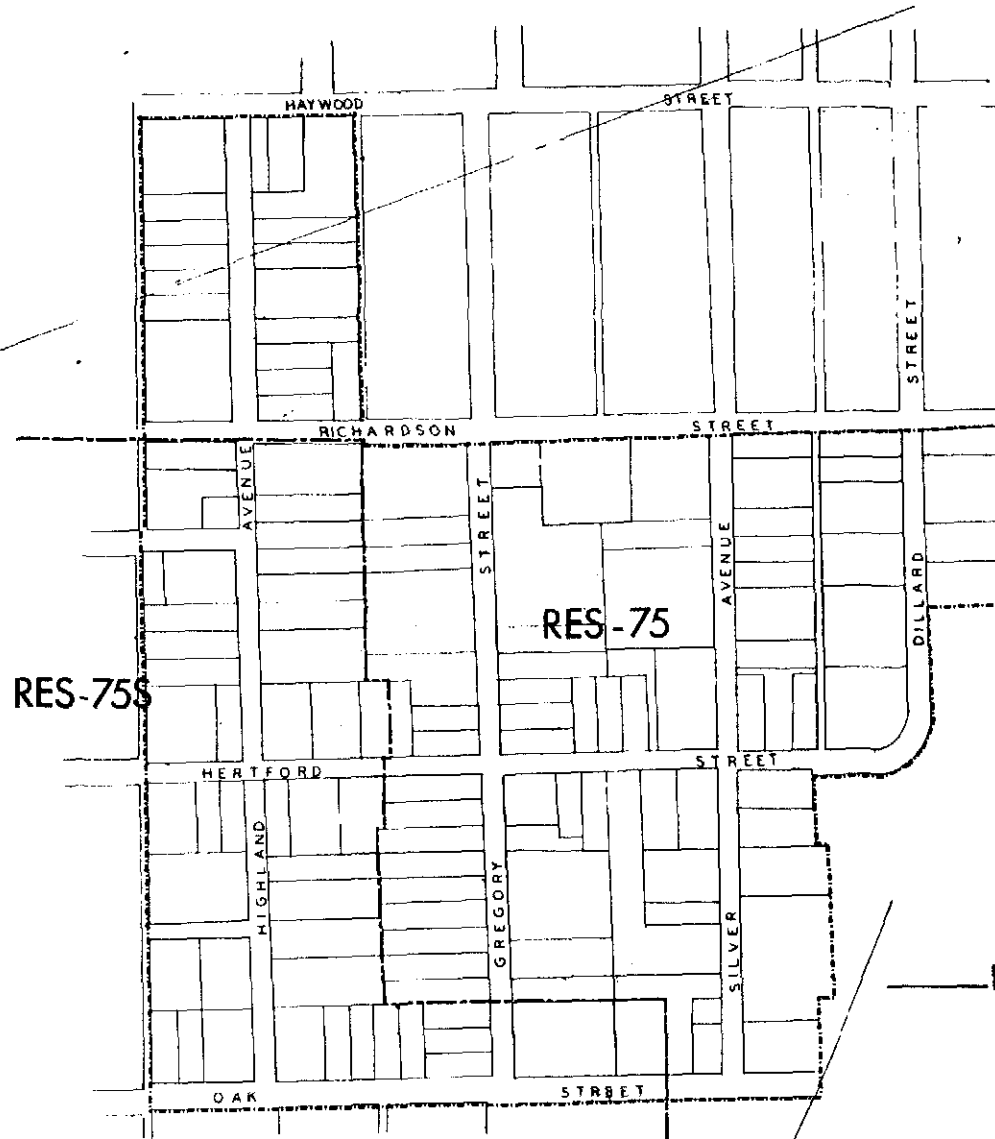
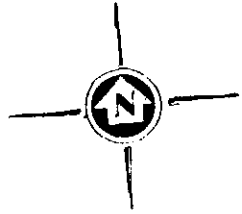
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-  PROJECT BOUNDARY
-  SINGLE FAMILY
-  PUBLIC or SEMI PUBLIC
-  MULTI FAMILY

NORTHEAST GLENWOOD

Land Use Plan

RP 2
April 18 1976



Legend

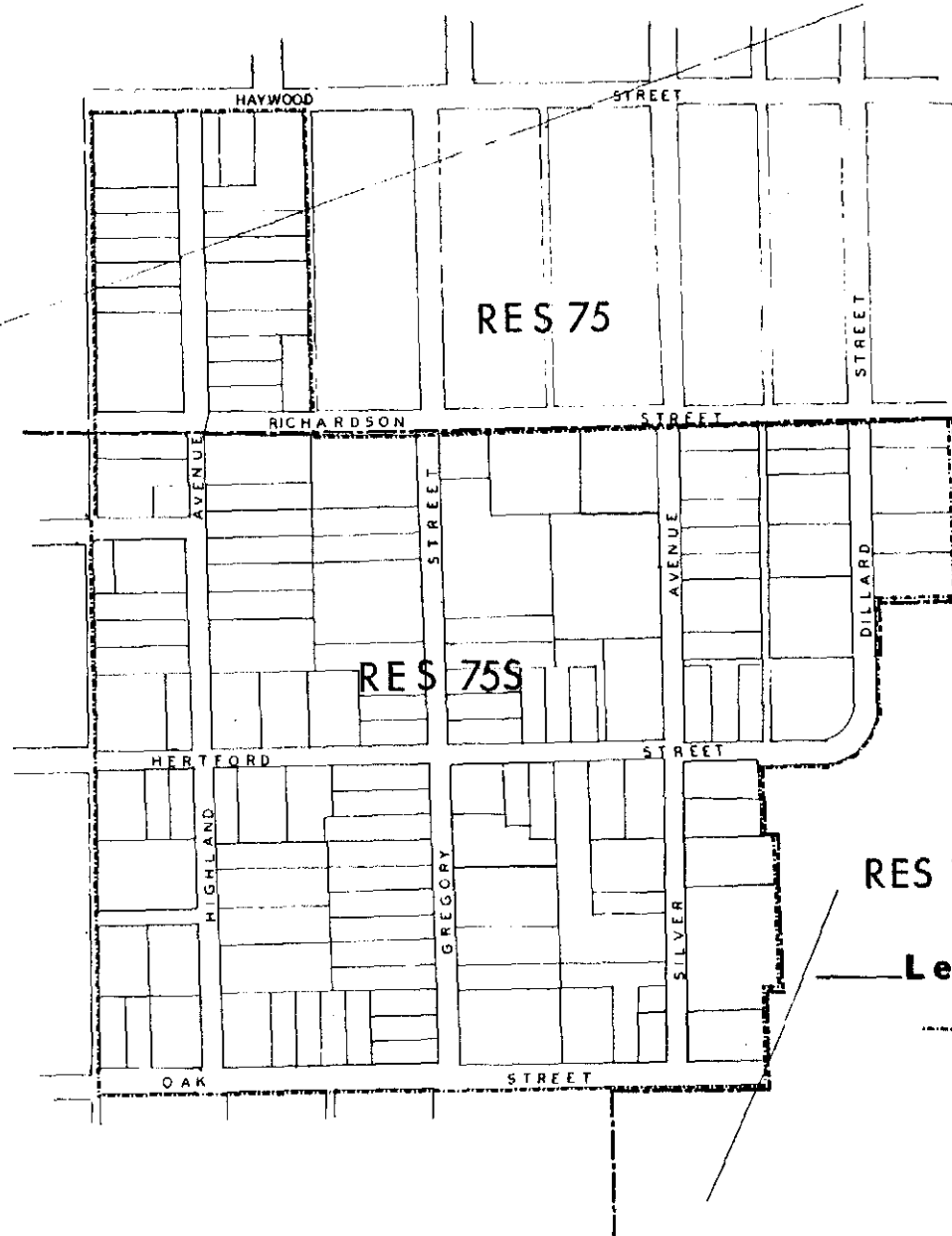
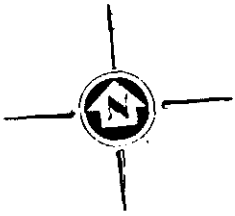
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- _____ ZONING BOUNDARY

RP 3

APRIL 18, 1974

NORTHEAST GLENWOOD

Existing Zoning



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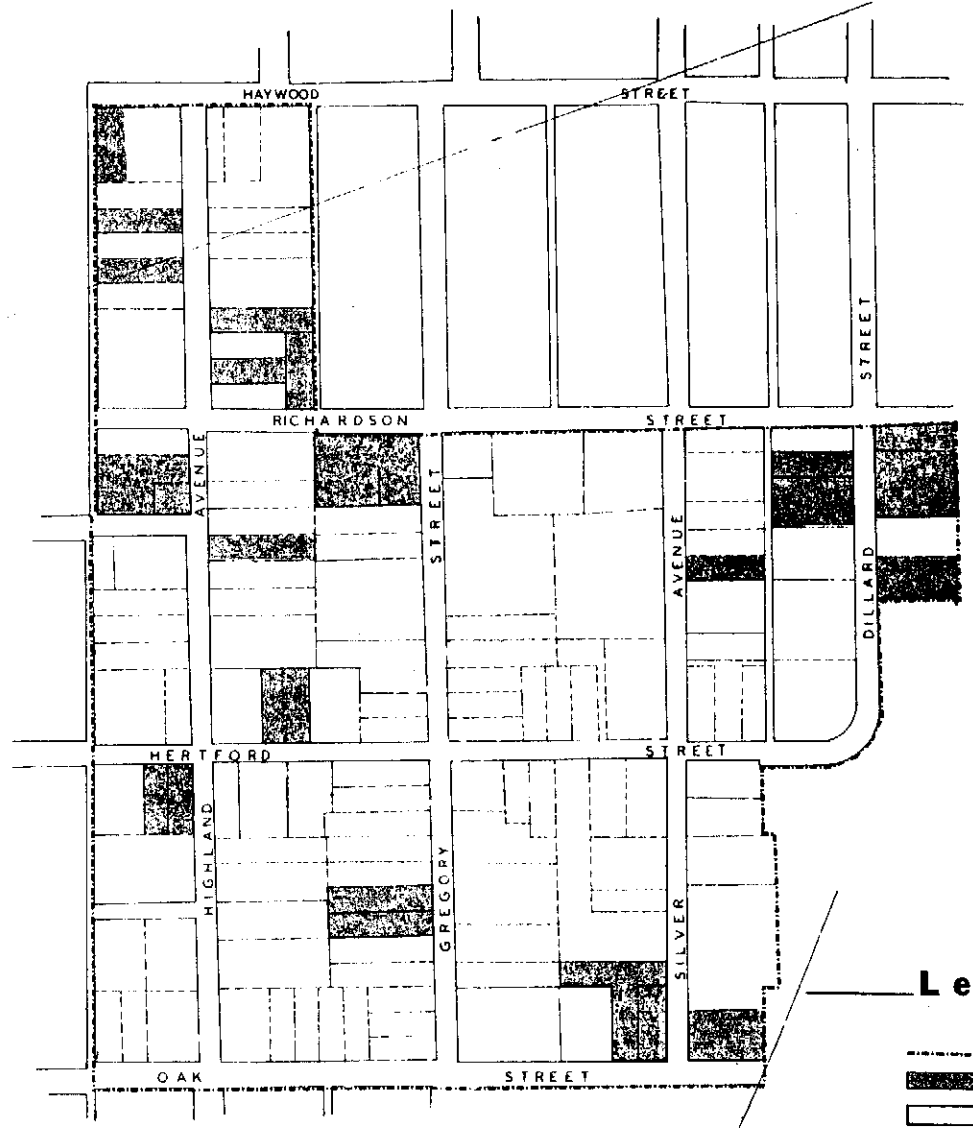
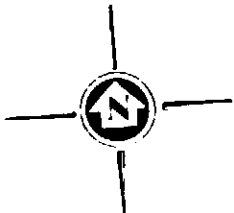
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RP4

April 15 1978

NORTHEAST GLENWOOD

Proposed Zoning

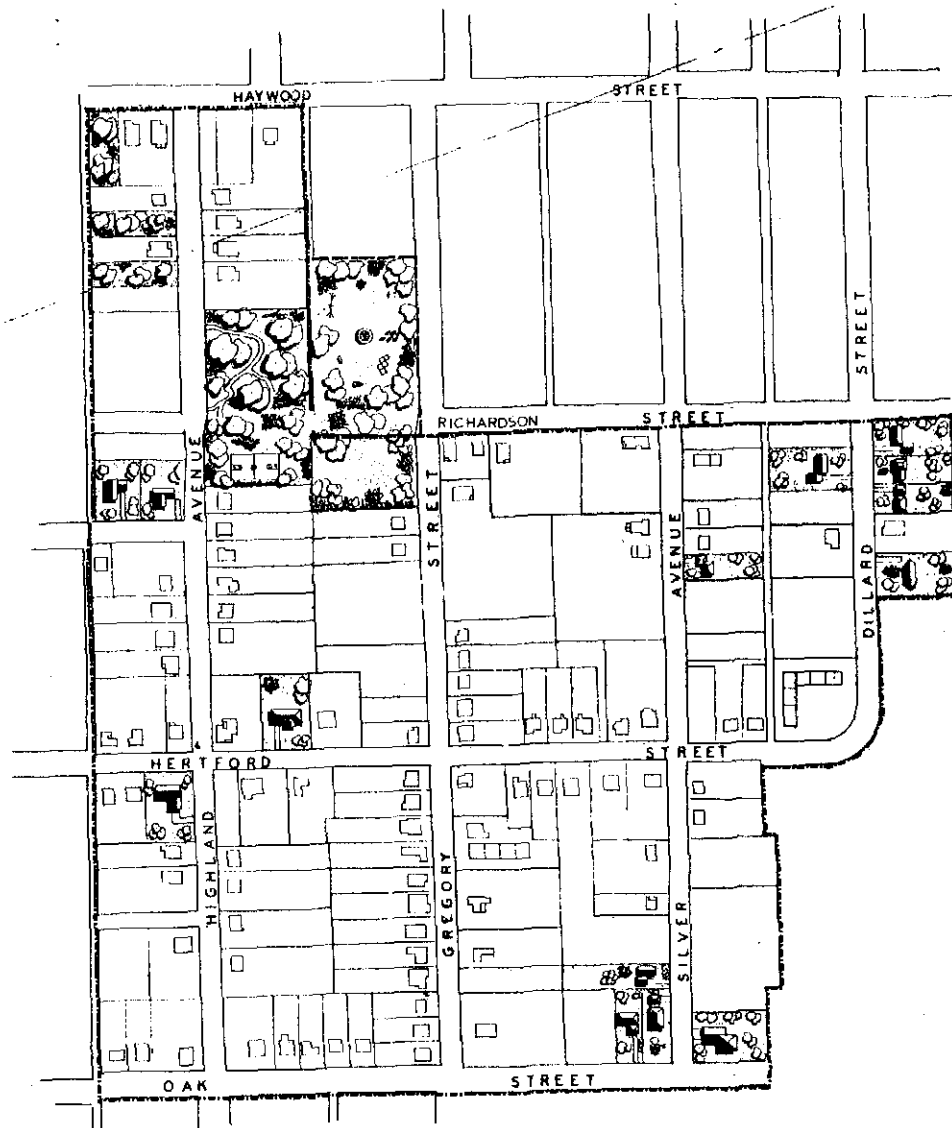
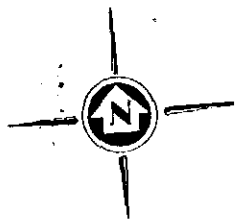


- Legend**
- PROJECT BOUNDARY
 - TO BE ACQUIRED
 - NOT TO BE ACQUIRED

NORTHEAST GLENWOOD

Land Acquisition

RP 5
April 15, 1976



RP 7

April 15, 1976

NORTHEAST GLENWOOD

Preliminary Site Plan