



Heritage House Update

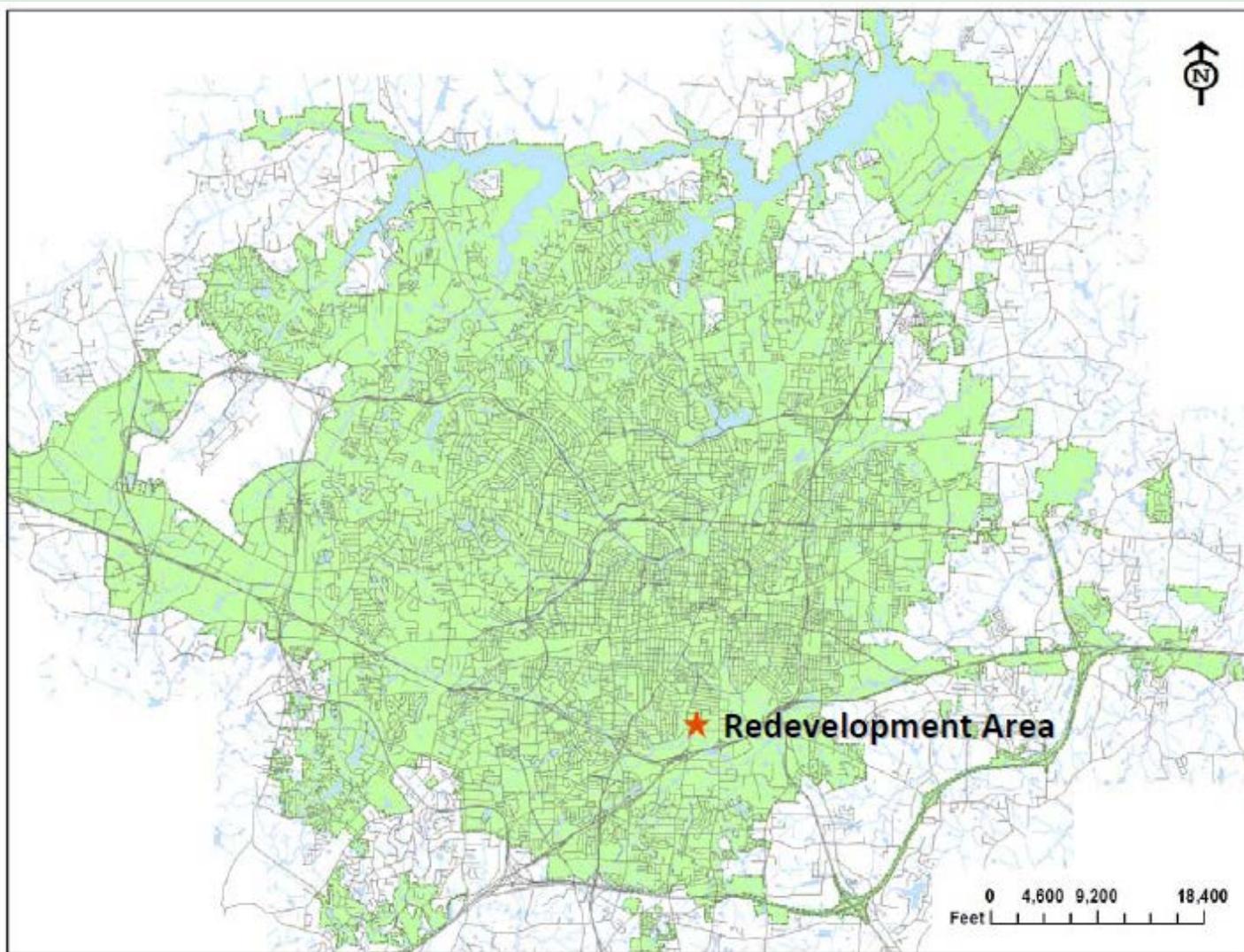
Greensboro Planning Department
June, 2015

Background

- ▶ 6.7 acres
- ▶ 177 condominiums
- ▶ Condemned July, 2014
- ▶ Designated blighted September, 2014



Location



Key Findings: Existing Conditions



Demographics



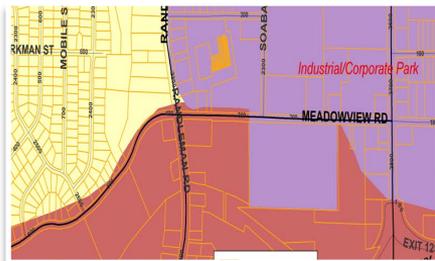
Neighborhoods



Plans & Policies



Infrastructure



Land Use



Public Safety

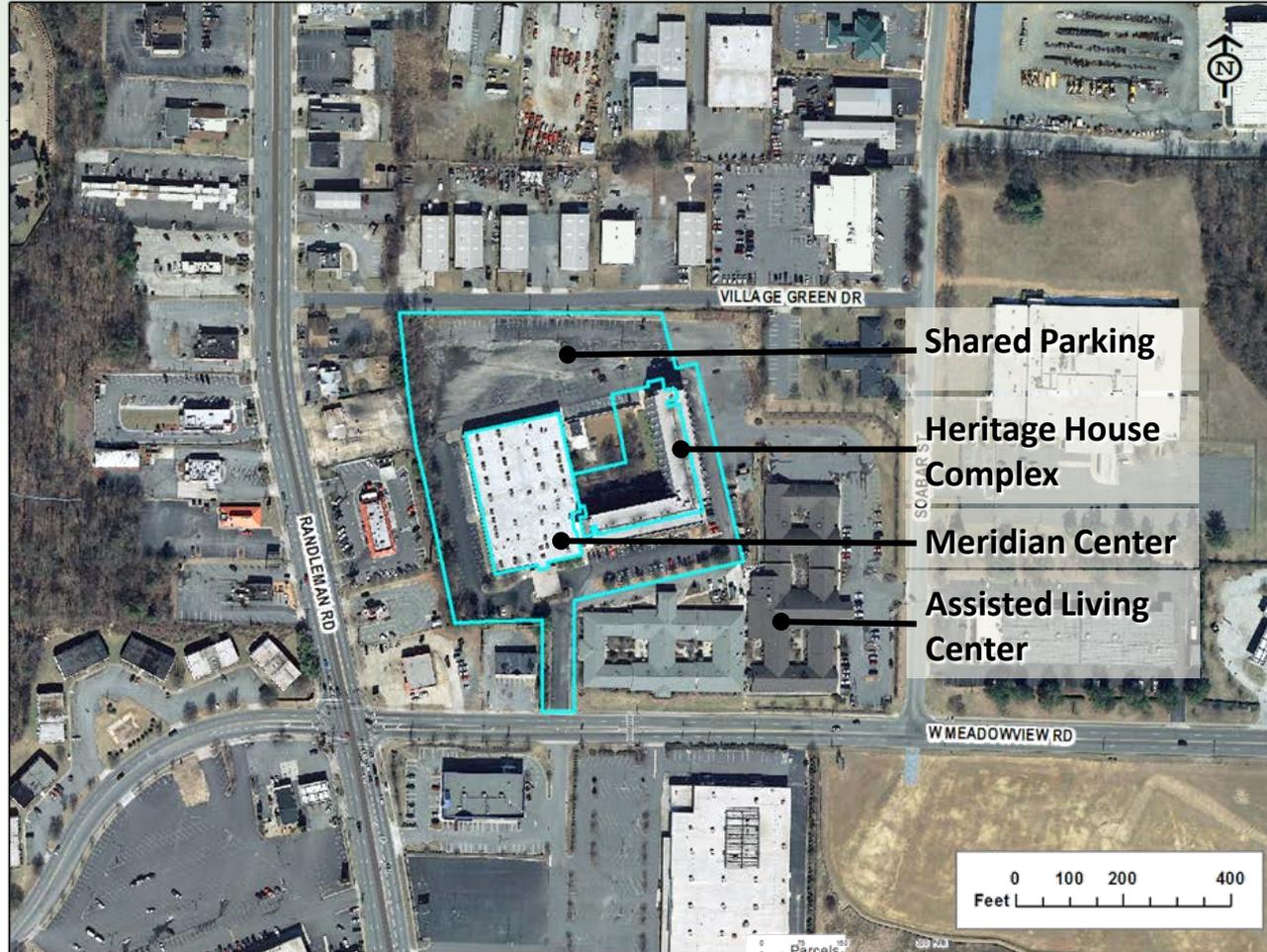


Retail & Business



Transportation

Boundaries & Features



Possible Future Land Use



Concept 1: Business Park & Expand Senior Services

- Expand outdoor uses at event center
- Add 15,000 square feet of senior services
- Add 24,000 square feet of industrial



Concept 2: Business Park

- Expand outdoor uses at event center
- Add 32,000 square feet of industrial



Concept 3: Business Park & Indoor Recreation

- Add 28,000 square foot indoor recreation facility

Estimated Costs

Item	Estimate
Acquisition (includes appraisals, legal)	\$1,210,347
Demolition (includes site preparation)	\$1,176,700
Disposition	\$ 269,775
Total Estimated Redevelopment Cost	\$2,656,822

Proposed Method of Financing

Funding Source	Acquisition	Demolition	Disposition	Total
Capital Reserve	\$1,210,347			\$1,210,347
Nussbaum Housing Partnership		\$1,161,700	\$ 269,775	\$1,446,475
Total All Funding Sources				\$2,656,822

Proposed Schedule of Activities

Activity	YEAR 1			YEAR 2			YEAR 3			YEAR 4			YEAR 5			YEAR 6			YEAR 7		
Acquisition	█	█	█	█	█	█															
Demolition							█	█													
Disposition							█	█	█	█	█	█	█	█	█	█					
Implementation																	█	█	█	█	

Next Steps

- ▶ Establish funding and acquisition strategy
- ▶ Release draft Redevelopment Plan
- ▶ Initiate public review process
 - ▶ Redevelopment Commission Hearing August 5
 - ▶ Planning Board Review August 19
 - ▶ City Council Hearing September 15





For More Information

Materials and updates online:

www.greensboro-nc.gov/HeritageHouse



Contact:

Hanna Cockburn, Planning Department
hanna.cockburn@greensboro-nc.gov
336.574.3576



The screenshot shows the City of Greensboro website. The header includes the city logo and navigation links: Home | Translate | About Us | City Council Migs | Jobs | Search. Below the header is a navigation bar with "I Want to..." followed by "City News", "City Government", "Living", "Visiting", and "Business & Development". The main content area is titled "HERITAGE HOUSE REDEVELOPMENT PLAN" and includes a "Background" section with a bulleted list of actions taken by the city staff, such as compiling a conditions summary, commissioning a structural analysis, and a market study. It also lists "Upcoming Meetings" for property owners and the general public. A photograph of the Heritage House building is shown at the bottom of the page.