



City of **GREENSBORO** *North Carolina*

Conveyance of Land for Union Square Campus Development

January 20, 2015

Planning Department



Actions Taken

- ❑ November 2013 – Opportunity Greensboro selects South Elm Redevelopment site for downtown university campus location
- ❑ February 2014 – City Council passes resolution of support for Union Square Campus
- ❑ November 2014 – Redevelopment Commission approves Sale/Development Agreement for Alternate A at Lee & Arlington Streets
- ❑ January 2015 – Redevelopment Commission votes to send first priority Alternate A to Council along with Sale/Development Agreement for Alternate B at Lee & South Elm Streets as an additional option for consideration



Sale/Development Agreements Terms and Conditions

- ☐ Description of the parcel of land to be conveyed
- ☐ Description of improvements to be constructed
- ☐ Submission and approval of financing capacity to complete development
- ☐ Five-year option to acquire additional 0.9-acre \pm parcel for development of a second building
- ☐ Compliance with Union Square @ South Elm Design Guidelines, Green Development Standards, and Conditions/Covenants/Restrictions
- ☐ Compliance with South Elm Street Brownfields Agreement Land Use Restrictions



Sale/Development Agreements Terms and Conditions

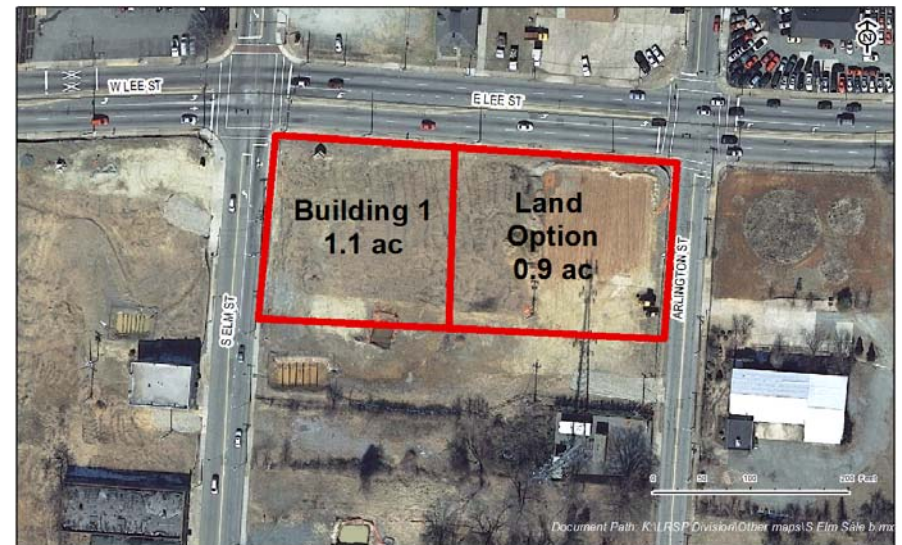
- ☐ Compliance with City of Greensboro MWBE Guidelines
- ☐ Submission and approval of plans and specifications
- ☐ Construction start and completion time frame
- ☐ Remedies for default and/or breaches of contract
- ☐ Release of South Elm Development Group Option to Acquire
- ☐ Agreement between USCI and City to provide 250 surface or structured parking spaces



Alternate Sites



Lee and Arlington – Alternate A



Lee and South Elm – Alternate B



Union Square Campus - Proposed Building 1





Requested Action

Consider approval of sale and option of land identified as Alternate A, at Lee and Arlington Streets, or Alternate B, at Lee and South Elm Streets, to Union Square Campus Inc.