



Heritage House Redevelopment Plan

AUGUST 2015

REVISED DRAFT



City of Greensboro
Planning Department

Table of Contents

| | |
|------------------------------------------------------------------------------------|-----------|
| Introduction..... | 1 |
| Background | 1 |
| Process | 2 |
| Redevelopment Plan | 2 |
| Key Findings from the Existing Conditions Summary | 3 |
| Demographics | 3 |
| Built Environment | 3 |
| Crime | 3 |
| Existing Plans and Policies..... | 3 |
| Surrounding Land Uses | 4 |
| Property Value | 4 |
| Structural Analysis..... | 4 |
| Transportation | 4 |
| Boundaries & Existing Land Use | 5 |
| Boundaries | 5 |
| Existing Land Use | 6 |
| Land Use Plan | 7 |
| Proposed Standards | 8 |
| Density | 8 |
| Land Cover | 8 |
| Intensity | 8 |
| Other Standards | 8 |
| Preliminary Site Plans | 9 |
| Concept 1: Business Park, Event Center Expansion, and Senior Health Services | 10 |
| Concept 2: Business Park and Event Center Expansion | 11 |
| Concept 3: Business Park and Indoor Recreation | 12 |
| Proposed Zoning | 13 |
| Transportation..... | 14 |
| Proposed Street Improvements..... | 14 |
| Estimated Costs | 15 |
| Method of Financing | 15 |
| Acquisition Strategy..... | 15 |
| Schedule of Activities..... | 16 |
| Continuing Controls | 16 |

Appendix 17

 Planning Board Blight Designation Resolution 17

 Existing Conditions Summary (April, 2015)..... 21

 Public Meeting Input Summary 104

 2014 Property Tax Value..... 108

DRAFT

Introduction

This Redevelopment Plan has been developed for the Heritage House Redevelopment Area, which consists of ± 6.939 acres located at 310-312 West Meadowview Road in south central Greensboro, North Carolina.

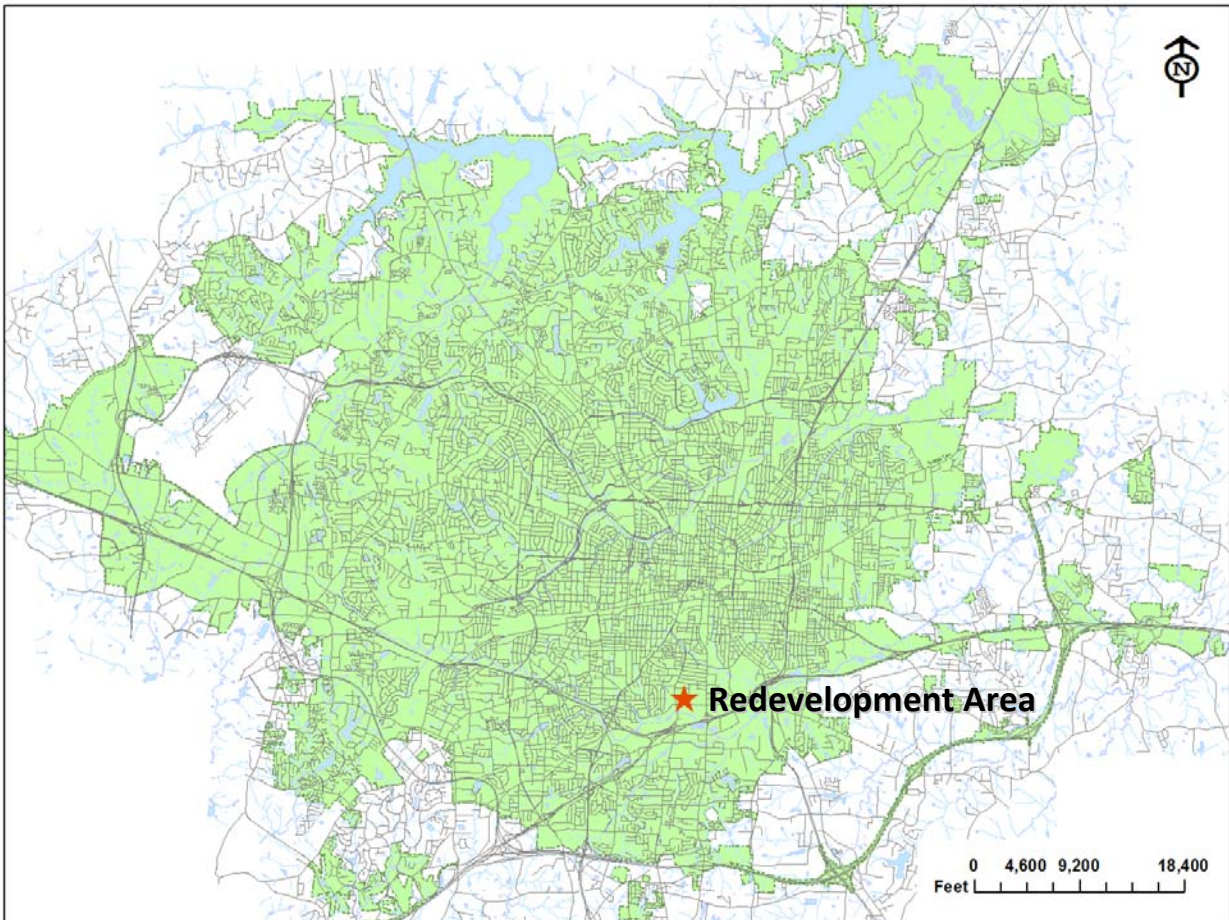


Figure 1. Site Location

Background

In September 2014, The Greensboro Planning Board designated the building and parcels at 310 West Meadowview Road as blighted as provided in the North Carolina General Statutes (NCGS) Urban Redevelopment Law (160A, Article 22), and established a rehabilitation, conservation and reconditioning area that encompasses 310 and 312 West Meadowview Road, referred to as the redevelopment area.

In April 2015, an existing conditions report was completed detailing the demographic characteristics of the surrounding area. In support of that work, a structural report and market analysis were prepared. These materials provide the basis for the recommended land use plans, proposed site plans, and continuing controls proposed in this plan.

Process

Public input into the plan was solicited at a public meeting held on April 30, 2015. Participants were asked to provide feedback on the development options, preferred outcomes, and shared concerns regarding redevelopment of the site.

Most participants expressed concern regarding the cost to property owners. When asked how beneficial redevelopment of the site would be, participants gave an average response of 8.3 on a scale of 1-10, one being lowest, ten being highest. There was less agreement among participants regarding the difficulty of redeveloping the site, with an average response of 4.75 on a scale of 1-10. Of the redevelopment options provided for feedback, a significant majority indicated a desire to redevelop the site as a business park with expanded senior services. A summary of the input received can be found in the Appendix.

Redevelopment Plan

The purpose of this plan is to document the activities necessary to restore the redevelopment area to economic vibrancy. Once adopted, the plan will provide policy guidance for decisions related to redevelopment of the site. The goals of the Heritage House Redevelopment Plan are to:

- Eliminate blighting influences;
- Remove substandard structures; and
- Assemble the parcels necessary to redevelop the site.

North Carolina's Urban Redevelopment Law provides a framework of required elements for any redevelopment plan (§ 160A-513). The sections of this plan correspond to these required elements. These include:

- The **boundaries** of the area, with a map showing the existing uses of the real property therein;
- A **land use plan** of the area showing proposed uses following redevelopment;
- Standards of **population densities, land coverage and building intensities in the proposed redevelopment**;
- A **preliminary site plan** of the area;
- A statement of the proposed changes, if any, in **zoning ordinances or maps**;
- A statement of any **proposed changes in street layouts or street levels**;
- A statement of the **estimated cost and method of financing redevelopment under the plan**;
- A **schedule of the activities proposed** to be undertaken; and
- A statement of **continuing controls** as may be deemed necessary.

Key Findings from the Existing Conditions Summary

The findings of the Existing Conditions Summary are incorporated into this document by reference. Key findings that influence the redevelopment of the site are summarized below. The Existing Conditions Summary can be found in the Appendix in its entirety.

Demographics

Data derived from the US Census Bureau, the American Community Survey, and ESRI were utilized to develop detailed demographic profiles of a ½ mile area surrounding the redevelopment site.

- The growth rate in the study area is slower than that of the City of Greensboro as a whole.
- Renters occupy more than 60% of the housing units in the study area.
- 2014 median household income within the study area is \$19,611, which is less than half that of the City as a whole.
- The unemployment rate of 18.9% in the study area is more than double that of the City of Greensboro as a whole.

Built Environment

- The immediate surroundings are fully developed with industrial, institutional and commercial uses. Village Green Drive to the north of the site and Soabar Road to the east of the site are both anchored by light industrial uses.

Crime

- Between July 2013 and June 2014, the redevelopment site generated 1,714 calls for police service, resulting in 189 arrests.
- Following condemnation of the condominiums, within the ½ mile radius of redevelopment site, 158 crimes were reported between July 2014 and December 2014.
- The majority of crimes reported within the study area are non-violent offenses. 25% were drug or alcohol related.

Existing Plans and Policies

- The Connections 2025 Generalized Future Land Use Map indicates Industrial/Corporate Park uses for the site.
- The redevelopment site is zoned for a Planned Unit Development (PUD).

Surrounding Land Uses

- The immediate surrounding areas are dominated by established light industrial and retail uses.

Property Value

- The 2014 tax value of the properties within 310 West Meadowview Road totals \$690,100.

Structural Analysis

- SKA Consulting Engineers, Inc. performed a limited code review and feasibility study for the Heritage House building. Restoration of the existing structure would require significant repair and replacement of structural elements, mechanical systems, and finishes. The presumed probable construction cost to rehabilitate the structure is \$16,962,000.
- SKA Consulting Engineers, Inc. prepared an estimate for selective demolition of 310 West Meadowview Road, preserving the structure at 312 West Meadowview Road. The estimated probable cost of selective demolition is \$1,056,100.

Transportation

- Randleman Road is the closest major thoroughfare, serving as a main artery into downtown Greensboro from the south. Traffic counts on Randleman Road just north of Meadowview Road exceed 31,000 ADT (annual daily traffic), and more than 16,000 ADT along Meadowview Road in proximity to the site.
- The site is served by Greensboro Transit Authority routes 12 on Randleman Road and 12A on West Meadowview Road. Sidewalks exist along Meadowview Road, connecting to Randleman Road.

Boundaries & Existing Land Use

The Heritage House Redevelopment Area consists of ± 6.939 acres located at 310-312 West Meadowview Road in south central Greensboro. The site is bound to the north by Village Green Drive, to the east by Soabar Street, to the south by West Meadowview Road, and Randleman Road to the west.

Boundaries

The Heritage House Redevelopment Area includes a condominium complex located at 310 West Meadowview Road on approximately and a 45,000 square foot event center located at 312 West Meadowview Road.

The site is bound to the north by Village Green Drive, to the east by Soabar Street, to the south by West Meadowview Road, and to the west by Randleman Road. The condominium complex is attached to a special event facility to the west, and lies adjacent to an assisted living center to the south. These parcels share an interest in the surrounding parking lot. The immediate surrounding area is developed with industrial uses to the north and east and commercial establishments concentrated along Randleman Road to the west.

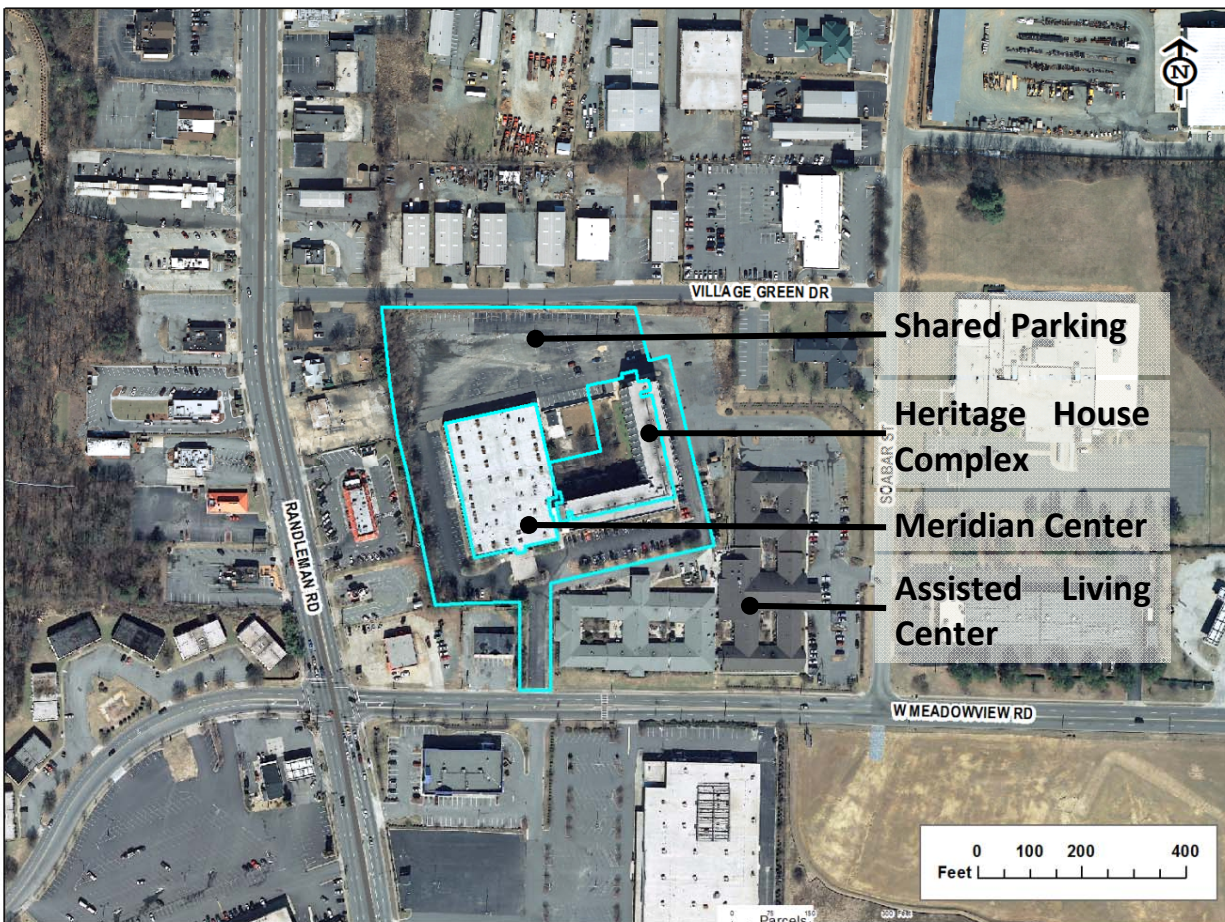


Figure 2. Site Boundaries

The Heritage House complex was converted into condominiums in 2004 (Condominium Plat Book 9, Page 43). The complex consists of 177 residential units with a shared interest in common elements that include hallways, stairwells, the grounds, and parking lot. The condominium conveyance also created a separate ownership parcel for the building at 312 West Meadowview Road, which is attached through a common wall and shares an interest in the parking lot.

Existing Land Use

The existing land use associated with the redevelopment site is multi-family and commercial. A variety of uses are found in the area surrounding the site, which include light industrial, institutional, and commercial as illustrated on the existing land use map below.

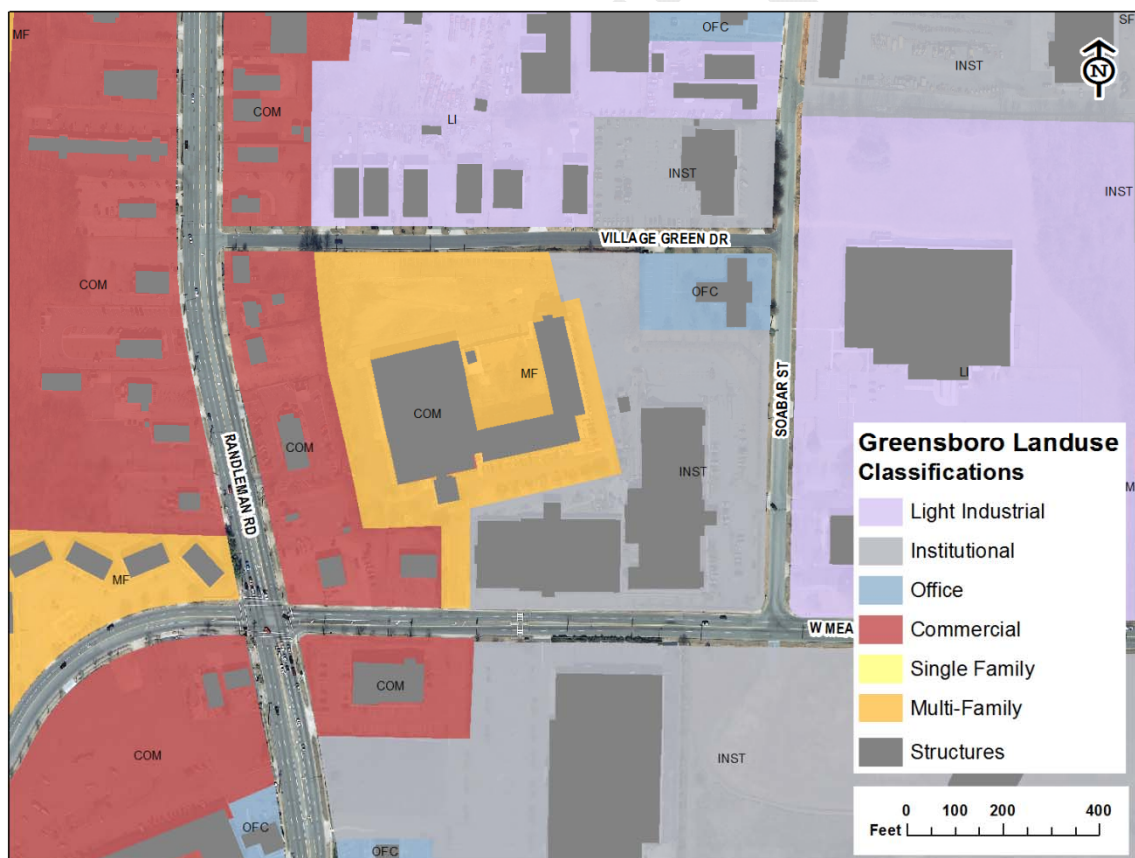


Figure 3. Existing Land Use

The condominium complex was condemned and vacated in July 2014. The structure is in dilapidated condition. The event center has continued to operate and is in fair condition. The structures surrounding the site are in good condition and occupied with a variety of institutional, retail, and light industrial uses.

Land Use Plan

The Generalized Future Land Use Map of the Connections 2025 Comprehensive Plan indicates Industrial/Corporate Park uses for the site. The current future land use plan designation is appropriate for the range and intensity of uses proposed for site redevelopment.

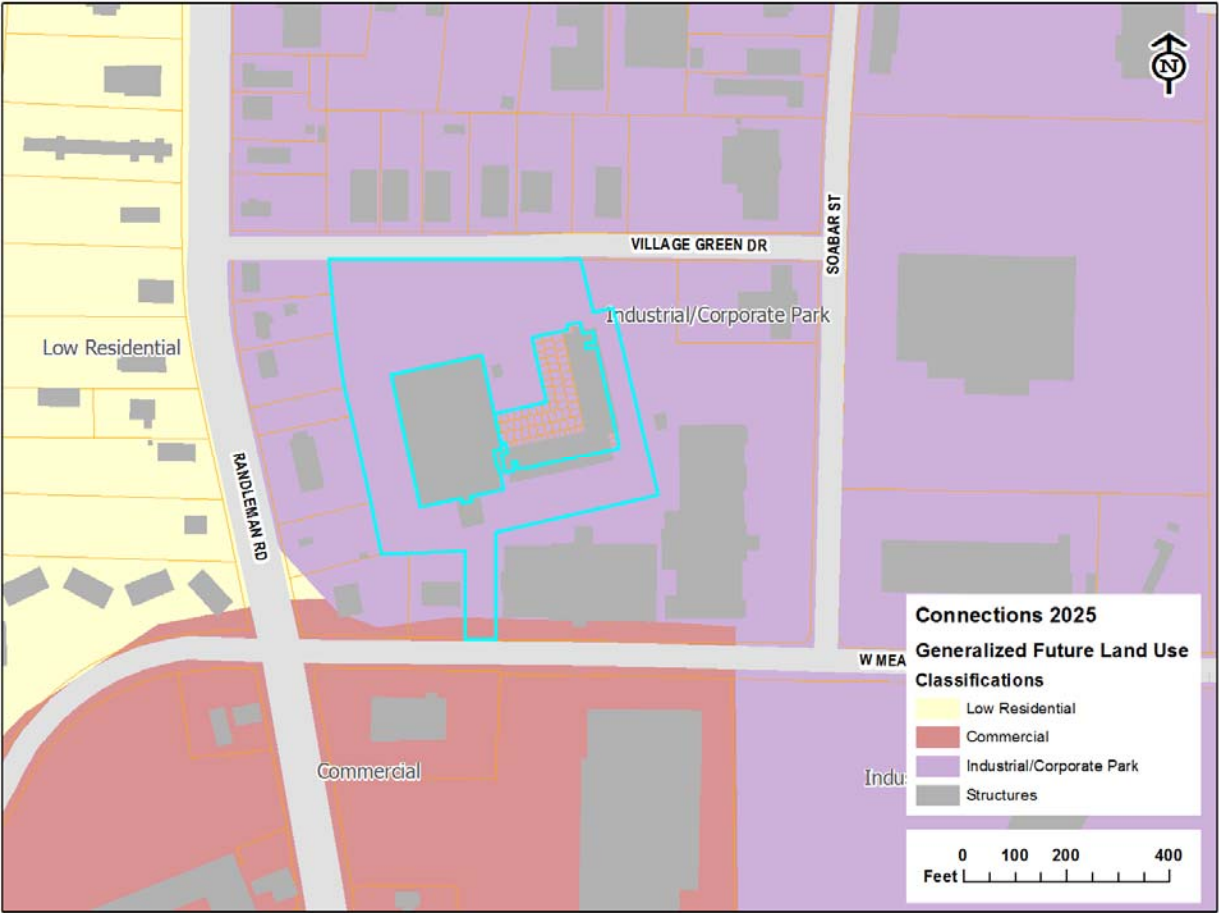


Figure 4. Future Land Use

Proposed Standards

Standards for density, land cover, and intensity are governed primarily by the Land Development Ordinance (LDO), based on use classification and zoning district regulations. The redevelopment area is subject to other local and state regulations, including but not limited to general watershed, stormwater quality controls, and state building code that impact site configuration.

The redevelopment site is zoned Planned Unit Development (PUD). The Planned Unit Development district allows for the desired mixture of uses in accordance with a new Unified Development Plan (UDP) to support site redevelopment. A new UDP will include the required concept plan, a master signage plan, building setback standards, building placement and integration standards, and site development phasing. A new UDP would be subject to review and approval by the Zoning Commission.

Density

The most intense redevelopment concept proposes 97,000 square feet of development on the redevelopment site, a reduction from the current building density of 120,000 square feet. No residential units are proposed as part of the redevelopment of the site.

Land Cover

The site is covered in paved surfaces and buildings, with little landscaping or green space. Total land cover of the site will be reduced to accommodate required landscape yards, stormwater controls, and additional green space.

Intensity

Proposed uses on the site include office, limited manufacturing, wholesaling, warehouse, research, assembly, and supporting services of low to moderate intensity with little or no adverse effects on adjoining properties.

Other Standards

The following additional standards will be incorporated into a new Unified Development Plan:

- Buildings will be setback of 25 feet from street right of way, with a height limit of 80 feet;
- No outdoor manufacturing or processing;
- Loading areas will be screened and located to the interior of the site;
- Any outdoor storage areas must be fully screened, located to the interior of the site, outside any required setback, and limited to 25% of the gross floor area of the associated principal building;
- Full cut-off outdoor lighting fixtures must be used throughout the site; and
- Pedestrian connectivity must be provided between site improvements.

Preliminary Site Plans

A market analysis was prepared for the site by Teska Associates, Inc. This analysis identified three development options that respond to the market demands in the area and preserve the viability of the existing event center. With proximity to interstate interchanges, the site lends itself to mid-size light manufacturing, assembly, warehousing, and associated industrial services. In addition, other complementary uses for the site were identified, including senior health care services and an indoor multi-purpose recreation facility. Each development concept is described in more detail below.

In each development concept, shared parking has been considered to meet parking requirements for the proposed uses and space has been allocated for site landscaping to meet current standards.

These three concepts are included to provide the greatest breadth and depth of market-driven redevelopment options available to the site. This flexibility will allow redevelopment to occur based on market conditions and forces in play when the property is conveyed in the future for redevelopment.

Concept 1: Business Park, Event Center Expansion, and Senior Health Services

This concept includes two industrial buildings along Village Green Drive totaling 24,000 square feet and intended to accommodate a range of light manufacturing, assembly and warehousing. A new 20,000 square foot outdoor courtyard provides 3,600 square feet of year-round event space in a semi-permanent structure associated with the event center. 15,500 square feet of additional senior or health care services are provided adjacent to the existing rehabilitation center. Improved entry to the site is created off West Meadowview Road and Village Green Drive.

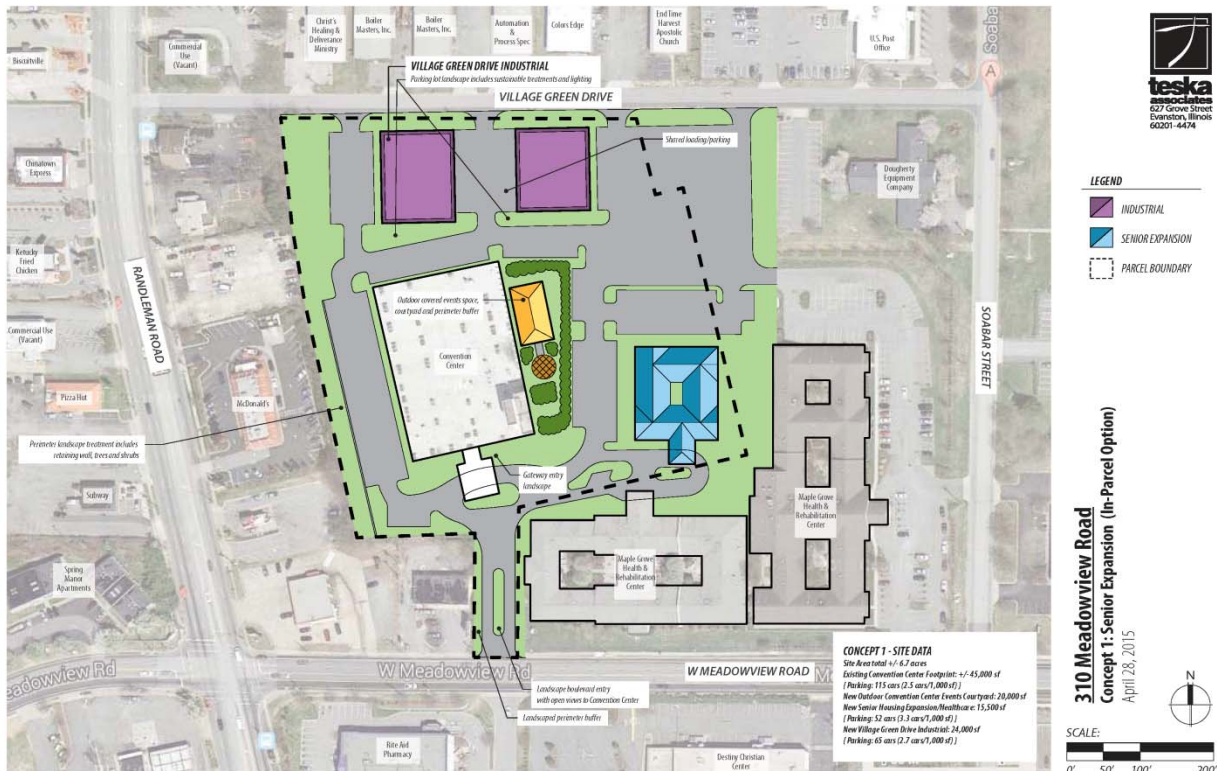


Figure 5. Redevelopment Concept 1

Concept 2: Business Park and Event Center Expansion

This concept focuses on providing a total of 32,000 square feet of primarily industrial buildings in the north and east sections of the site. The layout allows for two buildings along Village Green Road and one building to the southeast, which is internal to the site. These buildings accommodate a range of light manufacturing, assembly, and warehousing uses. A new outdoor courtyard provides 5,000 square feet of year-round event space in a semi-permanent structure lying within a 26,000 square foot courtyard associated with the event center. Improved entry to the site is created off West Meadowview Road and Village Green Drive.

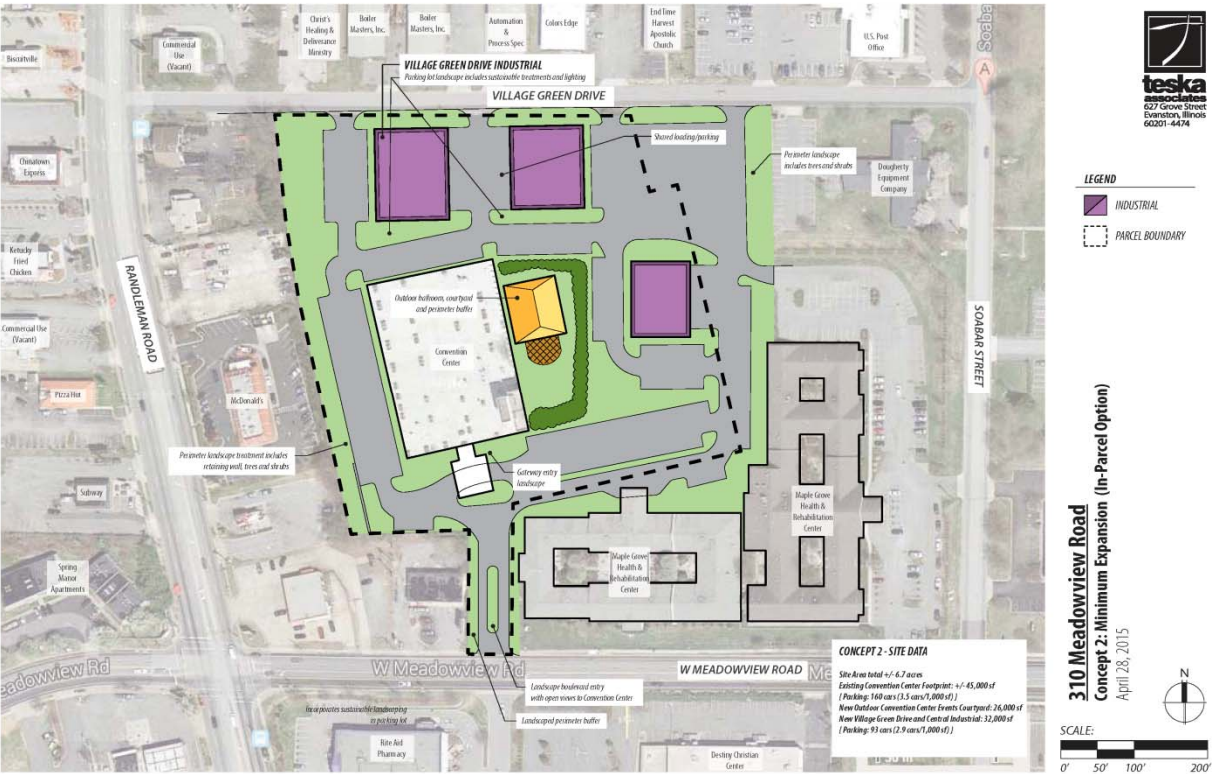


Figure 6. Redevelopment Concept 2

Concept 3: Business Park and Indoor Recreation

This concept includes two industrial buildings along Village Green Drive totaling 24,000 square feet and intended to accommodate a range of light manufacturing, assembly and warehousing uses. A new indoor recreation facility totaling 28,000 square feet is located adjacent to the existing event center. Improved entry to the site is created off West Meadowview Road and Village Green Drive. This concept has the most intense parking demand.

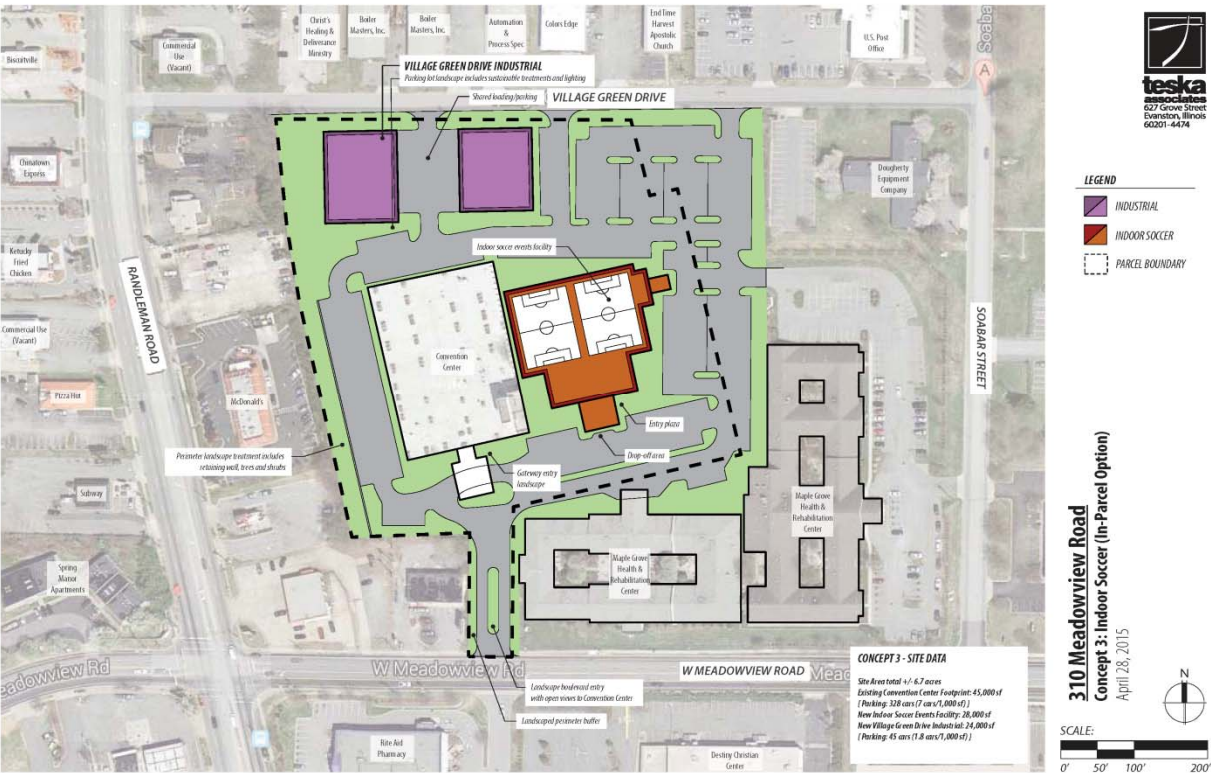


Figure 7. Redevelopment Concept 3

Proposed Zoning

The redevelopment area is zoned Planned Unit Development (PUD) and surrounded by commercial, office, and light industrial districts. Planned Unit Development districts allow a diverse mixture of residential and/or nonresidential uses in accordance with a Unified Development Plan. The current zoning scheme is tied to a Unified Development Plan (UDP) that does not support the proposed reuse of the site.

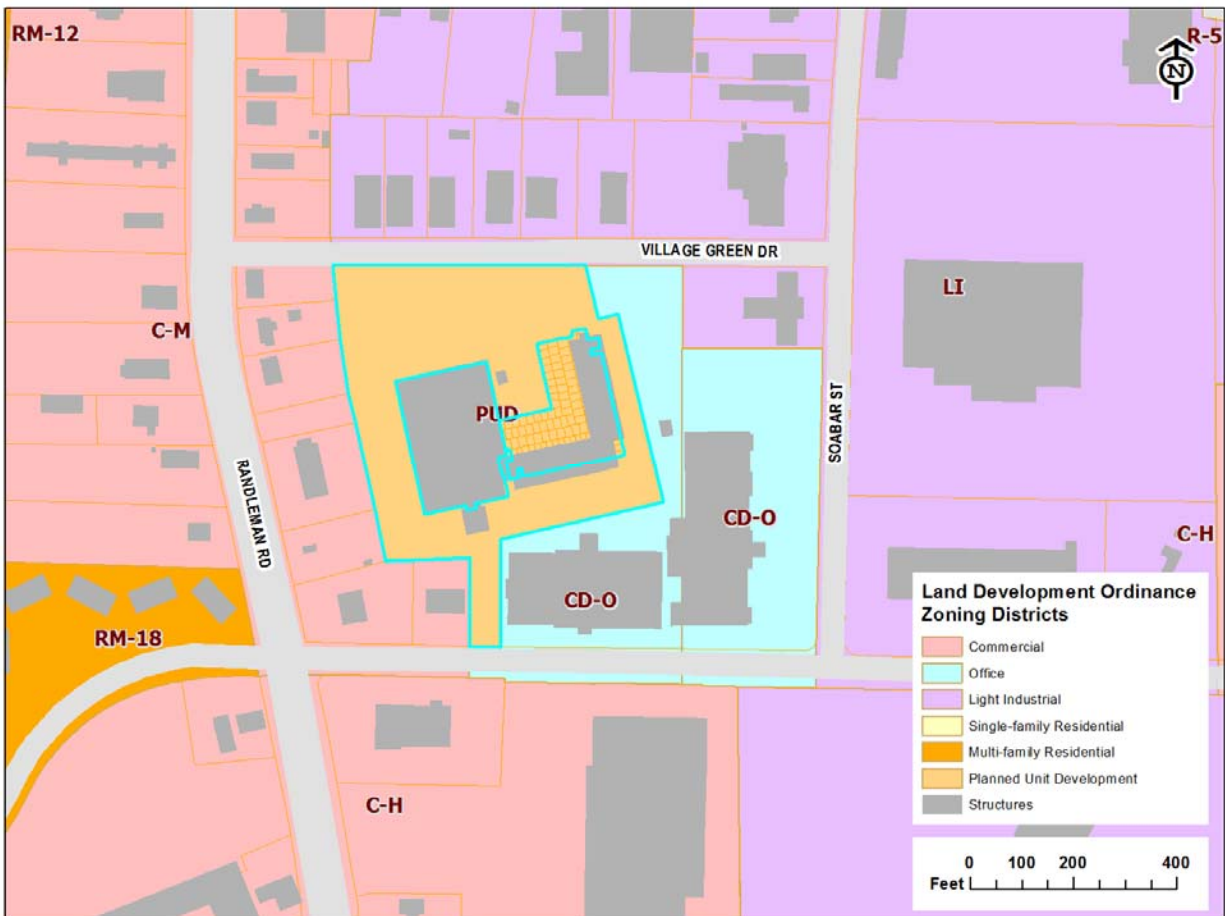


Figure 8. Existing Zoning

The site is proposed for rezoning to Conditional Planned Unit Development (CD-PUD). This allows for the development of a new Unified Development Plan (UDP) for the site to support any of the proposed reuse concepts for the site within the standards as outlined, and provides for some of the continuing controls described in this plan. The rezoning process will include a review of a concept plan by the Technical Review Committee, public hearings by the Zoning Commission and City Council associated with the rezoning of the site, and Planning Board review of the Unified Development Plan.

Transportation

The site has significant public road frontage on Village Green Drive and an existing driveway connection to West Meadowview Road with limited frontage. Both roads are in good to fair condition, with curb and gutter cross sections within an adequate right of way. Village Green Drive currently has no sidewalks. West Meadowview Road has a sidewalk on the north side of the street and features bike lanes. West Meadowview Road is served by Greensboro Transit Authority (GTA) through bus route 12A.



Figure 9. West Meadowview Road Frontage



Figure 10. Village Green Drive frontage

Proposed Street Improvements

In conjunction with the redevelopment of this site, a sidewalk will be added along the south side of Village Green Drive to improve pedestrian access to the site. No other changes to the public street layout are proposed. Pedestrian connectivity between site improvements and the public right of way will be integrated as part of the site development.

Estimated Costs

Cost estimates have been developed for each major phase of redevelopment: acquisition, demolition and disposition. Assumptions for individual line items have been identified where appropriate.

| Item | Estimate | Assumptions |
|-------------------------------------|--------------------|---------------------------------------------------------------------------------------------|
| Acquisition | \$1,210,347 | Includes appraisals, legal fees, staff support and contingency |
| Demolition | \$1,176,700 | Includes demolition, insurance and site preparation |
| Disposition | \$269,775 | Includes appraisals, management, insurance, legal, staff support, marketing and contingency |
| Estimated redevelopment cost | \$2,656,822 | |

Method of Financing

The City intends to use Capital Reserve and Nussbaum Housing Partnership funds to undertake the redevelopment activities identified within this plan. Costs are expected to occur over a period of three to six years as described in the Schedule of Activities below.

Some portion of costs may be recovered when the property is sold. Proceeds will be returned first to Nussbaum Housing Partnership as program income, and if available, to the Capital Reserve.

| Funding Source | Activity | | | Total |
|------------------------------|-------------|-------------|-------------|--------------------|
| | Acquisition | Demolition | Disposition | |
| Capital Reserve | \$1,210,347 | | | \$1,210,347 |
| Nussbaum Housing Partnership | | \$1,176,700 | \$269,755 | \$1,446,475 |
| Total Funding | | | | \$2,656,822 |

Acquisition Strategy

All blighted parcels located within the Redevelopment Area will be acquired to allow redevelopment of the site to occur. Acquisition will be based on fair market value established by an official appraisal of each unit that takes into consideration the shared ownership of common elements, unpaid taxes, and apportionment of the unpaid water bill. The event center will not be acquired, but is included in the redevelopment area due to its proximity and shared ownership of the parking lot.

Schedule of Activities

Completion of the redevelopment activities identified within this plan is expected to occur over the course of several years following adoption of the Redevelopment Plan. The disposition schedule could be compressed if a site developer is identified quickly. Implementation activities represent the completion of improvements by the site developer following the successful sale of the property.

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

Continuing Controls

Continuing controls allow the City and Redevelopment Commission to ensure the long term stability of a redevelopment site by preventing the return of uses to the site that are conducive to blighting conditions. Continuing controls are enforced by the Redevelopment Commission through restrictive covenants attached to the deed at the time of sale to a developer and reinforced through the Unified Development Plan tied to the Conditional Planned Unit Development (CD-PUD) zoning of the site.

The proposed continuing controls include:

- All properties and structures shall conform to applicable codes and ordinances pertaining to the use, improvement, maintenance, and occupancy of the property;
- Uses shall be limited to those in conformance with the adopted Redevelopment Plan;
- Uses shall be in conformity with the Conditional Use Zoning District;
- The Redevelopment Commission shall have final approval of all building design and site layout, including the composition of exterior building materials;
- Upon disposition, site improvements shall be made within a reasonable timeframe as established by the Redevelopment Commission; and
- Improvements shall be maintained in a good state of repair through the reasonable life of the project.

Appendix

Planning Board Blight Designation Resolution

RESOLUTION OF THE PLANNING BOARD
OF THE CITY OF GREENSBORO, NORTH CAROLINA
DESIGNATING 310 WEST MEADOWVIEW ROAD AKA HERITAGE HOUSE
CONDOMINIUM AS “BLIGHTED,” AND “BLIGHTED PARCELS” AND 310 WEST
MEADOWVIEW ROAD AKA HERITAGE HOUSE CONDOMINIUM AND
312 WEST MEADOWVIEW ROAD AKA THE MERIDIAN EVENT CENTER AS A
“REHABILITATION, CONSERVATION, AND RECONDITIONING AREA”

WHEREAS, the Planning Board makes the following findings based upon the Staff Report Memorandum and Attachments presented on September 17, 2014;

WHEREAS, under the North Carolina Urban Redevelopment Law as set forth in Article 22, §160A-503(2) “Blighted Area” is an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health and safety, morals or welfare; provided no area shall be considered a blighted area within the meaning of this Article, unless it is determined by the Planning Board that at least two thirds of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a blighted area;

WHEREAS, if the power of eminent domain shall be exercised under the provisions of Article 22, it may only be exercised to take a blighted parcel as defined in subdivision (2a) of this section;

WHEREAS, under the North Carolina Urban Redevelopment Law as set forth in Article 22, §160A-503(2a) “Blighted Parcel” is a parcel on which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, substantially impairs the sound growth of the community, and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health and safety, morals or welfare, provided, no parcel shall be considered a blighted parcel nor subject to the power of eminent domain unless it is determined by the Planning Board that the parcel is blighted;

WHEREAS, the Declaration of Heritage House Condominium, located at 310 West Meadowview Road, recorded by the Guilford County Register of Deeds in Book 6232, Page 586, and recorded in Plat Book 9, Page 43, describes Heritage House Condominium as a parcel that comprises 6.939 acres of record containing 177 condominium units which own in their entirety

the common elements, which include the parking lot, grounds, building, and interior common areas;

WHEREAS, a survey of conditions of individual units and the common areas undertaken at 310 West Meadowview Road, as summarized in the Memorandum and Attachments to the Planning Board and incorporated into this resolution, clearly indicates the existence of blighted conditions in accordance with Article 22, §160A-503(2) and (2a) of the General Statutes of North Carolina. Such evidence includes: dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes;

WHEREAS, the evidence of blight substantially impairs the sound growth of the community, and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health and safety, morals or welfare within the meaning of Article 22 §160A-503(2) and (2a);

WHEREAS, under the North Carolina Urban Redevelopment Law as set forth in Article 22, §160A-503(21) "Rehabilitation, Conservation, and Reconditioning Area" shall mean any area which the planning commission shall find, by reason of factors listed in subdivision (2) or subdivision (10), to be subject to a clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, it will become in the reasonably foreseeable future a blighted area or a nonresidential redevelopment area as defined herein;

WHEREAS, the Meridian Event Center, located at 312 West Meadowview Road, and which is a portion of the original building structure, is in danger of becoming blighted because of its proximity to the blight at 310 West Meadowview Road (Heritage House Condominium);

WHEREAS, there is a "clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, The Meridian Event Center will become in the reasonably foreseeable future a blighted area." Article 22 §160A-503(21);

WHEREAS, under Article 22 §160A-501(4), the conditions of blight are beyond remedy or control entirely by regulatory processes in the exercise of the police power and cannot be effectively dealt with by private enterprise under existing law without the additional aids granted by Article 22;

WHEREAS, concerning the full site described in Attachment A, the acquisition, preparation, sale, sound replanning, and redevelopment of such areas in accordance with sound and approved plans for their redevelopment will promote the public health, safety, convenience and welfare as set forth in Article 22 §160A-501(5);

WHEREAS, a Redevelopment Plan for the area will be developed and will indicate its relationship to appropriate land uses, traffic circulation, public utilities, recreational and community facilities, and other public improvements to enhance public health, safety, morals, and welfare of the area.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Planning Board of the City of Greensboro does hereby incorporate the above recitals, the Staff Report Memorandum, and the Attachments; and

The Planning Board of the City of Greensboro does hereby certify that 310 West Meadowview Road (Heritage House Condominium) including each of the 177 individual condominium units together with their common elements which include the parking lot, grounds, building, and interior common areas are "Blighted" and "Blighted Parcels" within the meaning of and described by Article 22 §160A-503(2) and (2a) of the General Statutes of North Carolina; and

The Planning Board of the City of Greensboro does hereby certify that the site described in Attachment A, within the city block bounded by Village Green Drive to the north, Sobar Street to the east, Meadowview Road to the south, and Randleman Road to the west, and encompassing the addresses of 310 West Meadowview Road and 312 West Meadowview Road, is a "Rehabilitation, Conservation, and Reconditioning Area" ("The Area") within the meaning of and described by Article 22 §160A-503(21) and do further certify that within said Area that 310 West Meadowview Road (Heritage House Condominium) including each of the 177 individual condominium units together with their common elements which include the parking lot, grounds, building, and interior common areas are "Blighted" and "Blighted Parcels" within the meaning of and described by Article 22 §160A-503(2) and (2a) of the General Statutes of North Carolina.

Date

1/21/15

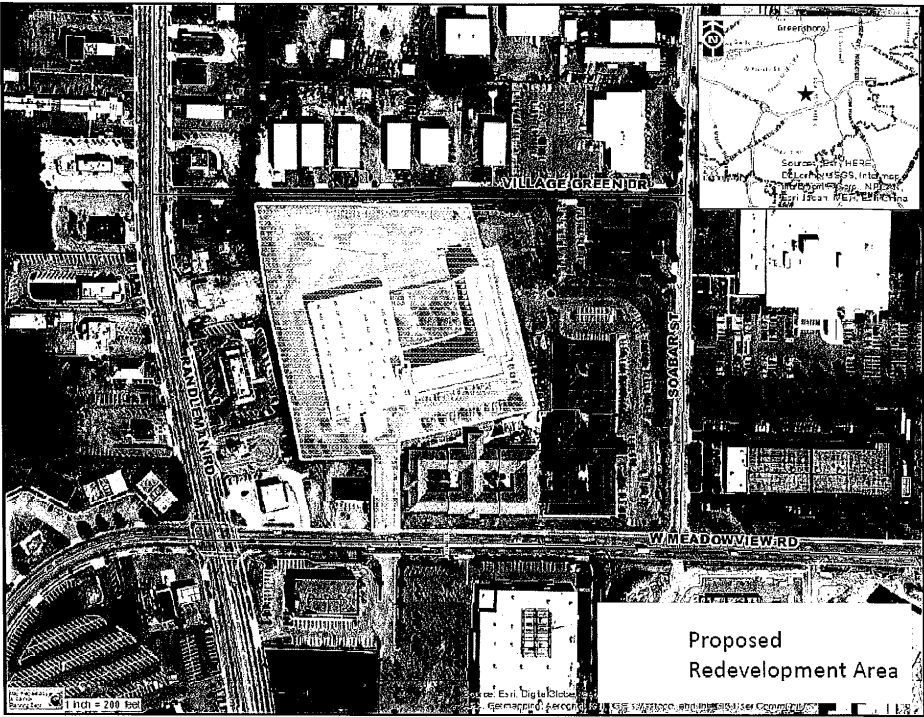
Chair

CPT

ATTEST:



ATTACHMENT A
REDEVELOPMENT AREA



Existing Conditions Summary (April, 2015)



Table of Contents

| | |
|---------------------------------------|-----------|
| Introduction | 1 |
| Background | 1 |
| Study Area | 2 |
| Overview of Key Findings | 3 |
| Demographics | 4 |
| Population | 4 |
| Ethnicity | 4 |
| Housing | 5 |
| Income and Employment | 5 |
| Education | 5 |
| Key Findings | 6 |
| Environment | 7 |
| Overall Site | 7 |
| Built Environment | 7 |
| Natural Environment | 7 |
| Key Findings | 7 |
| Existing Neighborhoods | 8 |
| Existing Plans and Policies | 9 |
| Connections 2025 | 9 |
| Land Development Ordinance | 9 |
| Infrastructure | 11 |
| Private Utilities | 11 |
| Public Utilities | 11 |
| Key Findings | 11 |
| Land Use | 12 |
| Existing Land Use | 12 |
| Existing Site Conditions | 12 |
| Public Safety | 13 |
| Crime Statistics | 13 |
| Retail and Business Conditions | 14 |
| Retail Assessment | 14 |
| Property Analysis | 16 |
| Occupancy | 16 |
| Value | 16 |
| Disposition | 16 |
| Structural Analysis | 17 |
| Key Findings | 17 |
| Demolition Estimate | 18 |
| Site Photo Inventory | 19 |
| Appendix | 23 |
| Planning Board Resolution | 23 |
| SKA Report | 27 |
| 2014 Property Tax Value | 82 |

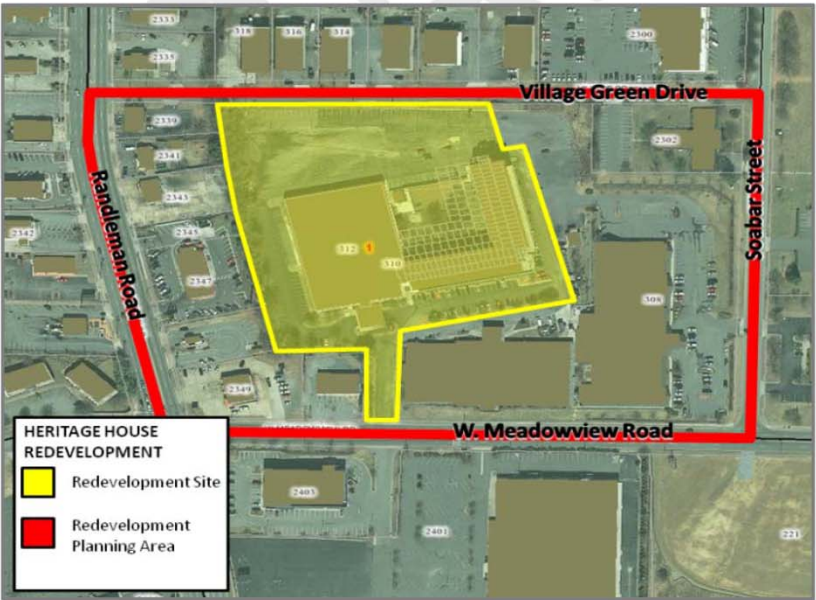
Introduction

The Heritage House is a 177 unit condominium complex located at 310 West Meadowview Road on approximately 6.7 acres. The site is bound to the north by Village Green Drive, to the east by Soabar Street, to the south by West Meadowview Road, and to the west by Randleman Road. The overall property is developed with an event facility and lies adjacent to an assisted living center. The immediate surrounding area is developed with industrial uses and commercial establishments concentrated along Randleman Road. Data derived from the US Census Bureau, the American Community Survey and ESRI was utilized to develop detailed demographic profiles of the study area.

Background

In September 2014, The Greensboro Planning Board designated the building and parcels at 310 West Meadowview Road as blighted as provided in the North Carolina General Statutes (NCGS) Urban Redevelopment Law (160A, Article 22), and established a rehabilitation, conservation and reconditioning area which encompasses 310 and 312 West Meadowview Road, referred to as the redevelopment site. This report describes the existing conditions of the surrounding area to inform the recommendations of the Redevelopment Plan. Figure 1 illustrates the boundaries of the Redevelopment Site and the Redevelopment Planning Area.

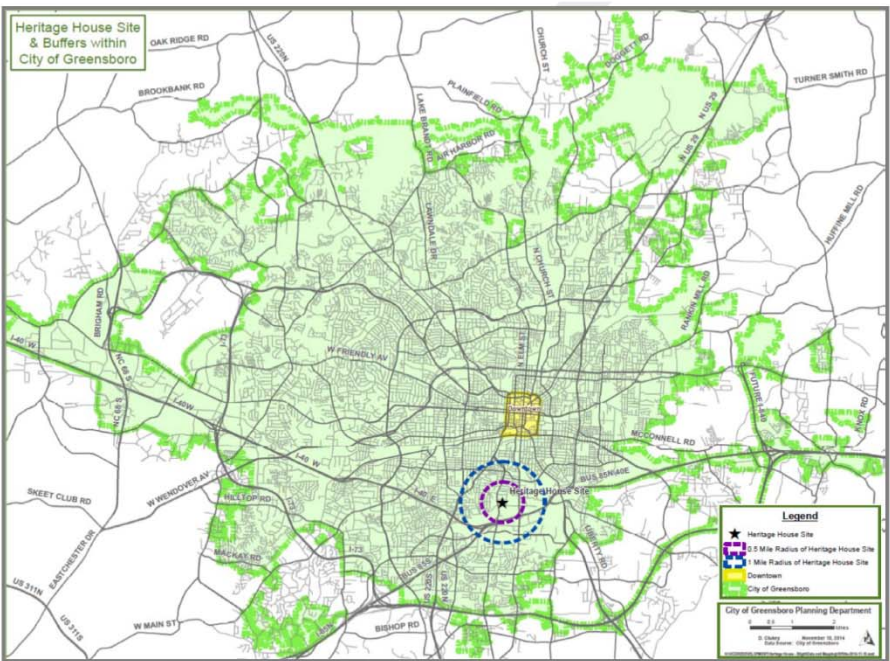
Figure 1: Redevelopment Planning Area



Study Area

For the purposes of this report, data for a half-mile and 1 mile radius from the subject property have been analyzed. The half-mile study area is bound by Terrell Street to the north, South Elm-Eugene Street to the east, Mobile Street to the west, and Interstate 40 to the south. The 1 mile study area is bound by Florida Street to the north, Thurston Avenue to the east, Coliseum Boulevard to the west and Creek Ridge Road to the south.

Figure 2: Redevelopment Planning



Overview of Key Findings

Demographics

- The growth rate in the study area is slower than that of the City of Greensboro.
- Renters occupy over 60% of the housing units in the study area.
- The unemployment rate of 18.9% in the study area is more than double that of the City of Greensboro as a whole.

Existing Neighborhoods

- There are six existing neighborhoods located within the 1 mile study area, but none directly associated with the redevelopment site.

Infrastructure

- The existing infrastructure is sufficient to accommodate anticipated growth and development within the study area.

Land Use

- The immediate surrounding areas are dominated by established light industrial and industrial uses.
- Randleman Road is a strong commercial corridor experiencing demand for redevelopment.
- Residential development is clustered to the north and west of the 1 mile study area.
- Within the half mile study area there are a total of 36 businesses, 88 businesses within the 1 mile study area.

Transportation

- Randleman Road is a major thoroughfare serving as a main artery into downtown Greensboro from the south.

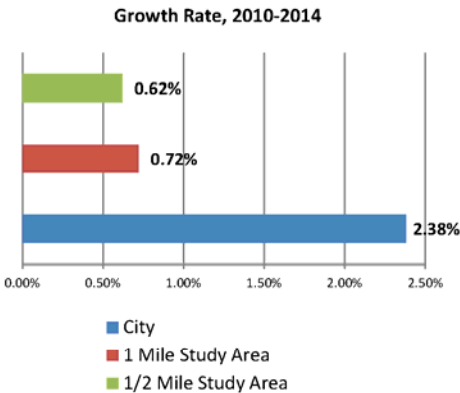
Demographics

The demographic characteristics of an area can provide insight into the concerns of residents and provide context for expected changes.

Population

The growth rate in this study area is a fraction of that of the City of Greensboro as indicated in growth trends from 2010 to 2014. The 2014 total population within the half-mile study area is 1,612 and 6,889 within the one mile study area. The half-mile study area experienced a growth rate of 0.62% with the one mile study area experiencing a slightly higher growth rate of 0.72%. This is compared to a 2.38% growth rate for the City of Greensboro.

Figure 3: Population

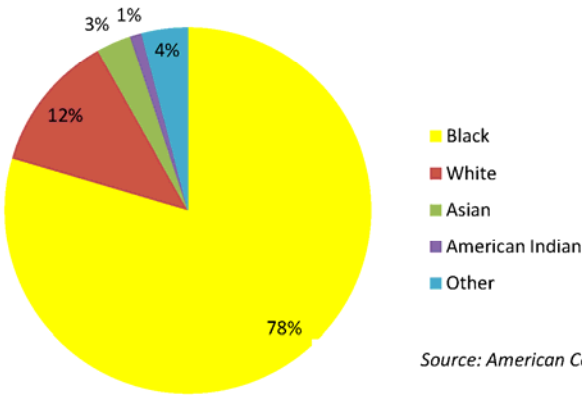


Source: American Community Survey, ESRI

Ethnicity

Although a variety of ethnicities are represented in the within the one mile study area, the 2014 estimated population is 78% black compared to 40% in the City of Greensboro as a whole.

Figure 4: Ethnicity



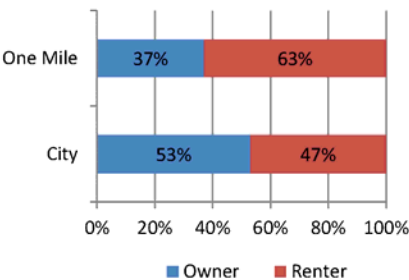
Source: American Community Survey, ESRI

Heritage House Redevelopment Area

Housing

There is little housing in the area immediately surrounding the site. Within a one mile radius, 63% of households were renter occupied in 2010 compared to 47% across the City of Greensboro. The average household size within a one mile radius between 2010 and 2014 was 2.10 as compared to 2.30 citywide. There are 657 housing units within a half-mile radius which expands to 2,732 housing units within a 1 mile radius. Most of the housing within the half mile radius is concentrated to the north and west sections of the study area.

Figure 5: Housing

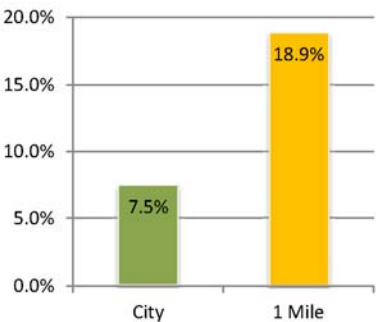


Source: American Community Survey, ESRI

Income and Employment

Within the 1 mile study area, the unemployment rate is 18.9% as compared to 7.5% city-wide - more than double that of the city as a whole. 2014 data indicates 44% of employees work in service oriented establishments and 26% are employed in manufacturing.

Figure 6: Unemployment

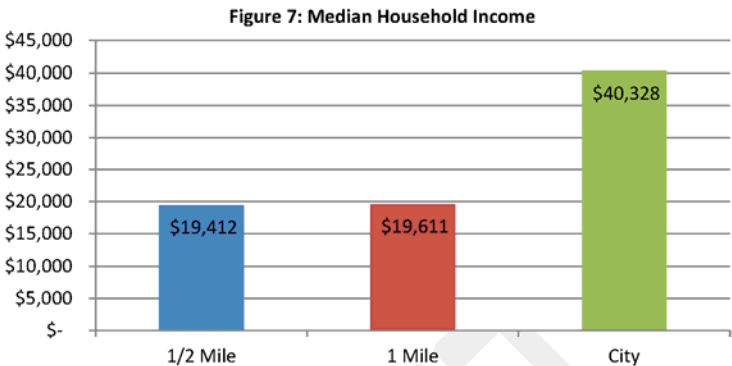


Source: American Community Survey, ESRI

Education

2014 data indicates that 28% of residents within the study area do not have a high school diploma compared to 13% in the City as a whole.

Heritage House Redevelopment Area



Source: American Community Survey, ESRI

Key Findings

- Little housing exists near the redevelopment site. Residential areas to the north and west are predominately rental.
- Employment and incomes within the study area have not kept pace with those of the City as a whole.
- 28% of residents near the target site do not have a high school diploma compared to 13% in the City as a whole.

Figure 8: Redevelopment Planning Area



Environment

Overall Site

The planning area encompasses the redevelopment site where the Heritage House and the Meridian Center is located, an assisted living facility, and various commercial establishments within the same block.

Built Environment

The immediate surroundings are fully developed with industrial and commercial uses. Village Green Drive to the north of the site and Sobar Road to the east of the site are both anchored by light industrial uses.

Randleman Road to the west is a major thoroughfare and serves as a gateway into downtown Greensboro. It is a predominately commercial corridor developed with a variety of small and mid-scale auto-oriented service establishments.

Natural Environment

There is limited tree cover in the area directly surrounding the redevelopment site. The site is not impacted by drainage ways or streams. A public park and open space area lies to the east within the half mile study area.

Key Findings

- The study area has been developed with various industrial and commercial uses, with limited access to parks and natural areas.

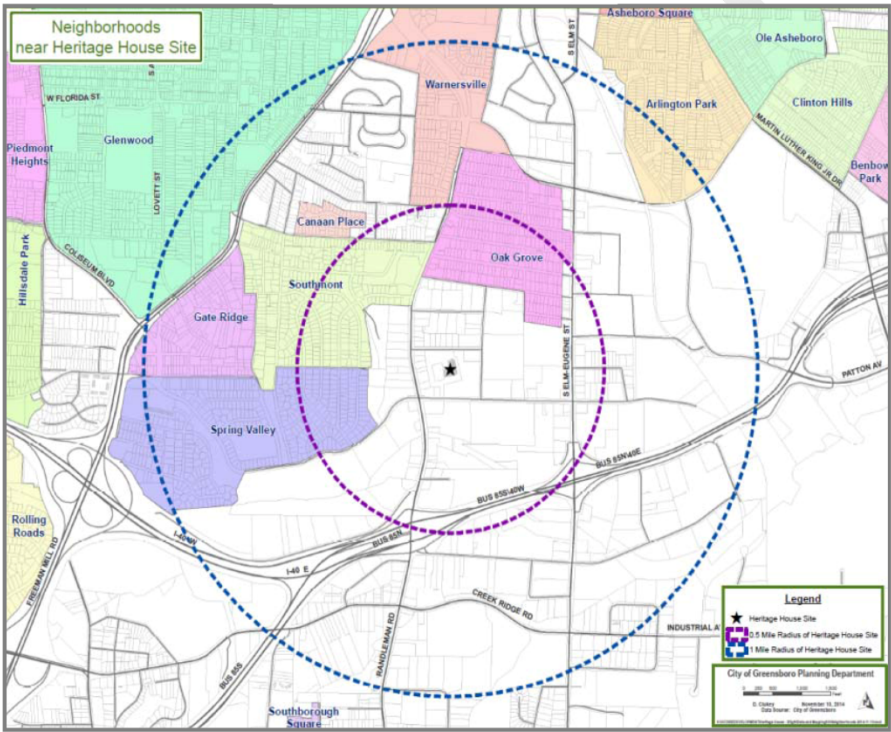
Existing Neighborhoods

The redevelopment site does not lie within or near any established neighborhoods associated with the study area. There are 6 established neighborhoods concentrated in the north and west portions of the 1 mile study area.

These include:

- Warnersville
- Canaan Place
- Southmont
- Oak Grove
- Gate Ridge
- Spring Valley

Figure 9: Existing Neighborhoods



Existing Plans and Policies

Adopted plans and policies influence both public and private investments within the study area.

Connections 2025

The Connections 2025 Comprehensive Plan was adopted in 2003 and provides guidance for anticipated land uses based on the generalized future land use map (GFLUM). The future land uses identified within the 1 mile study area reflect the predominant pattern of existing land uses: industrial, corporate park and commercial. The future land use for the redevelopment site is mixed use corporate park.

Land Development Ordinance

The Land Development Ordinance (LDO) was adopted in 2010 and encompasses the development regulations of the City Code and includes provisions related to:

- Subdivisions
- Building setbacks
- Permitting uses
- Parking

The redevelopment site is zoned for a Planned Unit Development (PUD). PUD, Planned Unit Development districts allow a diverse mixture of residential and/or nonresidential uses and structures that function as cohesive, unified projects. The district encourages innovation by allowing flexibility in permitted use, design, and layout requirements in accordance with a Unified Development Plan.

The redevelopment area includes parcels zoned Commercial Medium (C-M), Light Industrial (LI), and Conditional Office (CD-O). The Commercial-Medium district accommodates a wide range of retail, service, office and multi-family residential uses in a mixed-use environment. The Office district is accommodates office, institutional, supporting service and other uses. The Light Industrial district accommodates limited manufacturing, wholesaling, warehousing, research and development, and related activities without adverse effects on adjoining properties.

Revisions to the zoning scheme will be required to support redevelopment of the site.

Figure 10: Generalized Future Land Use Map

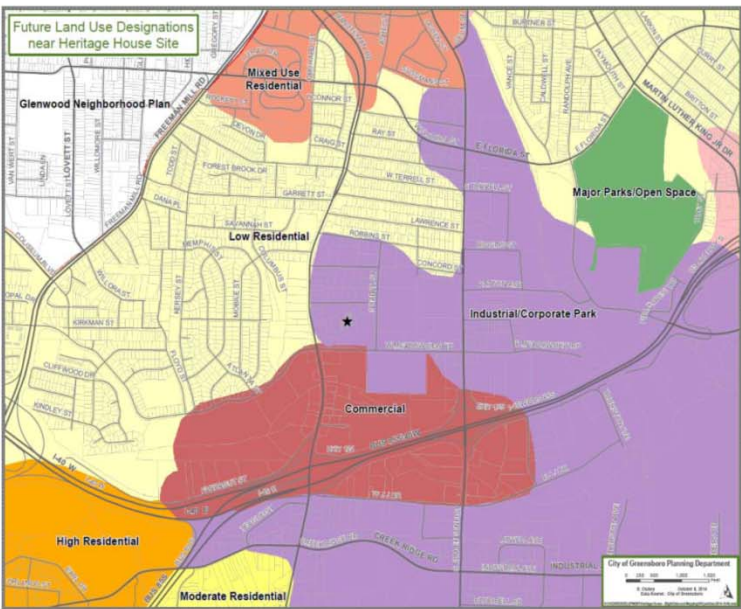
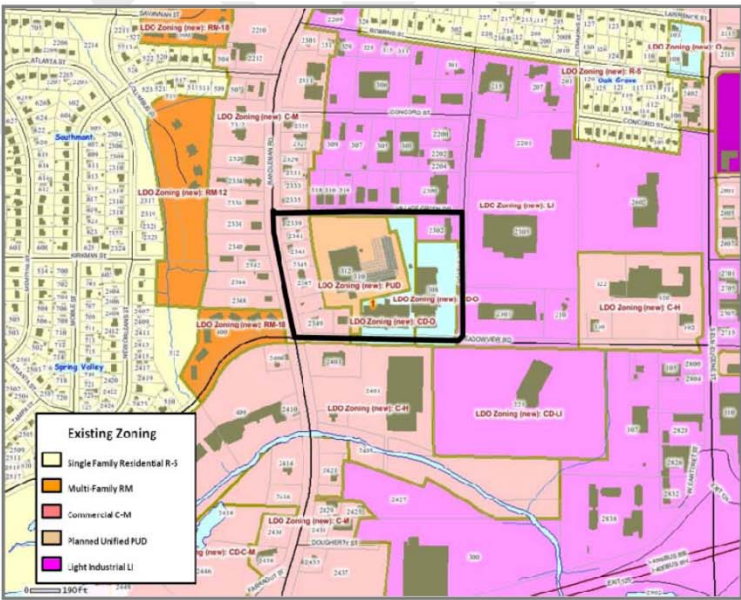


Figure 11: Existing Zoning



Infrastructure

Analyzed data indicates that waste water facilities, public water, and private utilities adequately service the study area.

Private Utilities

Electric services within the boundaries of the study area are provided by Duke Power with natural gas services provided by Piedmont Natural Gas. Access to both private utilities is adequate to support redevelopment of the site.

Public Utilities

An analysis of Water Resources records indicate the sewer, water, and storm water lines within the boundaries of the 1 mile study area are in good condition with adequate capacity to accommodate redevelopment of the site.

Key Findings

- Existing private and public infrastructure is adequate to support redevelopment of the site.

Heritage House Redevelopment Area

Land Use

The area immediately surrounding the redevelopment site is totally developed with light industrial, commercial and office uses.

Existing Land Use

The north and western portion of the half-mile study area is developed with single family and multi-family residential uses. The area within the one mile radius is developed with a variety of uses including industrial, commercial, single family residential, and multi-family residential uses.

The area within the half-mile radius of the redevelopment site is developed with primarily non-residential uses, including:

- Manufacturing
- Light Industrial
- Retail

Existing Site Conditions

The redevelopment site sits on approximately 8 acres, and includes the Meridian Event Center. The site is relatively flat and is covered with surface parking and structures. The topography east and west of the site changes significantly. Scattered vegetation borders the lot to the west. Vehicular access is provided off West Meadowview to the south and Village Green Drive to the north.

Figure 12: Existing Land Use

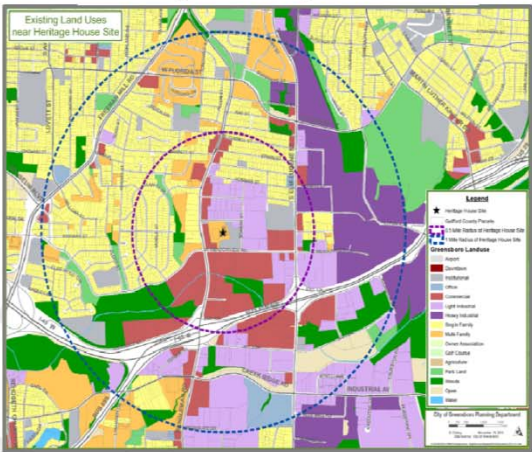


Figure 13: Existing Site



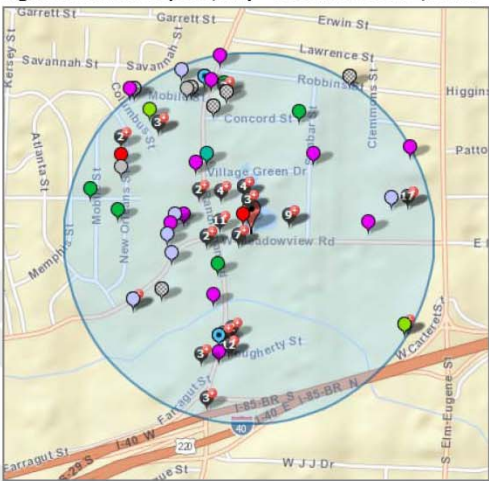
Public Safety

Crime Statistics

Between July 2013 and June 2014, the redevelopment site generated 1,714 calls for police service, resulting in 189 arrests. In contrast, following the condemnation of the Heritage House Condominiums, there were 440 reported violations between July 2014 and December 2014 within the 1 mile study area. Within the 1/2 mile study area, 158 crimes were reported during the same six-month period.

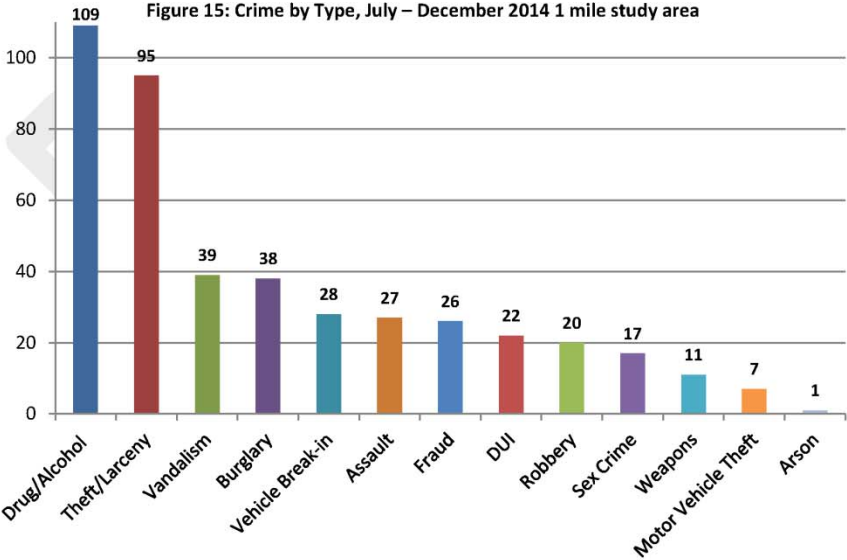
The majority of crimes reported within the study area are non-violent offenses. Nearly one quarter of these (109) were drug or alcohol related.

Figure 14: Crime Reports, July – December 2014 1/2 Mile



Source: Crimemapping.com

Figure 15: Crime by Type, July – December 2014 1 mile study area



Source: Crimemapping.com

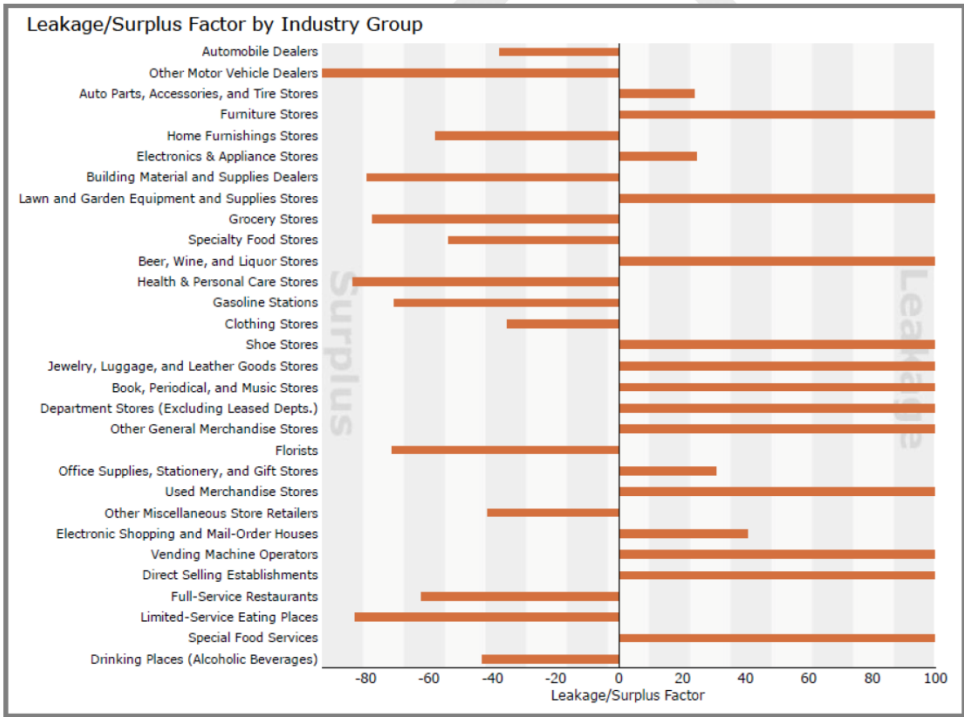
Retail and Business Conditions

Retail Assessment

Based on 2014 data, there are 36 retail establishments within the half-mile study area with 88 retail establishments within the 1 miles study area. Within the half mile study area, 25 of the established businesses fall in the category of retail trade with the remaining businesses providing food and drink. Within the 1 mile study area 72 of the established businesses are tied to retail and trade.

Data indicates that there is leakage of general merchandising businesses and specialty stores within the half-mile study area, which improves in the one-mile study area.

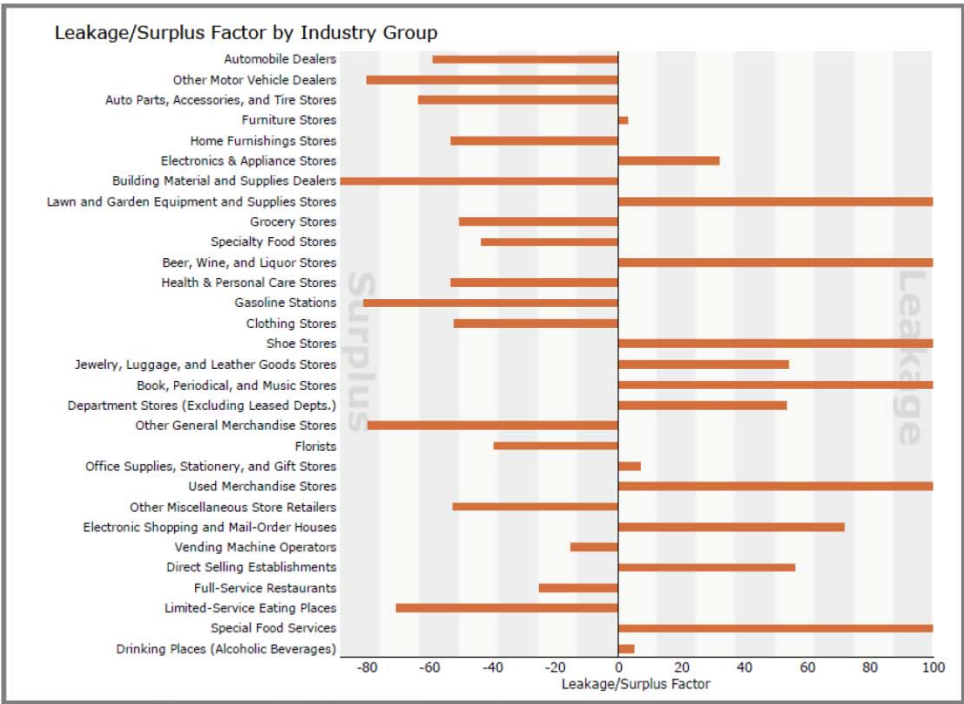
Figure 16: Retail Leakage/Surplus – Half Mile



Source: ESRI

Heritage House Redevelopment Area

Figure 17: Retail Leakage/Surplus – One Mile



Source: ESRI

Property Analysis

The Heritage House complex was converted into condominiums in 2004 (Condominium Plat Book 9, Page 43). The complex consists of 177 residential units with a shared interest in the common elements which include hallways, stairwells, the grounds and parking lot. The condominium conveyance also created a separate ownership parcel for the building at 312 West Meadowview Road which is attached through a common wall and shares an interest in the shared parking lot.

Occupancy

The property is currently vacant and boarded. In July, 2014 water and power service were disconnected to the structure due to non-payment. This led to the property being condemned and all occupants ordered to vacate. The outstanding water bill is \$68,863.42. Records are not available regarding the outstanding balance due to Duke Energy.

Value

The total tax value of the properties that make up 310 West Meadowview Road is \$690,100. 2014 Guilford County Tax records were reviewed to establish the taxable value of the properties associated with the structure. While this is not a substitute for an appraisal, it provides context in establishing a relative value of the property. Most units range in value between \$3,000 and \$4,700 in value. Unit 318, with a tax value of \$22,500 is an outlier that will be investigated further with the Guilford County Tax Department. A table listing each property and the tax value is located in the Appendix.

The tax value of the property at 312 West Meadowview Road is \$2,091,400, also based on the 2014 Guilford County Tax records.

Disposition

According to a title search performed by the City Attorney's office, the 177 units are owned by 58 different entities, with individual ownership of up to 32 units. Some of the units are subject to private mortgage liens and judgments. At this time, 18 units are subject to foreclosure proceedings. Through the 2014 tax year a total of \$102,192.43 in City and County taxes are currently due on the properties.

Structural Analysis

SKA Consulting Engineers, Inc. performed a limited code review and feasibility study for the Heritage House building. SKA engineers evaluated the condition of interior and exterior of the building, stairwells, elevators, roof, mechanical systems, and the fire protection system. The assessment included the preparation of a budgetary estimate of the presumed costs to fully renovate the existing building and returning it to residential use, based on their limited visual assessment of the property. The full report can be found in the Appendix.

Key Findings

- The three stair towers are significantly deteriorated, and require removal and replacement.
- The existing elevators are non operational, and require removal and replacement and the addition of a standby power source as the only handicap accessible egress from the upper floors.
- Each residential unit must be reconfigured to meet minimum code requirements, resulting in the relocation of walls, fixtures, and service connections in each unit.
- Corrosion and deterioration of the structural concrete walls, beams, and connections is evident. Up to half of all connections are expected to require repair and reinforcement.
- Interior masonry walls were found to be constructed without reinforcement or anchorage to the structure. Removal and replacement of all masonry walls will be required to meet code.
- The exterior concrete is spalling in numerous locations, and the reinforcing steel is corroding along the primary vertical bars and secondary ties. The exterior coating must be removed and replaced, areas of spalling must be removed and replaced, and the corroded steel reinforcements must be removed and replaced. The thickness of the concrete covering the reinforcing steel must be increased to ¾ inches to meet code.
- The roof system shows signs of distress and deterioration, requiring removal and replacement of the membrane, ballast, and flashing.
- Insulation at the roof must be replaced to meet minimum code requirements.
- The electrical system through the building has been damaged and appears to have reached the end of its useful life. All fixtures must be brought to code, likely requiring full replacement.
- The fire alarm system must be brought to code, including the addition of carbon monoxide detectors. The fire protection system must be upgraded to include an automatic sprinkler system, new standpipe system with fire hose valves in each stairwell at each floor, and a new pump to meet code.
- The mechanical systems for common areas and individual units will need to be removed and replaced to meet code.
- The plumbing mains throughout the building are likely to be reusable, but fixtures in each unit will need to be replaced.

The total estimated probable construction cost is \$16,962,000 which includes a 10% contingency and 8% allowance for design.

Demolition Estimate

For the purpose of comparison, demolition estimates were also prepared by SKA Consulting Engineers, Inc. for selective demolition of 310 West Meadowview Road, which would preserve the structure at 312 West Meadowview Road. The estimate includes some of the construction costs associated with stabilization of the remaining structure and reconfiguration of utility services to support continued operations. The estimate does not include hazardous material abatement costs, which could be significant should materials like asbestos be discovered in the building. The cost estimate was derived from historical data and recent demolition projects in the Greensboro area. The estimate is included in the SKA report found in the Appendix.

The estimated probable cost of selective demolition is \$1,056,100. Demolition of the entire structure, encompassing 310 and 312 West Meadowview Road would result in a modest cost savings.

Site Photo Inventory

The Redevelopment Planning Area is development predominately with industrial and retail uses. Below is an inventory of development adjacent to the site along W. Meadowview, Soabar Street, Randleman Road, and Village Green Drive.



Soabar Street, LLC
Address: 305 Soabar Street
Zoning: Light Industrial



Springwood Investments, Inc
Address: 2307 Soabar Street
Zoning: Light Industrial



Maple Grove Health and
Rehabilitation Center
Address: 308 W. Meadowview Road
Zoning: Conditional Office



Dougherty Equipment Co.
Address: 2302 Soabar Street
Zoning: Light Industrial



Christ Healing & Deliverance Ministry
Address: 318 Village Green Drive
Zoning: Light Industrial



Boiler Masters, IC
Address: 316 Village Green Drive
Zoning: Light Industrial

Heritage House Redevelopment Area



Boiler Masters Inc
Address: 314 Village Green Drive
Zoning: Light Industrial



Boiler Masters Inc
Address: 312 Village Green Drive
Zoning: Light Industrial



Colors Edge
Address: 310 Village Green Drive
Zoning: Light Industrial



**End Time Harvest Apostolic
Holiness Church**
Address: 308 Village Green Drive
Zoning: Light Industrial



US Post Office
Address: 2300 Village Green Drive
Zoning: Light Industrial



Destiny Christian Center
Address: 2401 W. Meadowview Road
Zoning: Commercial High



The Meridian Center
Address: 312 W. Meadowview Road
Zoning: Planned Unit Development



Fuego Fuego Dance Club
Address: 316 W. Meadowview Drive
Zoning: Commercial Medium



Eckerd Drug Store
Address: 2403 W. Meadowview Road
Zoning: Commercial High

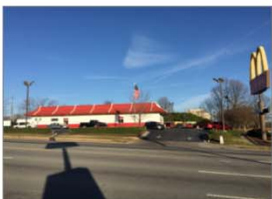
Heritage House Redevelopment Area



Precision Tune Auto Care
Address: 2349 Randleman Road
Zoning: Commercial Medium



Stephanie's
Address: 2347 Randleman Road
Zoning: Commercial Medium



McDonalds
Address: 2347 Randleman Road
Zoning: Commercial Medium



New Glo Car Wash
Address: 2343 Randleman Road
Zoning: Commercial Medium



Busy Kids Child Care Center
Address: 2341 Randleman Road
Zoning: Commercial Medium



B & G Tires Auto Sales
Address: 2339 Randleman Road
Zoning: Commercial Medium



Vacant
Address: 2335 Randleman Road
Zoning: Commercial Medium



Biscuitville
Address: 2338 Randleman Road
Zoning: Commercial Medium



Chinatown Express
Address: 2340 Randleman Road
Zoning: Commercial Medium

Heritage House Redevelopment Area



Business Name: KFC
Address: 2340 Randleman Road
Zoning: Commercial Medium



Vacant
Address: 2342 Randleman Road
Zoning: Commercial Medium



Pizza Hut
Address: 2344 Randleman Road
Zoning: Commercial Medium



Subway
Address: 2348 Randleman Road
Zoning: Commercial Medium



Spring Manor Apartments
Address: 400 W Meadowview Road
Zoning: Residential Medium, 18



Solo Gas Station
Address: 2400 Randleman Road
Zoning: Commercial High

Appendix

Planning Board Resolution

RESOLUTION OF THE PLANNING BOARD
OF THE CITY OF GREENSBORO, NORTH CAROLINA
DESIGNATING 310 WEST MEADOWVIEW ROAD AKA HERITAGE HOUSE
CONDOMINIUM AS “BLIGHTED,” AND “BLIGHTED PARCELS” AND 310 WEST
MEADOWVIEW ROAD AKA HERITAGE HOUSE CONDOMINIUM AND
312 WEST MEADOWVIEW ROAD AKA THE MERIDIAN EVENT CENTER AS A
“REHABILITATION, CONSERVATION, AND RECONDITIONING AREA”

WHEREAS, the Planning Board makes the following findings based upon the Staff Report Memorandum and Attachments presented on September 17, 2014;

WHEREAS, under the North Carolina Urban Redevelopment Law as set forth in Article 22, §160A-503(2) “Blighted Area” is an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health and safety, morals or welfare; provided no area shall be considered a blighted area within the meaning of this Article, unless it is determined by the Planning Board that at least two thirds of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a blighted area;

WHEREAS, if the power of eminent domain shall be exercised under the provisions of Article 22, it may only be exercised to take a blighted parcel as defined in subdivision (2a) of this section;

WHEREAS, under the North Carolina Urban Redevelopment Law as set forth in Article 22, §160A-503(2a) “Blighted Parcel” is a parcel on which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes; or any combination of such factors, substantially impairs the sound growth of the community, and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health and safety, morals or welfare, provided, no parcel shall be considered a blighted parcel nor subject to the power of eminent domain unless it is determined by the Planning Board that the parcel is blighted;

WHEREAS, the Declaration of Heritage House Condominium, located at 310 West Meadowview Road, recorded by the Guilford County Register of Deeds in Book 6232, Page 586, and recorded in Plat Book 9, Page 43, describes Heritage House Condominium as a parcel that comprises 6.939 acres of record containing 177 condominium units which own in their entirety

the common elements, which include the parking lot, grounds, building, and interior common areas;

WHEREAS, a survey of conditions of individual units and the common areas undertaken at 310 West Meadowview Road, as summarized in the Memorandum and Attachments to the Planning Board and incorporated into this resolution, clearly indicates the existence of blighted conditions in accordance with Article 22, §160A-503(2) and (2a) of the General Statutes of North Carolina. Such evidence includes: dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes;

WHEREAS, the evidence of blight substantially impairs the sound growth of the community, and is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health and safety, morals or welfare within the meaning of Article 22 §160A-503(2) and (2a);

WHEREAS, under the North Carolina Urban Redevelopment Law as set forth in Article 22, §160A-503(21) "Rehabilitation, Conservation, and Reconditioning Area" shall mean any area which the planning commission shall find, by reason of factors listed in subdivision (2) or subdivision (10), to be subject to a clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, it will become in the reasonably foreseeable future a blighted area or a nonresidential redevelopment area as defined herein;

WHEREAS, the Meridian Event Center, located at 312 West Meadowview Road, and which is a portion of the original building structure, is in danger of becoming blighted because of its proximity to the blight at 310 West Meadowview Road (Heritage House Condominium);

WHEREAS, there is a "clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and recondition the area, The Meridian Event Center will become in the reasonably foreseeable future a blighted area." Article 22 §160A-503(21);

WHEREAS, under Article 22 §160A-501(4), the conditions of blight are beyond remedy or control entirely by regulatory processes in the exercise of the police power and cannot be effectively dealt with by private enterprise under existing law without the additional aids granted by Article 22;

WHEREAS, concerning the full site described in Attachment A, the acquisition, preparation, sale, sound replanning, and redevelopment of such areas in accordance with sound and approved plans for their redevelopment will promote the public health, safety, convenience and welfare as set forth in Article 22 §160A-501(5);

WHEREAS, a Redevelopment Plan for the area will be developed and will indicate its relationship to appropriate land uses, traffic circulation, public utilities, recreational and community facilities, and other public improvements to enhance public health, safety, morals, and welfare of the area.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Planning Board of the City of Greensboro does hereby incorporate the above recitals, the Staff Report Memorandum, and the Attachments; and

The Planning Board of the City of Greensboro does hereby certify that 310 West Meadowview Road (Heritage House Condominium) including each of the 177 individual condominium units together with their common elements which include the parking lot, grounds, building, and interior common areas are "Blighted" and "Blighted Parcels" within the meaning of and described by Article 22 §160A-503(2) and (2a) of the General Statutes of North Carolina; and

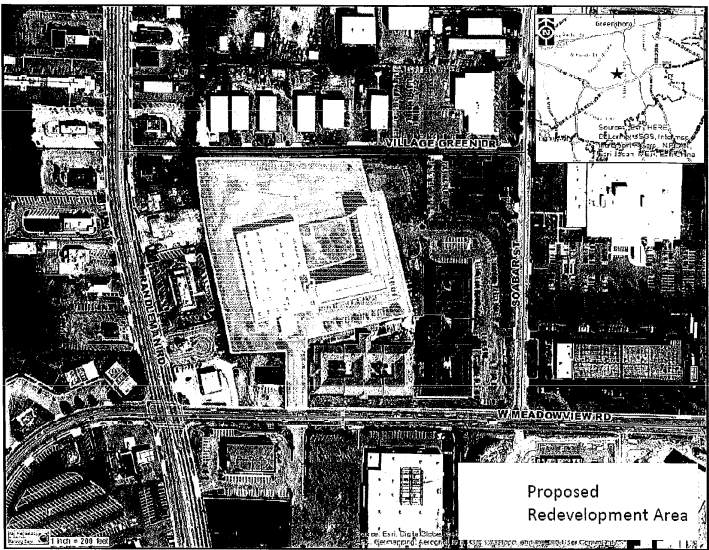
The Planning Board of the City of Greensboro does hereby certify that the site described in Attachment A, within the city block bounded by Village Green Drive to the north, Sobar Street to the east, Meadowview Road to the south, and Randleman Road to the west, and encompassing the addresses of 310 West Meadowview Road and 312 West Meadowview Road, is a "Rehabilitation, Conservation, and Reconditioning Area" ("The Area") within the meaning of and described by Article 22 §160A-503(21) and do further certify that within said Area that 310 West Meadowview Road (Heritage House Condominium) including each of the 177 individual condominium units together with their common elements which include the parking lot, grounds, building, and interior common areas are "Blighted" and "Blighted Parcels" within the meaning of and described by Article 22 §160A-503(2) and (2a) of the General Statutes of North Carolina.

1/21/15
Date

CPT
Chair

ATTEST:
March 11, 2015

ATTACHMENT A
REDEVELOPMENT AREA



SKA Report



300 Pomona Drive
Greensboro, NC
27407-1620
P: 336.855.0993
F: 336.855.6066
www.skaeng.com

Groups
Structural
Mechanical
Electrical
Plumbing
Fire Protection

Building Solutions
Roofing
Waterproofing

Locations
Greensboro, NC
Asheville, NC
Charlotte, NC
Wilmington, NC
Birmingham, AL

December 30, 2014

City of Greensboro
Facilities Management Department
P.O. Box 3136
Greensboro, NC 27402

Attention: Mr. Butch Shumate email: Butch.Shumate@greensboro-nc.gov

Reference: Code Review and Feasibility Study
Heritage House Facility
Greensboro, North Carolina
SKA Project # 140279.2

Mr. Shumate,

Per your request, SKA Consulting Engineers, Inc. (SKA) performed a limited code review as the initial phase of a feasibility study for the residential wing of the above referenced facility. This feasibility study was requested by the City of Greensboro to assess the effort that would be required to fully renovate the existing building in order to create a livable, comfortable residential facility. The following is a summary of our observations, conclusions and recommendations.

Background:

The Heritage House facility is a six story structure located on Meadowview Road in southeast Greensboro, NC that was constructed in 1974. Originally, the structure was utilized as a hotel, however, a number of years ago, the hotel was converted to condominium units that served as residences. In July of 2014, the residential wing of the complex was blighted by the City of Greensboro and condemned. The residents of the facility were evicted and were required to find alternate living arrangements.

Following this series of events, SKA was asked to provide a visual review of the current facility and a code review in an effort to determine the feasibility of renovating the space to return the building to livable, comfortable residential units (refer to the previous reports dated 6-12-2014 and 7-21-2014). As part of this review, an anticipated order of magnitude cost has also been provided for consideration.

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

Code Review and Observations:

General and Structural

Background Information:

The structure is comprised of a combination of cast-in-place and precast concrete members. The primary structural system includes precast concrete columns and wall panels that support precast concrete floor and roof slabs. Structural steel plates and angles are embedded into the precast concrete elements and are used to connect vertical and horizontal framing members together via welded connections.

In addition to the precast concrete column and wall panels, there are several interior walls that are cast-in-place concrete. These cast-in-place concrete walls likely serve as the lateral bracing system for the structure, in addition to providing support for portions of the floor and roof framing. The concrete walls extend through the living spaces and terminate at the hallways. A concrete beam frames across the hallway from wall to wall. The concrete walls and beams support precast concrete slabs, which are likely hollow core slab panels and form the floors and roof of the facility.

As noted in the previous reviews, at some point in the past, likely not part of the original construction, drop acoustical ceilings were installed throughout the corridors of the facility. In addition, light gauge metal framing and gypsum sheathing were installed over the majority of the interior corridor walls. Carpets covered the majority of the floor areas within the facility. With the exception of the stair towers and the mechanical spaces, the finishes were present throughout the facility, limiting the review of the existing structural components. SKA also performed some destructive testing and removal of the exterior coating at multiple spots to expose the structural concrete members underneath the coating on the exterior of the structure. Access was provided via a boom lift provided by the City of Greensboro.

Observations and Code Review:

Stair Towers:

Several of the stair towers were reviewed during the site visits. The stair tower locations were at the southwest corner of the residential wing, the center of the residential wing and at the north side of the residential wing, adjacent to the elevator. The observations noted below were observed in all three of the stair towers reviewed and remained consistent from the previous review:

- Stairs are constructed using a metal pan system with concrete infill to create the stair treads and the landings. The metal pan stairs are constructed using structural steel channels, angles, plates and bent light gauge sheet metal forms for the treads and landings. The metal pan system is attached to the concrete walls using a combination of post installed anchors and embedded steel plates. Each stair tower is technically an interior space, as walls and windows separate the stairs from the weather. However, the stair towers are unconditioned space.
- Visible rust staining was observed through the coating at the underside of the stair risers and landings throughout the stair towers. The coating system is likely concealing the majority of the rust, but some staining has worked its way through the coating or escaped the coating at penetrations and termination points.

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

- The coating system at the underside of the stairs is trapping any moisture, including urine and other non-water liquids. As the liquids travel down the risers and landings and through the concrete slabs, they do not have the ability to escape at the underside of the stairs. The trapped moisture is then held against the metal pan stair system, increasing the corrosion of the steel framing. Visible rust through the coating system indicates that significant deterioration of the metal pan stairs has occurred at several locations. However, the full extent of the corrosion and deterioration could not be fully reviewed or quantified due to the presence of the coating system, which was not removed.
- It is likely that the stairs would require removal and replacement should the facility be renovated, but further evaluation would be necessary upon removal of the coating system. However, it appears that the stair openings would be sufficient to meet current code requirements, depending on the layout of the renovated space.

Elevators:

- SKA did not perform a thorough review of the elevators during the site visits. However, based on conversations with the accompanying officers, some of the tenants, and the home owner's association president, who accompanied SKA and COG during the first visit, the elevators are not in proper working order and are not operational for the majority of the time.
- The elevators are likely not tied to a standby power source, which is required for accessible elevator equipment in section 1007.4. The elevators would have to be included in the accessibility means of egress plan, as no other handicap access is provided to floors 2-6.
- A quick review of the condition of the cabs, along with the poor operation of the equipment, and the code deficiencies results in a recommendation to completely remove and replace the elevators, should the building be renovated.
- The quantity and location of elevators appears sufficient for current code requirements with regard to egress travel distances, but should be verified during planning efforts.

Residential Living Units:

- The residential units will require reconfiguration of the spaces to meet minimum access and egress clearance dimensions for bathrooms, kitchens and hallways. This will likely require relocation of walls, plumbing fixtures, electrical services, etc. to accommodate the new layout.
 - Reconfiguration of the spaces will result in a major renovation project. This will require complete removal of non-structural elements and installation of new construction in accordance with Chapter 8, Interior Finishes, and Chapter 11, Accessibility.

Finishes:

- The finishes found in the residential units and the common spaces are in extremely poor condition due to extreme wear, contamination and a general lack of proper care and upkeep.
 - All finishes should be removed and replaced.

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

Precast Panels and Concrete Walls:

- Signs of corrosion and deterioration of the precast, prestressed double tee roof beams were observed in the boiler room. The deterioration does not appear to be significant at this time, but has started. The corrosion appears to be primarily at the connection plates, bearing points for the double tee to the supporting wall elements and at the bottom stem of the double tee in close proximity to the supports. If not addressed, the corrosion will continue.
- The concrete walls on the north and south end of the boiler room had some minor cracking and distress observed. The distress was predominately observed at the support points for the roof beams at the south wall, while the north wall showed more significant cracking that was likely caused by settlement of the structure in the past.
- The precast concrete wall connections were exposed within the boiler room for review:
 - The structural steel connection at the northwest intersection of the walls was uncovered during the review. The connection was found with significant corrosion. The connection was also not intact, as the structural steel angle was not welded to the embed plate in the north wall.
 - The structural steel connection at the southwest corner of the room at the intersection of the walls was also exposed for review. This connection appeared to be partially intact. The angle was welded to both embed plates, but the welds and the steel shapes have experienced significant corrosion.
- Four (4) precast wall connections were visible within the Electrical room at the south wall of the space. Of the four (4) visible connections, two (2) were not properly attached. The welds at the connection plates and angles do not appear to have been properly welded initially and have failed at some point in the past. All connection plates and angles showed signs of corrosion.
- Given the number of precast concrete wall connections that were found to be deficient, SKA has serious concerns about the integrity of all of the connections. Review of all of the connections and remedial work to correct deficiencies should be undertaken should the facility be renovated.
 - Based on our observations, we would anticipate approximately 1/3 to 1/2 of the precast connections would require repair/reinforcement. All connections should receive a protective coating to help limit future deterioration.

Masonry Walls:

- The CMU wall along the east elevation of the Boiler room had significant cracking extending from the corners of the double door that accesses the boiler room. This is likely the result of settlement, although the timing of the settlement could not be determined.
 - These masonry walls are likely constructed without any reinforcing steel or grout fill within the cells. This construction type, given the size and configuration of the walls, would not meet the current requirements of the building code. Remedial efforts to correct this would not be feasible, and thus removal and reconstruction of the walls would be required.
- The exterior wall in all of the residential units was found to be CMU laid up tight between the concrete walls and floor slabs. No anchorage of the CMU to the concrete walls or floor slabs was observed. In one of the units, the heat and air conditioning unit had been previously removed, showing the CMU wall. No reinforcing steel was evident.

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

- The CMU is likely unreinforced and missing anchorage to the structure. As a result, the CMU walls would have to be removed and replaced or strengthened and anchored to the structure if the facility was renovated, as this construction does not meet the current code requirements. Removal and replacement is likely the most cost effective and quickest solution.
- The fact that the walls were constructed tight between the walls and slabs allows no ability for movement, which could lead to distress to both the walls and the concrete structure.

Exterior:

- Spalling of the concrete and corrosion of the reinforcing steel was found at all locations where the coating was removed. Corrosion was observed on both the vertical primary bars and secondary ties. As the reinforcing steel corroded and expanded, it caused internal forces and stresses within the concrete that ultimately exceeded the tensile capacity of the concrete, thus causing the concrete to fracture and spall away from the corroded reinforcing steel.
 - The spalling concrete would have to be removed back to sound concrete and uncorroded reinforcing steel. A properly designed and adhered repair would be required at each spall location. In many of these locations, the reinforcing steel would require removal and replacement or cleaning and coating with a corrosion inhibitor.
- It appears that the coating was actually trapping moisture behind it and holding the moisture against the concrete and reinforcing steel, exacerbating the corrosion process.
 - Removal and replacement of the coating system would be required to expose the concrete elements and properly apply an adequate protective coating.
- SKA observed that the concrete cover over the secondary tie reinforcing steel at most locations was ¼ inch or less, which is significantly less than the ¾ inch minimum cover required by the building code. One of the primary reasons for adequate concrete cover is that the concrete cover provides protection of the reinforcing steel from corrosive elements.
 - The observed concrete cover does not meet minimum cover requirements set forth in ACI and the NCSBC. Additional cover or some type of cathodic protection or corrosion inhibitor would likely be required to help extend the life of the exterior concrete elements in the event that the facility is renovated.
- During the review of the roof, the top of the concrete wall projections was observed. The top of the concrete wall projections that extend beyond the face of the exterior walls were found to be uncoated and exposed to the weather. At approximately 1/3 to 1/2 of the locations, corrosion of the ties and spalling of the reinforcing steel was observed.
 - The spalling concrete would have to be removed back to sound concrete and uncorroded reinforcing steel. A properly designed and adhered repair would be required at each spall location. In many of these locations, the reinforcing steel would require removal and replacement or cleaning and coating with a corrosion inhibitor.
- Loose spalling concrete could pose a safety threat to people and property below. Should the spalling sections of concrete dislodge under temperature fluctuations or during a wind event, the sections could fall to the ground. Falling sections of concrete pose a threat to residents, guests and property below. In addition, if the falling concrete were to hit one of the awnings

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

over the windows, the sections of falling concrete could project away from the building, further increasing the risk of harm or damage.

- The spalling concrete would have to be removed back to sound concrete and uncorroded reinforcing steel. A properly designed and adhered repair would be required at each spall location. In many of these locations, the reinforcing steel would require removal and replacement or cleaning and coating with a corrosion inhibitor.
- Review of the windows around the facility showed that the windows were in a variety of different conditions. Some of the locations observed had window units that were not operational with glass panes that were damaged or completely missing
 - Given the age of the window, the fact that the supporting masonry walls will require demolition, and the damage observed to the windows, SKA recommends installing new window assemblies throughout.

Roof:

- The roof of the residential wing consists of a rubber membrane roof with ballast overlay. The membrane turns up the inside of the parapet wall and appears to extend to the underside of the coping on the parapet.
- Due to the ballast covering the roof, the overall condition of the membrane was not reviewed. However, the locations that were visible showed signs of distress and deterioration. The roof system has reached or is very near the end of its useful service life.
 - Complete removal and replacement of the roof and flashings is recommended.
- Steel angles were utilized to brace the top of the parapet wall. The angles were anchored back to the main roof structure. At the attachment point back to the main roof, the angles are elevated above the main roof and flashed around. The sealant around the majority of the steel angles has cracked and failed.
 - Complete removal and replacement of the roof and flashings is recommended.
- Several of the patches of the roof membrane at the base of the parapet were failing and likely allowing water to infiltrate the roof envelope.
 - Complete removal and replacement of the roof and flashings is recommended.
- Based on the age of the structure and the construction type, the insulation at the roof level will likely not meet the current building code and International Energy Conservation Code minimum requirements.

Mechanical, Electrical, Plumbing and Fire Protection

Electrical Systems:

The existing six story building has approximately 138,000 square feet of floor space with approximately 180 apartment units and appears to have been originally designed as a hotel or dormitory with individual guestrooms.

Electrical systems typically have a life expectancy of 35 years. Systems can last longer if they are maintained properly.

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

Portions of the existing electrical system at the Heritage House appear to be damaged and in either fair or poor condition. For example, faceplates are missing, conductors are exposed, conductors are missing, conduits are damaged, etc...

SKA recommends replacing existing light fixtures with new energy efficient light fixtures and controls throughout.

The fire alarm system will need to be brought up to current code. Carbon monoxide detectors will most likely be required as well to meet new legislation requirements.

Mechanical Systems:

The existing six story building has approximately 138,000 square feet of floor space with approximately 180 apartment units and appears to have been originally designed as a hotel with individual guestrooms. Later renovations included conversion of guestroom spaces into small apartments with thru the wall air conditioning units serving each apartment.

A number of the existing air conditioning units have been damaged or are in poor condition. These units should be replaced to provide reliable operation or the building should be renovated to improve living conditions. Even if the existing units were in good working condition, the performance of the units would not comply with current energy requirements set forth by current building code.

Plumbing Systems:

The existing six story building has approximately 138,000 square feet of floor space with approximately 180 apartment units and appears to have been originally designed as a hotel with individual guestrooms. Later renovations included conversion of guestroom spaces into small apartments with kitchens and bathrooms. Existing apartments include plumbing for bathrooms and kitchen spaces that was likely connected to the original building sanitary and domestic water piping.

A number of the existing plumbing fixtures have been damaged or are in poor condition. Most areas of the existing building should be upgraded to livable condition with new fixtures or completely renovated to improve living conditions. It is likely that existing sewer and domestic water mains could be reused for an upgrade or renovation.

Fire Protection System:

Based on the current North Carolina State Building Code, renovation of the Heritage Building would require significant improvements to existing fire protection systems to comply with current codes. Specific ratings and requirements must be reviewed and approved by the local authority having jurisdiction.

In our opinion, the existing building is not a high-rise building. The existing building is classified as Residential Occupancy, Group R-2. Current codes require an automatic sprinkler system to be installed in accordance with NFPA 13 throughout the entire building. (Refer to North Carolina Fire Code Section 903.2.8).

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

The highest occupied level (6th floor) is located more than 30 feet above the lowest level of fire department vehicle access. Based on the height of the building, a Class III standpipe system must be installed throughout the building. A standpipe riser is required on each of 6 stairwells with fire hose valves installed at each floor level. (Reference North Carolina Fire Code Section 905.3.1)

The existing fire protection piping and fire pump must be tested in accordance with NFPA 25 to verify the condition of the existing system and the existing system must be carefully evaluated to determine if any part of the existing system components can be reused. However, it is expected that a new fire pump would be required to meet new system pressure and flow requirements. Also, an upgrade of the existing electrical system and a new generator would be required to install a new fire pump.

All new fire protection systems must be monitored by an approved fire alarm system.

Recommendations and Summary of Probable Costs:

Based upon our review of the facility and code review and comparison detailed above, SKA recommends full scale removal and replacement of all of the systems within the facility with the exception of the actual structure. The structure, in our opinion, could be renovated, but would require significant repairs and rehabilitation efforts. Some of the structural components, such as the stairs, windows and roof would require removal and replacement. As such, the following is a summation of probable costs to complete these types of repairs that has been prepared for budgetary purposes.

General/Structural

| Building Component | Cost per Unit | Quantity | Total Cost |
|---------------------------------|--------------------------|-----------------|--------------------|
| Roof | \$15-\$20 per sf | 25,000 sf | \$400,000 |
| Stair | \$25,000 per stair | 3 | \$75,000 |
| Elevator | \$125,000 per elevator | 6 | \$750,000 |
| Interior Finishes | | | |
| Floors | \$5 per sf | 138,000 sf | \$690,000 |
| Walls | \$3 per sf | 138,000 sf | \$415,000 |
| Ceilings | \$4 per sf | 138,000 sf | \$550,000 |
| Partitions | \$12 per sf | 138,000 sf | \$1,656,000 |
| Exterior Walls | | | |
| CMU Backup/Façade | \$20 per sf of wall | 45,600 sf | \$1,005,000 |
| Windows | \$600 per window | 360 | \$215,000 |
| Doors | \$4750 per exterior door | 6 | \$30,000 |
| Concrete Repair | \$500,000 Allowance | | \$500,000 |
| Precast Connection Repair | \$500,000 Allowance | | \$500,000 |
| | | | |
| General/Structural Total | | | \$6,786,000 |

Mechanical/Electrical/Plumbing/Fire Protection

| Building Component | Cost per Unit | Quantity | Total Cost |
|---------------------------|----------------------|-----------------|-------------------|
| Electrical | | | |
| Lighting | \$3.00 per sf | 138,000 sf | \$415,000 |

City of Greensboro
Heritage House Code Review and Feasibility Study
SKA Job Number 140279.2

December 30, 2014
Page 8 of 11

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

| | | | |
|----------------------------------------|---------------------|------------|--------------------|
| Receptacles; Data(conduit) | \$1.50 per sf | 138,000 sf | \$207,500 |
| Fire Alarm | \$1.50 per sf | 138,000 sf | \$207,500 |
| Panels, Devices, Wiring | \$2.00 per sf | 138,000 sf | \$276,000 |
| Tele/Data (conduit only) | \$0.50 per sf | 138,000 sf | \$69,000 |
| TV (conduit only) | \$0.10 per sf | 138,000 sf | \$14,000 |
| Security | \$0.50 per sf | 138,000 sf | \$69,000 |
| Switchboard and Feeders | \$0.20 per sf | 138,000 sf | \$28,000 |
| Backup Generator | \$250,000 allowance | - | \$250,000 |
| Mechanical | | | |
| Through Wall AC | \$3,000 per unit | 180 | \$540,000 |
| Total HVAC Replacement | \$16 per sf | 138,000 sf | \$2,210,000 |
| Plumbing | | | |
| Fixtures | \$3,000 per unit | 180 | \$540,000 |
| Plumbing components for Replacement | \$12 per sf | 138,000 sf | \$1,660,000 |
| Fire Protection | | | |
| New Sprinklers | \$650,000 | - | \$650,000 |
| New Standpipes | \$225,000 | - | \$225,000 |
| New Fire Pump | \$100,000 | - | \$100,000 |
| Fire Alarm System | \$25,000 | - | \$25,000 |
| MEFPF Total | | | \$7,486,000 |

Summary of Renovation Costs

| | |
|--------------------|---------------------|
| General/Structural | \$6,786,000 |
| MEFPF | \$7,486,000 |
| 10% Contingency | \$1,430,000 |
| Design Fees (8%) | \$1,260,000 |
| Total | \$16,962,000 |

In lieu of renovating the existing residential wing of the facility, the City of Greensboro is also investigating the possibility of demolishing the current residential wing. If demolished, the site could be converted into an exterior space that serves the adjacent Meridian Center or could be used for a new structure that could serve a number of occupancies. The following is a cost estimate for demolition of the existing building, including some site demolition and work required to temporarily cap utility services that would allow the Meridian Center to function in a normal capacity. This demolition cost does not contain significant abatement costs should hazardous materials be discovered. The cost also does not include major improvements to the site or any new structure costs for replacement facilities. The unit costs included below are a combination of historical data collected by construction estimating data compilation companies and recent projects in the Greensboro, NC area.

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

Demolition of Existing Building

| | Cost per Unit | Quantity | Total Cost |
|----------------------------------|----------------------|-----------------|------------------------|
| Site Demolition | | | |
| Asphalt parking | \$ 10.00 per SY | 3000 SY | \$ 30,000.00 |
| Concrete Curb | \$ 6.00 per LF | 1000 LF | \$ 6,000.00 |
| Sidewalk (4") | \$ 15.00 per SY | 1000 SY | \$ 15,000.00 |
| Pool | \$ 15.00 per SY | 300 SY | \$ 4,500.00 |
| Miscellaneous | Allowance | | \$ 25,000.00 |
| | | | \$ 80,500.00 |
| Building Demolition | | | |
| Concrete Structure | \$ 0.42 per CF | 1,380,000 CF | \$ 579,600.00 |
| Slab on grade | \$ 6.00 per SF | 25,000 SF | \$ 150,000.00 |
| Miscellaneous | Allowance | | \$ 50,000.00 |
| | | | \$ 779,600.00 |
| Utility Rework | | | |
| Allowance | Allowance | | \$ 100,000.00 |
| Subtotal Demolition Costs | | | \$ 960,100.00 |
| Designer Contingency (10%) | | | \$ 96,000.00 |
| Demolition Total | | | \$ 1,056,100.00 |

We emphasize that the Estimate of Probable Construction Costs is a budget estimate based upon our limited knowledge concerning the proposed project at this time. The supplemental information gathered during the development of the contract documents during the design phase of this project may alter the scope of work such that the actual cost of the work increases or decreases.

Limitations of Liability

SKA Consulting Engineers, Inc. (SKA) has performed a limited visual condition survey and limited code review of the Heritage House Residential Wing. Portions and components of the building were not visible and have not been evaluated by SKA, due to a lack of information. SKA specifically disclaims any responsibility for the future performance of any portion of either building not specifically addressed in this report.

The Estimate of Probable Construction Costs is not a quote or price for the work. The estimates were developed with the assistance of qualified professionals based on a general scope of work to be conducted under typical construction conditions. The discovery of additional information that leads to a change in scope, job site restrictions, time limitations, and other factors could cause actual bids to be greater or less than the values contained in this report.

This report is not intended to be a contract document for construction activity at this facility. The scopes of work, schematic details, and other information in this report were not developed for this purpose. SKA specifically disclaims all responsibility for losses incurred if this report is used as a contract document for construction at this facility.

Heritage House Redevelopment Area

SKA Consulting Engineers, Inc.



Quality. Integrity. Innovation.

SKA did not perform a comprehensive review of the facility. The visual review was very limited in nature and only included select areas of the structure. In addition, the code review that was performed was based upon our limited visual assessment of the facility and the limited documents provided to SKA by the City of Greensboro. As such, SKA relinquishes any responsibility for conditions or construction that we did not or could not observe.

Should you have any further questions or concerns, please contact us.

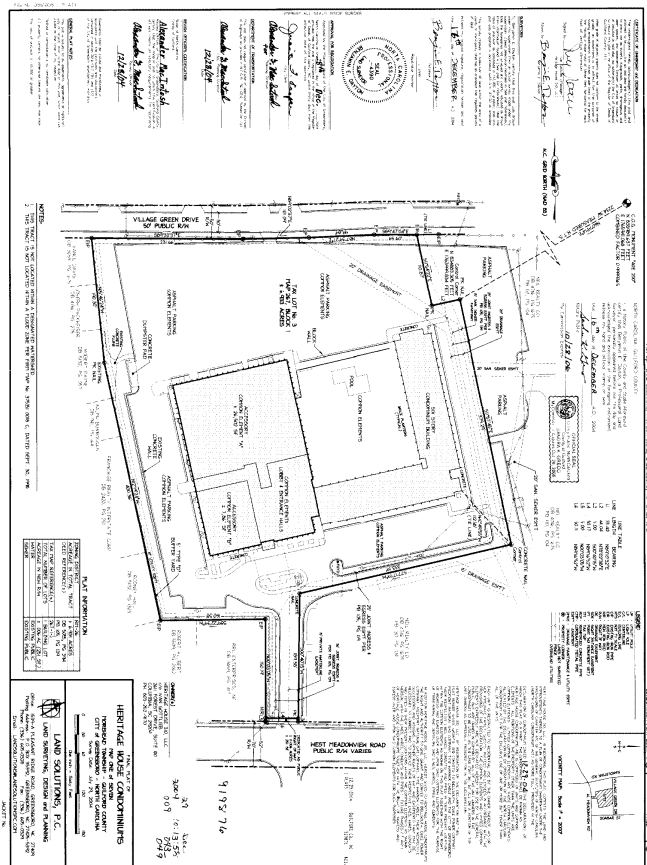
Respectfully submitted,

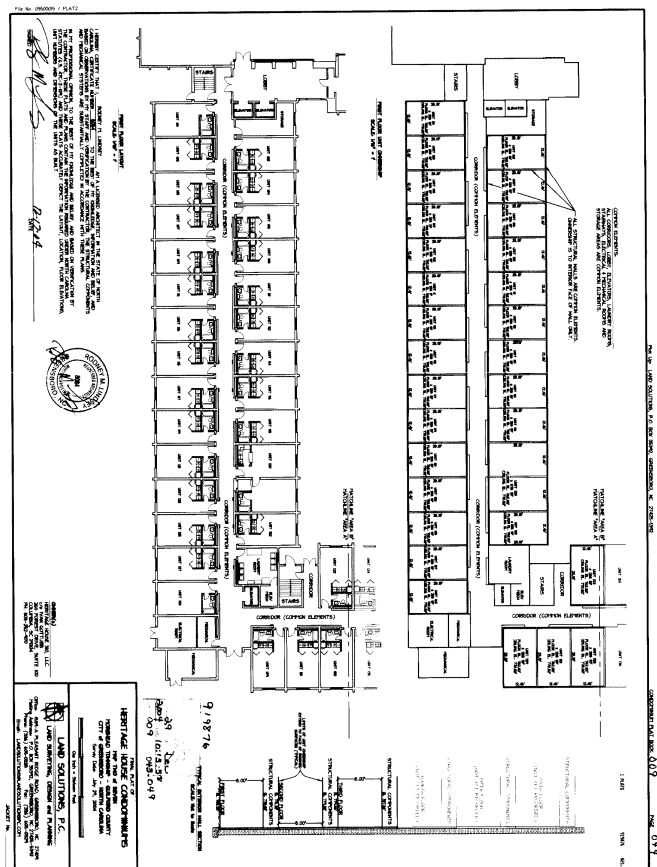
SKA Consulting Engineers, Inc.

Aaron B. Bopp, P.E.

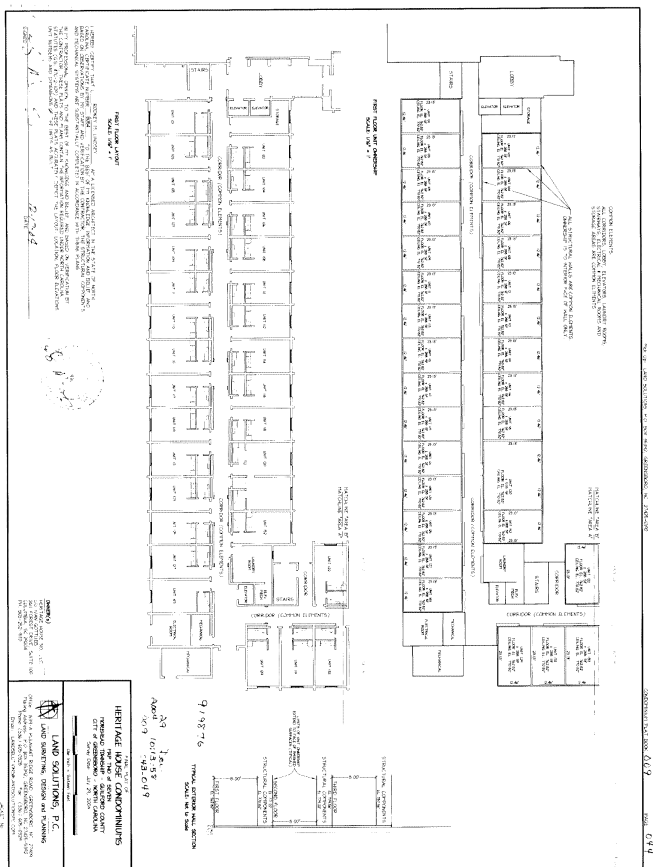
Enclosure: Heritage House Public Record Documents
Photographic Log

Cc: file, tdm, wra, arr
COG – Brandon Hill

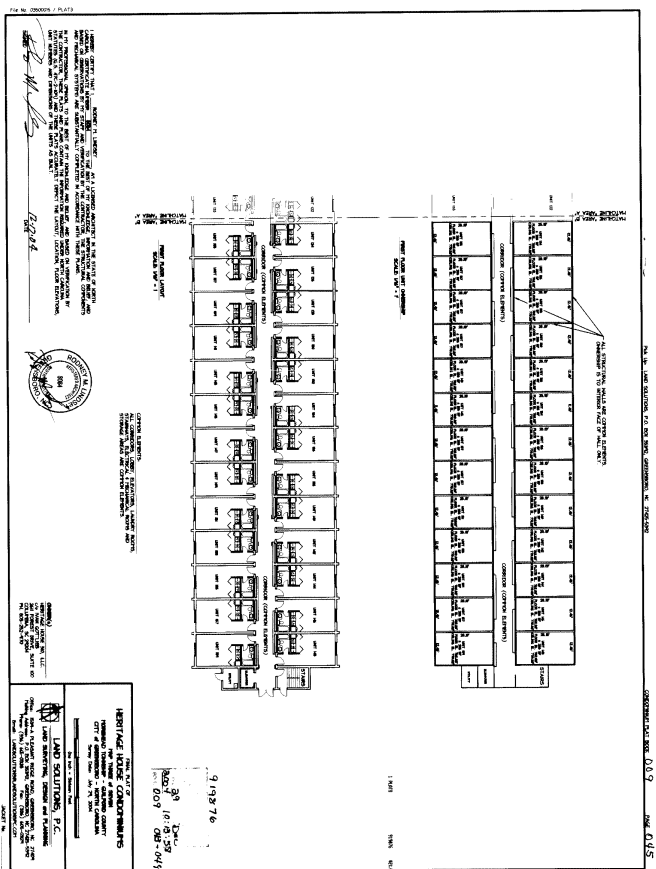


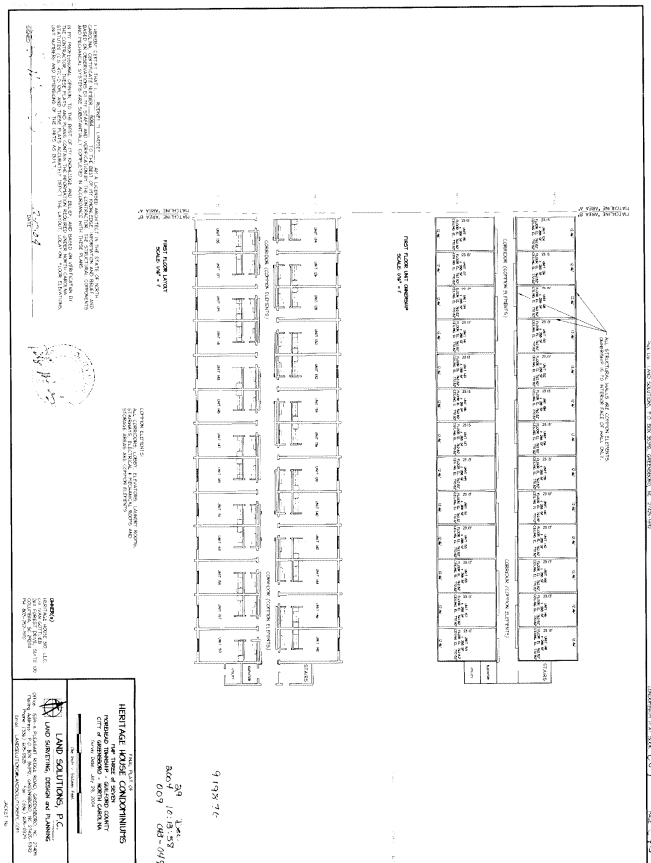


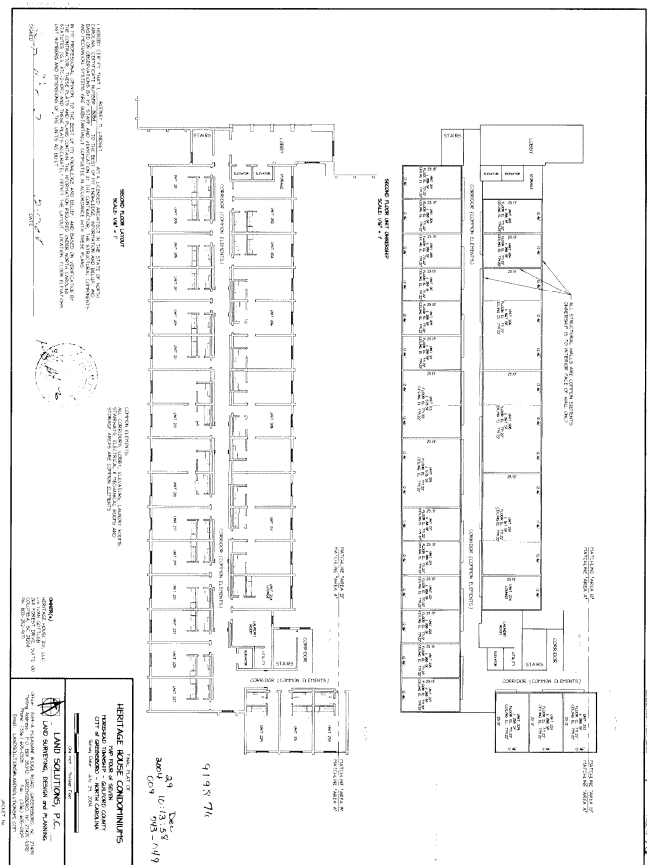
Heritage House Redevelopment Area

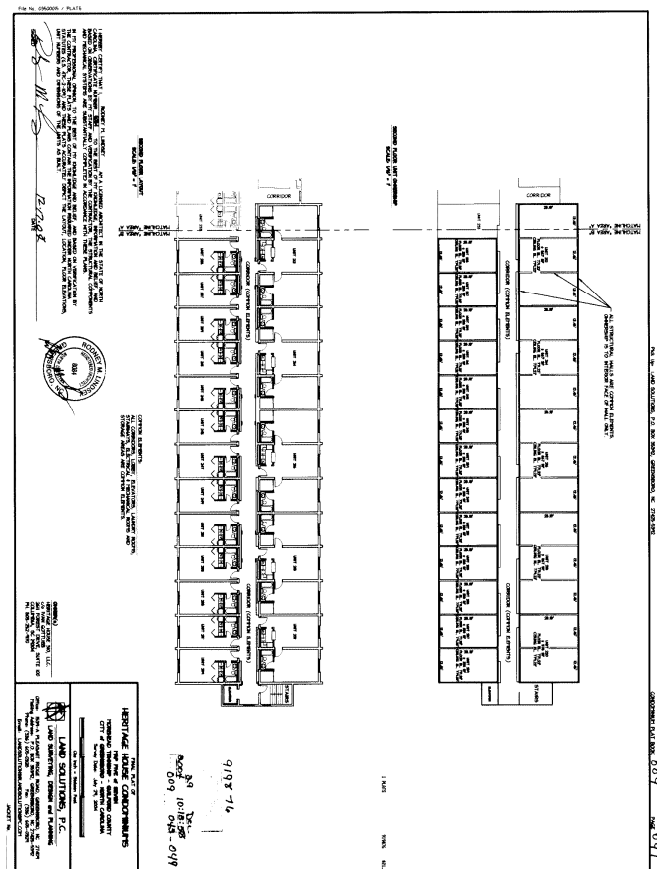


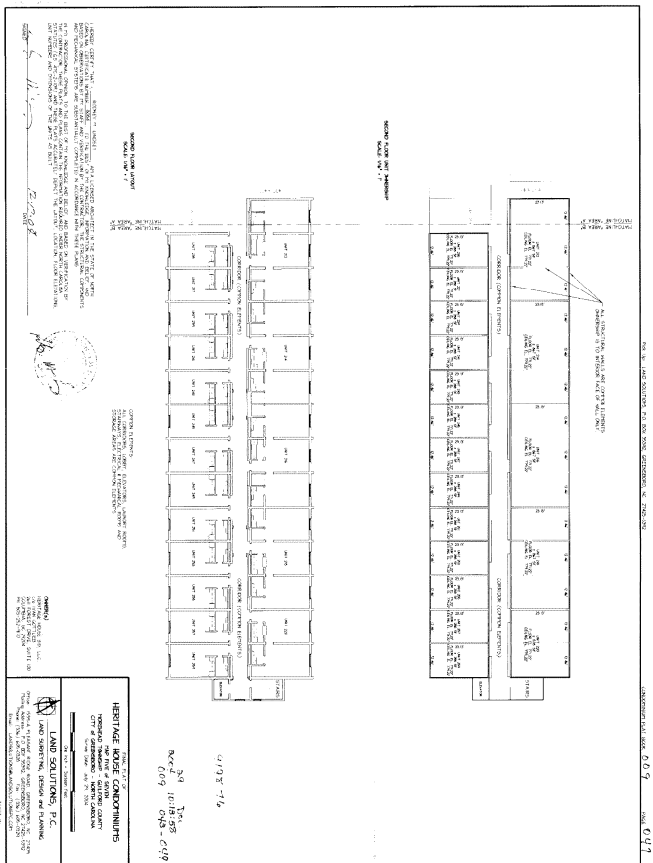
Heritage House Redevelopment Area

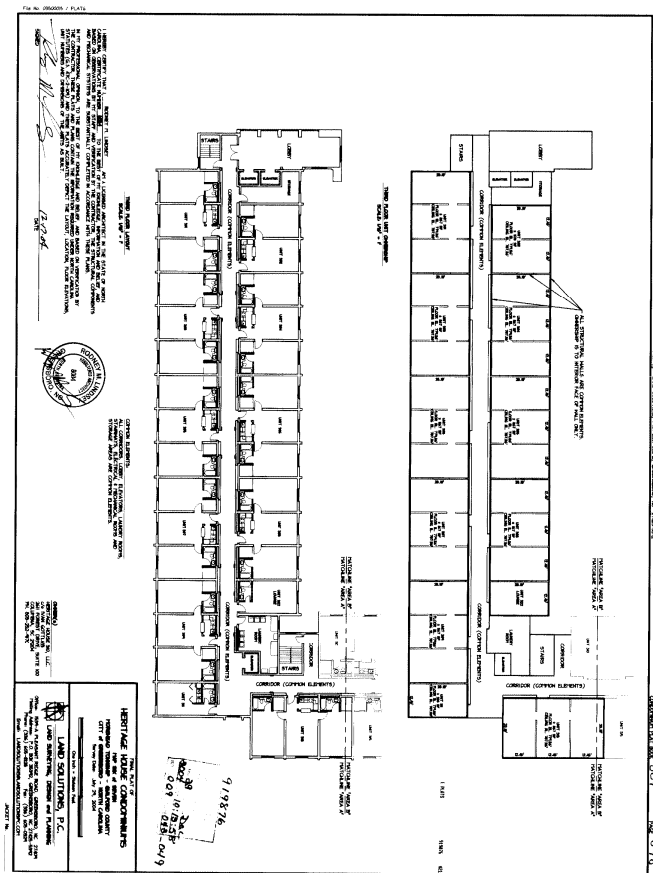




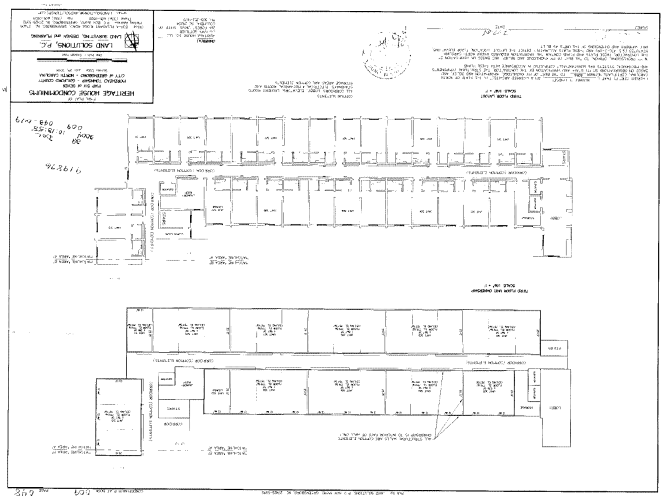


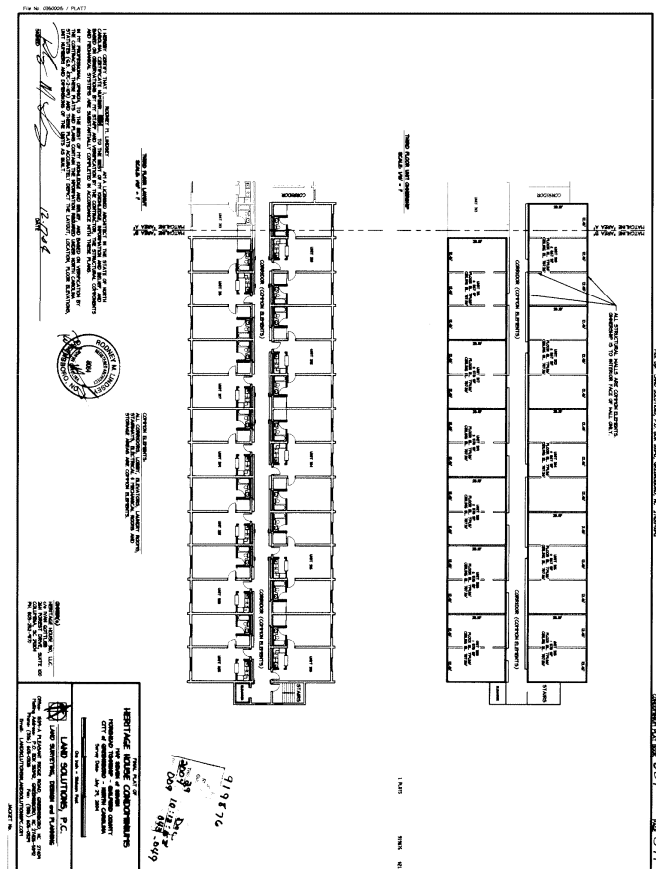




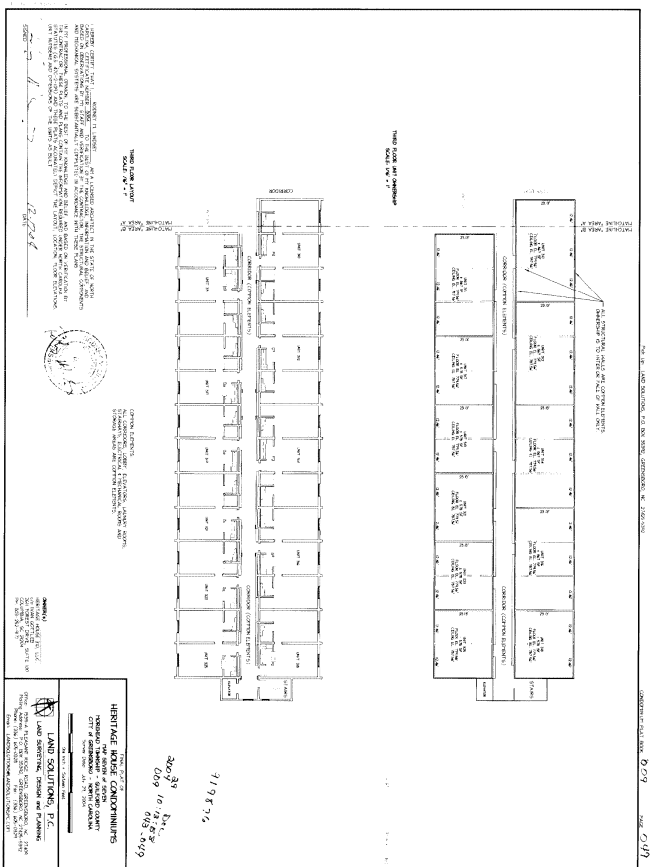


Heritage House Redevelopment Area



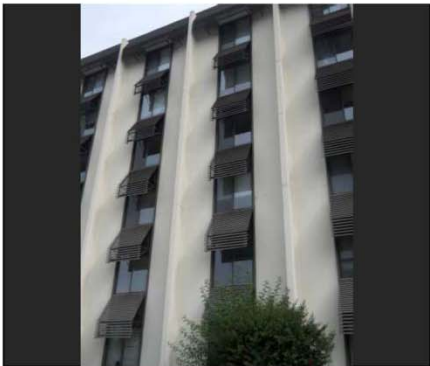


Heritage House Redevelopment Area

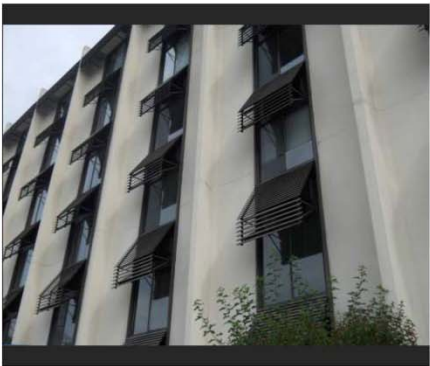


Heritage House Redevelopment Area

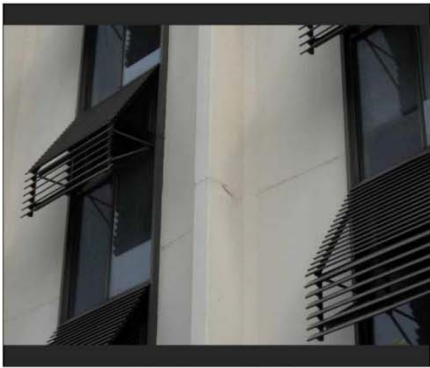
Heritage House Photographs



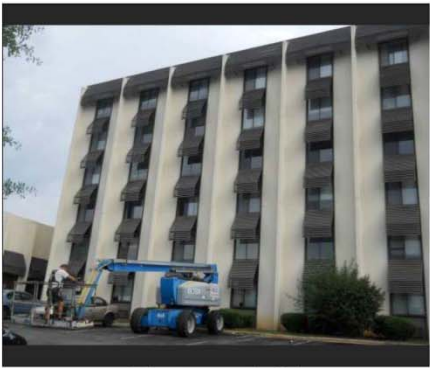
Photograph 01



Photograph 02



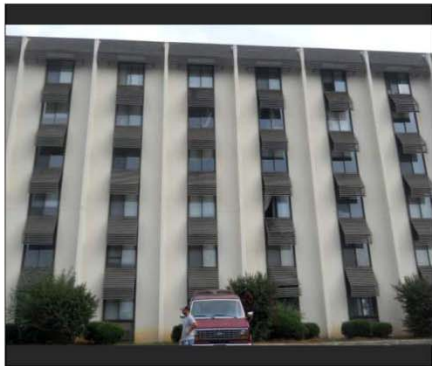
Photograph 03



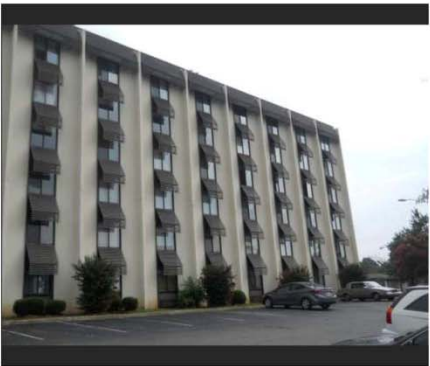
Photograph 04

Heritage House Redevelopment Area

Heritage House Photographs



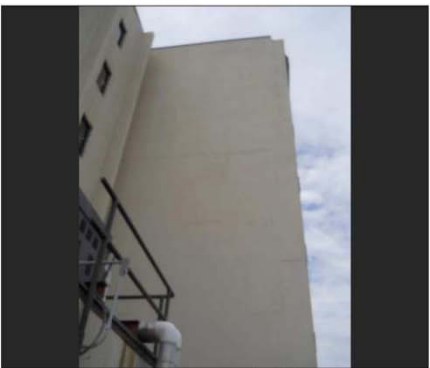
Photograph 05



Photograph 06



Photograph 07



Photograph 08

Heritage House Photographs



Photograph 09



Photograph 10



Photograph 11

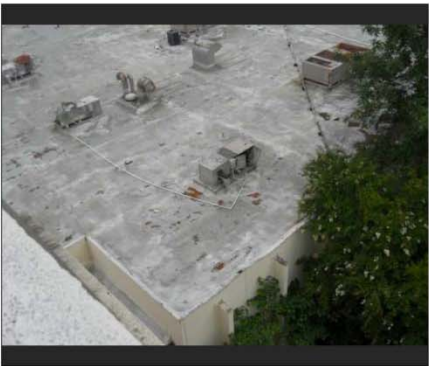


Photograph 12

Heritage House Photographs



Photograph 13



Photograph 14

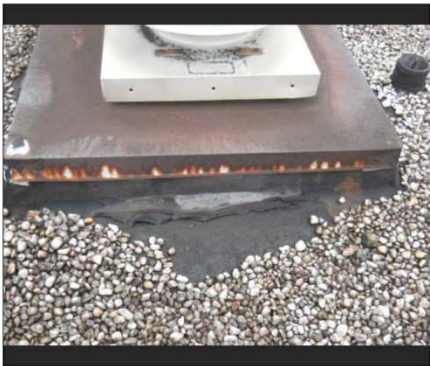


Photograph 15

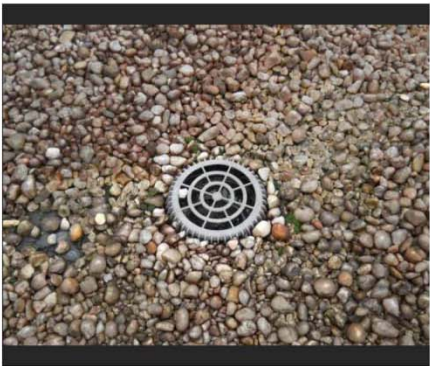


Photograph 16

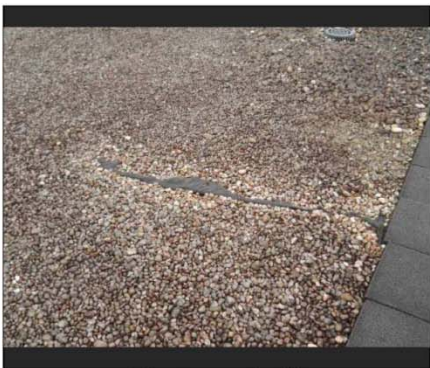
Heritage House Photographs



Photograph 17



Photograph 18

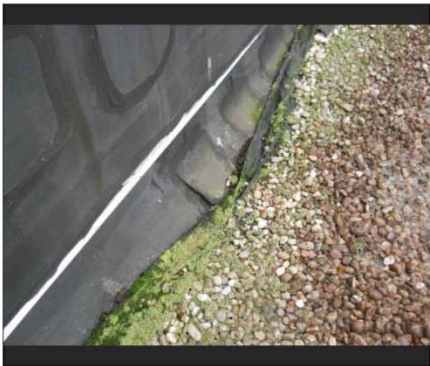


Photograph 19

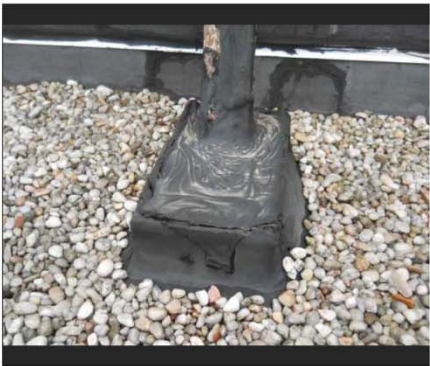


Photograph 20

Heritage House Photographs



Photograph 21



Photograph 22



Photograph 23

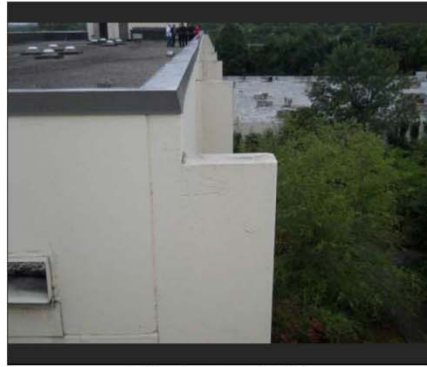


Photograph 24

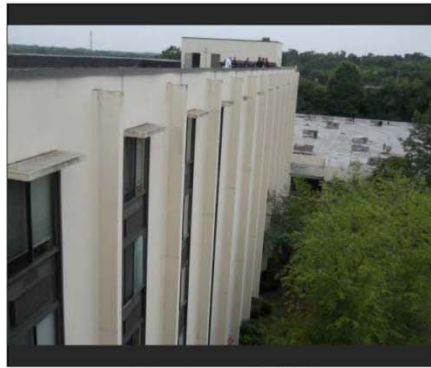
Heritage House Photographs



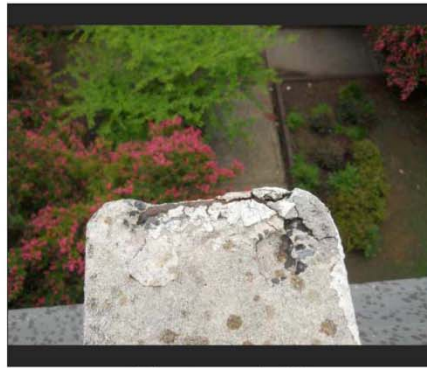
Photograph 25



Photograph 26



Photograph 27



Photograph 28

Heritage House Photographs



Photograph 29



Photograph 30

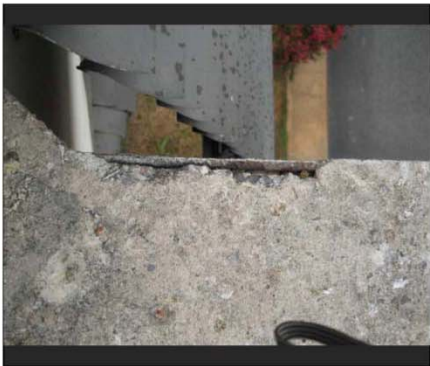


Photograph 31

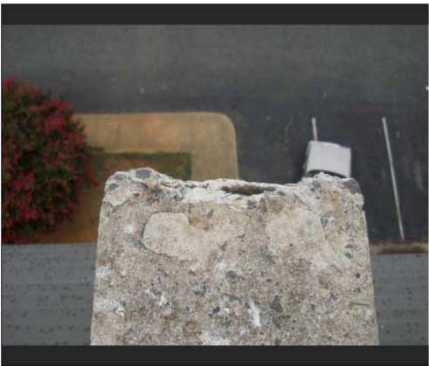


Photograph 32

Heritage House Photographs



Photograph 33



Photograph 34

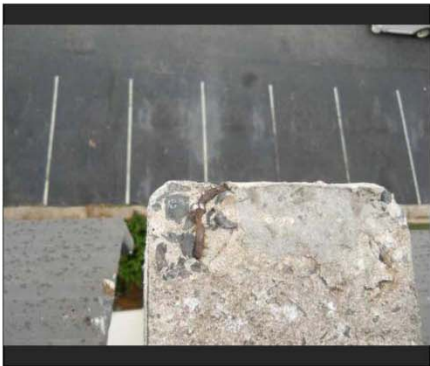


Photograph 35

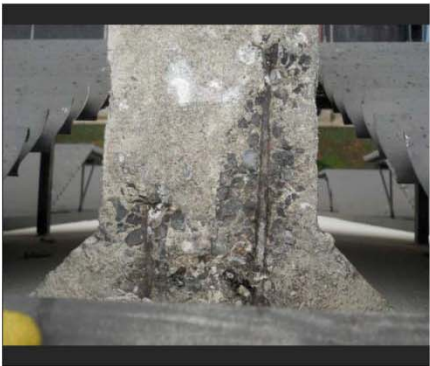


Photograph 36

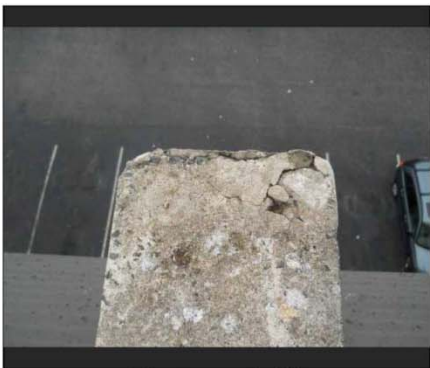
Heritage House Photographs



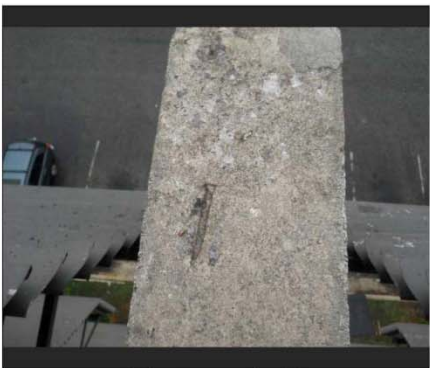
Photograph 37



Photograph 38



Photograph 39



Photograph 40

Heritage House Photographs



Photograph 41



Photograph 42



Photograph 43



Photograph 44

Heritage House Photographs



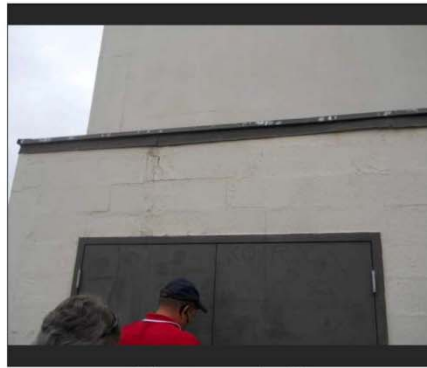
Photograph 45



Photograph 46

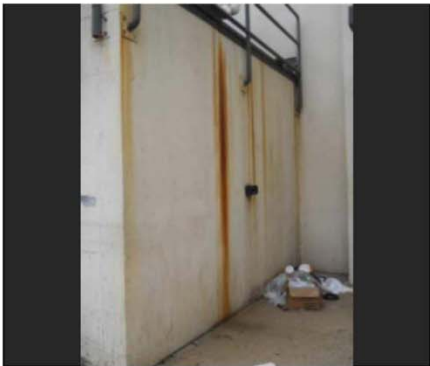


Photograph 47

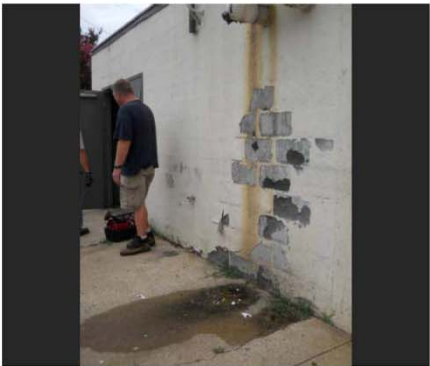


Photograph 48

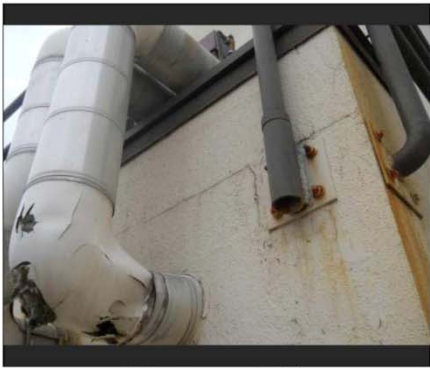
Heritage House Photographs



Photograph 49



Photograph 50



Photograph 51



Photograph 52

Heritage House Photographs



Photograph 53



Photograph 54

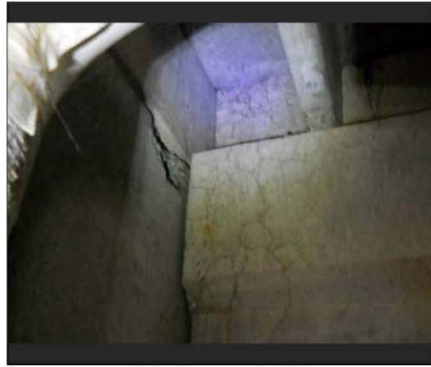


Photograph 55



Photograph 56

Heritage House Photographs



Photograph 57



Photograph 58

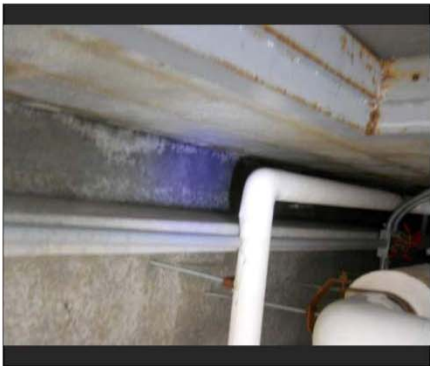


Photograph 59



Photograph 60

Heritage House Photographs



Photograph 61



Photograph 62



Photograph 63



Photograph 64

Heritage House Photographs



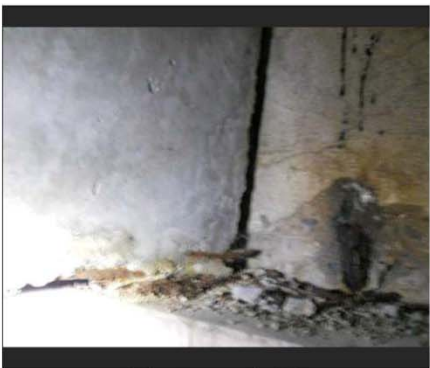
Photograph 65



Photograph 66



Photograph 67



Photograph 68

Heritage House Photographs



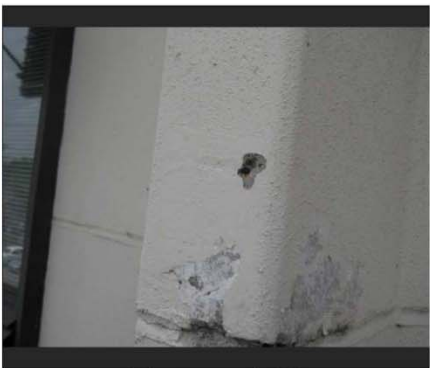
Photograph 69



Photograph 70



Photograph 71



Photograph 72

Heritage House Photographs



Photograph 73



Photograph 74



Photograph 75



Photograph 76

Heritage House Photographs



Photograph 77



Photograph 78



Photograph 79

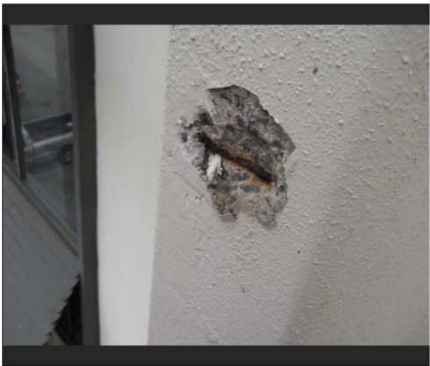


Photograph 80

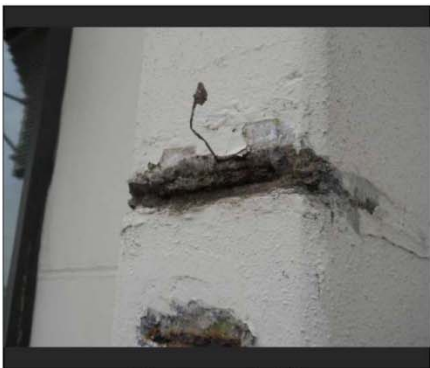
Heritage House Photographs



Photograph 81



Photograph 82



Photograph 83



Photograph 84

Heritage House Photographs



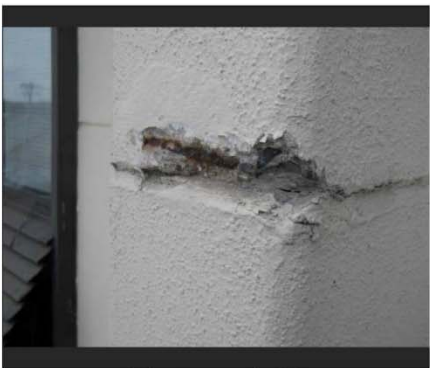
Photograph 85



Photograph 86



Photograph 87



Photograph 88

Heritage House Photographs



Photograph 89



Photograph 90



Photograph 91



Photograph 92

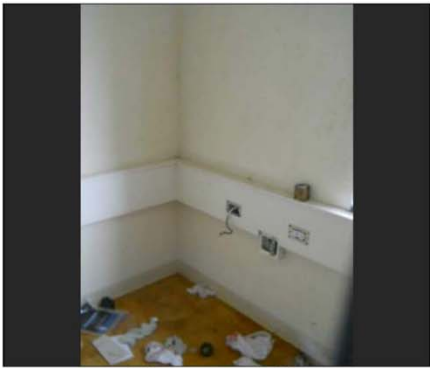
Heritage House Photographs



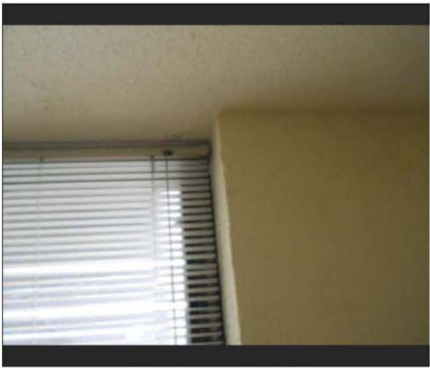
Photograph 93



Photograph 94

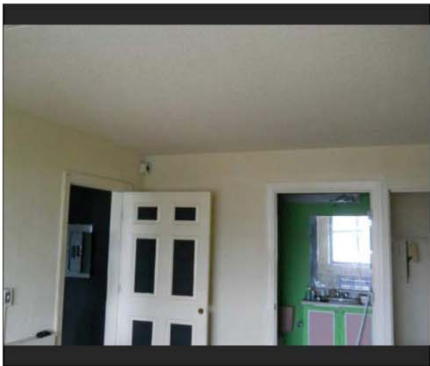


Photograph 95

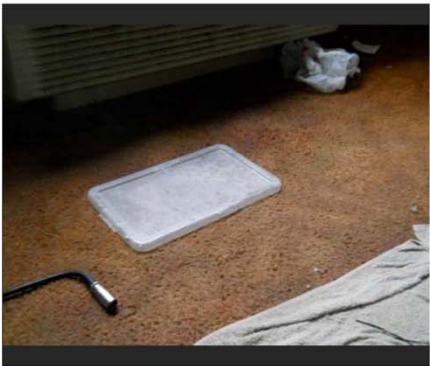


Photograph 96

Heritage House Photographs



Photograph 97



Photograph 98

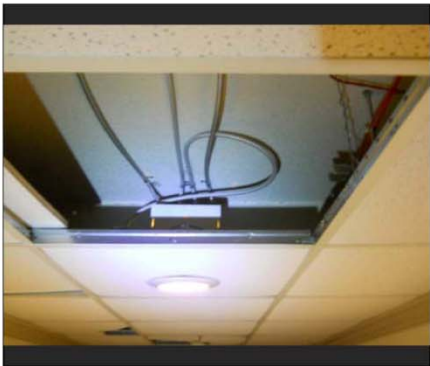


Photograph 99

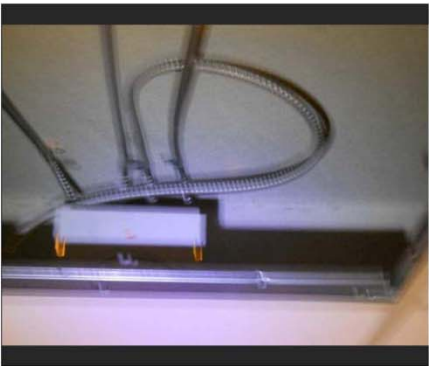


Photograph 100

Heritage House Photographs



Photograph 101



Photograph 102

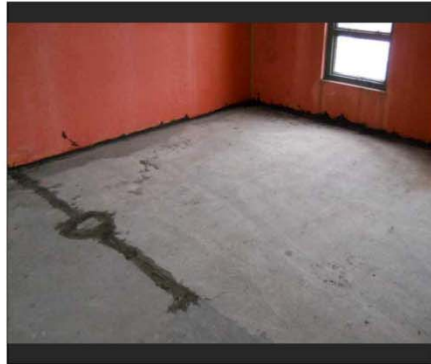


Photograph 103

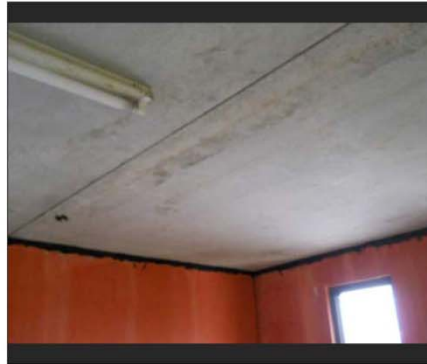


Photograph 104

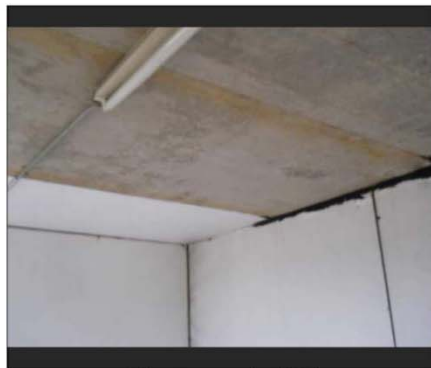
Heritage House Photographs



Photograph 105



Photograph 106



Photograph 107



Photograph 108

Heritage House Photographs



Photograph 109



Photograph 110



Photograph 111



Photograph 112

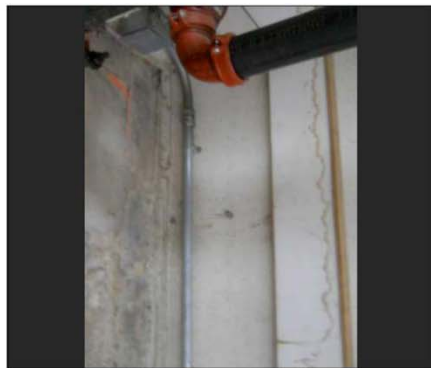
Heritage House Photographs



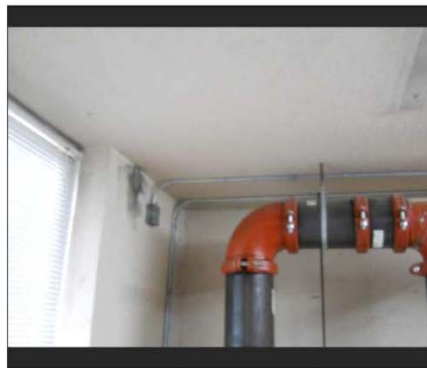
Photograph 113



Photograph 114



Photograph 115

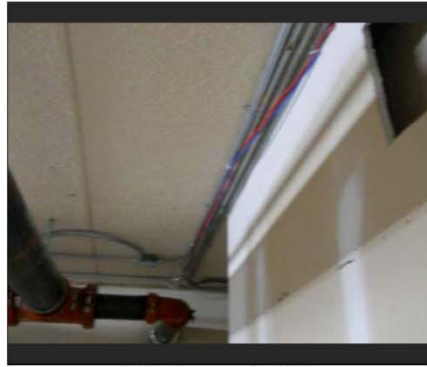


Photograph 116

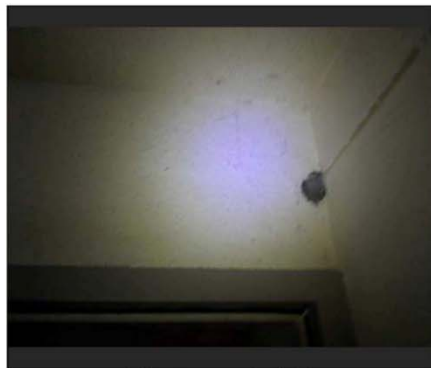
Heritage House Photographs



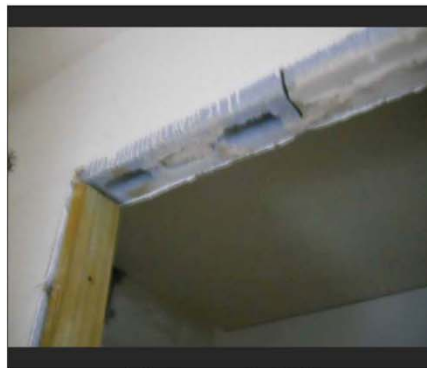
Photograph 117



Photograph 118



Photograph 119

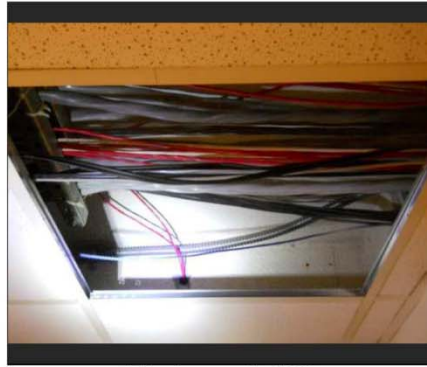


Photograph 120

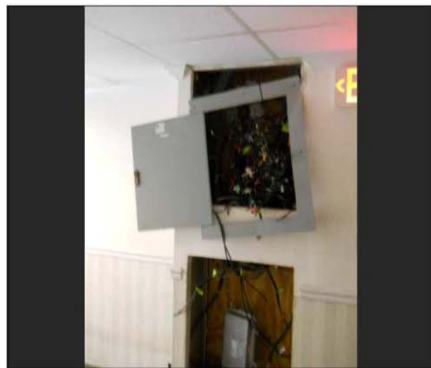
Heritage House Photographs



Photograph 121



Photograph 122



Photograph 123

Public Meeting Input Summary

Background

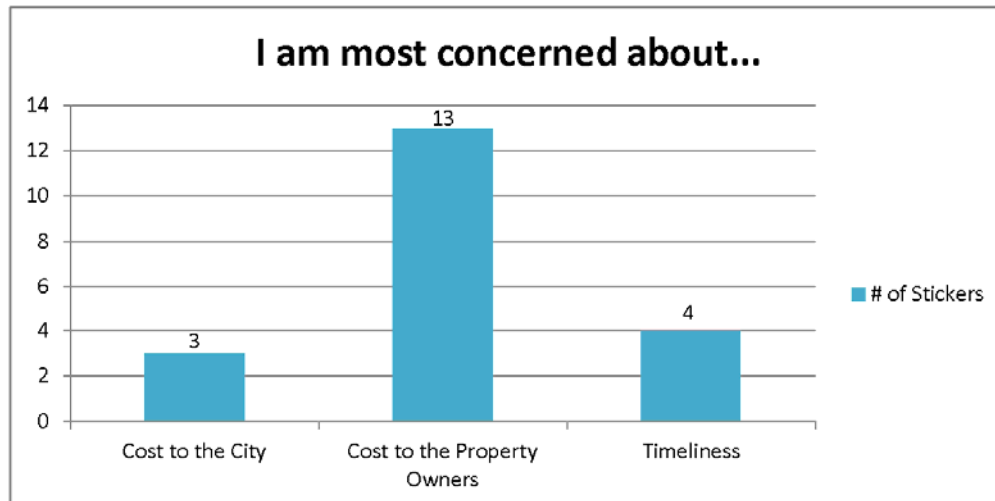
On April 30th, 2015 a public meeting was held soliciting feedback from the public about possible redevelopment options for 310 W. Meadowview Road. The property, known as Heritage House, has been determined a blighted property. The City asked participants to give their input on what should happen to the site. There were two separate meetings held, one for property owners and one for the general public. The responses have been combined for this summary.

Concerns

Participants were asked to indicate what they are most concerned about in regards to the redevelopment of the site. There were three options provided:

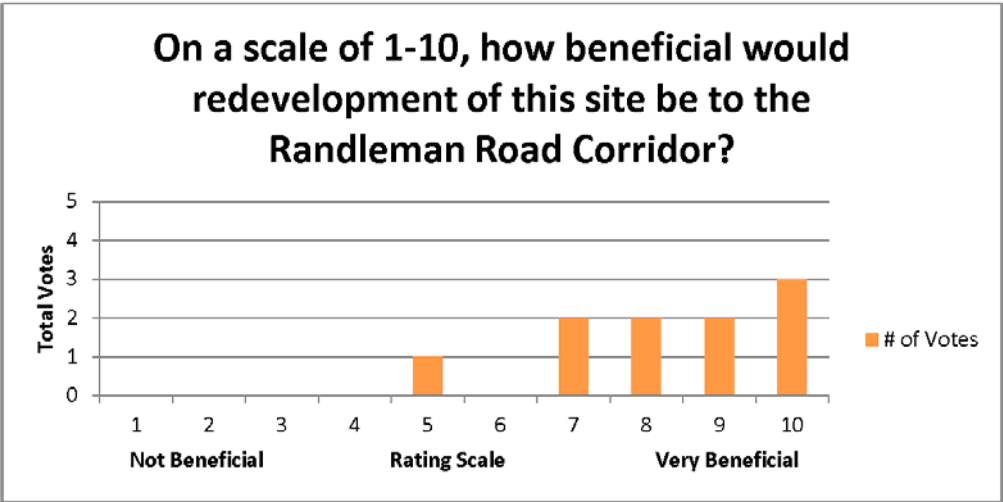
- Cost to the city
- Cost to the property owners
- Timeliness

13 of the 20 responses indicated that “Cost to the property owners” was what they were most concerned about. The chart below illustrates the responses to this question.



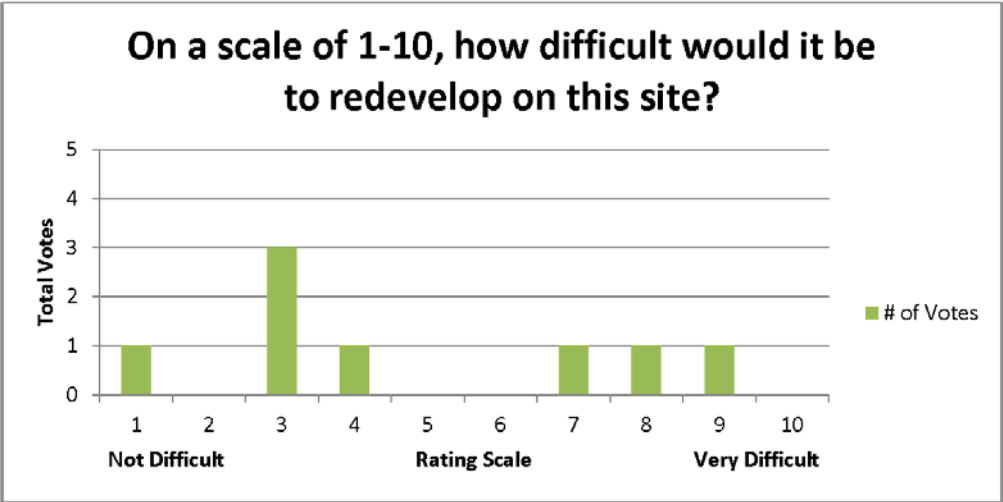
Benefit

Participants were asked to rate “On scale from 1 to 10, how beneficial would this redevelopment be to the Randleman corridor?” on the 10-point scale to indicate how beneficial they thought redevelopment of the site would be. Of the 10 total responses the most frequent rating was a 10 which had 3 votes.



Difficulty

Participants were asked to rate “On a scale of 1-10, how difficult would it be to redevelop this site?” on a 10-point scale. For this question the most frequent response was a rating of 3, indicating the public believes it will not be very difficult to redevelop this site.

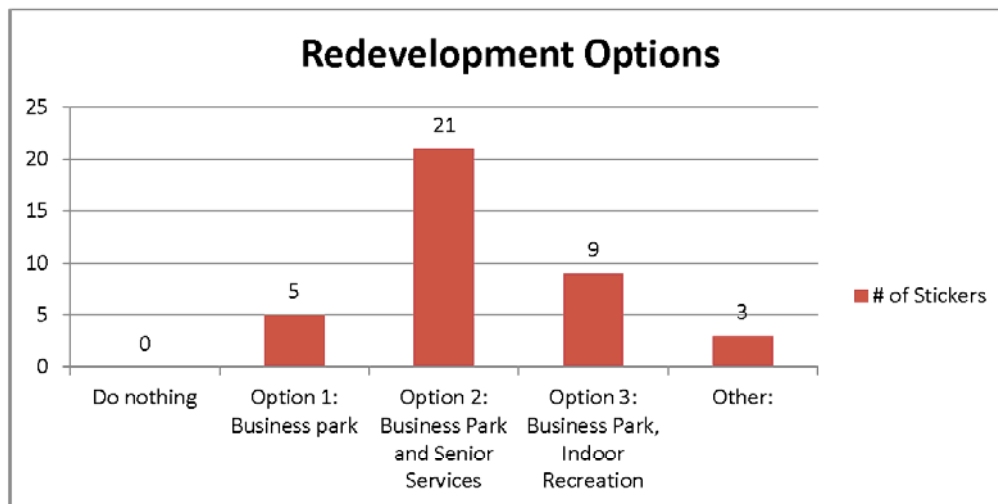


Redevelopment Options

Three possible redevelopment options were illustrated:

- Option 1: Business Park
- Option 2: Business Park and Senior Services
- Option 3: Business, Park, Indoor Recreation

The respondents had the option of voting for “doing nothing” as well as an option to write in their own idea of what should happen at the redevelopment site. Of the 38 total responses, Option 2 “Business Park and Senior Services” was the most popular with 21 total votes.



Other, as described by participants:

- Shelter for homeless and low income people
- Mindful of existing business owners
- Combine options 2 & 3; senior area can be meridian center, still build rec for kids and community; industry at back – a win-win-win

Heritage House Public Meeting Summary

Comments and Concerns

Participants were provided an opportunity to voice their opinions that may not have been addressed or to leave comments for City Staff.

Comments or considerations about the Heritage House Redevelopment Site...

- What about using the building as a nursing home?
- What about using the building as a shelter for the homeless or for low income persons?
- Underlying issues (crime, poverty, mental health)
- Transit Opportunities
- More notification & involvement with property owners
- Too much light industrial property in this area now. Ex. Industrial ave. and adjoining streets like Bluebell ave.
- Each option includes the Meridian Ctr. Will that be for public use as well? I understand that the debts there (lights, water) were part of our issue @ HH
- Acquisition of Meridian needs to be included in the plans, because bills were all together condos and the ctr. Otherwise it's unfair to other property owners

2014 Property Tax Value

| Parcel Number | Address | Total Tax Value |
|----------------------|-------------------------|------------------------|
| 0029118 | 310 102 W MEADOWVIEW RD | \$3,000 |
| 0029119 | 310 103 W MEADOWVIEW RD | \$3,000 |
| 0029120 | 310 104 W MEADOWVIEW RD | \$3,000 |
| 0029121 | 310 105 W MEADOWVIEW RD | \$3,000 |
| 0029122 | 310 106 W MEADOWVIEW RD | \$3,000 |
| 0029123 | 310 107 W MEADOWVIEW RD | \$3,000 |
| 0029124 | 310 108 W MEADOWVIEW RD | \$3,000 |
| 0029125 | 310 109 W MEADOWVIEW RD | \$3,000 |
| 0029126 | 310 110 W MEADOWVIEW RD | \$3,000 |
| 0029127 | 310 111 W MEADOWVIEW RD | \$3,000 |
| 0029128 | 310 112 W MEADOWVIEW RD | \$3,000 |
| 0029129 | 310 113 W MEADOWVIEW RD | \$3,000 |
| 0029130 | 310 114 W MEADOWVIEW RD | \$3,000 |
| 0029131 | 310 115 W MEADOWVIEW RD | \$3,000 |
| 0029132 | 310 116 W MEADOWVIEW RD | \$3,000 |
| 0029133 | 310 117 W MEADOWVIEW RD | \$3,000 |
| 0029134 | 310 118 W MEADOWVIEW RD | \$3,000 |
| 0029135 | 310 119 W MEADOWVIEW RD | \$3,000 |
| 0029136 | 310 120 W MEADOWVIEW RD | \$4,000 |
| 0029137 | 310 121 W MEADOWVIEW RD | \$3,000 |
| 0029138 | 310 122 W MEADOWVIEW RD | \$3,000 |
| 0029139 | 310 123 W MEADOWVIEW RD | \$3,000 |
| 0029140 | 310 124 W MEADOWVIEW RD | \$3,000 |
| 0029141 | 310 125 W MEADOWVIEW RD | \$3,000 |
| 0029142 | 310 126 W MEADOWVIEW RD | \$3,000 |
| 0029143 | 310 127 W MEADOWVIEW RD | \$3,000 |
| 0029144 | 310 128 W MEADOWVIEW RD | \$3,000 |
| 0029145 | 310 129 W MEADOWVIEW RD | \$3,000 |
| 0029146 | 310 130 W MEADOWVIEW RD | \$3,000 |
| 0029147 | 310 131 W MEADOWVIEW RD | \$3,000 |
| 0029148 | 310 132 W MEADOWVIEW RD | \$3,000 |
| 0029149 | 310 133 W MEADOWVIEW RD | \$3,000 |
| 0029150 | 310 134 W MEADOWVIEW RD | \$3,000 |

| Parcel Number | Address | Total Tax Value |
|---------------|-------------------------|-----------------|
| 0029151 | 310 135 W MEADOWVIEW RD | \$3,000 |
| 0029152 | 310 136 W MEADOWVIEW RD | \$3,000 |
| 0029153 | 310 137 W MEADOWVIEW RD | \$3,000 |
| 0029154 | 310 138 W MEADOWVIEW RD | \$3,000 |
| 0029155 | 310 139 W MEADOWVIEW RD | \$3,000 |
| 0029156 | 310 140 W MEADOWVIEW RD | \$3,000 |
| 0029157 | 310 141 W MEADOWVIEW RD | \$3,000 |
| 0029158 | 310 142 W MEADOWVIEW RD | \$3,000 |
| 0029159 | 310 143 W MEADOWVIEW RD | \$3,000 |
| 0029160 | 310 144 W MEADOWVIEW RD | \$3,000 |
| 0029161 | 310 145 W MEADOWVIEW RD | \$3,000 |
| 0029162 | 310 146 W MEADOWVIEW RD | \$3,000 |
| 0029163 | 310 147 W MEADOWVIEW RD | \$3,000 |
| 0029164 | 310 148 W MEADOWVIEW RD | \$3,000 |
| 0029165 | 310 149 W MEADOWVIEW RD | \$3,000 |
| 0029166 | 310 151 W MEADOWVIEW RD | \$3,000 |
| 0029167 | 310 152 W MEADOWVIEW RD | \$3,000 |
| 0029168 | 310 153 W MEADOWVIEW RD | \$3,000 |
| 0029169 | 310 155 W MEADOWVIEW RD | \$3,000 |
| 0029170 | 310 157 W MEADOWVIEW RD | \$3,000 |
| 0029171 | 310 159 W MEADOWVIEW RD | \$3,000 |
| 0029173 | 310 201 W MEADOWVIEW RD | \$3,000 |
| 0029174 | 310 202 W MEADOWVIEW RD | \$3,000 |
| 0029175 | 310 203 W MEADOWVIEW RD | \$3,000 |
| 0029176 | 310 204 W MEADOWVIEW RD | \$3,000 |
| 0029177 | 310 205 W MEADOWVIEW RD | \$3,000 |
| 0029178 | 310 206 W MEADOWVIEW RD | \$4,700 |
| 0029179 | 310 207 W MEADOWVIEW RD | \$3,000 |
| 0029180 | 310 208 W MEADOWVIEW RD | \$4,700 |
| 0029181 | 310 209 W MEADOWVIEW RD | \$3,000 |
| 0029182 | 310 210 W MEADOWVIEW RD | \$4,700 |
| 0029183 | 310 211 W MEADOWVIEW RD | \$3,000 |
| 0029184 | 310 212 W MEADOWVIEW RD | \$4,700 |
| 0029185 | 310 213 W MEADOWVIEW RD | \$4,000 |

| Parcel Number | Address | Total Tax Value |
|---------------|-------------------------|-----------------|
| 0029186 | 310 214 W MEADOWVIEW RD | \$4,700 |
| 0029187 | 310 215 W MEADOWVIEW RD | \$4,000 |
| 0029188 | 310 216 W MEADOWVIEW RD | \$4,700 |
| 0029189 | 310 217 W MEADOWVIEW RD | \$3,000 |
| 0029190 | 310 218 W MEADOWVIEW RD | \$4,700 |
| 0029191 | 310 219 W MEADOWVIEW RD | \$3,000 |
| 0029192 | 310 220 W MEADOWVIEW RD | \$4,000 |
| 0029193 | 310 221 W MEADOWVIEW RD | \$3,000 |
| 0029194 | 310 223 W MEADOWVIEW RD | \$3,000 |
| 0029196 | 310 225 W MEADOWVIEW RD | \$3,000 |
| 0029197 | 310 227 W MEADOWVIEW RD | \$3,000 |
| 0029198 | 310 229 W MEADOWVIEW RD | \$3,000 |
| 0029199 | 310 231 W MEADOWVIEW RD | \$3,000 |
| 0029200 | 310 233 W MEADOWVIEW RD | \$3,000 |
| 0029201 | 310 235 W MEADOWVIEW RD | \$3,000 |
| 0029202 | 310 237 W MEADOWVIEW RD | \$3,000 |
| 0029203 | 310 239 W MEADOWVIEW RD | \$3,000 |
| 0029204 | 310 241 W MEADOWVIEW RD | \$3,000 |
| 0029205 | 310 243 W MEADOWVIEW RD | \$3,000 |
| 0029206 | 310 245 W MEADOWVIEW RD | \$3,000 |
| 0029207 | 310 247 W MEADOWVIEW RD | \$3,000 |
| 0029208 | 310 249 W MEADOWVIEW RD | \$3,000 |
| 0029209 | 310 251 W MEADOWVIEW RD | \$3,000 |
| 0029210 | 310 253 W MEADOWVIEW RD | \$3,000 |
| 0029211 | 310 255 W MEADOWVIEW RD | \$3,000 |
| 0029212 | 310 257 W MEADOWVIEW RD | \$3,000 |
| 0029213 | 310 259 W MEADOWVIEW RD | \$3,000 |
| 0029214 | 310 301 W MEADOWVIEW RD | \$4,700 |
| 0029215 | 310 302 W MEADOWVIEW RD | \$4,000 |
| 0029216 | 310 303 W MEADOWVIEW RD | \$4,700 |
| 0029217 | 310 304 W MEADOWVIEW RD | \$4,700 |
| 0029218 | 310 305 W MEADOWVIEW RD | \$4,700 |
| 0029219 | 310 306 W MEADOWVIEW RD | \$4,700 |
| 0029220 | 310 307 W MEADOWVIEW RD | \$4,700 |

| Parcel Number | Address | Total Tax Value |
|---------------|-------------------------|-----------------|
| 0029221 | 310 308 W MEADOWVIEW RD | \$4,700 |
| 0029222 | 310 309 W MEADOWVIEW RD | \$4,700 |
| 0029223 | 310 310 W MEADOWVIEW RD | \$4,700 |
| 0029224 | 310 311 W MEADOWVIEW RD | \$3,000 |
| 0029225 | 310 312 W MEADOWVIEW RD | \$4,700 |
| 0029226 | 310 313 W MEADOWVIEW RD | \$4,700 |
| 0029227 | 310 314 W MEADOWVIEW RD | \$4,700 |
| 0029228 | 310 315 W MEADOWVIEW RD | \$4,700 |
| 0029229 | 310 316 W MEADOWVIEW RD | \$4,700 |
| 0029230 | 310 317 W MEADOWVIEW RD | \$4,000 |
| 0029231 | 310 318 W MEADOWVIEW RD | \$22,500 |
| 0029232 | 310 319 W MEADOWVIEW RD | \$4,000 |
| 0029233 | 310 321 W MEADOWVIEW RD | \$4,000 |
| 0029235 | 310 323 W MEADOWVIEW RD | \$4,000 |
| 0029236 | 310 325 W MEADOWVIEW RD | \$4,000 |
| 0029237 | 310 401 W MEADOWVIEW RD | \$4,700 |
| 0029238 | 310 402 W MEADOWVIEW RD | \$4,000 |
| 0029239 | 310 403 W MEADOWVIEW RD | \$4,700 |
| 0029240 | 310 404 W MEADOWVIEW RD | \$4,700 |
| 0029241 | 310 405 W MEADOWVIEW RD | \$4,700 |
| 0029242 | 310 406 W MEADOWVIEW RD | \$4,700 |
| 0029243 | 310 407 W MEADOWVIEW RD | \$4,700 |
| 0029244 | 310 408 W MEADOWVIEW RD | \$4,700 |
| 0029245 | 310 409 W MEADOWVIEW RD | \$4,700 |
| 0029246 | 310 410 W MEADOWVIEW RD | \$4,700 |
| 0029247 | 310 411 W MEADOWVIEW RD | \$3,000 |
| 0029248 | 310 412 W MEADOWVIEW RD | \$4,700 |
| 0029249 | 310 413 W MEADOWVIEW RD | \$4,700 |
| 0029250 | 310 414 W MEADOWVIEW RD | \$4,700 |
| 0029251 | 310 415 W MEADOWVIEW RD | \$4,700 |
| 0029252 | 310 416 W MEADOWVIEW RD | \$4,700 |
| 0029253 | 310 417 W MEADOWVIEW RD | \$4,000 |
| 0029254 | 310 418 W MEADOWVIEW RD | \$4,000 |
| 0029255 | 310 419 W MEADOWVIEW RD | \$4,000 |

| Parcel Number | Address | Total Tax Value |
|---------------|-------------------------|-----------------|
| 0029256 | 310 421 W MEADOWVIEW RD | \$4,000 |
| 0029257 | 310 423 W MEADOWVIEW RD | \$4,000 |
| 0029258 | 310 425 W MEADOWVIEW RD | \$4,000 |
| 0029259 | 310 501 W MEADOWVIEW RD | \$4,700 |
| 0029260 | 310 502 W MEADOWVIEW RD | \$4,000 |
| 0029261 | 310 503 W MEADOWVIEW RD | \$4,700 |
| 0029262 | 310 504 W MEADOWVIEW RD | \$4,700 |
| 0029263 | 310 505 W MEADOWVIEW RD | \$4,700 |
| 0029264 | 310 506 W MEADOWVIEW RD | \$4,700 |
| 0029265 | 310 507 W MEADOWVIEW RD | \$4,700 |
| 0029266 | 310 508 W MEADOWVIEW RD | \$4,700 |
| 0029267 | 310 509 W MEADOWVIEW RD | \$4,700 |
| 0029268 | 310 510 W MEADOWVIEW RD | \$4,700 |
| 0029269 | 310 511 W MEADOWVIEW RD | \$3,000 |
| 0029270 | 310 512 W MEADOWVIEW RD | \$4,700 |
| 0029271 | 310 513 W MEADOWVIEW RD | \$4,700 |
| 0029272 | 310 514 W MEADOWVIEW RD | \$4,700 |
| 0029273 | 310 515 W MEADOWVIEW RD | \$4,700 |
| 0029274 | 310 516 W MEADOWVIEW RD | \$4,700 |
| 0029275 | 310 517 W MEADOWVIEW RD | \$4,700 |
| 0029276 | 310 518 W MEADOWVIEW RD | \$4,000 |
| 0029277 | 310 519 W MEADOWVIEW RD | \$4,700 |
| 0029278 | 310 523 W MEADOWVIEW RD | \$4,000 |
| 0029279 | 310 525 W MEADOWVIEW RD | \$4,000 |
| 0029280 | 310 601 W MEADOWVIEW RD | \$4,700 |
| 0029281 | 310 602 W MEADOWVIEW RD | \$4,000 |
| 0029282 | 310 603 W MEADOWVIEW RD | \$4,700 |
| 0029283 | 310 604 W MEADOWVIEW RD | \$4,700 |
| 0029284 | 310 605 W MEADOWVIEW RD | \$4,700 |
| 0029285 | 310 606 W MEADOWVIEW RD | \$4,700 |
| 0029286 | 310 607 W MEADOWVIEW RD | \$4,700 |
| 0029287 | 310 608 W MEADOWVIEW RD | \$4,700 |
| 0029288 | 310 609 W MEADOWVIEW RD | \$5,200 |
| 0029289 | 310 610 W MEADOWVIEW RD | \$4,700 |

| Parcel Number | Address | Total Tax Value |
|---------------|----------------------------------|------------------|
| 0029290 | 310 611 W MEADOWVIEW RD | \$4,700 |
| 0029291 | 310 612 W MEADOWVIEW RD | \$4,700 |
| 0029292 | 310 613 W MEADOWVIEW RD | \$4,700 |
| 0029293 | 310 614 W MEADOWVIEW RD | \$5,200 |
| 0029294 | 310 615 W MEADOWVIEW RD | \$4,700 |
| 0029295 | 310 616 W MEADOWVIEW RD | \$5,200 |
| 0029296 | 310 617 W MEADOWVIEW RD | \$4,700 |
| 0029297 | 310 619 W MEADOWVIEW RD | \$5,200 |
| | 310 West Meadowview Total | \$690,100 |

| Parcel Number | Address | Total Tax Value |
|---------------|---------------------|-----------------|
| 0220369 | 312 W MEADOWVIEW RD | \$2,091,400 |