

THE CUMBERLAND PROJECT

GREENSBORO PUBLIC LIBRARY

Need For Redevelopment

The Cumberland area has long been a blighting influence on the City of Greensboro. More than 70% of the 545 dwellings within this section are substandard. An examination of the map on the following page reveals that the street system cannot serve traffic - about 72% of all streets are too narrow. Existing lots are much too small, resulting in overcrowding of 90% of all residential buildings. No parks or playgrounds are available for the children living within this section.

Social Problems

The Cumberland area creates many social problems for its residents. Studies by the Redevelopment Commission indicate that, compared with standard housing areas, the incidence of

Major robberies is 19 times greater,
Aggravated assault is 20 times greater,
Tuberculosis is 9 times greater,
Venereal disease is 29 times greater.

If all residents of the Cumberland project were placed in standard housing, the rate of occurrence of these social problems would be reduced by 40% to 50%.

An Economic Liability

Our community pays for good housing, whether we have it or not. This is because slum areas constitute a tremendous tax burden. The average City tax returns from the Cumberland area equal about one-fourth of the costs of municipal services to that area. It is conservatively estimated that Greensboro citizens contribute at least \$40,000 per year in subsidy to the Cumberland project, or an amount equal to about 1c of the total tax rate.

What Is Being Done

The Redevelopment Commission is acquiring all of the land within the 83-acre Cumberland Project. Individuals and householders are being relocated into standard housing accommodations with the assistance of the Redevelopment Commission. Structures are being demolished as they are vacated. The proposed plan for the area is discussed on the back page of this pamphlet.

EXISTING CONDITIONS



PROPOSED PLAN



The Proposed Plan

Redevelopment of the Cumberland area will eliminate the existing blight-creating factors. Consequently, this section will become a physical, economic and sociological asset to our community. The proposed plan is shown on the preceding page.

Access to and around the central business district will be greatly enhanced by the eastward extension of Gaston Street and by the construction of Pearson Street. Traffic circulation in the vicinity of A & T College will be facilitated through the widening of Dudley Street. Narrow alleys and discontinuous local streets will be replaced by an entirely new system.

A variety of new uses are provided by this plan. Over twelve acres of light industrial and wholesale sites will be available adjacent to the Southern Railway, with easy access to Pearson Street. About 200 new apartments will be privately constructed in the area east of Pearson Street. Single-family housing will be built in the area between Regan and Dudley Streets; several existing houses in this section will be rehabilitated.

The service needs of the new residential areas will be met by a neighborhood shopping center located between Market and Gaston Streets; by several new or expanded churches; by a park and playground adjacent to the C. H. Moore School; and by new facilities at the Hayes-Taylor YMCA. East of Dudley Street, the redevelopment plan provides for appreciable expansion of the A & T College campus.

Accomplishment Of The Plan

The Redevelopment Commission does not construct any new buildings. Land for the parks, playgrounds, YMCA and college will be sold to the respective public agencies. All other sites will be sold at public sale to the highest qualified bidder.

Appropriate deed restrictions will be incorporated to assure orderly development of the land. In addition, redevelopers must submit information concerning proposed types of building construction.

Further details concerning Greensboro's redevelopment program can be obtained at the offices of the Redevelopment Commission, Room 505, Banner Building.