

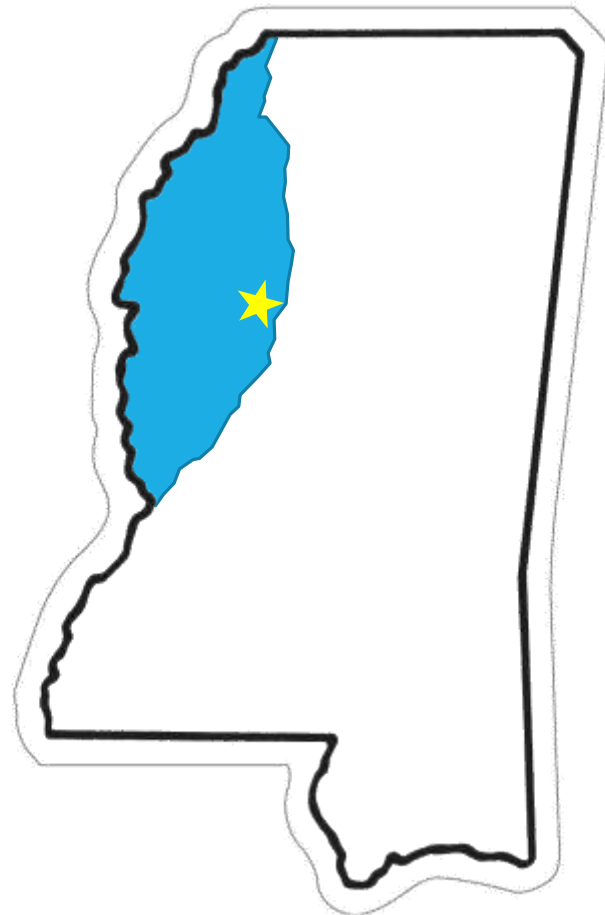
In it for the **LONG HAUL**

PANEL: Bob Barber, FAICP
 Thomas Gregory, AICP
 Emily Roush-Elliott, AIA
 Brantley Snipes, RLA

The Big Picture

Greenwood

- Location
 - Mississippi Delta
 - Leflore County
- Known for
 - King Cotton
 - Viking Range
 - Robert Johnson
 - The Help



The Big Picture

Greenwood

- Population
 - 1970: 22,400
 - 1980: 20,115
 - 1990: 18,906
 - 2000: 18,425
 - 2010: 16,087
- Demographics
 - 68% African American
 - 29% White
 - 3% Other
 - Median Family Income: \$32,165



A Brief History

Greenwood

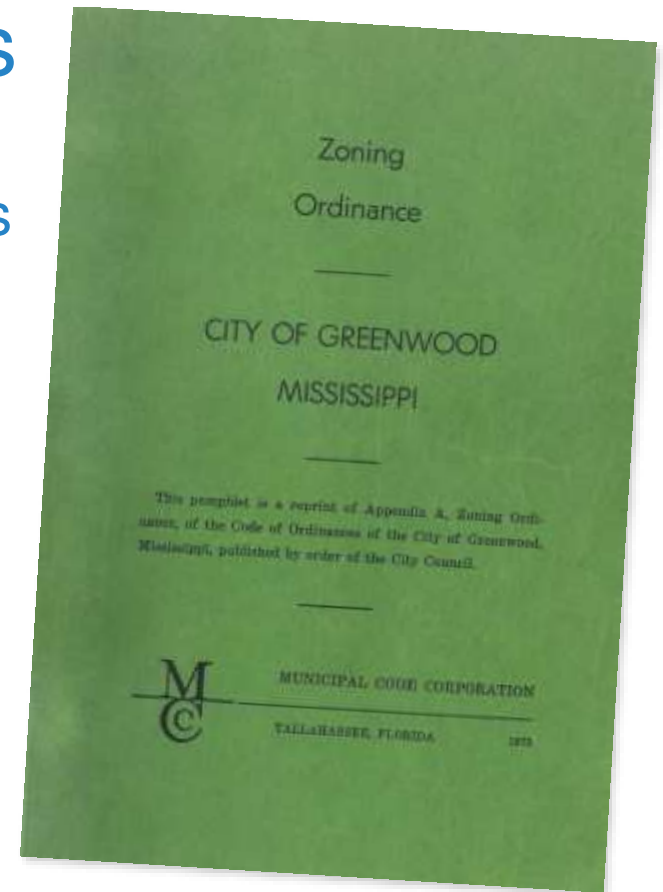
- Incorporated in 1844 on the banks of the **Yazoo River**
- Named for Choctaw Chief **Greenwood Leflore**
- Once known as the “**Cotton Capital of the World**”
- Located at the intersection of the **CN** and **C&G** railroads
- Flooded in **1927** and **1932**
- Headquarters of **SNCC** during the Civil Rights Movement



Planning History

Timeline of Plans + Codes

- August 1954: 1st Zoning Ordinance
- June 1963: Subdivision Regulations
- July 1963: Comprehensive Plan
- Nov. 1970: Comprehensive Plan
- Jan. 1973: 2nd Zoning Ordinance
- Aug. 1980: Urban Renewal Plan
- Oct. 2010: Comprehensive Plan
- March 2015: Zoning Code



2010 Comprehensive Plan

Projects + Policies

- Streetscape Improvements
- Rail Spike Park + Pavilion
- Greenwood Leflore Recycling
- Yazoo River Trail
- Baptist Town Redevelopment
- Complete Streets Ordinance
- Zoning and Development Code
- Brownfields Assessment Grant



Brownfields Assessment

Deliverables

- Phase I + II Environmental Assessment
- Redevelopment Plan for Sites

Project Team

- City of Greenwood
- Allen Engineering + Science
- Orion Planning + Design
- R19 Architecture
- Main Street Greenwood



Main Street

G R E E N W O O D

Main Street Greenwood, Inc. is a non-profit organization which aims to create an atmosphere within the historic commercial district that both stimulates new growth and enhances the current commercial / residential population.



GOAL: removal of red-tape to downtown development, business creation, and historic preservation

FEDERAL & STATE TAX CREDITS
LOCAL PROPERTY TAX ABATEMENT
REVOLVING REAL ESTATE FUND
FAÇADE GRANT
ENTERTAINMENT DISTRICT INCOME TAX INCENTIVE
BROWNFIELD RE-DEVELOPMENT GRANT
REDEVELOPMENT PACKET



**creative competitive
innovative incubate
destinations relevant
premier new activities
attractions culture
hobbies food hub
retail marketable
music economy
vibrant alive
june 27, 2017**

HOW DOWNTOWN: Community Visioning to determine **HOW** the community was going to achieve **WANTS & NEEDS**





TOOLS

AVAILABLE
PROPERTIES

STUDIES +
ENGAGEMENT



PROGRESS



late Middle English (denoting a cart or wagon): from French charrette, literally 'cart'; current sense dates from the mid 20th century, possibly with reference to the use of a cart in 19th-century Paris to collect architecture students' work on the day of an exhibition.



Site Specific Re-Development Plan =
Cohesive Community Re-Development Project

PREVIOUS PROJECTS + BROWNFIELD
FUNDING

Marketable & Tangible Project

The Architect's Role

Responsibilities

- Review all technical submittals such as Phase I + II Environmental Assessments
- Provide Administrative services to the City of Greenwood
- Lead Community Engagement Efforts

Qualifications

- Become versed in the language, acronyms and requirements of Brownfields Activities.
- Licensed Architect
- Grant management experience
- Community engagement and development expertise

Synergy



R19 ARCHITECTURE

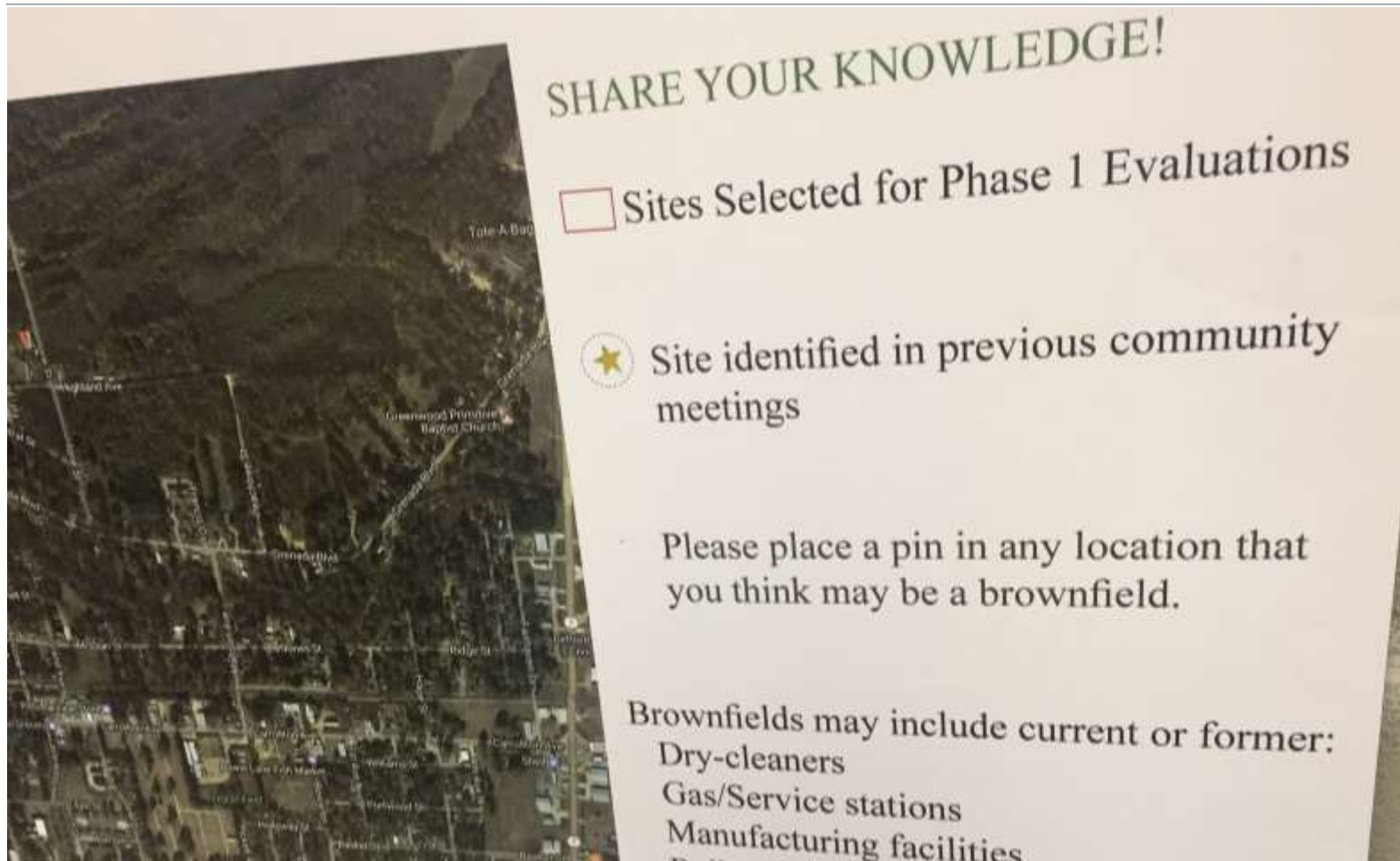


The Delta Design Build Workshop (Delta DB) is a social impact design-build collaborative.


We believe:

- Waste is a social construct
- Processes are as important as the end product
- Community engagement in which power is shared is necessary to ensure a project is impactful

Community Engagement



SHARE YOUR KNOWLEDGE!

- Sites Selected for Phase 1 Evaluations
-  Site identified in previous community meetings

Please place a pin in any location that you think may be a brownfield.

Brownfields may include current or former:

- Dry-cleaners
- Gas/Service stations
- Manufacturing facilities

Site and Material Reuse

"The greenest building is the one that is already built."

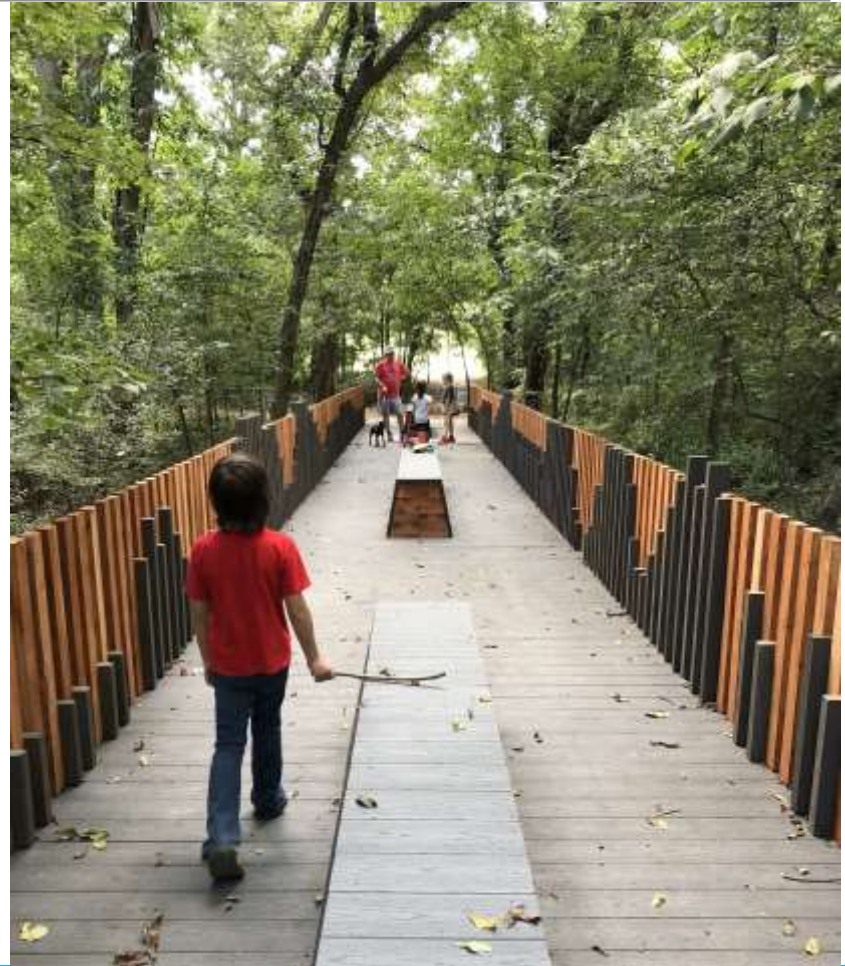
Carl Elefante, AIA 2018 President



Added Capacity

Design

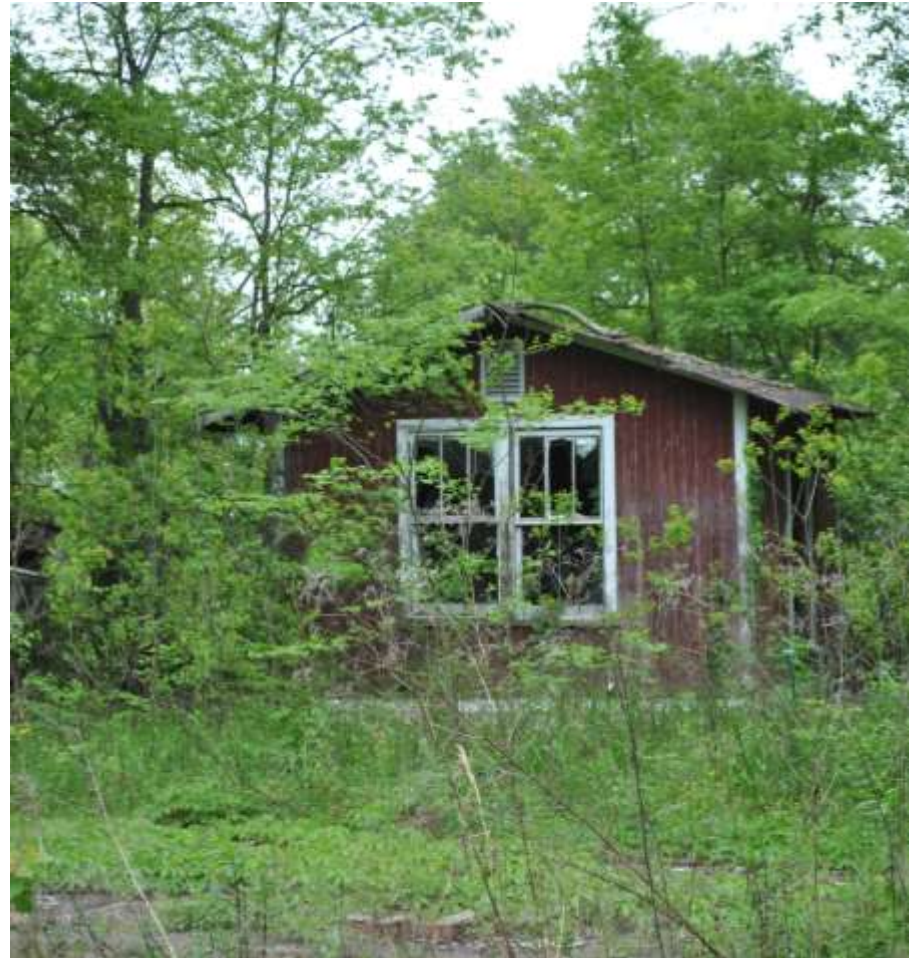
- Public spaces
- Recreation
- Community gathering
- Community benefit



Added Capacity

Grant Related Partnerships

- Grant management experience
- Increased team capacity
- Access to financial capital



Added Capacity

Technical Support

- Strategic Plan Development
- In-depth Community Engagement
- Existing building analysis





GREENWOOD KEY DOWNTOWN REDEVELOPMENT OPPORTUNITIES

5.31.18

INTRODUCTION

WHAT IS REHABIT

The Rehabit Redevelopment Portfolio is a listing of key downtown properties that are associated with the Greenwood EPA Brownfield Assessment Grant.

This Brownfield Grant provided for the environmental assessment of properties identified by the community as having potential environmental constraints.

The grant provides that redevelopment planning occur after properties are environmentally assessed. The Rehabit Redevelopment Portfolio presents a redevelopment vision for key downtown properties that were assessed.

REDEVELOPMENT PLANNING APPROACH

Rehabit redevelopment planning involved the following steps:

- Initial scoping and identification of properties to be included
- Participation in a community meeting reviewing the brownfield redevelopment process and incentives
- Review of Phase I Environmental Report
- Research and review of local regulatory documents for each property (zoning code, subdivision regulations, historic preservation provisions)
- Review of any pending code enforcement actions
- Meeting with property owners or representatives to scope building and site potentials
- Rendering and modeling building and site redevelopment

- Summarizing major proforma redevelopment costs and potential revenues
- Recommending actions required to implement redevelopment potentials discussed for each property

PROPERTIES ASSESSED

The properties listed below were identified by the Greenwood Brownfields Advisory Committee for inclusion in the Rehabit Portfolio:

1. ANTOONS DEPARTMENT STORE
2. ART PLACE MISSISSIPPI
3. DULIA STREETS ACADEMY
4. GULF SERVICE STATION
5. JERRY'S TRADING POST
6. STEELE BUILDING
7. MASONIC LODGE
8. KITCHELL HOTEL
9. DULIA FARM

FOR INVESTORS:

Begin exploring the possibilities investing in the revival of downtown Greenwood today!

FOR MORE INFORMATION CONTACT:

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ANTOONS DEPARTMENT STORE

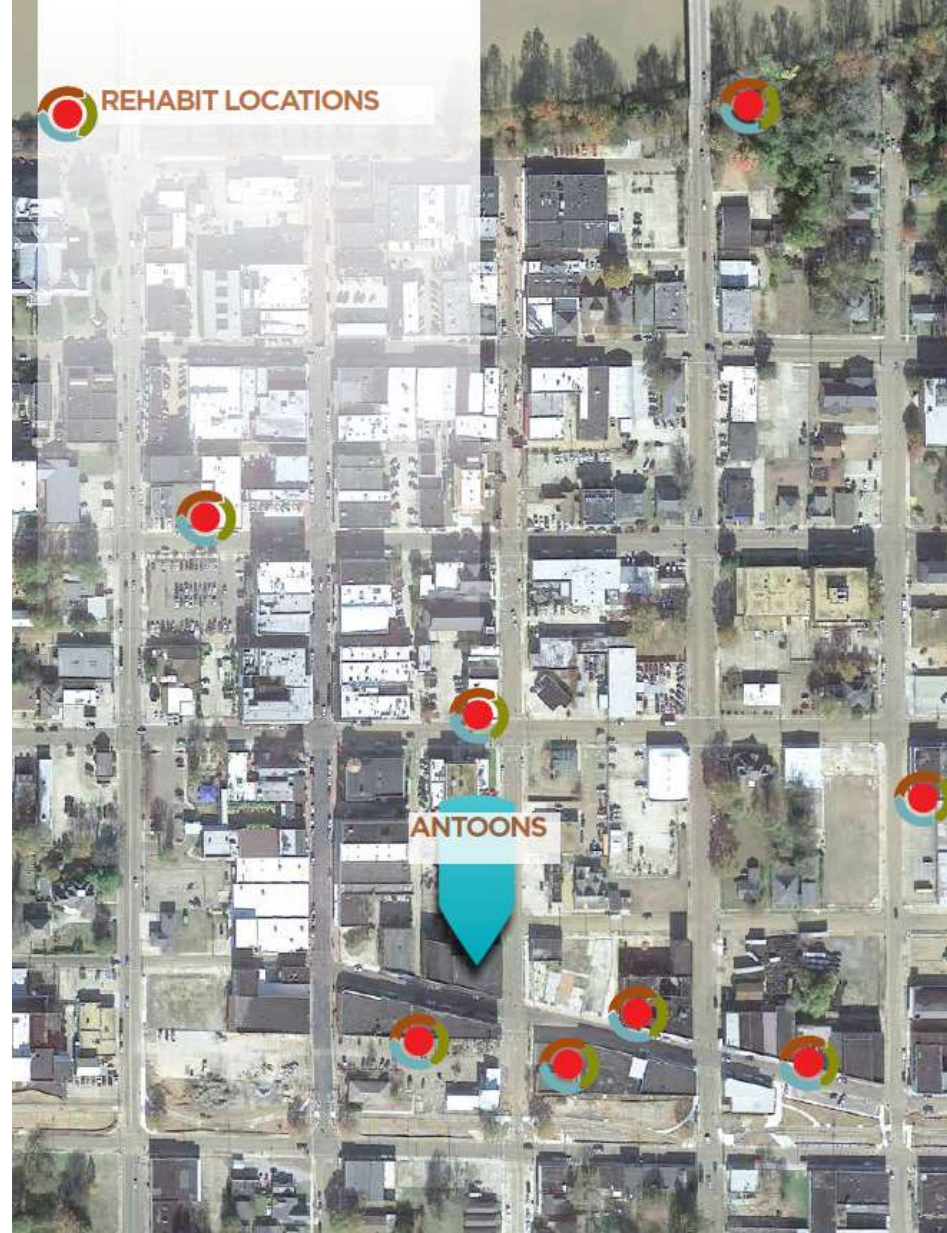
600 Main Street



Vital Statistics	
Address	218 West Washington
Owner	Main Street Greenwood
Year Constructed	1910
Building Size	Approximately 14,400 square feet
Zoning Classification	C-2
Other Regulatory	Central Commercial and Railroad Historic District
Code Enforcement Actions	None
Tax Assessor Information	
Parcel #	
Land Assessed Value	\$25,000
Bldg. Assessed Value	\$42,218
Current Property Tax	\$1737.00



REHAB LOCATIONS





Location In Historic Context



Aerial View



RENDERING IN PROGRESS

RENDERING AFTER REHABILITATION



REHAB IT - DOWNTOWN





POTENTIAL USES PROFORMA CONSIDERATIONS

Table 1 below lists the current use of building and site, the uses permitted under the current City of Greenwood Zoning classification, and the envisioned use as indicated by the property owner and Main Street Greenwood.

1. Current Use and Envisioned Use	
Current Use	Vacant
Uses Permitted as Zoned	<ul style="list-style-type: none"> Hotels Upper Floor Residential Art Gallery/Museum Library Clinic Offices Banks General Retailing (no outside storage with liquor stores as a conditional use) Theatre Distribution, warehousing and light manufacturing as a conditional use
Envisioned Ideal Use	<ul style="list-style-type: none"> 6 upper floor units Work space below ranging from artisan manufacturing to instruction and assembly to offices

2. Redevelopment Incentives Available		
Incentive	Eligible	Potential Value
20% Federal Income Tax Credit	X	\$176,000
10% Federal Income Tax Credit		
25% MS Income Tax Credit	X	\$220,625
Property Tax Abatement	X	\$6,079
Facade Grant	X	\$1,000
Estimated Value		\$404,204



Table 2 lists redevelopment incentives associated with the building and site. Table 3 suggests a simplified pro-forma of a single redevelopment scenario intended to start redevelopment conversations.

3. Example Simplified Pro-forma		
Example Rehabilitation Expense		
Building Cost		\$ 2,500
Roof Restoration		\$ 120,000
Upper Level		\$ 400,000
Lower Level		\$360,000
Added Living Units (4)		\$180,000
Incentive Value		\$404,204
Estimated Rehab Costs		\$498,296
Potential Revenues		
Retail/Office (7000 sf)	\$2.50/ft.	\$ 18,000
Apt. 4 Units @ 900	\$3600	\$ 43,200
Total		\$ 61,200

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Vital Statistics	
Address	600 Main Street
Owner	Nazirra Antoon Estate
Year Constructed	1925
Building Size	Approx. 15,000 square feet
Zoning Classification	C-2
Other Regulatory	Central Commercial and Railroad Historic District
Code Enforcement Actions	None
Tax Assessor Information	
Parcel #	
Land	\$25,000
Building	\$42,218
Current Property Tax	\$1737

REHAB LOCATIONS



DESCRIPTION

Built about 1925, this building formerly housed the Steele Furniture Company, this two-story, two by eleven-bay, brick commercial building with bays is defined by brick pilasters. Each bay was originally filled with a paired window sash except for the southern bay of the Main Street facade which is filled with three sash. The windows have multi-light, metal, pivot sash. The entry doorway altered.



Steele Building in about 1975

The building is located adjacent to the Greenwood Farmer's Market and Rail Spike Park. Primed for redevelopment, the "warehouse" appeal, large windows, and open floor plates suggest a multiuse renewal.

PHASE I ASSESSMENT STATUS

A Phase I environmental assessment has been completed for the former Mallette Furniture Company building. The conclusion of this assessment is that limited further investigation is required to determine if soil or groundwater contamination has resulted from current or historic dry cleaners and auto repair and

maintenance facilities in the vicinity. This evaluation will be completed during the summer of 2018. No further investigation into underground storage tanks in the vicinity, historic or current, is required due to ongoing monitoring or approved removal by MDEQ.



REHAB IT DOWNTOWN

POTENTIAL USES PROFORMA CONSIDERATIONS

Table 1 below lists the current use of building and site, the uses permitted under the current City of Greenwood Zoning classification, and the envisioned use as indicated by the property owner and Main Street Greenwood.

1. Current Use and Envisioned Use	
Current Use	Vacant
Uses Permitted as Zoned	<ul style="list-style-type: none"> Hotels Upper Floor Residential Art Gallery/Museum Library Clinic Offices Banks General Retailing (no outside storage with liquor stores as a conditional use) Theatre Distribution, warehousing and light manufacturing as a conditional use
Envisioned Use	Condominiums
Needed Action	Acquisition and redevelopment

2. Redevelopment Incentives Available		
Incentive	Eligible	Potential Value
20% Federal Income Tax Credit	X	\$288,000
10% Federal Income Tax Credit		
25% MS Income Tax Credit	X	\$360,000
Property Tax Abatement		
Facade Grant	X	\$1,000
Estimated Value		\$649,000

Table 2 lists redevelopment incentives associated with the building and site. Table 3 suggests a simplified pro-forma of a single redevelopment scenario intended to start redevelopment conversations.

3. Example Simplified Pro-forma		
Example Rehabilitation Expense		
Building Cost		\$75,000
Exterior Restoration		
Interior Restoration		
Systems		
Condos		\$1,440,000
Incentive Value		\$649,000
Total		\$866,000
Potential Revenue		
Office		?
Condo's (8)		\$1,440,000
Total		?

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MAGNOLIA HOME CENTER SITE

103 Walthall Street



Vital Statistics

Address	103 Walthall Street
Owner	Sammy Hackleman
Year Constructed	1950s
Building Size	Approximately 8,600 square feet
Zoning Classification	C-2
Other Regulatory	None
Code Enforcement Actions	None
Tax Assessor Information	
Parcel #	
Land	\$50,000
Building	\$64,783
Current Property Tax	\$3025

REHAB LOCATIONS



DESCRIPTION

Narrative from Brantley.

PHASE I ASSESSMENT STATUS

A Phase I environmental assessment has been completed for the former Magnolia Home Center property. The conclusion of this assessment is that limited further investigation is required to determine if soil or groundwater contamination has resulted from current or historic dry cleaners and auto repair and maintenance facilities on site and in the vicinity. This evaluation will be completed during the summer of 2018.

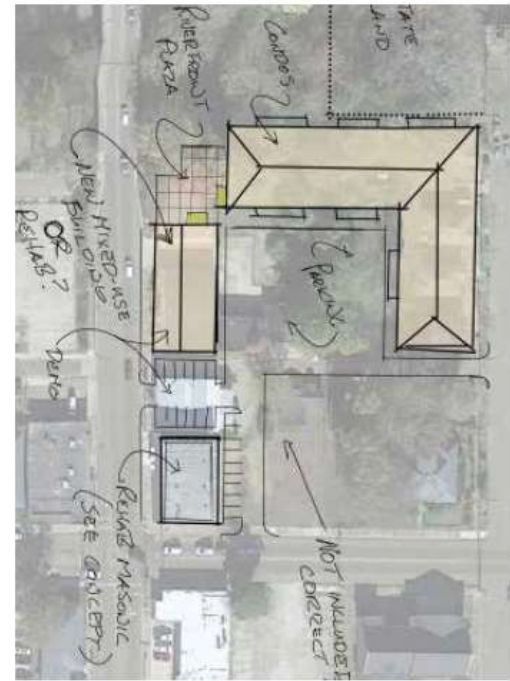


At left: Existing Magnolia Home Center

Below: Site and building as redeveloped



REHAB IT DOWNTOWN



To ensure appropriate reuse of downtown commercial buildings as condominiums, the follow could be added to the Greenwood Zoning Ordinance as a conditional use.

CONDOMINIUM CONVERSIONS

1. **Purpose.** This section provides for the change of use whereby ownership of existing buildings is subdivided for the purpose of accommodating residential or non-residential occupancy or a mix of both. The intent of this chapter is to provide increased options for commercial development and business ownership opportunities. The further intent of this chapter is to mitigate the hardship caused by displacement of commercial tenants; and to assure that conversion projects maintain long-term economic value for the owner.
2. **When and Where Permitted.** Condominium conversions are permitted according to the use matrix “Table _____” as a conditional use and shall comply with the terms of this section.
3. **Standards Acknowledged.** This section recognizes that such a conversion is different from new construction in that a condominium conversion may involve structures not originally built for that purpose, may have been built under standards less stringent than those currently required, and existing tenants may be displaced. A conversion also differs from a leased or rental property in that the unit owners assume long-term responsibility for the unit owned, project common areas, are bound by common interest governance provisions and the higher level of economic cost required to own instead of rent.
4. **Required Findings for Approval**
 - a. **Condominium Conversion Permit Required.** No condominium conversion shall be permitted unless the city council has approved the granting of a condominium conversion permit. The permit application shall be submitted to the community development department, shall be reviewed by the planning commission and the project shall meet all the requirements of this chapter.
 - b. **Standard for Approval.** No application shall be approved unless the following findings are made:
 - i. The proposed condominium conversion meets all the development and other standards set forth in this chapter.
 - ii. All notices required by this Code or state law pertaining to condominium conversions have been properly and timely served.
 - iii. That conversion of the project to condominiums will not be contrary to the public health, safety and general welfare of the residents of the city, or the surrounding community.
 - iv. That the proposed conversion is consistent with the general plan, zoning code and other applicable provisions of the City of Greenwood the city building codes. Notwithstanding any provisions to the contrary, the planning commission may recommend and the city council may impose conditions designed to achieve compliance and consistency with current city building codes prior to the time of occupancy of each unit of a project, however, the entire building shall fully comply with all city building codes related to the structural integrity of the building, earthquake standards and fire safety requirements prior to the sale or occupancy of any unit of the building.
 - v. **Expiration of Condominium Conversion Permit for Failure to Establish Use.** An approved condominium conversion approval shall expire two years following the date of approval.

Federal Tax Credits:

The Historic Preservation Tax Incentive Program is one of the most effective federal programs in promoting rehabilitation of historic structures. Unlike a deduction, a tax credit lowers the amount of tax owed. For each dollar of tax credit earned, the amount of income tax owed will be reduced by one dollar.

10% Rehabilitation Tax Credit:

The 10% tax credit is available for the rehabilitation of non-historic buildings that were built before 1936 and will be used for income producing purposes other than residential. Buildings listed on the National Register or located in a National Register District are not eligible for the 10% credit.

IRS Requirements:

- Building must be depreciable or income producing.
- Rehab must be substantial enough that expenditures exceed the greater of \$5,000 or adjusted basis of the building. The adjusted basis = the purchase price – cost of land + Improvements already made – depreciation already taken.

Projects must meet the following physical test for retention of external walls & internal framework:

- At least 50% of building's walls existing at time of rehab must remain in place as external walls at the work's conclusion
- At least 75% of buildings existing external walls must remain in place as either external or internal walls
- At least 75% of the building's internal structural framework must remain in place

How to Apply:

The 10% tax credit must be claimed on IRS form 3468 for the tax year in which the rehabilitated building is placed in service. There is no formal review process for rehabilitation of non-historic buildings.

Visit the MDAH website for more information:
http://mdah.state.ms.us/hpres/20percent_taxcredit.php or call at 601-576-6940.

Results



HOWARD'S END
DEVELOPMENT
greenwood, ms

TOTAL SQUARE FOOTAGE OF REDEVELOPMENT: **43,913**
RESIDENTIAL UNITS: **18+**
COMMERCIAL UNITS: **13+**
SEVERE DISTRESS: **Pov. 46.5%, MFI 47.7%; UE 2.33x**

Takeaways + Lessons Learned

Lessons Learned

Thomas

- Leadership matters
- Plans are meant to be implemented
- Big things can happen in small places

Lessons Learned

Emily

- Expand your team
- Focus on skill sets
- Reach out to TAB (technical assistance to brownfields) early and often.

Lessons Learned

Bob

- One size does not fit all. Work to find solutions that fit.
- Plan with market orientation in mind.
- Never underestimate the power of excellent graphics to inspire.

Lessons Learned

Brantley

- What does the community NEED to support its GOALS?
- Utilize the tools, resources and talents already available
- Projects must be marketable & visually appealing
- Sometimes projects must start at site scale and expand outwards



<https://vimeo.com/262210789>

<https://www.mainstreetgreenwood.com/rehab-greenwood>

Q + A

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