

HICKORY CORRIDOR  
URBAN RENEWAL PLAN



## **General Purchase Conditions**

- Property being sold for construction of single-family market-rate ownership housing
- Property cannot be purchased for speculation
- Minimum bid price \$1.00/per square foot
- Approval of sale based on house plans and bid price
- House plans should contain layout, elevation view, and interior layout
- Construction must begin no later than 90 days after closing weather permitting
- Selection based on purchase price and house design
- In the event of multiple requests for a specific lot, preliminary selection will be based on bid prices
- Discounted special assessments for new street, curb, sidewalks, etc. will be applied to property taxes
- See General Notes attached.

### **A. Design Guidelines & Recommendation for Single-Family Residential Structures Built on Lots Acquired from the City**

Buyers of single lots from the City in order to construct single-family homes must present a site plan and elevation of the proposed structure. Builders of the houses must follow these guidelines in the design of the house.

#### 1. Foundation:

- a. Exposed foundations of brick veneer, stone, split-face block, or poured and textured concrete are encouraged on all exposed foundations, and required on exposed foundations over 18 inches in height.
- b. Identify material and color on elevations.

## 2. Siding:

- a. Install pronounced corner boards, window/door trim, and frieze board in color contrasting with siding (if appropriate to style). Build trim elements out with filler boards to allow siding to slip behind trim.
- b. "Beltlines" or "band boards" are encouraged between first and second floors, and as transition between materials (if appropriate to style).
- c. Use of cement fiberboard siding is encouraged.
- d. If vinyl is used, a maximum reveal of 6 inches is preferred.
- e. Trim boards should be of appropriate scale.
- f. Identify materials and colors on elevations.

## 3. Elevations:

- a. The use of stone/masonry is encouraged (if appropriate to style), but not required if overall massing proportions, details, and materials are well thought out.
- b. No more than three (3) materials/textures/colors be used on one elevation (exclusive of foundation). Identify all materials and colors.
- c. Identify window type and brand. Style should be compatible with home style.
- d. Eaves should be well proportioned and appropriate to the architectural style.

## 4. Porches:

- a. Porches are encouraged (if appropriate to home style), but not required. If included, a minimum depth of 8 feet is preferred.
- b. Show railing and column details on drawing/s at appropriate scale. Columns should be of appropriate scale and detail consistent with architectural style.
- c. Consider covered back porches or other useable outdoor spaces. A minimum of 144 sq. ft. hard surface, or deck, is encouraged.

## 5. Garages:

- a. Detached garages are acceptable. Two-car garages are preferred.
- b. Front of garage is NOT to project beyond face of front elevation. The side of a garage may be in front of the façade if the garage is sited perpendicular to the house front. This side must contain a window.
- c. Trim should match the house.

## 6. Visitability:

Homes designed for “visitability” by persons with restricted physical mobility is encouraged. This means:

- a. At least one at-grade entry.
- b. That entry being at least 36” wide.
- c. Interior first-floor hallways at least 36” wide.
- d. First-floor bathroom or half-bath with 36” wide doorway and interior spacing suitable for wheelchair maneuverability.

## 7. Sustainable Development, or Green Building, Guidelines:

The Hickory Corridor Urban Renewal Area seeks to promote residential development that is approached with a concern for the environment and sustainability. Toward that end, buyers of parcels from the City will have to demonstrate the extent to which their home and site development will respond to the following recommendations:

### A. Site

- Minimal disturbance of site to prevent erosion
- Protect existing plants and trees
- Retain disturbed topsoil for post construction use Orient homes to take advantage of passive solar energy

### B. Building Envelope

- Use of poured concrete foam insulated foundation walls
- Properly drain and insulate foundation
- Maximum use of engineered lumber products
- Use of insulated wall system (structural insulated panels) with a minimum insulation factor of R-25

- Dimension of homes dictated by standard lumber lengths to minimize waste

### C. Interior

- Maximum use of natural lighting through the use of skylights, light tubes and doors
- Windows designed and placed to provide cross ventilation
- Low e glass for all windows
- Well insulated doors that are R-5 or greater
- No use of materials that produce out-gassing of noxious fumes
- All paint and finishes contain low volatile organic compounds
- No use of lauan as plywood or interior doors in support of endangered tropical rainforests

### D. Roof

- 40-year life
- Made of recycled materials when available

### E. Heating and Cooling

- Heat delivery systems installed in interior walls
- Use of high efficiency heating and cooling system (90%) or better
- Programmable thermostats
- Installation of whole house ventilation system
- All hot water lines insulated

### F. Appliances and Plumbing

- Use of energy star appliances
- Maximum use of compact fluorescent bulbs
- Water saving fixtures and utilities

### G. Flooring

- Use of recycled wood, cork, bamboo or other sustainable materials
- Natural or recycled content carpeting
- Water based urethane finishes
- Ceramic tile installed with low COC adhesives

### H. Cabinetry and Trim

- No materials manufactured with formaldehyde
- Recycled, engineered or certified forest wood

## I. Exterior

- Use of long lasting finishes such as brick, stone, stucco or fiber cement
- Solar powered exterior lighting
- Decking and outdoor furnishings made from recycled materials or wood from certified forests
- Downspout must discharge at least five feet from foundation

## J. Garages

- Detached or, if attached, sealed and ventilated to minimize seepage of automobile fumes into the house

## K. Construction Waste

- Maximize recycling of construction waste

## ADDENDUM

PROPERTY ADDRESS:  
SELLER(S):  
PURCHASER(S):  
CONTRACT DATE:

**This ADDENDUM provides for additions, revisions, reservations, contingencies, and /or changes, as the case may be, to subject Sales Agreement as follows:**

**Discounted Special Assessments have or will be applied to the property taxes for each lot determined by the frontage size of each lot.**

We, the undersigned Seller(s) and Buyer(s) respectively, acknowledge and agree that the herein additions, revisions, reservations, contingencies, and/or changes, as the case may be, are agreeable to and accepted by us and are a part of our total agreement governing said sale. This ADDENDUM is considered a part of subject Sales Agreement as though fully written thereon. All other terms and conditions of said Sales Agreement are to remain the same.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date