

1 - Work Session Agenda

Documents:

[1 - WORK SESSION AGENDA.PDF](#)

2 - Greenville Development Code

Documents:

[2 - GREENVILLE DEVELOPMENT CODE \(CODE OF ORDINANCES, CHAPTER 19\).PDF](#)

3 - Public Safety Campus Proposal

Documents:

[3 - PUBLIC SAFETY CAMPUS PROPOSAL.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, November 8, 2021 - 3:00 p.m.

Meeting Location:
Greenville Convention Center, 1 Exposition Drive

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the location may be subject to a temperature screening. Masks are currently required in all city buildings and at city meetings, regardless of vaccination status.

Citizens may access the meeting at the following web address:
<https://www.greenvillesc.gov/1694/Online-Meetings>

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

AGENDA

- | | | |
|-----------|---|------------------|
| 1. | Call to Order | 3:00 p.m. |
| 2. | Greenville Development Code (Code of Ordinances, Chapter 19)
<i>(Presented by Assistant City Manager Shannon Lavrin and czb/Code Studio)</i> | 3:00 p.m. |
| 3. | Public Safety Campus Proposal
<i>(Presented by City Manager John McDonough and Office of Management and Budget Director Matt Efird)</i> | 4:00 p.m. |
| 4. | Unity Park Property Disposition and Acquisition
<i>(Presented by Mayor Knox White)</i> | 4:15 p.m. |
| 5. | Executive Session:
<i>NOTE: City Council will leave the Work Session to conduct an Executive Session which is not open to the public. The Work Session meeting will adjourn following the completion of the Executive Session. No action will be taken prior to adjourning the meeting.</i> | 5:00 p.m. |
| | a. Economic Development Briefing | |
| 6. | Adjourn | 5:20 p.m. |

City Council Work Session

November 8, 2021

Greenville Development Code Confirmation of Direction



czbLLC



Ingalls
Planning &
Design

CODE STUDIO

Code Studio



Weston
Consulting, Inc.

MRB | group

MRB Group

Purpose

- Confirm overall direction
- Conceptual framework
- *Permission to draft*, based on concepts
- Discussion and Questions



Key Alignments for New Development Code

Key Alignment 1:

The new code will implement GVL2040 with clear policy direction and clear policy consistency conveyed throughout

Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action

Key Alignment 3:

The new code will be informed by existing small area plans AND 3 new "test area" plans

Key Alignment 4:

The new code will be a By-Right code reflecting "This is what the community can say 'yes' to"



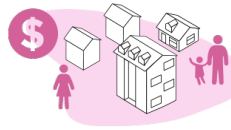
Key Alignment 1:

The new code will implement GVL2040 with clear policy direction and clear policy consistency conveyed throughout

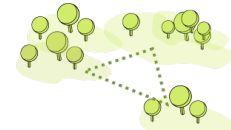
Agreement with GVL2040 and what it really entails:



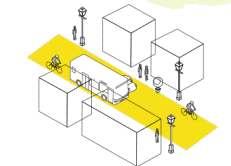
Nodes and Corridors absorb demand and development



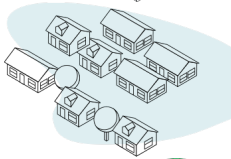
Affordable Housing achieved across the city



Consolidated and linked **Open Space** achieved across the city



Multi-modal corridors across the city

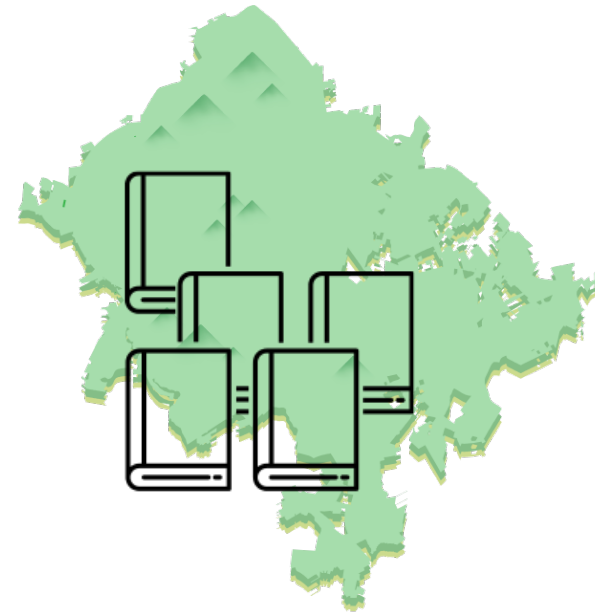


Respecting character of existing neighborhoods



Facilitating **economic development** opportunities

Existing and ongoing plans provide direction for new districts



- **Downtown Master Plan**
- **South Downtown Master Plan**
- **West End and Village of West Greenville Small Area Plans**
- **Basics of Unity Park Code**
- **Wade Hampton Plan**
- **Swamp Rabbit Trail Extension Master Plan**
- **Other Relevant Neighborhood Plans**



Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action



Create new districts that code for adopted plans and the types of places Greenville wants

Shift from suburban to urban

- Urban densities and heights
- Pedestrians are a privileged class

Develop regulations to better support the existing character and reduce barriers to redevelopment

Generally maintain existing delineation of residential and commercial areas



Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action

Nodes & Corridors

- **Nodes:** serve as new growth centers with a mix of uses with denser residential at a range of scales
- **Deep Site Corridors:** smaller nodes or places with internal street grid, not necessarily walkable along corridors
- **Shallow Site Corridors:** walkable along existing corridors



Deep Site Corridor
Laurens Road



Shallow Site Corridor
Augusta Street



Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action

Affordable Housing

Existing Neighborhoods (majority single-family):

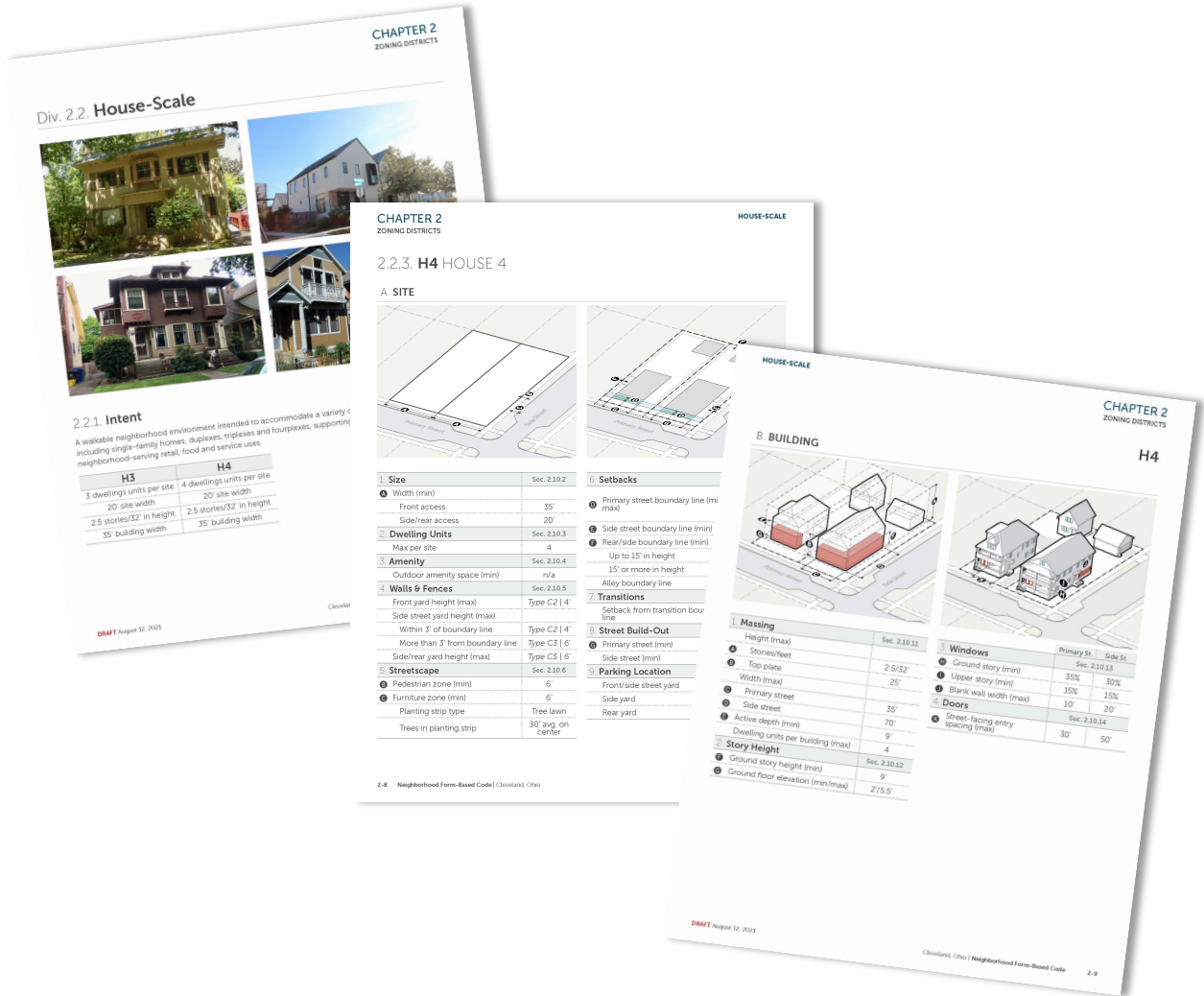
- Allow ADUs
- Improve bulk, massing, form, and pedestrian standards for residential uses to reflect existing character of neighborhoods

Middle Scale Residential Uses:

- *House-scale district*: 2 to 6 units per lot
- *Middle-scale district*: 6 to 12 units per lot

Multifamily Uses:

- Replace multifamily densities (units per acre) with height, form, and frontage requirements
- Add affordable housing incentives or bonuses





Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action

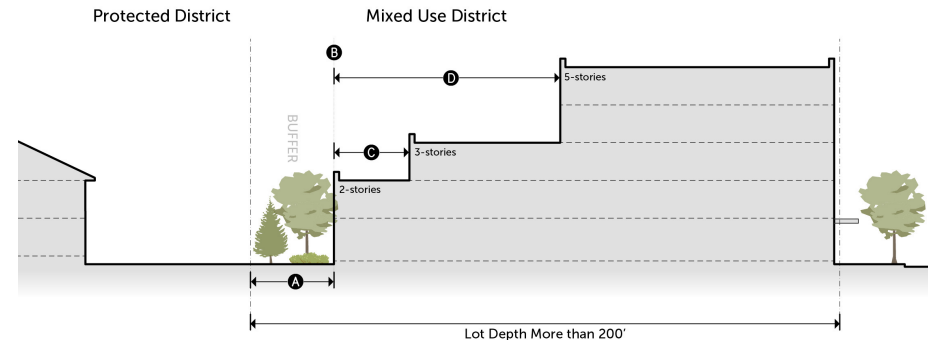
Neighborhood Character Compatibility

Buffers and Screening:

- Include buffers that screen non-residential uses from single-family uses
- Use on-site stormwater as buffers between uses

Mass and Scale:

- Set back upper stories of buildings when adjacent to single-family



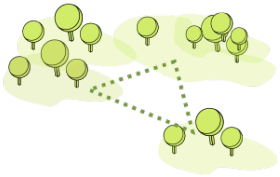


Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action

Open Space & Environment

- **Subdivisions and master planned communities:** create usable open space requirements
- **Urban infill:** create pedestrian-oriented amenity requirements
- **New tools:** preservation through offset requirements, bonuses, incentives



Usable Open Space
Ruskin Square



Pedestrian Amenity
Village of West Greenville

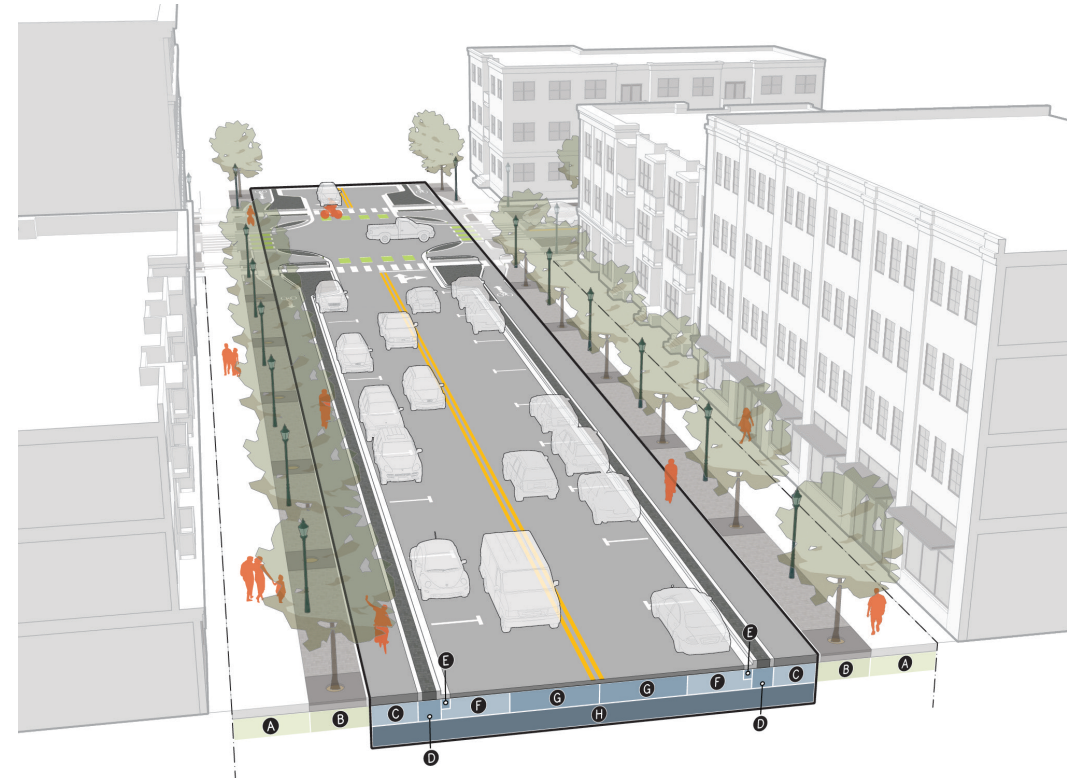


Key Alignment 2:

The new code will implement GVL2040 by putting concepts into action

Transportation & Mobility

- **Parking:** right-size parking requirements
- **Connectivity:** add connectivity requirements for new development (block size, parking lot screening, streets and pedestrian amenity standards)
- **Bike network:** expand bike network
- **Transit:** anticipate and support needs





Key Alignment 3:

The new code will be informed by existing small area plans AND 3 new “test area” plans

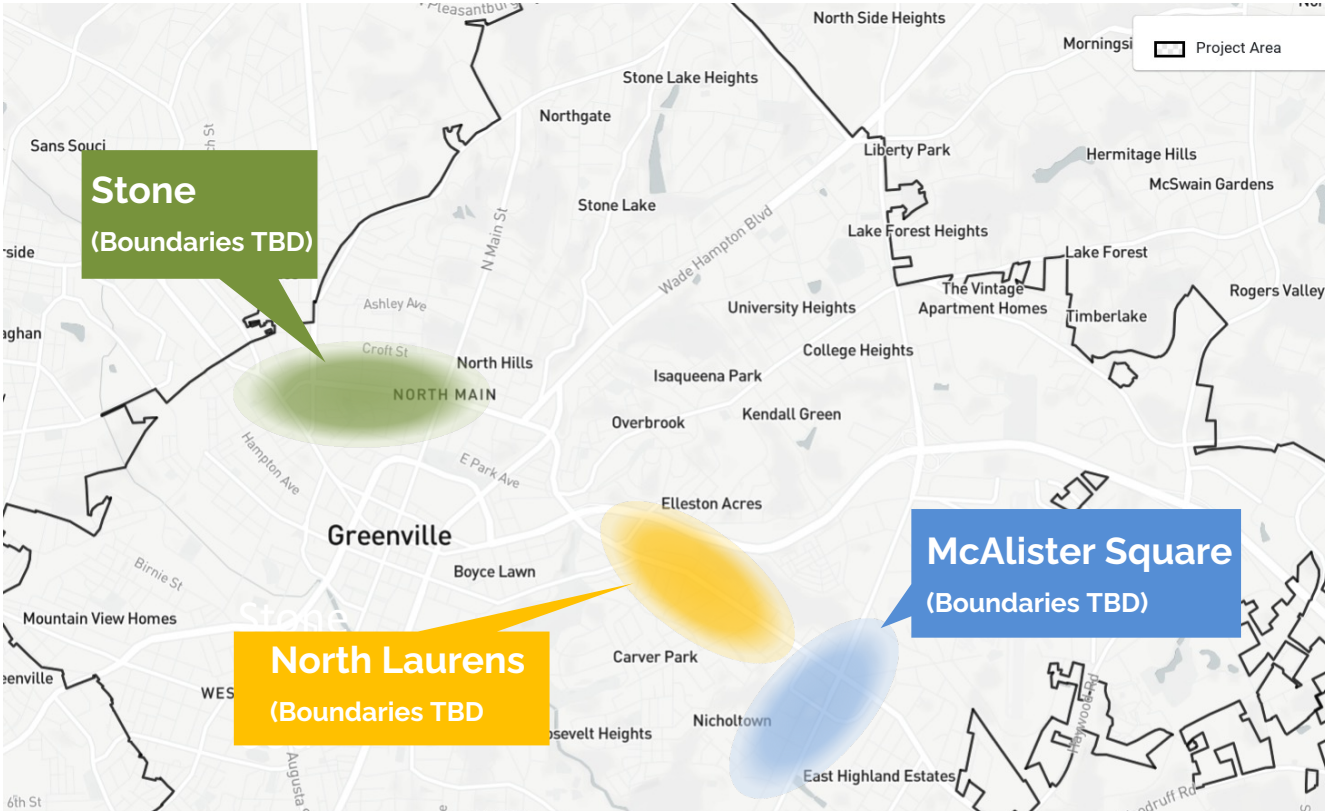
Existing and ongoing plans

For example:

- Downtown Master Plan
- South Downtown Master Plan
- West End and Village of West Greenville Small Area Plans
- Basics of Unity Park Code
- Swamp Rabbit Trail
- Wade Hampton Blvd.
- Relevant Neighborhood Plans



Three new small area plans





Key Alignment 4:

The new code will be a “By-Right” code reflecting “This is what the community can say ‘yes’ to”



Improve the review and approval processes

- Review thresholds for site plan review
- Clarify which departments are responsible for site plan review and align standards between engineering, planning, and subdivisions

Provide a more accessible and user-friendly code

- Make language more user friendly
- Modernize the look and feel
- Design for print and digital formats

Reduce unknowns; more predictable outcomes

- Reduce reliance on special districts such as Planned Developments
- Zoning districts to include basic design and form standards so that design review is not necessary everywhere, and existing character is supported

Next Steps

- **Begin outlining revised code**
- **Scope and schedule area planning processes**
- **Recruit area planning advisory groups**
- **Engage Planning Commission and Design Review Board**
- **Return to Council with update in late Winter**

Discussion



CODE STUDIO



MRB | group



Public Safety Campus Project

November 2021



Issues

- Police administration split among multiple facilities (LEC, Municipal Court, Mauldin Rd.)
- Fire Administration split among multiple facilities (GCC, City Hall)
- LEC and Municipal Court Facilities aging and in disrepair
- City does not control destiny of LEC
- Municipal Court experienced sewer flood event in August 2021
- Fire Administration impacted by any changes to GCC ownership or operations
- City has valuable land tied up in underperforming assets

History

- **2019 – City attempts to negotiate purchase of property on South Pleasantburg**
 - Project would provide Police, Fire and Municipal Court headquarters and property for new mid-town fire station
 - City and owner could not agree on value (Appraisals about \$3m apart)
 - Projected renovation costs were significant (\$28m - \$32m plus property purchase, not including fire station)
 - Projected cost for new build was \$29.3 million (plus property, not including fire station)
- **2019 – City negotiates potential lease of space at downtown office building**
 - City would lease three floors
 - Estimated cost - \$9.1 million for 10 year lease including upfits
 - Council appropriated funds in FY20 budget for lease but deal ultimately did not work out
 - Did not address Municipal Court or Fire Administration needs

Current Conditions - LEC



Background

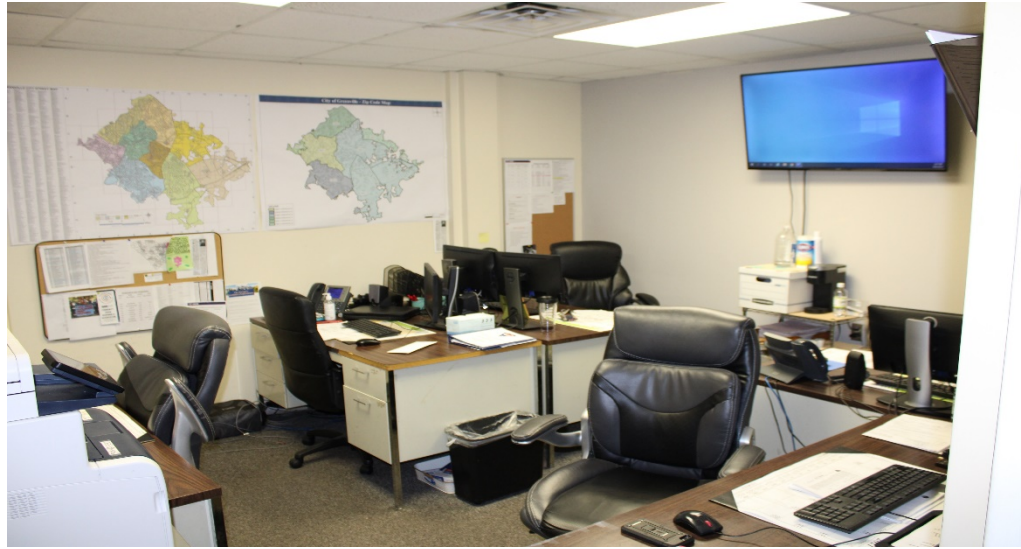
- Joint use by Greenville Police Department and Greenville County Sheriff
- Built 1976 (45 years old)
- 91 FTE (COG only)

Current Conditions

- Poor Physical condition
- Maxed out electrical supply
- Limited parking
- Safety concerns
- Both city and county need additional space



Current Conditions - LEC



Current Conditions – Municipal Court



Background

- Joint use by Greenville Police Department and Greenville Municipal Court
- Built 1940 (81 years old)
- 54 FTE
 - 37 police, 17 Court

Current Conditions

- Poor Physical condition
- Limited parking
- Safety concerns
- Recent sewer backup



Current Conditions – Municipal Court



Current Conditions – Municipal Court



Current Conditions – Fire Administration



Background

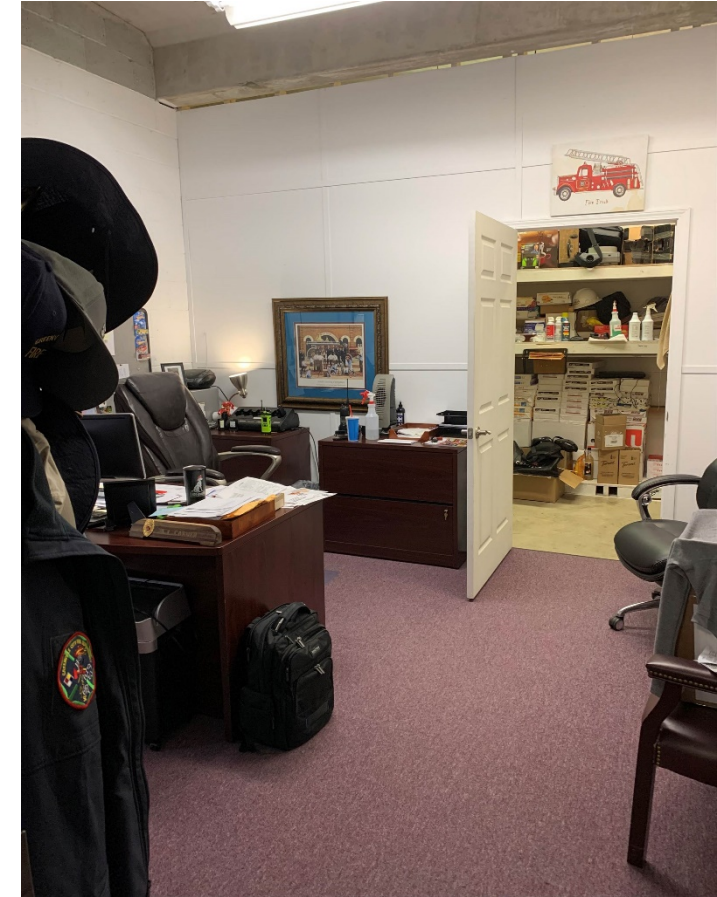
- Split between Greenville Convention Center and City Hall
- 18 FTE
 - 10 GCC, 8 City Hall

Current Conditions

- Limited space and parking
- Access Issues with GCC
- Inadequate restrooms



Current Conditions – Fire Administration



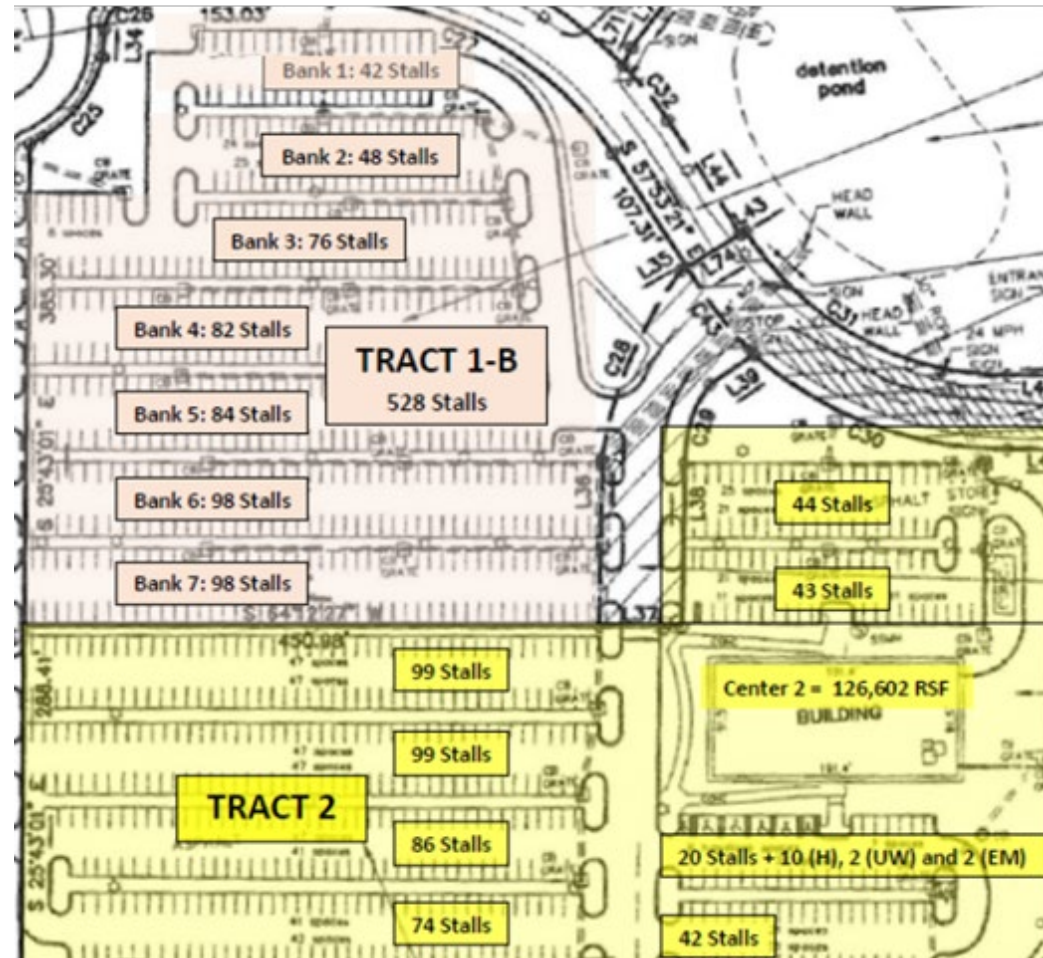
Opportunity

- City has opportunity to purchase ~126k sqft building on 6.86 acres with approximately 550 parking spaces
- Built in early 1990s, renovated 2014
- Centrally located in the City at intersection of Halton and Mall Connector



Opportunity

- Owner also willing to sell additional parking stalls. Staff recommends purchase of additional 5.9 acre Tract 1-B to ensure coverage for overall parking needs at the approximate cost of \$3 million (\$500k/ac)



Opportunity

- **Current appraised value per building owners is about \$16 million (\$124.22/SF)**
 - **Appraised value is in line with internal estimates, BOV and recent comps**
 - **City under contract with Architect to perform condition assessment and test fit, and consultant to perform Phase 1 Environmental review**
 - **Price includes all existing furniture**
- **Potential programming (very high level)**
 - **Basement – records, muster room, holding cells**
 - **1st Floor – 2-3 Court Rooms, Jury Room, Municipal Court Offices**
 - **2nd Floor – Police (Administration, Detectives, Strategic Planning & Analysis)**
 - **3rd Floor – Public Safety Dispatch (potential consolidated dispatch)**
 - **4th Floor – Fire (Administration, Services, Prevention)**
 - **5th and 6th Floor – Expansion (Traffic Management Center, EOC, etc.)**

Pro Forma

- Property Acquisition - \$18,900,000 (both tracts)
- Upfit/Renovations - \$8,100,000 (plug)
 - Total Cost - \$27 million
 - Estimated cost of new build - \$35 million (100k SF @ \$350/SF) plus land acquisition
- Funding Sources
 - CIP Project Reversals - \$3.6 million (Fire Station Improvements, CIP Reserve)
 - NIB – Traffic Management - \$4 million (leaves \$1 - \$2 million funding available for fiber buildout, other needs)
 - GF Fund Balance - \$10 million (leaves about \$3.5 million available above \$20% reserve)
 - Total Equity Contribution - \$17.6 million
- Other considerations
 - Future sale of Municipal Court Property
 - Property lease back to current tenant (up to \$480,000)
- Financing Need - \$9.4 million
 - Annual debt service \$575k – \$750k

Public Safety Campus Project

November 2021

