

1 - Work Session Agenda

Documents:

[1 - AGENDA.PDF](#)

2 - County Square Sewer And Trail Access Easement

Documents:

[2 - COUNTY SQUARE SEWER AND TRAIL ACCESS EASEMENT -
REVISED.PDF](#)

3 - Commercial Façade Improvement Program

Documents:

[3 - COMMERCIAL CORRIDOR FACADE IMPROVEMENT PROGRAM 2021.PDF](#)

4 - Trail And Greenway Projects

Documents:

[4 - TRAILS AND GREENWAY PROJECTS.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Monday, February 28, 2022 - 3:30 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 and/or may be asked to wear a mask.

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

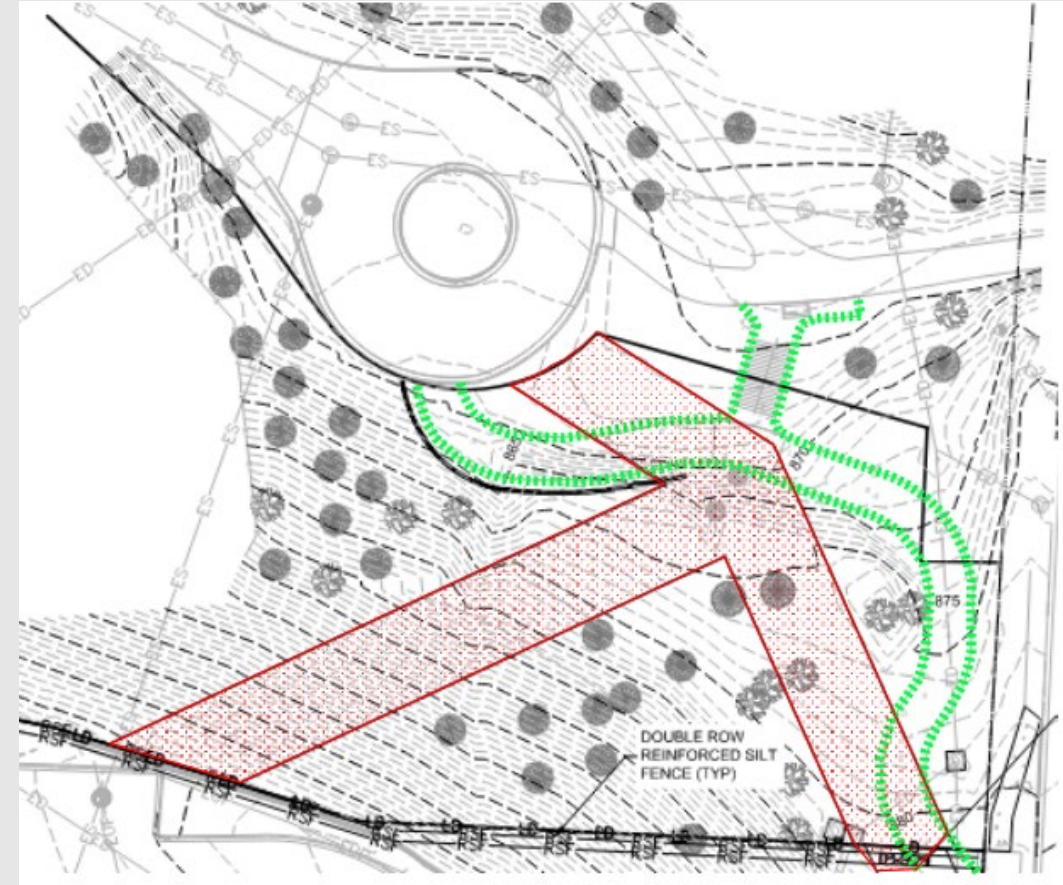
CITY STAFF: City Manager John McDonough, Interim City Attorney Leigh Paoletti; City Clerk Camilla G. Pitman

AGENDA

- 1. Call to Order** **3:30 p.m.**
- 2. County Square Sewer and Trail Access Easement** **3:30 p.m.**
(Presented by Interim City Engineer Paul Dow and Principal Landscape Architect Edward Kinney)
- 3. Commercial Corridor Façade Improvement Program** **4:00 p.m.**
(Presented by Director of Economic and Community Development Merle Johnson and Sr. Administrative Assistant Stephanie d'Ablemont)
- 4. Trail and Greenway Projects** **4:30 p.m.**
(Presented by Mobility Coordinator Calin Owens)
- 5. Executive Session:** **5:00 p.m.**
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.
 - a. West End Parking**
(Presented by Director of Office of Management and Budget Matt Efird and Assistant City Manager Shannon Lavrin)
 - b. Acquisition/Disposition of property in Unity Park vicinity**
(Presented by City Manager John McDonough and Director of Parks, Recreation and Tourism Angie Prosser)
 - c. United Community Bank**
(Presented by Economic and Community Development Director Merle Johnson)
- 6. Adjourn** **5:30 p.m.**

Governor's School Property Public Trail and Sewer Easements County Square to Falls Park

Easement Locations



Trail in Green
Sanitary Sewer in Red

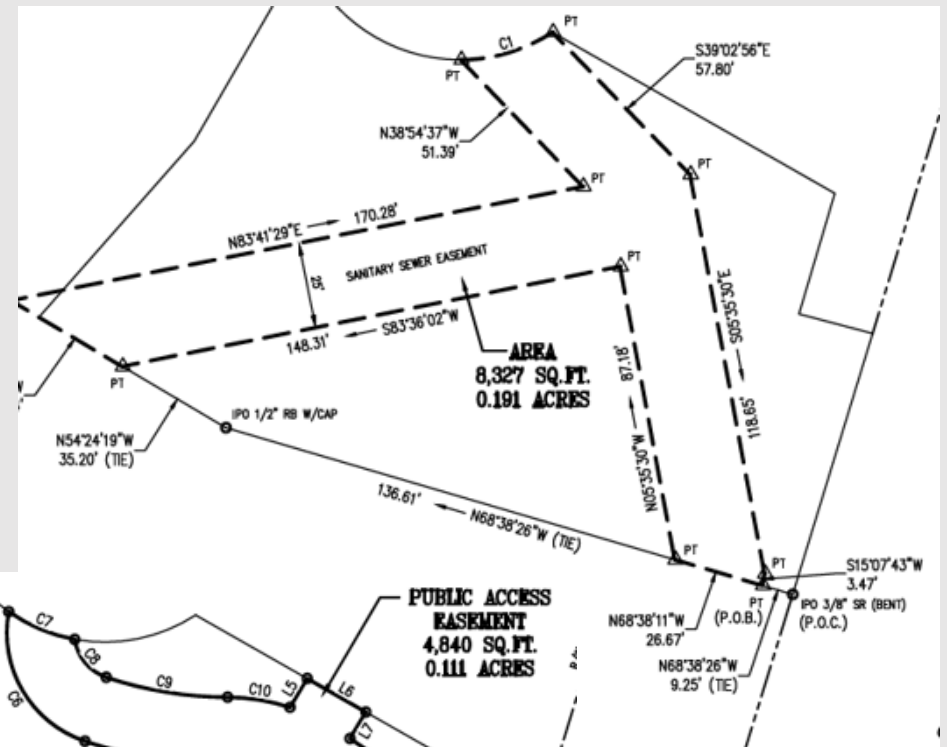
Easements

Trail Connection

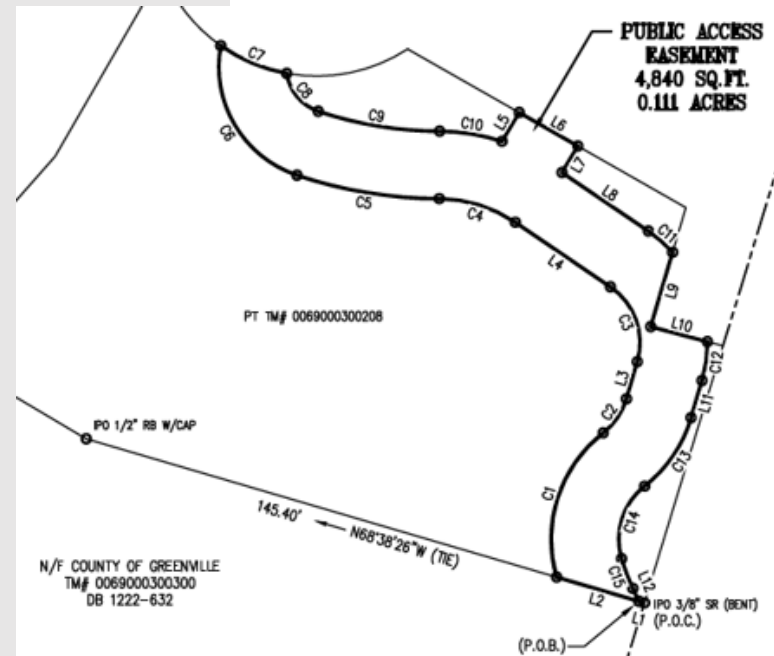
- 0.111 Acre Public Trail Easement
- South Downtown Connectivity

Sanitary Sewer

- 25-foot Sanitary Easement
- ~600k GPD Capacity
- Constructed by County
- Maintained & Operated by City



Sanitary Easement



Trail Easement

FURMAN COLLEGE WAY
CITY RIGHT-OF-WAY

MITIGATION INCHES

Inches to be Replaced with Magnolias

90"

Any tree inches that cannot be replaced on property by magnolias or other trees will be addressed at the time of construction plan approval through a fee in lieu contribution. Tree recompense and landscape requirements, including tree protection, will meet the City of Greenville Land Management Ordinance Requirements.

*Final removed and planted inches will be provided at time of construction plan approval.

TREE SYMBOL LEGEND



Proposed Magnolia

Tree to Remain

Limits of Disturbance

PROPOSED RETAINING WALL

PROPOSED
DECORATIVE FENCE

PROPOSED STAIRS

S CHURCH STREET

PROPOSED TRAIL ACCESS

25' UTILITY EASEMENT
& SEWER LINE

EXISTING CLAY PIPE
TO BE ABANDONED

DUNBAR ST



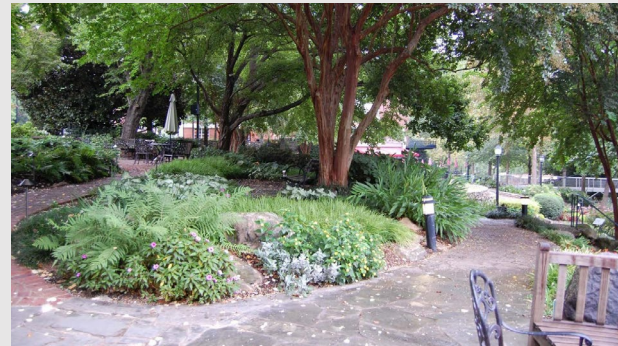
MAGNOLIA REPLACEMENT PLAN

GREENVILLE COUNTY SQUARE



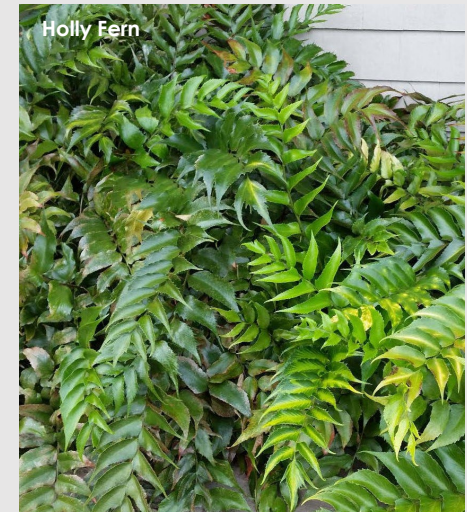
Kimley»Horn







een



Added Color/Texture

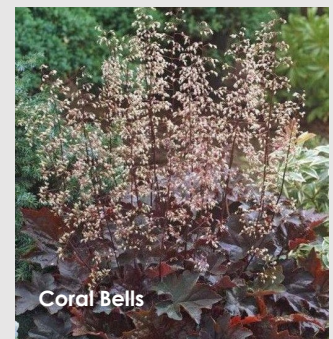
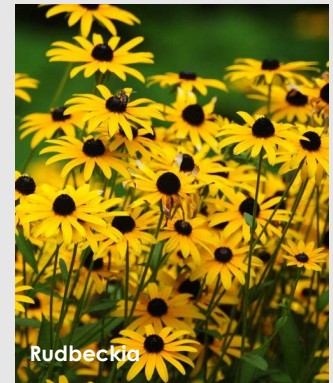


Pink Muhly Grass



Shasta
Daisy

Drift Rose



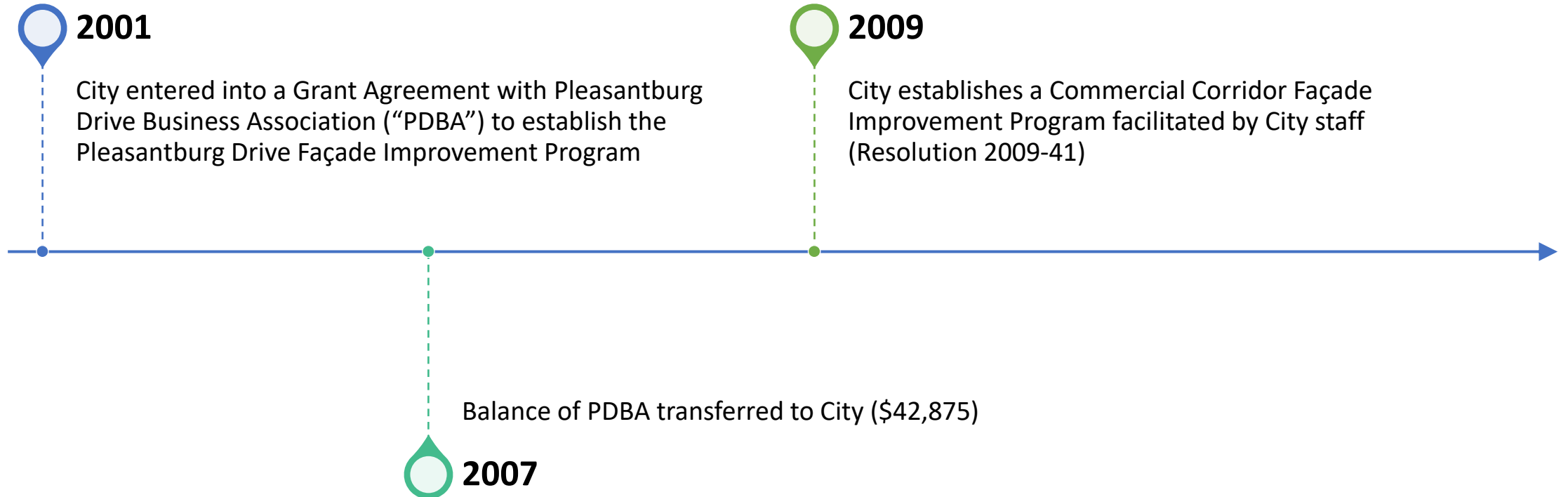


Jay Vaughan
Photography

COMMERCIAL CORRIDOR FACADE IMPROVEMENT PROGRAM

CITY OF GREENVILLE

PROGRAM INCEPTION



PROGRAM INTENT

- REIMBURSEMENT GRANT PROGRAM FUNDED BY THE CITY OF GREENVILLE
- PROVIDES FINANCIAL AND TECHNICAL DESIGN ASSISTANCE TO COMMERCIAL PROPERTY OWNERS AND BUSINESS OWNERS IN TARGETED COMMERCIAL CORRIDORS FOR QUALIFIED FACADE IMPROVEMENTS
- SUPPORTS THE REVITALIZATION OF THE CITY'S COMMERCIAL CORRIDORS BY STIMULATING PRIVATE INVESTMENT IN HIGH-QUALITY IMPROVEMENTS
- HELPS OWNERS ENHANCE THE APPEARANCE OF BUILDINGS AND PROPERTIES AND ELIMINATE BLIGHT AND NON-CONFORMING DESIGN STANDARDS
- THE PROGRAM IS NOT RETROACTIVE. APPLICATIONS MUST BE APPROVED IN WRITING BY THE COMMERCIAL CORRIDOR FAÇADE REVIEW COMMITTEE PRIOR TO COMMENCEMENT OF WORK

MAXIMUM ALLOWABLE AWARD

- \$10,000 PER PROPERTY, FOR ELIGIBLE IMPROVEMENTS
- CITY WILL REIMBURSE UP TO 50% OF EXPENSES EQUAL TO OR LESS THAN \$10,000. FOR ADDITIONAL EXPENSES ABOVE \$10,000, THE CITY WILL REIMBURSE 20% OF ELIGIBLE EXPENSES NOT TO EXCEED THE MAXIMUM AWARD AMOUNT OF \$10,000
- EXAMPLE: IF THE APPLICANT'S ELIGIBLE EXPENSES EQUAL \$25,000, HE/SHE WOULD BE ELIGIBLE FOR AN \$8,000 REIMBURSEMENT GRANT

$$[(\$10,000 \times 50\%) + (\$15,000 \times 20\%)] = \$8,000$$

MAXIMUM ALLOWABLE AWARD

(Wade Hampton Boulevard)

- TO \$25,000 PER PROPERTY, FOR ELIGIBLE IMPROVEMENTS
- CITY WILL REIMBURSE UP TO 50% OF EXPENSES EQUAL TO OR LESS THAN \$10,000. FOR ADDITIONAL EXPENSES ABOVE \$10,000, CITY WILL REIMBURSE UP TO 30% OF ELIGIBLE EXPENSES
- MAXIMUM AWARD AMOUNT = \$25,000
- EXAMPLE: IF THE APPLICANT'S ELIGIBLE EXPENSES EQUAL \$25,000, APPLICANT WOULD BE ELIGIBLE FOR A \$9,500 REIMBURSEMENT GRANT

$$[(\$10,000 \times 50\%) + (\$15,000 \times 30\%)] = \$9,500$$

NUMBER OF PROJECTS COMPLETED TO DATE (BY CORRIDOR)

CORRIDOR	NUMBER OF PROJECTS
AUGUSTA	28
BUNCOMBE	1
EAST NORTH	5
EAST WASHINGTON	1
HAYWOOD	1
LAURENS	16
PENDLETON (VWG)	20
PETE HOLLIS	2
PLEASANTBURG	32
RUTHERFORD	1
STONE AVENUE	14
WADE HAMPTON	4
TOTAL	125

RECOMMENDATIONS

- UPDATE ELIGIBLE AREAS (LAST UPDATE WAS 2011)
 - USE GVL2040 AS THE GUIDE TO DETERMINE THE CORRIDORS
- ESTABLISH ELIGIBLE AND INELIGIBLE EXPENSE GUIDELINES
 - EFFORT TO CONTINUE INPUT INTO DESIGN AND QUALITY
- ESTABLISH PROMOTIONAL CORRIDORS
- ESTABLISH PROCEDURES TO PROMOTE PROGRAM
- REFINING APPLICATION PROCESS
 - IMPROVE THE APPLICATION IN CONJUNCTION WITH INPUT FROM PLANNING & DEVELOPMENT SERVICES

EXAMPLE NEW CONSTRUCTION

South Pleasantburg Drive Sherwin Williams



1547 Wade Hampton Boulevard

A to Z Speech Therapy



1560 Wade Hampton Boulevard

Guest & Brady



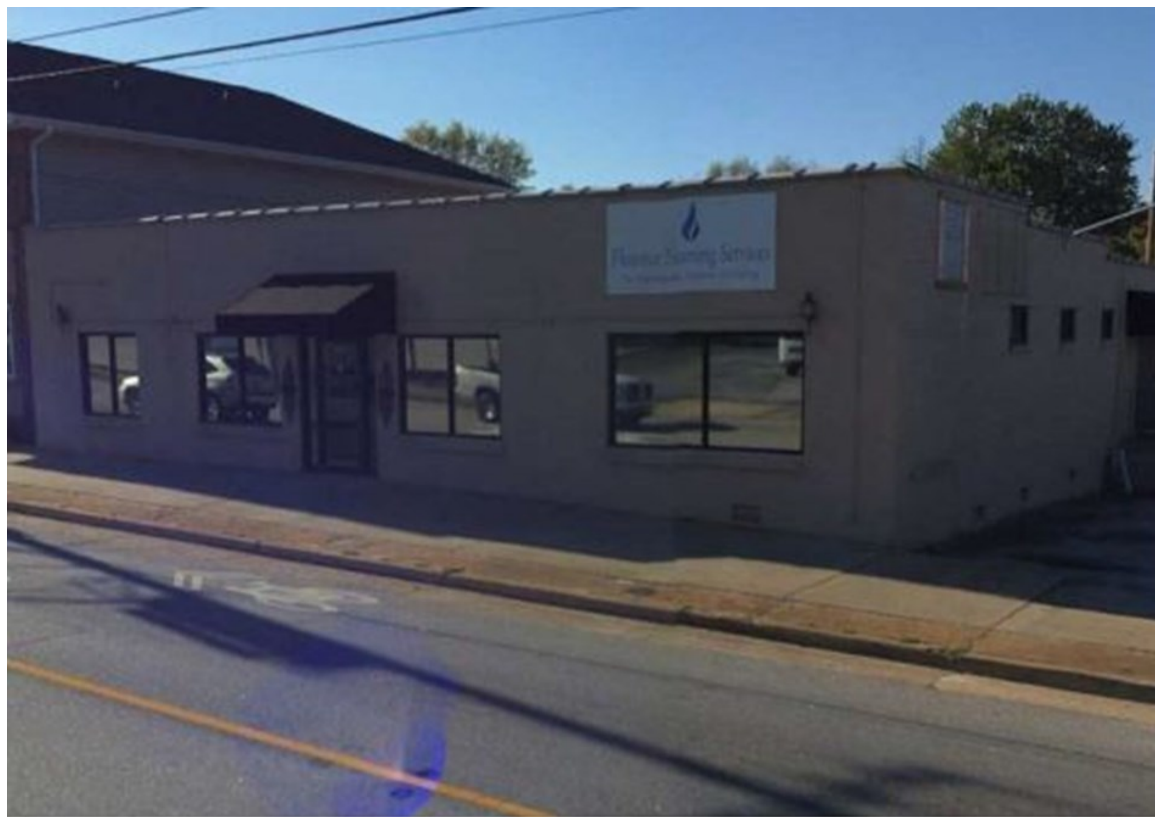
420 Laurens Road

Rocky's Hot Chicken



1629 East North Street

Fork and Plough



1631-1635 East North Street

Shaw's Pharmacy



1301-1303 East Washington Street

Zelma's Beauty Supply



Pete Hollis Boulevard

Hincapie



1503 East North Street

Overbrook (f/n/a Lime Cola Bottling Company)



3017 Augusta Street

Tasty As Fit



Downtown Greenville Façade Program

- New program to improve facades of downtown buildings
- FY 21-22 funding: \$150,000
- Economic Development Dept. identified two buildings for first year of funding:
 - 125 N. Main Street (brick building)
 - 128 N. Main Street (City Tavern building)
- Staff enlisted DP3 Architects to help with building designs
- Both approved by DRB in Nov. and Dec. 2021
- Coordination of contractor estimates and permitting underway



Downtown Greenville Façade Program

125 N. Main St.





• REMOVE ALL EXISTING WINDOWS

• REMOVE TILE FROM FACADE
PREPARE REMAINING CMU WALL
FOR NEW WINDOW OPENINGS

• DEMOLISH EXISTING WALLS AND
STOREFRONT STREET LEVEL
(GREY PAINTED WALLS)





TRAILS + GREENWAYS FUND

Priority Projects

Fiscal Year 2021-2022

FUND INFORMATION

Trails + Greenways Fund

\$1,000,000 Annually

- Funded by Hospitality Tax
- Originally Implemented in 2018
- Short Hiatus During 2020 COVID Impacts
- Funds May Be Rolled Into Future Year Projects, if Needed
- Projects Focused on Bicycle + Pedestrian Infrastructure
- Guided by Trails + Greenways & Bicycle Master Plans

PROJECT PRIORITIZATION PRINCIPLES

CONNECTIVITY

Building upon our existing system to provide more widespread **community connectivity**

EQUITY

Ensuring projects provide **equal opportunities** for access to and from all communities

FEASIBILITY

Determining a project's **ability to be constructed** within existing and future constraints

SAFETY

Prioritizing **community safety** with best practices in project design

OPPORTUNITY

Maximizing public fund impacts by **combining efforts** with other City, State, and Private projects

LARGER PROJECTS (Outside T+G)

Nicholtown Sidewalk Connectors

Goal

Work with existing planned NSTEP projects to develop functional, safe, and visible connections to the SRT for the Nicholtown Community

Funding

NSTEP funding combined with upcoming NIB funds

Status

In planning and concept phase

Laurens Road Extension Neighborhood Connections

Goal

Develop logical and buildable connections to the new Laurens Road SRT extension by following recommendations of the SRT Extension Master Plan

Funding

TBD

Status

In planning phase

Re-Striping Projects

Goal

Capitalize on repaving efforts by implementing improved bike/ped facilities during design

Funding

C-Fund

Status

In permitting phase

PROJECTS OVERVIEW

Funded Projects

- **WILLARD STREET NSTEP** Sidewalk Enhancement | - \$55,000
- **MCDANIEL BYPASS** Emergency SRT Detour | - \$23,658.72
- **C FUND RESTRIPIING** Supplemental Funding | - \$157,000

Upcoming Needs

- **CLEVELAND CONNECTOR** Supplemental Funding | \$300,000
- **SLIDING ROCK** Hike + Bike Trails – Phase 2 | \$125,000
- **ZOO TRAIL + Connector** - Phase 1 | \$200,000
- **CONTINGENCY + Reserve** | \$139,341.28

WILLARD ST. *NSTEP* SIDEWALK ENHANCEMENT

SUMMARY

Supplemental funding for the next NSTEP project along Willard Street, this will allow the planned 5' sidewalk to be widened to 8' to allow for a shared bike/ped use and will provide a connection in anticipation of a future West Village Connector Trail along Cain Street.

LOCATION

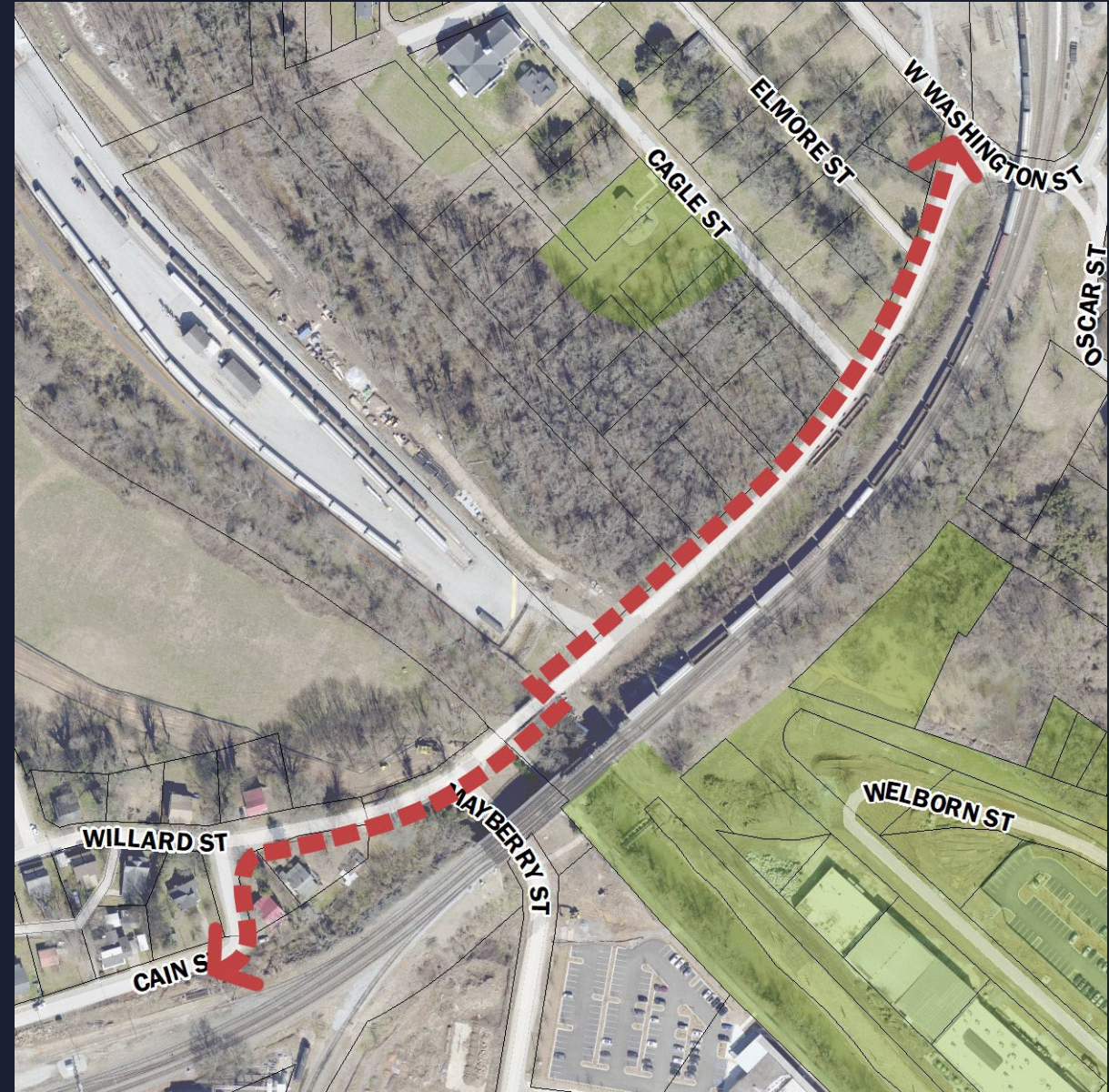
Willard Street from West Washington Street to Cain Street

COMMITTED FUNDS

\$55,000

UNDER CONSTRUCTION

Approximate Length of Project
0.3 miles



MCDANIEL SRT DETOUR

SUMMARY

Emergency structural repairs to the McDaniel bridge are planned by SCDOT this spring. Staff has proactively developed a safe permanent route for the SRT that will allow detours to take place during the repair process, as well as during future underpass closures in the future.

LOCATION

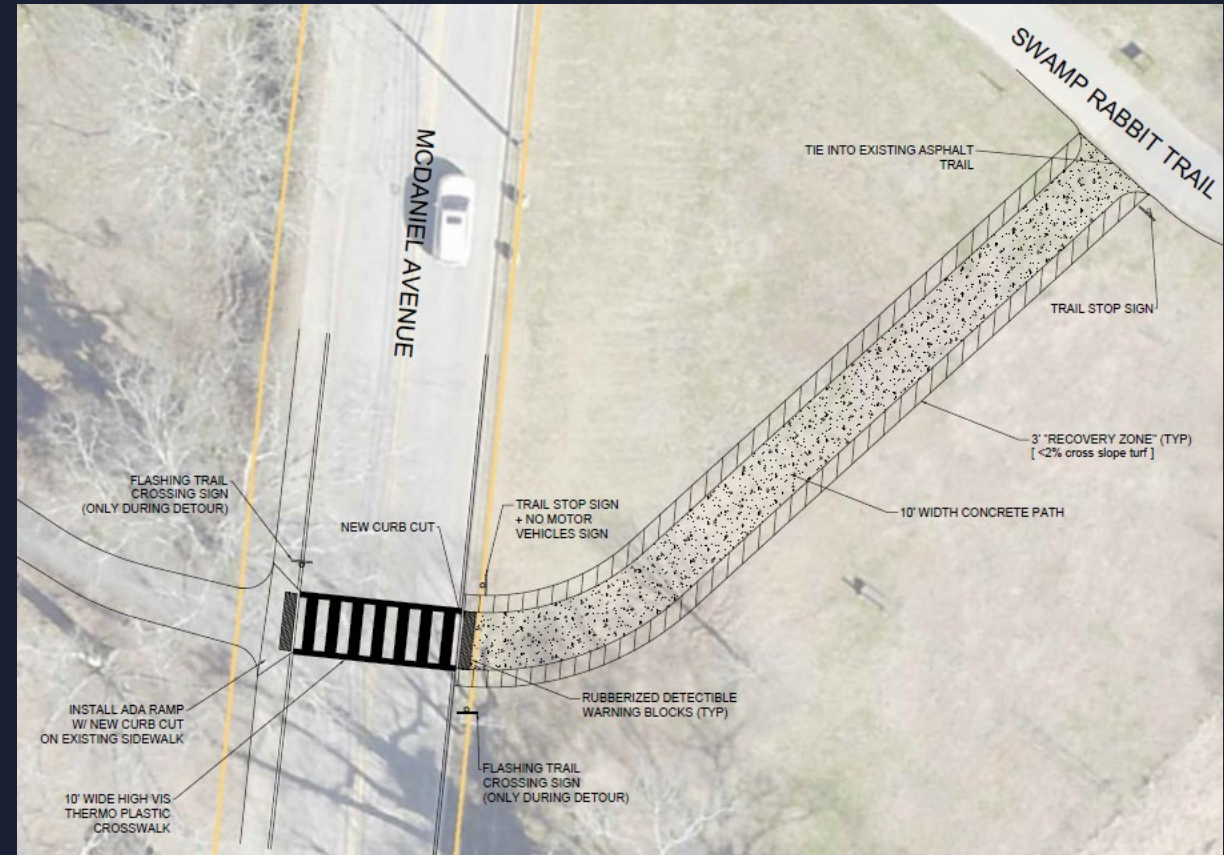
McDaniel Ave Bridge at SRT Underpass

COMMITTED FUNDS

\$23,658.72

IN PERMITTING

Approximate Length of Project
0.1 miles



CFUND RESTRIPIING

SUMMARY

Supplemental funding to provide new or improved bike facilities on approximately 10 SCDOT owned corridors throughout the City. Standardized buffered bike lanes with high visibility green pavement markings as well as improved pedestrian crossings at intersections are included.

LOCATION

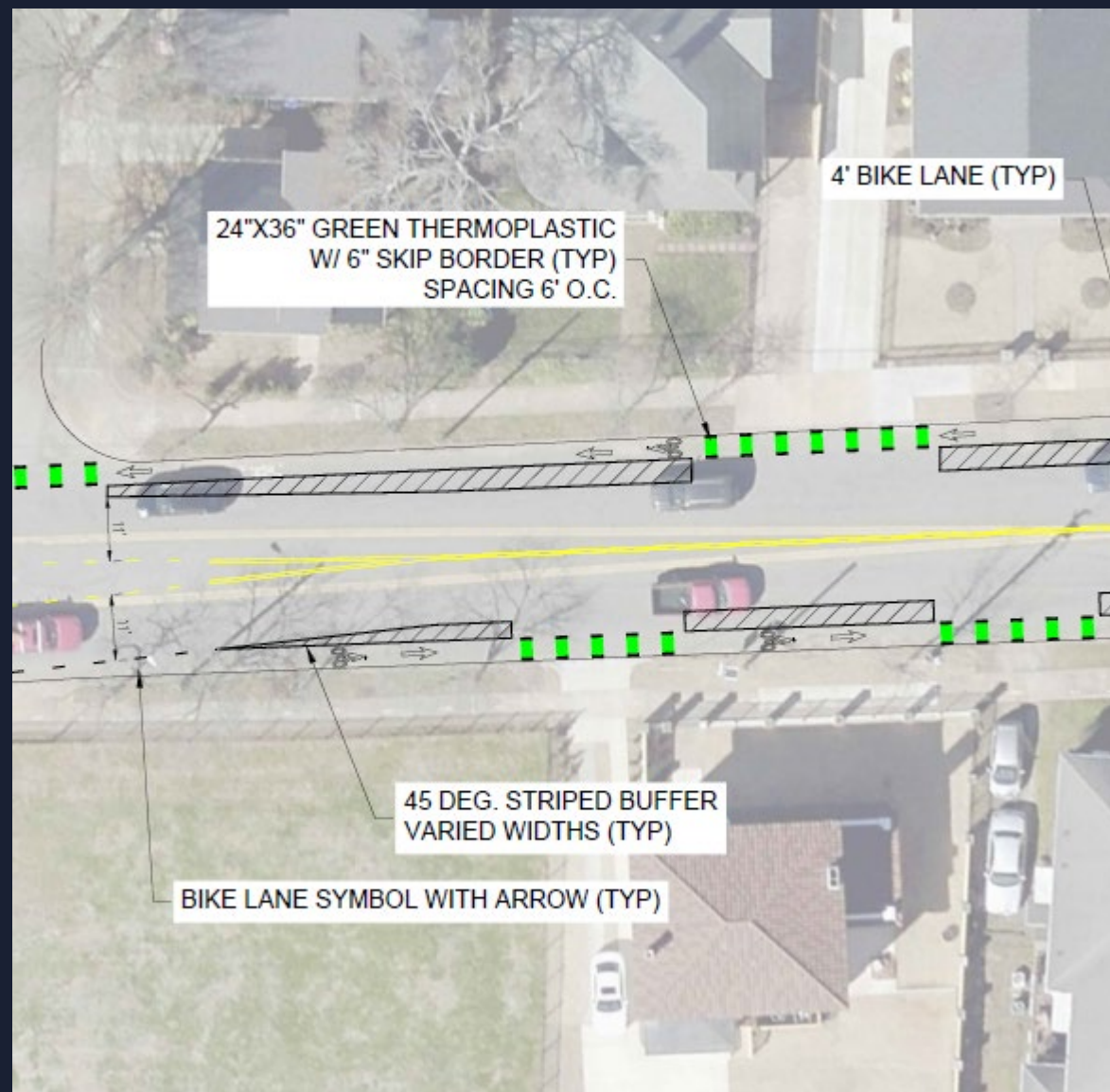
Various SCDOT Roadway Corridors Throughout City

COMMITTED FUNDS

\$157,000

IN PERMITTING

Approximate Length of Project
7.6 miles



CLEVELAND CONNECTOR SUPPLEMENTAL FUNDING

SUMMARY

Additional funding in anticipation of market cost increases since project inception, changes to scope, and to ensure City project timeline meets County SRT extension project timeline. Currently, allocated funding is just over \$800,000 from previous T+G allocations.

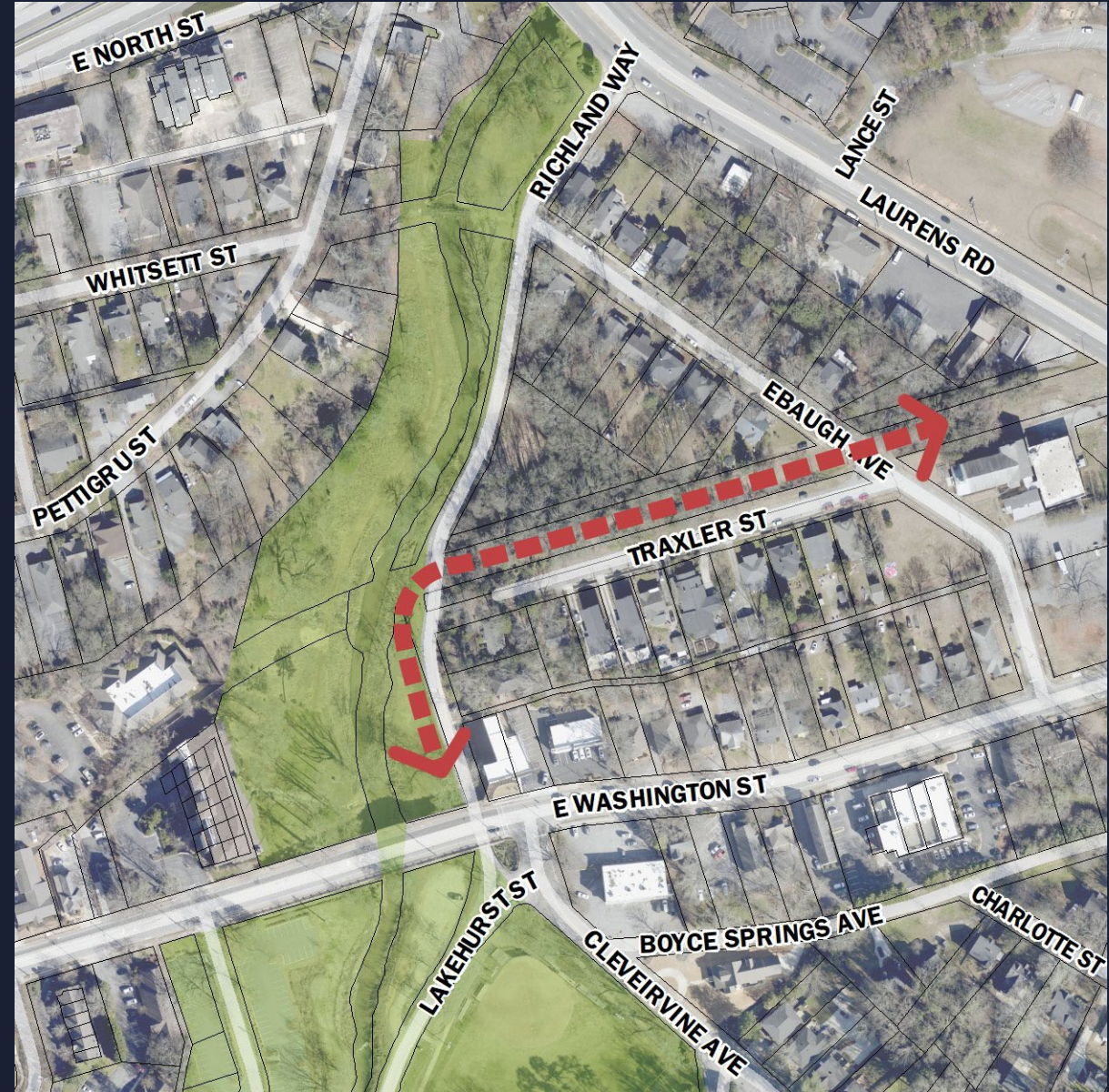
LOCATION

Cleveland Park, Traxler Street, Richland Way, Ebaugh Avenue

ESTIMATED BUDGET NEED

\$300,000

Approximate Length of Project
0.3 miles



SLIDING ROCK HIKE/BIKE TRAILS | PHASE 2

SUMMARY

Professionally designed and built network of single-track mountain bike / hiking trails with various built elements throughout. Trails would provide connectivity from the existing Sliding Rock section of the paved SRT, Sliding Rock Phase I mountain bike trails (opened 2018), and the Nicholtown community.

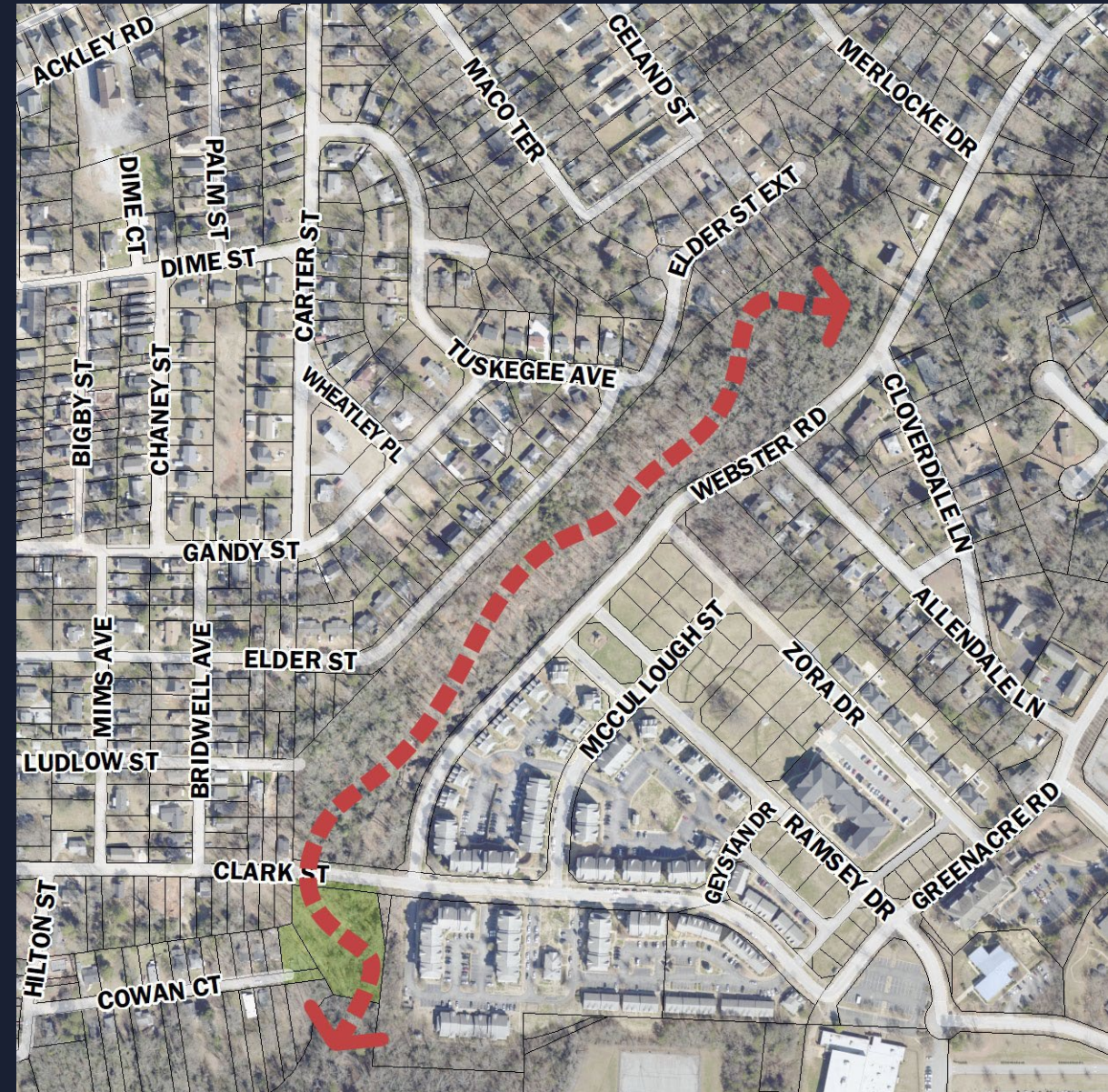
LOCATION

Bordered by Clark Street, Webster Road, Elder Street, and Merlocke Drive

ESTIMATED BUDGET NEED

\$125,000

Approximate Length of Project
1.5 miles



ZOO TRAIL + CONNECTOR | PHASE 1

SUMMARY

Provides a direct connection via a branded trail to provide a bike/ped path from Main Street to the Zoo. Connector trail (natural surface) could provide access from Zoo Trail directly into Cleveland Park adjacent to existing Troop 19 trails. Phase 1 of 2 that will provide construction documents, access easement modifications, and site clearing + prep. Phase 2 Plans: FY 22/23.

LOCATION

Abandoned Rail Corridor above Greenville Zoo + adjacent City Property

ESTIMATED BUDGET NEED

\$200,000

Approximate Length of Project
0.5 miles + 0.2 miles



ADVOCATE APPROVED*



*remaining need projects

PROJECT RECAP

Project	Budget
Willard Street NSTEP	\$55,000 committed
McDaniel SRT Detour	\$23,658.72 committed
C Fund Restriping	\$157,000 committed
Cleveland Connector	\$300,000 needed
Sliding Rock Phase 2	\$125,000 needed
Zoo Trail	\$200,000 needed
Total	\$860,658.72
Contingency	\$139,341.28

ACTION NEEDED

STAFF GUIDANCE NEEDED

- 1) Council support to move forward with funding remaining priority projects