

1 - Agenda

Documents:

[AGENDA.PDF](#)

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[2 - LAURENS ROAD TRAIL UPDATE.PDF](#)

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Documents:

[3 - DOWNTOWN CONFERENCE CENTER UPDATE OCT 2019 FINAL \(1\).PDF](#)

4 -

Documents:

[4 - JACKSON WAY PROJECT.PDF](#)

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Documents:

[6 - PARALLEL PARKWAY - PNG CONNECTOR ROAD CHANGE ORDER.PDF](#)

8 And 9 -

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[8 AND 9 - TIMMONS AND BIKES - REVISED.PDF](#)

10 -

Documents:

[10 - BOBBY PEARSE COMMUNITY CENTER.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

Greenville City Hall
206 S. Main Street, Ninth Floor Conference Room

Monday, October 14, 2019
3:00 p.m.

CITY COUNCIL: Mayor Knox White; Councilmember Jil Littlejohn, Mayor Pro Tem; Councilmember Amy Doyle, Vice Mayor Pro Tem; Councilmember Wil Brasington; Councilmember Lillian B. Flemming; Councilmember George W. Fletcher; Councilmember Russell Stall

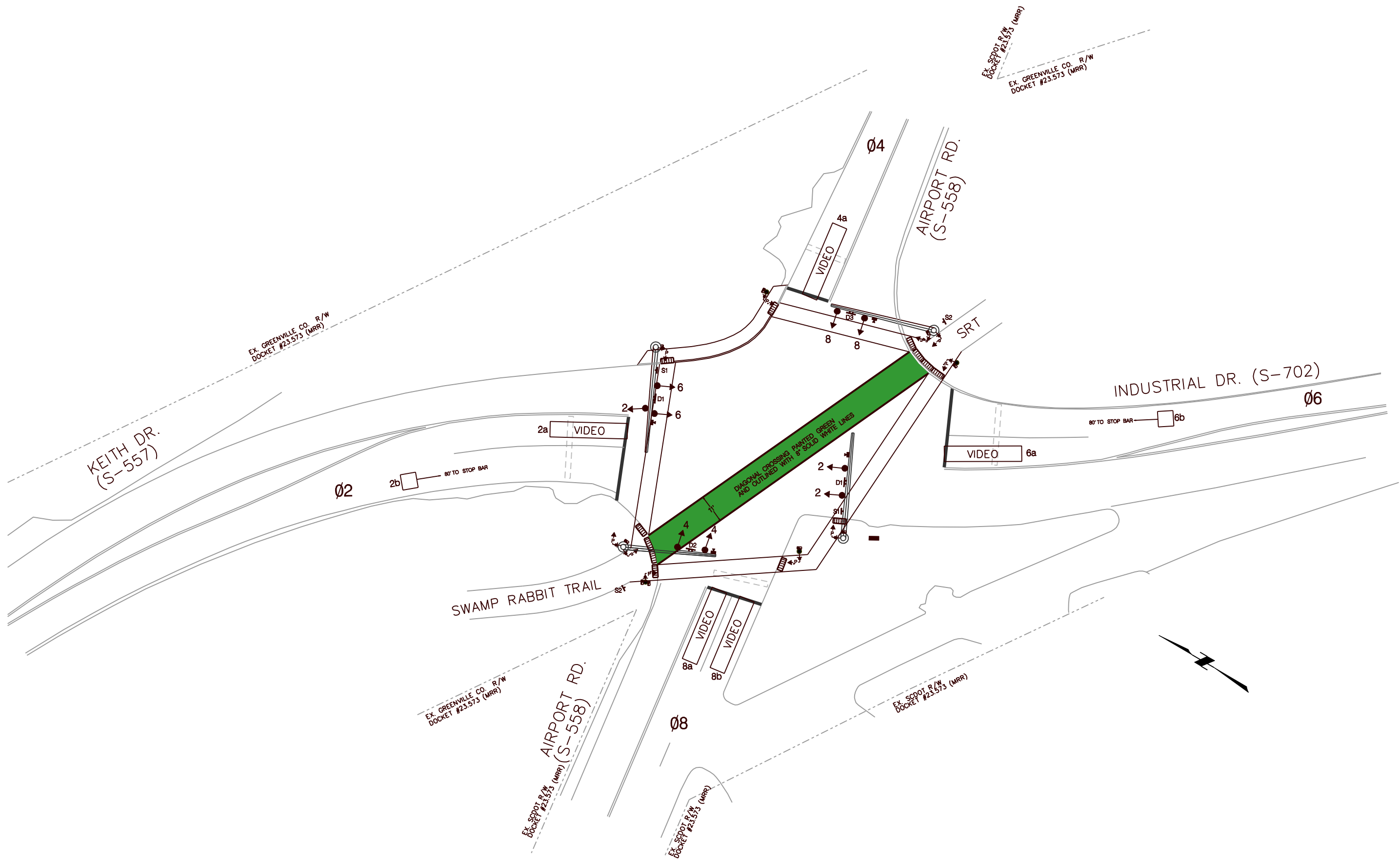
CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts;
City Clerk Camilla G. Pitman

AGENDA

1. Call to Order 3:00 p.m.
2. Greenville County – Laurens Road Trail Update (SRT) 3:00 p.m.
(Ty Houck, Greenville County Parks and Recreation)
3. Conference Center Project Update 3:10 p.m.
(Nancy Whitworth)
4. Jackson Way Project 3:25 p.m.
(Nancy Whitworth)
5. Franchise Agreements – Duke Energy and Verizon 3:40 p.m.
(Mike Pitts)
6. Parallel Parkway – Fund Appropriation 3:50 p.m.
(Mike Murphy)
7. Organizational Enhancements 4:00 p.m.
(John McDonough)
8. Timmons Park Update 4:20p.m.
(Marlie Creasey-Smith)
9. Bike Infrastructure Project and Bike Lane Feasibility Study 4:30 p.m.
(Marlie Creasey-Smith)
10. Bobby Pearse Community Center 4:40 p.m.
(Councilmember Amy Doyle)
11. Executive Session: 4:50 p.m.
 - a. Boards and Commissions (Camilla Pitman)
 1. Public Facilities Corporation
 2. Community Development Advisory Committee
 3. Richland Cemetery Advisory Committee
 4. Youth Commission
 - b. Economic Development / Legal Briefing (Mike Pitts)
 1. Stone Avenue Takings Litigation
12. Adjourn 5:10 p.m.

PROPOSED SWAMP RABBITTRAIL EXTENSION







Major Milestones		
Task	Completion Date	% Complete
Survey	October 2018	100%
Preliminary Plans	February 2019	100%
75% Plans	May 2019	100%
95% Plans	October 2019	100%
Ad for Prefabricated Bridge	October 2019	0%
Design Loads Received from Bridge Fabricator	March 2020*	0%
Final Plans	April 2020	0%
Ad for Bids	April 2020	0%
Bridge Construction Complete	Spring 2022**	0%

* Contingent on date of Ad for Prefabricated Bridge

**Contingent on date of Ad for Bids and Contractor's proposed timeline

Downtown Conference Center Update

Topics

- Purpose
- Background
- Design
- Cost Estimates
- Funding Sources
- Due Diligence

Purpose

- To create a Conference, Arts & Education venue with Two World-Class Museums along the Reedy River in a Master Planned Development with iconic design.
- <http://www.scartsandeventscenter.com>

Background

- One of the last remaining developable parcels along the river in Downtown
- Bob Jones Museum & Gallery – one of the largest collections of European Old Master paintings in the County. Nationally and internationally recognized, but without a permanent home.
- Greenville County Museum of Art – can only display 5% of collection. World's largest Andrew Wyeth collection, 2nd largest (behind Smithsonian) collection of William H. Johnson, world-class Jasper Johns collection.



History

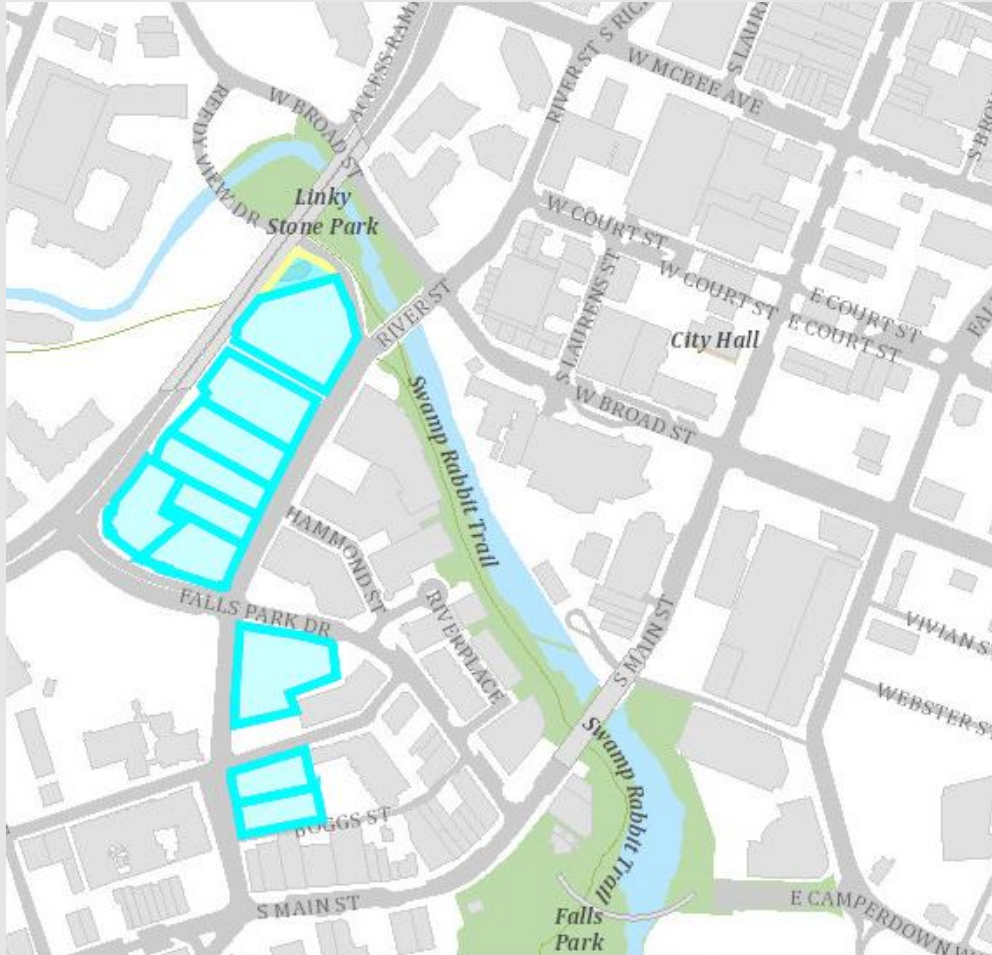
- 2010-2015 – several versions of public tourism resource center project...Reedy Point, Reedy Square, Dream Big Greenville. Project officially cancelled 12/2/2015 and land reverted back to Greenville County
- 2016 Hunden Study – partnership between City, County and VisitGreenvilleSC
 - Found that “there is a market that would hold meetings, conventions, conferences and other events in Downtown Greenville.”
 - Study focused on “traditional” convention center model with large exhibition space
 - Smallest footprint model – 30k sqft exhibit space, 20k sqft meeting space, 60k sqft ancillary space, 12 acre site, 500 parking spaces, 350 room hotel.
 - Estimated public investment =\$95m



History

- 2017 – Windsor/Aughtry purchases former “Reedy Point” site from Greenville County, works with Hughes Investments to resurrect downtown conference center project
- 2018 – Windsor/Aughtry and Hughes begin to hold meetings with key stakeholders, including City, County and State elected officials.
 - City staff begins evaluating public participation models, met with VisitGreenvilleSC and SMG to gather information.
 - State of South Carolina includes \$7m in funding for “SC Art and Cultural Center” in FY19-20 budget

Property Location Overview



Property Ownership

- Site of proposed project includes 15 parcels with 5 different owners, totaling 7.165 acres
 - River St. Development, Inc. (Hughes Investments) owns 9 parcels totaling 5.35 acres
 - 301 River St. Investors (Windsor/Aughtry) owns 1 parcel totaling 1.176 acres
 - City of Greenville owns 3 parcels plus ROW totaling 0.3 acre
 - Reedy View LLC owns 1 parcel totaling 0.154 acre
 - Beechtree Inc. owns 1 parcel totaling 0.183 acre

Preliminary Design Concept



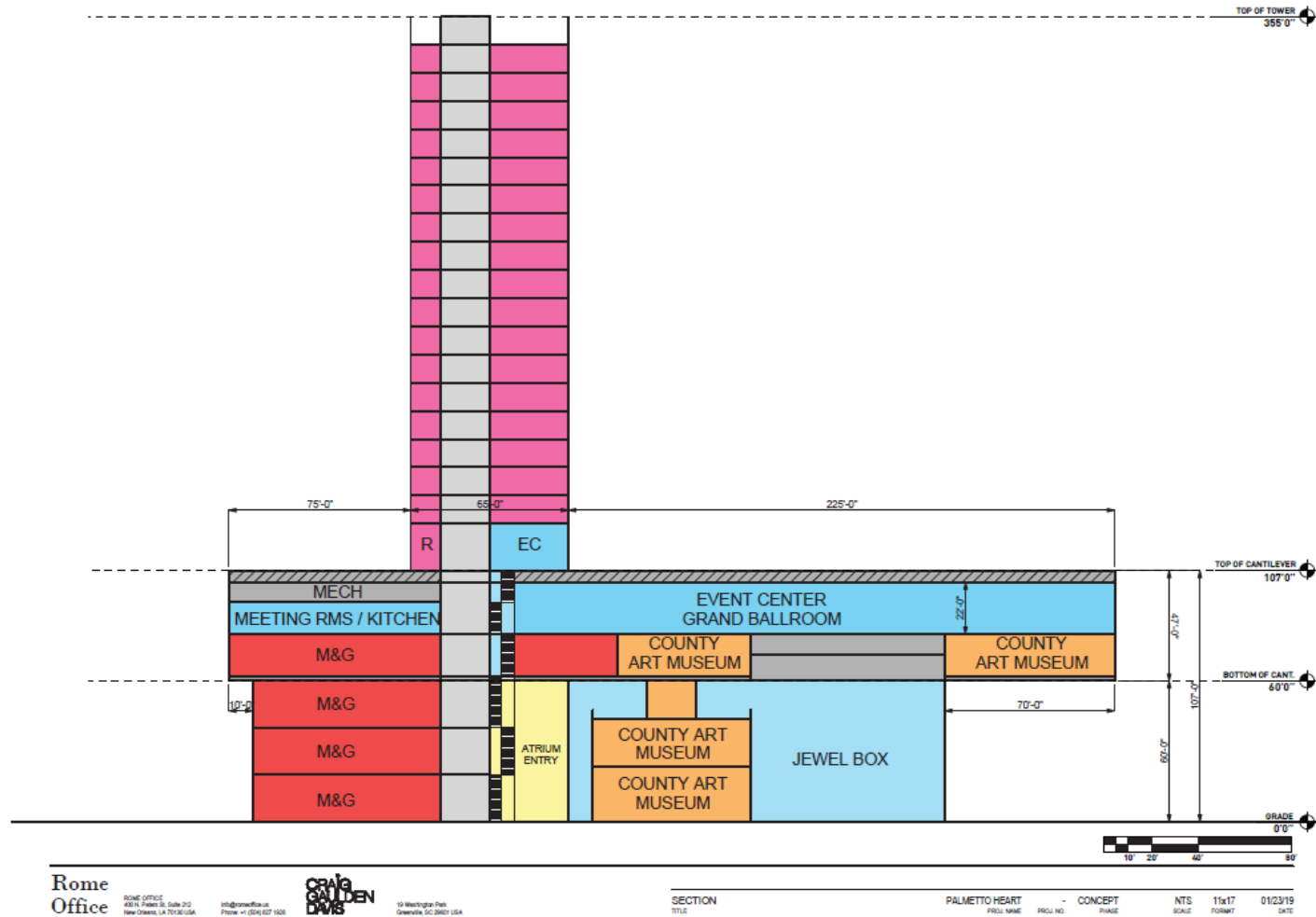
Preliminary Design Concept



Preliminary Design Concept



Preliminary Design Concept



Use	Size
BJU Museum & Gallery	58,500 sqft
GC Art Museum	30,000 sqft
Event Center	68,500 sqft
Residential Hotel Retail	200 Units 200 Rooms 10,000 sqft

Phase 1 Cost Estimate

- High-level estimates provided by Harper Corporation in December 2018
- Public Uses
 - Event Center (less land) :\$33m
 - Parking: \$32.5m
 - Total: \$65.5m
- Estimated Private Development : \$100m

Budget for Capital Improvements (\$m)		
Event Center:		
Land Value (to be donated)	\$ 25.1	
Building - per Harper Corp. Budget	\$ 22.8	(\$298/sf)
Exterior Public Space	\$ 2.6	
Miscellaneous	\$ 2.5	
Contingency	\$ 5.0	
TOTAL:	\$ 58.00	
Bob Jones University Museum & Gallery:		
Building - per Harper Corp. Budget	\$ 15.3	(\$258/sf)
Miscellaneous	\$ 0.7	
Contingency	\$ 1.0	
TOTAL:	\$ 17.0	
Greenville County Museum of Art		
Building - per Harper Corp. Budget	\$ 7.7	(\$258/sf)
Miscellaneous	\$ 0.6	
Contingency	\$ 0.7	
TOTAL:	\$ 9.0	
Parking:		
<i>Below Grade Parking</i>		
Land	\$ -	
Approx 300 spaces at \$25k/space	\$ 7.5	
<i>Above Grade Parking</i>		
Land	\$ -	
Approx 1200 spaces at \$20k/space	\$ 24.0	
Miscellaneous	\$ 1.0	
TOTAL:	\$ 32.5	
GRAND TOTAL	\$ 116.5	

Financial Participation Request

- City: \$26m capital plus annual operating assistance*
- County: \$26m capital plus annual operating assistance
- State: \$26m capital**
- Hughes & Windsor/Aughtry Land Donation: \$25.1m

*TBD during due diligence period

** Current State appropriation \$7m, additional future appropriations needed

Funding Sources

- City can use combination of Parking, Hospitality and Local Accommodations tax to fund capital and operating
- Staff believes Parking fund has capacity to support financing West End garage, Downtown Conference Center and another parking project
- HTAX has limited capacity to provide cash or debt financing until FY23, but can participate via alternative bond structure earlier if needed
- Local ATAX has capacity to support beginning in FY22, but could change dependent on Arena District capital plans.
- Recommended plan of finance would be for Parking/HTAX bond for capital (heavily weighted toward Parking) and HTAX/ATAX for operating

Due Diligence

- This aspect of project needs a lot more refinement, to include:
 - Governance Structure (public, tourism authority, partnership structure)
 - Project feasibility study
 - Traffic Impact Analysis
 - Operating Pro Forma to include projected subsidies
 - Operating options (public, contract, etc.)
 - Interface with Greenville Convention Center

Summary

- Project will be impactful to Downtown Greenville and the hotel/tourism market
- Project has strong team with history of successful development in Greenville market
- Challenges exist in figuring out the operations plan for the new facility and how it works with existing hotels and the Greenville Convention Center
- City is in a position to financially support the capital investment in the project, need additional study on operating subsidy
 - County and State financial support will be required

Next Steps

1. Public discussion of Downtown Conference Center at **October 14th workshop**
2. City and County both set to consider Resolutions of support in October --- On the October 14 City Council Agenda
3. Development team needs to engage City/County to answer unresolved questions re: operations, traffic, co-management with GCC

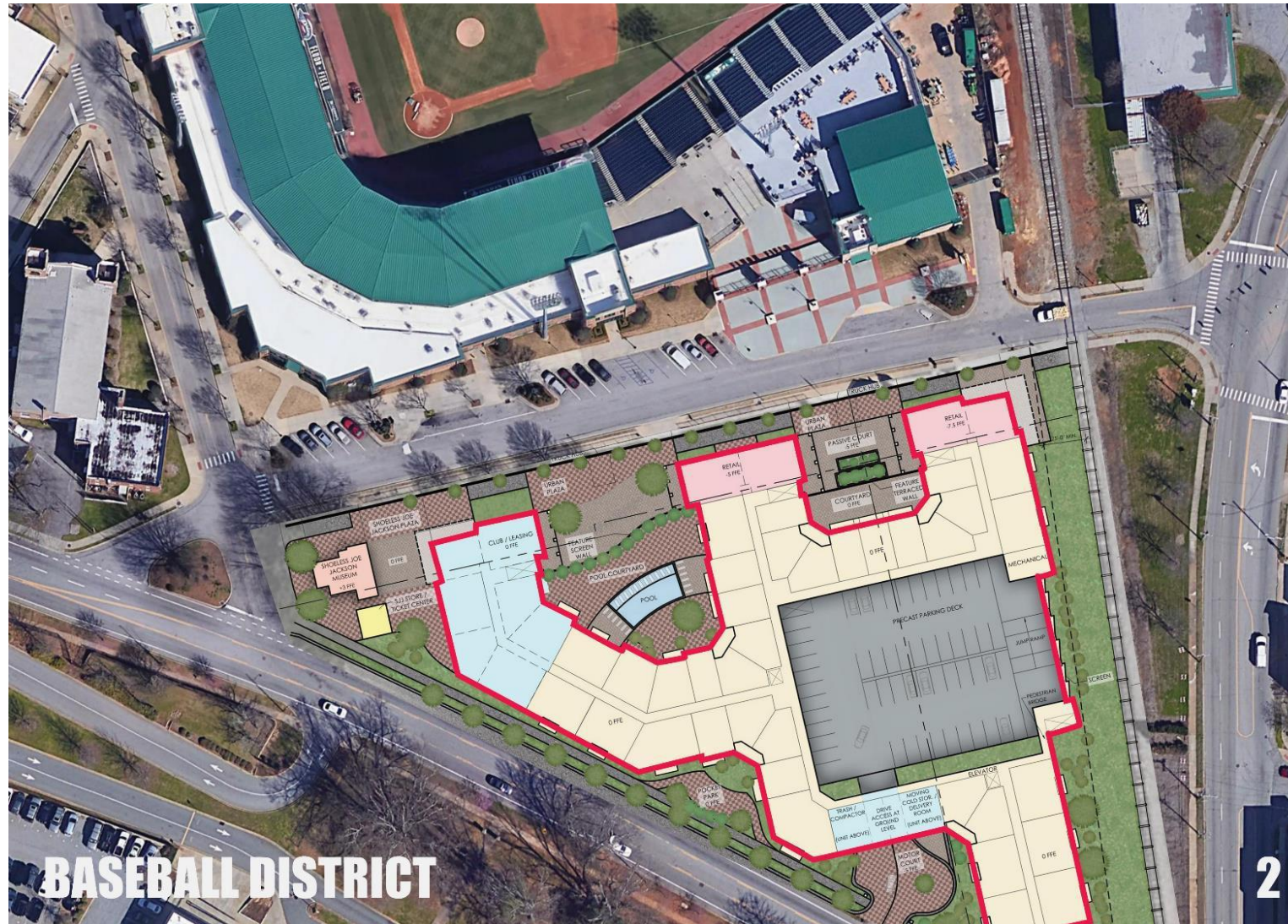
Jackson Way Proposal

Jackson Way

- Project Location: Field Street between Augusta and S. Markley St.
- Developer: Woodfield Investments & Greenville Drive
- Project Description: Conversion of Field Street into a festival atmosphere.
- Total Private Investment:
- Requested City Participation: \$2.45 million (note: cost estimate is preliminary and was not done by a contractor)
- Potential Funding Sources: ED Fund, Synthetic TIF (apartments – no affordable), Participation by Drive



Field Street Existing



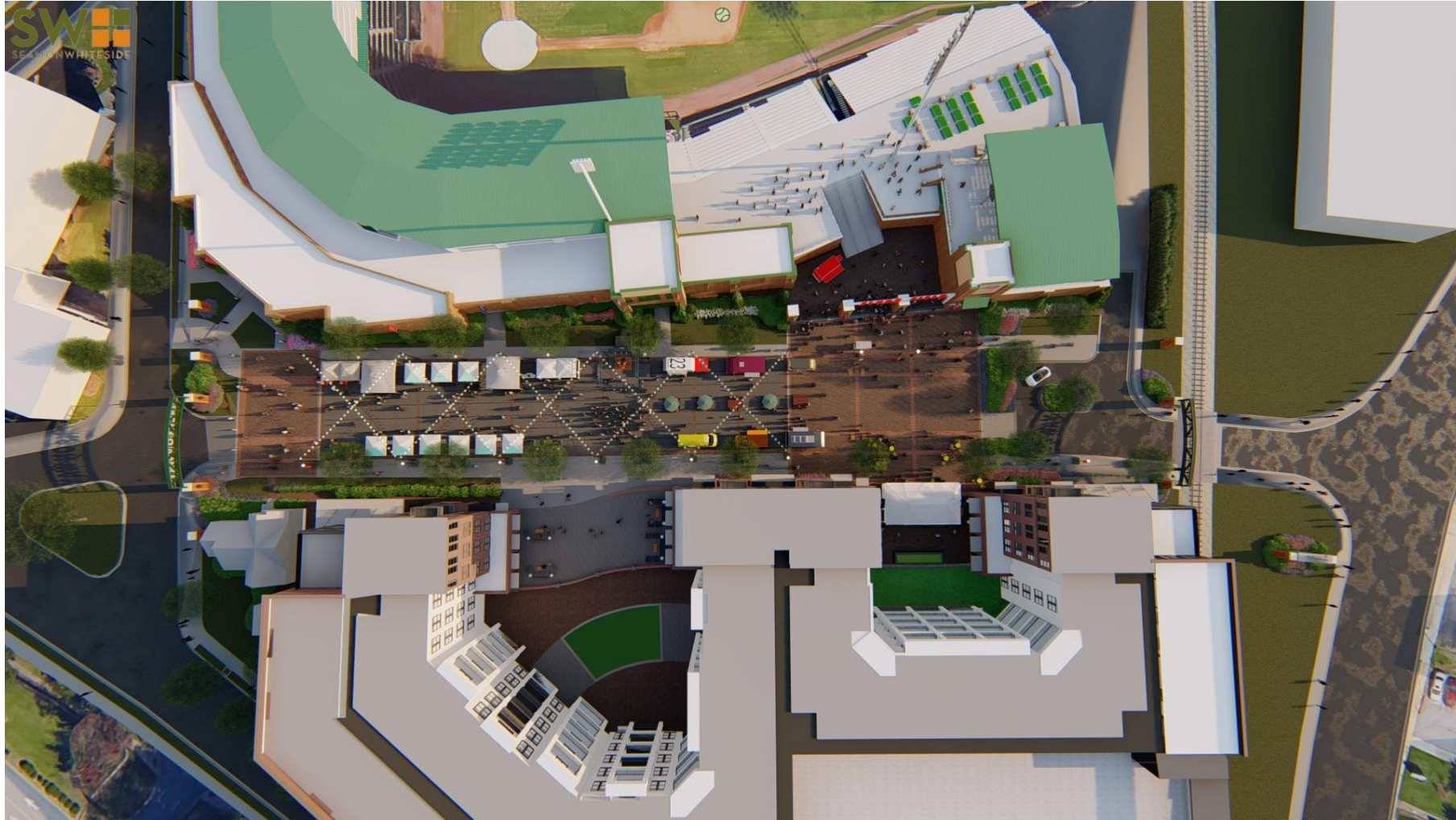
Field Street Concept for Jackson Way

FIELD STREET CONCEPTS
GREENVILLE, SC
2019-05-23

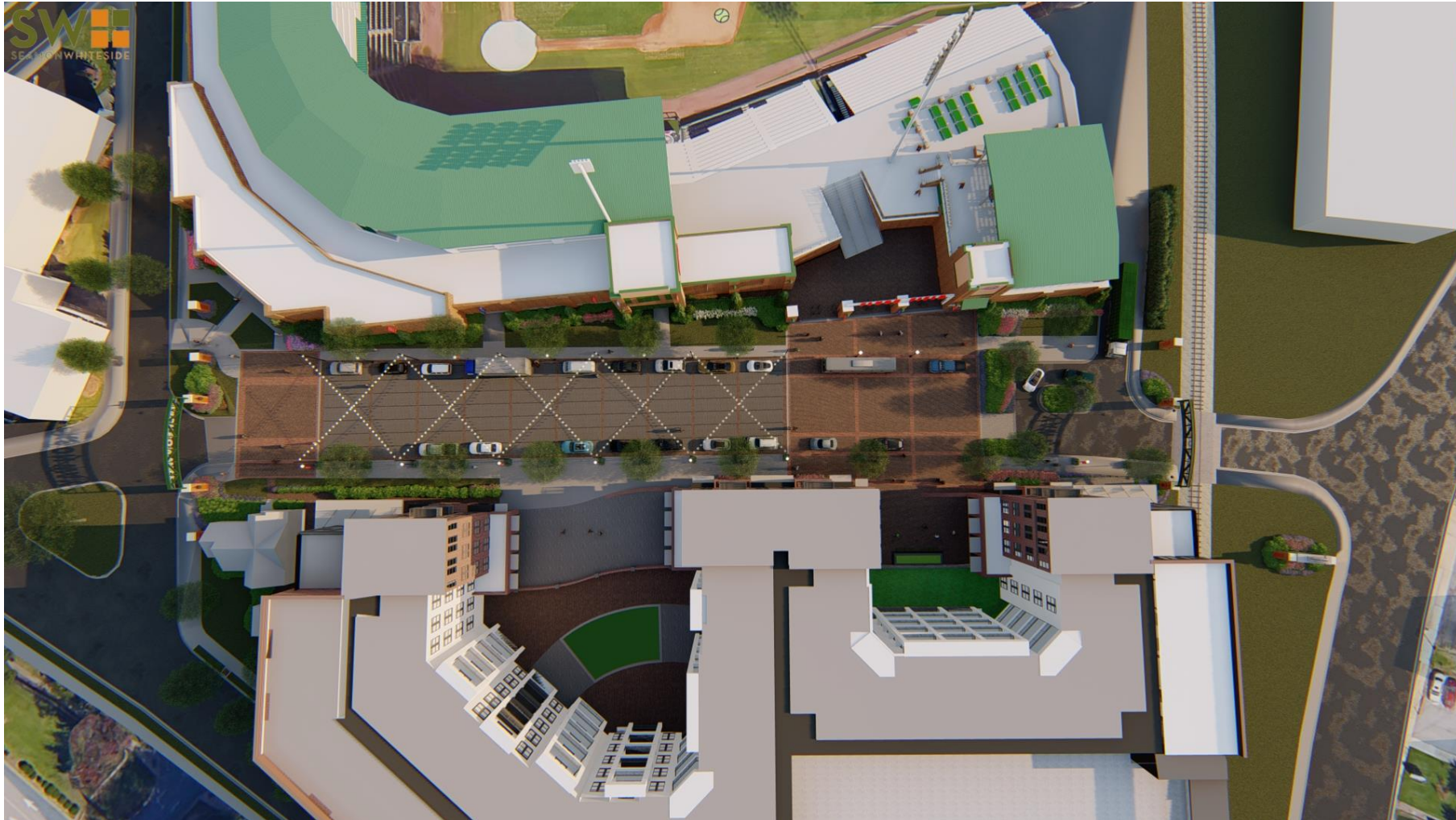
CONCEPT 2.0



Jackson Way Event Day



Jackson Way Non Event Day



Entrance From Augusta Street



Event Day



Non Event Day



Entrance From Markley



Event Day



Non Event Day



Preliminary Cost Opinion

Description	Quantity	Unit	Unit Rate	Total
Site Demolition				\$ 52,700.00
Mobilization & Demobilization (5%)	1	LS	\$ 15,000.00	\$ 15,000.00
Curb & Gutter	1300	LF	\$ 3.00	\$ 3,900.00
Asphalt Pavement	2500	SY	\$ 4.00	\$ 10,000.00
Concrete Sidewalk	1500	SY	\$ 7.00	\$ 10,500.00
Storm Structure	3	EA	\$ 500.00	\$ 1,500.00
Storm Pipe	150	LF	\$ 12.00	\$ 1,800.00
Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
Storm Drainage				\$ 11,000.00
RCP Storm 0'-6'	200	LF	\$ 22.00	\$ 4,400.00
Structure 0'-6'	3	EA	\$ 2,200.00	\$ 6,600.00
Site, Sidewalks, Curb & Gutter				\$ 476,730.00
4" Thick Sidewalk	11200	SF	\$ 6.00	\$ 67,200.00
Concrete Pavers Vehicular Rates	26000	SF	\$ 10.00	\$ 260,000.00
6"x6" Concrete Modular Pavers Furnishing Zone	11500	SF	\$ 9.00	\$ 103,500.00
Mill Existing Asphalt Pavement - 2" Overlay	900	SY	\$ 20.00	\$ 18,000.00
18" Curb & Gutter	750	LF	\$ 17.00	\$ 12,750.00
Hooded Frame & Grate Catch Basin Throat	8	EA	\$ 660.00	\$ 5,280.00
Striping and Signage	1	LS	\$ 10,000.00	\$ 10,000.00
Utility				\$ 80,000.00
Duke Deluxe Acorn Pedestrian Light	10	EA	\$ 8,000.00	\$ 80,000.00
Site Furnishings/Benches/Bollards	1	LS	\$ 75,000.00	\$ 75,000.00
Electrical				\$ 67,000.00
pedestal outlets for food trucks, events	10	EA	\$ 2,500.00	\$ 25,000.00
Hanging bistro lights	1	LS	\$ 12,000.00	\$ 12,000.00
Distribution, Meter installation, fees	1	LS	\$ 30,000.00	\$ 30,000.00
Brick and Steel Entry Signs	1	LS	\$ 400,000.00	\$ 400,000.00
Marquee Sign on Augusta	1	LS	\$ 100,000.00	\$ 100,000.00
Landscaping Allowance				\$ 287,750.00
Plants, mulch, labor	1	LS	\$ 60,750.00	\$ 60,750.00
Silva Cells	15	EA	\$ 15,000.00	\$ 225,000.00
Irrigation System	1	LS	\$ 2,000.00	\$ 2,000.00
Total			\$	1,550,180.00
7% Design Fees			\$	108,512.60
10% General Contractor Fees			\$	155,018.00
20% Contingency			\$	310,036.00
PROJECT TOTAL			\$	2,123,746.60

Notes:

1. Water and sewer services not included.

3. This estimate is based on historical data and may fluctuate based on market demand. It is highly recommended that a cost estimate be obtained from a contractor with experience in commercial development.

Next Steps if Approved to Proceed

- Finalize design in concert with Civil Engineering, Traffic Engineering, Fire Marshal, Planning, Special Events, OMB, Economic Development, & Parks & Grounds to address feasibility
- Design Review Board approval of concept is required
- Verification of pricing to establish budget

Parallel Parkway

October 14, 2019



Public-Private Partnership

Total Original Budget = \$3,000,000



\$1,287,500



\$400,000

— VERDAE —

\$312,500



\$200,000



GLDTC

\$400,000



\$400,000

Project Cost



Original Construction Contract = \$2,911,594

Change Order #1 = \$410,000

Additional Scope Items - Multi-use path, lighting & concrete crosswalks

Change Order #2 = \$92,978 (Resurfacing Funds)

Additional Scope Items – Resurfacing of Woodruff Industrial Lane

Change Order #3 = \$351,906

Unanticipated Contingency Items

Final Project Cost = \$3,766,479

Funding Sources

Project Accounts with Remaining Budget:

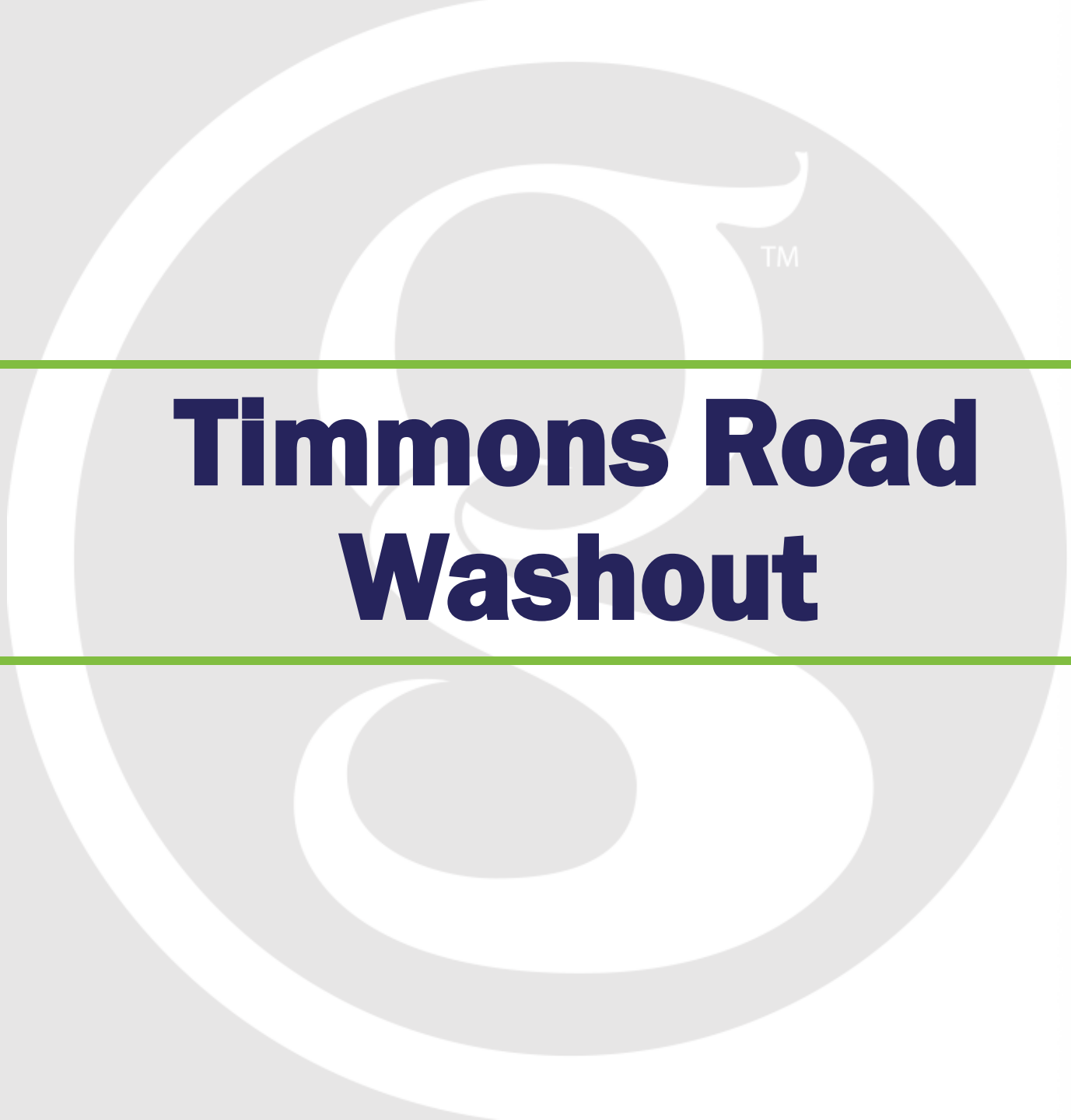
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|---|------------|
| • PW3436 – Verdae Blvd Streetscape (Ongoing) | \$ 100,000 |
| • PW3413 – Cleveland Park Bank Restoration | \$ 312,610 |
| • SA 4095 – Richland Creek Water Quality Improvements | \$ 314,592 |

Resolution to Transfer Funds



Parks and Recreation

**October 14, 2019
Council Work Session**



Timmons Road Washout

PROJECT INFORMATION

Budget

\$0; anticipated cost: \$5,000

Funding Source

Operating Funds

Next Steps

Public Works to close the lower portion of the road from the parking lot to the fork in the road from 7:30am to 5:00pm daily from Tuesday – Friday to complete work.

- Traffic Engineering recommends one-way signage for park traffic
- Install 'No Shoulder' signage (10/7)

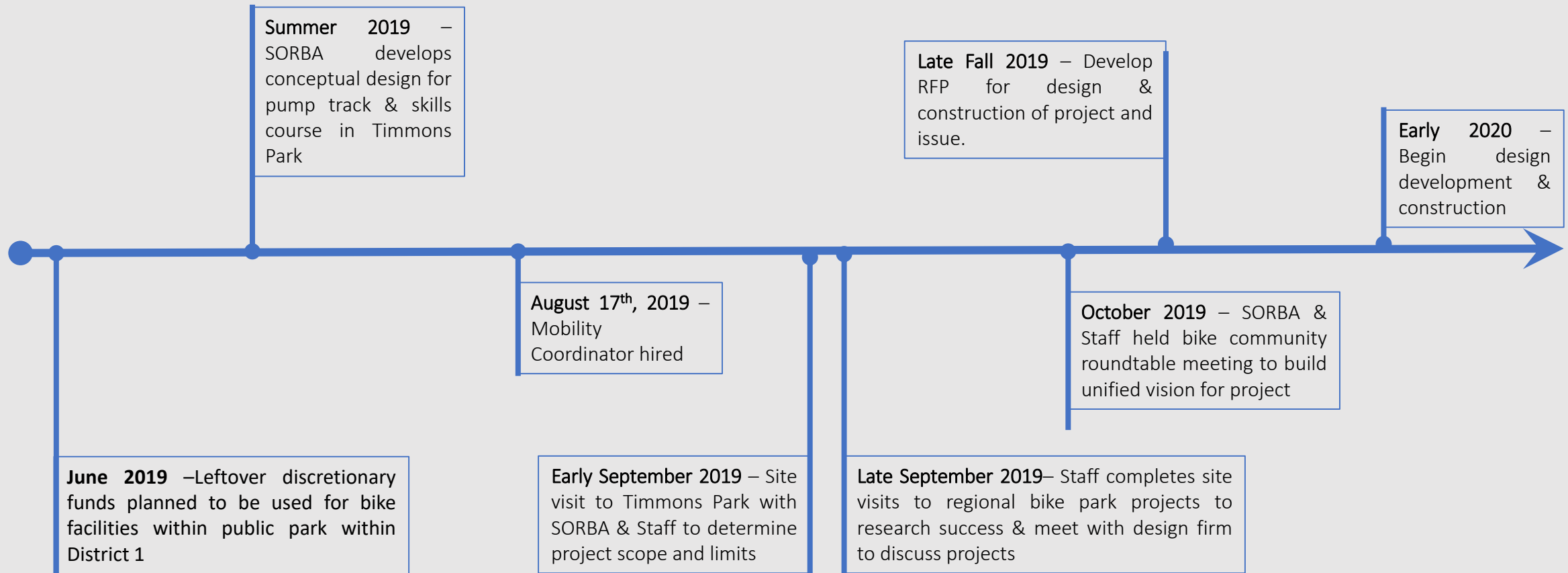
Scope

Add pipe and catch basin on high side of the road to improve drainage, backfill the area and stabilize, and repair asphalt



**Timmons Park
Bike Improvements**

HISTORY + TIMELINE



PROJECT INFORMATION

Budget

\$250,000

(Potential for private investment for additional funding)

Funding Source

Fund Appropriation for District 1

Scope

A hard surface pump track and soft surface mountain bike skills / flow course will be designed and built in Timmons Park to provide a new park amenity for off road cyclists of all ages and abilities to develop techniques and skills needed for safe and successful mountain biking experiences.



STUDY AREA



PROJECT INFORMATION

Next Steps

1. Nov 2019

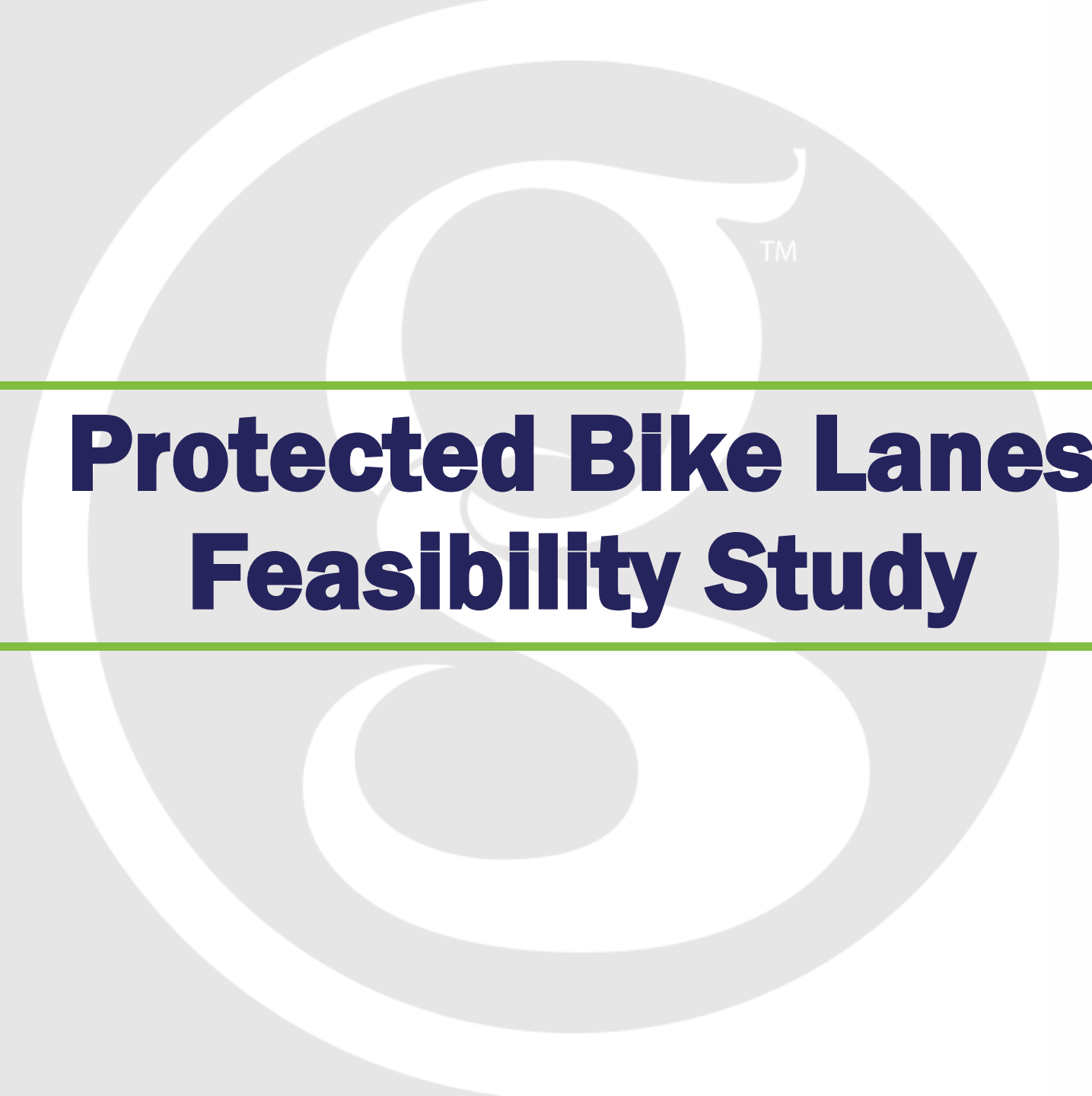
- a. Communications Plan: Public Input Meeting (Neighborhoods) + Survey Deployment

2. Nov-Feb 2020

- a. Develop RFP – for Design/Build services
- b. Parking Feasibility Study + Cost estimates

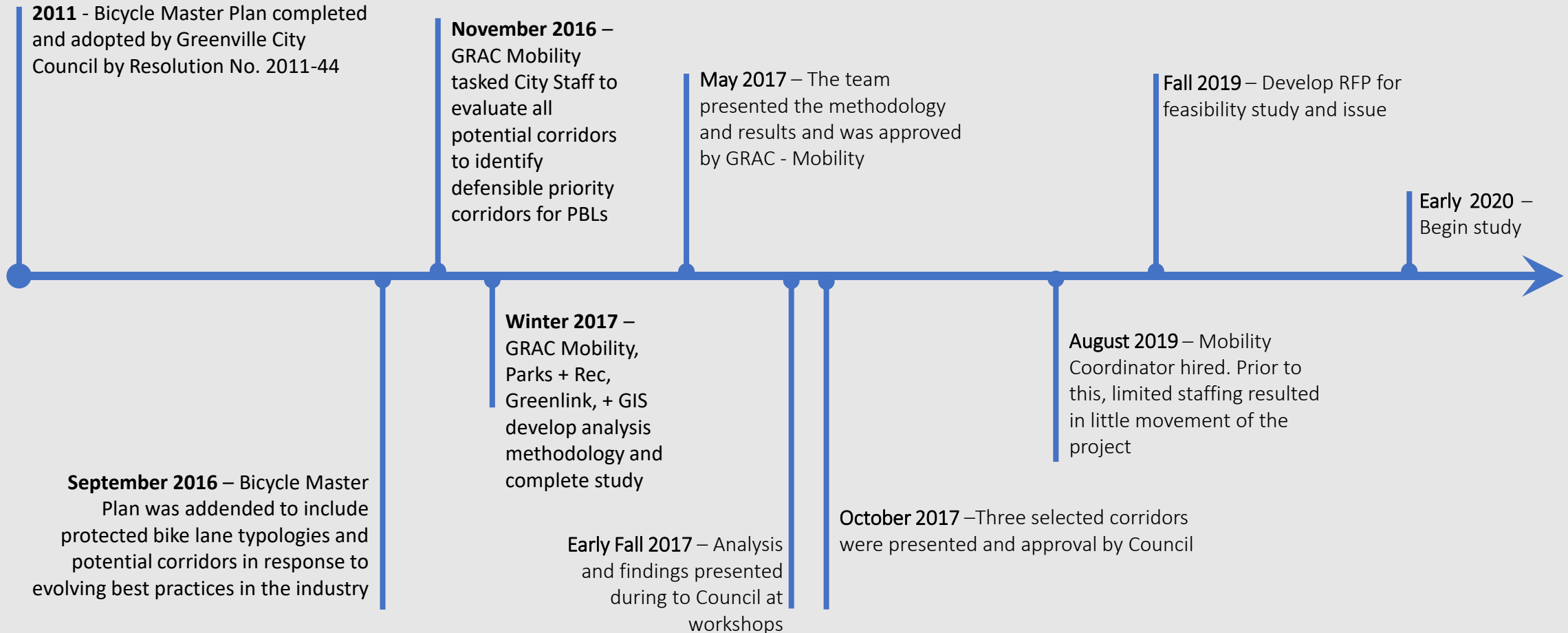
3. Summer 2020

- a. Construction



Protected Bike Lanes Feasibility Study

HISTORY + TIMELINE



PROJECT INFORMATION

Project Summary

Three corridors have been identified for the implementation of separated bike lanes.

These corridors are:

- Townes Street
- Washington Street
- Pendleton Street

Corridors were chosen after an in-depth staff analysis.

Budget

\$105,000

Funding Source

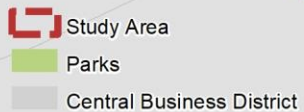
Trails and Greenways (\$1M/year)

Current Status

Draft RFP Under Development
Interdepartmental Project Coordination

Next Steps

1. Finalize + Release RFP
2. Hire Consultant
3. Develop Long Term Public Input Strategy

[illegible]

SCOPE

Scope

Develop a study to identify the extent, location, typology, feasibility, and approximate construction costs of installing protected bike lanes along the three identified corridors, with associated preliminary (10%) engineered drawings that can be efficiently rolled into 100% construction documents for bid and implementation.

Deliverables

1. Feasibility Study (Includes Public Input)
2. 10% Engineered Drawings
3. Cost Estimates

PROJECT SUMMARY

Current Status

Draft RFP Under Development

Interdepartmental Project Coordination

Next Steps

Finalize + Release RFP

OMB estimates 6 week timeline from RFP release to contract negotiations

Develop Long Term Public Input Strategy



Questions or Comments

North Main Rotary Park/ Bobby Pearse Center Call to Action

A. Doyle
10/15/19

Snapshot of Rotary Park through Partnerships



Memorial Garden



Original Playground
Equipment Donated from Rotary Club

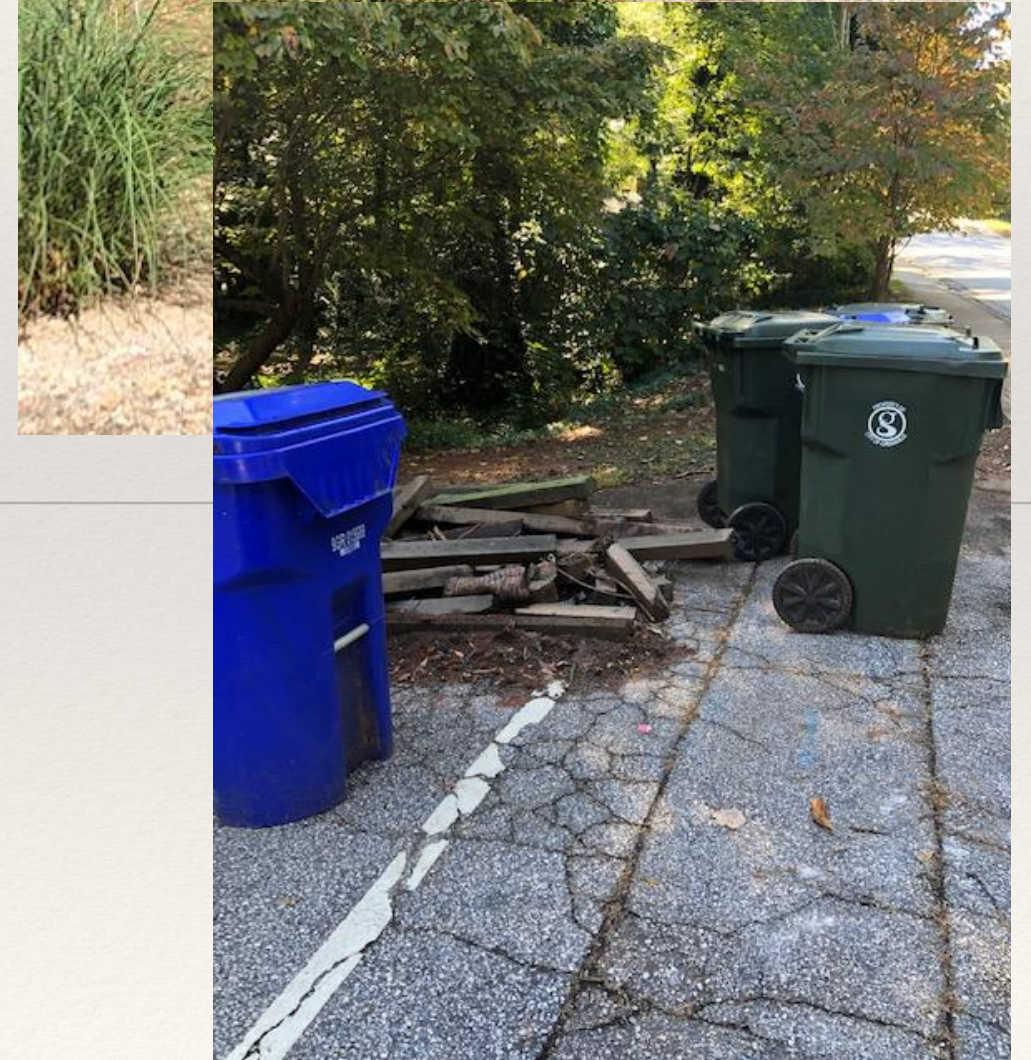


Bobby Pearse Community Center



Officer Russ Sorrow Baseball Field

*Snapshot of Rotary Park
October 15, 2019*



Neighborhood Parks Plan Increase Maintenance Budget



Cleveland Park Stables



Bobby Pearse Center

Both Taken October 12, 2019

*Proposed Master Plan concept
Earth Design, 2019*

