

1- Agenda Of 1-13-2020

Documents:

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

2 - Department Of Housing And Urban Development - End Of Year Review

Documents:

[2 - HUD - HOME INVESTMENT PARTNERSHIPS - FUNDING UPDATE.PDF](#)

3 - Affordable Housing Update

Documents:

[3 - REVISED AFFORDABLE HOUSING UPDATE 01 13 20.PDF](#)

4 - Neighborhood Revitalization Overlay Design Standards

Documents:

[4 - NEIGHBORHOOD REVITALIZATION OVERLAY DESIGN GUIDELINES.PDF](#)

5 - Unity Park Character Code

Documents:

[5 - UNITY PARK NEIGHBORHOOD DISTRICT CODE PRESENTATION.PDF](#)

6 - GVL2040 Survey Results And Update

Documents:

[6 - REVISED GVL2040 SURVEY RESULTS AND UPDATE.PDF](#)

7 - Bicycle Infrastructure Update/B-Cycle Program Update

Documents:

[7 - BICYCLE INFRASTRUCTURE UPDATE AND B-CYCLE PROGRAM
UPDATE.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Greenville City Hall
206 S. Main Street
Third Floor Conference Room**

**Monday, January 13, 2020
3:30 p.m.**

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** **3:30 p.m.**
- 2. Department of Housing and Urban Development – End of Year Review** **3:30 p.m.**
*(Interim Community and Economic Development Director Ginny Stroud
Office of Management and Budget Director Kai Nelson)*
- 3. Affordable Housing Update** **3:45 p.m.**
(Interim Community and Economic Development Director Ginny Stroud)
- 4. Neighborhood Revitalization Overlay Design Standards** **3:55 p.m.**
(Interim Community and Economic Development Director Ginny Stroud)
- 5. Unity Park Character Code** **4:05 p.m.**
(Interim Community and Economic Development Director Ginny Stroud)
- 6. GVL2040 Survey Results and Update** **4:25 p.m.**
(Senior Development Planner Courtney Powell)
- 7. Bicycle Infrastructure Update / B-Cycle Program Update** **4:45 p.m.**
(Parks and Recreation Director Marlie Creasey-Smith)
- 8. Executive Session:** **4:55 p.m.**
 - a. Economic Development / Legal Briefing**
 - b. Boards and Commissions**
- 9. Adjourn** **5:20 p.m.**



HOME Investment Partnerships | Funding Update

City Council | January 2020

Ginny Stroud, Community Development Administrator



HUD conducts an annual assessment of performance for each grant recipient. HUD’s review of the City for Program Year 2018 was completed on October 25, 2019.

The Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) Programs were found to be in compliance.

An update of expenditure deadlines were given for the HOME Investment Partnership Program (detailed below):

Although the City complies with the IDIS PR 49 *HOME Deadline Compliance* report, the latest report dated August 31, 2019 indicates disbursement shortfalls for the following years (see Table 1).

TABLE 1: PR 25–Status of CHDO Funds

Program Year	Remaining to Disburse	Deadline Date
2015	\$53,422.40	September 30, 2023
2016	\$180,033.91	September 30, 2024
2017	\$119,836.87	September 30, 2025

The City should monitor these balances and activities and take appropriate steps to ensure it meets the disbursement requirement.

Project	# of Units	Status	HOME Funds Allocated	HOME Funds Remaining
United Housing Connections – Urban Street (Haynie-Sirriner)	2	Completed	\$60,000	\$0
Sterling Land Trust – Calhoun Street (Sterling)	1	Completed	\$20,000	\$1,800
Genesis Homes – Vero Street (Nicholtown)	2	Under construction – February ‘20 completion	\$83,332	\$4,025
Genesis Homes – Mt. Zion and Spartanburg St. (Greenline-Spartanburg)	2	Under construction - February '20 completion	\$115,257	\$29,130
Homes of Hope – Infill Development (Scattered Sites)	9	4 of 9 units completed; remaining units to be completed – April ‘20	\$125,000	\$11,900
Homes of Hope – Joshua’s Way (Sterling)	7	Under construction – June ‘20 completion	\$183,331	\$183,331
United Housing Connections – Bigby Street (Nicholtown)	1	Construction start – March ‘20	\$95,240	\$95,240
Allen Temple, CEDC – Monteith Circle (Pleasant Valley)	2	Construction start – March ‘20	\$175,000	\$175,000
TOTALS	26		\$857,160	\$500,426



United Housing Connections – 8 Urban Street, Haynie-Sirrine Neighborhood



Sterling Land Trust – 310 S. Calhoun Street, Sterling Neighborhood



Homes of Hope – 102 Nelson Street, Green Avenue Neighborhood



Questions?



Affordable Housing| Update

City Council | January 2020



Where do we think our housing deficit currently stands for the two subgroups deemed “affordable housing” and “workforce housing”?

- Affordable housing to include households earning the 0-80% area median income and
- Workforce housing to include households earning 81-120% of area median income.
- The Balancing Prosperity and Housing Affordability report, completed in 2016, indicates a deficit of 2,500 units for the lowest income range (30% of the area median income)
- Below is a chart that shows the 2019 Greenville Area Median Income for the various income levels.

# Occupants	1	2	3	4	5
120% of AMI	60,200.00	68,800.00	85,320.00	103,000.00	120,680.00
100% of AMI	50,200.00	57,400.00	64,600.00	71,700.00	77,500.00
80% of AMI	40,150.00	45,900.00	51,650.00	57,350.00	61,950.00
50% of AMI	25,100.00	28,700.00	32,300.00	35,850.00	38,750.00
30% of AMI	15,050.00	17,200.00	21,330.00	25,750.00	30,170.00



What impact have we already had since the Balancing Prosperity and Affordable Housing report established the shortage of 2,500 in terms of both rental and owner occupied?

- The Balancing Prosperity and Housing Affordability report was completed with the assistance of a 25-member stakeholder committee and czb (the consulting firm completing the Comprehensive Plan).
- Using 2016 as a benchmark, the chart below indicates the units have been completed, under construction or planned (with all funding in place).
- **Nearly 1/3 of the total need has been achieved.**
- These accomplishments reflect projects that may include funding from the Greenville Housing Fund (with City investment) and/or the City’s federal funding (HOME and CDBG funding).
- Accomplishments reflect partnership with Greenville Housing Authority, non-profit and for profit entities
- These projects typically include a variety of funding sources, allowing for an impressive level of leveraging of both Greenville Housing Fund and City’s federal funding.

Developments	Total Units	GHF Units	Rental	Owner	New Construction	Rehab
Completed since 2016	295	7	271	24	165	130
Under construction/rehab	461	303	441	14	257	204
Approved w Financing	78	21	69	9	77	1
Total	834	331	781	47	499	335

Homeowner Rehabilitation	Homes
Completed since 2016	67



How much has been expended through the GHF on behalf of the city or committed by the city thus far to get the number of units we have created in previous slide

Developments	Total Units	GHF Units	Rental	Owner	New Construction	Rehab	City Federal Funding	GHF
Completed since 2016	295	7	271	24	165	130	\$510,000	\$350,000
Under construction/rehab	461	303	441	14	257	204	\$465,906	\$1,363,000
Approved w Financing	78	21	69	9	77	1	\$447,277	\$803,375
Total	834	331	781	47	499	335	\$1,423,183	\$2,516,375

Homeowner Rehabilitation	Homes	City Funding
Completed since 2016	67	\$498,000

Two developments included in the 'Under construction/Rehab' include the Greenville Summit and Stratham Place developments. Both projects were certificated as affordable housing under a provision of the Bailey Bill. Assessed Value of the property is 'frozen' at pre-rehab value for a period of up to 20 years, providing a savings on property taxes over this period.



How many units are currently under construction/renovation in the Haynie Sirrine area (Preserve at Logan Park) and how many are planned (and when) for the future at this site?

The Greenville Housing Authority's Preserve at Logan Park includes 3 phases:

- Phase I (renovation underway): The renovation of the Garden Apartments, currently underway. This building includes 80 units restricted to senior citizens, 62 years of age and older.
- Phase II (construction underway): The construction of a 119-unit multi-family building, currently underway. This building is also restricted to low-income senior citizens, 62 years of age and older.
- Phase III (planned): An approx. 150 unit multi-family building. The unit count is an approximation as the Greenville Housing Authority works with Greenville County on the proposed new alignment of Thruston Street. The affordability/workforce incomes to be served are also an approximation as the unit count, funding, construction costs all impact the rents that can be charged. Most likely, the units will serve both affordable and workforce households as well as market rate.



Can we distinguish the need of number of units of rental vs. owner occupied to help guide us going forward?

- The GHF, in collaboration with City and GCRA, has retained TPMA consultants to conduct additional research on the housing needs identified by czb in 2016 for the City and then in 2017 for Greenville County.
- TPMA is distinguishing between renter and homeowner households. We will also be developing a dashboard with metrics to measure performance.



What tools do we have available to incentivize the building of workforce housing on the County Square property?

- The partnership with the Greenville Housing Fund and CommunityWorks allows for the investment of up to \$500,000-\$1,000,000 in an affordable/workforce or other mixed-income development, with flexible interest and repayment terms.
- Access to Federal funding for larger residential developments, i.e., Low-Income Housing Tax Credit program.
- We have discussed using the development incentives program drafted in the Unity Park Neighborhood District Code as a guide for developing affordable housing incentives for the Haynie-Sirriner PD. This could be a model for applying affordable housing incentives to other zoning districts in the City. In order to qualify for the development incentives, at least 15% of the individual project development would be made available to households earning below 80% of the area median income. All affordable housing would be restricted such that they may only be rented or sold to households meeting the criteria for a period of 25 years.
- Height – 1 story may be added to a multi-family building
- Parking – 1 space per unit
- Setbacks – TBD



Questions?



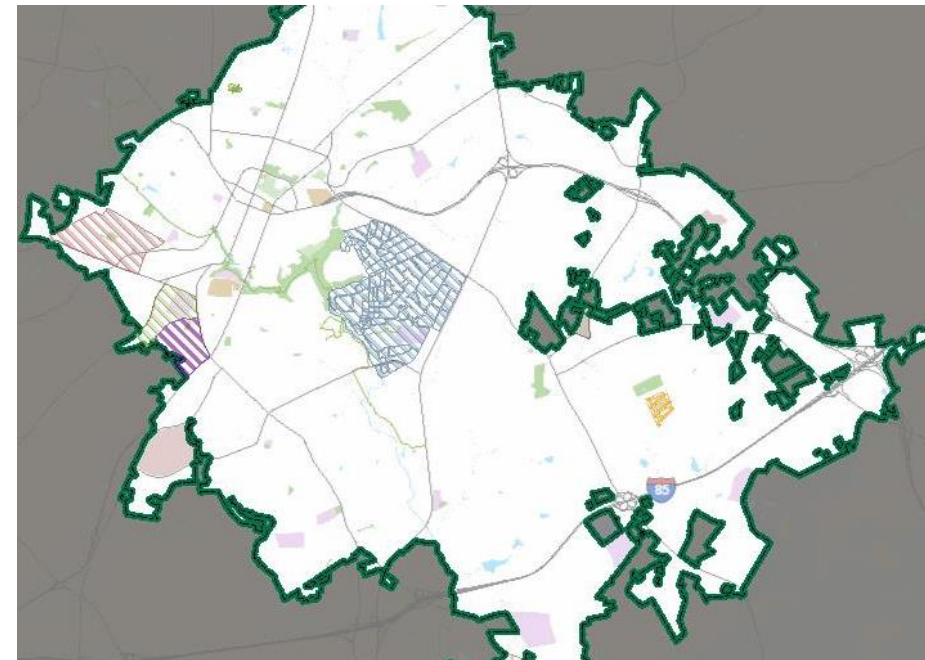
NEIGHBORHOOD REVITALIZATION OVERLAY UPDATE

JANUARY 2020



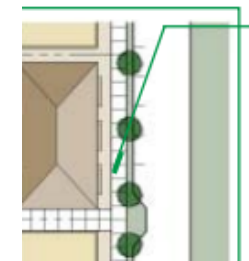
NEIGHBORHOOD REVITALIZATION OVERLAY

- *Purpose.* The purpose of the neighborhood revitalization overlay district (NRO) is to enhance the compatibility of new development with design guidelines established for each neighborhood master plan approved by city council.
- *Compliance with approved design guidelines.* No permit for any new construction or expansion of existing structures that results in an **increase in building footprint area of 50 percent or more** on property within the NRO district may be issued until the administrator determines that the proposal complies with the design guidelines established for the NRO in which the property is located.
- *Design guidelines.* Each NRO master plan shall identify the design criteria to be applied to all new construction and expansion of existing structures.



PURPOSE OF UPDATES

- Many NRO design guidelines are written as optional and not enforceable
 - Examples from Nicholtown include “should” and “guide to new development”
- Guidelines conflict with other land development ordinances
 - Examples from Nicholtown-9’ maximum driveway width in guidelines but 10’ minimum in engineering specifications
- Ease of use
 - City staff, residents and developers should have easy to understand, enforceable guidelines
- Standardization
 - Existing guidelines are similar across neighborhoods as many were developed and built during the same time period



Front setbacks of new commercial buildings should be aligned with existing buildings to create a clearly defined edge. In the absence of an existing setback line, front setbacks along non-arterial roads should be no more than 25 ft. away from the curb (i.e. build-to line).

SUMMARY OF CHANGES-LOT STANDARDS

- Recommend removing lot standards from design guidelines
 - Most NRO guidelines do not contain lot standards
 - Inconsistent with existing parts of Nicholtown
 - Subdivisions go through a public review process at Planning Commission

Regulation	Nicholtown	Recommendations
Lot		
Width	50-65 ft. for driveway / 35-50 ft. for alley	None
Depth	85 feet min.	None
Side setbacks	5-15 feet	None
Rear setbacks	25 feet / accessory structures 6 feet	None
Front setbacks	Aligned with adjacent houses / 20 ft. in new development	None

SUMMARY OF CHANGES-BUILDINGS

Regulation	Nicholtown	Recommendations
Building		
Foundation	Finished Floor Height: 30 in. above grade min. (exceptions considered for accessibility reqs.)	Foundations will be elevated a minimum of 16" above finished grade on all elevations and will consist of brick/stone veneer at a minimum height of 16" above finished grade on all elevations.
Building height	2.5 stories and 35 ft. max.	30 feet maximum, as defined in section 19-5.2.9(A).
Building width	18-50 ft.	None
Roof	6/12 to 16/12 with at least one gable or dormer, asphalt shingles	Gable or hipped with pitch at 6/12 to 12/12
Roof overhang	12 inch min.	12 inch min.
Attached Garages	1 opening parallel with street, if 2 openings, must be perpendicular to street or out of view	Must be side or rear loading,
Outbuildings	20 ft. setback from front façade	Must be located in the side or rear yard. Only one structure is permitted with 25 feet maximum height, as defined in section 19-5.2.9(A).
Additions	None	None
Chimneys	Faced in stone, brick, or stucco	Faced in stone, brick, or stucco if visible from street
Porches	At least 12 ft. wide and 6 ft. deep on new houses with at least 2 columns	At least 6 ft. min. depth and 8 ft. min. width, not enclosed, min. 2 columns of at least 6 inches

SUMMARY OF CHANGES-EXTERIOR APPEARANCE

Regulation	Nicholtown	Recommendations
Exterior Appearance		
Driveways	Placed to side, max. 9 ft. unless in rear, must be setback 2 ft.	Shall at no point be wider than 10 feet (except in rear yard or connecting to an alley) and shall only be located to the side and/or rear of a house.
Walkway	4 ft. from porch to sidewalk	3 to 5 ft. wide, from porch to sidewalk or driveway if no sidewalk exists
Exterior walls	Wood, synthetic wood board, stone, brick, or stucco, with horizontal patterns only	No concrete block masonry or metal is permitted. Stucco may be used as an accent.
Trim	4 inch min.	4 inch min.
Fenestration	30% of front	25% minimum of the front façade shall be fenestrated and 10% minimum of each of the side and rear façades shall be fenestrated.
Windows	Vertical, double hung, shutters should match proportions of windows	None
Retaining walls	None	Faced in stone, brick, or stucco if visible from street

NEIGHBORHOOD ENGAGEMENT

West Greenville, Green Avenue, Greater Sullivan, Nicholtown

- Public Meeting- Log Cabin, McPherson Park
- Sterling Neighborhood Assoc. Meeting Presentation
- Greater Sullivan Neighborhood Meeting Presentation
- Nicholtown Neighborhood Assoc. Presentation
- West Greenville Neighborhood Assoc. Presentation
- West End Neighborhood Assoc. Presentation



NRO OVERLAY BOUNDARIES

West Greenville, Green Avenue, Greater Sullivan, Nicholtown



Unity Park Neighborhood District Code

Unity Park Neighborhood District Code

UPCD CONTEXT ZONES REGULATING PLAN



- | | | | |
|---------------|--------------------------------|---------------|----------------------------------|
| UP-C | Unity Park Core | UP-NCO | Unity Park Neighborhood Core |
| UP-F | Unity Park Frontage | UP-DT | Unity Park Downtown Transitional |
| UP-NCE | Unity Park Neighborhood Center | UP-SD | Unity Park Special District |

Overview



- Current zoning around Unity Park
 - R-6 – Single Family Residential designation (Park properties City-owned)
 - RM-1 – Multi-Family District (10 units per acre) (Washington Pointe)
 - RM-2 – Multi-Family district (20 units per acre) (Properties adjacent to existing residential)
 - OD – Office (Kroc Center, AJW and Tabernacle Baptist Church)
 - RDV – Redevelopment District
 - C-2 – Local Commercial District (portion of Mayberry Street)
 - PD – Planned Development (Greenville Water campus)
 - S-1 – Service District (Duke substation)

Overview



- Benefits of Unity Park Neighborhood District Code
 - Designed specifically for this area
 - Provides level of certainty for property owners and developers
 - Encourages compatible uses in and around Unity Park
 - Encourages walkability and pedestrian amenities
 - Promotes cohesive design
 - Protects the existing residential areas from inconsistent infill
 - Creates an appropriate transition to and from Downtown

Form-Based Code



- Variation to traditional zoning regulations
- Emphasizes the form, scale of buildings
- Considers the relationship of site/development to green and open space, streets
- Focuses less on use on a site or in a building
- Haynie-Sirriner neighborhood has a form-based code

Unique Elements



- Limits new development within the Unity Park boundaries; encourages redevelopment of existing warehouse buildings
- Encourages affordable housing options
 - Flexible Development Incentives
 - Accessory Dwelling Units
- Encourages appropriate transition from more intense districts along W. Washington and S. Hudson Streets to more restrictive residential districts on internal streets

Proposed Zones



- Unity Park Core (UP-C) – Central Feature of UPNDC – Allows for redevelopment of existing buildings as commercial uses supporting park and SRT visitors and construction of park-related structures
- Unity Park Frontage (UP-F) – Allows for large-scale, mid-rise residential and mixed-use development that overlooks Mayberry Street and Unity Park
- Unity Park Neighborhood Center (UP-NCE) – Allows for neighborhood-scale retail mixed with residential development along heavily traveled streets.
- Unity Park Neighborhood Core (UP-NCO) – Allows for neighborhood infill including single-family, duplex and small scale multi-family development.
- Unity Park Downtown Transitional (UP-DT) – Allows for mixed-use development that provides a transition from downtown to Unity Park
- Unity Park (Special District) – Existing cultural centers and community service facilities that are unlikely to be redeveloped.

Schedule for Adoption



- Open House events - September 16 & 17
- Planning Commission Work Session - October 2
- Open House - October 8
- Planning Commission – October 17
- City Council – November 11 and December 9

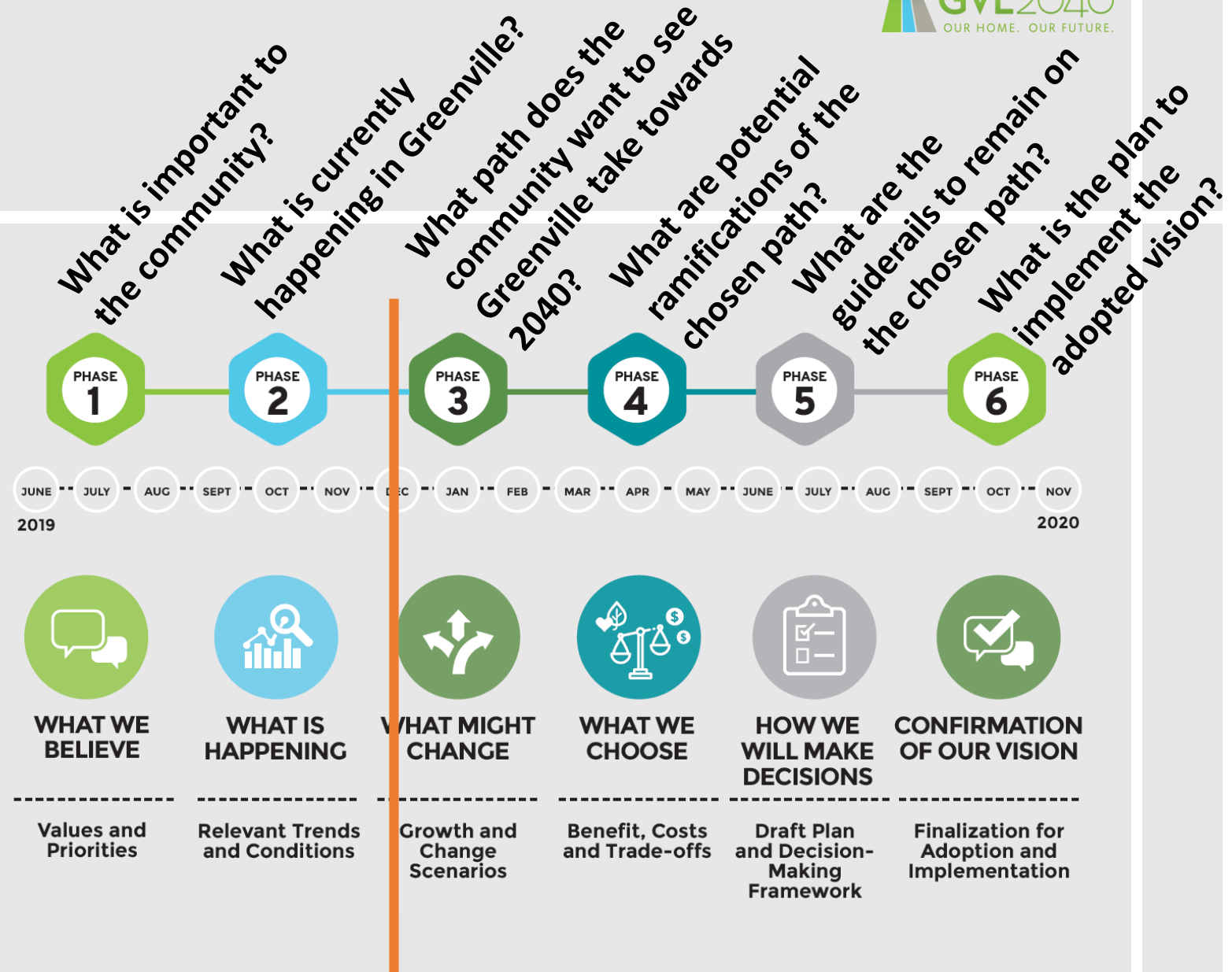
- Note: Open House events held January 7 & 8, 2019

GVL2040 Update

1-13-2020 Council Work Session

Overview

- A. Emerging Priorities
- B. Survey 2 Results
- C. Steering Committee Recent Work
- D. Next Steps



Steering Committee

- **Phase 3: What path does the community want to see Greenville take towards 2040?**
 - Steering Committee met on December 10th
 - **Purpose of meeting:** Committee to provide input on specific parameters for alternative paths to be taken to achieve future desired outcomes centered around the emerging priorities



Exercise Overview

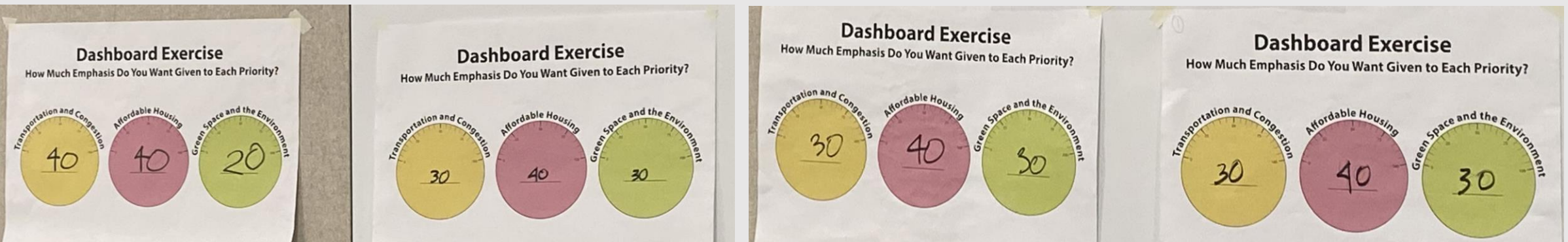


- Step 1.** Identify **OUTCOMES** for future results in 2040
- Step 2.** Identify one path of **ACTIONS** to reach future results in 2040
 Identify second path of **ACTIONS** to reach future results in 2040
- Step 3.** Identify **PRIORITIES** to employ in path of actions towards 2040
- Step 4.** Identify **EMPHAISIS** on each emerging priority

Steering Committee

- Preferred Priority Emphasis Over Next 20 Years

Affordable Housing	Transportation / Congestion	Green Space / Environment
Emphasis Average: 40 /100	Emphasis Average: 33 /100	Emphasis Average: 27 /100



Survey 2

- Open November 1 through December 31
- 1,725 participants
 - 60% lived in the City more than 6 years
 - 80% own current home
 - 73% over 35 years in age
 - 76% do not have school-age children in household
 - 79% White, Non-Hispanic
 - 10% Black or African-American
 - 4% Other



GVL2040 Public Survey 2

In July, the City conducted its first public survey to find out what those who live, work and own businesses and property in Greenville think are the most important topics/issues that need to be addressed in our community. Below are the top eight topics/issues selected by the survey respondents (listed in no particular order):

- Open/Green Space
- Environment
- Transportation
- Traffic Congestion
- Affordable Housing
- Economic Development
- Education
- Quality of Life

The goal of Survey #2 is to focus more closely on the topics/issues listed above. Please note that you do not have to have participated in Survey #1 to participate in this survey.



Emerging Priorities

- Identifying the “Big Things”

**Strengthen
Greenville's
Quality of Life**



**Preserve Green
Space and the
Environment**



**Improve
Transportation
and
Congestion**



**Expand
Affordable
Housing
Opportunities**



Survey 2 – Affordable Housing

- *When you think of **creating more housing**, how do you prioritize the following options?*

1

- Cottage subdivisions (detached dwelling units organized around a single courtyard)
- Single-family attached (townhomes)
- Single-family detached homes

2

- Mixed-use buildings combining residential and commercial uses
- Duplexes and triplexes

3

- Accessory dwelling units (small separate dwelling located on the same lot as a single-family home)
- Multifamily apartments
- Tiny homes

Survey 2 – Affordable Housing

- *What should the **City of Greenville** do to aid in the lack of affordable housing?*

- 1 • Support the rehabilitation of existing affordable housing
- 2 • Provide incentives to developers to include affordable units in new developments
- 3 • Support the construction of new affordable housing
- 3 • Allow higher density in zoning districts

Next Steps

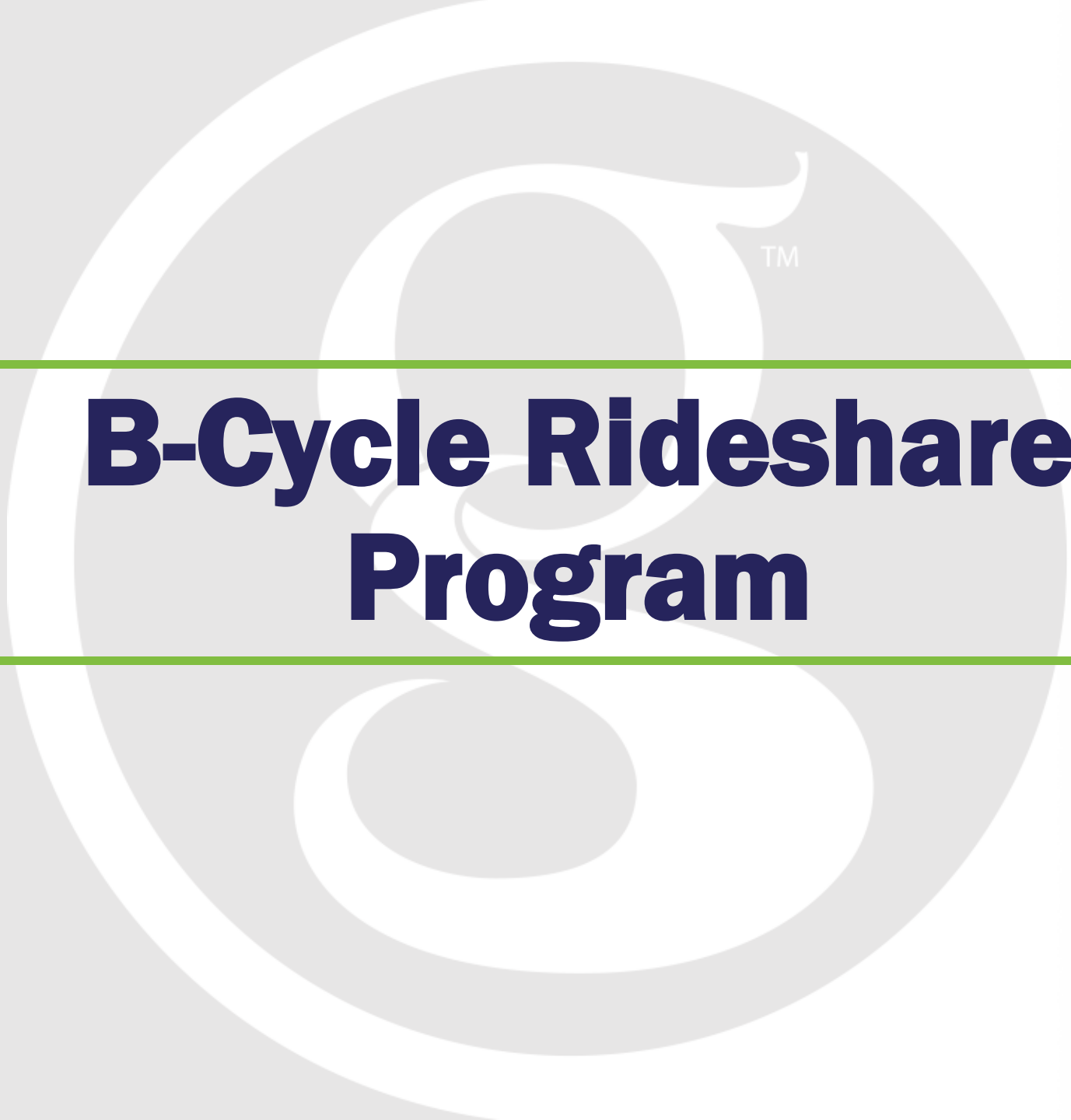
- Consultant team to develop baseline and alternative scenarios
- Upcoming meetings:
 - Feb. 10: City Council Update
 - Feb. 11: Planning Commission Update
 - Feb. 11: Steering Committee Meeting
 - Feb. 12: Public Open House #3





Parks and Recreation

**January 13, 2020
Council Work Session**



B-Cycle Rideshare Program

PROJECT INFORMATION

Project Summary

Tentatively accepted ownership and management of the Greenville B-Cycle program from Upstate Forever

November 2019

- Upstate Forever contracts with B-Cycle expired, with the intention that COG would sign new contracts with B-Cycle for a smooth transition of program / asset ownership
- City of Greenville removed all 49 bikes from 10 stations
- Maintenance of bikes commence, while being stored until various contracts are finalized
- Plan to re-open system in mid-December

December 2019 / Current

- City of Greenville and B-Cycle reach a legal impasse and are unable to enter into contract agreement due to concerns around:
 - Website Security
 - User Payment Security
 - Indemnification Clauses



B-Cycle Program

Next Steps

- Issue messaging to existing Greenville B-Cycle Members explaining program pause and membership reimbursement
- Determine if Upstate Forever is legally able to move forward with transfer of ownership of B-Cycle equipment, consisting of 10 Stations and 49 Bikes (awaiting UpState Forever's legal team decision)

Future of Bike Share In Greenville?

- Determine appetite for bike share within City of Greenville
- Research alternate available industry options and modern trends





Pumptrack + MTB Playground

PROJECT INFORMATION

Project Scope Summary

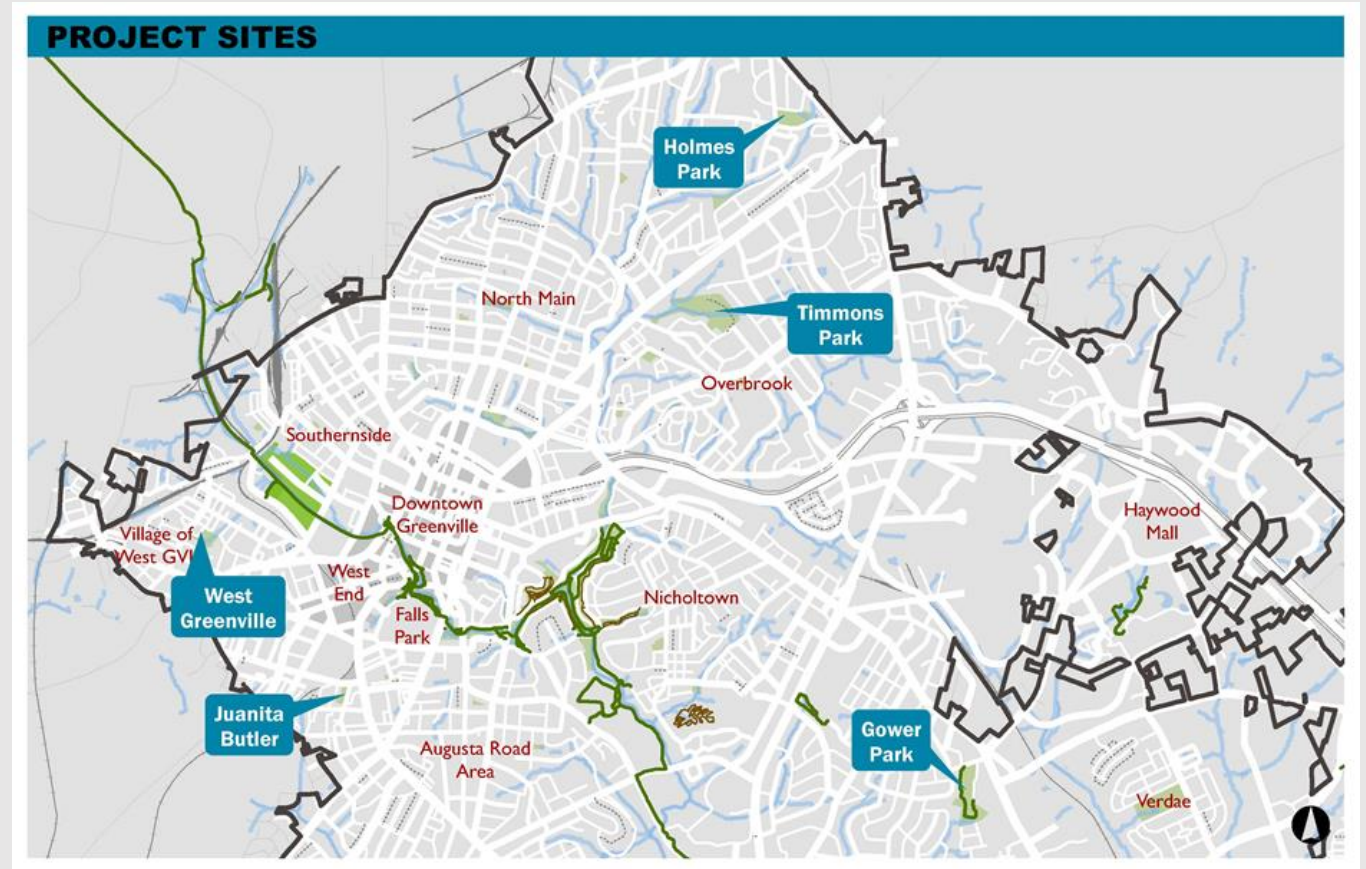
Develop a neighborhood scale pumptrack and mountain bike skills playground to provide a safe, usable, and accessible bike facility for all ages and abilities

Budget

\$250,000+

Current Status

Final project Site Selection Underway



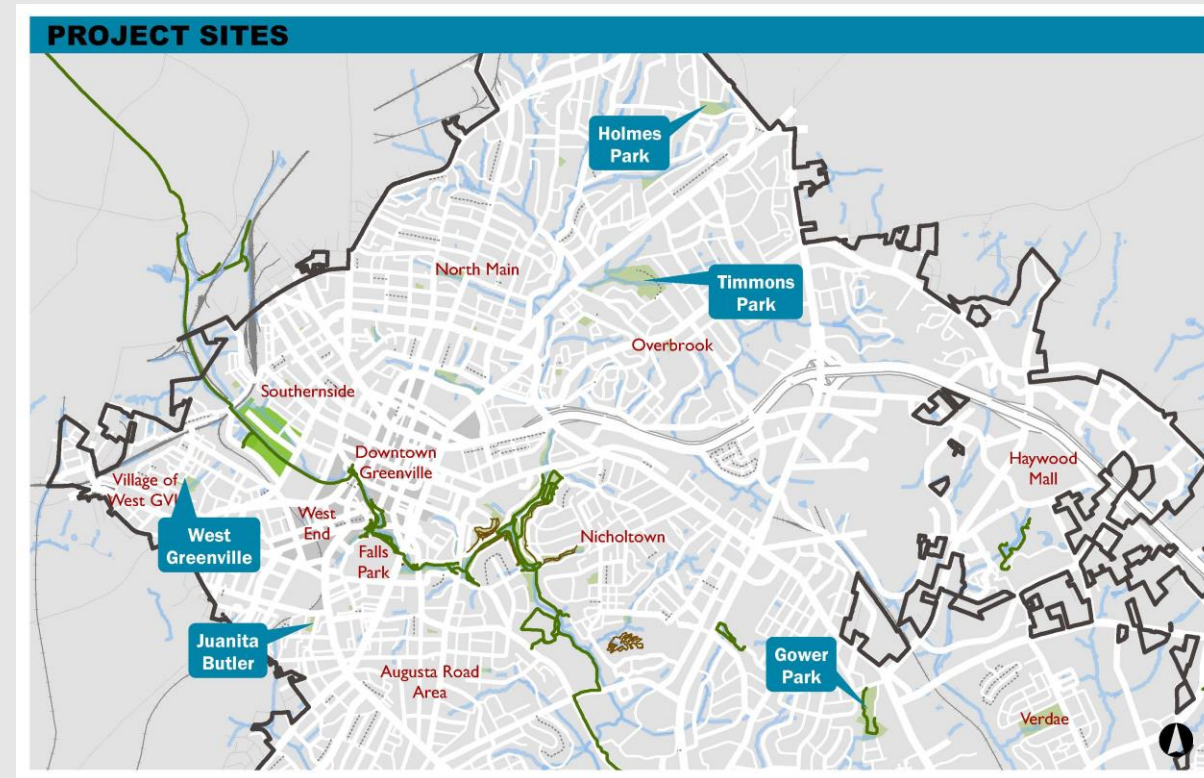
Potential Project Sites

All Parks were reviewed with the following selection criteria:

- Parking availability
- Developable area
- Floodplain presence
- Suitable topography
- Existing uses
- Proximity to neighborhoods
- Existing park facilities
- Existing tree cover
- Proximity to staff
- Park compatibility

Five potential project sites emerged

1. Timmons Park
2. Gower Estates Park
3. Holmes Park
4. Juanita Butler Community Center
5. West Greenville Community Center



Neighborhood Pumptrack + MTB Playground

Public Meeting & Staff Analysis

- Based on Dec 3rd public input session (60+ attendees, 7 staff members, 3 councilors), and further staff analysis, two parks were identified as potential locations:
 - Gower Park
 - Juanita Butler

Next Steps

- Host on-site meetings at final proposed sites (Gower & JBC)
 - Engage five-member community stakeholder group
 - Attend neighborhood association meetings
- Finalize site selection
- Develop RFP for design and construction of pumptrack and MTB playground





Questions or Comments