



CITY VIEW STEERING COMMITTEE MINUTES

DATE August 15, 2017

SUBJECT City View Steering Committee Meeting #3

PRESENT Committee Members: Debbie Inman, Christine Mills, Helen Parks, Marcus Elliott, Tammy Elliott, Randy Caldwell, Dennisse Channel, Joseph Garrison, Anna Vukin, Nancy Clark, Deborah Doll, Deb Long
Staff: Jonathan Hanna, Suzanne Terry
Special Guest: Doug Dent

I. Introductions (Jonathan Hanna)

- A. Designation of scribe for minutes: Suzanne Terry
- B. Meeting overview

II. Parks and Public Facilities (Jonathan Hanna)

- A. Existing Park Resources
 - 1. Westside Park
 - 2700 W Blue Ridge Dr, Greenville, 29611
 - Aquatic complex
 - Playground
 - Swimming pool
 - Athletic fields
 - Shelters
 - The zip line project has, unfortunately, been canceled
 - 2. Monaghan Park
 - 1 Thomas St, Greenville, 29611
 - Athletic fields
- B. Upcoming Park Resource
 - 1. Textile Heritage Park
 - Smythe St, Greenville, 29611 (across from Monaghan Mill)
 - 6-acre lot across from Monaghan Mill
 - Walking trails
 - Green space
 - Neighborhood garden
 - Event venue
 - Mill history information
 - In early development

III. Transportation & Annexation Questions

- A. Transportation questions answered by Craig Nelson, SCDOT (answers in red)
 - 1. When asked about the effects on the traffic that this road diet will have, I assured the residents that SCDOT probably had to conduct an impact study to ensure that the overall impact wouldn't

be detrimental. Am I correct in assuming this?

- In this case we based the decision on traffic count information that we have for the route which can be accommodated with the three lane section. Also there were some safety benefits with the addition of the left turn lanes, especially at the signal intersections which have showed a higher than expected crash rate according to our safety office.
2. Some business owners on this corridor also express concern that the number or frequency of accidents will rise. I have always been of the impression that fewer lanes would precipitate an overall decline in accident numbers. While there may be examples of both scenarios, do you expect Woodside Ave to be positively affected by the road diet, in terms of safety? Is there data that SCDOT uses to justify these kinds of projects from a safety perspective?
 - The primary benefit in safety would come with the addition of left turn lanes and Two Way Left Turn Lanes which will reduce rear-end crashes. There are some research studies that SCDOT refers to when considering these types of changes. A summary table can be found in our Access and Roadside Management Standards on page 6. This table does not quote the source material as it is a compilation of several different published studies that SCDOT uses in the consideration of the various mitigation techniques.
 3. At the heart of City View there is also Legacy Charter School which sees a lot of afterschool pedestrian traffic: does a lane reduction have any impact on the safety of pedestrian crossing?
 - The crossing will continue to be served by the pedestrian signals or at the school's discretion a crossing guard may be present. SCDOT will work with the school on any traffic concerns that may arise but we do not expect the lane reduction to negatively affect pedestrian safety.
 4. And finally, one of the goals of the Greenville Revitalization Corps is to invest in the commercial development of the Woodside Ave/Smythe St corridor as a commercial corridor, connecting Woodside and Monaghan Mills. Can you say whether the road diet along this corridor will most likely adversely or favorably impact the success or ease of access for these businesses?
 - In terms of access to businesses, from a traffic flow and safety standpoint it should have a positive impact again due to the addition of left turn storage in the TWLTL
- B. Annexation question answered by Kevin Howard, City of Greenville Economic Development (answers in red)
- I can certainly share that the City is not currently pursuing the annexation of single family residential properties in the City View study area. I believe it would take efforts led by residents and property owners for annexation to occur. I would also like to note there is no mechanism by which the City could 'force' or mandate single family residential properties within this study area annex into the City.
 - While not within the boundaries of the City View study area, I will share that the Woodside Mill will be annexed if/when the property is sold to a prospective owner. After discussions with the prospective owner we anticipate this will occur sometime in the coming months.

IV. Economic Development (Doug Dent)

- A. Doug Dent, Greenville Revitalization Corporation CEO
1. GRC is the Business/Economic Development counterpart to the GC Redevelopment Authority, which handles housing
 2. Mission is to bring economic opportunity to Greenville County's Textile Crescent communities
 3. Projects include Woodside Mill former office building, now leased by Good Will Industries and provides youth occupational training
 4. Poinsett Corridor is currently being revitalized
 5. Monaghan Textile Heritage Park is being developed
 6. The park is located directly across from the former Monaghan Mill, now the Lofts of Greenville

7. 6 acres, was previously the Mill's parking lot. Asphalt is now in process of being removed
 8. An existing creek on the property will be an educational component. The park will include signage to teach visitors about water quality and conservation and encourage them to help preserve Greenville's waterways.
 9. Park pays homage to Greenville's historic textile mills
 10. Park will include walking trails, passive green space, a neighborhood garden, an event venue, children's playground, and information about the area's history
 11. Raising money through "donate a brick" program. Sponsored bricks honor mill workers and will be placed along paths
 12. Future for City View will be improved due to proximity to Swamp Rabbit Trail; generates pedestrian/bike traffic and will stimulate economic development
 13. Adaptive Reuse of existing buildings, as well as infill development will take place
 14. Current zoning is a problem, as many different zoning types are pre-existing
 15. Example of NEXT Manufacturing, a business incubator utilizing existing space
- B. Comments from the community:
1. The area will need to have a balance of both commercial and residential uses for good growth
 2. We will need to look into GCRA's plans for future housing, as there are currently a lot of vacant structures and vacant lots due to removal of condemned housing.
 3. Community is concerned about gentrification. The demand for housing will affect the integrity of the community.

V. Development Types (Scorecard exercise)

To participate in an online survey of the following development types, visit the following link on your computer, tablet, or smartphone:

<https://www.surveymonkey.com/r/CityViewDevTypes>

- A. **Residential Development Types:** There are a myriad of development types (both residential and commercial). Instead of going through all of them, we want to respect your time and focus on what we think is of more relevance to your particular community.
1. **Single-Family Detached:** A single-family detached home is any free-standing house that is structurally separated from its neighboring houses, usually separated by open land.
 - 1) Contemporary interpretation of the classic mill house form.
 - 2) Affordable housing project by Rural Studio of Auburn University (\$20,000 homes).
 - 3) Classic craftsman style homes (resembles the redevelopment projects in the Sterling community in the City of Greenville).
 - 4) Similar craftsman-esque home (possible rehab project) with less expensive materials.
 - 5) Typical contemporary workforce housing style.
 - 6) Single-family detached home with some traditional latino architectural design elements.
 2. **Cluster/"Courtyard" Housing/Townhouses:** Single-family detached homes that are grouped or clustered together on a shared lot, often sharing a common green or central courtyard with several other homes/townhomes that feature a shared driveway and are often oriented around common open space, rather than to the street.
 - 1) "Pocket Neighborhood" - Single-family detached homes oriented around a shared garden.
 - 2) Converted hotel to apartment units (surrounding a common garden space).
 - 3) Townhouses arranged around a narrow courtyard (in an East Coast vernacular style).
 - 4) Affordable, sustainable courtyard housing project
 - 5) Cluster housing project with alternative amenities/architectural forms.
 - 6) Student housing project utilizing a courtyard townhome design strategy (again, with an

East Coast vernacular influence).

3. **Townhouses:** Three or more attached units in a row sharing a party wall with its adjacent neighbor, each on a separate lot, and each having its own outside entrance.
 - 1) Sustainable low income homes built with materials that contain high recycled content and reflect the southern context of Chattanooga, TN where they were built.
 - 2) Brightly colored, craftsman style townhomes built in a traditional neighborhood setting with porches oriented to the sidewalk and street and parking in the back.
 - 3) 3-unit townhome building with modern windows, good color palette, vertical siding and solar panels on the roof.
 - 4) The use of three distinct architectural styles in one 4-unit townhome building to enhance the individuality of each unit and mitigate the monotony of row housing. The townhomes are an affordable housing development in northeast Denver.
 - 5) Affordable townhome complex located in Brisbane Australia. Porched entrances oriented on a common sidewalk access which also serves as a linear green space with benches and attractive lighting.
 - 6) Modern, minimalist, colorful, Mexican townhomes. The parking stalls in front are softened with the use of grass strips in the middle of each parking stall.
4. **Vernacular Architecture/Stylings:** The architecture or domestic style produced by the ordinary people of a particular country or region.
 - 1) Cultural and historical murals provide both community identity and public art.
 - 2) Paved front yard surrounded by low brick and wrought iron fencing establish strong property boundaries and a front courtyard while still allowing interaction with street life.
 - 3) Front yard as social gathering space delineated with picket and wrought iron fencing.
 - 4) Eclectic, colorful front yard with religious and cultural elements.
 - 5) Paved front yard as play area for children.
 - 6) Front courtyard seating area with Spanish style paving and tile in a residential neighborhood.

B. Commercial Development Examples: Once again, we don't want to provide a complete survey of every type of commercial development. But we would like to discuss the variety of forms available, particularly in relation to how you might like to see new commercial or retail spaces look in your neighborhood. Especially consider what you think commercial buildings should look like along Woodside Avenue.

- 1) Requiring new commercial development to possess design elements consistent with the existing context of the area such as roofline, materials, and building size and proportion.
- 2) Cafe utilizing sidewalk as an expansion of the business benefits both the business itself by creating a larger seating area and the surrounding community by creating a meeting and gathering space for the local residents.
- 3) Typical chain commercial building that promotes automobile-only access by having the parking between the street and the building. Alternatively, having the building oriented near the street with parking in the back would create a more pedestrian friendly environment.
- 4) Adaptive reuse of historical buildings in order to preserve the character and history of the area. In this case, an old post office was re-purposed into an Ace Hardware in the thriving Waverly neighborhood of Baltimore, MD.
- 5) Businesses that provide basic essentials - neighborhood grocery store. Street furniture provides small informal gathering spaces.
- 6) Laundromat providing basic need with architectural elements that are contextually relevant.
- 7) New small commercial building with relatively high design standards. Building materials, architectural details, awnings, lighting and street furniture add to quality of the building.

- 8) Adaptive reuse of existing quality residential homes for professional offices such as lawyers, doctors, accountants, or insurance agents.
- 9) New commercial development utilizing vernacular building materials, such as corrugated metal, wood, brick and stone. Alteration of siding and brick in the facade creates the illusion of individual smaller buildings.
- 10) Small commercial building having good vernacular form utilizing low-cost building materials.
- 11) Modern style small commercial building utilizing good color pallet and simple architectural detail. Outdoor seating areas are more effective along a pedestrian oriented street instead of a parking lot.
- 12) Simple, modern commercial (box) building with basic proportions and unadorned architectural detail.

VI. Schedule for Upcoming Steering Committee Meetings

1. Next Meeting: September 19th, 6:00 pm
2. Meeting Location: First Christian Fellowship (110 Montana St)

VII. Staff Contact Information

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