

GREENVILLE U.S. EPA BROWNFIELDS COALITION ASSESSMENT GRANT PROJECT

Project Update Presentation
October 25, 2021

Prime Consultant

KU Resources

Subconsultant Team

S/G/A LANDSCAPE ARCHITECTURE
PLANNING
STROMBERG/GARRIGAN & ASSOCIATES

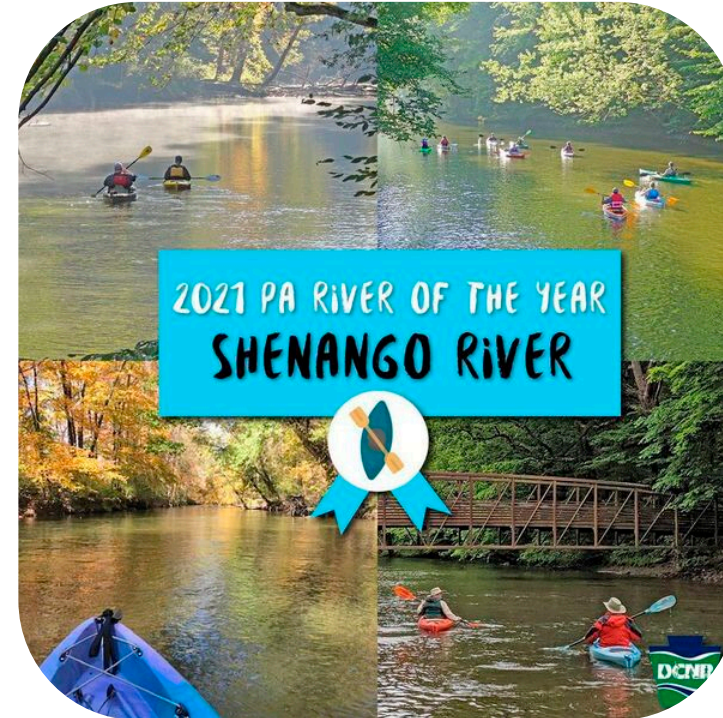
KM Date Community Planning
Gaito & Associates

Reuse Planning Overview – Where are we in the process?

- ▶ Existing Conditions Analysis – key takeaways
- ▶ Forming an area-wide framework as a basis to determine where to focus resources for near term catalytic change – the strategic focus
- ▶ Weighing options for targeted activities
 - ▶ Larger Brownfields
 - ▶ Critical blocks
 - ▶ Impacted neighborhood(s)

Key Considerations that can Drive Economic Development

- ▶ Embracing a walkable, compact, convenient living environment
- ▶ Engaging the river as an asset
- ▶ Connecting market opportunities with town features
- ▶ Celebrating a small-town lifestyle



Rediscover the River

- ▶ **The river and its extensive amount of frontage are a major untapped asset**
- ▶ **Strive to create as many points to access the river's edge as possible through private and public means to encourage interaction**
- ▶ **Extend access along the river's edge to public access via trails, overlooks, and promenades**
- ▶ **Pull the idea of the river into the core of the downtown through circulation and design amenities**





Emphasize Greenville as a Place Where People Walk and Bike

- ▶ The town is inherently walkable
- ▶ Walkability and bikeability should be promoted at all levels
- ▶ Focus on connecting the major anchors via signature routes



Improve the Established Impacted Neighborhoods

- ▶ Reverse ad-hoc multi-family back to single-family structures
- ▶ Promote owner-occupancy and neighborhood vesting
- ▶ Support architecturally sensitive rehabilitation and modernization
- ▶ Reinforce connections to downtown and the river



Downtown – Focus on the Bookends

- ▶ The River's Edge – 100 to 112 Block
- ▶ The Gateway - Mercer to Wall Streets Block of Main Street

Downtown – Support the Core

- ▶ The Five Blocks near Race Street



The Framework



The Framework







Advance Brownfields Beyond the Core – Sha-Co

- ▶ Focus on small scale and specialty manufacturing
- ▶ Address blight conditions that impact the neighborhood



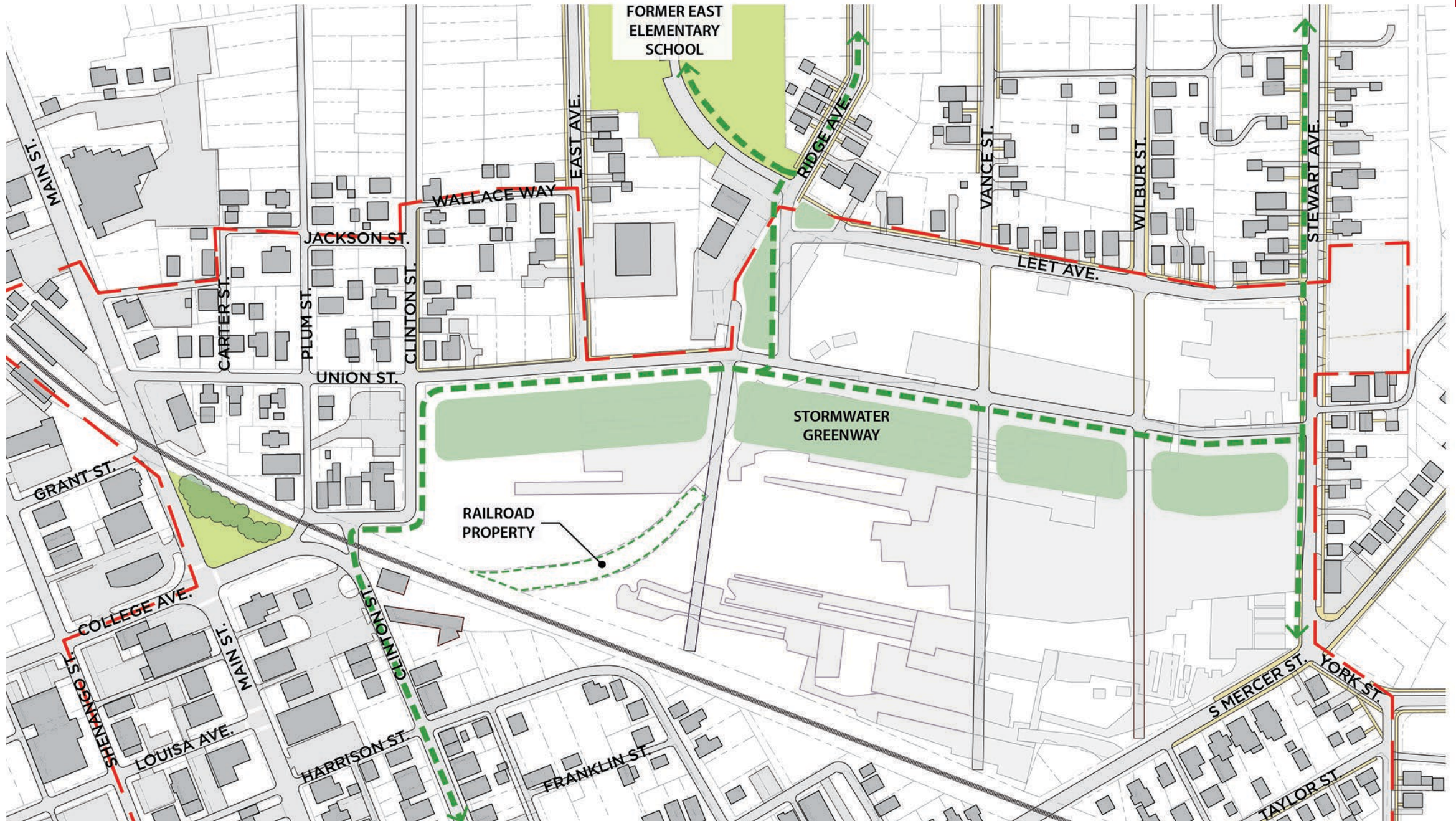
Advance Brownfields Beyond the Core – Trinity North

- ▶ Start with a “mixed” use approach that includes limited residential in strategic locations
- ▶ Establish zones of development through parcels/areas for varying uses in order to try to attract more development in a shorter timeframe
- ▶ Utilize infrastructure improvements and investments to create value for town and neighborhood as well as the potential private investments (access and stormwater improvements)
- ▶ Look at ways to layer investments to provide greater value – i.e. linear stormwater “spine” is also a vegetative buffer, public space, and multi-use trail route.

The Framework



The Framework





Discussion