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REDEVELOPMENT



COMMISSION

MEMO

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To: Redevelopment Commission Members  
From: Tom Wisemiller, Economic Development Project Coordinator  
Date: March 2<sup>nd</sup>, 2017  
**SUBJECT: Redevelopment Commission Meeting**

The Redevelopment Commission is scheduled to meet for a regular business meeting on Tuesday, March 7<sup>th</sup>, 2017 at the Greenville City Hall.

The two business items that will be addressed at the meeting are:

- The North Carolina Department of Transportation (NCDOT) requests a temporary construction easement at 729 Dickinson Avenue to accommodate construction of the road improvements on Dickinson Avenue (U-5606). The area of this temporary easement – the portion of the property that will be impacted by the road project – is 0.017 acres. NCDOT is offering the City \$3,950 for the easement.
- An update on the Go Science/A Time for Science lease for 729 Dickinson Avenue. The RDC's lease committee met with representatives of Go Science/A Time for Science on February 20<sup>th</sup> to discuss the terms of a new lease. Staff and the committee will update the RDC on those discussions and outline the proposed draft lease terms.

We look forward to seeing you at the meeting. If you have any questions or need additional information, please call me at 329-4514.

Redevelopment Commission Meeting  
Tuesday, March 7th, 2017 ~ 5:30 PM

City Council Chambers ~ 200 West 5<sup>th</sup> Street

**Agenda**

- I. Welcome
- II. Roll Call
- III. Approval of Minutes – February 7<sup>th</sup>, 2017
- IV. NCDOT Request for Temporary Construction Easement
- V. Update on Go Science Lease
- VI. Public Comment Period
- VII. Report from Secretary
- VIII. Comments from Commission Members
- IX. Adjournment

**DRAFT OF MINUTES PROPOSED FOR ADOPTION**  
**Redevelopment Commission**  
**Meeting Minutes**  
**Tuesday, February 7, 2017**  
**Greenville, North Carolina**

**Present:**

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Angela Marshall | <input checked="" type="checkbox"/> Tracie Gardner    | <input checked="" type="checkbox"/> Sharif Hatoum |
| <input checked="" type="checkbox"/> Jeremy King     | <input checked="" type="checkbox"/> Patricia Dunn     |   |
| <input checked="" type="checkbox"/> Judy Wagner     | <input checked="" type="checkbox"/> Richard Patterson |   |

**Absent:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Angela Marshall | <input type="checkbox"/> Tracie Gardner    | <input type="checkbox"/> Sharif Hatoum |
| <input type="checkbox"/> Jeremy King     | <input type="checkbox"/> Patricia Dunn     |  |
| <input type="checkbox"/> Judy Wagner     | <input type="checkbox"/> Richard Patterson |  |

**Staff:**

- |  |   |
|--|---|
| <input type="checkbox"/> Merrill Flood                         | <input type="checkbox"/> Christian Lockamy        |
| <input type="checkbox"/> McClean Godley (City Council Liaison) | <input checked="" type="checkbox"/> Betty Moseley |
| <input type="checkbox"/> Roger Johnson                         | <input checked="" type="checkbox"/> David Holec   |
| <input checked="" type="checkbox"/> Tom Wisemiller             | <input type="checkbox"/>                          |
- 

**I. Welcome**

**II. Roll Call**

**III. Approval of Minutes – November 1, 2016**

Motion was made by Ms. Dunn and seconded by Ms. Marshall to approve the meeting minutes from November 1, 2016 as presented. Motion carried unanimously.

**IV. Introduction of new RDC member**

Mr. King introduced the new commission member, Dr. Judy Wagner. She is replacing Ms. Judy Siguaw, whose term on the commission had expired.

Mr. Wisemiller stated that each member is required to complete a disclosure form declaring whether they had purchased property in the West Greenville. He noted that most RDC members had previously filled out these forms but if anyone had purchased properties in these areas since then, they would need to update the forms to reflect that.

Mr. King explained that all board members must disclose if they own any real estate in the West Greenville or Center City areas or have a business interest in either of those

areas. Also, if a member has a change, such as, new purchases or business interest, they are required to disclose the change and sign a new disclosure form. Members are not barred from owning property in those areas but are required to recuse themselves should an item of business impact their property.

**V. Approval of conveyance of property to the City of Greenville**

Mr. Wisemiller delineated the location of 604 Clark Street. The City needs to acquire an RDC parcel that is part of the property being assembled for a 200-space parking lot for the Sidewalk Development project. This is located next to the GTAC. 604 Clark Street (PIN 13546) was purchased by the RDC in January 2015.

Staff recommends that the Redevelopment Commission approve the conveyance of the property to the City of Greenville for \$1.

Mr. King asked if the other parcels (in green on the map) were owned by the City or by RDC.

Mr. Wisemiller stated that they were owned by the City.

Mr. Holec stated that this is an arrangement for sidewalk development. 200 parking spaces will be provided by the City Of Greenville and leased by residents of new student/mixed use development. The lot is not paved yet. This parcel is the final piece needed for the lot. The agreement allows for suspension of the lease should the demand for a parking deck comes up. It was originally purchase by the RDC with this potential purchase in mind. The area has been razed already. There are no barriers to starting this project.

Ms. Dunn asked if there was a house on the property when it was purchased.

Mr. Holec replied yes, in 2015.

Ms. Dunn asked where the parcel was located in relation to the Imperial Site.

Mr. Holec replied it was in the western portion to the back of the railroad tracks. Closer to GTAC.

Motion was made by Ms. Dunn and seconded by Mr. Hatoum to approve the conveyance of 604 Clark Street to the City of Greenville for \$1. Motion carried unanimously.

Ms. Dunn asked how long the City had owned the other properties.

Mr. Flood replied over eight years.

## **VI. Update on GO Science Lease**

Mr. Wisemiller gave the update on the GO Science lease. GO Science requested new lease from RDC for 729 Dickinson Avenue RDC expressed concerns about GO Science and voted to form a subcommittee to discuss the conditions of a new lease agreement with GO Science. The subcommittee is comprised of two RDC board members and two GO Science board members. Due to holidays and scheduling conflicts, there were delays in scheduling a meeting. During that period, GO Science began a reorganization. Now, A Time for Science is managing GO Science.

Staff met with Emily Jarvis, Executive Director of A Time for Science at the GO Science facility last week and conducted due diligence. Staff supports Jarvis' new direction with the organization.

Uptown Greenville and Dickinson Avenue-area businesses have expressed concerns about increased demands for, and decreased supply of, parking spaces. They are requesting that RDC make the parking spaces on the GO Science lot available to the public after 5:30 p.m., provided that the spaces are not needed for a GO Science evening event.

Staff recommends that the Redevelopment Commission allow GO Science to continue with a month-to-month lease for the next six months while GO Science and A Time for Science create a formal relationship.

Ms. Marshall asked what the hours were for GO Science.

Mr. Wisemiller replied possibly 9 – 5; maybe some evenings two to three times per month.

Ms. Dunn asked how many parking spaces they had.

Mr. Wisemiller replied that the lot was large however it was not marked. Staff would need to get a count and make lot improvements.

Ms. Marshall asked if the subcommittee was null and void.

Mr. Wisemiller replied that the subcommittee will still be needful. Staff can't finalize lease until the new reorganization is final.

Mr. King stated that only the board could null a subcommittee.

Ms. Marshall asked how soon the reorganization would be ready to negotiate the lease.

Mr. Wisemiller replied maybe six months.

Ms. Marshall stated that the board would be back where it started for making a decision on the lease.

Mr. King relied that they shouldn't need six months. They are already operating on a month-to-month lease. The subcommittee does not have to wait until six months to schedule meetings; they can start that now.

Ms. Dunn suggested that the subcommittee meet with them and figure out what is going on.

Mr. Hatoum stated that it is already February and everyone had just got through the holidays. There should not be anything wrong with giving them a couple of months to sort everything out.

Mr. Wisemiller stated that the subcommittee could work out the parameters of the lease and come back to the board with the results.

Mr. Patterson asked if there was an actual deadline for GO Science to secure the building.

Mr. Wisemiller replied that it was not an actual deadline but more like a goal.

## **VII. Update on Uptown Theatre Project**

Mr. Wisemiller stated that CommunitySmith, LLC closed on the purchase of the Uptown Theatre property on December 21, 2016. The purchase price was \$20,000. The deal included a commitment that CommunitySmith, LLC will spend a minimum of \$1 million of private funds to renovate the theater as a Live Performance venue. The City will pursue a landmark designation on behalf of the property owner.

Mr. King stated that the deal closed a week before Christmas. The building will be on the tax role in January. And it does not have the historic designation yet for it will be fully taxed.

## **VIII. Public Comment Period**

No comments were received.

## **IX. Report on Redevelopment Commission-owned properties**

Mr. Wisemiller reported on the properties owned by the Redevelopment Commission.

### **RDC-owned Properties**

| <b>PIN</b> | <b>Project/Types</b>                         | <b>Physical Address</b> | <b>Sales Year</b> | <b>Acres</b> |
|------------|--|-------------------------|-------------------|--------------|
| 14718      | Residential lot                              | 805 WARD ST             | 2007              | 0.10         |
| 19978      | Imperial site: additional parcel             | 0 BONNERS LN            | 2007              | 0.29         |
| 19523      | Residential lot at corner of 5th St. & Vance | 814 W 5th ST            | 2007              | 0.21         |

|              |   |                                |      |      |
|--------------|---|--------------------------------|------|------|
| 17028, 17032 | Commercial: 5th St./Hudson corner lots        | 1401 W 5th St./1400 W. 6th St. | 2007 | 0.20 |
| 26074        | Commercial? 5th St./Hudson corner lot         | 1407 W 5th ST                  | 2008 | 0.11 |
| 78525        | Nathaniel Village                             | 424 W 5th ST                   | 2008 | 3.06 |
| 20038        | Go Science                                    | 729 DICKINSON AV               | 2010 | 0.65 |
| 06420        | Commercial: site assembly at W 5th. St./Vance | 907 W 5th ST                   | 2012 | 0.15 |
| 14486, 51695 | Uptown lot (Uptown Parking Deck)              | 421 & 423 EVANS ST             | 2012 | 0.19 |
| 11901        | Imperial site: additional parcel              | 0 ATLANTIC AV                  | 2015 | 0.10 |
| 13314        | Imperial site: additional parcel              | 431 BONNERS LN                 | 2015 | 0.05 |
| 22418        | Imperial site: additional parcel              | 650 ATLANTIC AV                | 2015 | 0.47 |

**TOTALS 5.58**

| <b>Recently sold by RDC (or sale is pending)</b> |  |                         |                   |              |
|--|--|-------------------------|-------------------|--------------|
| <b>PIN</b>                                       | <b>Project/Types</b>                         | <b>Physical Address</b> | <b>Sales Date</b> | <b>Acres</b> |
| 07085  | Uptown Theatre                               | 110 W 5th ST            | 2016              | 0.15         |
| 13546  | Future parking (Sidewalk Dev./Imperial site) | 604 CLARK ST            | 2015              | 0.13         |

Ms. Dunn asked if the property on Evans Street is the walkway to the parking deck.

Mr. Wisemiller replied yes. Originally, RDC looked at building a mixed use project that would maintain the access way. Since it is a narrow site, the opportunities are rather restrictive.

Mr. King gave a brief overview of the property. There was a burned building in that area prior to RDC purchasing the property. The goal was to rid the property of problems and rebuild a structure to lease. Construction cost made the project prohibitive and rent too high. We still need to do a study to see what can be done on that lot, however, it must maintain access way to the parking deck.

RDC commissioned a study which resulted in the area being cleaned, and lights installed. It is not a park but a very clean, well-lit walkway. It still needs to be developed. The board needs to remember that West Greenville is important too. It is a commercial hub. These properties are redevelopment properties and we are always looking for ideas.

Mr. Wisemiller stated that one development in West Greenville was the Nathaniel Village project. It has been very successful, and has become an anchor in the community.

Ms. Dunn stated that Nathaniel Village had won an award from the NC Housing Finance Agency.

## **X. Discussion on Redevelopment Commission Goals**

Mr. King stated that RDC was established in 2004 to oversee the bond referendums. West Greenville was awarded \$5 million and Center City was awarded \$5 million. We have pretty much spent all the money. Board members need to revisit goals for the commission.



**MISSION STATEMENT:**

*To assure that Greenville, North Carolina is a better place to live, raise a family, and do business, while improving the safety, security, image, and economic vitality of the urban core and the neighborhoods of West Greenville.*

Mr. Wisemiller delineated that redevelopment and revitalization areas on a map. The RDC was originally appointed, and given resources, to direct implementation of the Center City – West Greenville Revitalization Plan.

2004 G.O. Bonds:

- Approximately \$5 million for West Greenville
  - Expended from 2005 – 2016
  - Land acquisition = \$2.1 million
  - New home construction = \$863,000
  - Intergenerational Center = \$740,000
  - Demolition & maintenance = \$264,000
  - West 5th gateway project = \$1.1 million
  - Small business programs = \$183,000
  - West 5th Streetscape Phase II Design = \$150,000
- Approximately \$5 million for Center City
  - Expended from 2005 – 2014
  - Land acquisition = \$868,000
  - Streetscape Master Plan = \$135,000
  - Reade and Cotanche project = \$775,000
  - Five Points Plaza project = \$738,000
  - Wayfinding project = \$522,000
  - Town Common Master Plan = \$50,000
  - Small business programs = \$329,000
  - Parking Pay Station project = \$90,000
  - Merchant's Alley Project = \$158,000
  - Theatre Uptown Design = \$85,000
  - Evans Street Gateway project = \$224,000
  - Uptown Theatre repairs = \$178,000
  - 1st Street parking project = \$49,000

- Cotanche to Reade Alley = \$275,000
- Evans Access & Deck Plazas = \$246,000
- Repairs to 719 Dickinson Avenue = \$200,000
- Dickinson Avenue Design = \$90,000
- Alley work in FY 14-15 = \$50,000

During the 2014 RDC Planning Retreat, the boards discussed winding down or continue urban development work and find funding. The board decided not to go entirely in one direction or the other. Most of the funds have been exhausted. The bonds are past the expiration date. At this point we need to revisit the future of RDC: do we wind down or continue with projects.

Mr. King stated that during the retreat, there were some general goals set. The board supports mixed use, affordable housing, and arts. We don't need another planning retreat. We could be an advisory board.

**XI. Election of Officers**

Mr. King stated that his term ends in November. He does not actively seek chair, but will fulfill that role if elected.

Mr. Holec stated that the by-laws have term limits. Each officer is allowed to serve two consecutive one-year terms in the same office.

Mr. Patterson declined the vice chair nomination.

Ms. Marshall stated that she would serve as vice chair.

Motion was made by Mr. King and seconded by Mr. Hatoum to elect Mr. Jeremy King as chair and Ms. Angela Marshall as vice-chair. Motion carried unanimously.

**XII. Report from Secretary**

Mr. Wisemiller gave the financial report.

**Redevelopment Commission Budget FY 2016-2017  
Center City Bond Funds**

| <b>Uptown Theatre Repairs</b>    |  |  |
|----------------------------------|--|--|
| <b>Date</b>                      |  | <b>Beginning balance: \$138,822.00</b> |
| 7/1/2016                         | IMEC remediation & stabilization of theatre (encumbered) | \$135,892.52                           |
| 8/16/2016                        | IMEC - Change Order # 1 - \$20,846.90                    |  |
| 8/23/2016                        | IMEC - Change order # 2 - \$14,845.62                    |  |
| 9/28/2016                        | IMEC - payment from encumbered \$35,745.50               |  |
| 10/7/2016                        | IMEC - payment from encumbered \$108,115.50              |  |
| 12/12/2016                       | IMEC - payment from encumbered \$1,157.02                |  |
|                                  | <b>Total Spent in Account:</b>                           | <b>\$135,892.52</b>                    |
|                                  | <b>Total Remaining in Account:</b>                       | <b>\$2,929.48</b>                      |
| <b>Uptown Alley Improvements</b> |  |  |
| <b>Date</b>                      |  | <b>Beginning balance: \$20,000.00</b>  |

|                                    |                                       |                    |
|------------------------------------|---------------------------------------|--------------------|
| 08/03/2016                         | THE EAST GROUP - Merchant's Lot study | \$1,483.50         |
| 10/05/2016                         | THE EAST GROUP                        | \$1,978.00         |
| 10/03/2016                         | THE EAST GROUP                        | \$1,978.00         |
| 10/19/2016                         | The East Group                        | \$3,450.00         |
| 10/19/2016                         | The East Group                        | \$1,283.50         |
| <b>Total Spent in Account:</b>     |                                       | <b>\$10,173.00</b> |
| <b>Total Remaining in Account:</b> |                                       | <b>\$9,827.00</b>  |

### **XIII. Comments from Commission Members**

Ms. Wagner stated that she was pleased to serve on the board.

Ms. Marshall asked if the list of accomplishments was made public.

Mr. Wisemiller replied that it could be added as a link on the new webpage.

### **XIV. Adjournment**

Motion was made by Ms. Dunn and seconded by Ms. Marshall to adjourn the meeting at 6:35 PM. Motion carried unanimously.

Respectfully submitted,

Signature on file

Thomas G. Wisemiller,  
The Economic Development Project Coordinator  
City of Greenville Office of Economic Development

**SUMMARY STATEMENT/CONTINGENT OFFER TO PURCHASE REAL PROPERTY  
DUE TO THE ACQUISITION OF RIGHT OF WAY AND DAMAGES**

TO: Redevelopment Commission of Greenville NC  
PO Box 7207  
Greenville NC 27835

DATE: 1-10-2017  
TO: Lessee, if Applicable

TIP/PARCEL NO.: U-5606 087  
COUNTY Pitt  
DESCRIPTION: SR1598 From NC 11 to SR 1610

WBS ELEMENT: 45834.2.2

Dear Property Owner:

The following contingent offer of just compensation is based on the fair market value of the property and is not less than the approved appraised value for the appropriate legal compensable interest or interests. The approved value disregards any increase or decrease in the fair market value of the property acquired due to influence caused by public knowledge of this project. The contingent offer of just compensation is based on an analysis of market data, comparable land sales, and, if applicable, building costs in the area of your property. **Please retain this form as it contains pertinent income tax information.**

|   |                           |
|---|---------------------------|
| Value of Right of Way to be Acquired                        | \$ <u>none</u>            |
| Value of Permanent Easements to be Acquired                 | \$ <u>none</u>            |
| Value of Temporary Easement (Rental of Land) to be Acquired | \$ <u>3,950.00.00</u>     |
| Value of Improvements to be Acquired                        | \$ <u>none</u>            |
| Damages, if any, to Remainder                               | \$ <u>none</u>            |
| Benefits, if any, to Remainder                              | minus \$ <u>none</u>      |
| <b>TOTAL CONTINGENT OFFER</b>                               | <b>\$ <u>3,950.00</u></b> |

The total contingent offer includes all interests other than leases involving Federal Agencies and Tenant owned improvements.

(A) Description of the land and effects of the acquisition

Subject property described in Deed Book 2818, page 757, Pitt County Registry, contains approximately 0.650 acres of which 0.000 acres is being acquired as right of way, leaving 0.650 acres remaining on the right. Being acquired is a temporary construction easement containing approximately 0.017 acres.

(B) The TOTAL CONTINGENT OFFER includes payment for the improvements and appurtenances described below:  
none

Provided there is sufficient time remaining in the project schedule, you may repurchase these improvements for a retention value, with the stipulation that you remove them from the acquisition area at no expense to the Department.

(C) Should you desire to sell the Department the portion of your property considered to be an uneconomic remnant or buildable lot, as explained to you by the Right of Way Agent, the total contingent offer would be: \$ n/a. Please note that any contingent offer to purchase a remnant/buildable lot is conditioned upon the remnant/buildable lot being environmentally clean prior to the conveyance to the Department. You may be required to provide the Department with a release from the appropriate environmental agency stating that all contaminants have been remediated and/or removed to their standards.

The original of this form was emailed to Tom Wisemiller on 1-10-2017. Owner was furnished a copy of the Right of Way Brochure/Owner's Letter.

I will be available at your convenience to discuss this matter further with you. My telephone number is 910-620-3901

Please be advised that the agent signing this form is only authorized to recommend settlement to the North Carolina Department of Transportation, and any recommended settlement is not a binding contract unless and until accepted by the North Carolina Department of Transportation by its formal execution of documents for conveyance of Right of Way, Easements, and/or other interests.

*Lance R Laliberte*

(Signed)

\_\_\_\_\_  
(Lance Laliberte) - Right of Way Agent

- NOTES**
- 1. TIE TO EXIST CURB AND CUTTER AT EXIST CONCRETE JOINT
  - 2. TRANSITION 2'-0" C&G TO MATCH EXIST CUTTER WIDTH AS NECESSARY
  - 3. TIE TO EXISTING CONCRETE SIDEWALK
  - 4. PARTS OF PAVED AREA REMOVAL AND REPLACEMENT
  - 5. ADJUSTMENT OF MANHOLE
  - 6. ADJUSTMENT OF METEN OR VALVE BOX
  - 7. REMOVE AND STOCKPILE EXISTING GRANITE CURB
  - 8. RETAIN EXISTING WAST ARM
  - 9. PROP CONC SIDEWALK HARK ON PROP BACK OF CURB TIE TO EXIST BUILDING FACE
  - 10. THE TIE-IN INTO EXISTING SYSTEM WITH TYPICAL VERTICAL AND HORIZONTAL LOCATIONS TO BE FIELD DETERMINED
  - 11. THE TIE-IN INTO EXISTING SYSTEM WITH TYPICAL VERTICAL AND HORIZONTAL LOCATIONS TO BE FIELD DETERMINED (REPLACE 30" R EXISTING TRENCH)

|  |  |  |
|--|--|--|
| <p>3/24/14 ADT</p> <p>MADE CIRCLE OR HARK</p> <p>10000</p> <p>3000 2000 1000 0</p> <p>7500 4000 1000 0</p> <p>10000 5000 1000 0</p> <p>10000 5000 1000 0</p> | <p>DIV = 1/4</p> <p>TR = 1/8</p> <p>DUAL = 3/8</p> | <p>DIV = 1/4</p> <p>TR = 1/8</p> <p>DUAL = 3/8</p> |
|--|--|--|

|  |   |  |
|--|---|--|
| <p>PI Sta 84+43.48</p> <p>A = 87.02 35.5 (LT)</p> <p>D = 22.55 05.9</p> <p>L = 53.07</p> <p>SF = 250.00</p> <p>RD = NONE</p> | <p>PI Sta 84+56.00</p> <p>A = 0.52 37.1 (RT)</p> <p>D = 22.55 05.9</p> <p>L = 53.07</p> <p>SF = 250.00</p> <p>RD = NONE</p> | <p>PI Sta 88+17.71</p> <p>A = 89.02 46.7 (RT)</p> <p>D = 57.0 44.8</p> <p>L = 68.87</p> <p>SF = 45.75</p> <p>RD = EXISTING</p> |
|--|---|--|

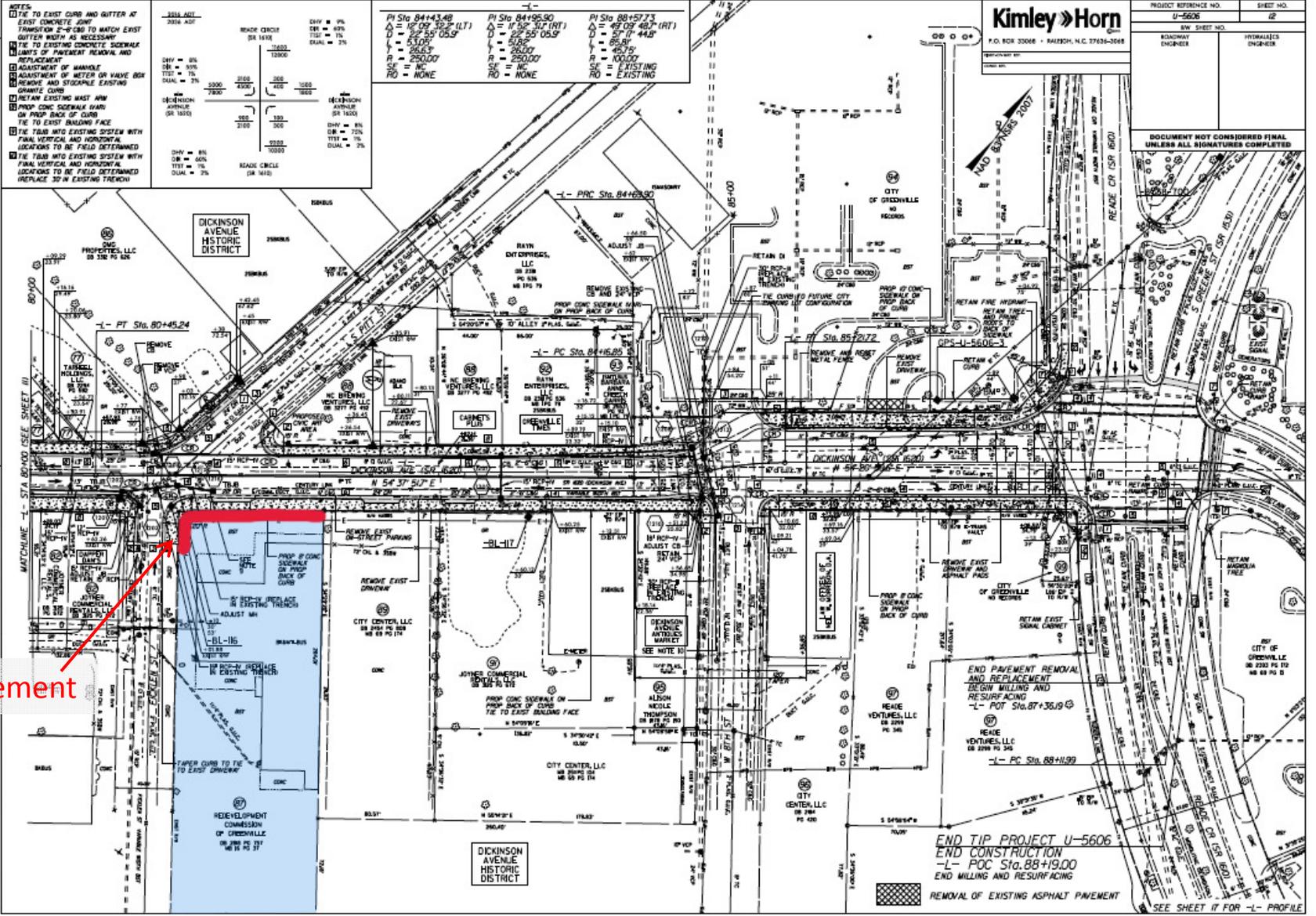
**Kimley Horn**

P.O. BOX 30046 - RALEIGH, N.C. 27635-0046

|                       |                     |
|-----------------------|---------------------|
| PROJECT REFERENCE NO. | SHEET NO.           |
| U-5606                | 22                  |
| CON. SHEET NO.        |                     |
| ROADWAY ENGINEER      | HYDRAULICS ENGINEER |

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

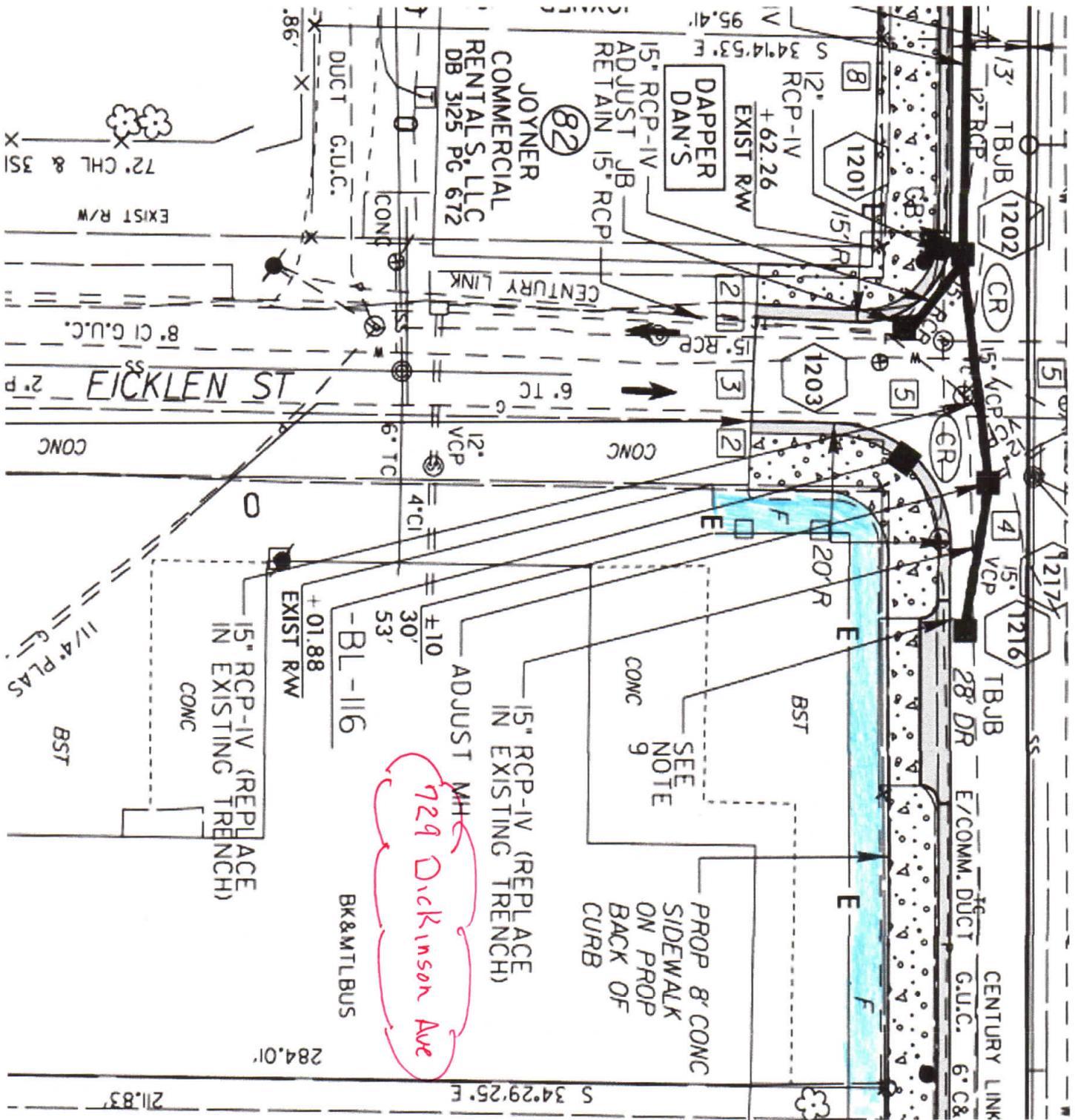
Easement



END TIP PROJECT U-5606  
 END CONSTRUCTION  
 -L- POT Sta. 88+19.00  
 END MILLING AND RESURFACING

REMOVAL OF EXISTING ASPHALT PAVEMENT

SEE SHEET IT FOR -L- PROFILE



Temporary Construction Easement - 0.017 acres



December 2014

Public Meeting

# Dickinson Avenue Improvements Project

(STIP Project U-5606)

## Project Schedule

### November 2014

Environmental Document Approved

### December 4, 2014

Public Meeting

### September 2015

Complete Final Designs

### 2015

Right-of-Way Acquisition Begins

### 2017

Construction Begins

## Project Website

More information is on the project website, [www.dickinsonimprovement.greenvillenc.gov](http://www.dickinsonimprovement.greenvillenc.gov), or scan this QR code with your smart device to go directly to the project website.



## Project Overview

The NC Department of Transportation and the City of Greenville propose to improve Dickinson Avenue (SR 1598) from Memorial Drive (NC 11) to Reade Circle (SR 1610). NCDOT and the City are working together to repair the existing drainage systems, replace the materials under the pavement, repave the roadway, and improve pedestrian and bicycle accommodations along the corridor.

## Proposed Improvements

From Memorial Drive to 9th Street, three travel lanes will be retained. Sidewalks will be improved so that they are consistently 5 feet wide with a 3-foot grass strip between the road and sidewalk. From 9th Street to Reade Circle, the two travel lanes will be widened to 13 feet wide each. The existing on-street parking will be removed and the sidewalks will be widened to 8.5 feet wide.

The City will add several streetscape improvements from 14th Street to Reade Circle, including brick paving along parts of the street, concrete sidewalks with brick edging, street trees with tree pits, and decorative pedestrian-level street lights. Civic art areas will be added in the future at the intersections of Dickinson Avenue with Pitt Street and Clark Avenue. Artist renderings of these improvements are on the back of this handout.

## Meeting Purpose

The purpose of this meeting is to listen to the community's concerns, ideas, and comments concerning the project. Staff from NCDOT and the City of Greenville are available to discuss the project.

## Next Steps

**Please submit comments by January 8, 2015.** Comments can be dropped off tonight, mailed, or emailed. Following tonight's meeting, the project team will complete final designs.

## For more information, contact:

### Michele James

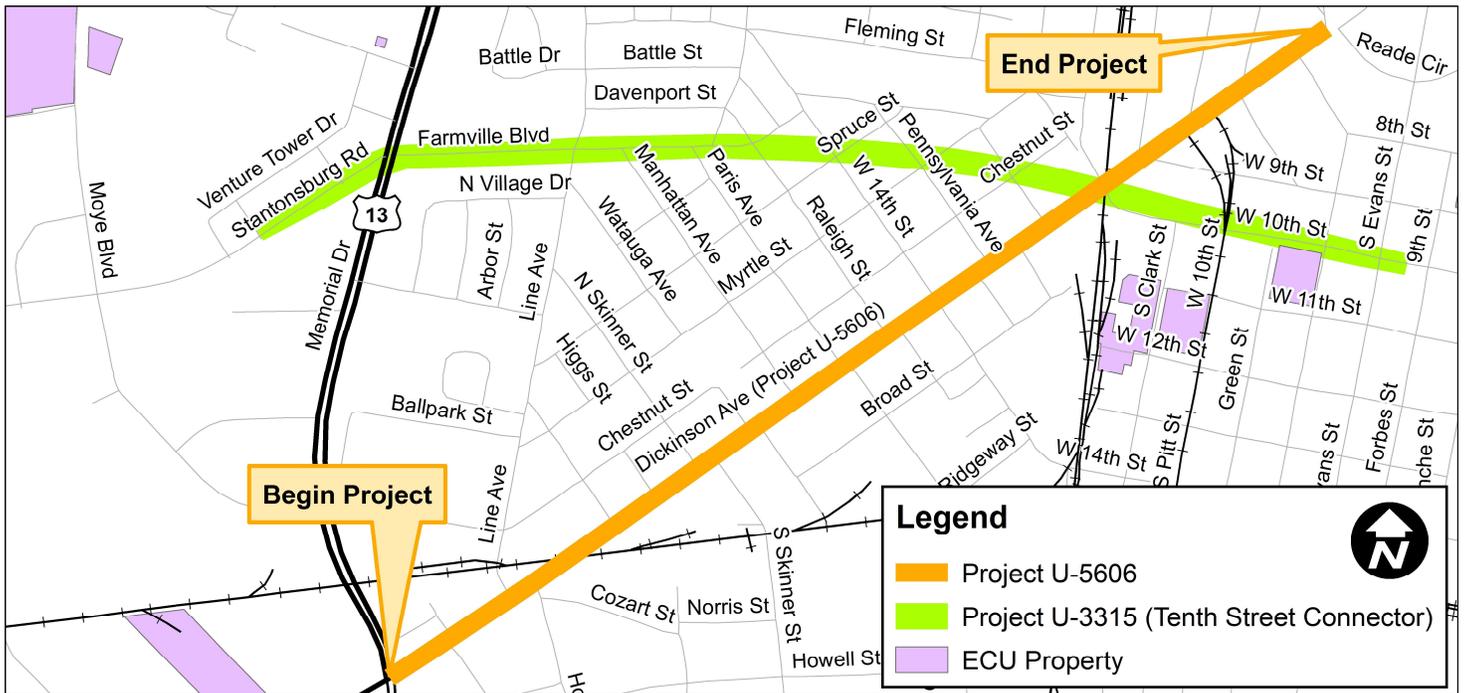
NCDOT Project Development  
(919) 707-6027  
[mjames@ncdot.gov](mailto:mjames@ncdot.gov)  
1548 Mail Service Center  
Raleigh, NC 27699-1548

### Scott Godefroy, P.E.

City of Greenville Public Works  
(252) 329-4525  
[sgodefroy@greenvillenc.gov](mailto:sgodefroy@greenvillenc.gov)  
P.O. Box 7207  
Greenville, NC 27835



## Project Area



## Streetscape Enhancement

Streetscape enhancements are being considered along Dickinson Avenue between 14th Street and Reade Circle. To the right are artist renderings of how the elements such as brick pavers, street trees, and pedestrian-level lighting may look on Dickinson Avenue.

Civic art parks have been proposed at three intersections. These have not been designed yet. The images to the right show what size and type of elements (such as art structures and benches) would fit in the available spaces.

