

# **City Council Annual Planning Session**

**January 26, 2013**

**8:00 a.m.**

**Bradford Creek Golf Course Clubhouse  
4950 Old Pactolus Road**

**I. Call Meeting to Order**

**II. Roll Call**

**III. Approval of Agenda**

**IV. Opening Comments by City Manager**  
*- Barbara Lipscomb, City Manager*

**V. Opening Comments by Facilitator / Review of Desired Outcomes**  
*- David Long, Facilitator*

**VI. Update on City Finances and Financial Trends**  
*- Bernita Demery, Financial Services Director*

**VII. Development and Tax Base**  
*- Chris Padgett, Interim Assistant City Manager*

a. Development Trends

b. Tax Base Trends

***BREAK – 10 Minutes***

**VIII. Opportunities for Economic Development**

a. Vision for the Future  
*- Merrill Flood, Community Development Director*

***LUNCH – 30 Minutes***

b. Rebuilding the Base

1. Transportation Projects
  - ✓ Staff Presentation - *Kevin Mulligan, Public Works Director*
  - ✓ Facilitated Discussion
2. Parks and Recreation Projects
  - ✓ Staff Presentation - *Gary Fenton, Recreation and Parks Director*
  - ✓ Facilitated Discussion
3. Economic Thrust Projects - *Carl Rees, Economic Development Officer*
  - ✓ Staff Presentation
  - ✓ Facilitated Discussion

***BREAK – 10 Minutes***

c. Capital Project Funding Alternatives  
- *Bernita Demery, Financial Services Director*

1. Bonds and Debt Capacity
2. Potential Revenue Sources

**IX. City Council Discussion and Direction**

1. Priority Capital Projects to Pursue
  - ✓ Facilitated Discussion
2. Preferred Revenue Sources
  - ✓ Facilitated Discussion

**X. Planning Session Wrap-Up**  
- *Barbara Lipscomb, City Manager*

**XI. Adjournment**

## DAVID LONG CONSULTING

3034 Lake Forest Drive Greensboro, NC 27408  
336.972.5216 preferred 336.545.5717 optional  
[dlongwork@earthlink.net](mailto:dlongwork@earthlink.net)

**DAVID LONG** has served as a professional planner and facilitator, primarily within the State of North Carolina, since 1974. He has led numerous retreats and goal-setting sessions, and has assisted clients in developing a broad range of plans. Clients include elected officials, planning boards, boards of education, chambers of commerce, economic development agencies, tourism organizations, special task forces, grassroots organizations, non-profit organizations and regional partnerships.

From 1974-2004, David served with the NC Department of Commerce as a liaison between state and local governments based in Winston-Salem, Asheville, Wilmington and Fayetteville. From 1986-2004 he served as the chief planner in a twenty county area of the Piedmont region of North Carolina, based in Winston-Salem, with responsibility for delivering planning services to over 150 communities in the fields of community planning, public management, and economic development.



He is deeply understanding of the unique needs of elected officials, managers, and non-profit leaders and is exceptionally skilled in working with these valued leaders to advance steadily on solid ground.

In 2004, David initiated a private consulting practice and continues to serve public, non-profit and private organizations. Responding to the competitive realities of the global economy, he has committed much of his energy to assisting communities in adapting to challenging economic times. He especially enjoys helping communities find common ground and reach their full potential by gaining traction and achieving a shared sense of purpose, vision and overall direction.

David has assisted over 400 organizations in conducting retreats/input sessions and in crafting creative plans and policies. He served on the adjunct

faculty of the University of North Carolina at Greensboro, where he taught a popular course in strategic planning. David is a 2004 recipient of the Order of the Long Leaf Pine, awarded by the Governor for lifetime service to the State of North Carolina.

David's recent work has focused on consensus building, strategic planning, growth management, economic development, and public policy. Along with colleagues Carol Rhea and Jeff Michael, he organized and led a groundbreaking regional planning initiative, the Yadkin/Pee Dee Lakes Project, built on principles of grassroots public participation; has assisted in establishing many local and regional tourism organizations; and has advised the Blue Ridge National Heritage Area.

David was instrumental in the late 1970s and early 1980s in laying some of the foundations for the highly successful revitalization of the City of Asheville as well as the resurgence of the broader mountain region. He also assisted many communities in the coastal region in implementing the initial phases of the Coastal Area Management Act.

David holds a BA from the University of North Carolina at Chapel Hill, a Master of Public Affairs (MPA) from Western Carolina University, a certificate in nonprofit management from Duke University, and was inducted into the American Institute of Certified Planners in 1985.

David is a tenth generation North Carolinian with deep roots in the State. He and his wife Ann, a retired teacher, currently reside in Greensboro. Twin daughters Sarah and Elizabeth (age 27) are his heroes and constant inspiration for creating communities that are strong, diverse, inclusive, and that value the unique talents and perspectives of each and every citizen.

*Please see client list next page.*

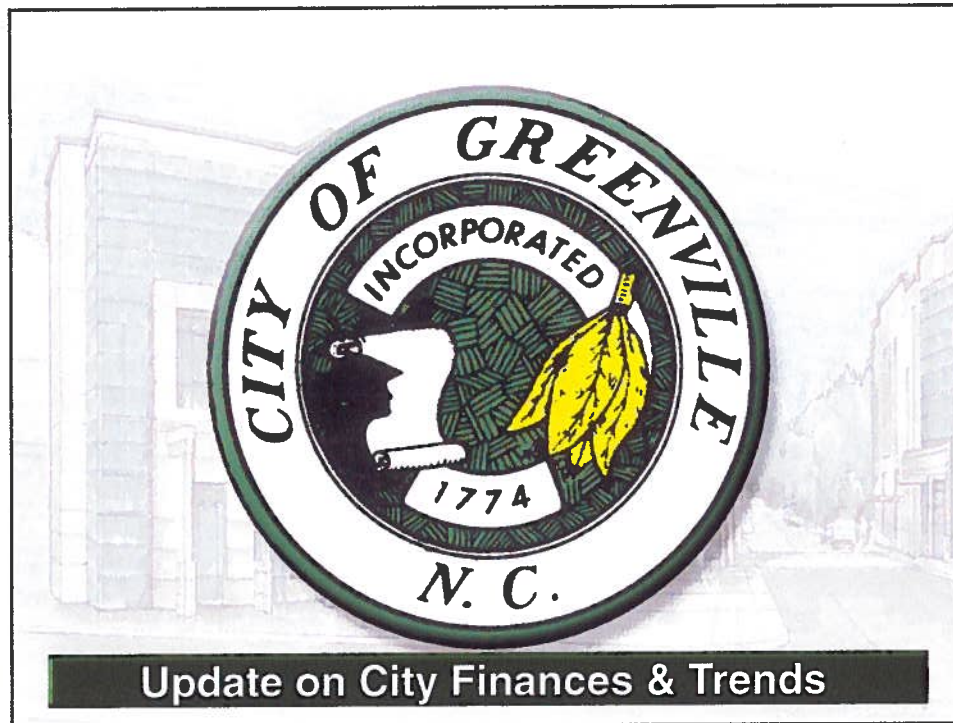
**Examples of Clients Served Since 1995: Retreats, Strategic Plans, Goal-Setting**


Advantage West	Montgomery County EDC
Archdale-Trinity Chamber of Commerce	Moore County Planning Department
Asheboro-Randolph Chamber of Commerce	Morrisville, Town of
Bethania, Town of	Mount Airy Chamber of Commerce
Black Mountain, Town of	North Carolina Arts Council
Blue Ridge Parkway Foundation	North Carolina Department of Commerce
Blue Ridge National Heritage Area	North Carolina Department of Cultural Resources
Central Carolina Education Consortium	North Wilkesboro, Town of
Chapel Hill Downtown Partnership	Northwest Piedmont Council of Governments
Chapel Hill, Town of	Piedmont Land Conservancy
Chatham County	Piedmont Triad Partnership
Chinqua-Penn	Pittsboro, Town of
Clemmons, Village of	Randolph County
Dan River Basin Association	Rockingham County
Danbury, Town of	Rockingham County Chamber(s) of Commerce
Davidson County	Rockingham County EDC
Davidson County Schools	Rockingham County United Way
Davie Chamber of Commerce	Spencer, Town of
Davie County	Stanly County Chamber of Commerce
Deerfield Beach FL, City of	Stokes County EDC
Downtown Mocksville	Stokesdale, Town of
Downtown Salisbury	Surry Arts Council
Graham County	Surry County
Historic Salisbury	Surry County Board(s) of Education
Kannapolis, City of	Wilkes County Chamber of Commerce
Kernersville, Town of	Yadkin/Pee Dee Lakes Project
Lewisville, Town of	Yadkin County Schools
Lexington, City of	Yadkin County
Lexington Tourism Authority	Yanceyville, Town of
Marshville, Town of	
Mebane, Town of	

**Update on City Finances**

**and**


**Financial Trends**



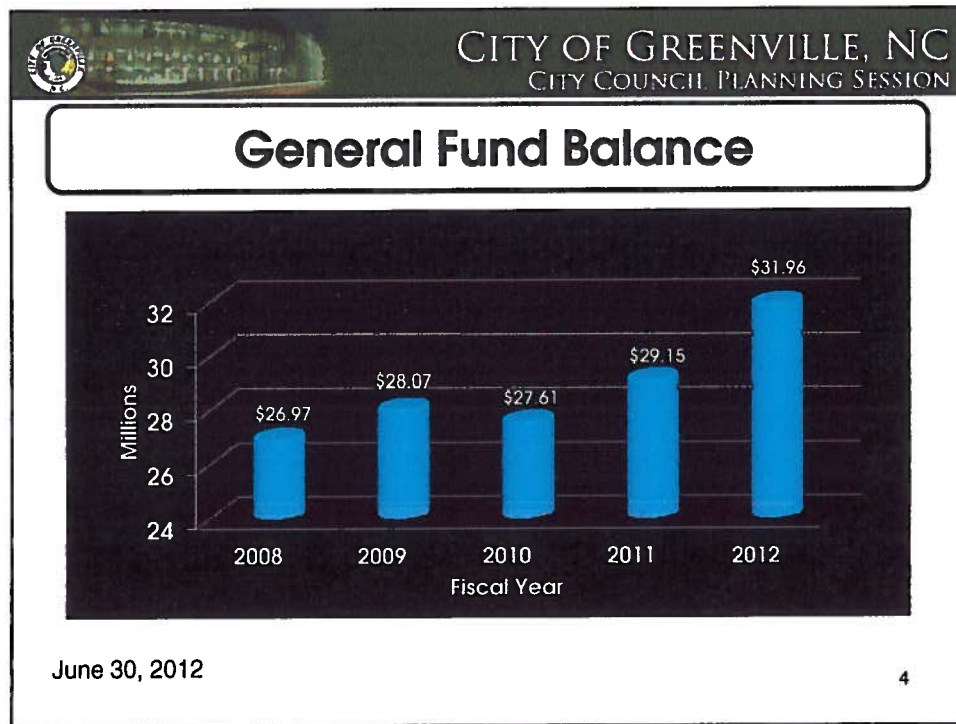
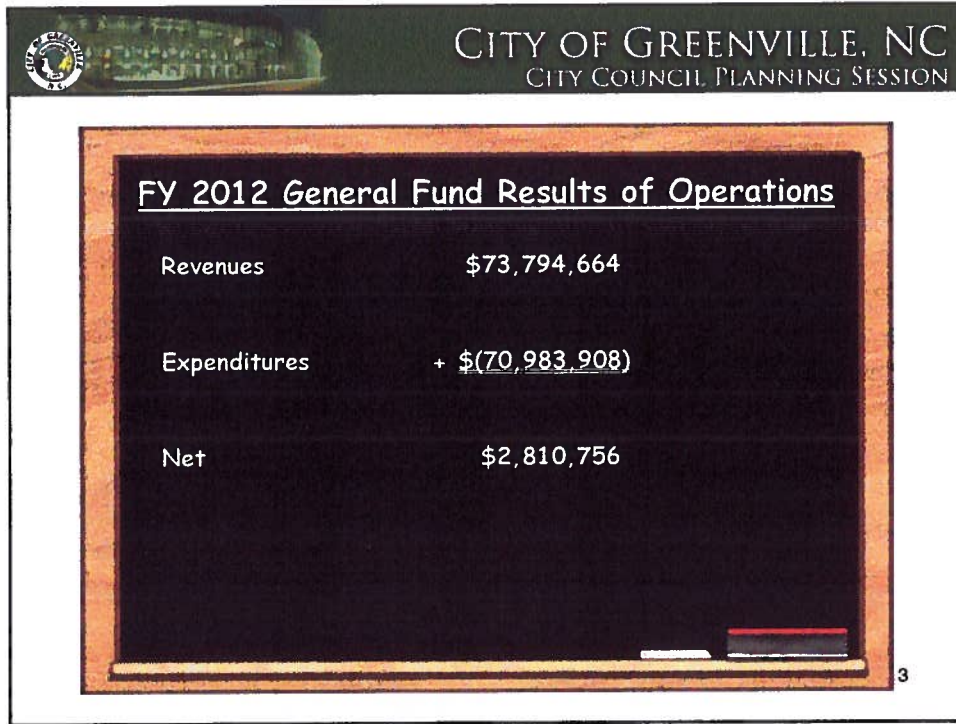
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CITY COUNCIL PLANNING SESSION

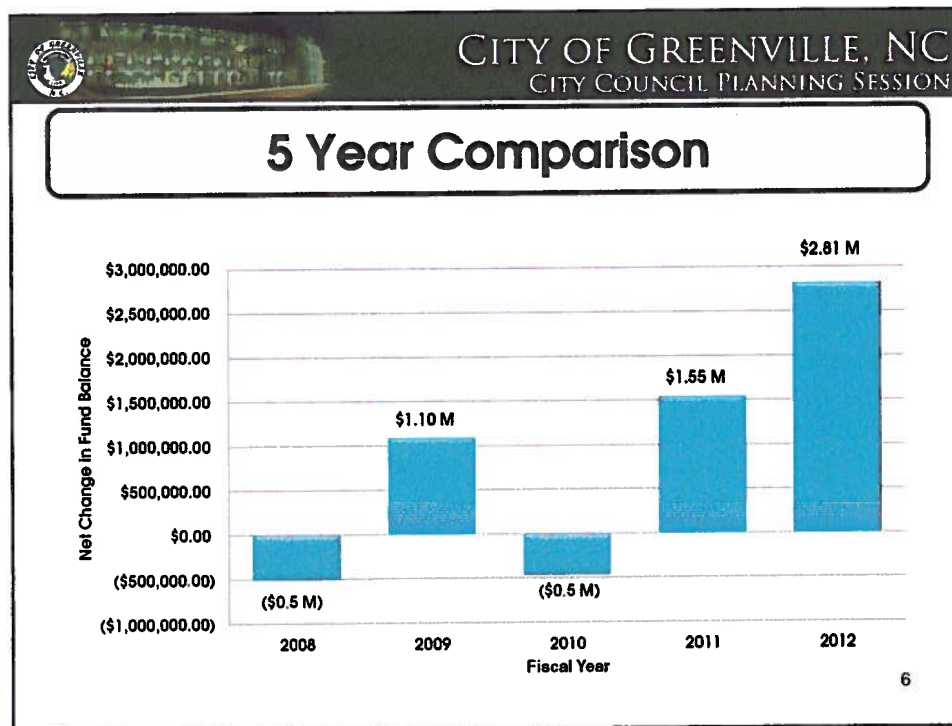
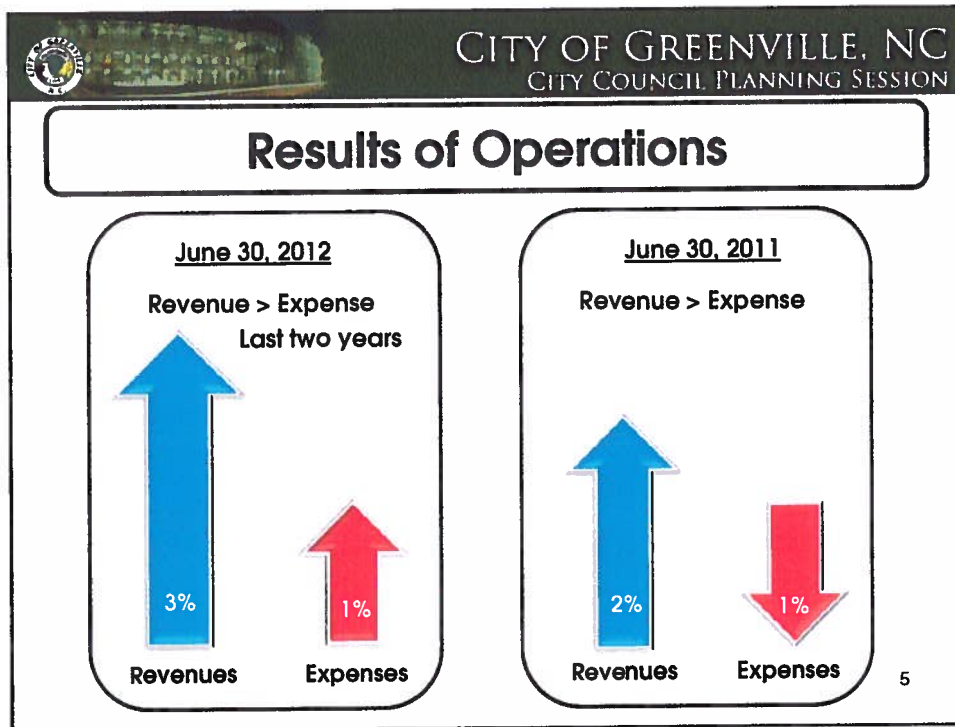
**Update on City Finances & Trends**

- **How the City Performed Financially**
- **Current Fiscal Year Update**
  - **General Fund**
  - **Other Funds**




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## How the City Performed Financially

- ✓ Revenues > Expenses
- ✓ Net \$2.8M Increase in Fund Balance
- ✓ Last Two Fiscal Years Revenue > Expense
- ✓ \$4.46 Cumulative 5-year Net Increase in Fund Balance

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## December 31<sup>st</sup> Update

**Budgeted Revenues - \$77.84 Million**

- ❖ Year-to-Date \$41.22 Million Actual
- ❖ 53% of Annual Budget
- ❖ ↓ \$2.1 Million < December 2011 (5% Reduction)

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**December 31<sup>st</sup> Update**

**Budgeted Expenses - \$77.84 Million**


- ❖ Year-to-Date \$32.27 Million
- ❖ 41% of Annual Budget
- ❖ FLAT when compared to December 2011

**BALANCE<sup>SM</sup>**



FINANCIAL FITNESS PROGRAM

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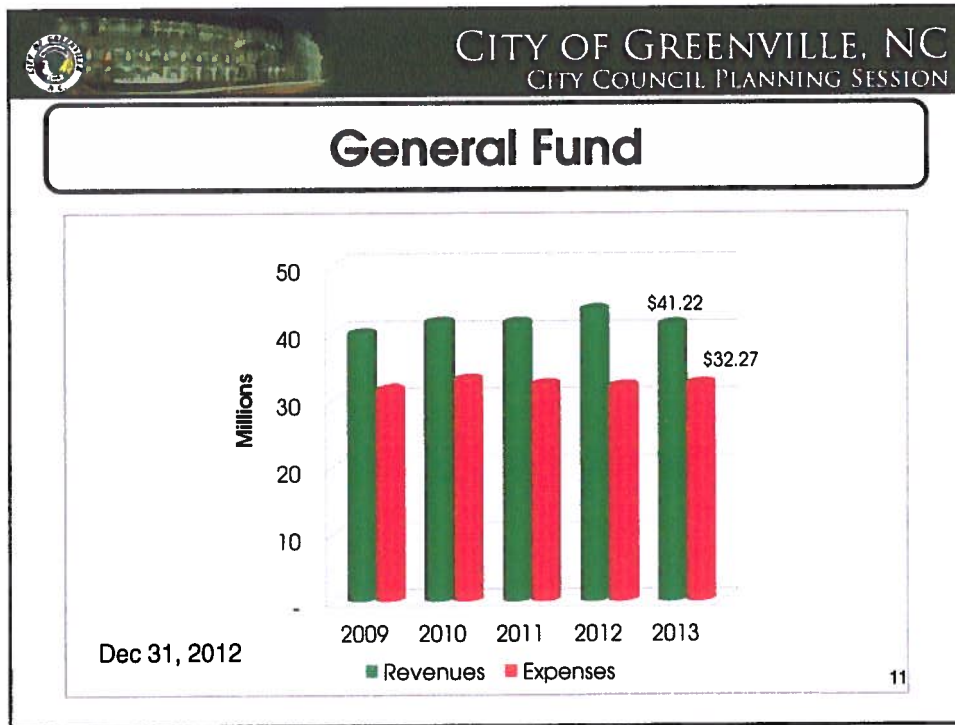
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**December 31<sup>st</sup> Update**

**Revenues over Expenses**

- ❖ Year-to-Date \$9 Million More Revenues than Expenses
- ❖ ↓ \$1.9 Million below Prior Year Net Results

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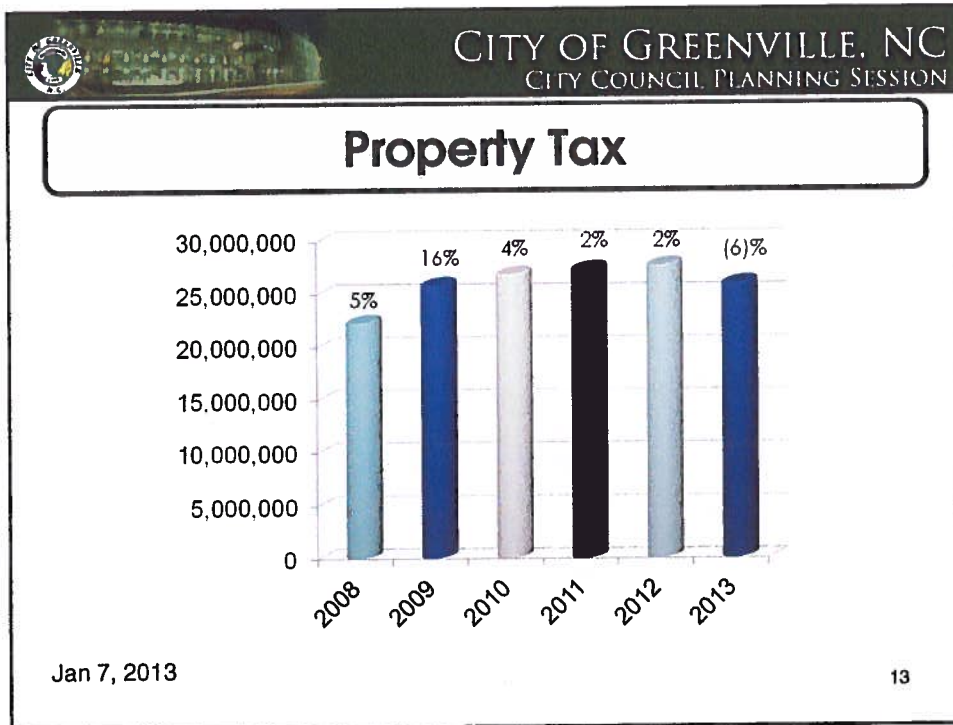
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### Revaluation Year

January 1, 2012

- **3.95% Net Decrease in Values**
  - 70% Declined
  - 26% Increased
  - 4% Remained Unchanged

**\*Net impact to 2013 (\$2.1M) or (7%)**



Jan 7, 2013

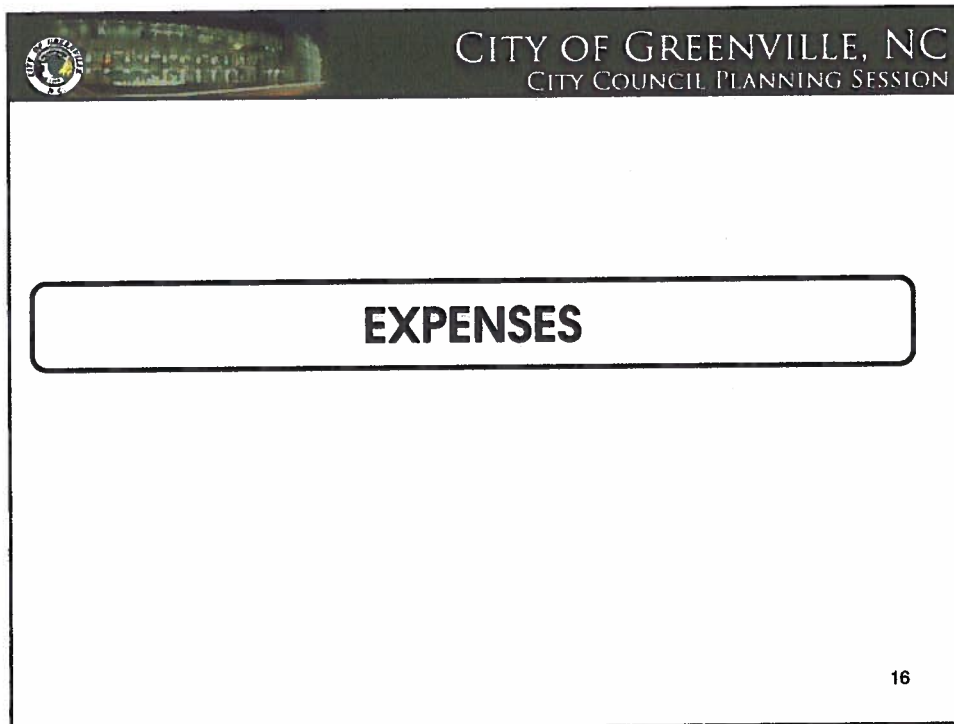
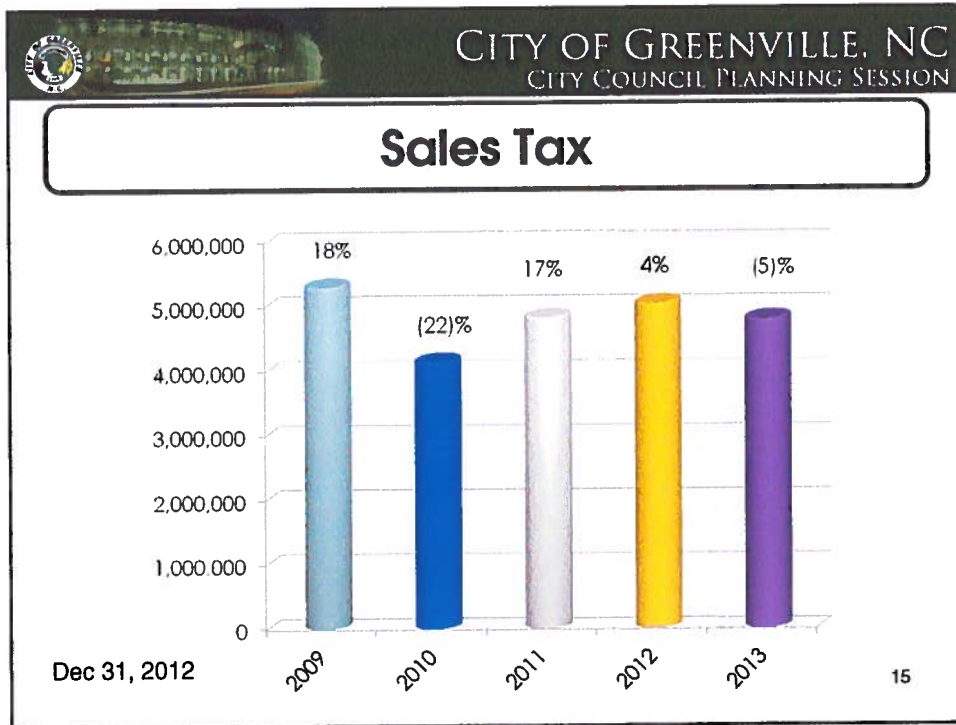
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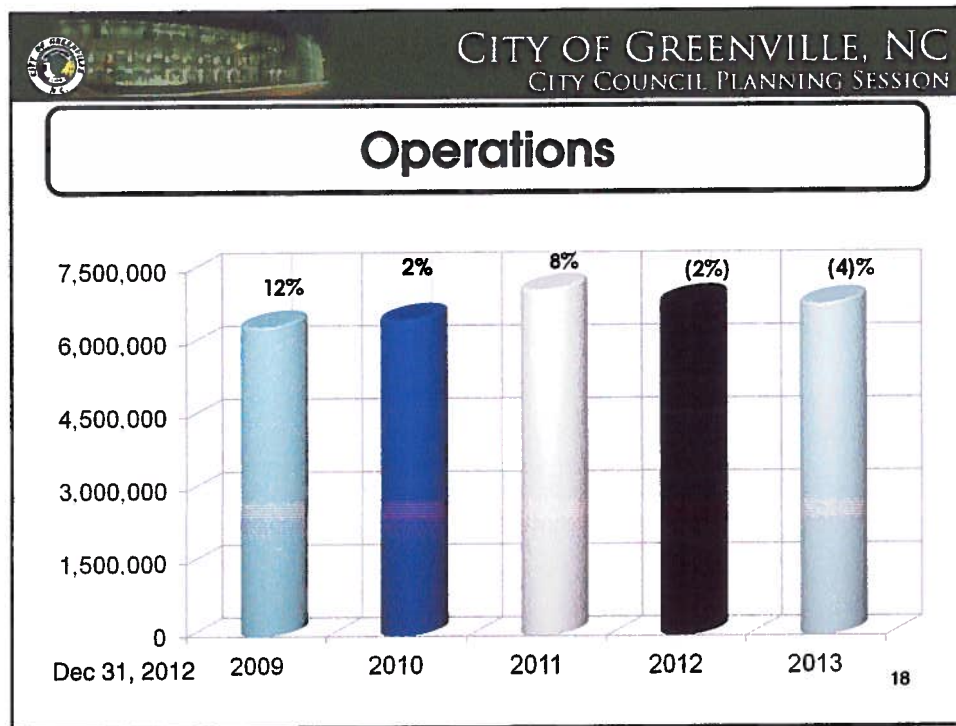
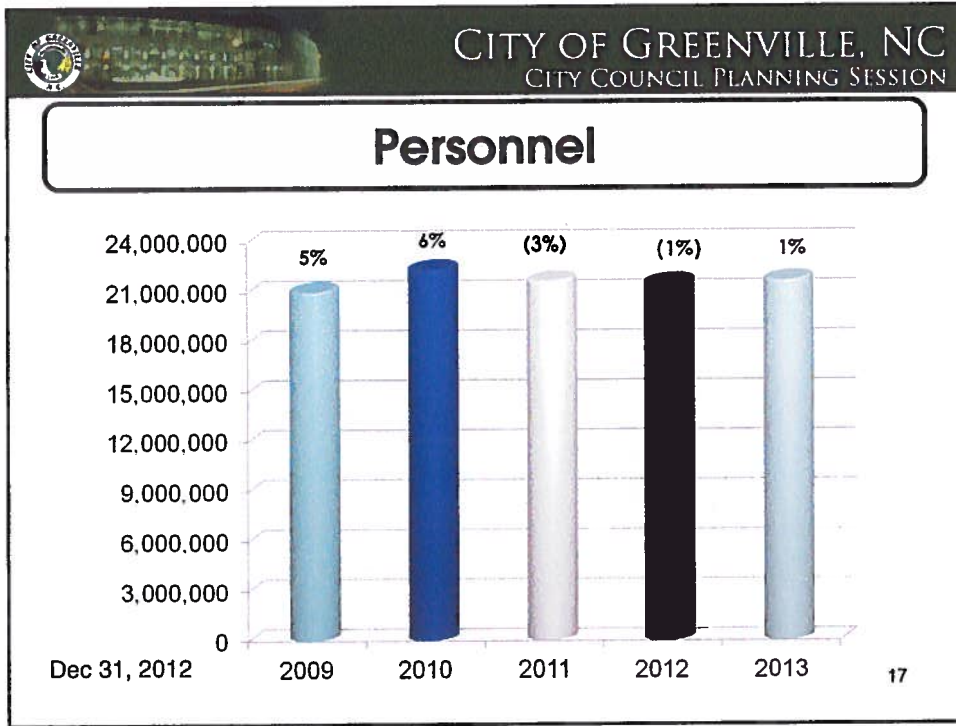
<u>Collections Date</u>	<u>FY 2013</u>	<u>FY 2012</u>	<u>% Change</u>
January 7 <sup>th</sup>	\$25,889,768	\$27,633,588	(6)%

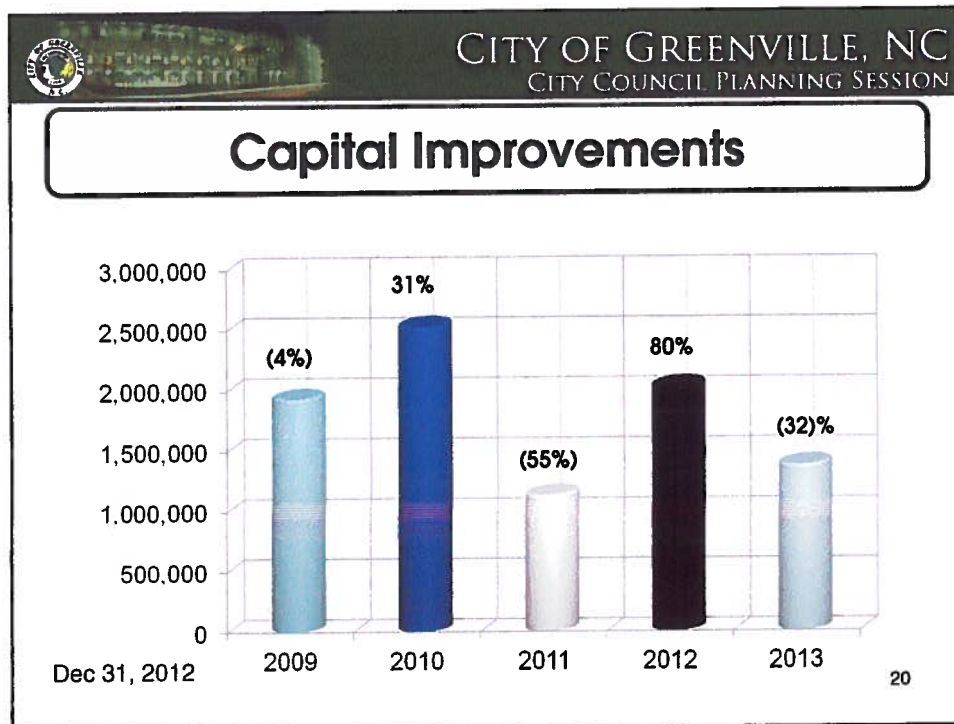
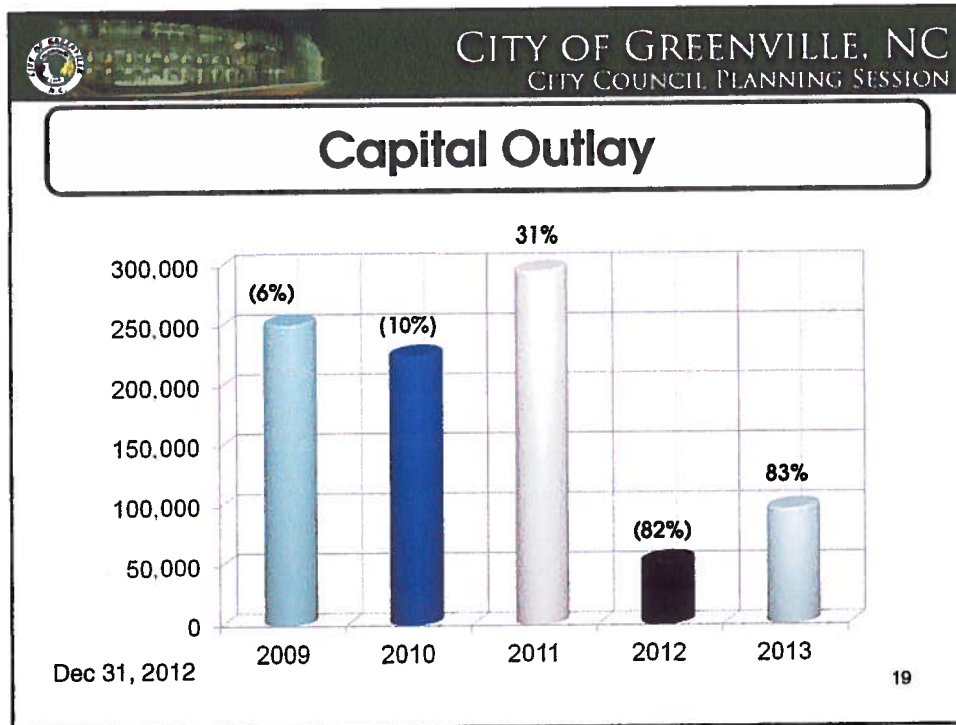
  


<u>FY 2013 Budget</u>	<u>FY 2013 Projection</u>	<u>Difference</u>
\$29,207,880	\$29,223,176	<1%*
		* \$15,296

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### Capital Improvement Projects


Dream Park

Eppes Center Improvements


Financial Management System (BANA)

Video Surveillance

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### Dream Park



<b>Budget</b> \$865,708	<b>*Total Spent</b> \$337,245	<b>Balance</b> \$528,463
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\*Total Spent includes Encumbrances

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## Eppes Center Improvements

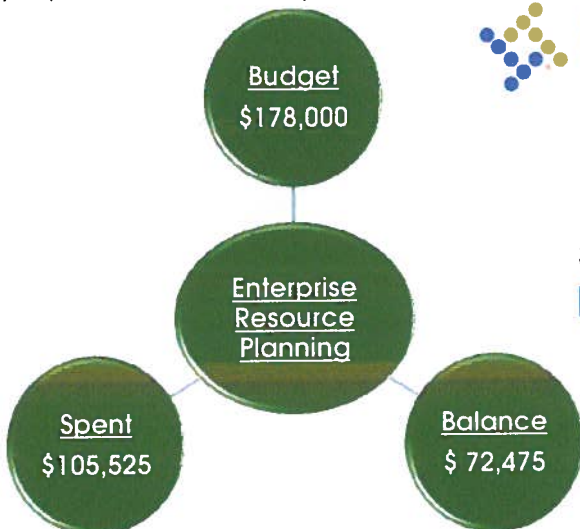



<b>Budget</b>	\$282,580
<b>Spent</b>	\$ 18,149
<b>Balance</b>	\$264,431

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\* \$2,440,000 – Purchase and Implementation






Project Included in Debt Service Budget for 2013 and Future

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### Video Surveillance




**Budget:** \$151,900

**Spent:** \$39,583

**Balance:** \$112,317

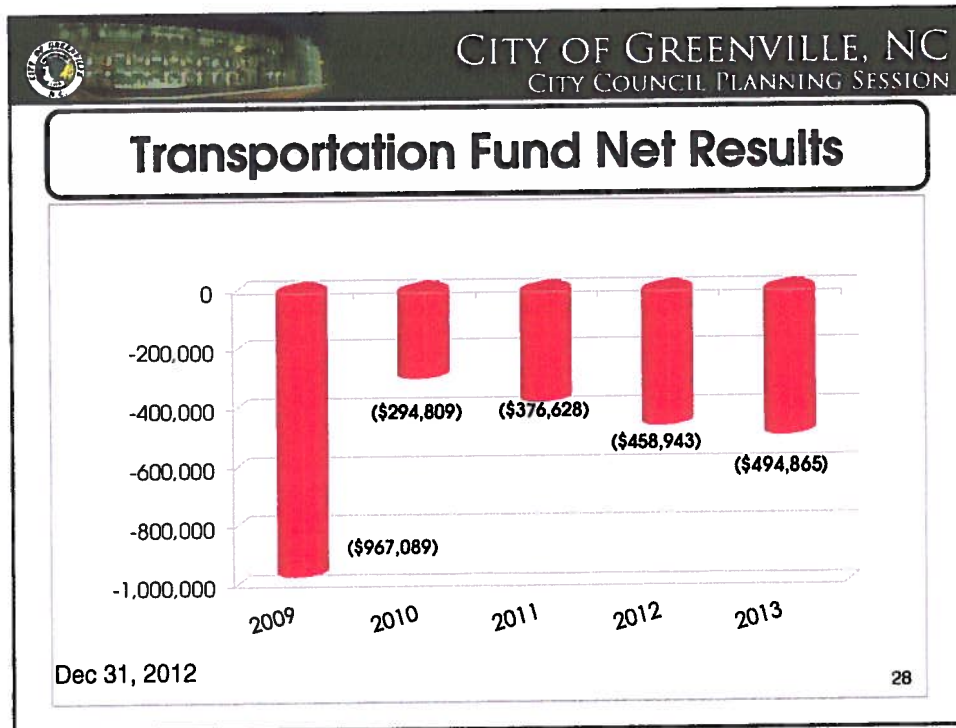
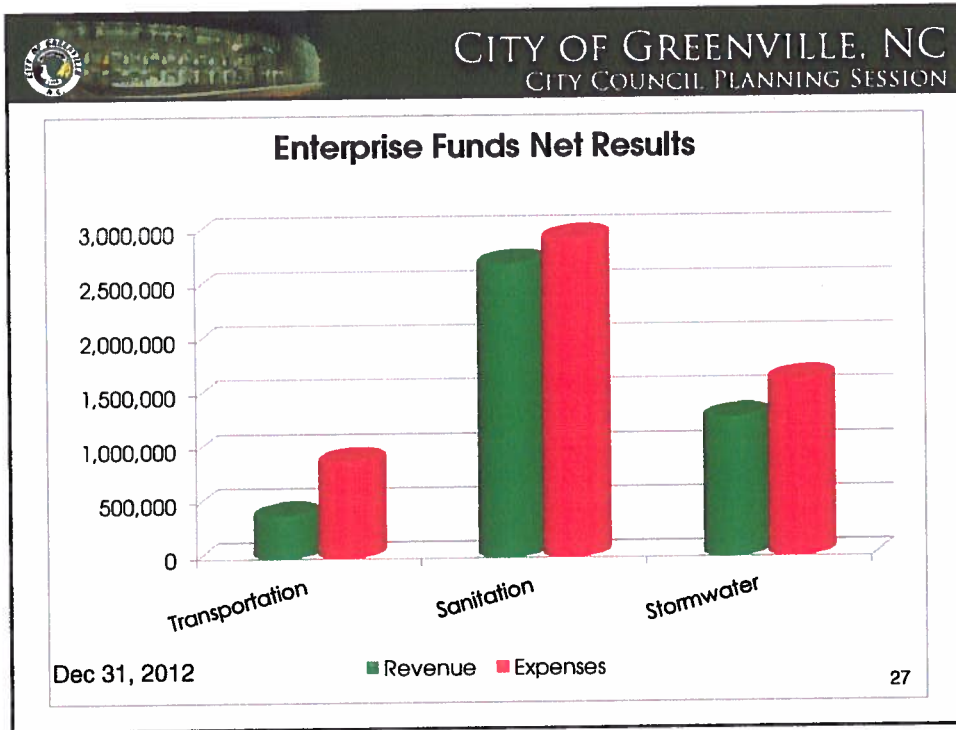
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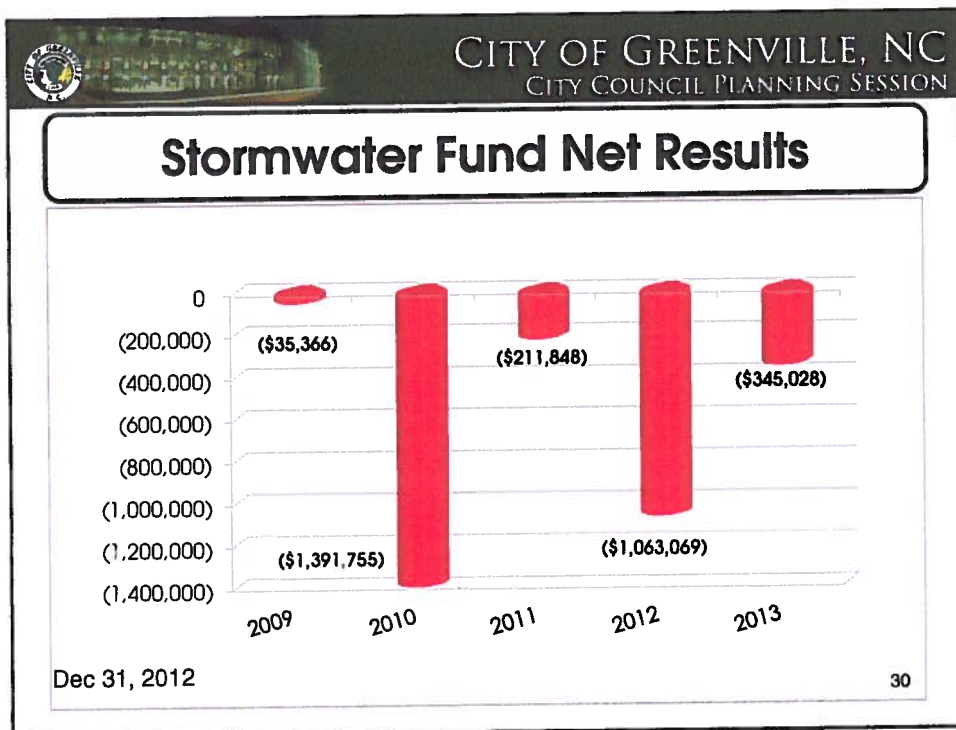
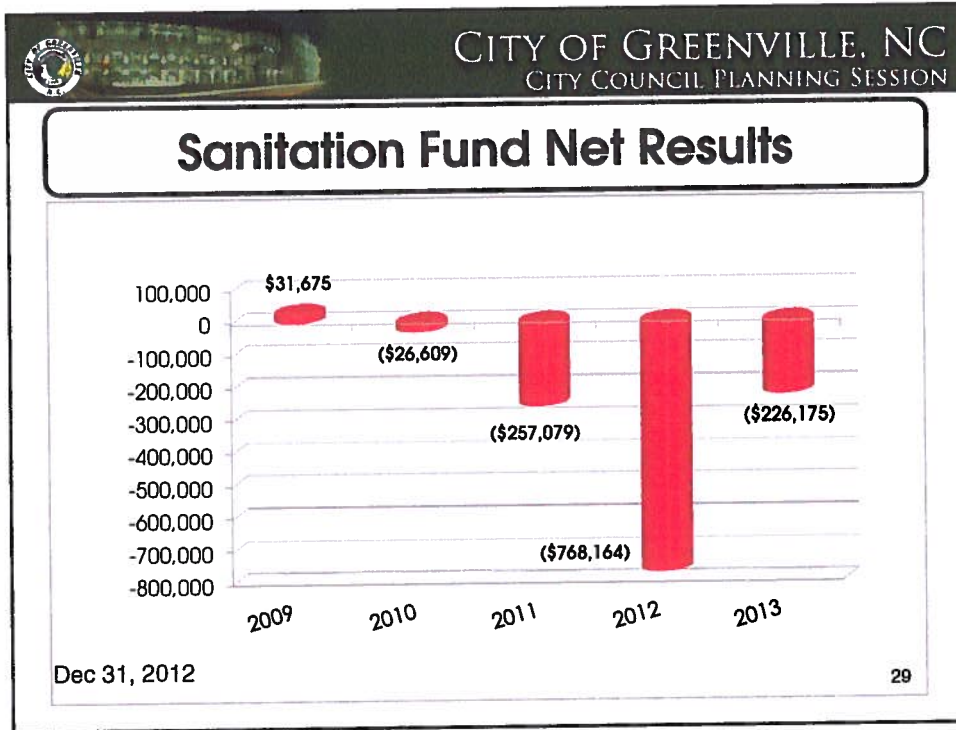
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### December 31<sup>st</sup> Update

- ✓ Revenues over Expenses
- ✓ Expenses flat to prior year
- ✓ Capital Expense in line with budget

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### Summary of Other Funds at Mid-Year

- ✓ Transit is within budget
- ✓ Sanitation continues to operate at a deficit (under review)
- ✓ Stormwater results vary with timing of capital
- ✓ Net losses consistent with prior years

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## MARK YOUR CALENDAR!

- April 15th City Council preview of proposed City budget
- May 13th Proposed City, GUC, SML and CVA budgets presented to City Council
- June 10th Public Hearing - FY 2012-2013 Budget & 2013-2014 Plan
- June 13th Consideration of adoption of the FY 2012-2013 Budget & 2013-2014 Plan

**Note:** Additional presentations and/or workshops will be provided for sanitation, stormwater, and economic development incentives.

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## Update on City Finances & Trends

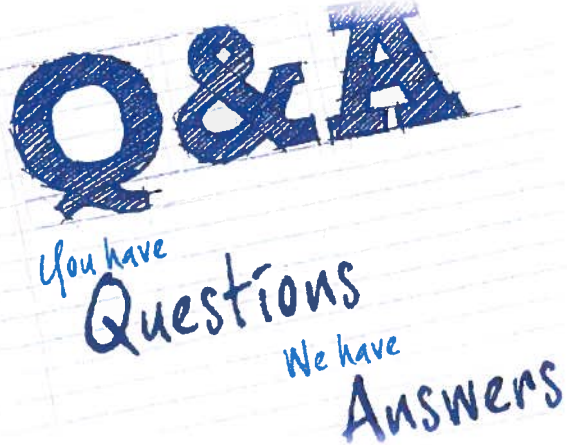
January 26, 2013

- The City is in Good Financial Shape
- Mid-Year Finances are in line with Budget

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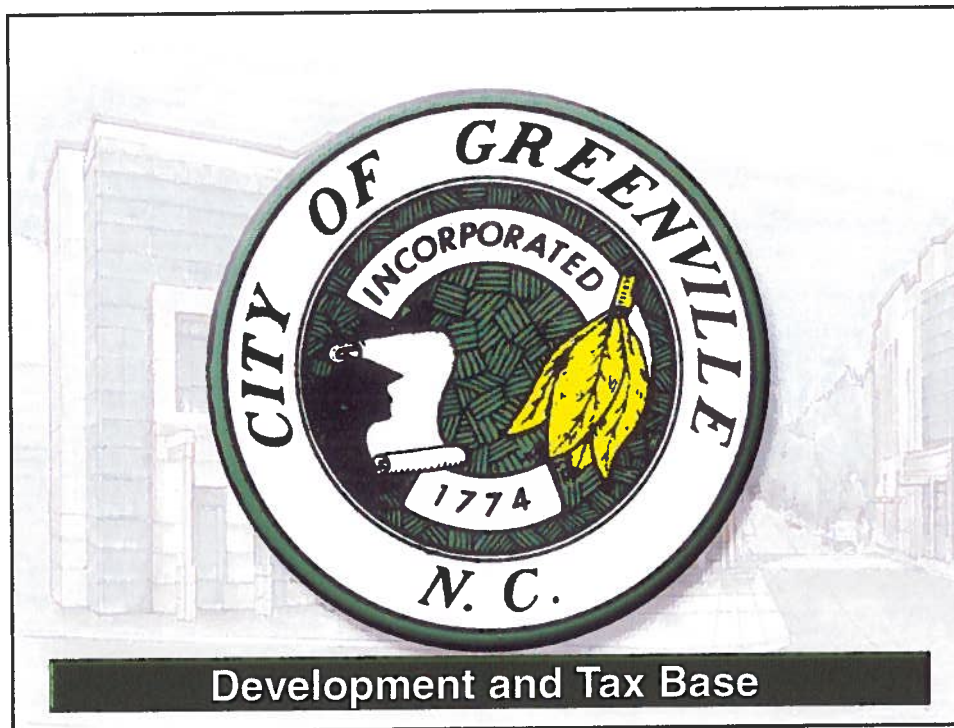
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**Q&A**  
You have Questions  
We have Answers

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# **Development and Tax Base**



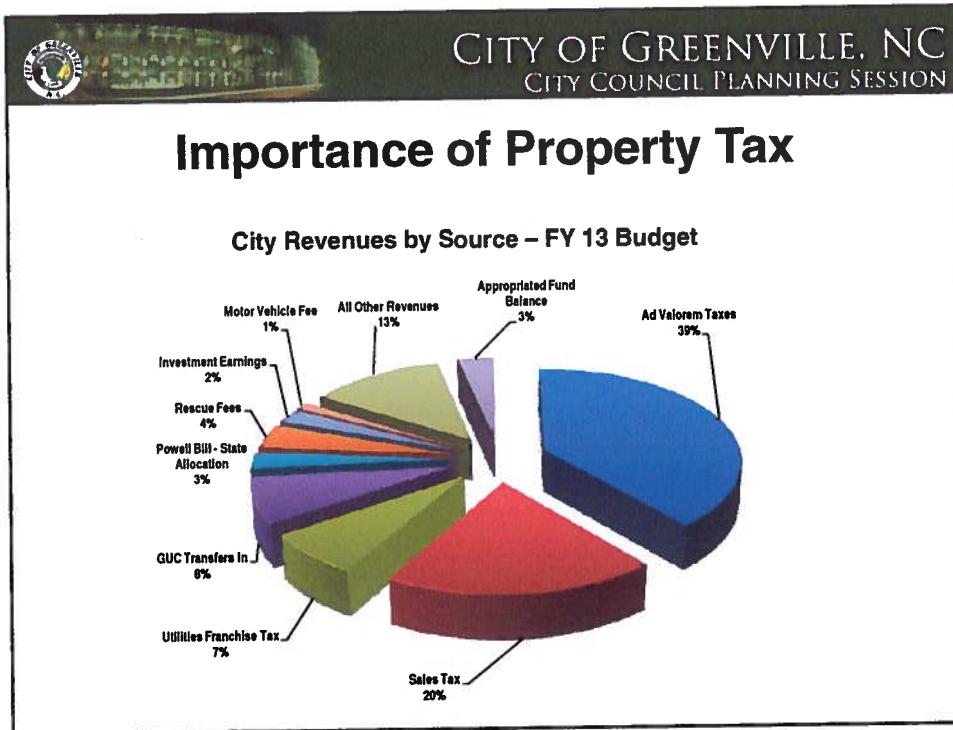
## Development and Tax Base

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### Presentation Topics

- **Why is Tax Base Important**
- **Development Trends**
  - Residential / Non-Residential
  - Residential By Type
  - Residential by Location
- **Tax Base Trends**
  - Growth Over 10-Years
  - Impact of Revaluations
  - Comparison to North Carolina 15 Largest Cities
- **Observations**
- **Policy Considerations**





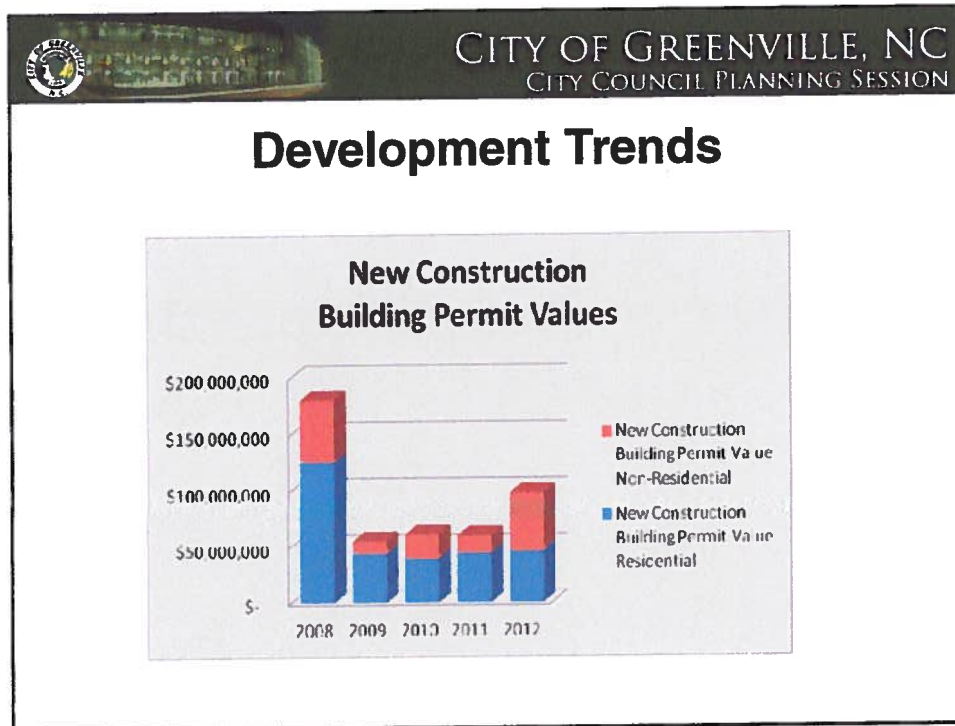
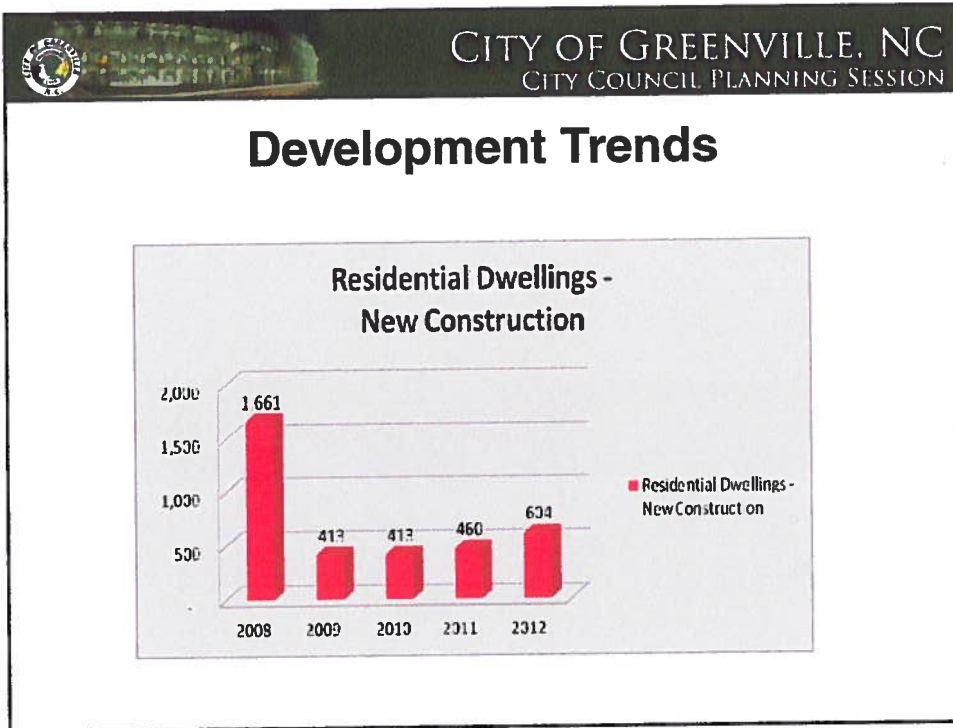
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## Development Trends

**New Construction Building Permits and Associated Construction Value**

Fiscal Year	Residential Dwellings - New Construction (All Types)	Residential Construction Value*	Non-Residential - New Construction (All Types)	Non-Residential Construction Value*	Total Construction Value*
2008	1,661	\$124,768,435	40	\$55,700,921	\$180,469,356
2009	413	\$43,343,851	15	\$11,495,901	\$54,839,752
2010	413	\$38,879,529	20	\$21,784,655	\$60,664,184
2011	460	\$43,726,706	14	\$15,794,235	\$59,564,667
2012	604	\$45,397,070	30	\$52,041,758	\$97,438,828

\*Construction value based upon value provided on building permit. This value is different from the valuation assigned to property by Pitt County.





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## Development Trends

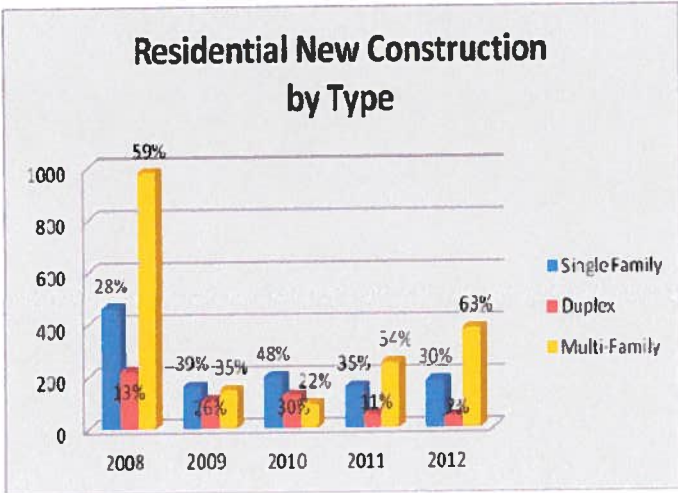
**New Construction Residential Building Permits by Type**

Development Type	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	5 Year Total
Single Family	462	161	197	158	182	1,160
% of Total	28%	39%	48%	35%	30%	33%
Duplex	220	106	124	52	42	544
% of Total	13%	26%	30%	11%	7%	15%
Multi-Family	979	146	92	250	380	1,847
% of Total	59%	35%	22%	54%	63%	52%
<b>Total</b>	<b>1,661</b>	<b>413</b>	<b>413</b>	<b>460</b>	<b>604</b>	<b>3,551</b>

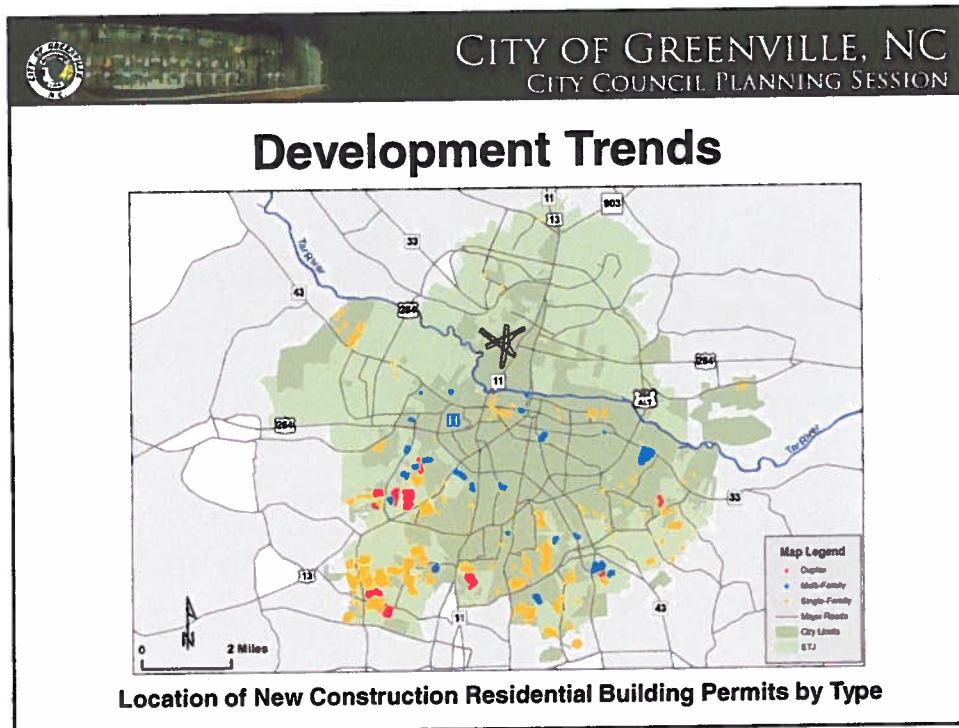
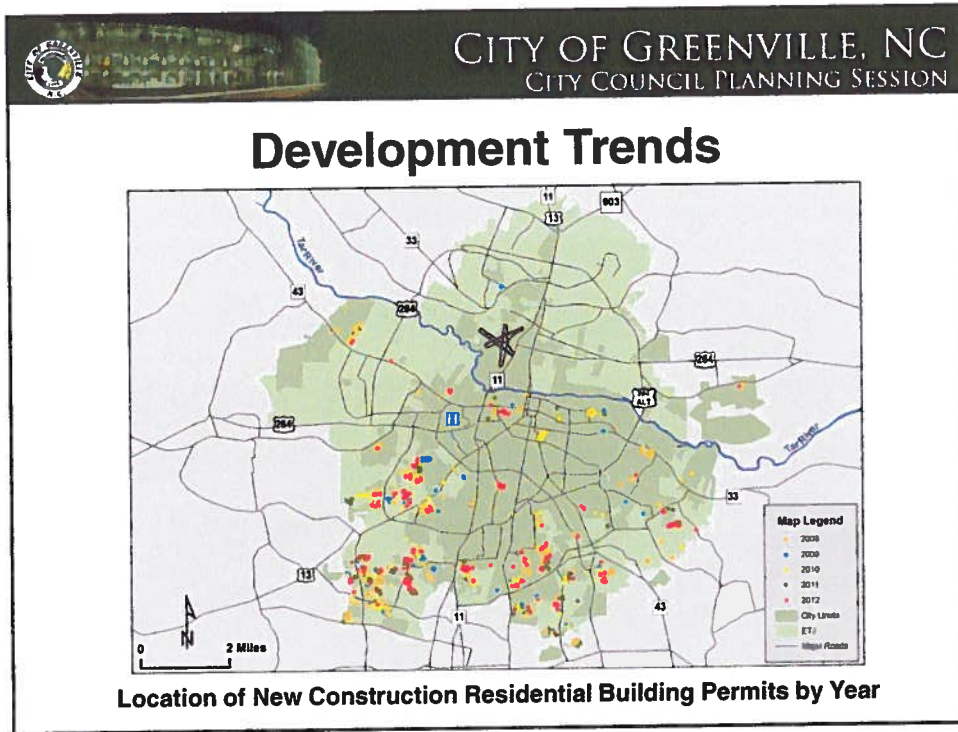

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## Development Trends

**Residential New Construction by Type**



Year	Single Family (%)	Duplex (%)	Multi-Family (%)
2008	28%	13%	59%
2009	39%	26%	35%
2010	48%	30%	22%
2011	35%	11%	54%
2012	30%	7%	63%

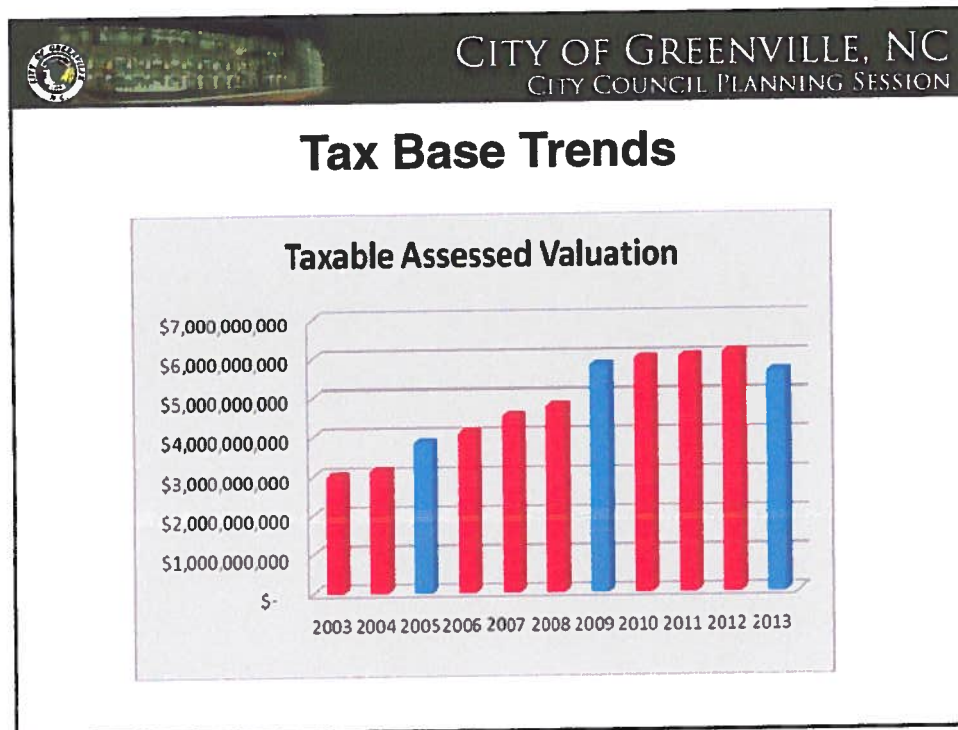


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### Tax Base Trends

**Taxable Assessed Valuation and Ad Valorem Revenue Collected  
- FY 2003 - 2013**

Fiscal Year	Total Taxable Assessed Value	% Change	City Tax Rate (per \$100 valuation)	Ad Valorem Revenue Collected*	% Change
2003	\$ 2,987,817,994	N/A	\$0.615	\$18,008,456	N/A
2004	\$ 3,108,181,415	4%	\$0.615	\$18,963,278	5%
2005	\$ 3,840,420,471	23%	\$0.56	\$21,272,240	12%
2006	\$ 4,068,816,035	6%	\$0.56	\$22,641,648	6%
2007	\$ 4,506,771,500	11%	\$0.56	\$25,139,394	11%
2008	\$ 4,756,966,929	6%	\$0.56	\$26,563,198	6%
2009	\$ 5,807,420,488	22%	\$0.52	\$30,082,627	13%
2010	\$ 5,965,800,595	3%	\$0.52	\$30,900,902	3%
2011	\$ 6,002,493,331	<1%	\$0.52	\$30,604,858	(<1%)
2012	\$ 6,113,461,558	2%	\$0.52	\$30,505,550	(<1%)
2013	\$ 5,616,900,000	(8%)	\$0.52	N/A	N/A

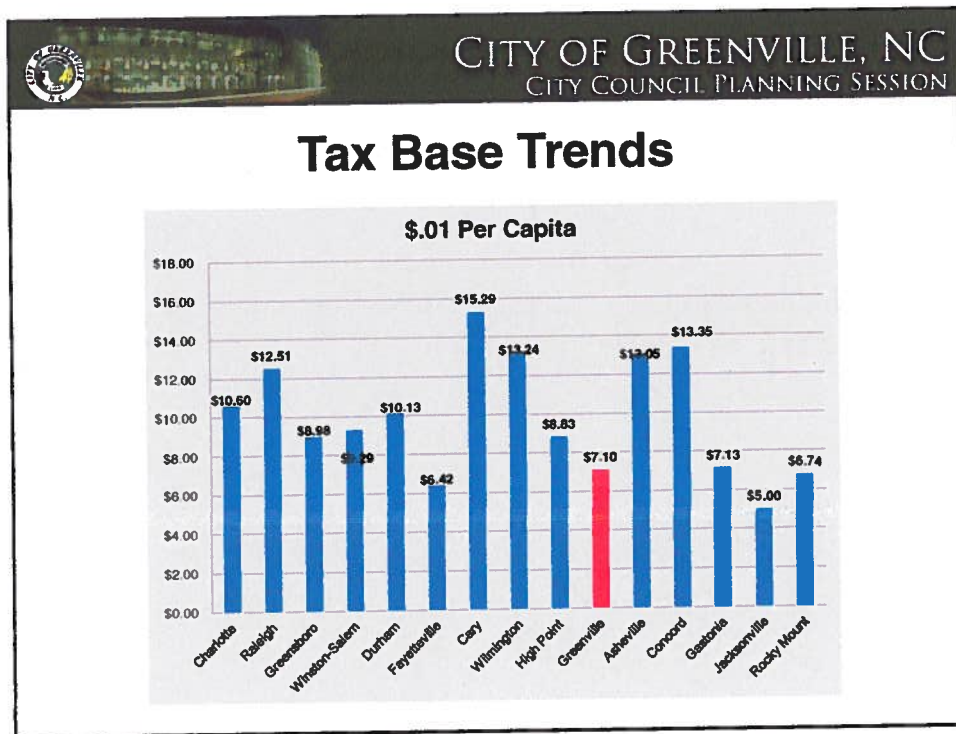



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### Tax Base Trends

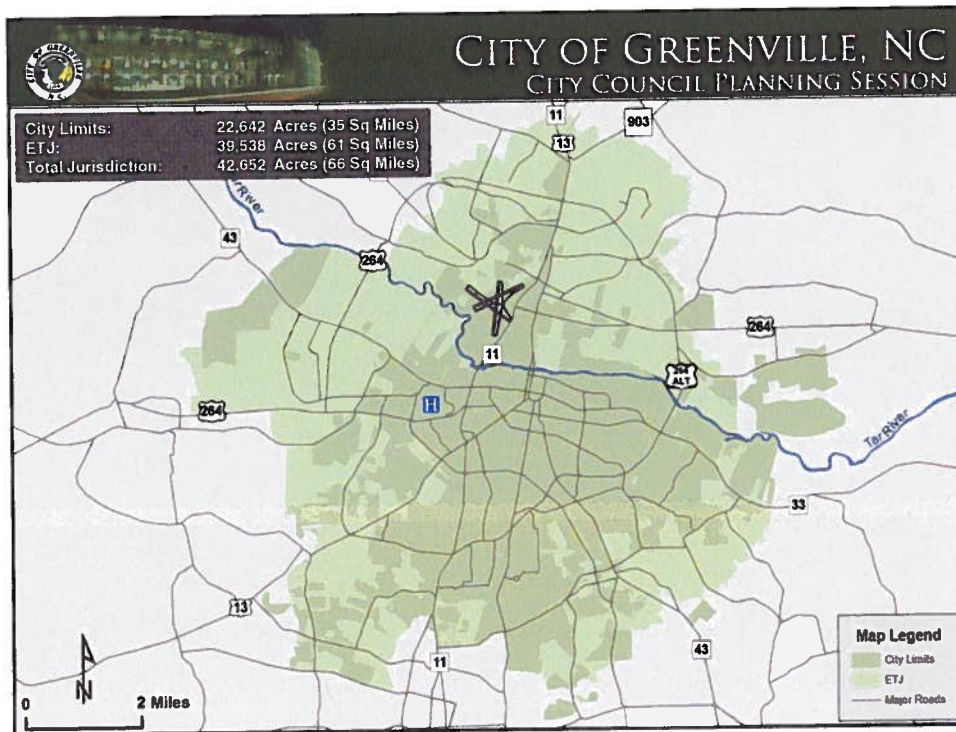
15 Largest North Carolina Cities - \$.01 on Tax Rate

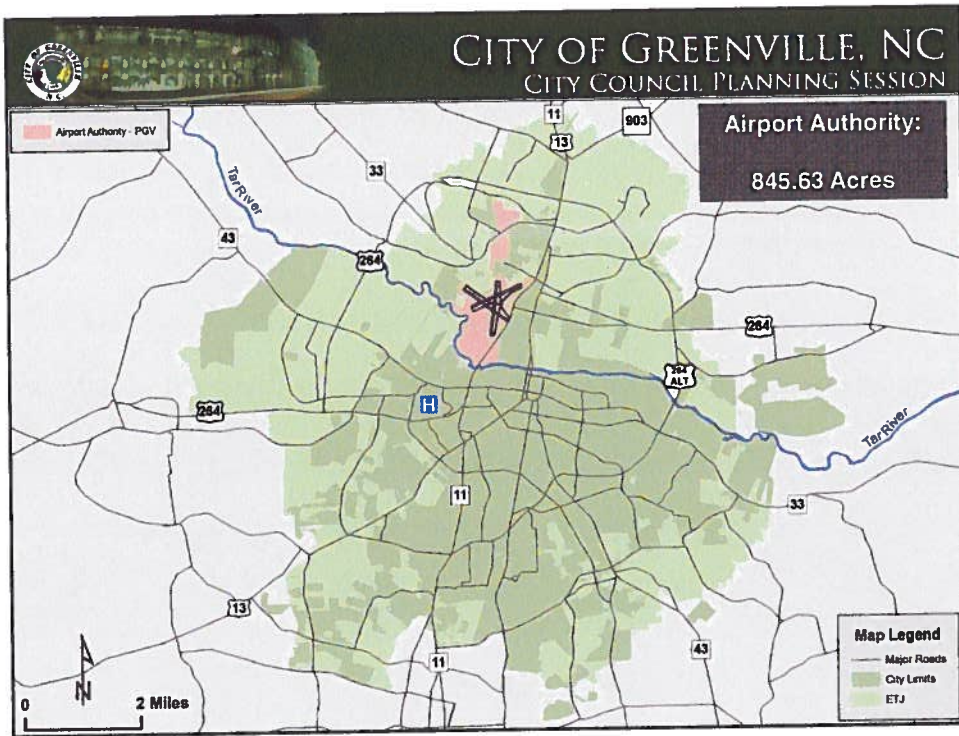
Population Rank	City	Population (2010 Census)	Revenue Generated By \$.01 on Tax Rate	Revenue Generated By \$.01 on Tax Rate Per Capita
1	Charlotte	731,424	\$7,756,433	\$10.60
2	Raleigh	403,892	\$5,054,094	\$12.51
3	Greensboro	269,666	\$2,421,978	\$8.98
4	Winston-Salem	229,617	\$2,133,550	\$9.29
5	Durham	228,330	\$2,314,051	\$10.13
6	Fayetteville	200,564	\$1,287,595	\$6.42
7	Cary	135,234	\$2,068,018	\$15.29
8	Wilmington	106,476	\$1,409,303	\$13.24
9	High Point	104,371	\$921,502	\$8.83
10	Greenville	84,554	\$600,249	\$7.10
11	Asheville	83,393	\$1,088,073	\$13.05
12	Concord	79,066	\$1,055,870	\$13.35
13	Gastonia	71,741	\$511,203	\$7.13
14	Jacksonville	70,145	\$350,752	\$5.00
15	Rocky Mount	57,477	\$387,602	\$6.74



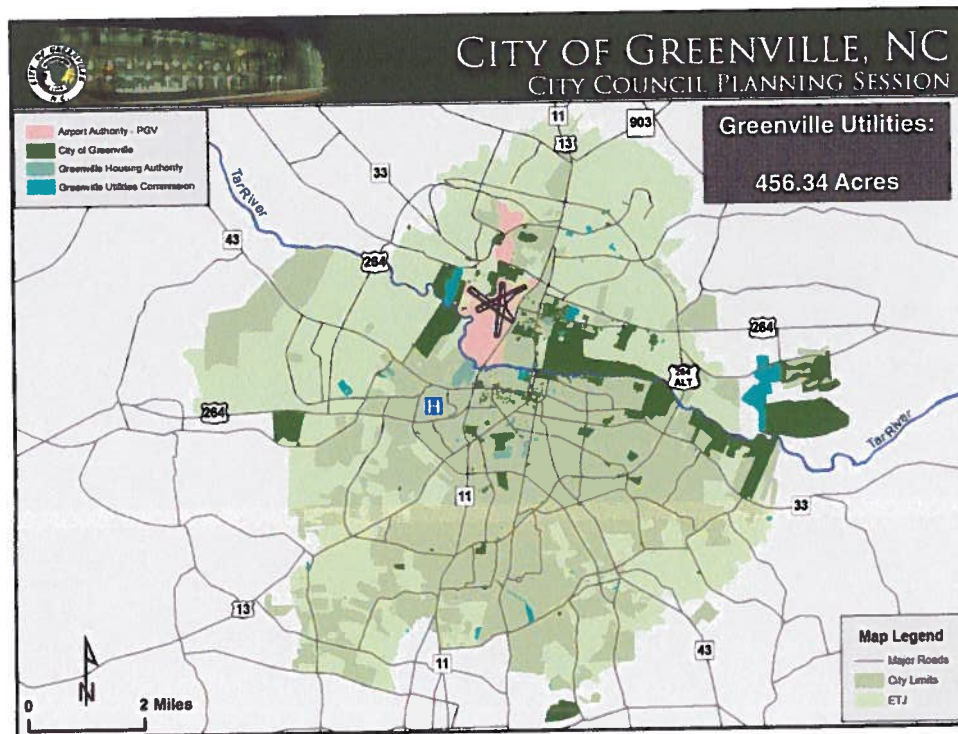
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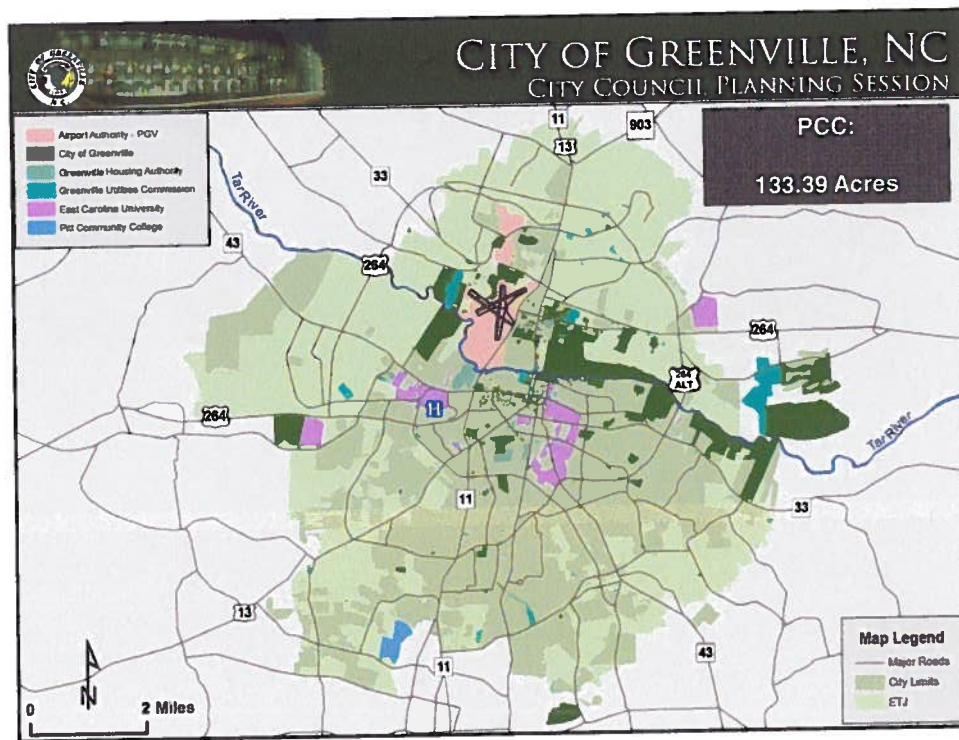
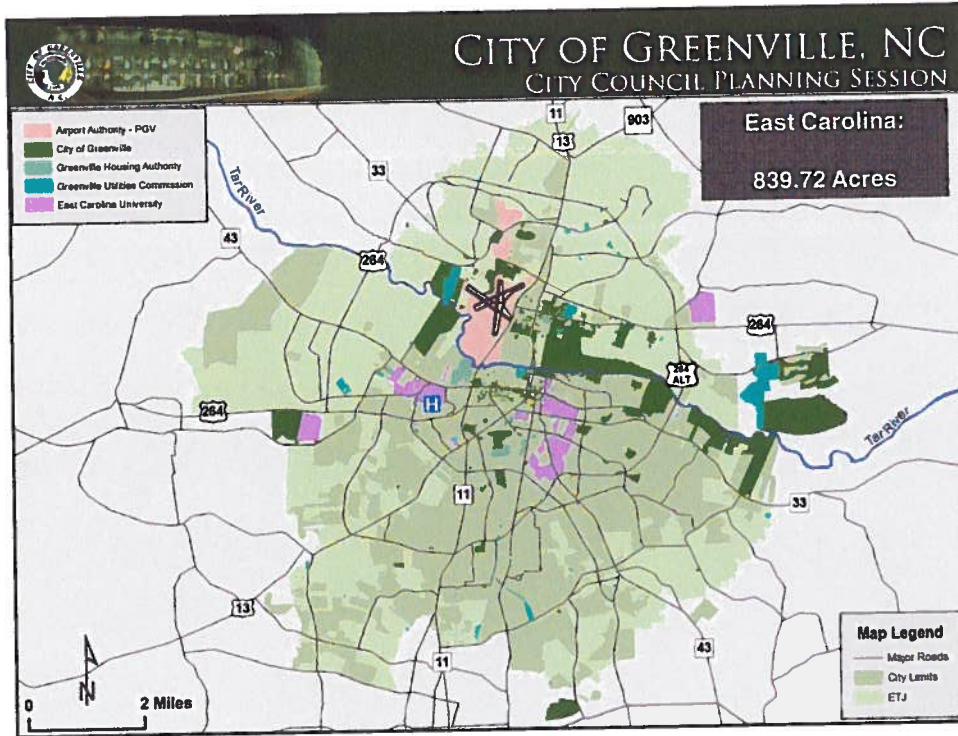
# Tax Exempt Properties

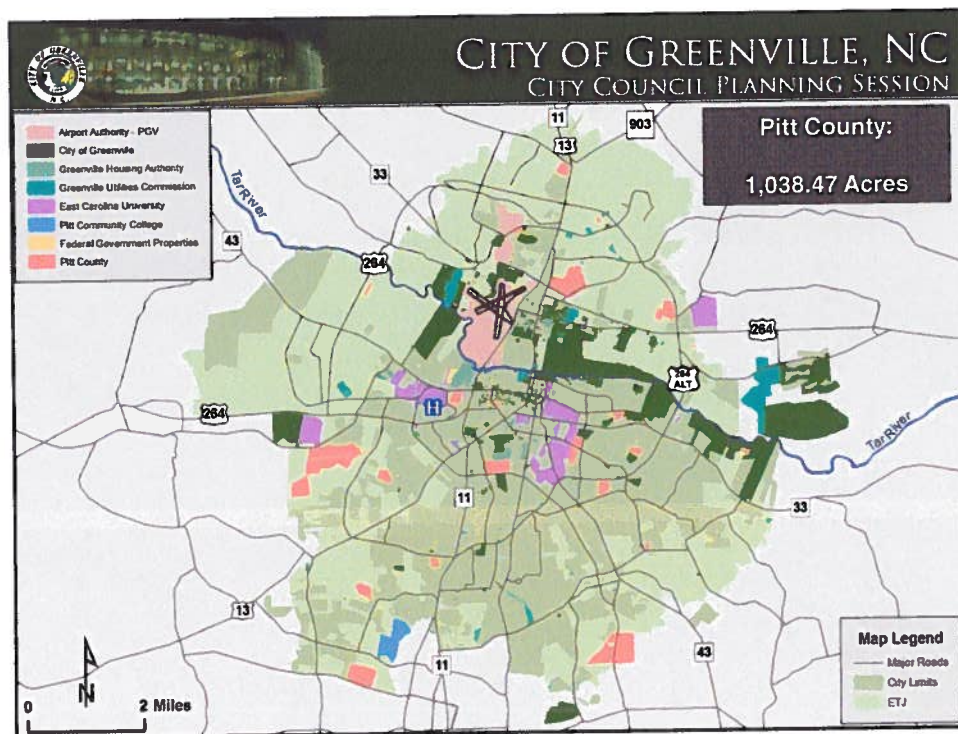
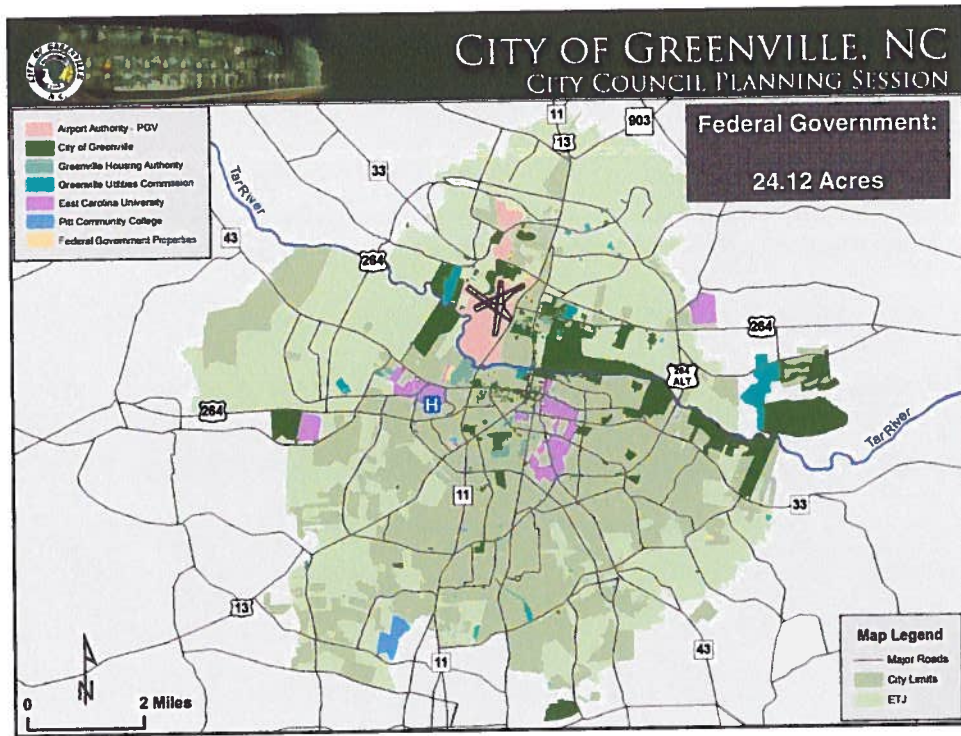


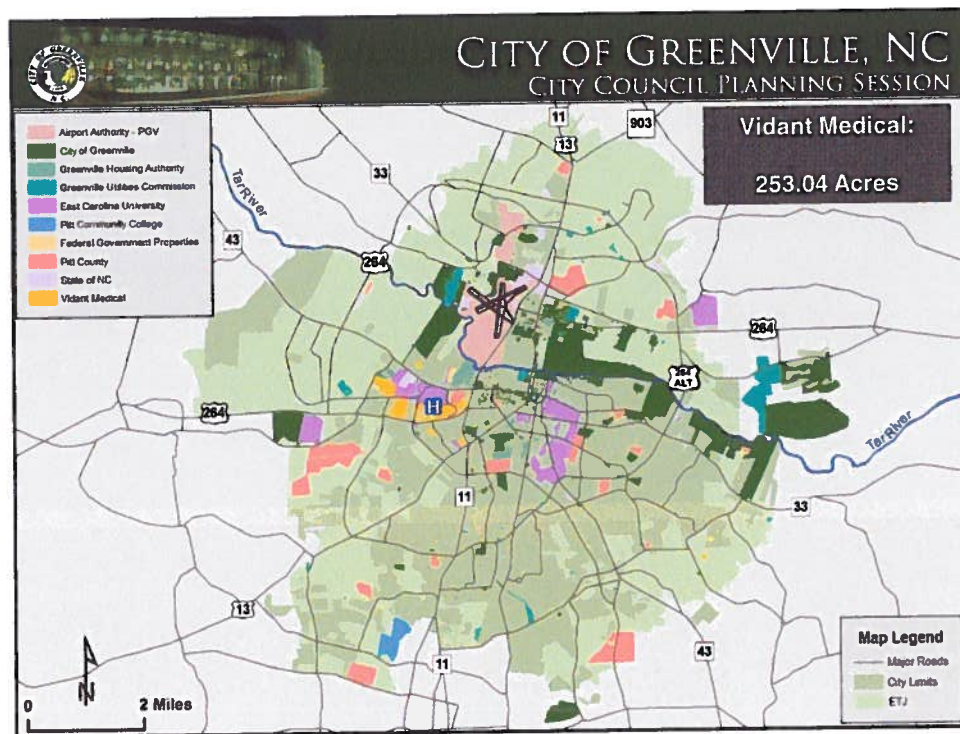
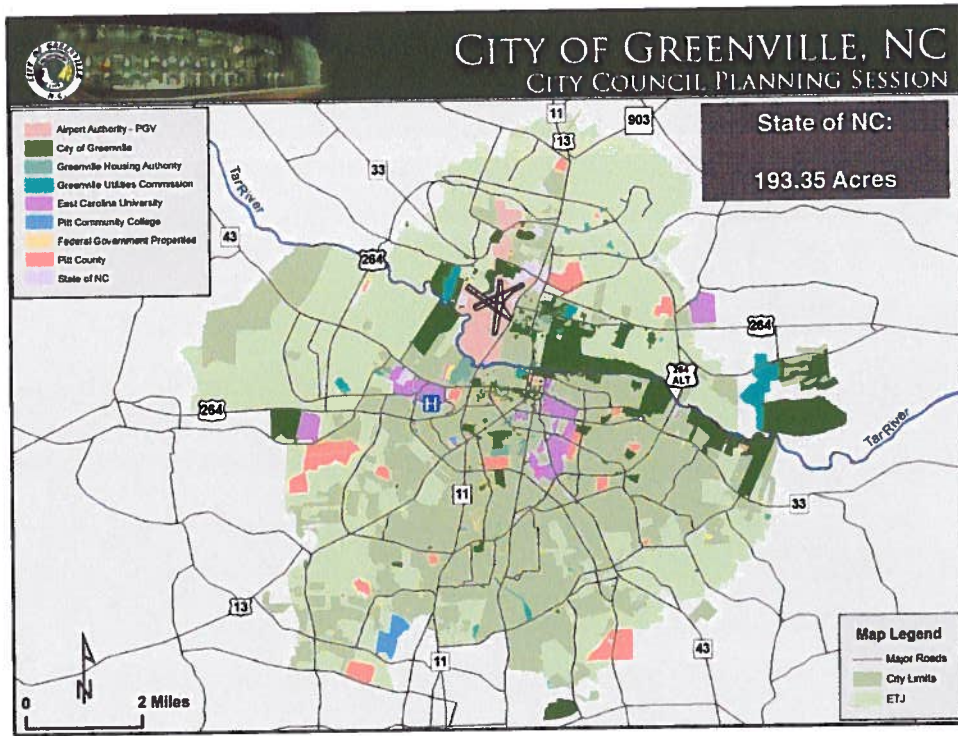


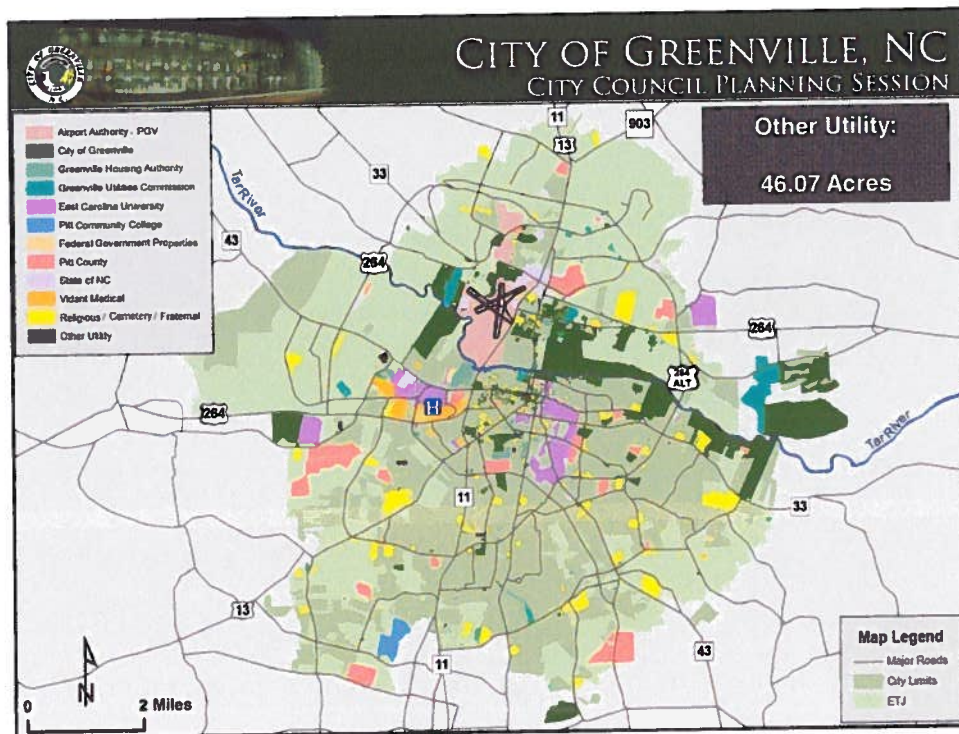
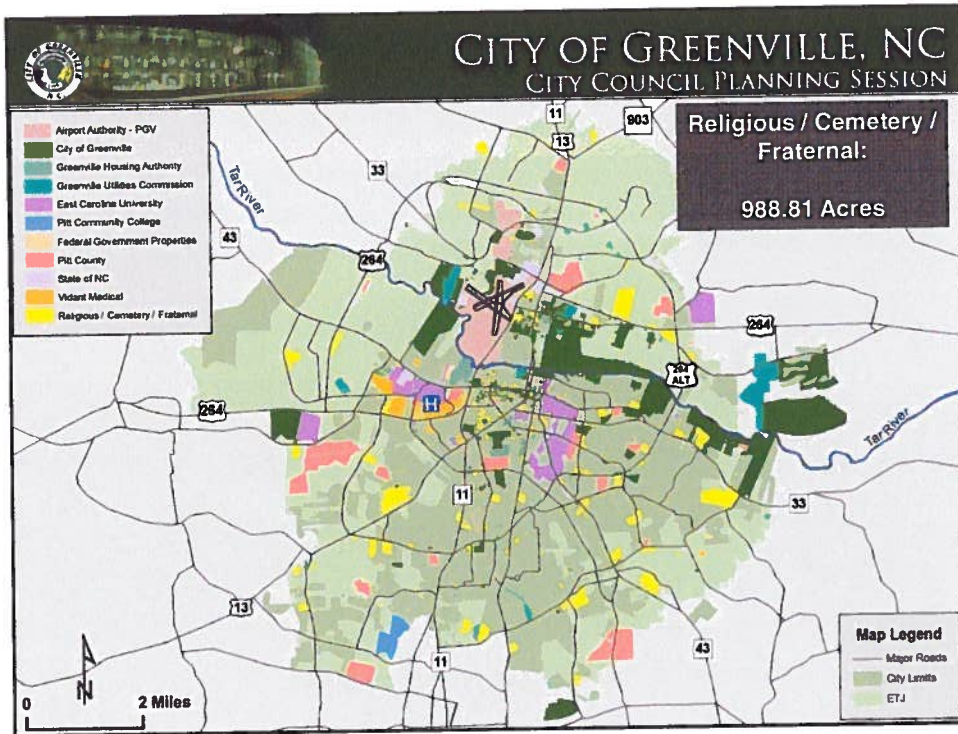


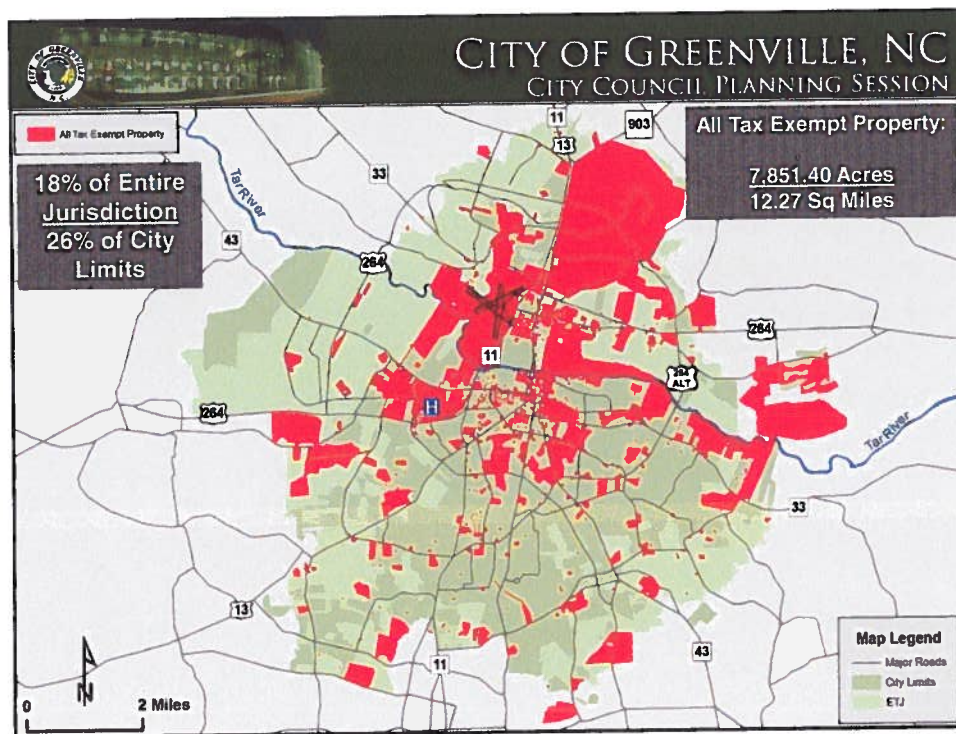
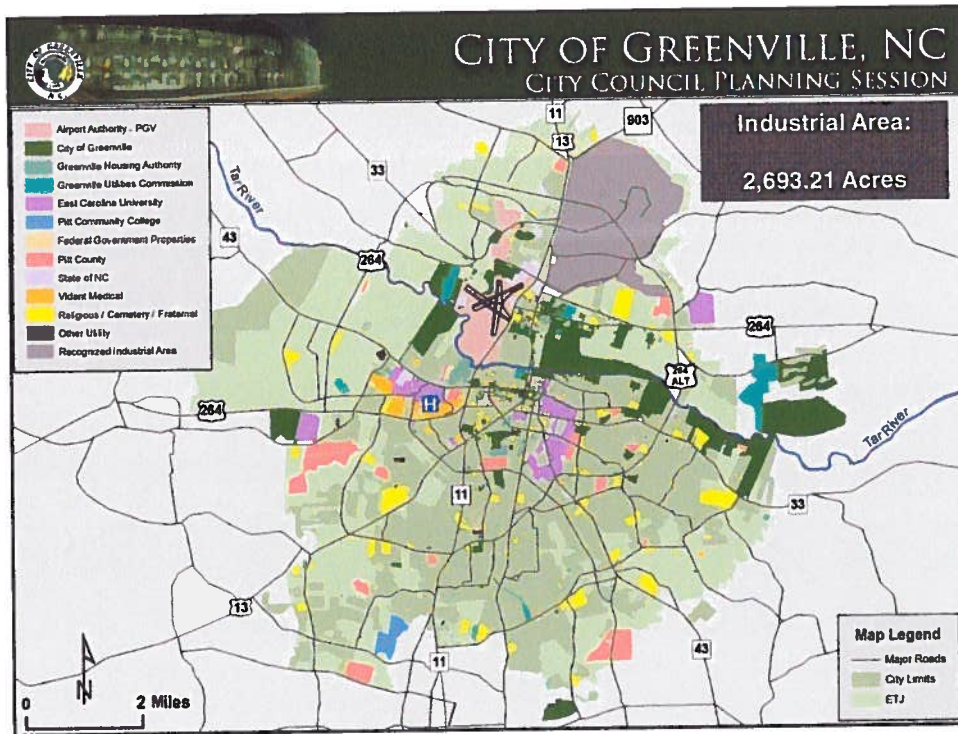
















**CITY OF GREENVILLE, NC**  
CITY COUNCIL PLANNING SESSION

**Tax Exempt Property Located Within the City Limits**


Tax Exempt Properties	# of Parcels	Acres	Sq Miles	Total Tax Value
Airport Authority	6	698.93	1.09	\$13,106,164
City of Greenville	662	2263.97	3.54	\$73,048,003
East Carolina	181	724.52	1.13	\$516,613,974
Federal	19	23.02	0.04	\$7,912,523
Greenville Housing Authority	47	154.55	0.24	\$22,459,920
Greenville Utilities	35	385.71	0.60	\$32,571,066
Other Utility	31	42.86	0.07	\$12,742,250
Pitt Community College	4	4.24	0.01	\$1,953,580
Pitt County	65	734.30	1.15	\$143,516,199
Religious / Cemetery / Fraternal	239	545.34	0.85	\$143,348,411
State of NC	21	96.02	0.15	\$14,936,876
Vidant Medical	60	185.43	0.29	\$293,947,432
<b>Totals</b>	<b>1370</b>	<b>5858.90</b>	<b>9.15</b>	<b>\$1,276,156,398</b>



**CITY OF GREENVILLE, NC**  
CITY COUNCIL PLANNING SESSION


**Observations**

- The City continues to grow, but not at the rate we enjoyed from 2003 - 2008.
- The growth in ad valorem tax revenues has slowed; a reflection of development trends.
- Tax exempt entities own significant amount of property within the City and their future plans for growth will have an impact on ad valorem tax revenues.
- The City lacks a substantial industrial component in its tax base which, in turn, places a greater strain on residential and commercial development to pay for public services.
- The City's residential growth is not balanced in terms of location or form.

 CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

### Policy Considerations

- Should the City consider pursuing opportunities to diversify its revenue sources and expand the revenue base by increasing revenues generated by those that live outside of City, but come here to eat and shop.
- Should the City coordinate with the major tax exempt entities located within the City in an effort to maximize the benefit of their growth and to ensure that it does not unintentionally compromise the City's ability to provide quality services to its citizens?
- Should the City investigate opportunities for developing a more substantial industrial component as part of its tax base?
- Should the City consider developing design standards for new development so as to ensure quality development; maximizing the benefit to citizens and the tax base?

 CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

### Policy Considerations

- Should the City consider requiring recreational amenities for large multi-family developments so as to provide greater benefit to residents and to increase the long-term benefit to the tax base?
- Should the City review its land use policies to determine whether modifications are needed to provide for more balanced residential growth (i.e. single family vs. multi-family).



**Opportunities for  
Economic Development**



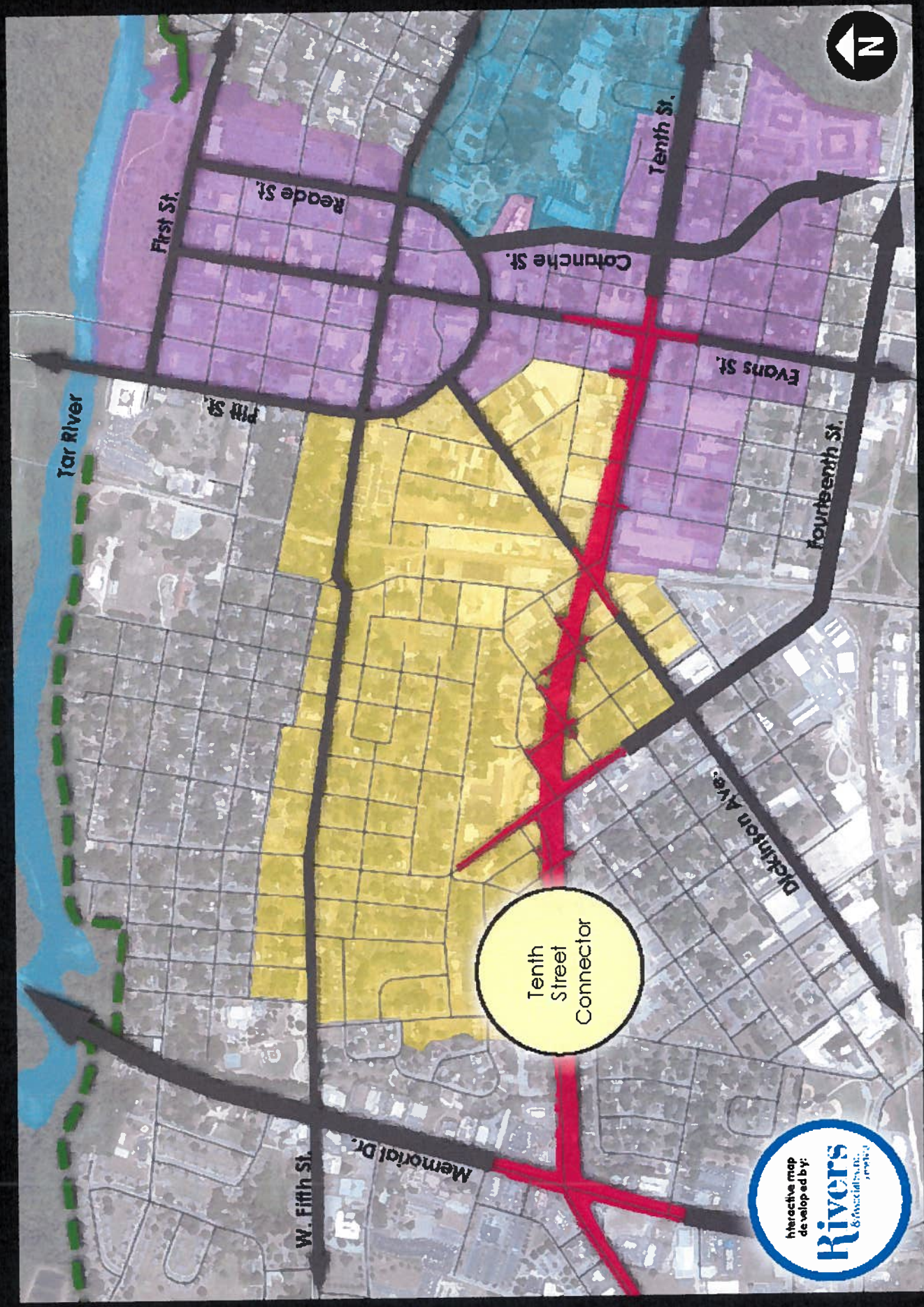
CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

# **Vision of the Future**

# **Interactive Map**

# CITY OF GREENVILLE, NC

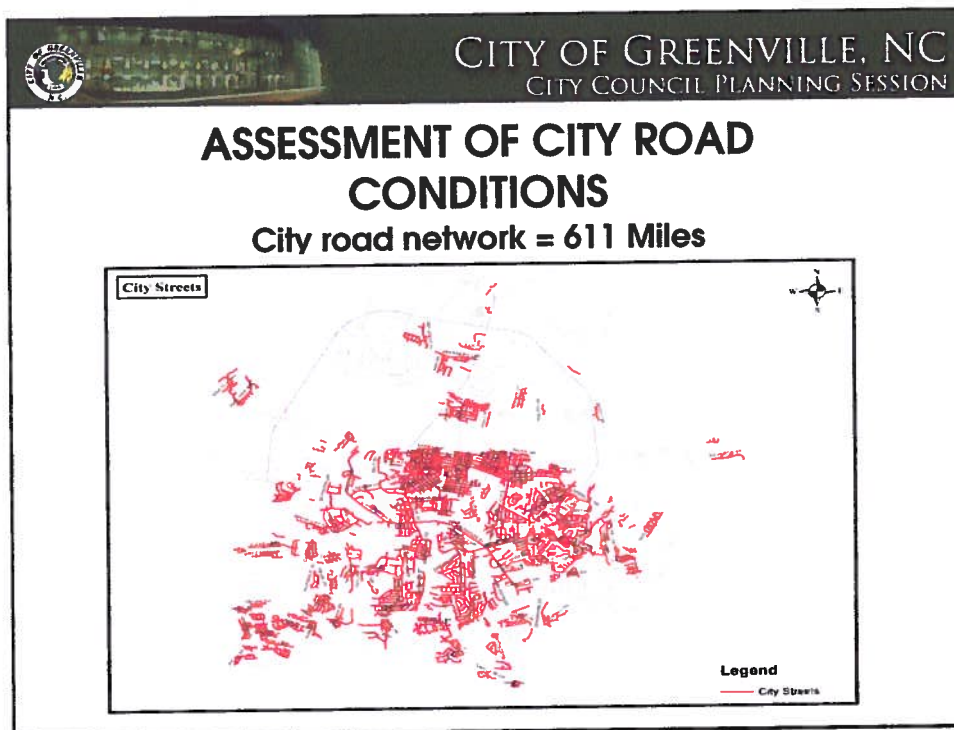
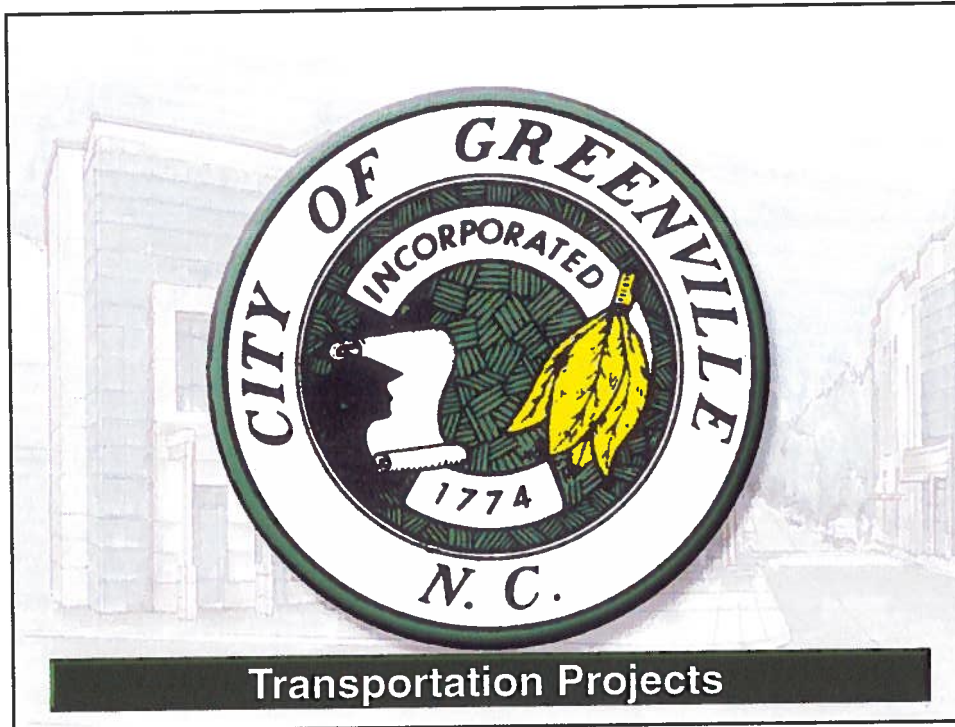
## CITY COUNCIL PLANNING SESSION




Tenth Street Connector



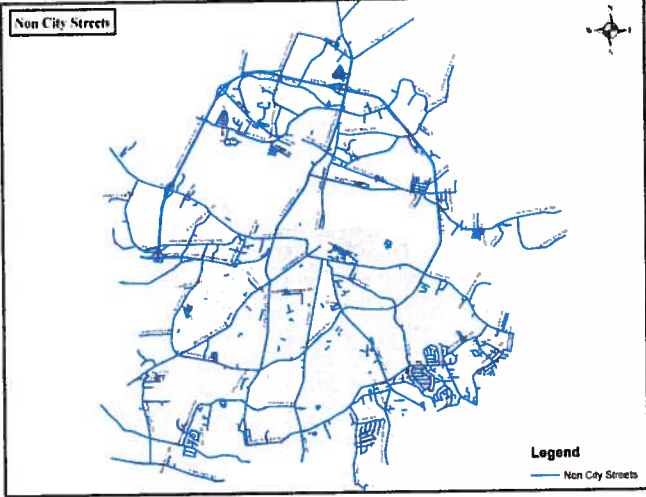
Interactive map developed by:




 CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

## NON-CITY ROADS

**Non City Streets**




**List :** Evans, Memorial, Charles Blvd, W 5th St, 10<sup>th</sup> St, 14<sup>th</sup> St, Dickinson Ave, Stantonsburg, Greenville Blvd, Fire Tower, MLK Highway, Regency Blvd, Allen Rd, Portertown Rd, as well as private roads

 CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

## CITY ROADWAYS

600+ miles of City Maintained Roads  
General Condition of Major Thoroughfares – Poor





## **ANNUAL MAINTENANCE OF CITY ROADS**

- Powell Bill – Distribution = ~\$2,000,000+/Yr
- Operational Maintenance - ~\$1,600,000/Yr
- Net Available for All Capital - ~\$400,000/Yr
- FY 12/13 Resurfacing Program - \$500k  
(\$200k Powell Bill, \$300k General Fund)
- FY 12/13 Sidewalk Program - \$200k




## **IMMEDIATE NEEDS**

Approximately 100 miles of road are in poor condition throughout the City.


Cost to Fix - \$100,000 per mile to resurface


Immediate needs = \$10,000,000 to resurface worst 100 miles of roadway

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## FUTURE NEEDS

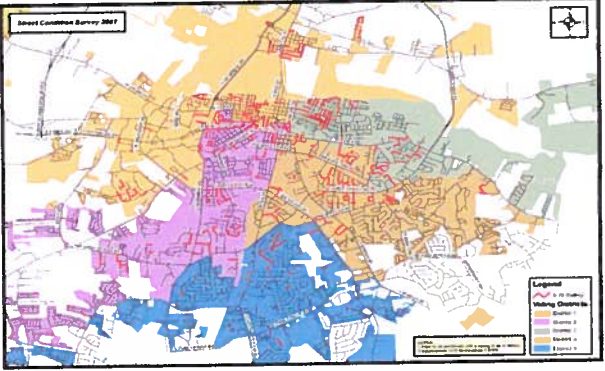
Additional 500 Miles of Road at  
\$100,000/mile = \$50,000,000  
On a 20 Year Replacement Cycle = \$2.5 Million Annually




 CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

## PLAN A

\$10 Million – Capital Outlay  
Resurface City's Immediate Needs (about 100 miles)

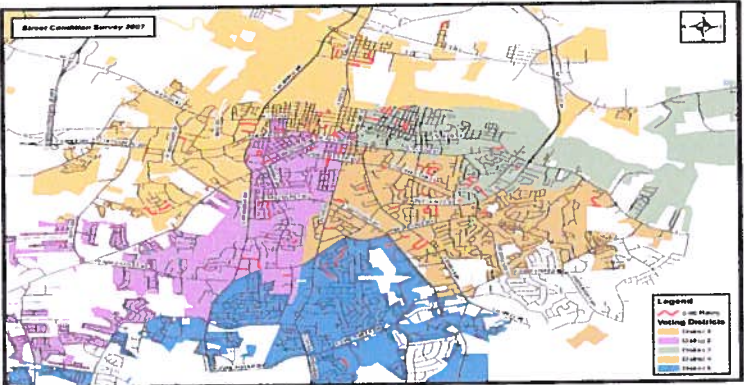



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## PLAN B

\$10 Million – Capital Outlay - 3 Parts

Part 1 - \$5 Million used to Resurface City's Worst Streets  
(about 50 miles)




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## PLAN B (cont'd)

\$10 Million – Capital Outlay

Part 2 - \$1 M to Rehabilitate & Resurface Arlington Blvd.  
from Stantonsburg Rd to Evans



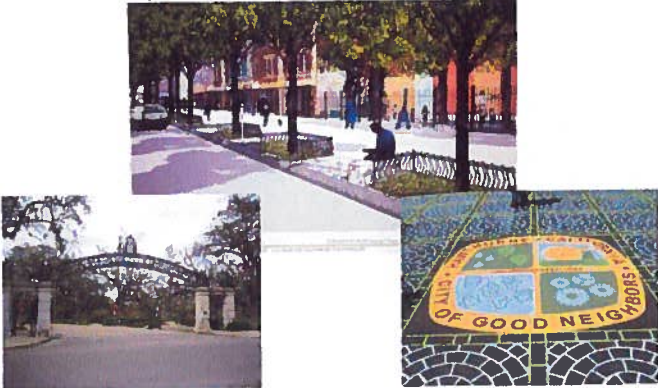


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## PLAN B (cont'd)

### \$10 Million – Capital Outlay

Part 3 – \$4M for a Streetscape Project on 5<sup>th</sup> St. (Elm to Albemarle) serving as a Gateway Entrance to Downtown




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CITY COUNCIL PLANNING SESSION

## CITY SIDEWALKS

### Current 10 yr Sidewalk Construction Program

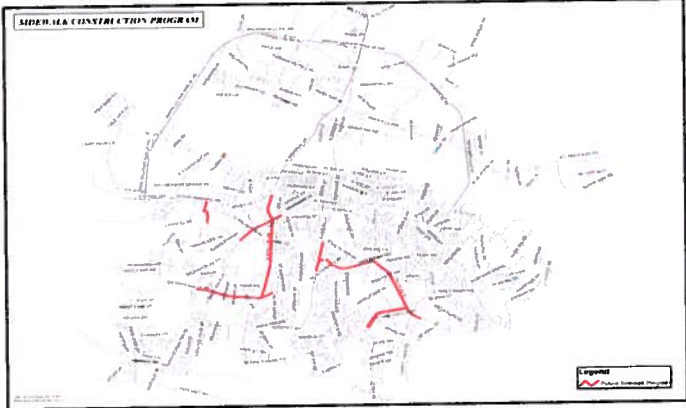


Color	Year
Blue	2012-2014
Green	2014-2016
Yellow	2016-2018
Orange	2018-2020
Red	2020-2022
Purple	2022-2024
Black	2024-2026
Grey	2026-2028
Light Blue	2028-2030
Light Green	2030-2032
Light Yellow	2032-2034
Light Orange	2034-2036
Light Red	2036-2038
Light Purple	2038-2040
Light Black	2040-2042
Light Grey	2042-2044
Light Light Blue	2044-2046
Light Light Green	2046-2048
Light Light Yellow	2048-2050
Light Light Orange	2050-2052
Light Light Red	2052-2054
Light Light Purple	2054-2056
Light Light Black	2056-2058
Light Light Grey	2058-2060

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CITY COUNCIL PLANNING SESSION


## CAPITAL SIDEWALK PLAN

\$2,000,000 Provides for all sidewalks currently planned



**SIDEWALK CONSTRUCTION PROGRAM**

Legend  
Planned Sidewalks


 CITY OF GREENVILLE, NC  
CITY COUNCIL PLANNING SESSION

## POSSIBLE FINANCING SCENARIOS

Charlotte, NC – Through capital bonds they have a 15 yr replacement cycle for their City streets.

Raleigh, NC – Replacement cycle similar to Charlotte but they assess property owners with a 50% proportionate share on repaving roads, paid through taxes over multiple years


- Residential - \$32/front foot
- Commercial - \$64/front foot



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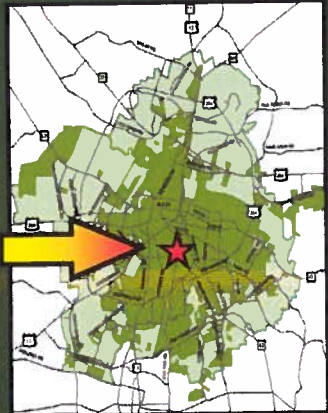

# Recreation & Parks Capital Need Priorities

City Council Planning Session  
January 26, 2013



CITY OF GREENVILLE, NC

## South Greenville Recreation Center





CITY OF GREENVILLE, NC

## South Greenville Recreation Center

~ Implement a total reconstruction project jointly with Pitt County Schools.

Total Cost: \$3.1 million  
(50/50 Split with PCS =  
\$1.55 Million)



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## A.D.A. Compliance





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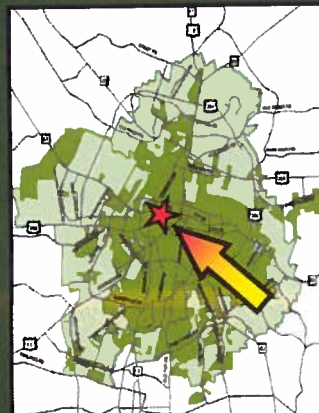
## A.D.A. Compliance

~ Initiate \$650,000 of the estimated \$1.2 M building renovations required to be in compliance with the regulations of the Americans with Disabilities Act.  
((\$650,000))



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## Eppes Recreation Center





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## Eppes Recreation Center

- ~ Replace north stairs for safety.
- ~ Acoustical material in gym.
- ~ Roof drains on newer section
- ~ Improve drainage & water flow away from bldg.

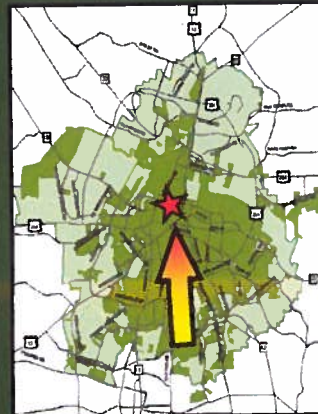


*These projects and parking lot repaving will complete capital improvement efforts at the Eppes Recreation Center.*



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## Thomas Foreman Park





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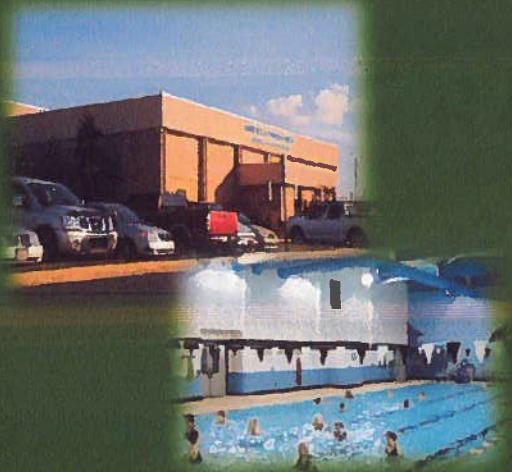
## Thomas Foreman Park

- ~ Re-surface tennis courts; stripe for Quick Start Tennis (\$24,000)
- ~ Create true maintenance access road at north end of park. (\$24,000)
- ~ Replace fabric on baseball field fencing. (\$16,000)



CITY OF GREENVILLE, NC

## Aquatics & Fitness Center





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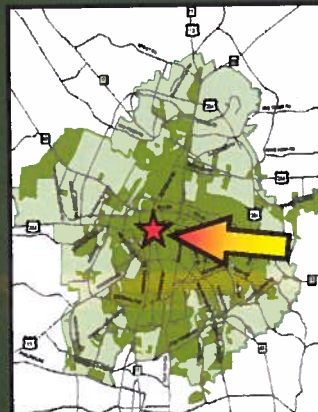
## Aquatics & Fitness Center

- ~ Replace 5 roof sections
- ~ Duct work rehab for efficiency
- ~ Interior Building Renovations: plumbing, pool resurfacing, carpet replacement, tiling locker rooms, electrical repairs, etc.



CITY OF GREENVILLE, NC

## Greenville Community Pool







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## Greenville Community Pool

- ~ Improvements to retain functionality
- ~ Expand pool deck for increased capacity
- ~ Replace old diving platform & deteriorating galvanized water lines
- ~ Replace pool cover

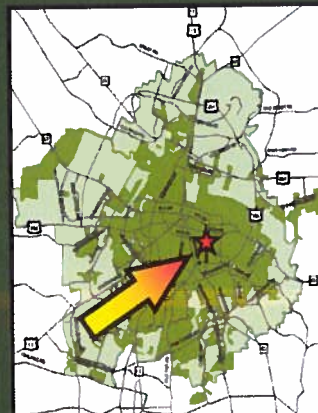
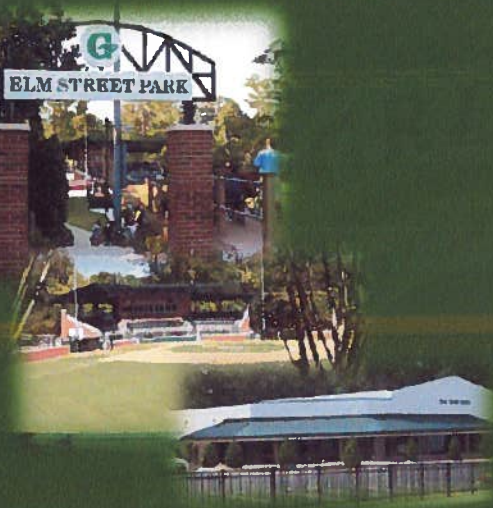



(\$73,000)



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## Elm Street Park




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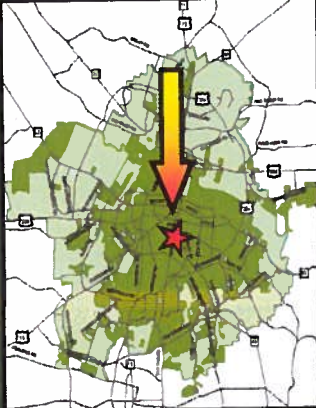

## Elm Street Park

- ~ Resurface 6 tennis courts, repairing sunken areas (\$26,000)
- ~ Replace stairs to Little League field for safe access (\$24,000)



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## Elm Street Center



 CITY OF GREENVILLE, NC

## Elm Street Center

~ Total renovation of center restroom and interior of the center (\$110,000)



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## Jaycee Park





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## Jaycee Park ~ Administrative Offices

- ~ Replace 3 outdated HVAC units  
(\$35,000)
- ~ For staff & building security,  
redesign office entrance to provide  
building control, with all customer  
access through the front door  
(\$52,500)
- ~ Replace roofing per consultant  
(\$118,000)




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## Jaycee Park

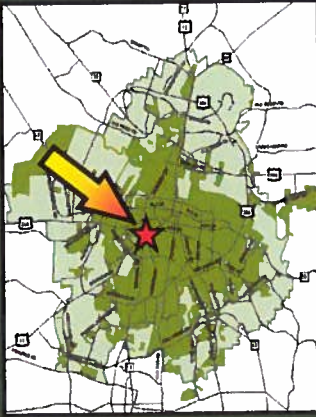


- ~ Improve security lighting on bldg  
exterior & parking lot (\$16,000)
- ~ Install irrigation on athletic field (\$25,000)
- ~ Install standing metal seam roof on shelter  
(\$16,000)


~



 CITY OF GREENVILLE, NC

## Hooker Rd Maintenance Bldg




 CITY OF GREENVILLE, NC

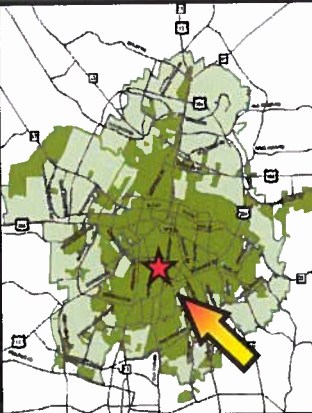

## Hooker Rd Maintenance Bldg


- ~ Install concrete under material storage bins
- ~ Expand material storage bins
- ~ Building upgrades

\$55,000

 CITY OF GREENVILLE, NC



## Evans Park ~ various needs



 CITY OF GREENVILLE, NC

## Evans Park

- ~ Lighting improvements, tennis center road improvements, signage.  
(\$60,000)
- Install concrete storage building  
(\$22,000)
- Replace lighting on 4 tennis courts & install automatic timers for energy efficiency (\$100,000)





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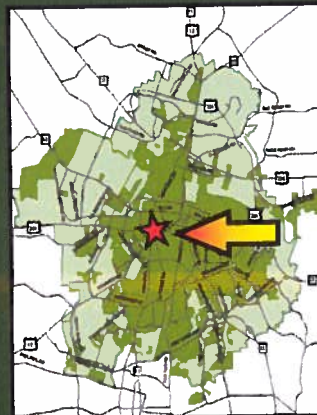
## Evans Park ~ Athletic Fields

- ~ Athletic field improvements to two fields
  - ~ Replace antiquated, deteriorating lighting
    - ~ Install irrigation
- (Total ~ \$365,000)



CITY OF GREENVILLE, NC

## Guy Smith Stadium





CITY OF GREENVILLE, NC

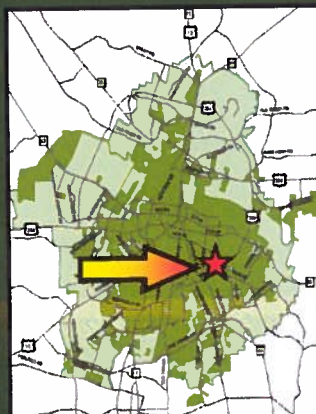
## Guy Smith Stadium

- ~ Replace rotted roof members & re-shingle stadium roof (\$45,000)
- ~ Repaint entire stadium interior (\$45,000)



CITY OF GREENVILLE, NC

## Peppermint Park







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## Peppermint Park ~ Relocate Parking

~ For safety, relocate parking area from 14<sup>th</sup> Street to Brownlea Drive and pave;  
Reclaim old parking site, & provide ADA access  
(\$58,000)



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## Peppermint Park ~ Playground & Shelter

~ Replace outdated playground units  
(\$55,000)




~ Install standing metal seam roof on shelter  
(\$14,000)



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## River Park N. ~ Culvert Replacement




 CITY OF GREENVILLE, NC

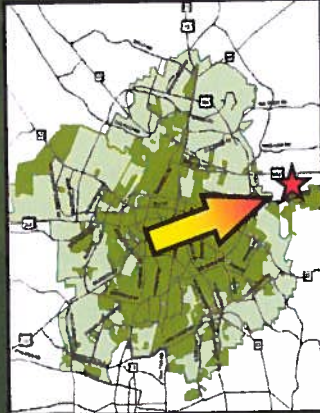


## River Park N. ~ Culvert Replacement


- ~ Replace 54" culvert at the end of upper lake to prevent dam failure. (\$95,000)
- ~ Install a service bridge to allow access to western segment of park (124 acres ~ \$125,000)
- ~ Install playground (\$75,000)



 CITY OF GREENVILLE, NC



## Bradford Creek Soccer Complex



 CITY OF GREENVILLE, NC

## Bradford Creek Soccer Complex

- ~ Install lighting on 3 additional fields to allow for more night games & practices. (\$435,000)
- ~ Acquire additional land for parking expansion (\$95,000)





CITY OF GREENVILLE, NC

## Parking Lot Paving/Re-sealing


Eppes - \$75,500    GAFC - \$78,000  
Evans - \$100,000    Jaycee - \$48,000  
Hooker Road Facility - \$110,000  
RPN Entrance - \$25,000  
Greenfield Terrace - \$50,000  
Bradford Creek Golf Course - \$60,000  
Boyd Lee Park (Reseal) - \$60,000  
Perkins \$165,000    Matthew Lewis - \$29,000  
**TOTAL - \$1,019,500**



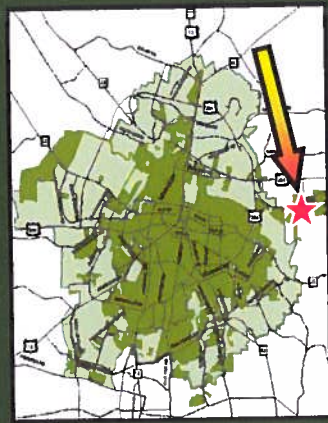

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## Parking Lot Paving/Re-sealing



 CITY OF GREENVILLE, NC

## Bradford Creek Golf Course




 CITY OF GREENVILLE, NC

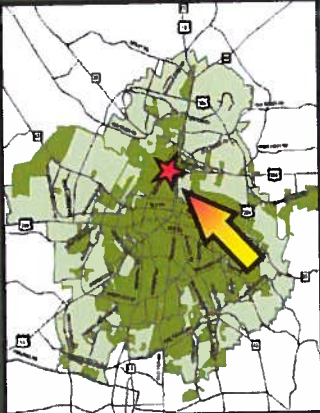

## Bradford Creek Golf Course


- Fascia wood replacement + building painting (\$12,000)
- ~ Bunker re-construction (\$350,000)
- ~ Cart path repaving; misc course improvements (\$44,000)
- ~ Phase I irrigation replacement – (\$350,000)



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## Matthew Lewis Park @ WM




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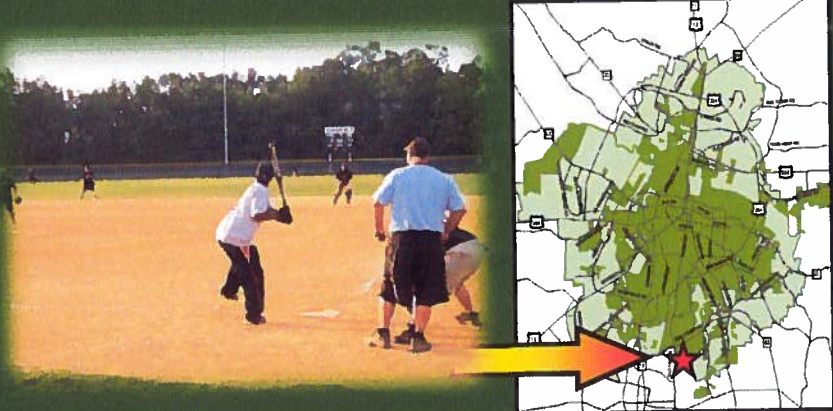
## Matthew Lewis Park @ WM


- ~ Install large picnic shelter to support ball field areas (\$40,000)
- ~ Replace restroom for ADA access (\$165,000)
- ~ Replace lights on 1 softball & 1 youth baseball field (\$260,000)
- ~ Improve overall park lighting (\$24,000)



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## Boyd Lee Park ~ various needs




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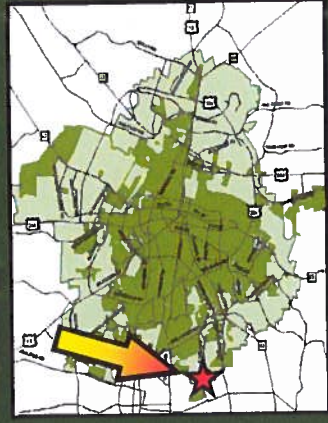

## Boyd Lee Park ~ various needs


- ~ Re-develop cross country/walking trail to an acceptable, maintainable standard. (\$46,500)
- ~ Concrete storage building (\$24,000)
- ~ Replace plaza lighting; install control link system for ball field light efficiency (\$48,500)
- ~ Improve parking lot circulation & vehicle access + signage package (\$75,000)



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## Boyd Lee Center




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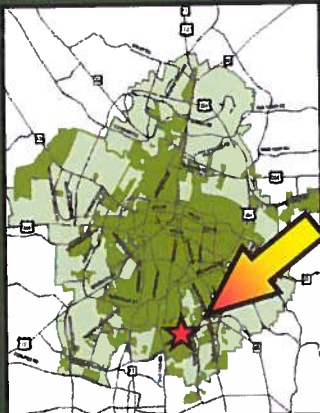

## Boyd Lee Center


- ~ Install tile on concrete floors; + aluminum bleachers (\$24,500)
- ~ Install air conditioning in gym (\$215,000)
- ~ Replace exterior malfunctioning doors, tint windows for utility efficiency, paint interior and some exterior, & install dropped ceilings in offices (\$88,000)
- ~ Paint building exterior (\$50,000)







 CITY OF GREENVILLE, NC  
**Paramore Park**



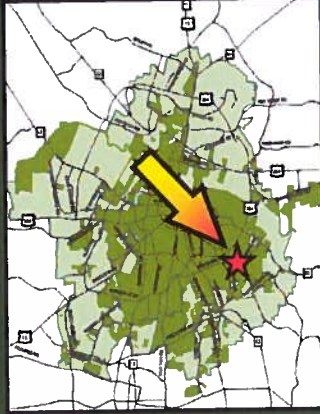

 CITY OF GREENVILLE, NC  
**Paramore Park**


- ~ Reconstruct the 3,500 ft Fork Swamp Greenway to basic standard for a gravel trail (\$57,000)
- ~ Relocate driveway entrance to improve site distance and safety (NCDOT will not permit park signage prior to entrance.) (\$65,000)



 CITY OF GREENVILLE, NC


## Perkins Complex & Sports Connection



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## Perkins Complex & Sports Connection

- ~ Replace Sports Connection pitching equipment + roof renovations (\$36,000)
- ~ Improve parking lot lighting (\$22,000)
- ~ Renovate Perkins restrooms (\$45,000)
- ~ Demo former Teen Center, add picnic shelter (\$43,000)



 CITY OF GREENVILLE, NC

## Westhaven Park



~ Replace playground and site amenities (\$78,000)

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## Woodlawn Park ~ Playground

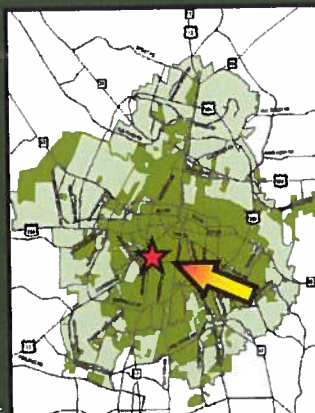


Replace outdated playground unit (\$75,000)



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## Hillsdale Park

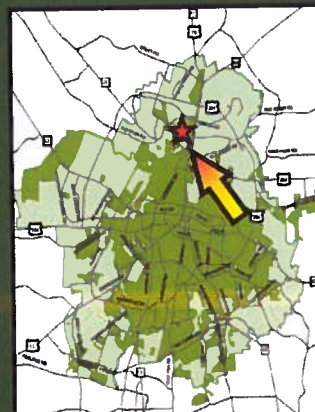


Replace outdated playground unit  
(\$75,000)



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## Greenfield Terrace Park





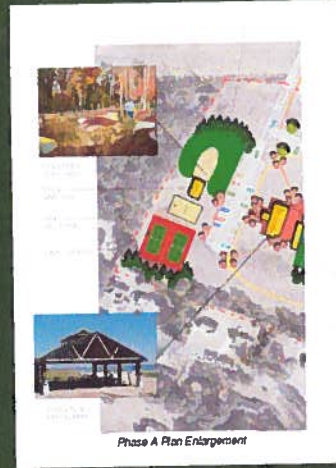
CITY OF GREENVILLE, NC

## Greenfield Terrace Park

Implement Option A of  
Master Plan

Shelter, Tennis,  
connector trail to Boys  
& Girls Club, etc.


(\$385,000)



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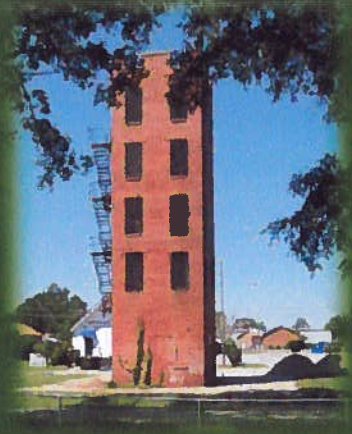

## Dream Park – Training Tower



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## Dream Park

~Evaluate & stabilize  
Minges Training  
Tower - \$50,000



 CITY OF GREENVILLE, NC

## Off Leash Dog Area





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## Off Leash Dog Area

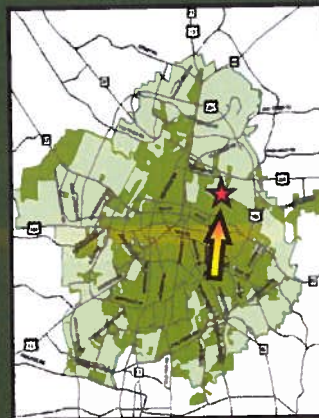
Install lighting for evening use and 2<sup>nd</sup> fenced area for alternating use & turf recovery.  
(\$73,000)



CITY OF GREENVILLE, NC

## New Facility Development

South Tar Greenway ~ Adjacent Properties





CITY OF GREENVILLE, NC

## New Facility Development

South Tar Greenway ~ Adjacent Properties

Install skateboard area and shelter, add parking, install a shelter, sand volleyball, and mountain bike trail on old city landfill.

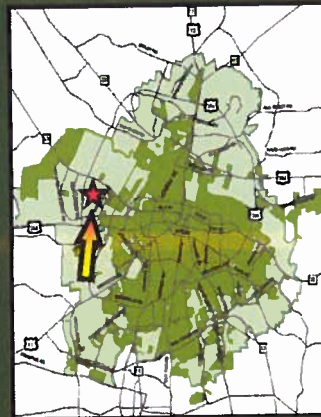
\$325,000



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## New Facility Development

Phil Carroll Property ~ Highway 43







CITY OF GREENVILLE, NC

## New Facility Development

Phil Carroll Property ~ Highway 43

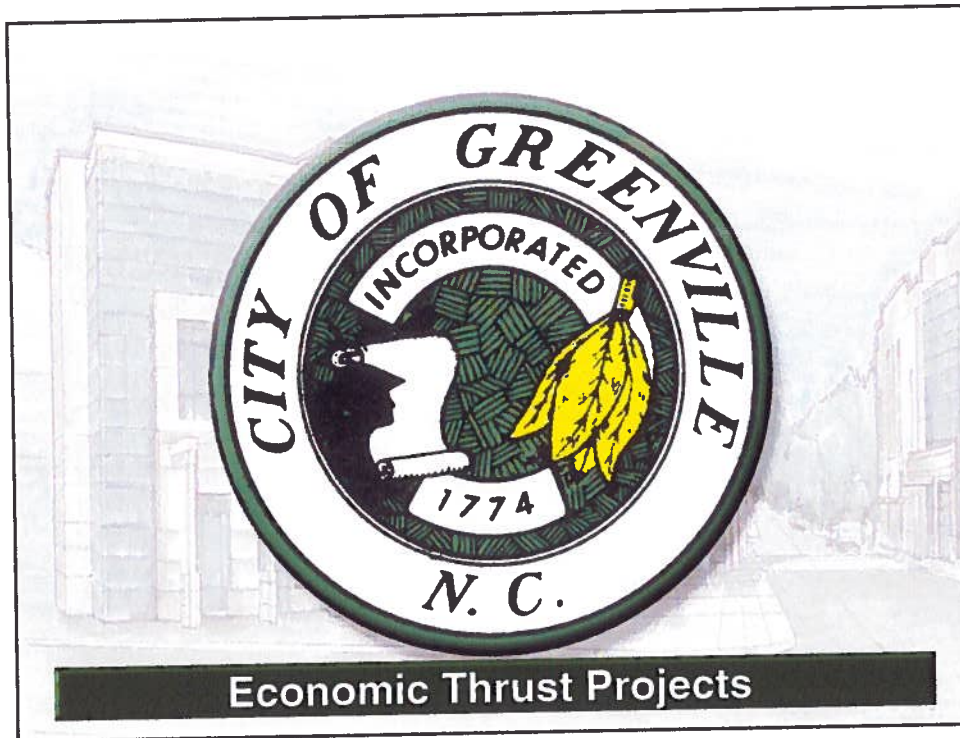
Develop park access, install trails & picnic shelter, fishing areas, and other basic amenities


\$225,000



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Questions?



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## Jobs & Tax Base


Investments that lead directly to new job creation and/or business development

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**Convention Center Upgrades**  
**(Dedicated Funding Source)**


Estimated Cost:  
\$5 Million



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**10<sup>th</sup> Street Corridor**  
**Innovation Station District**

Estimated Cost:  
\$3 Million



American Tobacco District

## Medical Office/Research park

Estimated Cost:  
\$2.5 Million




Fontaine Research Park  
University of Virginia

## Small Business Incubator

Estimated Cost:  
\$1.5 Million



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## Art Incubator

Estimated Cost:  
\$1.5 Million






Photo Courtesy of Town of Siler City

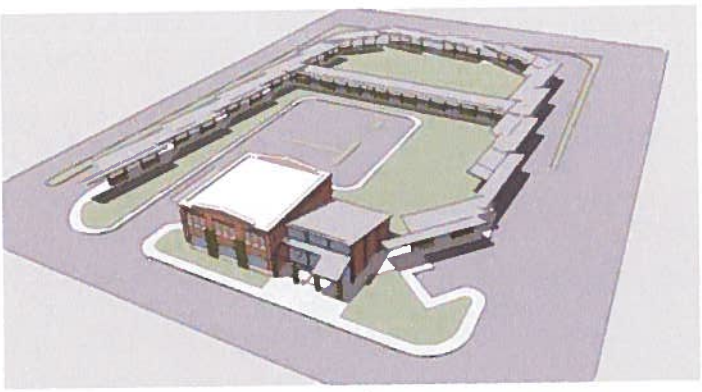
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## Local Infrastructure Investment


Investments that lead to follow-on  
investment by the private sector

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**GTAC**

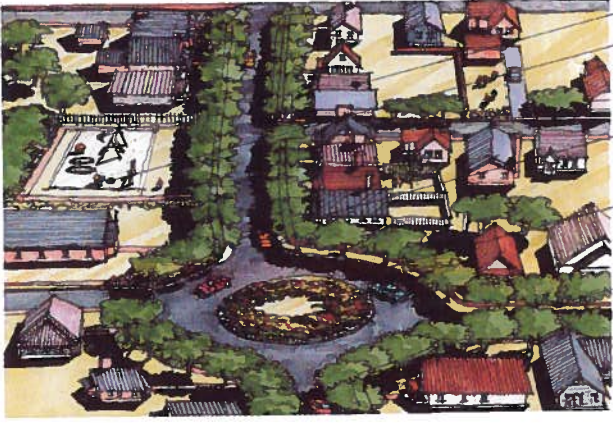



Estimated Cost:  
\$7 – \$10 Million

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**West 5<sup>th</sup> Street-Scape Phase II**



Estimated Cost:  
\$2 Million



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## Uptown Parking Deck

Estimated Cost:  
\$3.8 Million



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## Dickinson Avenue Street-Scape

Estimated Cost:  
\$3 Million



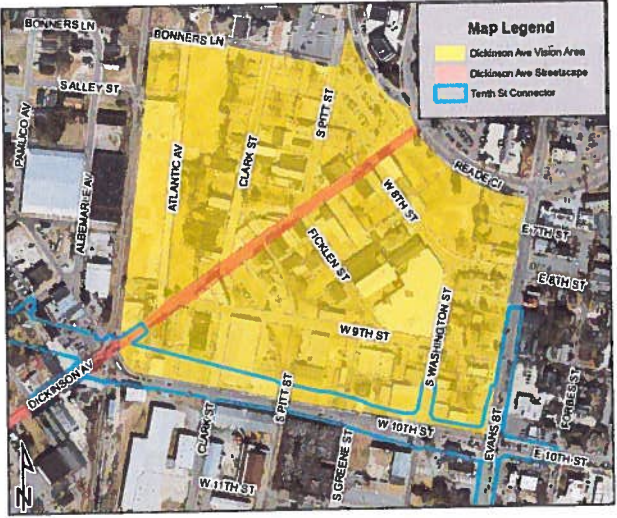
TOBACCO WAREHOUSE DISTRICT: DICKINSON AVENUE



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## Dickinson Avenue Master Plan

Estimated Cost:  
**\$150,000**



**Map Legend**

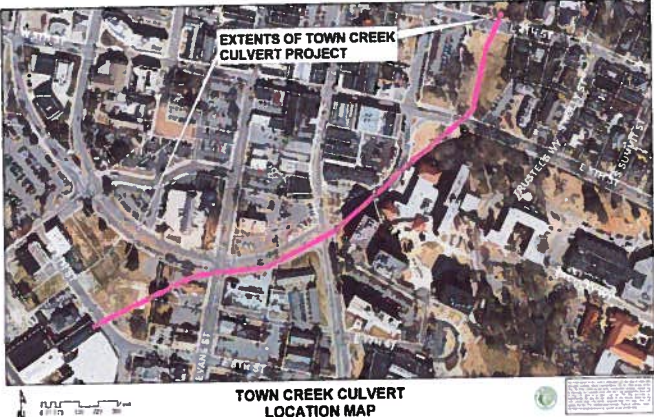
- Dickinson Ave Vision Area
- Dickinson Ave Streetscape
- Tenth St Connector

The map shows an aerial view of a neighborhood in Greenville, NC. A yellow shaded area follows Dickinson Avenue from the southwest to the northeast. A red line along Dickinson Avenue indicates the streetscape project. A blue line shows a connector from Dickinson Avenue to Tenth Street. Labeled streets include Bonners Ln, Salley St, Atlantic Av, Clark St, S Pitt St, W 8th St, W 9th St, W 10th St, W 11th St, S Greene St, S Pitt St, S Washington St, Evans St, E 10th St, and E 11th St. A north arrow is in the bottom left.

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## Downtown Storm Water Project

Estimated Cost:  
**\$4 Million**



**EXTENTS OF TOWN CREEK CULVERT PROJECT**

**TOWN CREEK CULVERT LOCATION MAP**

The map shows an aerial view of downtown Greenville, NC. A pink line traces the path of the Town Creek Culvert Project through the city streets. A scale bar at the bottom left shows 0, 100, and 200 feet. A north arrow is also present. Labeled streets include W 11th St, W 10th St, W 9th St, W 8th St, W 7th St, W 6th St, W 5th St, W 4th St, W 3rd St, W 2nd St, W 1st St, E 1st St, E 2nd St, E 3rd St, E 4th St, E 5th St, E 6th St, E 7th St, E 8th St, E 9th St, E 10th St, E 11th St, S 1st St, S 2nd St, S 3rd St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, S 9th St, S 10th St, S 11th St, S 12th St, S 13th St, S 14th St, S 15th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, S 21st St, S 22nd St, S 23rd St, S 24th St, S 25th St, S 26th St, S 27th St, S 28th St, S 29th St, S 30th St, S 31st St, S 32nd St, S 33rd St, S 34th St, S 35th St, S 36th St, S 37th St, S 38th St, S 39th St, S 40th St, S 41st St, S 42nd St, S 43rd St, S 44th St, S 45th St, S 46th St, S 47th St, S 48th St, S 49th St, S 50th St, S 51st St, S 52nd St, S 53rd St, S 54th St, S 55th St, S 56th St, S 57th St, S 58th St, S 59th St, S 60th St, S 61st St, S 62nd St, S 63rd St, S 64th St, S 65th St, S 66th St, S 67th St, S 68th St, S 69th St, S 70th St, S 71st St, S 72nd St, S 73rd St, S 74th St, S 75th St, S 76th St, S 77th St, S 78th St, S 79th St, S 80th St, S 81st St, S 82nd St, S 83rd St, S 84th St, S 85th St, S 86th St, S 87th St, S 88th St, S 89th St, S 90th St, S 91st St, S 92nd St, S 93rd St, S 94th St, S 95th St, S 96th St, S 97th St, S 98th St, S 99th St, S 100th St.



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# First Street Area Improvements

**Estimated Cost:**  
**\$3 Million**

**FUTURE - RECOMMENDATIONS AND OPPORTUNITIES**

**PRINCIPLE 6 - MAKE OUR FIRST STREET**

**Proposed Strategies**


- Revitalize First Street by a mix of new and existing uses
- Provide additional parking on the north side of First Street
- Expand the sidewalk on the north side of First Street to a 10-foot width, and add a bike lane along the street
- Provide creative signage and landscaping, including trees and planters, along the north sidewalk to improve the street appearance and provide shade and pedestrian safety
- Provide additional accessible crossings at key points of entrance along the town center

Callouts in the aerial view include: "Streetscape Landscaping and Planting", "Add Hand-Operated Parking", "Expanded Sidewalk", and "New Library of the First Street Center".

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# Quality of Life Investments

Investments that make Greenville an enticing place for business to invest and citizens to work

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## East Side Park

Estimated Cost:  
**\$4.1 Million**


**Implementation**

**PHASE I**

- Dog Park
- Maintenance Storage Facility
- All trails from Dog Park south to NC 11
- Associated Amenities
- Associated Streetwork




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## Uptown Theater

Estimated Cost:  
**\$3 Million**






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## River Study

**Estimated Cost:**  
**\$100,000**





FUTURE - RECOMMENDATIONS AND OPPORTUNITIES



**PRINCIPLE E - MAKE RIVERS MORE ACCESSIBLE AND VISIBLE**

Make people and nature closer to one another. There is a connection to the East of us, and many more to be made. It is an important connection. There is also a link to the future and from the old to the new. There are many things that can be done to improve the river and make it a better place. This report will provide a plan for the future of the river. It is a plan that will be for the benefit of all.

**Existing Conditions**

- There are currently no bridges in the area and the river is not accessible to the public.
- The river is not visible from the road and the river is not accessible to the public.
- The river is not visible from the road and the river is not accessible to the public.
- The river is not visible from the road and the river is not accessible to the public.





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# Regional Transportation Projects


Investments that make the Greenville area more attractive for business and industrial investment

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### Interstate Designation

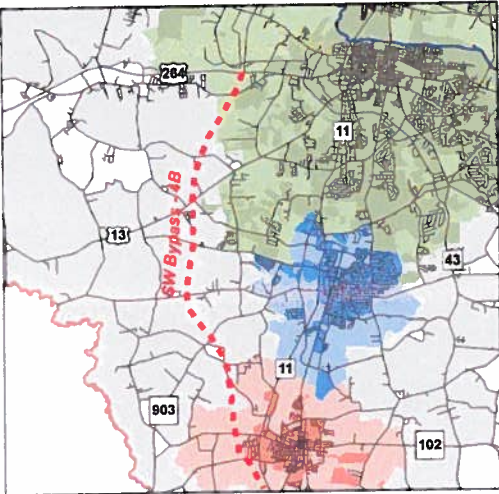
Estimated Cost:  
\$44 Million



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### S.W. Bypass Loop

Estimated Cost:  
\$226 Million  
(100% State Funded)





## Expanded Air Service

Estimated Cost:  
\$TBD

