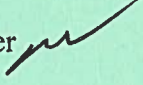


NOTES

TO: Honorable Mayor and City Council Members

FROM: Michael W. Cowin, City Manager 

DATE: May 22, 2024

SUBJECT: Materials for Your Information

Please find attached the following materials for your information:

1. A memo from Kevin Mulligan, Director of Public Works, regarding 4th Street parking garage maintenance
2. A memo from Don Octigan, Executive Director of City Projects & Recreation Services, regarding 2024 Memorial Day Program update
3. A memo from Don Octigan, Executive Director of City Projects & Recreation Services, regarding 2024 Greenville Outdoor Aquatic Center schedule
4. A memo from Les Everett, Director of Planning and Development Services, regarding upcoming public engagement meetings

mc

Attachment

Memorandum

To: Michael Cowin, City Manager
From: Kevin Mulligan, Director of Public Works/*km*
Date: May 20, 2024
Re: 4th Street Parking Garage Maintenance

The 4th Street Parking garage is located at 120 E. 4th Street. With 238 parking spaces, the parking garage allows downtown patrons, and future Hilton Garden Inn tenants ample parking while patronizing the downtown area and Greenville as a whole.

City staff have begun numerous preventative maintenance measures to the parking garage. These improvements include dustless abrasive blasting of the exterior face of the precast concrete panels, priming and painting the exterior face of the precast concrete panels, pressure washing the ceilings, walls, and driving surfaces, re-striping and re-numbering all parking spaces and ADA markings, painting all doors and doorframes throughout, as well as, painting the handrails and light poles on the upper floor. The staff successfully bid out the project with bids received on August 10, 2023. The award for construction and the notice to proceed was issued on November 7, 2023, with an anticipated start in the latter part of quarter 2. The project started on May 6, 2024, and is scheduled to be completed in mid-July 2024.

The pictures below show the start of the blasting on the west elevation on May 6, 2024:





RECREATION AND PARKS
PROJECT MANAGEMENT

To: Michael Cowin, City Manager
From: Don Octigan, Executive Director of City Projects & Recreation Services *DO*
Date: May 22, 2024
Re: 2024 Memorial Day Program Update

The Pitt County Veteran's Council, with the support from Recreation and Parks, will host the annual Memorial Day Program at the Town Common on Monday, May 27th beginning at 11am. Memorial Day is a national holiday in recognition of honoring military service members who died in duty.

The event will take place at the Town Common near the Veteran's Memorial. City Council members and the public are invited to attend the ceremony to pay honor to veterans in our community.

Under the leadership of Bobby O'Daniels, President of the Pitt County Veteran's Council, Tommy Stevenson and Shelton Harris, both Army Veterans, are leading the Veteran's Council planning efforts for this year's ceremony. The Recreation and Parks Department is assisting with the event to help coordinate and provide support where possible.

Please let me know if there are any questions.

cc: Ken Graves, Deputy City Manager
Dennis Vestal, Recreation & Parks Superintendent

To: Michael Cowin, City Manager
From: Don Octigan, Executive Director of City Projects & Recreation Services *DO*
Date: May 22, 2024
Re: 2024 Greenville Outdoor Aquatic Center

The Greenville Aquatics & Fitness Center staff are getting prepared for another great summer at the Greenville Outdoor Aquatic Center by recruiting lifeguards, scheduling summer camps swim times, and planning aquatic programs. This memo is to provide an update on operational plans for this summer.

Staff held two pool registration events at Thomas Foreman Park and Aquatics & Fitness Center to collect pool liability waivers and to sell summer memberships. Staff also held two Lifeguard and Pool Attendant recruiting events at Eppes Recreation Center to promote summer employment opportunities to facility users. With this diligent effort, staff have hired 30+ lifeguards to maintain the pool operating hours. This summer the pool will be open Memorial Day weekend through Labor Day weekend with the schedule listed below:

- Weekends Only (Saturday & Sunday)
 - May 25-27 (Includes Memorial Day)
 - June 1-2
 - June 8-9
- Normal Operation
 - June 11-August 11
- Weekends Only (Saturday & Sunday)
 - August 17-8
 - August 24-25
- August 31-September 2. Includes Labor Day

Public Swim Hours:

- Monday: Closed
- Tuesday- Friday: 1:30pm-6:00pm
- Saturday: 12:00pm-5pm
- Sunday: 1pm-6:00pm

In addition to offering public swim hours, the pool will host Departmental and community camps between June 10 – August 9, Monday-Friday from 10:00 AM – 1:00 PM. Staff have also been working to develop quality swimming lesson programs that fit the needs of the community. Swim lessons will be offered from 6 months old up to adults of any age. In addition, the department's swim team, Yellow Fins, will swim against other teams who participate in the Greenville Area Summer Swim League (GASSL). The Greenville Outdoor Aquatic Center will host three swim meets this summer.

Please let me know if there are any questions.

cc: Ken Graves, Deputy City Manager
Dennis Vestal, Recreation & Parks Superintendent



MEMO

To: Michael Cowin, City Manager
 From: Les Everett, Director of Planning and Development Services
 Date: May 21, 2024
 Re: Upcoming Public Engagement Meetings

The Planning and Development Services Department (PDS) is preparing to hold three (3) public engagement meetings to receive input and feedback on a text amendment to allow vertical mixed use. Advertising of the available opportunities for engagement will be disseminated widely, including newspaper publications, social media blasts and distribution of fliers on City bulletin boards.

Vertical mixed use allows for a combination of residential and commercial uses in one building. Currently, this type of development is only allowed in a limited number of situations in the City. The proposed regulations have been designed to accommodate new construction as well as conversion of existing buildings. It is important to note that these regulations are zoning standards, and the NC Building Code still applies separate and apart from these zoning regulations.

The scheduled meetings will occur, as follows:

Date	Location	Time
June 4, 2024	Barnes-Ebron-Taft Community Center -120 Park Access Road	4:00 pm – 7:00 pm*
June 5, 2024	Virtual – Microsoft TEAMS	12:00 pm
June 6, 2024	City Hall Gallery – 3 rd Floor -200 W. 5 th Street	4:00 pm – 7:00 pm*
* Presentation at 6:00 pm		

PDS staff will do a presentation at each of the meetings to educate the public on the purpose of these regulations, answer questions, and receive input and feedback. PDS staff will also provide a Frequently Asked Questions (FAQs) handout as well as a map showing properties where vertical mixed-use development could be located under the new regulations. See the attached FAQs and map.

The tentative adoption schedule of this text amendment would be the following:

Date	Action	Format
August 5, 2024	Planning and Development Services Presentation of overview, outreach & engagement metrics, and next steps	City Council Workshop
August 20, 2024	Consideration of Text Amendment	P&Z Commission Meeting
September 12, 2024	Public Hearing for Text Amendment	City Council Meeting

Additionally, at the June 4th meeting, the Engineering Department will also be asking for public input specifically from residents that live in north Greenville for the EPA's Environmental and Climate Justice Community Change Grant. This grant addresses disadvantaged communities that are marginalized by underinvestment and overburdened by pollution. The City will be submitting an application for projects in north Greenville and would like input on needs related to environmental and climate justice challenges, strengthening climate resilience, and advancing clean energy.

Attachments: FAQ
Zoning Map

Cc: Dene' Alexander, Assistant City Manager
Lisa Kirby, Director, Engineering
Chantae Gooby, Chief Planner
Bryan Jones, Lead Planner
Chris Kelly, Planner I



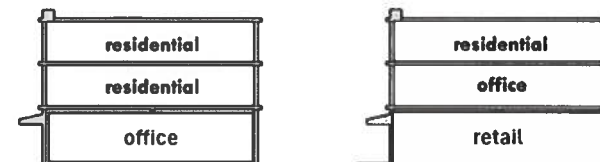
Find yourself in good company

VERTICAL MIXED USE

FREQUENTLY ASKED QUESTIONS

1. WHAT IS A VERTICAL MIXED USE BUILDING? See Section 9-4-206

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



2. WHAT ARE THE BENEFITS OF VERTICAL MIXED USE DEVELOPMENT? See Section 9-4-206

- Encourages density on commercial corridors
- Uses smaller footprint of land and buildings
- Provides a more sustainable development pattern
- Can promote walkability and less dependency on automobiles

3. WHAT ARE THE STANDARDS FOR A VERTICAL MIXED USE BUILDING? See Sections 9-4-207 and 9-4-208

- Must have a mix of uses – not a standalone use
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units i.e., apartments, condos
- Relaxed site development standards i.e. 20% reduction in required number of parking spaces. See Section 9-4-212

4. HOW MANY RESIDENTIAL UNITS CAN BE IN A VERTICAL MIXED USE BUILDING? See Section 9-4-207

The number of residential units is based on the size of the land. Below is a chart that illustrates the potential number of multi-family units per acre:

Type of multi-family unit	Minimum land area (1 acre = 43,560 square feet)	Potential Density
1-bedroom unit	2,300 square feet	Up to 18 units
2-bedroom unit	2,900 square feet	Up to 15 units

There is a residential density bonus available if at least 25% of the total required parking spaces are located in a parking garage, deck or other type of structured parking.

5. HOW DOES THE DENSITY BONUS WORK? See Section 9-4-207

The number of residential units is not restricted when at least 25% of the total required parking spaces are located in a parking garage, deck or other type of structured parking.

6. SINCE VERTICAL MIXED USE DEVELOPMENTS MUST CONTAIN A MIX OF RESIDENTIAL AND NONRESIDENTIAL USES, WHAT IS THE MINIMUM GROSS FLOOR AREA FOR EACH OF THESE TYPES OF USES? See Sections 9-4-207 and 9-4-208

At least 30% of the total gross floor area of the development must contain residential uses, but not exceed 80% of the total gross floor area of the development. At least 20% of the total gross floor area of the development must contain nonresidential uses.

7. WHAT IS THE MINIMUM LOT SIZE, SETBACKS, AND HEIGHT LIMIT? See Sections 9-4-209

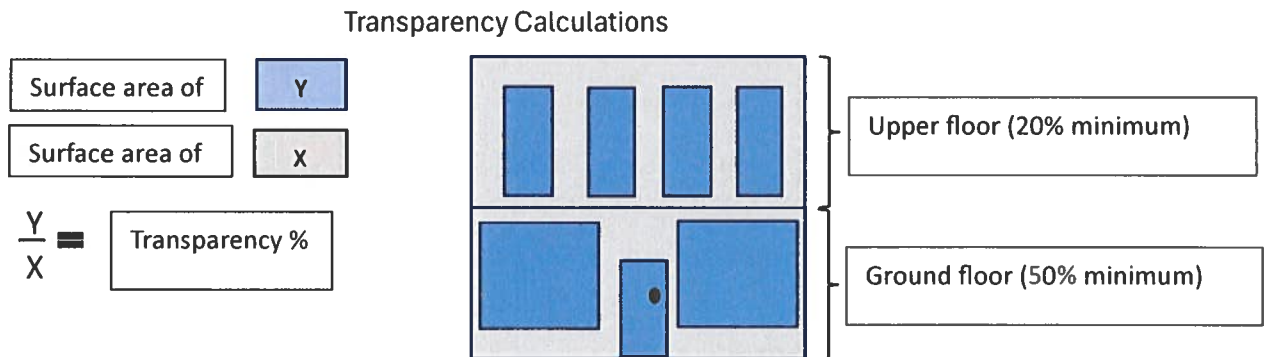
There is not a minimum size lot. Buildings must be at least 2 stories. Setbacks along public streets vary depending on if the development is located in the CD (Downtown Commercial) zoning district and the type of adjacent streets.

8. IF I LIVE IN A SINGLE-FAMILY HOME, HOW CLOSE CAN THIS TYPE OF BUILDING BE TO MY HOME? SEE 9-4-209(5)

If a vertical mixed use buildings is taller than 45 feet in height (above grade), the building shall be no closer than 50 feet to (i) a conforming use single-family dwelling or (ii) any single-family residential zoning district. The required measurement shall be from the mixed-use building to the nearest conforming single-family dwelling lot line or single-family zoning district boundary line. For purpose of this section, the term "single-family zoning district" shall include any RA20, R15S, R9S, R6S, and MRS districts. Each principal vertical mixed-use building shall be separated from other buildings a minimum of 15 feet or as required by fire code, whichever is greater.

9. WHAT IS GROUND FLOOR AND UPPER FLOOR TRANSPARENCY AND WHY ARE THEY REQUIRED? SEE 9-4-214

This is the amount a wall should be "transparent" or "open" using windows and/or doors. For these standards, a minimum of 50% transparency on the ground floor facing a public street and 20% transparency on upper floors is required. Below is an illustration on how to calculate transparency. The intent of this standard is for ground floors to be open and inviting to pedestrians while upper floors can have less openings. There is an exemption available in certain circumstances relating to conversions of existing buildings to meet this standard.



10. WHY ARE ARCHITECTURAL FEATURES REQUIRED? SEE 9-4-214

Architectural features provide visual interest on buildings, such as windows, doors, and architectural accents. The reason these features are required is so that vertical mixed use buildings will have a distinctive look instead of long "blank" expanses of walls. These standards require some type of feature along walls that face public streets at no less than 20' linear for new construction.

11. HOW ARE VERTICAL MIXED USE DEVELOPMENTS REVIEWED AND APPROVED? SEE 9-4-215

A master plan application is submitted to the Planning and Development Services Departments. The application must contain 3-D models or digital renderings of proposed buildings, parking, building elevations, streets and other elements of the project. The application is reviewed and approved by the Greenville Technical Review Committee which includes various city departments and outside agencies such as, Greenville Utilities Commission and NC Department of Transportation. There is not a public approval process.

12. WHAT ZONING DISTRICTS IS THIS TYPE OF DEVELOPMENT ALLOWED IN?

MI (Medical-Institutional)
MS (Medical-Support)
MO (Medical-Office)
MCG (Medical-General Commercial)
MCH Medical-Heavy Commercial)
OR (Office-Residential)
O (Office)
CD (Downtown Commercial)
CDF (Downtown Commercial Fringe)
CDF-UC (Downtown Commercial Fringe-Urban Core Overlay)
CG (General Commercial)
CN (Neighborhood Commercial) and
CH (Heavy Commercial)