



To: Redevelopment Commission Members
From: Carl Rees, Economic Development Manager
Date: November 26, 2013

SUBJECT: Redevelopment Commission Meeting

The Redevelopment Commission is scheduled to meet for a regular business meeting on Tuesday, December 3rd 2013 at the Greenville City Hall.

Among the key items for discussion and action at the December meeting are conceptual plans for improvements to the Redevelopment Commission owned lot at 423 Evans Street, the opportunity to submit a grant to the National Endowment for the Arts (NEA) through their Our Town grant program, and discussion regarding a collaborative effort with Uptown Greenville to solicit interest from private sector partners for a project to refurbish and operate the Uptown Theatre venue.

The Commission will have the opportunity to review and comment on the latest plans for access from 423 Evans Street to the parking deck site at the corner of 4th and Cotanche Street with design team members from Rivers and Associates. With those comments, the Rivers staff will finalize the plans, develop cost estimates and submit the plans for bid along with other site work associated with the parking deck project.

Over the years, the Redevelopment Commission has worked collaboratively with the Pitt County Arts Council to implement elements of the Commission's public art plan that was included in the adopted Streetscape Master Plan. Projects such as the C.M. Eppes Memorial on West 5th Street and the rotating art site on Reade Circle are great examples of collaborative efforts between the Art Council and the Redevelopment Commission. With a public art component called for as part of the Evans Gateway project, the opportunity has arisen to leverage funds that would be spent on that project to gain additional public arts dollars through the NEA Our Town grant. Holly Garriott, Executive Director of the Pitt County Arts Council will provide the Commission with an

overview of the NEA grant program as well as a suggested approach to combine public art for Evans Street with the establishment of an "artist in residence" program.

Since the purchase of the former State Theatre building on 5th street in Uptown Greenville in late 2008, the Redevelopment Commission has been searching for partners and funding that would allow the historic building to be refurbished and reused as a performing arts venue. Despite the efforts of many well-intentioned Greenville citizens, fundraising for the project has been difficult. In recent months, the Uptown Organization has approached the City about working collaboratively to find a public/private solution for the project. Bianca Shoneman, Executive Director for Uptown Greenville will provide the Commission with the structure of a request for information (RFI) that would solicit input from private sector developers and venue operators. Staff hopes to jointly issue the RFI with Uptown Greenville in mid-January.

We look forward to seeing you at the December meeting. If you have any questions or need additional information, please feel free to call me at 329-4510, or Tiana Keith at 329-4508.

Redevelopment Commission Meeting
Tuesday, December 3rd, 2013 ~ 5:30 PM

City Council Chambers ~ 200 West 5th Street

Agenda

- I. Welcome
- II. Roll Call
- III. Approval of Minutes – November 5, 2013
- IV. Presentation of Conceptual Plan for 423 Evans Street Lot
- V. Public Comment Period
- VI. Discussion of Application for Our Town Public Art Grant
- VII. Discussion of Town Common Master Plan Implementation
- VIII. Discussion of RFI for Uptown Theatre
- IX. Recommendation of Acceptance for East 5th Street Alley Easement
- X. Adoption of 2014 Meeting Schedule
- XI. Report from Secretary
- XII. Comments from Commission Members
- XIII. Adjournment

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

November 5, 2013
Greenville, NC

The Greenville Redevelopment Commission met on the above date for a meeting at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

Jeremy King
Chris Mansfield, Chair

Sharif Hatoum
Richard Patterson

Judy Siguaw
Mark Woodson

STAFF MEMBERS PRESENT: Jonathan Edwards, Audio; Merrill Flood, Director of Community Development; Tiana Keith, Secretary; and Carl Rees, Economic Development Manager; Tom Wisemiller, Economic Development Project Coordinator; Mark Gillespie, Parks Superintendent; Lamarco Morrison, Parks Planner

APPROVAL OF MINUTES OF September 3, 2013

Mr. Mansfield- On the idea of using a new term for alley I think Angela meant to be in favor.

Mr. King- I think it should be corrected by changing "to" to "from."

Motion was made by Mr. Jeremy King and seconded by Ms. Judy Siguaw to approve the September 3, 2013 minutes as amended. Motion carried unanimously.

Presentation on Town Common Master Plan

Mr. Mansfield- This brings us back to the Town Common Master Plan and we had put together a group four years ago between Recreation and Parks and the Redevelopment Commission to help steer that. We came up with a plan and I think it would be appropriate now to take a look at it, particularly that it might be new business for the new City Council, but continuing business for all of us.

Mr. Flood- As the Chairman has indicated, in the fiscal year 2013-14 for the RDC there is an action plan to make improvements to the Town Common. The Master Plan was approved several years back as a way to engage the public more with this unique green jewel we have in the City. There has been work that has taken place to determine how we leverage improvements. Tonight we will hear a recap of what the Master Plan called for. I want to ask Mr. Morrison to come forward and talk about the Master Plan that was adopted by City Council.

Mr. Morrison gave a presentation on the Town Common Master Plan.

Mr. King- Can someone back up to the cost estimates on this one? Was the pedestrian bridge included in that estimate? A pedestrian bridge was first on the list. I wanted to know how much it would cost.

Mr. Mansfield-I would have to say there was a fair amount of dissention about whether or not a bridge could be engineered. The kind of bridge was a big issue. You are going over into a flood plain with a couple levees on the north side of the river and a lot of land that would be hard to develop and connect to River Park North. There were a number of ideas of how to get across the river.

Mr. Gillespie-The cost of the bridge really depends on what type of bridge you want to build. To really come up with some hard numbers for bridges you would have to do some studies but in my mind it is very feasible.

Mr. King- It surprises me that this was the highest thing on the list knowing that there was some controversy with the other bridge we did.

Mr. Mansfield- I guess there is just a lot of passion about finding some synergy between what is in River Park North and Town Common. It has been said that people do not use the park enough but there are some short-term things that could be done to draw them down there, in terms of phasing.

Mr. Rees-Were there any next steps the Commission wanted to consider?

Mr. Woodson-I think moving on we are facing challenges with funding. It may be something to look at as phase based.

Commission discussed opportunities and challenges concerning funding, including public-private partnerships and ways involve stakeholders.

Mr. Rees- It does sound like it remains consensus to continue discussions about this. If it sounds ok that we engage the partners like Uptown and Recreation and Park Commission, perhaps we can talk about a format and report back to you in January and look to finalize something to reengage.

PUBLIC COMMENT

There was no public comment.

Consideration of Funding for Dickinson Market Study

Mr. Wisemiller- We see the study as laying the foundation for the creation of a catalytic warehouse district on the edge of Uptown. At the same time, we see immediate

opportunities here to generate increased tax base, job creation, and private investment. Creating catalytic districts can be a real complex puzzle to solve. It is kind of easy to look at districts that are already successful around the country, then trace back and determine what they did to get there. I wanted to go into three themes we identified as why we think this study has the potential to have an impact: opportunity, expertise, and vision.

Mr. Wisemiller discussed comparable reuse projects highlighting similar opportunity, expertise, and vision.

Mr. Woodson- When you were talking I was thinking tobacco district does not mean a lot to some people. So I do not know which terminology we should use because tobacco gives the wrong impression to a lot of people. Maybe use a more formal name like the Ficklen District.

Mr. Rees- One of the things we have discussed in our office is when this district was operational there was a lot of employment and many of the people could walk to work from the neighborhoods around it. There is a goal to get some of that back.

Mr. King- And it is anchored by two major employers on each side of this district. There are people that theoretically do not want to drive out in suburbia.

Mr. Mansfield- Is there any action we need to take?

Staff Recommendation: Staff recommends that the Redevelopment Commission allocate a total of \$60,000 for the Dickinson Market and Planning Study out of funds budgeted for this purpose in fiscal year 2013 budget.

Motion was made by Mr. Jeremy King and seconded by Mr. Richard Patterson to allocate \$60,000 for the Dickinson Market and Planning Study. Motion carried unanimously.

Consideration of contractor Estimates for 423 Evans Street Repairs

Mr. Rees gave background on the vacant lot at 423 Evans Street and discussed present condition.

Staff Recommendation: Staff recommends that the Redevelopment Commission authorize a contract with C.A. Lewis, Inc. for repairs to the walls at 423 Evans Street in the amount of \$53, 350 along with a project contingency of 10% for a total project cost of \$58, 685.

Mr. Hatoum- I noticed one of the line items was for phone lines and they did not include that.

Mr. Rees- It may be nominal and the wall belongs to the City of Greenville so it is unlikely whoever but the line up sought the approval of the City. It will likely be a matter of determining who the line belongs to and having them put it on their building.

Mr. King- Will this be a finished product?

Mr. Rees- This will be the finished product for the wall and punch through. Rivers and Associates was hired to do fill, lighting, bushes and some other things.

Motion was made by Mr. Richard Patterson and seconded by Mr. Sharif Hatoum to authorize contract with C. A. Lewis for repairs to the walls at 423 Evans for \$58,685. Motion carried unanimously.

Update on Cotanche to Reade Alley

Mr. Rees discussed project with private redevelopment of several buildings around 5th and Cotanche.

Mr. King- Do the private parties that are involved want this alley closed off?

Mr. Rees- They want a portion closed to allow for construction of the elevator core then want it opened as a pedestrian way rather than vehicular.

Mr. King- I certainly do not want to do anything they do not want to do, but if this is what they prefer then I do not have a problem with it.

Mr. Hatoum- If I am not mistaken, you mentioned they are looking for funding to have that done through the Redevelopment Commission.

Mr. Rees- The Redevelopment Commission had budgeted funds both to make improvements and to assist with the elevator. How that will work, we are not certain, yet. I do not have the details for you, yet.

Motion was made by Ms. Judy Siguaw and seconded by Mr. Jeremy King to endorse the closing of the alley to vehicular traffic understanding it is in the interest of the developers as well. Motion carried unanimously.

REPORT FROM SECRETARY

Monthly Financial Report

Mr. Flood: The expenditure reports for West Greenville and the Center City have been submitted for review by the Commission.

COMMENTS FROM COMMISSION MEMBERS

Mr. Flood-This makes the last meeting of our chair, Mr. Mansfield, who has been apart of the Commission since December 2008. Thank you for your participation.

Mr. Mansfield-Thank you. It does not seem like that long. I will certainly follow to see the good things you continue to do.

Mr. Woodson-Thank you for your dedication, Chris. Thank you for your leadership and allowing us to remain independent and not being swayed by political view points.

ADJOURNMENT

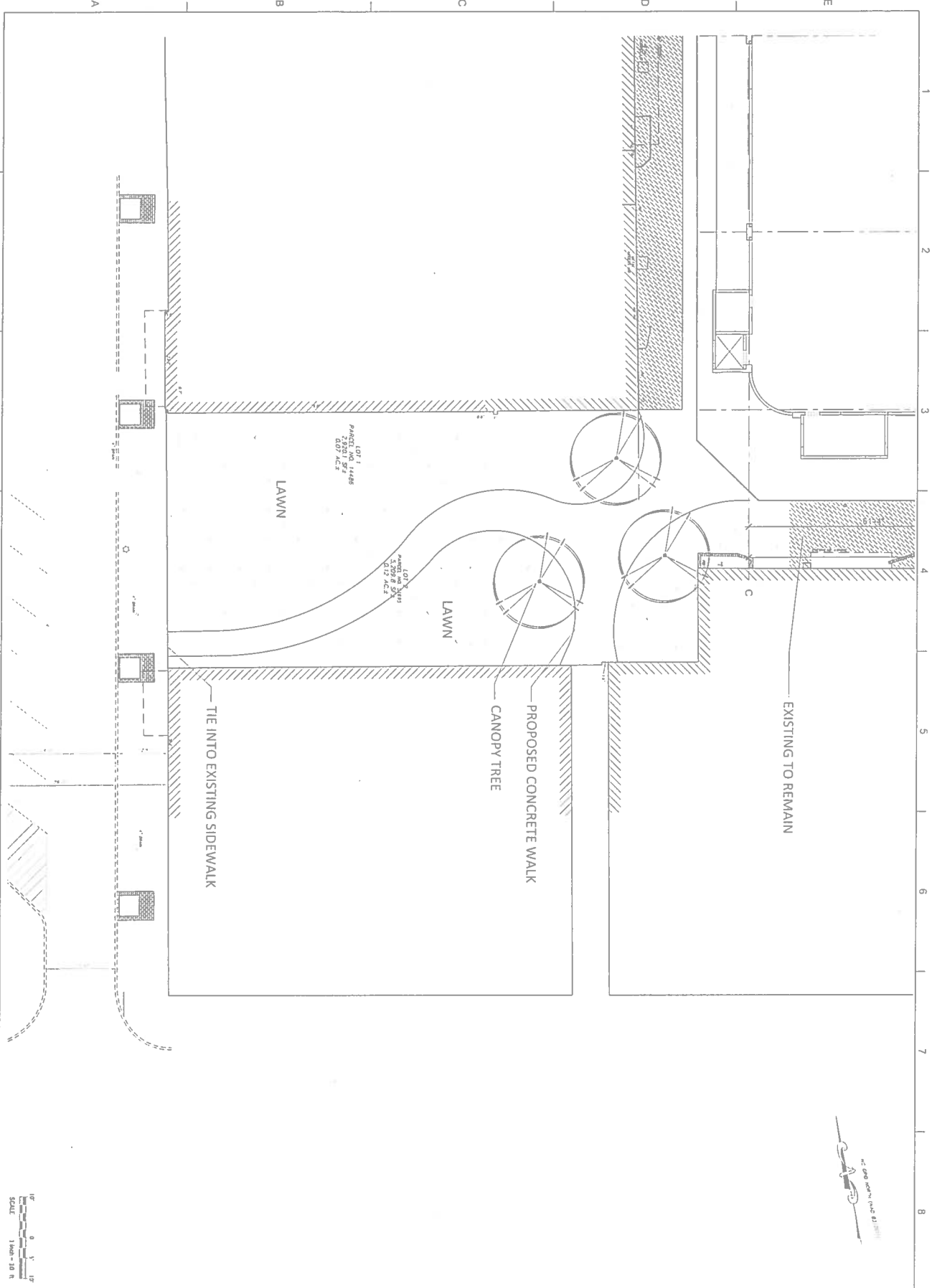
Motion was made by Mr. Jeremy King and seconded by Mr. Mark Woodson to adjourn the meeting. Motion carried unanimously.

Respectfully submitted,



Carl J. Rees, Economic Development Manager
The City of Greenville Community Development Department

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421 LAYOUT PLAN	
SHEET TITLE	
PROJECT NO.	18-01720
DRAWN BY	JAM
CHECKED BY	JAM
DATE	
DESCRIPTION	
ISSUE	

CITY OF GREENVILLE
PARKING STRUCTURE

GREENVILLE NORTH CAROLINA

167 East Beanne Street
 Greenville, NC 27834
 (252) 767-4176 Fax: (252) 767-4176

50% Progress
 Drawings - Not for
 Construction

WALKER
 PARKING CONSULTANTS
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GRANTS

OUR TOWN: Grant Program Description

Art works to improve the lives of America's citizens in many ways. Communities across our nation are leveraging the arts and engaging design to make their communities more livable with enhanced quality of life, increased creative activity, a distinct sense of place, and vibrant local economies that together capitalize on their existing assets. The NEA defines these efforts as the process of Creative Placemaking:

"In creative placemaking, partners from public, private, nonprofit, and community sectors strategically shape the physical and social character of a neighborhood, town, tribe, city, or region around arts and cultural activities. Creative placemaking animates public and private spaces, rejuvenates structures and streetscapes, improves local business viability and public safety, and brings diverse people together to celebrate, inspire, and be inspired."

Ann Markusen, Markusen Economic Research Services
 Anne Gadwa Nicodemus, Metris Arts Consulting
 From *Creative Placemaking*

Through Our Town, subject to the availability of funding, the National Endowment for the Arts will provide a limited number of grants, ranging from \$25,000 to \$200,000, for creative placemaking projects that contribute toward the livability of communities and help transform them into lively, beautiful, and sustainable places with the arts at their core. Our Town will invest in creative and innovative projects in which communities, together with their arts and design organizations and artists, seek to:

- Improve their quality of life.
- Encourage greater creative activity.
- Foster stronger community identity and a sense of place.
- Revitalize economic development.

Through Our Town projects, the NEA intends to achieve the following outcome: *Livability: American communities are strengthened through the arts.* See "Intended NEA Outcome" for more details.

Partnerships

A key to the success of creative placemaking is involving the arts in partnership with committed governmental and private sector leadership. All Our Town applications must reflect a partnership that will provide leadership for the project. These partnerships must involve two primary partners: a nonprofit organization and a local government entity, as defined by these guidelines. One of the two primary partners must be a cultural (arts or design) organization. The highest ranking official of the local government is required to submit a formal endorsement letter designating the project as the only one being submitted for the local government. See "How to Prepare and Submit an Application/Attachment 10" for more information.

Additional partners are encouraged and may include an appropriate variety of entities such as state level government agencies, foundations, arts organizations and artists, nonprofit organizations, design professionals and design centers, educational institutions, real estate developers, business leaders, and community organizations, as well as public and governmental entities.

You may find it helpful to contact your local arts agency as you begin the process within your community.

Projects

The Arts Endowment plans to support a variety of diverse projects across the country in urban and rural communities of all sizes. Please review the list of grants on our website to see the types of projects that have been funded recently through Our Town and the related Mayors' Institute on City Design 25th Anniversary Initiative.

Our Town projects should represent the distinct character and quality of their communities and must reflect the following principles:

- A systemic approach to civic development and a persuasive vision for enhanced community livability.

Clearly defined civic development goals and objectives that recognize and enhance the role that the arts and design play at the center of community life.

An action plan aligned with the project vision and civic development goals.

A funding plan that is appropriate, feasible, indicates strong and wide community support, and includes a well-conceived strategy for maintaining the work of the project.

Artistic excellence of the design and/or arts organizations, designers, or artists involved with the project.

Projects may include arts engagement, cultural planning, and design activities such as:

Arts Engagement

Arts engagement projects support artistically excellent artistic production or practice as the focus of creative placemaking work.

Innovative programming that fosters interaction among community members, arts organizations, and artists, or activates existing cultural and community assets.

Festivals and performances in spaces not normally used for such purposes.

Public art that improves public spaces and strategically reflects or shapes the physical and social character of a community.

Cultural Planning

Cultural planning projects support the development of artistically excellent local support systems necessary for creative placemaking to succeed.

Creative asset mapping.

Cultural district planning.

The development of master plans or community-wide strategies for public art.

Support for creative entrepreneurship.

Creative industry cluster/hub development.

Design

Design projects that demonstrate artistic excellence while supporting the development of environments where creative placemaking takes place, or where the identity of place is created or reinforced.

Design of rehearsal, studio, or live/work spaces for artists.

Design of cultural spaces – new or adaptive reuse.

Design of public spaces, e.g., parks, plazas, landscapes, neighborhoods, districts, infrastructure, bridges, and artist-produced elements of streetscapes. Community engagement activities including design charrettes, design competitions, and community design workshops.

When eligible, previous Our Town grantees and their communities may apply to Our Town for a distinctly different project, or a distinctly different phase of the project, from that which was funded.

We understand that creative placemaking projects are often multi-year, large-scale initiatives. Please specify in your application which phase or phases of your project are included in your request for NEA funding. All phases of a project -- except for those for facilities noted below -- are eligible for support. The NEA reserves the right to limit its support of a project to a particular phase(s) or cost(s). All costs included in your Project Budget must be expended during your period of support.

If relevant to your project, you will be required to provide information in accordance with the National Environmental Policy Act and/or the National Historic Preservation Act. See here for more information.

We Do Not Fund

Funding under Our Town is not available for:

Projects that do not involve the required partnership that will provide leadership for the project. Partnerships must involve at least two primary partners: a nonprofit organization and a local government entity, as defined by these guidelines. One of the two primary partners must be a cultural (arts or design) organization.

Activities that are not tied directly to long-term civic development goals.

Projects where the arts, design, or cultural activity are not core to the project's plan.

Capacity building initiatives for artists that are not integral to a broader civic development strategy.

Construction, purchase, or renovation of facilities. (Design fees, community planning, and installation of public art are eligible; however, no Arts Endowment or matching funds may be directed to the costs of physical construction or renovation or toward the purchase costs of facilities or land.)

Market demand surveys for artist space projects.

Costs (and their match) to bring a project into compliance with federal grant requirements. This includes environmental or historical assessments or reviews and the hiring of individuals to write assessments or reviews or to otherwise comply with the National Environmental Policy Act and/or the National Historic Preservation Act.

Subgranting or regranteeing, except for local arts agencies that are designated to operate on behalf of their local governments or are operating units of city or county government. (See more information on

TO APPLY

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subgranting.) Subgranting activity by designated local arts agencies must be directly relevant to the Our Town project activities.

Financial awards to winners of competitions.

Fund raising or financing activities.

General operating support.

Seasonal support.

Costs for the creation of new organizations.

Direct grants to individuals. (The Arts Endowment encourages applicant organizations to involve individual artists in all possible ways.)

Individual elementary or secondary schools -- charter, private, or public -- directly. Schools may participate as additional partners in projects for which another eligible organization applies. Local education agencies (school districts) and community colleges can apply on behalf of a local government. If a single school also is the local education agency, as is the case with some charter schools, the school may apply with documentation that supports its status as the local education agency applying on behalf of the local government.

State and regional education agencies and institutions.

Commercial (for-profit) enterprises or activities.

Cash reserves and endowments.

Awards to individuals or organizations to honor or recognize achievement.

Generally, professional training in degree-granting institutions.

Work toward academic degrees and the pursuit of academic careers.

Projects that replace arts instruction provided by a classroom teacher or an arts specialist.

Literary publishing that does not focus on contemporary literature and/or writers.

Generally, publication of books or exhibition of works by the applicant organization's staff, board members, faculty, or trustees.

Exhibitions of, and other projects that primarily involve, single, individually-owned, private collections.

Projects for which the selection of artists or art works is based upon criteria other than artistic excellence and merit. Examples include festivals, exhibitions, or publications for which no jury/editorial judgment has been applied.

Expenditures that are related to compensation to foreign nationals and artists traveling to or from foreign countries when those expenditures are not in compliance with regulations issued by the U.S. Treasury Department Office of Foreign Asset Control. For further information, see <http://www.treas.gov/offices/enforcement/ofac/> or contact the Arts Endowment's Grants & Contracts Office at grants@arts.gov.

Project costs that are supported by any other federal funds or their match.

Intended Outcome

Through Our Town projects, the Arts Endowment intends to achieve the following outcome from our strategic plan: *Livability: American communities are strengthened through the arts.*

The anticipated long-term results for Livability projects are measurable community benefits, such as growth in overall levels of social and civic engagement; arts- or design-focused changes in policies, laws, and/or regulations; job and/or revenue growth for the community; or changes in in-and-out migration patterns. You will be asked to address the anticipated results in your application. If you receive a grant, you will be asked to provide evidence of those results at the end of your project. Given the nature of Livability projects, benefits are likely to emerge over time and may not be fully measurable during the period of a grant. You will need to provide evidence of progress toward achieving improved livability as appropriate to the project. Before applying, please review the reporting requirements for Livability LINK. We recognize that some projects involve risk, and we want to hear about both your successes and failures. Failures can provide valuable learning experiences, and reporting them will have no effect on your ability to receive NEA funds in the future.

Beyond the reporting requirements for all grantees, selected Our Town grantees may be asked to assist in the collection of additional information that can help the NEA determine the degree to which agency objectives were achieved. For example, Our Town grantees may be asked to participate in surveys or interviews, and/or may be asked to assist in publicizing and promoting these data collection efforts. You may be contacted to provide evidence of project accomplishments including, but not limited to, work samples, community action plans, cultural asset studies, programs, reviews, relevant news clippings, and playbills. Please remember that you are required to maintain project documentation for three years following submission of your final report.

We may publish grantees' reports and products on our website. Please note that all federal grantmaking agencies retain a royalty-free right to use all or a portion of grantees' reports and products for federal purposes.

Deadline Date

You are required to submit your application electronically through Grants.gov, the federal government's online application system. The Grants.gov system must receive your validated and accepted application no later than 11:59 p.m., Eastern Time, on January 13, 2014. We strongly recommend that you submit at least

10 days in advance of the deadline to give yourself ample time to resolve any problems that you might encounter. We will not accept late applications.

The Grants.gov Contact Center is available 24 hours a day, 7 days a week.

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1100 Pennsylvania Ave, NW, Washington, DC 20506
202.682.5400 | webmgr@arts.gov

Theater Uptown Survey

The Theater Uptown Project is a public/private, non-profit collaboration whose purpose is to renovate a unique historic building in Uptown Greenville to provide a vibrant performance and event space for the benefit of the community and the region.

This historic building, home for decades to live performances, has graced the uptown area since 1914. The goal is to celebrate its 100th anniversary in 2014 by launching the redevelopment of the venue to create a community cultural space which will contribute richly to our quality of life and to a thriving, growing Uptown Greenville.

To assist in this project, East Carolina University's Center for Survey Research would like to receive your feelings, opinions, and suggestions on several aspects relating to the project, the area surrounding the historic building, and the type of events you currently attend. This survey should take less than 10 minutes to complete. Your time and assistance is greatly appreciated. Thank you!

1. On average, how often do you visit Uptown Greenville?

- Never (**SKIP to Q3**)
- Once a year
- Once a month
- Multiple times a month
- Multiple times a week

2. What types of activities do you attend in Uptown Greenville? (Please choose all that apply)

- Shopping
- Dining
- Music
- Bars
- Art Walk
- Uptown Umbrella Market
- Freeboot Friday
- Other (please specify) _____

3. What type of cultural events do you typically attend? (Please choose all that apply)

- Art galleries/Museums
- Plays/Broadway shows
- Ballet/Dance
- Orchestras/Vocal groups
- Writers/Artists guilds
- Movies/Cinema
- Food/Beverage Festivals
- I do not attend cultural events (**SKIP to Q8**)
- Other (please specify) _____

4. How much do you typically pay to attend a cultural event? (i.e., concerts, theatre productions, dance performances)

- \$0/Free events
- Less than \$10
- \$10 - \$25
- \$25 and above

5. How much do you typically spend on food and drink while attending a cultural event?

- \$0
- \$1-10
- \$11-20
- \$21-30
- \$31-40
- \$41+

6. Do you currently travel outside of Greenville to attend cultural events?

- Yes
- No (**SKIP to Q8**)

7. Which of the following reasons describes why you travel outside of Greenville to attend cultural events? (Please choose all that apply)

- The type of events I attend are not available in Greenville
- There is a greater diversity of events outside of Greenville
- Events are more affordable outside of Greenville
- I attend events with family and/or friends who live outside of Greenville
- I am more aware of events located outside of Greenville
- Other (please specify) _____

8. Performance venues located in Wilson and Goldsboro have been successful and have thrived within their communities. Please indicate your level of agreement with the following statements regarding a potential performance venue in Uptown Greenville. The space would potentially serve as a multi-purpose venue for the community. Examples of events might include: concerts, dance productions, business conferences, community group meetings, and more.

	Strongly Disagree	Disagree	Neither Agree nor Disagree	Agree	Strongly Agree
I will attend events held at the performance venue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other community members will attend events held at the performance venue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I will rent the performance venue space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other community members will rent the performance venue space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a need for a performance venue in Uptown Greenville	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A performance venue will improve the type of activities currently available in Uptown Greenville	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A performance venue will improve the economy in Greenville	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I will pay to park for events at a performance venue in Uptown Greenville	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. Please respond to the following questions:

	Yes	No	Not Sure/Don't Know
In general, do you visit local establishments before and/or after attending events (i.e., restaurants, bars, coffee shops)?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Would you prefer to have on-site concessions at a performance venue in Uptown Greenville?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
If the performance venue did not have on-site concessions would you arrive early or stay after an event to visit a local establishment?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Would you prefer for a performance venue in Uptown Greenville to serve alcoholic beverages?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. What types of events would you be likely to attend at a performance venue in Uptown Greenville? (Please choose all that apply)

- Theatre productions
- Classical music
- Popular music
- Private events
- Featured speakers
- Dance performances
- Movie screenings
- Comedy shows
- Business conferences
- Community meetings
- Other (please specify) _____
- I would not likely attend any events **(SKIP to Q 12)**

11. How much are you willing to pay to attend a cultural event at a performance venue in Uptown Greenville?

- \$0/Free events
- Less than \$10
- \$10 - \$25
- \$25 and above

12. Are you currently a member of a group or organization that uses and/or needs event space?

- Yes
- No **(SKIP to Q19)**

13. What type of group or organization?

- Philanthropic/Charity
- Dance company
- Community theater/Thespian
- Music (Vocal)
- Music (Band)
- Music (Orchestra)
- Professional
- Religious
- Political
- Other (please specify) _____

14. Please include the name of the group or organization.

15. Per event, how much do you or your group typically spend on event space?

- \$0/Free
- \$1-100
- \$101-200
- \$201-300
- \$301-400
- \$400+

16. How often does your group typically need to rent event space?

- Never
- Less than Once a Month
- Once a Month
- 2-3 Times a Month
- Once a Week
- 2-3 Times a Week
- Daily

17. What building features would be most important in your group's decision to use a performance venue in Uptown Greenville for events?

- Open floor space
- Stage
- Catering kitchen
- Professional sound
- Professional lighting
- Large seating/Seating arrangements
- Ticket booth
- Dressing rooms
- Central location
- Other (please specify) _____

18. How likely would your group be to consider using a performance venue in Uptown Greenville for your future events?

- Very Unlikely
- Unlikely
- Undecided
- Likely
- Very Likely

19. Prior to participating in this survey, were you aware of the Theater Uptown project in Greenville?

- Yes
- No
- Not Sure/Don't Know

20. Please indicate your current feelings of support for a performance venue in Uptown Greenville.

- No Support
- Little Support
- Some Support
- Quite a bit of Support
- A Large Amount of Support

21. Of the following, what are potential concerns for attending events at a performance venue in Uptown Greenville? (Please choose all that apply)

- Parking
- Safety
- Location of venue
- Price of events
- Type of events
- Other (please specify) _____

22. Would you be in favor of the City of Greenville...

	Yes	No	Not Sure/Don't Know
using public funds to redevelop the performance venue?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
donating the building to another group to develop the performance venue?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
donating the building to another group to develop the performance venue and requiring the private developer to maintain a percentage of operating days for public use?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Demographics:

23. What is your current age?

- Less than 16
- 16 to 19
- 20 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 or over

24. What is the highest level of education you have completed?

- Less than High School
- High School / GED
- Some College
- 2-year College Degree
- 4-year College Degree
- Masters Degree
- Doctoral Degree
- Professional Degree (JD, MD)

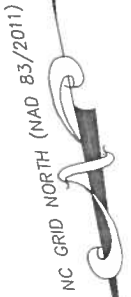
25. What is your annual income range?

- Below \$20,000
- \$20,000 - \$29,999
- \$30,000 - \$39,999
- \$40,000 - \$49,999
- \$50,000 - \$59,999
- \$60,000 - \$69,999
- \$80,000 - \$89,999
- \$90,000 or more
- \$70,000 - \$79,999

26. Please provide any additional comments or concerns regarding a performance venue in Uptown Greenville in the space below.

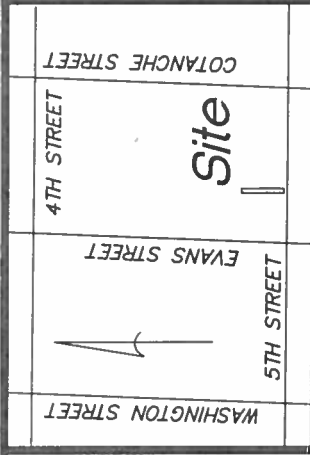
Notes:

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
2. AREA DETERMINED BY COORDINATES.
3. PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES, INC. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. THIS MAP WAS PREPARED FOR EASEMENT ACQUISITION ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF ANY PARCEL SHOWN HEREON.
6. NO POINTS SET UNLESS OTHERWISE INDICATED.

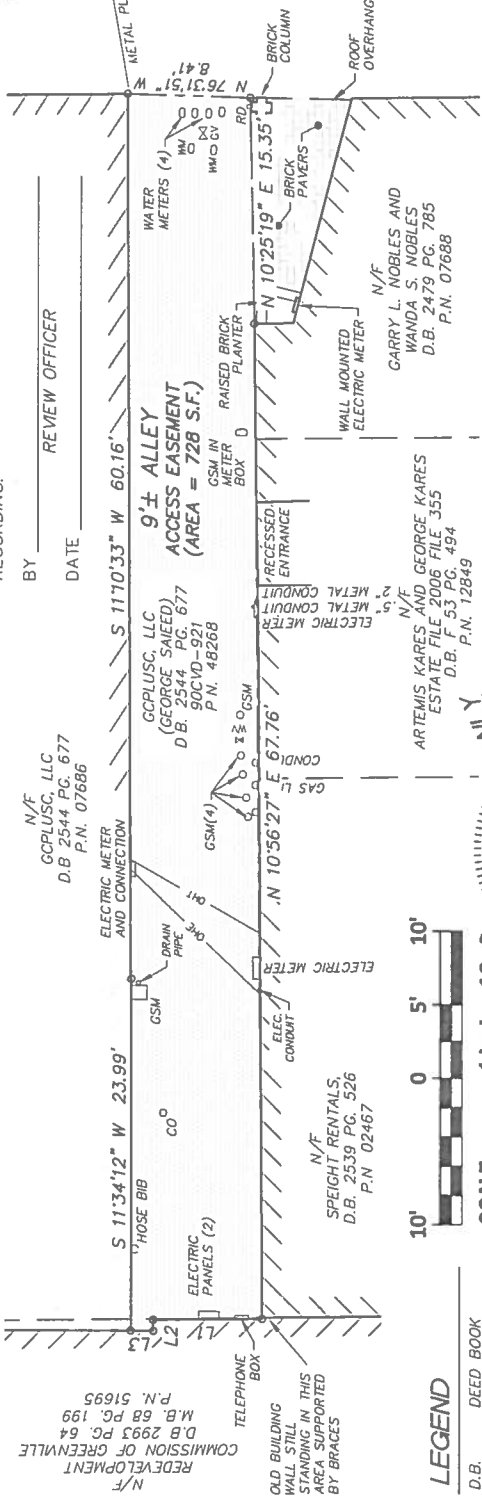


NORTH CAROLINA
PITTS COUNTY
I, _____
A REVIEW OFFICER OF PITTS COUNTY, N.C.,
CERTIFY THAT THE MAP OR PLAT TO
WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.

BY _____ REVIEW OFFICER
DATE _____



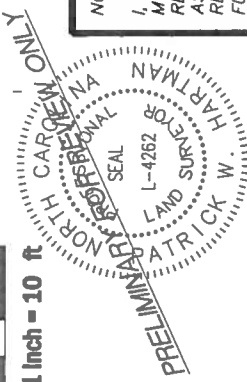
VICINITY MAP (NOT TO SCALE)
REFERENCE
PARCEL NO. 48268
D.B. 2544 PG. 677
RIVERS DRAWING E-303
5th STREET (PUBLIC R/W; 35' BACK TO BACK)



SCALE 1 inch = 10 ft

LEGEND

- D.B. DEED BOOK
- ELEC. ELECTRIC
- GSM GAS METER
- M.B. MAP BOOK
- NO. NUMBER
- PG. PAGE
- P.N. PARCEL NUMBER
- R/W RIGHT OF WAY
- RD ROOF DRAIN
- CO CLEANOUT
- GV GAS VALVE
- WM WATER METER
- WV WATER VALVE
- OH OVERHEAD ELECTRIC
- OH OVERHEAD TELEPHONE
- AE ACCESS EASEMENT
- BUILDING BUILDING



I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN BOOKS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000+. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(11)d. THAT THIS PLAT IS OF ANOTHER CATEGORY (EASEMENT PLAT). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14th DAY OF NOVEMBER, 2013.

LINE	BEARING	LENGTH
L1	S 78°3'21" E	7.50
L2	N 17°53'01" E	0.75
L3	S 77°25'16" E	1.54

PRELIMINARY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4262

Rivers
Engineers
Planners
Surveyors
107 East Second Street
Greenville, NC 27658
(252) 752-4135

EASEMENT MAP

CITY OF GREENVILLE ACCESS EASEMENT

PROPERTY OWNER:
GOPLUS, LLC

CITY OF GREENVILLE, GREENVILLE TNSP. PITT CO., N.C.

DRAWING NO. G-1172-X
SCALE 1"=10' DRAFT EW

CITY OF GREENVILLE PLANNING DEPARTMENT

I HEREBY CERTIFY THAT NO APPROVAL IS REQUIRED BY THE CITY OF GREENVILLE PLANNING DEPARTMENT.

2014 Redevelopment Commission Meeting Schedule

January 7, 2014

February 4, 2014

March 4, 2014

March 18, 2014 ** (Noon workshop meeting)

April 1, 2014

May 5, 2014 ** (Noon workshop meeting)

June 3, 2014

July 2014 ** (No meeting)

August 5, 2014

September 2, 2014

October 7, 2014

November 4, 2014

December 2, 2014

**All meetings on Tuesday except Monday, May 5th, 2014