Agenda

Greenville City Council

October 8, 2020
6:00 PM
This meeting will be virtual and conducted via Zoom. See the City's website (www.greenvillenc.gov) for details.

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

I. Call Meeting To Order

II. Invocation - Council Member Smiley

III. Pledge of Allegiance

IV. Roll Call

V. Approval of Agenda

VI. Public Comment Period

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VII. Appointments

1. Appointments to Boards and Commissions

VIII. Old Business

2. Ordinance requested by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to CG (General Commercial) - 5.038 acres and R6 (Residential [High Density Residential]) - 9.183 acres

IX. New Business

Public Hearings

3. Ordinance requested by the Planning and Development Services Department to amend Title 9, Chapter 4 of the City Code to create standards for Agricultural Master Plan Communities

4. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1603 Chestnut Street, Tax Parcel 09513

5. Rental Assistance to Support Small Business Incubation

6. Public Hearing for the Naming of the City Adventure Park

Other Items of Business

7. Selection of the Design Firm for the Construction of the New Community Pool

8. Selection of the Design Firm for Renovations to Eppes Recreation Center

X. City Manager's Report

XI. Comments from Mayor and City Council

XII. Adjournment

City of Greenville, North Carolina

Meeting Date: 10/08/2020

Title of Item: Appointments to Boards and Commissions

Explanation:

City Council appointments need to be made to the Historic Preservation Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention and Visitors Authority, Police Community Relations Committee, and Youth Council.

The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies:

Nominations for Extended Vacancies

In the event there is a vacancy on a City board or commissions which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order.

Under this provision, the following seats are open to nominations from the City Council:

- Maurice Whitehurst- Human Relations Council
- 8 seats on the Youth Council

Fiscal Note: No direct fiscal impact

Recommendation: Make appointments to the Historic Preservation Commission, Housing Authority, Human Relations Council, Pitt-Greenville Convention and Visitors Authority, Police Community Relations Committee, and Youth Council.

ATTACHMENTS

COG-#1135924-v1-Appointments_to_Boards_and_Commissions_October_2020.DOCX

Appointments to Boards and Commissions

October 2020

Historic Preservation Commission

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Jake Hochard	2	First term	Resigned	May 2023

Housing Authority

Council Liaison: Council Member Monica Daniels

Name	District #	Current Term	Reappointment Status	Expiration Date
Angela Marshall *(Council Member Rick Smiley)*	2	First term	Resigned	May 2020

Human Relations Council

Council Liaison: Mayor Pro-Tem Rose Glover

Name	District #	Current Term	Reappointment Status	Expiration Date
Samar Badwan	4	First term	Eligible	Sept. 2020
Todd Fraley	5	Filling unexpired term	Eligible	Sept. 2020
K. Roopa Gandhi	5	First term	Eligible	Sept. 2020
Antoinette Litz	5	Filling unexpired term	Eligible	Sept. 2020
Lomax Mizelle	4	First term	Eligible	Sept. 2020
Deborah Shepard	4	Filling unexpired term	Eligible	Sept. 2020
Maurice Whitehurst *(Pitt Community College)*	2	Second term	Did not meet attendance Requirement	Oct. 2015

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Brian Meyerhoeffer

Name	District #	Current Term	Reappointment Status	Expiration Date
Dede Carney	5	Second term	Ineligible	July 2020

Police Community Relations Committee

Council Liaison: Council Member Will Bell

Name	District #	Current Term	Reappointment Status	Expiration Date
Greg Rubel *(Council Member Will Bell)*	2	Second term	Resigned	October 2020

Youth Council

Council Liaison: Mayor Pro-Tem Rose Glover

Current Name	Reappointment Term	Expiration Status	Date
9 spots open			

Seats that are open to nominations from the City Council are highlighted.

Applicants for Historic Preservation Commission

None.

Applicants for Housing Authority

Shirley Williams
319 Saint Andrews Drive Unit N
Greenville, NC 27834

District #: 2

Application Date: 9/14/2020

Home Phone: (252) 412-0400
Business Phone:
Email: shirleywilliamshopkinS@gmail.com

Gregory Hemby
1410 W. 6th Street
Greenville, NC 27834

District #: 1

Application Date: 4/22/2018

Home Phone: (202) 412-4369
Business Phone:
Email: hembyg@gmail.com

Alicia Richardson
108 Concord Drive Apt. C
Greenville, NC 27834

District #: 2

Application Date: 9/6/2018

Home Phone: (252) 367-7371
Business Phone:
Email: aliciarichardson24@yahoo.com

Applicants for
Human Relations Council

Alaric Martin
3195 Boardwalk Lane Apt. #9
Greenville, NC 27834

District #: 2

Application Date: 9/4/2018

Home Phone: (919) 924-1631
Business Phone:
Email: amartin@gmail.com

Keshia B. Williams
945 Spring Forest Rd.
Greenville, NC

District #: 4

Application Date: 4/24/2018

Home Phone: 252-558-3620
Business Phone:
Email: williak5@pitt.k12.nc.us

Stephanie Winfield
1103 Red Banks Road
Greenville, NC

District #: 4

Application Date: 7/14/2017

Home Phone:
Business Phone:
Email: ladona12@gmail.com

Tyrone Walston
2706 Webb Street
Greenville, NC 27834
District #: 2

Application Date: 12/10/2019
Business Phone: (252) 752-6154
Home Phone: (252) 412-7351
Email: walston.tyrone@gmail.com

Arcina Dixon
4016 Dublin Road
Winterville, NC 28590
District #: 5

Application Date: 12/16/2019
Business Phone:
Home Phone: (252) 227-8556
Email: dixona73@gmail.com

Applicants for
Pitt-Greenville Convention and Visitors Authority

None.

Applicants for
Police Community Relations Committee

Robert King III
2532 Saddleback Dr. Unit A
Winterville, NC 28590

Email: Kingrobert25@gmail.com

Application Date: 9/8/2020

Home Phone: (404) 844-1726
Business Phone:
District #: 2

Applicants for
Youth Council

Application Date 7/20/2020

Diego Lorenzo
J.H. Rose High school
Grade 10

City of Greenville,
North Carolina

Meeting Date: 10/08/2020

Title of Item: Ordinance requested by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to CG (General Commercial) - 5.038 acres and R6 (Residential [High Density Residential]) - 9.183 acres

Explanation: **This item was continued from the September 14, 2020 City Council meeting. A public hearing was held at that meeting. There was a motion to approve that resulted in a 4:3 vote. However, as per NC General Statutes, a two-thirds vote is required for the ordinance to pass on the first reading. Therefore, this request was continued to the October 8, 2020 Council meeting.

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 4, 2020.
On-site sign(s) posted on August 4, 2020.
City Council public hearing notice (property owner and adjoining property owner letter) mailed on August 25, 2020.
Public hearing legal advertisement published on August 31, 2020 and September 7, 2020.

Comprehensive Plan:

The Future Land Use and Character Map recommends commercial (C) at the southeastern corner of the intersection of Portertown and Eastern Pines Roads transitioning to traditional neighborhood, medium-high density (TNMH) to the east and south.

Commercial

Primarily community and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

Provide connectivity to near by uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:
Commercial(small and large format)
Office

Secondary uses:
Institutional/Civic

Traditional Neighborhood, Medium-High Density

Primarily residential areas featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges and connections to surrounding development.

Intent:

Provide streetscape features such as sidewalks, street trees and lighting
- Allow neighborhood-scale commercial or mixed use centers at key intersections within neighborhoods

Primary uses:
Multi-family residential
Single-family residential attached (townhomes) and detached (small lot)

Secondary uses:
Institutional (neighborhood scale)

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed zoning classification could generate 3,402 trips to and from the site on Portertown Road, which is a net increase of 3,282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,458 trips to and from the site on Eastern Pines Road, which is a net increase of 1,406 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

In 1972, the property was incorporated into the City's extra territorial jurisdiction (ETJ) and zoned to its present zoning.

Existing Land Uses:

Vacant

Water/Sewer:
Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property is located in the Hardee Creek Watershed. If stormwater rules apply, it would require 10-year detention and nitrogen and phosphorous reduction.

It is not located in the Special Flood Hazards Area. Therefore, development is not subject to the Flood Damage Prevention Ordinance. No jurisdictional wetlands or streams existing on the property.

This property is outside of the reach of our Watershed Master Plan Study but drains upstream of the bridge on Portertown Road that is not currently meeting the desired 25-year level of service. It is also upstream of some proposed pipe improvements through Willow Run Subdivision and proposed floodplain benching improvements further down stream.

Surrounding Land Uses and Zoning:

North: RA20 - Two (2) single-family residences
South: RA20 - Lake Glenwood Subdivision (single-family) and one (1) vacant parcel
East: CG - One (1) vacant lot
West CN - Bill's Hot Dogs, Greater Life Ministry, and three (3) single-family residences

Density Estimates:

Under the current zoning, the site could accommodate 18 single-family residences.

Under the proposed zoning, the site could accommodate 110-117 multi-family units (1, 2, and 3 bedrooms) and 43,560 sq. ft. of commercial space consisting of one (1) freestanding convenience store - 1,500 sq. ft. and a strip center containing: retail - 6,000 sq. ft., sit down restaurant 2,000 sq. ft., fast food (no drive-thru] - 3,000 sq. ft., and office - 4,000 sq. ft. and mini-storage - 27,060 sq.

ft.

The anticipated build-out is within 3-5 years.

Fiscal Note: No cost to the City

Recommendation: In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or it is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.

The Planning and Zoning Commission voted unanimously to approve the request at its August 20, 2020 meeting.

If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the rezoning request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest.

Note: In addition to the other criteria, the Planning and Zoning Commission and the City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS

- **Ordinance Amy A Edwards.pdf**
- **Minutes Amy A Edwards.pdf**
- **Amy A. Edwards Attachments.pdf**

ORDINANCE NO. 20-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 10th day of September, 2020, at 6:00 p.m., conduct an electronic meeting and conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Primary Service Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from RA20 (Residential-Agricultural) to CG (General Commercial Commercial).

TO WIT: Amy A. Edwards, Tract 1

LOCATION: Located on the southern side of Portertown Road at the intersection of the same and Eastern Pines Road

DESCRIPTION: Beginning at a point where the southern right-of-way of NCSR 1726 (Portertown Road) intersects the eastern right-of-way of NCSR 1727 (Eastern Pines Road). From the above described beginning, so located, running thence as follows:

With the southern right-of-way of NCSR 1726 (Portertown Road), N 70°38'14" E 327.89', N 67°13'32" E 50.00', N 64°34'41" E 49.95', N 59°40'42" E 50.00', N 55°52'25" E 50.06' and N 47°46'21" E 48.63' to a point on the southern right-of-way of Norfolk & Southern Railroad, thence with the southern right-of-way of Norfolk & Southern Railroad, S 79°12'38" E 320.63', thence leaving the southern right-of-way of Norfolk & Southern Railroad, S 34°40'20" W 166.00', thence S 45°21'53" W 86.38', thence S 52°48'42" W 89.61', thence S 60°23'29" W 89.51', thence S 68°05'14" W 92.34', thence S 72°02'50" W 399.89' to a point on the eastern right-of-way of NCSR 1727 (Eastern Pines Road), thence with the eastern right-of-way of NCSR 1727 (Eastern Pines Road), N 13°09'13" W 285.33' to the point of beginning containing 5.038 acres and being a portion of the property described in Deed Book 3858, Page 210 of the Pitt County Register of Deeds.

Section 2. That the following described territory is rezoned from RA20 (Residential-Agricultural) to R6 (Residential [High Density]).

TO WIT: Amy A. Edwards, Tract 2

LOCATION: Located on the eastern side of Eastern Pines Road south of the intersection of the same and Portertown Road

DESCRIPTION: Beginning at a point on the eastern right-of-way of NCSR 1727 (Eastern Pines Road) said point being the northwestern corner of the Edward Earl Briley and wife Sherre Briley Property as described in Deed Book H42, Page 131 of the Pitt County Register of Deeds. From the above described beginning, so located, running thence as follows:

With the eastern right-of-way of NCSR 1727 (Eastern Pines Road), N 17°33'36" W 243.55', N 15°02'40" W 377.40' and N 13°09'13" W 14.67', thence leaving the eastern right-of-way of NCSR 1727 (Eastern Pines Road), N 72°02'50" E 399.89', thence N 68°05'14" E 92.34', thence N 60°23'29" E 89.51', thence N 52°48'42" E 89.61', thence N 45°21'53" E 86.38', thence N 34°40'20" E 166.00' to a point on the southern right-of-way of Norfolk & Southern Railroad, thence with the southern right-of-way of Norfolk & Southern Railroad, S 79°12'38" E 124.32', thence leaving the southern right-of-way of Norfolk & Southern Railroad, S 26°16'05" W 1,150.66', thence S 87.29'32" W 209.49' to the point of beginning containing 9.183 acres and being a portion of the property described in Deed Book 3858, Page 210 of the Pitt County Register of Deeds.

Section 3. That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 4. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall become effective upon its adoption.

ADOPTED this 8th day of October, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1134233

Excerpt from the adopted Planning & Zoning Commission Minutes (08/18/2020)

REQUEST BY AMY A. EDWARDS TO REZONE A TOTAL OF 14.221 ACRES LOCATED ALONG PORTERTOWN ROAD BETWEEN EASTERN PINES ROAD AND NORFOLK SOUTHERN RAILROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CG (GENERAL COMMERCIAL) – 5.038 ACRES AND R6 (RESIDENTIAL [HIGH DENSITY RESIDENTIAL]) – 9.183 ACRES - APPROVED

Mr. Brad Sceviour delineated the property. The property is in the eastern portion of town and is at the corner of Eastern Pines Road and Portertown Road. The land is split into two tracts, both zoned RA20 (Residential-Agricultural), and totaling 14.221 acres. Currently, the property is vacant. The property is not in the flood plain, however it is in Hardee Creek Watershed. If storm water rules apply, then 10-year detention as well as nitrogen and phosphorus reduction would be required. There is an anticipated increase of 4,688 vehicle trips per day. The current zoning allows 10 single-family lots on tract one and 18 single-family lots tract two. Under the new zoning, there could be 43,000 square feet of commercial space on tract one and 110 multifamily units on tract two. In staff's opinion the request in compliance with Horizons 2026 Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mike Baldwin spoke in favor of the rezoning.

Mr. Robinson asked the clerk to read into the record an email that was received via the public input email. See below.

Mr. Robinson closed the public hearing.

Mr. West asked to be recused due to a potential financial opportunity.

Motion made by Mr. Joyner, seconded by Mr. Maxwell, to recuse Mr. West from voting on this items. Motion passed unanimously.

Mr. Maxwell addressed potential flooding issues in areas below the area requested for rezoning. He asked staff if residents are made aware of flooding potential, or if staff recommends flood insurance.

Daryl Norris, Public Works Engineer stated part of the city's flood management program is educational outreach, and the city encourages every household to carry flood insurance.

Mr. Maxwell asked about Willow Run and any flooding they may have experienced in the past.

Mr. Norris said the information is in the city's master plan. Engineers model flood potential and look for areas that are prone to flooding. He also stated that the city does contact residents in repetitive loss areas to disburse further flood information.

Mr. Robinson asked how mortgage companies or lenders could find this information.

Mr. Norris said companies typically look at floodplain maps, but do have the ability to reach out to staff. If the potential property is in a floodplain, lenders will require flood insurance.

Mr. Maxwell commented that he is seriously concerned that flood related issues in the new development have not been looked at in sufficient depth prior to the vote.

Excerpt from the adopted Planning & Zoning Commission Minutes (08/20/2020)

Motion made by Mr. Overton, seconded by Mr. Joyner, to recommend to approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed 7:1. Voting in favor: Overton, Faison, Brock, Parker, Joyner and Collins. Voting in opposition: Maxwell.

WRITTEN COMMENTS FORWARDED TO THE PLANNING AND ZONING COMMISSION

Ordinance requested by Amy A. Edwards to rezone a total of 14.221 acres located along Portertown Road between Eastern Pines Road and Norfolk Southern Railroad from RA20 (Residential-Agricultural) to (CG (General Commercial) – 5.038 acres and R6 (Residential [High Density Residential]) – 9.183 acres.

1. Bob Williams
   1330 Portertown Road

To Whom It May Concern:

I have watched Greenville experience incredible growth over the last 25 years. However, I am writing to express concerns about this proposal on Portertown Road without the wisdom and planning necessary to prevent negative consequences for the citizens of Greenville.

Since 1995, Food Lion, Lowes, Walmart and other shoppes have added jobs and revenue to the community. There are also lessons that can be learned from this expansion. The necessary roads and traffic patterns were not in place prior to these developments.

For example, a turning lane was squeezed in on Portertown Road without widening the road. Vehicles cross over the white lines every day; mailboxes are struck on a regular basis and people do not feel safe. Every day, pedestrians are more and more at risk of being struck by vehicles traveling too fast on Portertown Road that is not equipped to handle the volume. Portertown already has considerable delays in all directions due to the volume. The citizens living on Portertown Road and surrounding neighborhoods have suffered many unintended consequences from the ever increasing traffic on the road.

The planning and development of the property proposed for rezoning could make a positive contribution to our community. However, developing this property prior to addressing the considerable traffic issues that already exist here would leave the citizens nearby vulnerable to even more dangerous traffic concerns and further harm.

Additionally, the parcel in question was totally under water after hurricane Floyd. This will require the entire area to be elevated to accommodate residential and commercial buildings and increase the water run off to other properties in the area.

The state funds to support the roundabout/Portertown widening and other necessary enhancements to the traffic patterns have been pushed back several years due to the Coronavirus and other unanticipated expenses. Therefore,

I am writing to vehemently oppose this proposal until the appropriate infrastructure is in place to prevent turning the area into a chaotic and unsafe place to live.

2. Joseph Davis

I'm writing in regard to the rezoning request for the property near the corner of Eastern Pines and Portertown Rd. Myself and my neighbors have many concerns about this area being further developed. At certain times of the day it is nearly impossible to make a left turn there, off of Easter Pines, which has gotten worse here in the last year with Bills hotdogs patrons pulling out onto Portertown blocking any view for someone going left off Eastern Pines. Something would have to be done BEFORE any rezoning request is considered.

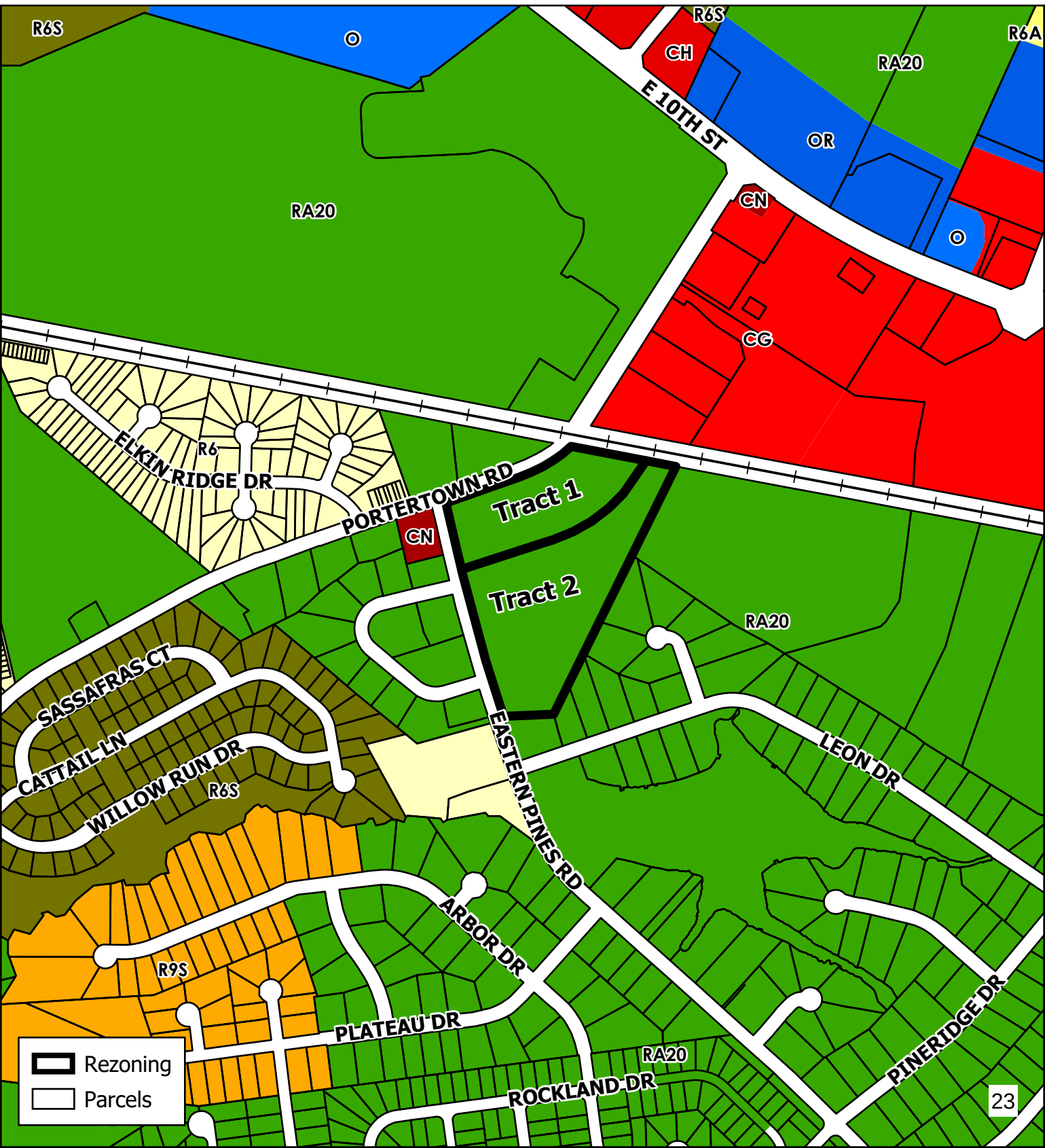
Since this piece land is right next to mine I would like to share some history about it. When Greenville flooded during 1999 about 80% of that land was under water. All of that water ran into lake Glennwood which led Eastern Pine rd being washed out for months, flooding down stream of another subdivision, closure of the bridge on Portertown rd. That land soaked up a lot of that water, my concern is once someone puts a business there and paves that's just more water running into our lake.

Many animals live and use that area to move around this area. Hawks, owls, and even an eagle have nested and perched on the trees along that area. Deer also use it to cross both Eastern Pine and Portertown rd. You ask anyone who comes up Eastern Pines in the morning on a fall day and I'm sure they will say they have seen deer, foxes, and rabbits crossing into that field. We have to leave them some green spaces, I mean it's in our city name Greenville shouldn't we try and think green maybe?

Amy A. Edwards
Tract 1
From: RA-20 To: CG Acres: 5.038
Tract 2
From: RA-20 To: R-6 Acres: 9.183
Total Acres: 14.221
July 7th, 2020

0 0.04 0.07 0.14 Miles

N



(A) SINGLE-FAMILY
GARY JERMAINE HOWARD and wife, MONISHA LATASHA HOWARD (RA-20)
DB 2700, PG 199
MB 16, PG 58

(B) SINGLE-FAMILY
JOSEPH EDWARD DAVIS and wife, AU'KRYATL NOBLES DAVIS (RA-20)
DB 816, PG 94
MB 16, PG 58

(C) SINGLE-FAMILY
JACK WILSON RICHARDSON (RA-20)
2016E, PG 338
MB 16, PG 58

(D) SINGLE-FAMILY
PATRICIA L. BONNER (RA-20)
DB 3829, PG 637
MB 16, PG 58

(E) SINGLE-FAMILY
THOMAS CHRISTOPHER PORTER (RA-20)
DB 3031, PG 592
MB 16, PG 58

(F) SINGLE-FAMILY
NOCOLE S. DRUBY and husband KEITH G. DRURY (RA-20)
DB 1164, PG 473
MB 16, PG 58

(G) SINGLE-FAMILY
EDWARD EARL BRILEY and wife, SHERRE BRILEY (RA-20)
DB H-42, PG 131
MB 16, PG 58

(H) MULTI-FAMILY
CAPPS ENTERPRISES OF GREENVILLE, LLC (R-6)
DB 3597, PG 174
MB 80, PG 58

(I) WOODED/VACANT
GLENWOOD PROPERTIES OF GREENVILLE, LLC (RA-20)
DB 2404, PG 230
MB 13, PG 118

(J) SINGLE-FAMILY
MARGIE DIXON SPAIN (RA-20)
DC 95, PG 320
MB 13, PG 118

(K) SINGLE-FAMILY
FREDA BLACKBURN POLLARD (RA-20)
DB, 3178, PG 811
MB 77, PG 50

(L) SINGLE-FAMILY
KYAO SOE and wife, HNIN EIEI SOE (RA-20)
DB, 2274, PG 1
MB 13, PG 118

(M) CHURCH
THE GREATER LIFE MINISTRY, INC (RA-20)
DB, 1720, PG 219

(N) BARBERSHOP/RESTAURANT
STUART MICHAEL EDWARDS (CN)
DB, 3303, PG 796

NORTH
PER TAX MAP

CEMETERY
RA-20
PINEWOOD MEMORIAL PARK, INC.
MB 64, PG 45

VACANT
CG
GREENVILLE RETAIL INVESTMENTS, LLC
DB 2943, PG 826
MB 75, PG 102

SHOPPING CENTER
CG
GREENVILLE RETAIL INVESTMENTS, LLC
DB 2943, PG 826
MB 75, PG 102

SINGLE-FAMILY
RA-20
ROBERT M. WILLIAMS
DB 589, PG 522
MB 18, PG 24

SINGLE-FAMILY
RA-20
DENNIS DALE KITCHIN and wife, BILLIE LUCK KITCHIN, TENANTS BY ENTIRELY
DB 2861, PG 340
MB 88, PG 580

AGRICULTURAL
RA-20
B. MARSHALL WHITEHURST
DB 3865, PG 515
MB 4, PG 32

RAILROAD R/W

NORFOLK & SOUTHERN RAILROAD
(100' R/W)

NCSR 1726 - PORTERTOWN ROAD
(60' R/W ASPHALT VARIES PUBLIC)
N 70°38'14" E 327.89'

FUTURE R/W

S 79°12'38" E 444.95'(TOTAL)
320.63'
124.32'
N 47°46'21" E 48.63'
N 55°52'25" E 50.06'
N 59°40'42" E 50.00'
N 64°35'41" E 49.95'
N 67°13'32" E 50.00'
S 34°40'20" W 166.00'
S 45°21'53" W 86.38'
S 52°48'42" W 89.61'
S 60°23'29" W 89.51'
S 68°05'14" W 92.34'
S 72°02'50" W 399.89'
N 13°09'13" W 285.33'
300.00'(TOTAL)
14.67'

TRACT 1
5.038 ACRES

CURRENT ZONING
RA-20
PROPOSED ZONING
GC

TRACT 2
9.183 ACRES

CURRENT ZONING
RA-20
PROPOSED ZONING
R-6

TOTAL AREA TO BE REZONED: 14.221 ACRES

BOYD PARK DRIVE
(60' R/W UNIMPROVED)

NCSR 1727 - EASTERN PINES ROAD
(60' R/W 24' ASPHALT PUBLIC)
N 15°02'40" W 377.40'
N 17°33'36" W 243.55'

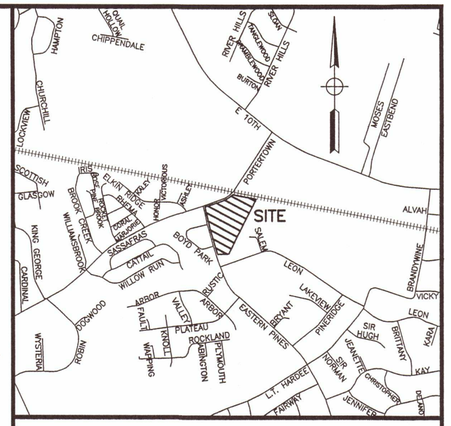
BOYD PARK DRIVE
(60' R/W UNIMPROVED)

S 87°29'32" W 209.49'

S 26°16'05" W 1,150.66'

SALEM CIRCLE
(60' R/W 18' ASPHALT PUBLIC)

LEON DRIVE
(60' R/W 20' ASPHALT PUBLIC)



VICINITY MAP
SCALE: 1" = 2000'±

LEGEND
R/W = RIGHT-OF-WAY
EIP = EXISTING IRON PIPE
EIS = EXISTING IRON STAKE
SIP = SET IRON PIPE
ECM = EXISTING CONCRETE MONUMENT
C/L = CENTERLINE
DB = DEED BOOK
DC = DEATH CERTIFICATE
MB = MAP BOOK
NPS = NO POINT SET
EPKN = EXISTING PARKER KALON NAIL
= NOT TO SCALE
= ZONING EXISTING
= ZONING PROPOSED

⚠ REVISED: 02-17-2020 (CLIENT COMMENTS)(NRW)
DIVIDED LOT INTO TWO TRACTS

NOTE: THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE TAKEN FROM INFORMATION PROVIDED BY THE PITT COUNTY OPIS WEBSITE AND DOES NOT REPRESENT AN ACTUAL SURVEY BY THIS FIRM.

100' 50' 0 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

SHEET 1 OF 1
REZONING MAP

PARCEL #14114
TAX MAP #5606-19-1742

AMY A. EDWARDS

REFERENCE: DEED BOOK 3858, PAGE 210
OF THE PITT COUNTY REGISTER OF DEEDS

GRIMESLAND TOWNSHIP, PITT COUNTY, NC

OWNER: AMY A. EDWARDS
ADDRESS: PO BOX 686
GREENVILLE, NC 27835
PHONE: (252) 341-9029

NORTH CAROLINA PROFESSIONAL SEAL L-3082 SURVEYOR MARSHALL WEST BALDWIN

CLOSURE CHECK BOUNDARY

CHECKED: NRW	DATE: 02/17/2020

Baldwin Design Consultants, PA
LICENSE# C-3498
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27858 252.756.1390

SURVEYED: N/A	APPROVED: MWB
DRAWN: MAH/NRW	DATE: 01/20/2020
CHECKED: MWB	SCALE: 1" = 100'

Y:\DRAWINGS\20-003 AMY EDWARDS\REZONING.dwg Wed, Feb 19, 2020-9:03am RWELLS

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 20-3 **Applicant: Amy A. Edwards**

Property Information

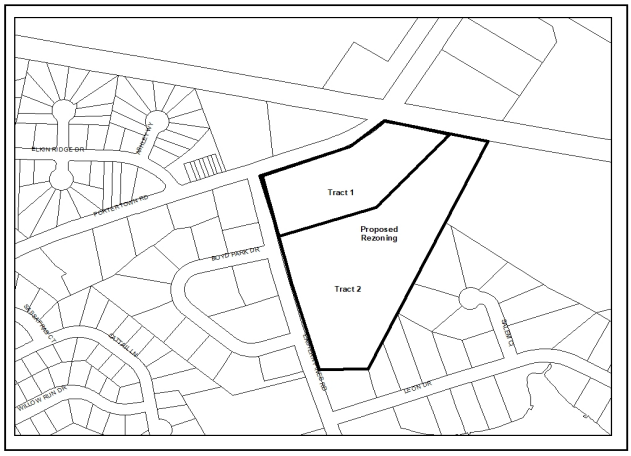
Current Zoning: Tract 1: RA20 (Residential-Agricultural)
Tract 2: RA20 (Residential-Agricultural)

Proposed Zoning: Tract 1: GC (General Commerical)
Tract 2: R6 (Residential)

Current Acreage: Tract 1: 5.038 acres
Tract 2: 9.183 acres

Location: Southeast corner of Portertown Rd and Eastern Pines Rd

Points of Access: Portertown Rd, Eastern Pines Rd



Location Map

Transportation Background Information

1.) Portertown Rd- State maintained

	Existing Street Section	Ultimate Thoroughfare Street Section
Description/cross section	2 lanes - paved shoulder	4 lane - with raised median
Right of way width (ft)	60	100
Speed Limit (mph)	45	
Current ADT:	14,072 (*)	
Design ADT:	13,300 vehicles/day (**)	39,700 vehicles/day (**)
Controlled Access	**No**	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:		

Notes: (*) *2016 NCDOT count adjusted for a 2% annual growth rate*
(**) *Traffic volume based an operating Level of Service D for existing geometric conditions*
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles.

2.) Eastern Pines Rd- State maintained

	Existing Street Section	Ultimate Thoroughfare Street Section
Description/cross section	2 lanes - paved shoulder	2 lanes - wide shoulders
Right of way width (ft)	60	70
Speed Limit (mph)	45	no change
Current ADT:	3,680 (*)	UltimateDesign ADT: 13,300 vehicles/day (**)
Design ADT:	13,300 vehicles/day (**)	
Controlled Access	**No**	
Thoroughfare Plan Status:	Minor Thoroughfare	
Other Information:		

Notes: (*) *2016 NCDOT count adjusted for a 2% annual growth rate*
(**) *Traffic volume based an operating Level of Service D for existing geometric conditions*
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: Project U-5870, which involves widening Fire Tower Road to Portertown Road and widening Portertown Road to 10th Street (N.C. 33), a distance of 2.2 miles. Will add a roundabout to the Portertown Road and Eastern Pines Road intersection.

Trips generated by proposed use/change

Current Zoning: **172** -vehicle trips/day (*) **Proposed Zoning**: **4,860** -vehicle trips/day (*)

Estimated Net Change: increase of 4688 vehicle trips/day (assumes full-build out)
(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Portertown Rd and Eastern Pines Rd are as follows:

1.) Portertown Rd, West of Site (35%): "No build" ADT of 14,072

Estimated ADT with Proposed Zoning (full build) – 15,773
Estimated ADT with Current Zoning (full build) – 14,132
Net ADT change = 1,641 (12% increase)

2.) Portertown Rd, East of Site (35%): "No build" ADT of 14,072

Estimated ADT with Proposed Zoning (full build) – 15,773
Estimated ADT with Current Zoning (full build) – 14,132
Net ADT change = 1,641 (12% increase)

4.) Eastern Pines Rd, South of Site (30%): "No build" ADT of 3,680

Estimated ADT with Proposed Zoning (full build) – 5,138
Estimated ADT with Current Zoning (full build) – 3,732
Net ADT change = 1,406 (38% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 3402 trips to and from the site on Portertown Rd, which is a net increase of 3282 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1458 trips to and from the site on Eastern Pines Rd, which is a net increase of 1406 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

RA20 (RESIDENTIAL-AGRICULTURAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b(1).	Master Plan Community per Article J
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
c.	Wayside market for farm products produced on-site
e.	Kennel (see also section 9-4-103)
f.	Stable; horse only (see also section 9-4-103)
g.	Stable; per definition (see also section 9-4-103)
h.	Animal boarding not otherwise listed; outside facility, as an accessory or principal use
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, inclding modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
RA20 (RESIDENTIAL-AGRICULTURAL) - SPECIAL USES	

(1) General - None	
(2) Residential	
b.	Two-family attached dwelling (duplex)
g.	Mobile home (see also section 9-4-103)
n.	Retirement center or home
o.	Nursing, convalescent or matenity home; major care facility
o(1).	Nursing, convalescent or matenity home; minor care facility
(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining	
b.	Greenhouse or plant nursery; including acessory sales
m.	Beekeeping; major use
n.	Solar energy facility
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
Proposed Zoning	
CG (GENERAL COMMERCIAL) - PERMITTED USES	

(1) General	
a.	Accessory use or building
b.	Internal service facilities
c.	On-premise signs per Article N
e.	Temporary uses; of listed district uses
f.	Retail sales; incidental
g.	Incidental assembly of products sold at retail or wholesale as an accessory to principal uses
(2) Residential - None	
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
c.	County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
d	Federal government building or use
g.	Liquor store, state ABC
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
h.	Commercial recreation; indoor only, not otherwise listed
j.	Bowling alley
m(1).	Dining and entertainment establishment (see also section 9-4-103)
n.	Theater; movie or drama, indoor only
q.	Circus, carnival, or fair, temporary only (see also section 9-4-103)
s.	Athletic club; indoor only
(7) Office/Financial/Medical	
a.	Office; professional and business, not otherwise listed
b.	Operation/processing center
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
g.	Catalogue processing center
(8) Services	
c.	Funeral home
e.	Barber or beauty salon
f.	Manicure, pedicure or facial salon
k.	Business or trade school
o.	Church or place of worship (see also section 9-4-103)
q.	Museum
r.	Art gallery
s.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)

u.	Art studio including art and supply sales
v.	Photography studio including photo and supply sales
w.	Digital broadcast studio (see also section 9-4-103)
y(1)	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
y(4)	Distributed Antenna System (See also 9-4-103 (Q))
z.	Printing or publishing service including graphic art, maps, newspapers, magazines and books
aa.	Catering service including food preparation (see also restaurant; conventional and fast food)
hh.	Exercise and weight loss studio; indoor only
kk.	Launderette; household users
ll.	Dry cleaners; household users
oo.	Clothes alteration or shoe repair shop
pp.	Automonile wash
qq.	Pet grooming facility (see also section 9-4-103)
(9) Repair	
g.	Jewelry, watch, eyewear or other personal item repair
(10) Retail Trade	
a.	Miscellaneous retail sales; non-durable goods, not otherwise listed
d.	Pharmacy
e.	Convenience store (see also gasoline sales)
f.	Office and school supply, equipment sales
g.	Fish market; excluding processing or packing
h.	Restaurant; conventional
i.	Restaurant; fast food (see also section 9-4-103)
k.	Medical supply sales and rental of medically-related products including uniforms and related accessories
l.	Electronic; stereo, radio, computer, TV and the like, sales and accessory repair
m.	Appliance; household use, sales and accessory repair, excluding outside storage
p.	Furniture and home furnishing sales not otherwise listed
q.	Floor covering, carpet and wall covering sales
r.	Antique sales, excluding vehicles
s.	Book or card store, news stand
t.	Hobby or craft shop
u.	Pet shop (see also animal boarding; outside facility)
v.	Video or music store; records, tape, CD and the like sales
w.	Florist
x.	Sporting goods sales and rental shop
y.	Auto part sales (see also major and minor repair)

aa.	Pawnbroker
bb.	Lawn and garden supply and household implement sales and accessory service
ee.	Christmas tree sales lot; temporary only (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
b.	Rental of home furniture, appliances or electronics and medically-related products (see also division (10k.)
c.	Rental of clothes and accessories; formal wear, and the like
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
e.	Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outdoor sales
f.	Hardware store
(13) Transportation	
c.	Taxi or limousine service
h.	Parking lot or structure; principal use
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
CG (GENERAL COMMERCIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
i.	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
(3) Home Occupations - None	
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
d.	Game center
l.	Billiard parlor or pool hall
m.	Public or private club
t.	Athletic club; indoor and outdoor facilities
u.	Internet sweepstakes business (see also section 9-4-103)
(7) Office/Financial/Medical	
c.	Office; customer service, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
f.	Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
(8) Services	

a.	Child day care facilities
b.	Adult day care facilities
l.	Convention center; private
(9) Repair	
a.	Major repair; as an accessory or principal use
b.	Minor repair; as an accessory or principal use
(10) Retail Trade	
b.	Gasoline or automotive fuel sales; accessory or principal use, retail
c.	Wine shop; including on-premise consumption (see also section 9-4-103)
j.	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
n.	Appliance; commercial use, sales and accessory repair; excluding outside storage
ff.	Tobacco shop (Class 1) (see also section 9-4-103)
gg.	Tobacco shop (Class 2) (see also section 9-4-103)
hh.	Hookah café (see also section 9-4-103)
(11) Wholesale/Rental/Vehicle-Mobile Home Trade	
d.	Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
f.	Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing	
k.	Mini-storage warehouse; household excluding outside storage
(15) Other Activities (not otherwise listed - all categories)	
a.	Other activities; personal services not otherwise listed
b.	Other activities; professional services not otherwise listed
c.	Other activities; commercial services not otherwise listed
d.	Other activities; retail sales not otherwise listed
Proposed Zoning	
R6 (RESIDENTIAL) - PERMITTED USES	
(1) General	
a.	Accessory use or building
c.	On-premise signs per Article N
(2) Residential	
a.	Single-family dwelling
b.	Two-family attached dwelling (duplex)

b(1).	Master Plan Community per Article J
c.	Multi-family development per Article I
f.	Residential cluster development per Article M
k.	Family care homes (see also 9-4-103)
q.	Room renting
(3) Home Occupations - None	
(4) Governmental	
b.	City of Greenville municipal government building or use (see also section 9-4-103)
(5) Agricultural/Mining	
a.	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
l.	Beekeeping; minor use (see also section 9-4-103)
(6) Recreational/Entertainment	
f.	Public park or recreational facility
g.	Private noncommercial park or recreational facility
(7) Office/Financial/Medical - None	
(8) Services	
o.	Church or place of worship (see also section 9-4-103)
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction	
c.	Construction office; temporary, including modular office (see also section 9-4-103)
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	
R6 (RESIDENTIAL) - SPECIAL USES	
(1) General - None	
(2) Residential	
d.	Land use intensity multi-family (LUI) development rating 50 per Article K
e.	Land use intensity multi-family (LUI) development rating 67 per Article K
l.	Group care facility
n.	Retirement center or home
o(1).	Nursing, convalescent or maternity home; minor care facility
p.	Board or rooming house
r.	Fraternity or sorority house

(3) Home Occupations	
a.	Home occupation; not otherwise listed
b.	Home occupation; barber and beauty shop
c.	Home occupation; manicure, pedicure or facial salon
(4) Governmental	
a.	Public utility building or use
(5) Agricultural/Mining - None	
(6) Recreational/Entertainment	
a.	Golf course; 18-hole regulation length (see also section 9-4-103)
a(1).	Golf course; 9-hole regulation length (see also section 9-4-103)
c(1).	Tennis club; indoor and outdoor facilities
(7) Office/Financial/Medical - None	
(8) Services	
a.	Child day care facilities
b.	Adult day care facilities
d.	Cemetery
g.	School; junior and senior high (see also section 9-4-103)
h.	School; elementary (see also section 9-4-103)
i.	School; nursery and kindergarten (see also section 9-4-103)
m.	Multi-purpose center
t.	Guest house for a college or other institution of higher learning
(9) Repair - None	
(10) Retail Trade - None	
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None	
(12) Construction - None	
(13) Transportation - None	
(14) Manufacturing/Warehousing - None	
(15) Other Activities (not otherwise listed - all categories) - None	

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees
Street trees may count toward the minimum acreage.		

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs
Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.	

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.	

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

RESIDENTIAL DENSITY CHART

Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF and CD*	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6, MR	17 units per acre
	Residential, High Density (HDR)	R6, MR	17 units per acre
		R6MH	17 units per acre
	Medical-Transition (MT)	MR	17 units per acre
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6, MR	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.

Chantae Gooby Amy Edwards

From: Krystal Davis <joe_krystaldavis@hotmail.com>
Sent: Tuesday, July 21, 2020 4:39 PM
To: Chantae Gooby
Subject: Re: test

Miss Gooby

I'm writing in regard to the rezoning request for the property near the corner of Eastern Pines and Portertown Rd. Myself and my neighbors have many concerns about this area being further developed. At certain times of the day it is nearly impossible to make a left turn there, off of Easter Pines, which has gotten worse here in the last year with Bills hotdogs patrons pulling out onto Portertown blocking any view for someone going left off Eastern Pines. Something would have to be done BEFORE any rezoning request is considered.

Since this piece land is right next to mine I would like to share some history about it. When Greenville flooded during 1999 about 80% of that land was under water. All of that water ran into lake Glennwood which led Eastern Pine rd being washed out for months, flooding down stream of another subdivision, closure of the bridge on Portertown rd. That land soaked up a lot of that water, my concern is once someone puts a business there and paves that's just more water running into our lake.

Many animals live and use that area to move around this area. Hawks, owls, and even an eagle have nested and perched on the trees along that area. Deer also use it to cross both Eastern Pine and Portertown rd. You ask anyone who comes up Eastern Pines in the morning on a fall day and I'm sure they will say they have seen deer, foxes, and rabbits crossing into that field. We have to leave them some green spaces, I mean it's in our city name Greenville shouldn't we try and think green maybe?

Joseph Davis

From: Chantae Gooby <cgooby@GREENVILLENC.GOV>
Sent: Tuesday, July 21, 2020 5:23 PM
To: joe_krystaldavis@hotmail.com <joe_krystaldavis@hotmail.com>
Subject: test

Thanks,
Chantae

City of Greenville,
North Carolina

Meeting Date: 10/08/2020

Title of Item: Ordinance requested by the Planning and Development Services Department to amend Title 9, Chapter 4 of the City Code to create standards for Agricultural Master Plan Communities

Explanation: **History:** Over the last several months City Staff has been in communication with a developer in order to develop possible changes to the land use ordinance to accommodate an innovative type of residential subdivision centered around agriculture and community health. These communities are called Agrihoods and typically consist of a low density residential community that is situated around managed commercial farm land, and a low intensity commercial center.

The City already has standards for Master Plan Communities, but the proposed Agricultural Master plan Communities are centered on agriculture as a central component of the subdivision. An agricultural master plan community is focused on developments that emphasize production of agricultural products that cater to the needs of the local community. A master plan community requires City Council approval via a special use permit.

Purpose and intent:

(A) The purpose and intent of the master plan community is to provide an alternative to traditional development standards, which is intended to:

Reduce initial development costs by reducing standard minimum lot size and setback requirements while reserving areas for common use;

1. Preserve the character of surrounding neighborhoods and enhance the physical appearance of the area by preserving natural features, existing vegetation, while providing recreational and open areas;
2. Provide for desirable and usable open space, tree cover, and the preservation of environmentally sensitive areas;
3. Promote economical and efficient land use, which can result in smaller networks of public facilities, utilities and streets;
4. Provide for an appropriate and harmonious variety of housing and creative site design alternatives;
5. Promote energy conservation by optimizing the orientation, layout and design of structures to take maximum advantage of solar heating/cooling schemes and energy conserving landscaping;
6. Encourage innovations in residential development so that the growing demands of population may be met by greater variety in type, design and

layout of buildings; and

7. Provide a procedure that can relate the type, design and layout of development to a particular site and the particular demand for housing and other facilities at the time of development in a manner consistent with the preservation of property values within established residential areas.

(B) For purposes of this article a *master plan community* shall be defined as unified development that meets all of the following:

Land under common ownership, to be planned and developed as an integral unit;

1. A single development or a programmed series of development, including all land, uses and facilities;
2. Is constructed according to comprehensive and detailed plans that include streets, drives, utilities, lots and building sites. Plans for such building locations, uses and their relation to each other shall be included and detailed plans for other uses and improvements of land showing their relation to the buildings shall be included; and
3. Provides for the provision, operation and maintenance of areas, facilities and improvements as shall be required for perpetual common use by the occupants of the master plan community.

(C) For the purposes of this article Master Plan Communities may be developed in one of two ways, either as *traditional master plan community* or as an *agricultural master plan community.* The focus of a traditional master plan community is on providing residents with robust recreation and open space. An agricultural master plan community is focused on developments that emphasize production of agricultural products that cater to the needs of the local community.

Proposed changes and additions:

See attachment

Comprehensive Plan

Chapter 5 Creating Complete Neighborhoods, Goal 5.2 Complete Neighborhoods

Policy 5.2.2 Enhance Access to Daily Needs
Promote a mix of supporting uses in new neighborhoods, including social services such as daycare, context sensitive commercial uses offering daily needs such as grocery stores, and civic uses such as parks and schools.

Goal 5.3 Sustainably Designed Neighborhoods

Policy 5.3.1 Encourage Identifiable Neighborhood Centers
Promote neighborhood designs that include an identifiable neighborhood focal point, such as a low-intensity context-sensitive mixed use node or inspiring civic space.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the Horizons 2026: Greenville's Community Plan Chapter 5 Creating Complete Neighborhoods, 5oal 5.2 Complete Neighborhoods

Policy 5.2.2 Enhance Access to Daily Needs
Promote a mix of supporting uses in new neighborhoods, including social services such as daycare, context sensitive commercial uses offering daily needs such as grocery stores, and civic uses such as parks and schools.

Goal 5.3 Sustainably Designed Neighborhoods

Policy 5.3.1 Encourage Identifiable Neighborhood Centers
Promote neighborhood designs that include an identifiable neighborhood focal point, such as a low-intensity context-sensitive mixed use node or inspiring civic space.

Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its September 20, 2020 Meeting.

If City Council determines to approve the request, a motion to adopt the attached ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the request, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to Horizons 2026: Greenville's Community Plan, Chapter 5 Creating Complete Neighborhoods, Goal 5.2 Complete Neighborhoods, Policy 5.2.2 Enhance Access to Daily Needs, Promote a mix of supporting uses in new neighborhoods, including social services such as daycare, context sensitive commercial uses offering daily needs such as grocery stores, and civic uses such as parks and schools.

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS

- **Ordinance Agricultural Master Plan Communities.pdf**
- **MInutes Agricultral Master Plan Community.pdf**

ORDINANCE NO. 20-
AN ORDINANCE AMENDING THE CITY CODE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 8th day of October, 2020, at 6:00 p.m., conduct an electronic meeting and conduct a public hearing on the adoption of an ordinance amending the City Code;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons 2026: Greenville's Community Plan, Chapter 5, Creating Complete Neighborhoods, Goal 5.2 Complete Neighborhoods. *Policy 5.2.2 Enhance Access to Daily Needs*

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 4, Article B, Section 22 of the City Code is hereby amended by inserting the following definition alphabetically:

"*Commercial Agricultural Facility* A commercial establishment designed to accommodate a variety of commercial uses adjacent to a farm."

Section 2: That Title 9, Chapter 4, Article F, Section 103 of the City Code is hereby amended by adding the following as subsection (FF):

"(FF) *Commercial Agricultural Facility (see also Article J.)*

(1) Must be located within an agricultural master plan community.
(2) Must be located adjacent to a farm.
(3) Must be located on a road near the entrance to the community.
(4) Parking requirements shall be determined by the specific use made of the property.
(5) All screening and parking requirements shall be determined by the specific use made of the property.

(6) The following uses shall be permitted by right on a commercial agricultural facility:
    a. Single-family dwelling;
    b. Retail sales; incidental;
    c. Child day care facilities;
    d. Art Gallery;
    e. Photography studio;
    f. Wellness Center; indoor and outdoor facilities;
    g. Medical, dental, ophthalmology or similar clinic, not otherwise listed; and
    h. Microbrewery"

Section 3: That Title 9, Chapter 4, Article J, Section 151 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-4-151 PURPOSE AND INTENT; DEFINITION; PLANNED UNIT DEVELOPMENTS PREVIOUSLY APPROVED, CONSTRUCTED AND/OR VESTED UNDER THE REGULATIONS; PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICTS PREVIOUSLY ZONED UNDER THE REGULATIONS, FOR WHICH THERE IS NO VESTED PLAN OF DEVELOPMENT.

(A) The purpose and intent of a master plan community is to provide an alternative to traditional development standards, which is intended to:
    (1) Reduce initial development costs by reducing standard minimum lot size and setback requirements while reserving areas for common use;
    (2) Preserve the character of surrounding neighborhoods and enhance the physical appearance of the area by preserving natural features, existing vegetation, while providing recreational and open areas;
    (3) Provide for desirable and usable open space, tree cover, and the preservation of environmentally sensitive areas;
    (4) Promote economical and efficient land use, which can result in smaller networks of public facilities, utilities and streets;
    (5) Provide for an appropriate and harmonious variety of housing and creative site design alternatives;
    (6) Promote energy conservation by optimizing the orientation, layout and design of structures to take maximum advantage of solar heating/cooling schemes and energy conserving landscaping;
    (7) Encourage innovations in residential development so that the growing demands of population may be met by greater variety in type, design and layout of buildings; and
    (8) Provide a procedure that can relate the type, design and layout of development to a particular site and the particular demand for housing and other facilities at the time of development in a manner consistent with the preservation of property values within established residential areas.

(B) For purposes of this article a *master plan community* shall be defined as a unified development that meets all of the following:

(1) Land under common ownership, to be planned and developed as an integral unit;
(2) A single development or a programmed series of development, including all land, uses and facilities;
(3) Is constructed according to comprehensive and detailed plans that include streets, drives, utilities, lots and building sites. Plans for such building locations, uses and their relation to each other shall be included and detailed plans for other uses and improvements of land showing their relation to the buildings shall also be included; and
(4) Provides for the provision, operation and maintenance of areas, facilities and improvements as shall be required for perpetual common use by the occupants of the master plan community.

(C) For the purposes of this article Master Plan Communities may be developed in one of two ways, either as a *traditional master plan community* or as an *agricultural master plan community*. The focus of a traditional master plan community is on providing residents with robust recreation and open space. An agricultural master plan community is focused on developments that emphasize production of agricultural products that cater to the needs of the local community.

(D) Any PUD zoning district developed that has received special use permit approval of a land use plan per the former Article J of this chapter prior to December 10, 2009, and such special use permit remains in effect, may continue under the approved special use permit and standards in effect at the time of the special use permit approval. (See also section 9-4-196 of this chapter.)"

Section 4: That Title 9, Chapter 4, Article J, Section 162 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-4-162 AREA; REGULATION OF USES; DENSITY; OPEN SPACE; RECREATION; PARKING; LANDSCAPE; DENSITY BONUS REQUIREMENTS.

(A) Minimum area requirements

(1) A master plan community shall contain not less than 50 gross acres. Addition to any existing master plan community may be allowed provided such addition meets or exceeds all other applicable requirements. The master plan community shall be included under one land use plan application and each addition to or amendment of such development shall be considered as a revision to the previously approved special use permit. In the case of an addition to or amendment of a previously approved special use permit, the master plan community property owners' association may execute any and all special use permit amendment applications on behalf of the property owners of individual lots subject to such association located within the original master plan community section. No master plan community shall be reduced in area unless the special use permit for such development in amended in accordance with this article provided however, the dedication of public rights-of-way shall not be subject to this requirement.

For purposes of this chapter the term “gross acres” shall be construed as the total acreage of the master plan community including all lands located within the boundary of the development and any future public street rights-of-way, private street easements, common open spaces, public dedicated and accepted land or land deeded to the city or county per a density bonus option, land acquired by the city for any public purpose, and future building sites located within the boundary of the master plan community. With the exception of future street rights-f-way acquired pursuant to the Greenville Urban Area Thoroughfare Plan, and/or on-site public street improvements required and related to the master plan community, existing street rights-of-way that border the peripheral master plan community boundary at the time of original land use plan submission shall not be included in the gross acre calculation.

(2) Master plan communities comprising less than 75 gross acres and/or less than 250 dwelling units shall contain residential uses only as set forth in subsection (B)(5) of this section.

(3) Except as provided under subsection (C)(3) below, master plan communities comprising 75 gross acres or more and 250 or more dwelling units may contain all of the uses permitted by subsections (B)(5) and (B)(6) of this section provided that all designated nonresidential area(s) shall meet all of the following design requirements:

(a) Shall be designed and located with the primary intention of serving the immediate needs and convenience of the residents of the master plan community.

(b) Shall be located on thoroughfare streets included on the Greenville Urban Area Thoroughfare Plan and/or on “minor streets” as defined in section 9-4-168.

(c) Shall not be located within 100 feet of the peripheral boundary of the master plan community. If any portion of such nonresidential area is located within 300 feet of any single-family residential property zoned RA-20, R15S, R9S, R6S, or MRS and located outside the peripheral boundary of the master plan community, the nonresidential area and all nonresidential and residential use therein shall be screened by a bufferyard “E” ore equivalent screen per Article P of this chapter. The purpose of the bufferyard “E” or equivalent screen shall be to provide a complete visual barrier between said single-family residential zoning district and the nonresidential area at the time of development of the nonresidential area. Screening required pursuant to this subsection may be phased to coincide with development of the nonresidential area provided compliance with the purpose of this subsection. The City Council shall approved by condition the location and phasing of the required screen at the time of special use permit approval. Notwithstanding the foregoing, in agricultural master plan communities this provision shall not apply to farms.

(d) Shall not be developed for any purpose other than as specified under subsection (F) below until (i) a minimum of 50% the residential lots and/or residential tracts located within the residential designated area(s) have been final platted and (ii) not less than 20% of the total number of dwelling units approved for said lots and/or tracts of been constructed and have been issued temporary and/or final occupancy permits. For purposes of this section units or beds in a congregate care facility shall not be included in or count toward the total number of dwelling units.

(e) Plans for nonresidential development and any associated residential uses located on any designated nonresidential area may be submitted and approved following special use permit approval of the land use plan, however no building or other permit shall be issued for any nonresidential area use, including residential use, until the minimum number of dwelling units have been constructed and permitted for occupancy in the designated residential areas per subsection (d) above.

(f) Streets, greenways, sidewalk and bike paths, drainage and utility improvements, public recreation areas and improvements and public service delivery improvements, buildings or structures shall be permitted within any nonresidential area at any time following special use permit approval of the land use plan, and compliance with applicable subdivision regulations or other required permits for such improvements.

(g) Residential uses located within a nonresidential area shall be subject to the requirements, conditions and restrictions applicable to nonresidential uses.

(B) Regulation of uses. Subject to subsection (a) of this section, a master plan community may contain the permitted uses as listed in subsections (5) and (6) below in accordance with the following:

(1) Such uses shall be subject only to the development standards included in this article unless otherwise noted.

(2) The listed uses contained in subsections (5) and (6) below are permitted uses within a master plan community, provided compliance with all provisions in this article, and no further special use permit is required for such uses following approval of the land use plan special use permit for the planned unit development within which said uses are proposed to be located.

(3) Residential uses shall be permitted in any area designated as either residential and/or nonresidential area if such combined use is indicated upon the approved land use plan, however nonresidential uses shall only be permitted within designated nonresidential areas. Where such combined use is proposed, the number and type of dwelling unit shall be indicated on the land use plan at the time of special use permit application. The location of all farms in an agricultural master plan community must also be shown at the time of special use permit application.

(4) All definitions shall be per Article B of this chapter unless otherwise defined in this article.

(5) Permitted residential uses:
- (a) Single-family dwelling;
- (b) Two-family attached dwelling (duplex);
- (c) Multi-family development (apartment, condominium and/or townhouse);
- (d) Family care home, subject to 9-4-103;
- (e) Accessory building or use;
- (f) Public recreation or park facility;
- (g) Private recreation facility;
- (h) Church or place of worship;
- (i) Golf course; regulation;
- (j) City of Greenville municipal government building or use subject to 9-4-103;
- (k) Retirement center or home including accessory nursing care facilities (each separate dwelling unit and/or each five beds in a congregant care facility shall constitute one dwelling unit for residential development density purposes regardless of location);
- (l) Room renting.

(6) Permitted nonresidential uses:
- (a) School; elementary subject to 9-4-103;
- (b) School; kindergarten or nursery subject to 9-4-103;
- (c) School; junior and senior high subject to 9-4-103;
- (d) Child day care facilities;
- (e) Adult day care facilities;
- (f) Barber or beauty shop;
- (g) Office; professional and business not otherwise listed in Article D;
- (h) Medical, dental, ophthalmology or similar clinic not otherwise listed in Article D;
- (i) Library;
- (j) Art gallery;
- (k) Grocery; food or beverage, off-premise consumption;
- (l) Convenience store (not including principal or accessory auto fuel sales;
- (m) Pharmacy;
- (n) Restaurant; conventional;
- (o) Restaurant; outdoor activities;
- (p) Bank, savings and loan or other investment institutions;
- (q) City of Greenville municipal government building or use subject to 9-4-103;
- (r) Accessory building or use.
- (s) Microbrewery

(7) Permitted residential uses, in an agricultural master plan community only
- (a) Farming; agriculture, horticulture, forestry;
- (b) Greenhouse or plant nursery; including accessory sales;
- (c) Wayside market for farm products produced on site;

(d) Beekeeping; minor use;

(8) Permitted nonresidential uses, in agricultural master plan community only

(a) Commercial Agricultural Facility

(b) Farmer's market;

(c) Wellness center, indoor and outdoor facilities

(d) Convention center; private

(e) Hotel, motel, bed and breakfast inn; limited stay lodging (not to exceed 10 units/rooms).

(C) Maximum base density requirements.

(1) Residential base density shall not exceed four dwelling units per gross acre of the entire master plan community including both residential and nonresidential areas, except as further provided under the density bonus options contained in section 9-4-162(J)./ Residential density may be allocated to a designated nonresidential area per subsection (K) of this section provided such designation is noted on the approved land use plan and the dwelling unit density of the residential area is reduced proportionally.

(2) Except as further provided under subsection (3) below, nonresidential use are designated area(s) shall not exceed 5% of the gross master plan community acreage regardless of the actual amount of developed land area devoted to any nonresidential use or activity. Residential development within a designated nonresidential area shall not increase the land area designated as nonresidential.

(3) Nonresidential use designated areas that are located entirety within a Water Supply Watershed (WS) Overlay District shall not exceed 20% of the gross master plan community acreage regardless of the actual amount of developed land area devoted to any nonresidential use or activity, provided compliance with all of the following:

(a) The master plan community shall contain not less than 100 gross acres.

(b) The total number of approved single-family, two-family attached (duplex) and/or multi-family dwelling units located within the master planned community shall equal or exceed 300 total dwelling units. For purposes of this requirement units or beds in a congregate care facility shall not be included in or count toward the total number of dwelling units.

(c) The nonresidential area and development therein shall be subject to the Water Supply Watershed (WS) Overlay District standards as set forth under section 9-4-197 of this chapter.

(d) If any portion of any nonresidential designated area is located outside the Water Supply Watershed (WS) Overlay district then all nonresidential use designated areas shall not exceed 5% of the gross master plan community acreage regardless of the actual amount of developed land area devoted to any nonresidential use or activity.

(D) Open space requirements.

(1) A master plan community shall reserve not less than 25% of the gross acreage as common open space.

(2) Except as otherwise provided, such open space area shall not be used as a building site or be utilized for any public street right-of-way or private street easement, private driveway or parking area or other impervious improvement.
(3) A minimum of one third of the required open space shall be contained in one continuous undivided part, except for the extension of streets. For purposes of this requirement, such open space areas shall not measure less than 30 feet in width at the narrowest point.
(4) Not more than 25% of the required open space shall lie within any floodway zone.
(5) If developed in sections, the open space requirements set forth herein shall be coordinated with the construction of dwelling units and other facilities to insure that each development section shall receive benefit of the total common open space. A final subdivision plat shall be recorded in the Pitt County Register of Deeds which clearly describes the open space(s) and conditions thereof, prior to the issuance of any building permit(s).
(6) Such open space area shall be legally and practically accessible to the residents of the development, or to the public of so dedicated.
(7) Such open space area shall be perpetually owned and maintained for the purposes of this article by a property owner's association or, if accepted by the city, dedicated or deeded to the public.
(8) Streets, private drives, off street parking areas and structures or buildings shall not be utilized in calculating or counting towards the minimum common open space requirement; however, lands occupied by public and/or private recreational buildings or structures, bike paths and similar common facilities may be counted as required open space provided that such impervious surface constitute no more than 5% of the total required open space.
(9) In an agricultural master plan community enclosed farm land that is made accessible through the provision of perimeter and connective trails, regardless of dimension, may be counted towards the 25% open space requirement.
(10) In the designation and approval of common open space, consideration shall be given to the suitability of location, shape, character and accessibility of such space. The location and arrangement of any common open space(s) shall be subject to City Council approval.

(E) Recreation Space requirement.
(1) A minimum of 25% of the required gross common open space in a master plan community shall be developed for active recreational purposes. For purposes of this section, "active recreation" shall include, but not be limited to, tennis courts, swimming pools, ball fields, fitness courses and the like.
(2) The City Council may rely on the advice of the Director of Recreation and Parks concerning the suitability of proposed "active recreation" facilities.

(F) Dedication of open space, park lands and greenways.
(1) If any portion of the area proposed for a master plan community lies within an area designated in the officially adopted greenway master plan as a greenway corridor, the area so designated shall be included as part of the area set aside to

satisfy the open space requirements of this section. The area within such greenway corridor shall be dedicated and/or reserved to the public at the option of the city.

(2) Where land is dedicated to and accepted by the city for open space, park and recreation purposes and/or greenways, such lands may be included as part of the gross acreage, open space and/or recreation space requirement of this article.

(3) Approved master plan community shall not be subject to any recreation and/or open space requirement of the subdivision and/or zoning regulations not otherwise included in this chapter.

(G) Off-street parking requirement.

(1) Parking requirements shall be in accordance with Article O of this chapter.

(H) Bufferyard setbacks and vegetation requirements for site developments, parking lots and drives.

(1) Bufferyard setbacks shall be in accordance with Article G of this chapter.

(2) Vegetation requirements shall be in accordance with Article P of this chapter.

(I) Driveways

(1) Driveways shall be in accordance with Title 6, Chapter 2, Streets and Sidewalks of the Greenville City Code.

(J) Residential density bonus provisions and standards. A residential density bonus rounded to the nearest whole number and not to exceed a total of 200% - (eight units per gross acre) – over the allowable base density as set forth in section 9-4-162(C) may be approved by the City Council in accordance with the standards for allowing density bonuses listed below. The applicable requirements of section 9-4-167(C), preliminary plat-site plan requirements, shall be indicated on the land use plan in sufficient detail to enable the City Council to evaluate such density bonus proposals. Regardless of the density bonus provision satisfied or approved, the total residential density of any master plan community shall not exceed 12 dwelling units per gross acre.

(1) Common open space. Increasing the common open space area by 20 or more percent above the required common open space provisions (i.e. 45% or more) shall allow a bonus of 50% - (two total units per gross acre) – above the base density of a master plan community.

(2) Bike paths/greenway systems. The provision of a constructed system of bike paths/pedestrian greenways that form a logical, safe and convenient system of access to all

(K) Combination of use. Combination of use shall only be permitted in areas designated as "nonresidential" on the approved land use plan. Residential and nonresidential uses may be approved to be located on the same lot and in the same structure provided such combined uses individually comply with all standards applicable to each uses. Where residential and nonresidential uses are located in the same structure the more restrictive requirements and regulations shall apply to all common structures."

Section 5: That Title 9, Chapter 4, Article J, Section 163 of the City Code is hereby amended by inserting the following in its stead:

“SEC. 9-4-163 MASTER PLAN COMMUNITY; RESIDENTIAL USES DIMENSIONAL STANDARDS. (See also section 9-4-162(k) Combination of use)

(A) Lot area. The lot area for each detached single-family dwelling shall be no less than 4,000 square feet.

(B) Lot width. No minimum lot width for detached single-family dwelling, however, all lots shall contain a building site of like design and area to other lots within the common development. Lot width for each attached dwelling unit shall be not less than 16 feet. For purposes of this section, “lot width” shall include condominium unit width.

(C) Lot frontage. Forty feet, except on the radius of a cul-de-sac where such distance may be reduced to 20 feet.

(D) Public or private street setback. Except as further provided, no principal or accessory structure shall be closer than 20 feet to a public street right-of-way or private street easement. Detached single-family dwellings shall be setback not less than 15 feet from a public street right-of-way or private street easement or as further provided herein.

(E) Minimum side yard. The side yard area required for detached single-family and two-family attached dwellings may be subject to section 9-4-165 (zero lot line) or not less than 12 feet, provided however, that no detached single-family or two-family attached structure shall be located on more than one exterior side lot line.

Detached single-family and two-family dwellings which do not utilize the provisions of section 9-4-165 (zero lot line) and are not located adjacent to a structure or lot subject to section 9-4-165 (zero lot line) shall maintain a minimum side setback of not less than six feet.

The side yard area required for attached units shall be subject to the applicable provisions of section 9-4-15 (zero lot line) provided the end unit of an attached building group containing three or more units is not less than 16 feet from an adjacent property, line or building.

(F) Minimum rear yard. Except as further provided, the rear yard area required for detached or attached dwelling units shall be subject to section 9-4-165 (zero lot line) or not less than 20 feet. Detached single-family dwellings shall be subject to section 9-4-165 (zero lot line) or not less than 12 feet.

(G) Building separation. Building separation within group developments containing two or more principal structures on one lot of record shall be subject to the following.

(H) Maximum height. No structures or buildings having a zero side and/or rear setback in accordance with section 9-4-165 shall exceed 35 feet in height above the property grade.

(I) Periphery boundary setback and vegetation requirement. No portion of a master plan community including accessory structures, parking areas or required yards shall be located less than 20 feet from the peripheral boundaries of the master plan community. The peripheral boundary setback area shall be left in its natural vegetative state or shall be landscaped in accordance with the screening requirements for a bufferyard “G” classification as specified in Article P of this chapter. Where the natural vegetation does not meet the minimum bufferyard “C” requirements then additional vegetation shall be

installed as a condition of development prior to occupancy of dwellings or units within the respective section or phase. Public dedicated and accepted recreation and park land, as well as private farms and associated perimeter trails may encroach into the peripheral boundary setback.

(J) Additional attached dwelling transition setback. The following scale shall be utilized in the calculation of the mini um building setback, in addition to the periphery boundary setback as specified above, between proposed attached dwelling units including their accessory structures and existing single-family zoning districts or other predominantly single-family development as defined herein that border the master plan community. For purposes of this subsection “other predominantly single-family development” shall be that area within 100 feet of the external boundary of the master plan community district in which 50% or more of the conforming land uses are single-family residential.

Number of Units per Building	Additional Setback (Feet)
2	20
3-5	40
6-10	60
11 or over	80

(K) Recreation area setback. No portion of an active private recreation area shall be located within 50 feet of the external boundary of the master plan community. Public recreation areas or park land dedicated or deeded to the city shall not be subject to any external boundary setback and may be located in the peripheral boundary setback area.

(L) Transition area setback. Where a master plan community adjoins or borders an existing single-family zoning district or other predominantly single-family development sharing common frontage on the same or opposite side of a public or private street, the minimum right-of-way and/or easement setback requirement of said single-family zone of development shall be utilized for the entire opposite frontage and 200 feet from such common border along such street. For purposes of this subsection, “other predominantly single-family development” shall be that area within one hundred feet number of the external boundary of the master plan community in which 50% or more of the conforming land uses are single-family residential. For purposes of this section, the minimum setback requirement along any common intersecting street may transition from the minimum right-of-way and/or easement setback requirement of the adjoining single-family zone or development to the minimum setback requirement specified under section 9-4-163(D).

(M) Building length. No continuous unit or series of attached units shall exceed a combined length of 260 feet. Where a continuous unit or series of units is separated by an attached and enclosed common area or enclosed community facility structure utilized for recreation, food delivery (cafeteria), assembly, and the like, the “building length” measurement shall not include the attached and enclosed common area or enclosed community facility. Portions of buildings separated by an enclosed common area or

enclosed community facility shall be considered as separated for purposes of this section (M).

(N) Storage area required. Every dwelling unit shall provide private storage in the amount of 10% given the gross habitable floor area. The living area including closes and attics shall not count toward the required private storage area. Such storage area shall be provided in the form of attached utility rooms, detached accessory structures, and/or private yard area available for such future use or otherwise as approved by the City Council. This section shall not apply to congregate care facilities.

(O) Accessory structure requirements.

(1) Shall not be located within any front yard.

(2) Detached accessory structures which are constructed with a one-hour fire rated assembly as required by the North Carolina State Building Code, as amended, shall not be located less than five feed from any principal structure. It shall be the responsibility of the property owner to demonstrate compliance with this section. Detached accessory structures that are not constructed with a one-hour fire rated assembly shall not be located less than ten feet from any principal structure. No detached accessory structure shall be located less than five feet from any other detached accessory structure located on the same lot.

(3) Shall not cover more than 20% of any of the side yard or rear yard.

(4) The side or rear yard requirement for attached and detached accessory structures shall be subject to the provisions of section 9-4-165 (zero lot line) or not less than five feet.

(5) Satellite dish antennae and swimming pools shall comply with the applicable provisions of Article F, Dimensional standards.

(6) For purposes of this section any accessory structure attached to a principal structure shall be subject to the setback requirements of the principal structure.

(P) Residential garbage/trash container, recycling center and compactor locations.

(1) No garbage/trash container or recycling center shall be located closer than 20 feet to any dwelling structure and no compactor shall be located loser than 50 feet to any dwelling structure.

(2) Each garbage/trash container required to service the development shall be located within 200 feet of the dwelling units such container is intended to serve.

(3) Garbage/trash containers and recycling centers shall be enclosed on three sides by a complete visual screen consisting of a fence, vegetation or combination thereof.

(4) Except as further provided, compactors shall be completely enclosed by a visual screen and safety barrier composed of an opaque masonry wall and opaque metal or wooden gate, said wall and gate shall be not less than two feet higher than the highest point of the compactor. The director of Community Development or designee may approve substitute wall and gate material provided the wall and gate results in an opaque visual screen and safety barrier as required by this subsection; vegetation shall not be acceptable for this purpose.

(5) Garbage/trash containers, recycling centers and compactors shall be in accordance with Title 6, Chapter 3, Garbage and Refused Collection and Disposal, of the Greenville City Code.

(Q) Setback exemption. Except as further provided, minimum non-screening bufferyard "B" setbacks set forth under section 9-4-119, and/or minimum street right-of-way building setbacks may be reduced by up to 10%, at the option of the owner, where such reduction is necessary to retain an existing ten-inch plus caliper large tree, provided: (i) such tree is determined, by the director of Planning and Development Services or their designated representative, to be either natural growth (seedling) vegetation or that such tree has been in existence for not less than 20 years at the current location, otherwise previously transplanted trees shall not qualify for purposes of this section, (ii) that such reduction is indicated upon an approved site plan; including the location, type and caliper of the subject tree, and the building separation and future no –build zone as further described, (iii) that a building to tree trunk separation of not less than ten feet is maintained at the time of initial construction, (iv) no new future buildings, expansions or additions to existing buildings, or other impervious areas including parking areas and/or drives, shall be allowed to encroach into a designated future no-build zone, described as a ten-foot radius from the center of the trunk of the retained tree, and (v) a six-inch or greater caliper large tree shall be substituted in replacement of any dead or diseased tree qualified under this requirement, at the location of the removed tree, within 60 days of removal of the tree by the owner or within said period following notice by the city. The setback reduction allowance shall not apply to single-family and two-family attached (duplex) development or associated accessory structures.

(R) When both residential and nonresidential uses are included in one common structure the more restrictive requirements shall apply to the entire structure."

Section 6: That Title 9, Chapter 4, Article J, Section 151 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-4-164 MASTER PLAN COMMUNITY; NONRESIDENTIAL USE DIMENSIONAL STANDARDS. (See also section 9-4-162(k) Combination of use)

(A) Lot area. No minimum

(B) Lot width. No minimum

(C) Public or private street setback. No principal or accessory structure shall be closer than 20 feet to a public street right-of-way or private street easement.

(D) Minimum side yard. Fifteen feet.

(E) Minimum rear yard. Twenty feet.

(F) Height. No structure or building shall exceed 35 feet in height above the property grade.

(G) Building separation. No structure or building shall be located within 20 feet of any other structure or building.

(H) Nonresidential condominium or townhouse type development. Shall be subject to the applicable provisions of section 9-4-165 (zero lot line)

(I) Accessory structure requirement. Shall be in accordance with principal building setbacks.

(J) Nonresidential garbage/trash container, recycling center and compactor locations.
    (1) Garbage/trash containers and recycling centers shall be enclosed on three sides by a complete visual screen consisting of a fence, vegetation or combination thereof.
    (2) Except as further provided, compactors shall be completely enclosed by a visual screen and safety barrier composed of an opaque masonry wall and opaque metal or wooden gate, said wall and gate shall be not less than two feet higher than the highest point of the compactor. The director of Community Development or designee may approve substitute wall and gate material provided the wall and gate results in an opaque visual screen and safety barrier as required by this subsection; vegetation shall not be acceptable for this purpose.
    (3) Garbage/trash containers, recycling centers and compactors shall be in accordance with Title 6, Chapter 3, Garbage and Refused Collection and Disposal, of the Greenville City Code.

(K) Setback exemption. Except as further provided, minimum non-screening bufferyard "B" setbacks set forth under section 9-4-119, and/or minimum street right-of-way building setbacks may be reduced by up to 10%, at the option of the owner, where such reduction is necessary to retain an existing ten-inch plus caliper large tree, provided: (i) such tree is determined, by the director of Planning and Development Services or their designated representative, to be either natural growth (seedling) vegetation or that such tree has been in existence for not less than 20 years at the current location, otherwise previously transplanted trees shall not qualify for purposes of this section, (ii) that such reduction is indicated upon an approved site plan; including the location, type and caliper of the subject tree, and the building separation and future no –build zone as further described, (iii) that a building to tree trunk separation of not less than ten feet is maintained at the time of initial construction, (iv) no new future buildings, expansions or additions to existing buildings, or other impervious areas including parking areas and/or drives, shall be allowed to encroach into a designated future no-build zone, described as a ten-foot radius from the center of the trunk of the retained tree, and (v) a six-inch or greater caliper large tree shall be substituted in replacement of any dead or diseased tree qualified under this requirement, at the location of the removed tree, within 60 days of removal of the tree by the owner or within said period following notice by the city.

(L) When both residential and nonresidential uses are included in one common structure the more restrictive requirements shall apply to the entire structure.

Section 7: That Title 9, Chapter 4, Article J, Section 165 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-3-165 ZERO SIDE OR REAR YARD SETBACKS FOR DETACHED AND ATTACHED BUILDINGS OR STRUCTURES.

(A) A zero side or rear yard setback where the side or rear building line is on the side or rear lot line as permitted herein, may be permitted, subject to the following provisions.
    (1) Any wall, constructed on the side or rear lot line shall be a solid doorless and windowless wall. Such wall shall contain no electrical, mechanical, heating, air

condition or other fixtures that project beyond such wall. If there is an offset of the wall from the lot line, such offset shall be subject to the provisions of section 9-4-163 and/or section 9-4-164. Roof eaves may encroach two feet into the adjoining lot;

(2) A five-foot maintenance and access easement with a maximum eave encroachment easement of two feet within the maintenance easement shall be established on the adjoining lot and shall assure ready access to the lot line wall at reasonable periods of the day for normal maintenance;

(3) No two units or structures shall be considered attached unless such units or structures share a five-foot common party wall; and

(4) Common party walls of attached units shall be constructed in accordance with the North Carolina State Building Code, G.S. Chapter 47C (North Carolina Condominium Act) and other applicable requirements."

Section 8: That Title 9, Chapter 4, Article J, Section 166 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-4-166 SPECIAL USE PERMIT; APPLICATION, LAND USE PLAN, PRELIMINARY PLAT-SITE PLAN AND FINAL PLAT REQUIREMENTS.

(A) Application. An application for a special use permit to develop a specific master plan community shall only be considered when the development property is zoned to a district that permits such special use option. See Article D, section 9-4-78(F)(2) of this chapter for applicable districts.

(1) Criteria. In addition to other considerations, the following may be utilized by the City Council in evaluation of a special use permit pursuant to G.S. 160A-388(a):

(a) That the proposed population densities, land use and other special characteristics of development can exist in harmony with adjacent areas;

(b) That the adjacent areas can be developed in compatibility with the proposed master plan community; and

(c) That the proposed master plan community will not adversely affect traffic patterns and follow in adjacent areas.

(B) Land use plan. All applications for approval of a master plan community special use permit shall be accompanied by a land use plan prepared by a registered engineer or surveyor, submitted in accordance with section 9-5-44 of the subdivision regulations for preliminary plats and which shall include but not be limited to the following:

(1) The numbers and types of residential dwelling units including density and density bonus options proposed within each section and the delineation of nonresidential areas;

(2) Planned primary and secondary traffic circulation patterns showing proposed and existing public street rights-of-way;

(3) Common open space and recreation areas to be developed or preserved in accordance with his article;

(4) Any proposed convention center must be shown in terms of location and scale, and all proposed event types must be listed;
(5) Minimum peripheral boundary, transition area, and site development setback lines;
(6) Proposed water, sanitary sewer, storm sewer, natural gas and underground electric utilities and facilities to be installed per Greenville Utilities Commission and city standards;
(7) The delineation of areas constructed in sections, showing acreage;
(8) Water supply watershed overlay district delineation;
(9) Regulated wetlands delineation;
(10) Boundary survey of the tract showing courses and distances and total acreage, including zoning, land use and lot lines of all contiguous property.

(C) Preliminary plat-site plan requirements. After approval of the land use plan special use permit as set forth herein, the developer shall submit the following according to the approved schedule of development:
(1) All information required by and in accordance with Title 9, Chapter 5, Subdivisions, of the Greenville City Code for submission of preliminary plats;
(2) Where zero lot line options as provided under section 9-4-165 are proposed, the building area for such lots shall be indicated on the plat.

(D) Final plat requirements. After approval of the preliminary plat as set forth herein, the developer shall submit the following according to the approved schedule of development:
(1) All information required and in accordance with Title 9, Chapter 5, Subdivisions of the Greenville City Code and for submission of final plats;
(2) Where zero lot line setbacks are proposed, the building area for such lots shall be indicated.
(3) A final plat shall be recorded for the purpose of creating a boundary lot or tract for the entire master plan community prior to the approval of any separate final plat for any section and prior to the issuance of any permit for development in any section or phase located within the common project. The purpose of this requirement is to establish a permanent boundary for the master plan community project and to obtain any dedications of land, easements, opens spaces and/or right-of-ways necessary to insure compliance with this article. As individual section or phases within the boundary lot or tract are final platted the area outside the section or phase shall be labeled and referenced as “future development area” for the approved master plan community.

(E) Site plans for specific developments. Site plans for specific developments shall be reviewed in accordance with Article R of this chapter.

(F) Procedure; required review and special use permit approval.
(1) Land use plan; special use permit. The applicant for a special use permit to develop a specific master plan community shall submit all information as required herein to the Direct or f Planning and Development Services 40 working days prior to the scheduled City Council public hearing.
(a) Contents. All information as required by Section 9-4-166(B)

(b) Supplemental information. The land use plan may include, at the option of the applicant, other additional information and details in support of the petition and/or voluntary conditions of approval including additional landscaping, setbacks, buffers, screening, specific building design and arrangement, or other site improvements or proposed facilities. Supplemental information offered by the application shall constitute a condition of approval of the special use permit if approved.

(c) The City Council shall hold a public hearing to review the special use permit application. The City Council may in its discretion attach reasonable conditions to the plan to insure that the purposes of the master plan community can be met.

(d) The City Council may in its discretion attach conditions to the plan that exceed the minimum standards as set forth herein when it is found that such conditions are necessary to insure that the proposed master plan community will be compatible with adjacent areas.

(e) Required findings. Prior to approval of a special use permit, the City Council shall make appropriate findings to insure that the following requirements are met:

1. That the property described was, at the time of special use permit application, zoned to a district that allows master plan community subject to special use permit approval as provided by Title 9, Chapter 4, Article J, of the Greenville City Code.
2. That the applicant for a special use permit to develop the master plan community is the legal owner, and/or representative in the case of a property owners' association, of the subject property.
3. That those persons owning property within 100 feet of the proposed master plan community as listed on the current county tax records were served notice of the public hearing by first class mail in accordance with applicable requirements.
4. That the notice of a public hearing to consider the master plan community special use permit was published in a newspaper having general circulation in the area, as required by law.
5. That master plan community meets all required conditions and specifications of the zoning ordinance for submission of a master plan community special use permit.
6. That master plan community has existing or proposed utility services which are adequate for the population densities proposed.
7. That the master plan community is properly located in relation to arterial and collector streets and is designed so as to provide direct access without creating traffic which exceeds acceptable capacity as determined by the City Engineer on streets in adjacent areas outside the master plan community.

8. That the master plan community is in general conformity with Horizons 2026: Greenville's Community Plan.
9. That the total development, as well as each individual section of the master plan community can exist as an independent unit capable of creating an environment of sustained desirability and stability.
10. That the master plan community will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed development and will not be detrimental to the public welfare if located and developed according to the plan as submitted and approved.
11. That the master plan community will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood or in the alternative, that the use is a public necessity.
12. That the location and character of the master plan community, if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located.

(f) Notice; publication. Notice of the City Council public hearing shall be given in the same manner as for amendments to the zoning ordinance.

(g) Notice of the City Council public hearing shall be delivered by first class mail to all owners of property within 100 feet of the external property boundaries of the proposed master plan community. Such notice shall be postmarked not less than 20 calendar days prior to the date of the public hearing. Failure to notify all owners shall not affect the validity of the action provided due diligence has been exercised in the attempts to provide notice.

(h) Action by City Council. The city council shall act on the special use permit application by one of the following:
1. Approve the application as submitted;
2. Approve the application, subject to reasonable conditions or requirements;
3. Table or continue the application; or
4. Deny the application.

(i) Binding effect. If approved, the special use permit shall be binding upon the application, successor and/or assigns.

(j) Voting. Council shall vote as provided in state law.
Appeals from City Council action. Appeal from final action can be taken by filing a petition for certiorari with the Pitt County Superior Court.

(k) Records and files of special use permit applications, actions and approvals. Records and files of special use permit applications, actions and approvals for each master plan community8 land use plan shall be maintained in the City of Greenville Community Development Department. Such records

and files shall be available for public inspection during regular working hours in accordance with applicable law. The original order granting the special use permit and minutes of the public hearing shall be maintained by the City Clerk.

(2) Preliminary plat-site plan. After approval of the land use plan special use permit as provided herein or in conjunction therewith, the developer shall submit all information as required below to the Director of Planning and Development Services, or authorized agent, not less than 20 working days prior to the scheduled Planning and Zoning Commission meeting:
   (a) The preliminary plat site-plan shall be reviewed and administered pursuant to the provisions of this article and Title 9, Chapter 5, Subdivisions of the Greenville City Code for preliminary plats;
   (b) Contents. All information as required by section 9-4-166(C) preliminary plat site plan requirements;
   (c) The Planning and Zoning Commission shall review and approve the submitted preliminary plat-site plan provided such is in conformance with the approved land use plan and the provisions of this article; and
   (d) No building permit shall be issued for any construction within any master plan community until a preliminary plat-site plan has been approved in accordance with the provisions of this article. Building permits may be issued in accordance with the applicable provisions of this article and Title 9, Chapter 5, Subdivisions of the Greenville City Code.

(3) Final Plat. After approval of the preliminary plat-site plan as provided herein, the developer shall submit all information as required below to the Director of Planning and Development Services, or authorized agent, not less than ten working days prior to the scheduled subdivision review board meeting:
   (a) The final plat shall be reviewed and administered pursuant to the provisions of this Article and Title 9, Chapter 5, Subdivisions of the Greenville City Code for final plats;
   (b) The final plat shall contain all information as required by section 9-4-166(D), final plat requirements;
   (c) The subdivision review board shall review and approve the final plat provided such plat conforms to the approved preliminary plat-site plan; and
   (d) No building permit shall be issued within any master plan community until a final plat and all covenants, restrictions, easements, agreements or otherwise for such development or section thereof has been recorded in the Pitt County Register of Deeds."

Section 9: That Title 9, Chapter 4, Article J of the City Code is hereby amended by creating Section 167.1 and inserting the following:

"SEC. 9-4-167.1 STORMWATER STANDARDS IN MASTER PLAN COMMUNITIES

(A) For the purpose of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Built-upon area (BUA). That portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel areas (e.g., roads, parking lots, paths), recreation facilities (e.g., tennis courts) and the like. (Note: wooden slatted decks and the water area of a swimming pool are considered pervious.)

Impervious surfaces. Those areas within developed land that prevent or significantly impede the infiltration of stormwater into the soil. Common "impervious surfaces" include but are not limited to roof tops, sidewalks, walkways, patio areas, roads, driveways, parking lots, storage areas, brick or concrete pavers, compacted gravel surfaces (roads, driveways, parking and storage areas), and other surfaces which prevent or significantly impede the natural infiltration of stormwater into the soil.

New development. The following:

(1) Any activity including grubbing, stump removal and/or grading that disturbs greater than one acre of land to establish, expand or replace a single-family or duplex residential development or recreational facility. For individual single-family residential lots of record that are not part of a larger common plan of development or sale, the activity must also result in greater than 10% built-upon area.

(2) Any activity including grubbing, stump removal and/or grading that disturbs greater than one-half an acre of land to establish, expand or replace a multi-family residential development or a commercial, industrial or institutional facility.

Redevelopment. Any rebuilding activity other than a rebuilding activity that:

(1) Results in no net increase in built-upon area; and

(2) Provides equal or greater stormwater control than the previous development.

(B) Attenuation requirements.

(1) At a minimum, new development and redevelopment as described in this section shall not result in a net increase in peak flow leaving the site from pre-development conditions for the one-year, five-year and ten-year, 24-hour storm events.

(2) New development and redevelopment, as described in this section, in areas at special risk with well documented water quantity problems as determined by the City Engineer, shall not result in a net increase in peak flow leaving the site from pre-development conditions for the 25-year, 24-hour storm event.

(3) Peak flow leaving the site from pre-development conditions for the one-year, five-year, ten-year and 25-year, 24-hour storm events shall be calculated, and the plan shall be prepared and approved using the standards of the City Engineer, as set forth in the city's *Manual of Standard Designs and Details* and stormwater management program.

(4) The drainage plan as required by this section shall include but not be limited to a site plan showing existing proposed buildings, storm drainage facilities, ground cover, site construction plans with grading plan, and drainage system; drainage facility design data including area map, engineering calculations, area of impervious cover and total land area.

(5) In the event that literal interpretation of this section creates an undue hardship, the applicant may appeal to the Board of Adjustment for a variance in whole or in part from this section.

(6) No part of this section shall be applied to structures existing prior to the effective date of this section nor shall existing impervious ground cover be used in the calculation of runoff.

(C) Exemptions to the attenuation requirement.

Peak flow control is not required for developments that meet one or more of the following requirements:

(1) The increase in peak flow between pre- and post-development conditions does not exceed 10% (note that this exemption makes it easier to conduct redevelopment activities); or

(2) The development occurs in a part of a drainage basin where stormwater detention can aggravate local flooding problems as determined by the city.

(3) Redevelopment projects that replace or expand existing structures or improvements and that do not result in a net increase in built-upon area."

Section 10: That Title 9, Chapter 4, Article J, Section 168 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-4-168 STREET DESIGN CRITERIA.

(A) For the purposes of a master plan community, three types of streets shall be utilized to provide internal access to the development. The tree types of streets are defined as:

(1) Minor street. Distributors within the master plan community that provide linkage with major streets outside the master plan community; and

(2) Marginal access street. Those streets which connect with minor streets to provide access to individual buildings within the master plan community;

(B) The street design of all master plan communities shall be in conformance with Title 9, Chapter 5, Subdivisions of the Greenville City Code, the Manual of Standards, Designs and Details, and Horizons 2026: Greenville's Community Plan.

(C) Upon approval of the planning and zoning commission, interior roads may be allowed to be constructed as private streets, subject to the requirements of Title 9, Chapter 5, Subdivisions, of the Greenville City Code. Where such private streets are allowed, a property owners' association shall perpetually maintain such private streets in suitable conditions and state of repair for the city to provide normal delivery of services, including but not limited to, garbage pickup, police and fire protection. If at any time such private streets are not maintained by the property owners' association and travel upon them becomes or will be hazardous or inaccessible to city service or emergency vehicles, the city may cause such repairs after a reasonable period of notification to the property owners' association. In order to remove safety hazards and ensure the safety and protection for the development, the city may assess the cost of such repairs to the property owners' association. The city shall have no obligation or responsibility for maintenance or repair of such private streets as a result of the normal delivery of services or otherwise by the city or others using such streets. No private street(s) shall be allowed unless a property owners' association is established for the purpose of providing for and perpetually maintaining such streets. All private streets shall be dedicated to the city as utility easements. Where a private street serves only one lot under separate ownership the property owner of such lot shall assume all responsibilities, duties and liabilities of a property owners' association under this section."

Section11: That Title 9, Chapter 4, Article J, Section 170 of the City Code is hereby amended by inserting the following in its stead:

"SEC. 9-4-170 AMENDMENT TO LAND USE PLAN SPECIAL USE PERMIT.

(A) *Minor changes.* Amendments to the approved land use plan special use permit that in the opinion of the Director of Planning and Development Services do not substantially change the concept of the master plan community as approved may be allowed by administrative action of the Director of Planning and Development Services or authorized agent. Such minor changes may include, but are not ~~be~~ limited to, small site alterations such as realignment of streets and relocation of utility lines due to engineering necessity. The owners shall request such amendment in writing, clearly setting forth the reasons for such changes. If approved, the land use plan shall be so amended by administrative action of the Director of Planning and Development Services or authorized agent prior to submission of any preliminary plat-site plan application involving or affecting such amendment. Appeal from the decision of the director of community development may be taken to the City Council within 30 days of the administrative action.

(B) *Major changes.* Amendments to the approved land use plan that in the opinion of the Director of Planning and Development Services do in fact involve substantial changes and deviations from the concept of the master plan community as approved shall

require review and approval pursuant to section 9-4-166(F). Such major changes shall include but not be limited to increased density, change in street pattern, change in ~~hand~~ land use, location of land uses, open space or recreation space location or area, and condition(s) of City Council approval. Appeal from the decision of the Director of Planning and Development Services may be taken to the City Council within 30 days of the administrative action.

(C) *Authority.* Minor changes may be approved administratively by the Director of Planning and Development Services or authorized agent. Major changes shall require City Council approval of an amended special use permit. Appeal from the decision of the Director of Planning and Development Services concerning a minor or major change to the land use plan shall require review and approval pursuant to section 9-4-166(F).

Variances. The City of Greenville Board of Adjustment shall not be authorized to grant or approve any variance from the minimum requirement as set forth in this section or conditions as approved by the City Council."

Section 12: That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 13: Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 14: That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of October, 2020.

_____
P. J. Connelly, Mayor

ATTEST:

_____
Valerie Shiuwegar, City Clerk

1135803

Excerpt from the draft Planning & Zoning Commission Minutes (09/15/2020)

ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODEE BY AMNEDING ARTICLE J. TO CREATE STANDARDS FOR AGRICULTURAL MASTER PLAN COMMUNITIES - APPROVED

Mr. Brad Sceviour presented for staff. He stated that there was a desire from staff and from part of the development community to establish standards for a new type of development. This new type of community is very popular and is based around agriculture and healthy living. This will increase lifestyle options for current and future residents and will promote good health and walkable communities. A Master Plan Community is defined in Article J of the city ordinance and that the new community type could be accommodated by amending that article. A master plan community is a special type of development that allows a great deal of flexibility, requires a higher level of oversite, and is traditionally based around a golf courses and recreational amenities. This ordinance change will allow for agricultural amenities and farms in place of recreational amenities and golf courses. Farm land would take up the same space and prominence that a golf course would in a current Master Plan Community. He explained the process of creating a Master Plan Community. It is required to obtain a Special Use Permit (SUP), which is approved by the City Council. Next a preliminary plat must be approved by the Planning and Zoning Commission. Any major amendments to the SUP would be approved by City Council. Minor amendments will be approved by the Planning Director. He presented examples of this type of community found in our state and other locales. The amenities of an agricultural master plan community are open to the residents.

Mr. Joyner asked if the concept was to have limited residences and more green space.

Mr. Sceviour responded the concept does not specifically limit the development is this way.

Mr. Joyner asked if there were certain areas in the city staff is proposing for this type of development.

Mr. Sceviour said that there are already zones for Master Plan Communities, and this amendment would not alter those.

Mr. Joyner asked if this type development was proposed in those zones, would they have to be approved.

Mr. Sceviour said that if they are being considered for parcels already zoned for this use, the development could proceed.

Tim Newell spoke in favor of this amendment.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Billy Parker, seconded by Allen Thomas, to recess consideration of this item until 6PM, September 17, 2020. Motion passed unanimously.

Excerpt from the draft Planning & Zoning Commission Minutes (09/17/2020)

Mr. Robinson asked the Commission members if they received the public comments via the Public Input email that was sent by email from staff. (See below)

Mr. Maxwell expressed concern about pesticides and soil contaminants with agricultural uses and residential uses in such close proximity.

Mr. Robinson asked if this could be controlled during the Special Use Permit process.

Mr. Sceviour replied that conditions could be applied at that time, and that any concerns of that nature could be addressed at that time.

Mr. Maxwell enquired about standards in other communities for these types of projects.

Mr. Sceviour replied that these communities typically go into communities that are unincorporated and have no or little zoning and so there is not a large body of existing regulation to draw from.

Motion made by Allen Thomas, seconded by Billy Parker, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Comments received for the September 17, 2020 Meetings via the Public Input Email

1. John Tipton, Vice President
   Tipton Builders, Inc.

   234 Greenville Blvd SE

I am writing this letter in support of and for the consideration of the planning and zoning board to vote favorably this Thursday on an amendment that will allow Agricultural Master Plan Communities (Agrihoods) to be developed in Greenville. This is the kind of forward thinking and unique project that will continue to ensure our place as leaders in the Southeast. An Agrihood would allow us to preserve the best parts of this regions agricultural background while fusing it with a more modern take.

2. Charles Harris
   1852R Quail Ridge Rd

I am sending this email to the members of the Planning and Zoning Board as a supporter of the proposed unique subdivision Croftfields. This an excellent idea that will lead to growth for the City of Greenville. I believe that this type of community will draw a lot of interest because of the concept. Because of the environment worldwide related to the COVID situation, individuals are looking for a safer environment to live and function in. This type of setting will allow residents to refrain from extended travel to shop for farm raised products as well as other needs that would be provided in the localized community. Please consider this as an alternative that will contribute to the safety of our community as our culture has changed.

City of Greenville, North Carolina

Meeting Date: 10/08/2020

Title of Item: Ordinance requiring the repair or the demolition and removal of the dwelling located at 1603 Chestnut Street, Tax Parcel 09513

Explanation: The Code Enforcement Supervisor for the City of Greenville is requesting that the City Council approve an ordinance requiring the owner of a dwelling which has been vacated and closed for a period of at least six months pursuant to the enforcement of the Minimum Housing Code to repair or demolish and remove the dwelling located at 1603 Chestnut Street. The ordinance provides that the owner has 90 days to repair or demolish and remove the dwelling and if the owner fails to accomplish this within 90 days, then the City will proceed with repairing or demolishing and removing the dwelling.

The initial notice of violation was sent by certified mail on December 27, 2017, to the previous owner. The property was purchased, and City staff restarted the enforcement process. On May 30, 2019, the new property owners of record were sent a notice informing them of the housing violations cited by the Code Enforcement Officer and of the remedies necessary to bring the dwelling into compliance. Since that date, there have been several certified notices mailed to the property owner regarding minimum housing code violations. Notices were posted on the dwelling.

Staff has attempted to work with the owner, but no repairs have been made. The most recent notice was mailed to the owner on January 24, 2020, specifically noting noncompliance and possible City Council action that may include demolition and removal of the abandoned structure. The same was published in the Greenville NC and Raleigh NC newspaper, notifying the owner and party of interest of noncompliance.

The dwelling has been vacated and closed without utilities for a period of at least 2 years. The property is located near a homeless shelter and City park and is dangerous for children and a fire hazard. Citations have been written for debris and vagrant activity on the property.

The current Pitt County Tax Assessor's report values the property at $17, 316 (the building value is $12, 216 and the land value is $3, 900).

The estimated cost to repair the dwelling is $89, 089.14.

Fiscal Note: Costs to test and abate asbestos (if present) and demolish the structure is

estimated at $6,000. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes.

Recommendation: Approve the ordinance requiring the repair or demolition and removal of the dwelling located at 1603 Chestnut Street, tax parcel 09513

ATTACHMENTS

- **ORDINANCE_1603_Chestnut_street_1135991 (1).doc.docx**
- **1603_Chestnut_2019_(1) (1).pdf**
- **1603_Chestnut_2019_(2) (1).pdf**

ORDINANCE NO. 20-

ORDINANCE REQUIRING THE OWNER OF A DWELLING VACATED AND CLOSED FOR A PERIOD OF AT LEAST SIX MONTHS PURSUANT TO THE ENFORCEMENT OF THE MINIMUM HOUSING CODE TO REPAIR OR DEMOLISH AND REMOVE THE DWELLING LOCATED AT 1603 CHESTNUT STREET, TAX PARCEL NUMBER 09513

WHEREAS, pursuant to the enforcement of the Minimum Housing Code contained in Article F of Chapter I of Title 9 of the Code of the City of Greenville, North Carolina, as authorized by the provisions of Part 6 of Article 19 of Chapter 160A of the North Carolina General Statutes, the dwelling described herein has been vacated and closed for a period of at least six (6) months;

WHEREAS, the City Council of the City of Greenville hereby finds that the owner has abandoned the intent and purpose to repair, alter or improve the dwelling described herein in order to render it fit for human habitation and the continuation of the dwelling in its vacated and closed state would be inimical to the health, safety, morals and welfare of the city in that the dwelling would continue to deteriorate, would create a fire and safety hazard, would be a threat to children and vagrants, would attract persons intent on criminal activities, would cause or contribute to blight and the deterioration of property values in the area, and would render unavailable property and a dwelling which might otherwise have been made available to ease the persistent shortage of decent and affordable housing in this State; and

WHEREAS, G.S. 160A-443 (5), which applies to the City of Greenville pursuant to the provisions of Chapter 200 of the 2005 Session Laws of the North Carolina General Assembly, and Section 9-1-111 of the Code of the City of Greenville, North Carolina, empowers the City Council of the City of Greenville to enact this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Greenville that:

Section I. The owner, Land Trust, of the dwelling located a 1603 Chestnut Street, in the City of Greenville, North Carolina, is hereby directed and required to either repair said dwelling so that it fully complies with the standards of the Minimum Housing Code or to demolish and remove said dwelling within ninety (90) days from the effective date of this ordinance.

Section 2. The Code Enforcement Supervisor is hereby authorized and directed to proceed to either repair or demolish and remove the dwelling in the event the owner fails to comply with the provisions of Section I of this ordinance within ninety (90) days, said dwelling being located at1603 Chestnut Street, Greenville, North Carolina, and owned by Land Trust.

Section 3. The cost of repair or demolition and removal shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed, have the same priority, and be collected in the same manner as the lien for special assessment established by Article 10 of Chapter 160A of the North Carolina General Statutes. The material of the dwelling and any personal property, fixtures, or appurtenances found in or attached to the dwelling shall be sold and the proceeds shall be credited against the cost of removal or demolition and any balance remaining shall be deposited in superior court where it shall be secured and disbursed in the manner provided by G.S. 160A-443 (6).

Section 4. This ordinance shall be recorded in the Office of the Register of Deeds of Pitt County and shall be indexed in the name of the property owner in the grantor index.

Section 5. This ordinance shall become effective upon its adoption.

This the 12th day of October, 2020.

_____
PJ Connelly, Mayor

ATTEST:

_____
Valerie Shiuwegar, City Clerk

#1135991


Nov 5, 2019 11:24:40 AM
CITY OF GREENVILLE
Greenville
PUBLIC NUISANCE
CASE
FOR INFORMATION CONTACT
252-329-4110


Nov 5, 2019 11:22:47 AM


Mar31 2016 2:37PM


CITY OF GREENVILLE
PUBLIC NUISANCE
CASE
252-329-4110
Mar31 2016 2:40PM


Mar31 2016 10:02AM


Mar31 2016 2:38PM


Mar31 2016 10:36AM


Mar31 2016 10:37AM


Mar31 2016 10:34AM


Mar31 2016 10:36AM


Mar31 2016 10:04AM


Mar31 2016 10:02AM


Mar31 2016 10:03AM


Mar31 2016 10:33AM


Nov 5, 2019 11:23:04 AM


Sep 24, 2020 8:20:50 AM


Sep 24, 2020 8:21:31 AM


Sep 24, 2020 8:18:28 AM


Sep 24, 2020 8:17:59 AM


Sep 24, 2020 8:22:07 AM

City of Greenville,
North Carolina

Meeting Date: 10/08/2020

Title of Item: Rental Assistance to Support Small Business Incubation

Explanation:

City staff gave a presentation at the Council Workshop on 8/24/20 regarding MWBE Incubate to Accelerate Program. Council has set aside $100,000 in city budget to support small businesses. The cost of the rental assistance initiative described below is $33,600.

One initiative of the Incubate to Accelerate program is to assist small businesses (Grantees) in locating private rental retail space in blighted areas of the City (redevelopment areas or Center city) and assisting with rental assistance for a short period of time to the business for purposes of job creation, job training and community development. Grantees selected to participate (as an individual) must be of low or moderate income as defined by HUD or employ a person who is of low to moderate income as defined by HUD.

This item requests that the Council after a public hearing authorize the City to provide rental assistance by entering two separate lease agreements. In one agreement, the City is leasing a restaurant, and the other agreement involves a lease of vacant retail space. The monthly lease amounts are at or below the fair market lease rates. Once properties are acquired, City staff will select Grantees to sublet both private premises for the purpose of job creation, job training and community development.

Site one: 804 West Fifth Street:

City plans to lease this property (Gold Post Café restaurant) at a cost of $500 per month for up to 2 years (for a total of $12,000 from the general fund) from Arthur Wallace. Grantee shall reimburse the City

$200 per month and pay City 4% of the monthly profits received (if any). The above site is located within a redevelopment area. This site which includes a commercial kitchen will be used as shared kitchen space by the selected Grantee.

Site two: 415 Evans Street

City plans to lease this property (vacant retail space) at a cost of $900 per month for up to 2 years (for a total of $21,600 from the general fund) from Corbit Hardee Properties LLC. Grantee shall reimburse the City $200 per month and pay City 4% of monthly profits (if any). The above site is located within the center city. This site will be used for a prospective retail business by the selected Grantee.

Fiscal Note: None.

Recommendation:

The City administration requests that Council, after holding a public hearing, adopt a motion authorizing the City, as Tenant to:

enter the lease agreement with Arthur Wallace for 804 West Fifth Street.;

1. enter lease agreement with Corbit Hardee Properties LLC for 415 Evans Street; and
2. authorize City staff to select Grantees to enter sublease agreements with City for the above properties for job creation, job training and community development purposes.

ATTACHMENTS

- **Business Incubation Lease Arthur Wallace Gold Post Cafe.pdf**
- **Corbett Hardee Lease Rental Assistance Program.pdf**
- **Sublease MOU.pdf**

NORTH CAROLINA **LEASE AGREEMENT**

PITT COUNTY

THIS LEASE AGREEMENT ("Lease"), made and entered into this the ___ day of _____, 2020, by and between ARTHUR WALLACE, ("WALLACE" or "Lessor") and CITY OF GREENVILLE, North Carolina, a municipal corporation (the "City" or "Tenant").

WITNESSETH:

WHEREAS, the City is a municipal corporation established and operating pursuant to the laws of the State of North Carolina;

WHEREAS, Lessor owns property at 804 West Fifth St., Greenville, North Carolina (Parcel #), and Lessor operates a restaurant (which includes a commercial kitchen) on the property (leased premises) ;

Whereas, the Café is located in a redevelopment area within the City as defined by the City Council in The Center City, West Greenville Revitalization Plan

WHEREAS, the City and Lessor desire to enter a lease for the Leased Premises whereby the Lessor will lease the Leased Premises to City for a 2 year period and City will have right to terminate for convenience the lease, including the right to terminate if space is not being used for economic development or community development purposes as set forth in state law;

Whereas, the City is authorized by state law to engage in economic development and community development initiatives. See GS 158-7.1 and GS 160A-456.

Whereas, the City desires to engage in a pilot program involving business incubation, whereby the City will lease Lessor's property described herein for purposes

of subleasing that same space to a startup small business (Grantee selected by City) for job creation, job training and community development;

Whereas, City will enter a separate agreement entitled Sublease Agreement and Memorandum of Understanding ('MOU") whereby City will sublease this same property to Grantee and Grantee will make a payment to the City, and this Lessor will be a party to that MOU ;

Whereas, the overall goal of this lease and MOU (project) is for the City to subsidize the Grantee's rental of the leased premises described herein in return for Grantee utilizing the leased premises for job creation, job training and community development (employment of a person or persons of low or moderate income in Pitt County as defined by HUD);

NOW, THEREFORE, in consideration of the premises and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Special Terms and Conditions

1. Leased Premises.

The Lessor leases unto City, and City hereby leases and takes upon the terms and conditions contained herein, the Leased Premises.

2. Term.

Subject to the terms and conditions of this Lease, the term of this Lease shall commence on _____, and shall expire at 11:59 p.m. on the date that is two (2) years thereafter.

3. Rent.

a. The annual rental shall be $6,000, payable, in equal monthly installments of $500.00. Rental shall be payable in advance on or before the first business day

of each calendar month. Payment shall be made to Arthur Wallace and may be mailed to:_____, or delivered in person at the Café.

4. Use and Occupancy.
   a. City shall sublease the premises to Grantee for economic development and community development purposes and specifically use as commercial space for job creation, job training and community development.
   b. The Leased Premises shall at all times be kept open and accessible to City, its agents and employees, and Grantee and Grantee's agents and employees identified by City to utilize the leased premises.
   c. City shall comply with all federal, State or local laws, ordinances, regulations and rules applicable to City's use of the Leased Premises.

II. Other Terms and Conditions

5. Maintenance:
   a. Lessor represents the leased premises is equipped with a commercial kitchen.
   b. City represents that it has inspected the Leased Premises and found it to be in acceptable condition for the purposes herein specified, and accepts the Leased Premises in its current condition.
6. Tenant's Signs. Tenant shall not install any signage on the Leased Premises without the Lessor's prior written consent;
7. Utilities. Lessor shall be responsible for providing and paying for electricity, gas, lighting, heating, water, air conditioning, sewer, telephone, and all other charges for utilities used by City or Grantee in connection with the occupancy of the Leased Premises.
8. Warranty. The Lessor covenants to and with Tenant that upon timely payment of rent and any other charges due and payable and observing and performing all of

the terms, covenants and conditions, on Tenant's part to be observed and performed, Tenant shall have the right to quiet possession of the Leased Premises, free from any adverse claims whatsoever from any persons whomsoever upon the terms and conditions of this Lease.

9. Eminent Domain.

   a. If the entire Leased Premises shall be appropriated or taken under the power of eminent domain by any governmental or quasi-governmental authority or under threat of and in lieu of condemnation (hereinafter, "taken" or "taking"), this Lease shall terminate as of the date of such taking, and the Lessor and Tenant shall have no further liability or obligation arising under this Lease after such date, except as otherwise provided for in this Lease.

10. Insurance.

Lessor shall maintain casualty insurance. Tenant agrees to purchase at its sole expense insurance coverages to satisfy the following minimum requirements. A certificate reflecting the following minimum coverages shall be provided to the Lessor contemporaneously with the execution of this Lease:

Workers' Compensation Insurance: if applicable, with coverages and limits as required by law.

Commercial General Liability:
Limits:

Each Occurrence:	$1,000,000
Personal and Advertising Injury	$1,000,000
General Aggregate Limit	$2,000,000
Products and Completed Operations Aggregate	$2,000,000

Arthur Wallace must be added as an Additional Insured to the Commercial General Liability policy.

Commercial Automobile Liability: (If Applicable)

Limits:

$1,000,000 combined single limit.

Builders Risk Coverage: (If Applicable)

Limit:

Minimum limit in the amount of total bid price.

The Builder Risk policy must be endorsed to increase the limit of insurance for all change orders.

Policy Form:

Builder Risk coverage must be on a direct physical loss basis and contain no exclusion for theft, collapse or damage to foundations or underground structures, pipes or conduits.

.

11. Access. Tenant will permit Lessor to enter on the Leased Premises at all reasonable times to examine the condition thereof or make repairs, additions or alterations as may be necessary for the safety, preservation or improvement of the Leased Premises.

12. Termination for Convenience ("TFC"). (a) *Procedure*. Without limiting any party's right to terminate for breach, the City may, without cause, and in its discretion, terminate this Contract for convenience by giving the Lessor written notice that refers to this section. TFC shall be effective at the time indicated in the notice. The City Manager may terminate under this section without City Council action. (b) *Obligations*. Upon TFC, all obligations that are still executory on both sides are discharged except that any right based on prior breach or performance survives, and the indemnification provisions shall remain in force

13. Exercise of Rights and Notice. All notices, demands or other communications of any type given by a party to the other, whether required by this Lease or in any way related to this Lease, shall be made effective by the personal delivery or by the mailing of a written notice of such exercise to the other party unless a specific provision of this Lease Agreement provides otherwise. Notice shall be effective upon any actual delivery or three days after mailing by first class, United States mail, return receipt requested, postage prepaid, addressed to the other party at the address set forth below:

City of Greenville: City Manager City of Greenville P.O. Box 7207 Greenville, NC 27835	Arthur Wallace

14. Payment of Property Taxes.

    a. The Lessor and Tenant acknowledge that the Leased Premises is owned by the Lessor and Lessor is responsible for property taxes.

15. Assignment and Subletting. Tenant shall have right to assign or sublease this Lease. Tenant plans to (i) sublease the space to third parties (specifically Grantee or Grantees) for public purposes stated herein –job creation, job training and community development. Grantee means small businesses identified in MOU that is selected by City to obtain possession of leased premises for public purposes described herein: job creation, job instruction and community development.

16. Indemnity. To the extent permitted by law, Lessor shall and does hereby indemnify the City, and Grantee and agrees to save City and Grantee harmless and, at the City's option, defend them from and against any and all claims, actions, damages, liabilities and expenses (including attorneys' and other professional fees), judgments, settlement payments, and fines paid, incurred or suffered by the City and Grantee in connection with loss of life, personal injury and/or damage to property suffered by third parties arising from or out of the occupancy or use by Lessor of the Leased Premises or any part thereof, occasioned wholly or in part by any act or omission of Lessor, its officers, managers, members, shareholders, directors, agents, contractors, employees or invitees. Lessor's obligations pursuant to this section shall survive any termination of this Lease with respect to any act, omission or occurrence which took place prior to such termination.

17. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of North Carolina, without reference to any conflict or choice of laws provision which would operate to

make the internal laws of any jurisdiction applicable.

18. Force Majeure. Neither party hereto shall be required to perform any term, condition, or covenant of this Lease during such time performance, after the exercise of due diligence to perform is delayed or prevented by acts of God, civil riots, organized labor disputes, or governmental restrictions.

19. Waiver and Modification. Neither this Lease nor any provision hereof may be waived, modified, amended, discharged or terminated, except by written instrument signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. Failure by the City to insist on strict compliance with any term or condition shall not be deemed a waiver of said compliance.

20. Unenforceability. If any provision of this Lease is held to be illegal, invalid or unenforceable under any present or future laws, such provision shall be severable and the remainder of the Lease shall continue in full force and effect.

21. Entire Agreement. This Lease is only the agreement between the parties hereto with respect to the subject matter hereof and contains all of the terms agreed upon, and there are no other agreements, oral or written, between the parties hereto with respect to the subject matter hereof.

22. E-Verify Requirements. (a) If this Lease is awarded pursuant to North Carolina General Statutes (NCGS) 143-129 – (i) Lessor represents and covenants that its contractors and subcontractors comply with the requirements of Article 2 of Chapter 64 of the NCGS; (ii) the words "contractor," "contractor's subcontractors," and "comply" as used in this subsection (a) shall have the meanings intended by NCGS 143-129(j); and (iii) the City is relying on this subsection (a) in entering into this Lease. (b) If this Lease is subject to NCGS

143-133.3, the Lessor and it contractors and subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the NCGS.

-Signatures are on the following pages.-

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

The City:
CITY OF GREENVILLE

By: _____

PJ Connelly, Mayor ATTEST:

By: _____
Valerie Shiuwegar, City Clerk

[Seal]

NORTH CAROLINA
PITT COUNTY

I _____, a Notary Public in and for the aforesaid County and State, do hereby certify that Valerie Shiuwegar, personally appeared before me this day and acknowledged that she is Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its City Manager, sealed with its corporate seal, and attested by herself as Clerk.

Witness my hand and Notarial Seal, this the ___ day of _____, 2020.

My Commission expires: _____

_____
Notary Public

(Official Seal)

Lessor

By: _____ (Seal)
Arthur Wallace, Individually, and DBA as Gold Post Cafe

By: _____ (Seal)
Arthur Wallace DBA Gold Post Café

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that Arthur Wallace personally appeared before me this day, acknowledging to me that they signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein:

Date: _____

_____
Signature of Notary Public

_____
Notary's printed or typed name

My commission expires: _____

Notary seal or stamp must appear within this box.

(Official Seal)

EXHIBIT A

Property Description

804 West Fifth St., Greenville, North Carolina, (Parcel #)

NORTH CAROLINA **LEASE AGREEMENT**

PITT COUNTY

THIS LEASE AGREEMENT ("Lease"), made and entered into this the ___ day of _____, 2020, by and between C orbit Hardee Properties LLC ("Corbitt" or "Lessor") and CITY OF GREENVILLE, North Carolina, a municipal corporation (the "City" or "Tenant").

WITNESSETH:

WHEREAS, the City is a municipal corporation established and operating pursuant to the laws of the State of North Carolina;

WHEREAS, Lessor owns property at 415 Evans St. , Greenville, North Carolina (Parcel #), and Lessor operates a retail on the property (leased premises) ;

Whereas, the retail business is located in the Center City area within the City as defined by the City Council in The Center City, West Greenville Revitalization Plan;

WHEREAS, the City and Lessor desire to enter a lease for the Leased Premises whereby the Lessor will lease the Leased Premises to City for a 2 year period and City will have right to terminate the lease for convenience, including the right to terminate if space is not being used for economic development or community development purposes as set forth in state law;

Whereas, the City is authorized by state law to engage in economic development and community development initiatives; See GS 158-7.1 and GS 160A-456.

Whereas, the City desires to engage in a pilot program involving business incubation, whereby the City will lease Lessor's property described herein for purposes of subleasing that same space to a startup small business (Grantee selected by City) for job creation, job training and community development;

Whereas, City will enter a separate agreement entitled Sublease Agreement and Memorandum of Understanding ('MOU") whereby City will lease this same property to Grantee and Grantee will make a lease payment to the City, and this Lessor will be a party to that MOU;

Whereas, the overall goal of this lease and MOU (project) is for the City to subsidize the Grantee's rental of the leased premises described herein, in return for Grantee utilizing the leased premises for job creation, job training and community development (employment of a person or persons of low or moderate income in Pitt County as defined by HUD);

NOW, THEREFORE, in consideration of the premises and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Special Terms and Conditions

1. Leased Premises.

The Lessor leases unto City, and City hereby leases and takes upon the terms and conditions contained herein, the Leased Premises.

2. Term.

Subject to the terms and conditions of this Lease, the term of this Lease shall commence on _____, and shall expire at 11:59 p.m. on the date that is two (2) years thereafter.

3. Rent.

a. The annual rental shall be $10,800, payable, in equal monthly installments of $900.00. Rental shall be payable in advance on or before the first business day of each calendar month. Payment shall be made to _____and may be mailed to:_____, or delivered in person at the retail store.

4. Use and Occupancy.
    a. City shall sublease the premises to Grantee for economic development and community development purposes and specifically use as commercial space for job creation, job training and community development.
    b. The Leased Premises shall at all times be kept open and accessible to City, its agents and employees, and Grantee and Grantee's agents and employees identified by City to utilize the leased premises.
    c. City shall comply with all federal, State or local laws, ordinances, regulations and rules applicable to City's use of the Leased Premises.

II. Other Terms and Conditions

5. Maintenance:
    a. Lessor represents the leased premises is equipped with……...
    b. City represents that it has inspected the Leased Premises and found it to be in acceptable condition for the purposes herein specified, and accepts the Leased Premises in its current condition.
6. Tenant's Signs. Tenant shall not install any signage on the Leased Premises without the Lessor's prior written consent;
7. Utilities. Lessor shall be responsible for providing and paying for electricity, gas, lighting, heating, water, air conditioning, sewer, telephone, and all other charges for utilities used by City or Grantee in connection with the occupancy of the Leased Premises.
8. Warranty. The Lessor covenants to and with Tenant that upon timely payment of rent and any other charges due and payable and observing and performing all of the terms, covenants and conditions, on Tenant's part to be observed and performed, Tenant shall have the right to quiet possession of the Leased Premises, free from any adverse claims whatsoever from any persons whomsoever upon the

terms and conditions of this Lease.

9. Eminent Domain.

   a. If the entire Leased Premises shall be appropriated or taken under the power of eminent domain by any governmental or quasi-governmental authority or under threat of and in lieu of condemnation (hereinafter, "taken" or "taking"), this Lease shall terminate as of the date of such taking, and the Lessor and Tenant shall have no further liability or obligation arising under this Lease after such date, except as otherwise provided for in this Lease.

10. Insurance.

Lessor shall maintain casualty insurance.

Tenant agrees to purchase at its sole expense insurance coverages to satisfy the following minimum requirements. A certificate reflecting the following minimum coverages shall be provided to the Lessor contemporaneously with the execution of this Lease:

Workers' Compensation Insurance: if applicable, with coverages and limits as required by law.

Commercial General Liability:
Limits:

Each Occurrence:	$1,000,000
Personal and Advertising Injury	$1,000,000
General Aggregate Limit	$2,000,000
Products and Completed Operations Aggregate	$2,000,000

Corbitt - Hardee Properties LLC must be added as an Additional Insured to the Commercial General Liability policy.

Commercial Automobile Liability: (If Applicable)

Limits:

$1,000,000 combined single limit.

Builders Risk Coverage: (If Applicable)

Limit:

Minimum limit in the amount of total bid price.

The Builder Risk policy must be endorsed to increase the limit of insurance for all change orders.

Policy Form:

Builder Risk coverage must be on a direct physical loss basis and contain no exclusion for theft, collapse or damage to foundations or underground structures, pipes or conduits.

.

11. Access. Tenant will permit Lessor to enter on the Leased Premises at all reasonable times to examine the condition thereof or make repairs, additions or alterations as may be necessary for the safety, preservation or improvement of the Leased Premises.

12. Termination for Convenience ("TFC"). (a) *Procedure*. Without limiting any party's right to terminate for breach, the City may, without cause, and in its discretion, terminate this Contract for convenience by giving the Lessor written notice that refers to this section. TFC shall be effective at the time indicated in the notice. The City Manager may terminate under this section without City Council action. (b) *Obligations*. Upon TFC, all obligations that are still executory on both sides are discharged except that any right based on prior breach or performance survives, and the indemnification provisions shall remain in force

13. Exercise of Rights and Notice. All notices, demands or other communications of any type given by a party to the other, whether required by this Lease or in any way related to this Lease, shall be made effective by the personal delivery or by the mailing of a written notice of such exercise to the other party unless a specific provision of this Lease Agreement provides otherwise. Notice shall be effective upon any actual delivery or three days after mailing by first class, United States mail, return receipt requested, postage prepaid, addressed to the other party at the address set forth below:

City of Greenville: City Manager City of Greenville P.O. Box 7207 Greenville, NC 27835	C orbit Hardee Properties LLC

14. Payment of Property Taxes.
    a. The Lessor and Tenant acknowledge that the Leased Premises is owned by the Lessor and Lessor is responsible for property taxes.
15. Assignment and Subletting. Tenant shall have right to assign or sublease this Lease. Tenant plans to (i) sublease the space to third parties (specifically Grantee or Grantees) for public purposes stated herein –job creation, job training and community development. Grantee means small businesses identified in MOU that is selected by City to obtain possession of leased premises for public purposes described herein: job creation, job instruction and community development.
16. Indemnity. To the extent permitted by law, Lessor shall and does hereby indemnify the City, and Grantee and agrees to save City and Grantee harmless and, at the City's option, defend them from and against any and all claims, actions, damages, liabilities and expenses (including attorneys' and other professional fees), judgments, settlement payments, and fines paid, incurred or suffered by the City and Grantee in connection with loss of life, personal injury and/or damage to property suffered by third parties arising from or out of the occupancy or use by Lessor of the Leased Premises or any part thereof, occasioned wholly or in part by any act or omission of Lessor, its officers, managers, members, shareholders, directors, agents, contractors, employees or invitees. Lessor's obligations pursuant to this section shall survive any termination of this Lease with respect to any act, omission or occurrence which took place prior to such termination.
17. Governing Law. This Agreement shall be governed by and construed in accordance with the internal laws of the State of North Carolina, without reference to any conflict or choice of laws provision which would operate to

make the internal laws of any jurisdiction applicable.

18. Force Majeure. Neither party hereto shall be required to perform any term, condition, or covenant of this Lease during such time performance, after the exercise of due diligence to perform is delayed or prevented by acts of God, civil riots, organized labor disputes, or governmental restrictions.

19. Waiver and Modification. Neither this Lease nor any provision hereof may be waived, modified, amended, discharged or terminated, except by written instrument signed by the party against whom the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. Failure by the City to insist on strict compliance with any term or condition shall not be deemed a waiver of said compliance.

20. Unenforceability. If any provision of this Lease is held to be illegal, invalid or unenforceable under any present or future laws, such provision shall be severable and the remainder of the Lease shall continue in full force and effect.

21. Entire Agreement. This Lease is only the agreement between the parties hereto with respect to the subject matter hereof and contains all of the terms agreed upon, and there are no other agreements, oral or written, between the parties hereto with respect to the subject matter hereof.

22. E-Verify Requirements. (a) If this Lease is awarded pursuant to North Carolina General Statutes (NCGS) 143-129 – (i) Lessor represents and covenants that its contractors and subcontractors comply with the requirements of Article 2 of Chapter 64 of the NCGS; (ii) the words "contractor," "contractor's subcontractors," and "comply" as used in this subsection (a) shall have the meanings intended by NCGS 143-129(j); and (iii) the City is relying on this subsection (a) in entering into this Lease. (b) If this Lease is subject to NCGS

143-133.3, the Lessor and it contractors and subcontractors shall comply with the requirements of Article 2 of Chapter 64 of the NCGS.

-Signatures are on the following pages.-

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

The City:
CITY OF GREENVILLE

By: _____

PJ Connelly, Mayor ATTEST:

By: _____
Valerie Shiuwegar, City Clerk

[Seal]

NORTH CAROLINA
PITT COUNTY

I _____, a Notary Public in and for the aforesaid County and State, do hereby certify that Valerie Shiuwegar, personally appeared before me this day and acknowledged that she is Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its City Manager, sealed with its corporate seal, and attested by herself as Clerk.

Witness my hand and Notarial Seal, this the ___ day of _____, 2020.

My Commission expires: _____

_____
Notary Public

(Official Seal)

Lessor

By: _____ (Seal)
~~Arthur Wallace~~Corbitt-Hardee Properties LLC~~, Individually, and DBA as Gold Post Cafe~~

~~By: _____ (Seal)~~
~~Arthur Wallace DBA Gold Post Café~~

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that Arthur Wallace personally appeared before me this day, acknowledging to me that they signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein:

Date: _____

_____
Signature of Notary Public

_____
Notary's printed or typed name

My commission expires: _____
Notary seal or stamp must appear within this box.

(Official Seal)

EXHIBIT A

Property Description

415 Evans St. , Greenville, North Carolina (Parcel #),

NORTH CAROLINA **SUBLEASE AGREEMENT & MOU**

PITT COUNTY

Lessor: Arthur Wallace

This is an agreement to sublet real property (hereinafter known as the "Sublease") between City of Greenville (hereinafter known as the "Sublessor" or City) and Sublessee, _____(hereinafter known as the "Grantor"). The Lessor in the rental of this property in the original lease where the City is the tenant is Arthur Wallace (Wallace or Lessor).

This Sublease is for the public purpose of supporting business incubation, job creation and instruction and community development.

The Sublessor agrees to sublet to the Sublessee, and the Sublessee agrees to take possession of the property located at 804 W. Fifth Street, Greenville, North Carolina, NC (hereinafter known as the "Premises") under the following terms and conditions:

WITNESSETH:

Whereas, Lessor' s retail business is located in the Center City or West Greenville as defined by the City Council in The Center City, West Greenville Revitalization Plan;

WHEREAS, the City and Lessor have entered a lease for the Leased Premises and Grantee desires to sublease the property.

Whereas, the City is authorized by state law to engage in economic development and community development initiatives. See GS 158-7.1 and GS 160A-456.

Whereas, the City desires to engage in a pilot program involving business incubation, whereby Grantee sublease the leased premises to a startup small business for job creation, job training and community development;

Whereas, the overall goal of this sublease and MOU is for the Grantee to reimburse City for some of the monies paid to rent the leased premises and in return

Grantee will utilize the leased premises for job creation, job training and community development (employment of a person or persons of low or moderate income in Pitt County as defined by HUD);

NOW, THEREFORE, in consideration of the premises and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

I. Term. Tenancy of this Sublease shall begin with the sublessee taking possession on November 1 2020 and end on November 1 2022. Under no circumstances shall there be holdover by the Sublessee.

II. Reimburement. The payment under this Sublease shall be $200.00 payable the 1st of every month to the City and 4% of the profits made each month by the startup business related to business activities at the leased premises. This reimbursement payment helps defray the City's rent payment to Lessor.

The payment shall be paid in the following manner: monthly.

III. Utilities. The Sublessor shall not be responsible for any of the utilities.

IV. Liability. Sublessee agrees to surrender and deliver to the Sublessor the premises including all furniture and decorations within the premises in the same condition as they were at the beginning of the term with reasonable wear and tear accepted. The Sublessee will be liable to the Sublessor for any damages occurring to the premises, the contents thereof, the building/home, and any common areas. All actions conducted by any guests of the Sublessee are the responsibility and liability of the Sublessee.

V. Persons allowed on leased premises: There shall be no other persons occupying the leased premises other than the Grantee, Grantee's officers, and agents a and persons seeking to assist Grantee in meeting in job creation, job instruction and community development. Sublessor and Lessor may enter premises at any time.

VII. Move-in Checklist. At the time of taking possession of the premises by the Sublessee, the Sublessor and Sublessee shall not perform an inspection of the Premises.

VIII. Lead-Based Paint. The building was built before 1978.

IX. Master Lease. This Sublease must follow and is subject to the original lease agreement between the Sublessor and Lessor, a copy of which the Sublessor agrees to give to the Sublessee, and which is hereby referred to and incorporated as if it were set out here at length. The Sublessee agrees to assume all of the obligations and responsibilities of the Sublessor under the original lease for the duration of the Sublease except for the rental payment which is described above.

X. Disputes. If a dispute arises during or after the term of this Sublease between the Sublessor and Sublessee, they shall agree to hold negotiations amongst themselves before any litigation.

XI. Written Agreement. This Sublease constitutes the sole agreement between the Sublessor and Sublessee with no additions, deletions, or modifications that may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).

XII. Language. The words "Sublessor" and "Sublessee" as used herein include the plural as well as the singular; the language in this Sublease intends no regard for gender.

XIV. Original Copies. Each signatory to this Sublease acknowledges receipt of an executed copy thereof.

XV. Lessor's Consent. The original lease between the Lessor and Sublessor City does allow the right to sublet the leased premises.

XVI. Governing Law. This Sublease shall be bound to the laws in the State where the Premises is located.

XVII. Additional Terms or Conditions. None. Termination for Convenience ("TFC"). (a) *Procedure.* Without limiting any party's right to terminate for breach, the City may, without cause, and in its discretion, terminate this Contract for convenience by giving the Grantee and Lessor written notice that refers to this section. TFC shall be effective at the time indicated in the notice. The City Manager may terminate under this section without City Council action. (b) *Obligations*. Upon TFC, all obligations that are still executory on both sides are discharged except that any right based on prior breach or performance survives, and the indemnification provisions shall remain in force

Indemnity. To the extent permitted by law, Grantee and Lessor shall and does hereby indemnify the City, and agrees to save City harmless and, at the City's option, defend it from and against any and all claims, actions, damages, liabilities and expenses (including attorneys' and other professional fees), judgments, settlement payments, and fines paid, incurred or suffered by the City in connection with loss of life, personal

injury and/or damage to property suffered by third parties arising from or out of the occupancy or use by Grantee or Lessor of the Leased Premises or any part thereof, occasioned wholly or in part by any act or omission of Grantor or Lessor, their officers, managers, members, shareholders, directors, agents, contractors, employees or invitees. Grantee and Lessor obligations pursuant to this section shall survive any termination of this subLease with respect to any act, omission or occurrence which took place prior to such termination.

XVIII. Date & Signature. The parties hereby bind themselves to this agreement by their authorization affixed below on October 1 2020.

Sublessor's Signature _____

John Doe

Sublessee's Signature _____

John Doe

Lessor's

ORIGINAL LEASE ATTACHED (INITIAL) _____ _____

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

The City:
CITY OF GREENVILLE

By: _____

PJ Connelly, Mayor

ATTEST:

By: _____
Valerie Shiuwegar, City Clerk

[Seal]

NORTH CAROLINA
PITT COUNTY

I _____, a Notary Public in and for the aforesaid County and State, do hereby certify that Valerie Shiuwegar, personally appeared before me this day and acknowledged that she is Clerk of CITY OF GREENVILLE, a North Carolina municipal corporation, and that by authority duly given and as the act of the CITY OF GREENVILLE, the foregoing instrument was signed in its corporate name by its City Manager, sealed with its corporate seal, and attested by herself as Clerk.

Witness my hand and Notarial Seal, this the ___ day of _____, 2020.

113581328880

My Commission expires: _____

_____
Notary Public

(Official Seal)

Grantee

By: _____ (Seal)
, Individually, and DBA as Gold Post Cafe

My Commission expires: _____

_____
Notary Public

(Official Seal)

Lessor

By: _____ (Seal)
Arthur Wallace, Individually, and
DBA as Gold Post Cafe

By: _____ (Seal)
Arthur Wallace DBA Gold Post Café

STATE OF NORTH CAROLINA
COUNTY OF _____

I certify that Arthur Wallace personally appeared before me this day, acknowledging to me that they signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein:

Date: _____ _____
Signature of Notary Public

_____
Notary's printed or typed name

My commission expires:

_____

(Official Seal)

Notary seal or stamp must appear within this box.

EXHIBIT A

Property Description

City of Greenville, North Carolina

Meeting Date: 10/08/2020

Title of Item: Public Hearing for the Naming of the City Adventure Park

Explanation: In December 2019, the City purchased approximately 163.27 acres of riverfront parkland for the development of an adventure park. The site address is 3050 Blue Heron Drive, and the property is located between the north bank of the Tar River and Old Pactolus Road, immediately east of Greenville Blvd.

City Council has authority to officially name a City public park. Recreation and Parks staff solicited community input on social media for potential names to be considered. Approximately 30 responses were received through this process. Staff narrowed down the suggestions to include potential names based on the feedback received and the adopted park naming policy, which is attached for your reference.

To further engage the community in this process, staff reached out to various community partners to gather input and then formulated a draft list of names that was published on social media for further consideration. The community partners contacted included FROGGS, EC VELO, local watersports vendors, Sound Rivers, Fleet Feet, and River Park North staff.

An online survey was created and circulated from July 14th through August 5th, which is attached for your reference. A total of 738 votes were received through this survey. The top two choices were "Emerald Riverfront Park" (receiving 253 votes) and "Wildwood Park" (receiving 171 votes)

"Emerald Riverfront Park" was published on the City's website for 30 days prior to a public hearing by the Recreation and Parks Commission at their September 23, 2020, meeting. That meeting recessed following the public hearing, to allow for any additional public input regarding a name for the park.

On September 25, 2020, the Commission reconvened the meeting to select their recommended name, and voted to forward "Wildwood Park" to City Council for its consideration.

Fiscal Note: No fiscal impact.

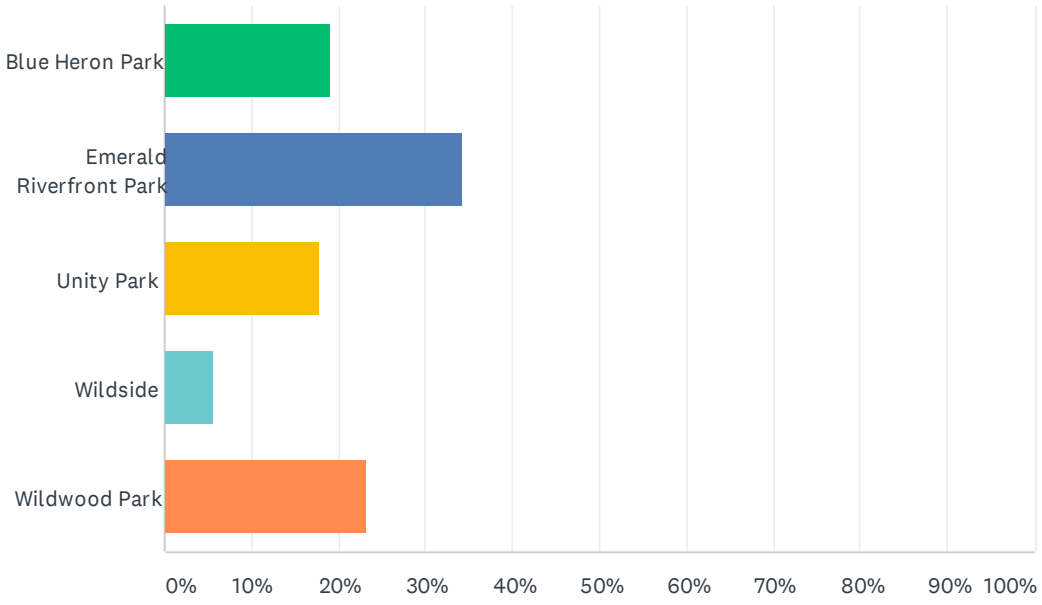
Recommendation: Following the public hearing, staff recommends that Council approve "Wildwood Park" as the official name of the City's adventure park.

ATTACHMENTS

- **Park Name Survey Results.pdf**
- **Park Naming Policy.pdf**

Q1 Which of the following names do you like most for our new adventure park?

Answered: 738 Skipped: 0



ANSWER CHOICES	RESPONSES	
Blue Heron Park	18.97%	140
Emerald Riverfront Park	34.28%	253
Unity Park	17.89%	132
Wildside	5.69%	42
Wildwood Park	23.17%	171
TOTAL		738

POLICY AND GUIDELINES FOR NAMING OR RENAMING CITY OF GREENVILLE PARKS, RECREATION FACILITIES AND GEOGRAPHIC FEATURES WITHIN PARKS

Section 1 - INTRODUCTION

The naming of City of Greenville parks, recreation facilities and geographic features within parks is an important task, and one that should be approached with caution and patient deliberation. With the possible exception of a corporate purchase of "naming rights," a park, facility, or geographic feature name, once selected, should be bestowed with the intention that it will be permanent.

Those who select the names of parks, recreation facilities and geographic features should do so with a clear understanding that their decisions may set a precedent, and that their actions will exert an influence upon the community in future generations.

Section 2 - POLICY PURPOSE

The purpose of this policy is to establish a systematic and consistent approach for the official naming of City of Greenville parks, recreation facilities, and geographic features within parks.

Section 3 - NAMING of PARKS, RECREATION FACILITIES AND FEATURES

The following guidelines and criteria will be used when naming a park, recreation facility, or a geographic feature within a park:

A. A permanent name may be assigned, if deemed appropriate by the Greenville City Council (following receipt of a recommendation for naming by the Greenville Recreation and Parks Commission) to a park or recreation facility, any time after land acquisition or park/facility development. Such recreation facilities may include trails/greenways, recreation centers, athletic complexes, picnic shelters, pools, playgrounds, "spraygrounds," or other facility. However, discretion should be utilized in order to avoid an overabundance of named features or facilities in any single park, and the naming of a facility should not diminish or overshadow the park's name.

B. A permanent name may also be assigned, if deemed appropriate by the Greenville City Council (following receipt of a recommendation for naming from the Greenville Recreation and Parks Commission), to an unnamed lake or other prominent geographic feature within a park.

C. At its discretion, the Greenville City Council may grant the Recreation and Parks Commission authority to officially name certain types of recreation facilities without further Council involvement.

D. Duplication of the names of other parks, recreation facilities and geographic features within the City shall not be permitted. The exception would be a facility carrying the same name as the park in which it is situated. (ex: South Greenville Recreation Center in South Greenville Park)

E. Priority in naming parks, facilities and geographic features shall be given to geographical locations, historic significance or geologic features.

F. Consideration to name a park, facility or geographic feature in honor of a person (or persons or family) shall only be given if one or more of the following criteria has been met:

1. The individual is statewide or nationally significant.

2. The individual, individuals or family has contributed significant long-term support to the development or operation of the park or facility, or to the overall recreation and park system. The suggested name must be accompanied by evidence of contributions to the park, facility, and/or service, or to any of the Recreation and Parks Department's companion organizations that function in cooperation with and on behalf of the department. A companion organization includes, but is not limited to, such organizations as the Greenville Little Leagues, Jackie Robinson Baseball League, and the Friends of Greenville Greenways.

3. An outstanding community individual has made significant and long term civic contributions to the City of Greenville as determined by either the Recreation and Parks Commission or the Greenville City Council.

4. A substantial donation, as determined by either the Recreation and Parks Commission or the Greenville City Council, has been made to the Recreation and Parks Department, or companion organization, by or in memory of an individual, group or family.

G. Parks, facilities, and geographic features may only be named after an individual who has been deceased for a minimum of six (6) months, except in the case of one or more of the following circumstances:

1. The parkland in its entirety has been donated by the individual being honored through the proposed naming.
2. 50% or more of the total cost of the facility has been donated by the individual being honored through the proposed naming, or by a group, business or organization making the donation in his or her name.
3. A land donation in which a naming provision has been made on the deed and accepted by the Greenville City Council.
4. A substantial donation of money has been made to the Greenville Recreation and Parks Department wherein the donor stipulated a naming provision as a condition of the donation and this condition has been accepted by the Greenville City Council.

H. Naming proposals for a park, facility or geographic feature may come from any individual, family, organization, business, governmental agency, donor, or neighborhood association that represents the locality wherein the park, facility or feature is situated.

Section 4 - PROCESS

Naming and renaming proposals shall be made on a form provided by the Recreation and Parks Department and forwarded to the Chair of the Greenville Recreation and Parks Commission at:

Chairman, Greenville Recreation and Parks Commission
Greenville Recreation and Parks Department
P.O. Box 7207
Greenville, NC 27835-7207

The proposal will be posted on the Greenville Recreation and Parks website for a period of 30 days, during which citizen comments and suggestions may be submitted in writing to the Commission Chair through the website or at the above address. The Commission will then hear oral comments during a public hearing at their first meeting following the expiration of the 30 day period, and formulate a recommendation regarding the proposal. The recommendation will then be forwarded to the Greenville City Council. In the event the Commission does not formulate a recommendation within 60 days after the public hearing, it will be considered that the Commission's recommendation is to approve the naming proposal and this recommendation will be forwarded to the Greenville City Council.

The Greenville City Council will consider the naming proposal at a Council meeting after receipt of a recommendation from the Recreation and Parks Commission. A public hearing will be held by City Council prior to making its decision on the naming proposal. City Council may approve, deny, or modify the naming proposal. City Council may, but is not required to, refer a modification of the naming proposal back to the Recreation and Parks Commission for review and recommendation.

The following guidelines and criteria shall be considered and met before renaming a City of Greenville park, facility or geographic feature:

A. Once named, the renaming of City of Greenville parks, facilities, or geographic features is strongly discouraged. It is recommended that efforts to change a name be subject to the most critical examination so as not to diminish the original justification for the name or discount the value of the prior contributions.

B. Land and facilities named by deed restriction shall not be renamed.

C. Parks, facilities and geographic features named after individuals shall not be changed unless it is found by the Recreation and Parks Commission or the Greenville City Council that the individual's personal character was such that the continued use of the name for a City park, facility or geographic feature would not be in the best interest of the City.

D. Parks, facilities and geographic features named for a location, a geographic feature or a community/neighborhood may be considered for renaming. However, the existing name of a park, facility, or geographic feature which is of local or national importance or which identifies an outstanding geographic or physical feature shall not be changed unless the Recreation and Parks Commission or Greenville City Council determines that there are extraordinary circumstances of local or national interest to justify the name change.

E. Subject to the foregoing, in order for a park, facility or geographic feature to be considered for renaming, the recommended name must otherwise qualify according to the same guidelines and criteria as set forth above for originally naming parks, facilities and geographic features and the same general procedure shall be followed.

SECTION 5 - NAMING RIGHTS FOR CORPORATIONS OR OTHER PRIVATE BUSINESSES:

This policy does not provide guidelines or processes for granting temporary naming rights to corporations or other private businesses as a mutually beneficial arrangement between the City and a corporation or other private business wherein the corporation or other private business provides cash and/or in-kind services to the City in return for access to the commercial and/or marketing potential associated with a city facility or service.

Such arrangements could include the naming of a park, a facility, a geographic feature, an event or activity. While such arrangements could prove highly beneficial to the City and its citizens, as well as to area businesses, the details of such arrangements will necessitate cautious consideration. A separate city policy and process will address the grant of naming rights to a corporation or other private business.

Section 6 - COMPONENTS OF BUILDINGS

The provisions of this Policy and Guidelines do not apply to the naming of components of a recreation building such as classrooms, meeting rooms, game rooms, gymnasiums, courts, studios, theaters, galleries, and auditoriums. City Council, in its discretion, may name components of recreation buildings or grant the Recreation and Parks Commission authority to name certain types of components of recreation buildings without further Council involvement.

This policy was adopted by City Council on January 10, 2011, and amended on August 10, 2015.

City of Greenville,
North Carolina

Meeting Date: 10/08/2020

Title of Item: Selection of the Design Firm for the Construction of the New Community Pool

Explanation: The City of Greenville currently has one outdoor, public swimming pool facility that is located at 2113 Myrtle Avenue in Guy Smith Park. The facility is approximately 48 years old and has reached the end of its useful life. The dive tank portion of the facility experienced a major structural failure in the spring of 2019 and had to be removed and filled in. After the dive tank was taken down, staff began to research and plan for the replacement of the community pool facility with the hopes of moving a capital replacement project forward expeditiously so that the community does not lose a season of outdoor swimming recreation.

Funding to finance the replacement of the community pool was included in the Council Adopted Fiscal Year 2020-21 City Budget. Upon approval of the budget, staff began an extensive community engagement process to inform Greenville citizens as to the scope of the project and to seek public input as to the proposed location of the new pool.

Staff identified two new potential locations for the facility: 1) the Eppes Recreation Center campus and 2) City-owned property located on Albemarle Avenue. Staff presented Council the results of public comments received related to each location at the August 24, 2020 City Council meeting. At that meeting, staff made the recommendation that Council approve the Eppes Recreation Center campus as the location of the new community pool. Council voted unanimously to relocate the pool to the Eppes Recreation Center campus.

In order to provide Greenville residents with a state-of-the-art outdoor aquatic facility, the City has solicited professional architectural and design services for the following:

- Provision of contract documents that include a site plan
- Construction documents
- A project manual
- Technical specifications
- Statement of probable cost

The new facility shall include the following amenities:

- A competition lap pool
- A separate zero-depth entry recreation pool with a play structure
- Changing rooms and concessions

- Shade structures

A Request for Qualifications (RFQ) for design services was published on August 27, 2020. Responses to the RFQ were due on September 17, 2020. Staff received nine Statements of Qualifications (SOQs) for the outdoor aquatic facility.

An evaluation team was formed to review the SOQs. The team met on September 23, 2020 to score and select the top firm to engage for the design services. Each firm was scored based on the quality of their submitted proposal, qualifications, and experience, specifically in relation to the design of aquatics facilities. A significant emphasis was placed on experience related to pool design.

Based on the team's discussions, ranking of each firm, and each firm's related experience, staff selected Kimley-Horn as the preferred design firm. Attached is a copy of Kimley-Horn's submitted proposal to the City for design services.

Kimley-Horn designed the Holding Park Pool in Wake Forest, which was featured in World Waterpark Magazine in June 2018. Other community pool projects include the Tietze Park Pool in Dallas, Texas, and Greenview Park Pool in Columbia, South Carolina.

Staff is requesting City Council approve the selection of Kimley-Horn as the design firm for the construction of the new community pool facility. Upon Council approval, staff will begin contract negotiations with Kimley-Horn. The contract negotiation process will place a significant emphasis on both pricing and timing for completion of the design process. Staff will submit a contract to Council for approval at the October 19, 2020 City Council meeting.

Fiscal Note: The design and construction of this facility is part of the Council Adopted Fiscal Year 2020-21 Budget.

Recommendation: Approve the selection of Kimley-Horn as the design firm for the construction of the new community pool facility and authorize staff to begin contract negotiations with Kimley-Horn.

ATTACHMENTS

Proposal 4 Kimley-Horn.pdf

Greenville
NORTH CAROLINA
Find yourself in good company®

September 2020

Statement of Qualifications



Statement of Qualifications

New Outdoor Aquatic Facility

Kimley»Horn

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Project Timeline

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Sub-Service Provider Utilization Plan FORM 1



Kimley»Horn

Cover Letter

September 17, 2020

Mark Nottingham, Parks Planner
City of Greenville
Recreation and Parks Department
P.O. Box 7207
Greenville, NC 27835

Re: Request for Qualifications, New Outdoor Aquatic Facility

Dear Mr. Nottingham and Selection Committee:

On behalf of the Kimley-Horn team, we would like to express our interest in this project and ability to provide the required services. Our team offers the City of Greenville several advantages:

- **Local Knowledge and Proven Success.** You gain peace of mind with a team that specializes in outdoor aquatic facility design supported by multiple team members currently working with the City of Greenville.
- **Time and Money.** You get an outdoor aquatic design team with a proven track record of successful collaboration in North Carolina. We know what to expect from each other and how to complete this project within budget and on schedule.
- **Aquatic Expertise.** You will get an award-winning team with recognized leaders in public sector outdoor aquatic facility design. We complete five to ten construction documents for outdoor aquatic facilities each year nationwide, keeping us current on innovative design, costs, and bidding trends.

In 2018, our team (Kimley-Horn, Counsilman-Hunsaker, and Osterlund Architects) completed a very similar project to replace Holding Park Pool in Wake Forest, NC. The project has been a resounding success and was featured in the article "Holding Out for Fun" in the June 2019 *World Waterpark* magazine.

With respect to all trade secrets that the Proposer may submit to the City in connection with this SOQ or the Contract, if the Contract is awarded to the Proposer, the Proposer shall comply with the section of the RFQ titled "Trade Secrets and Confidentiality," (see Appendix A) including but not limited to all of its subsections, such as the subsection titled "Defense of City." The Proposer acknowledges that the City will rely on the preceding sentence.

The undersigned has the authority to submit this SOQ on behalf of Kimley-Horn and Associates, Inc. in response to the City of Greenville RFQ for the New Outdoor Aquatic Facility.

Sincerely,

Kimley-Horn and Associates, Inc.

Mark C. Hatchel, PLA, ASLA
Senior Project Manager

Dan Robinson, P.E., CFM
Principal-in-Charge

Counsilman · Hunsaker
AQUATICS FOR LIFE

September 14, 2020

Mr. Mark Hatchel, PLA, ASLA
Kimley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240

Re: New Outdoor Aquatic Facility – Greenville, NC

Dear Mark:

Counsilman-Hunsaker appreciates the opportunity to team with Kimley-Horn for the new municipal aquatic facility being planned for the City of Greenville, North Carolina. We look forward to continuing our long-standing working relationship and are eager to present our joint credentials to the City.

Having worked with your firm on over 50 similar aquatic projects during the past 20 years including the Holding Park Pool in Wake Forest, NC and Greenview Park in Columbia, SC, we are excited to be a member of your design team for this project.

Based on our successful history with Kimley-Horn and our combined skills in planning and project design, we are confident that our combined efforts will create a state-of-the-art outdoor aquatic facility for the Citizens of Greenville.

If you need any other information, please do not hesitate to call.

Sincerely yours,

Counsilman-Hunsaker



Jeffrey J. Nodorft, P.E., LEED BD+C
Principal

Osterlund
ARCHITECTS, PLLC

9/14/2020

Mark Hatchel, PLA, ASLA
Kimley-Horn & Associates, Inc.
13455 Noel Road, Suite 700
Dallas, TX 75240

RE: RFQ New Outdoor Aquatic Facility, Greenville, NC

Dear Mark-

We appreciate the opportunity to team with Kimley-Horn for the new outdoor aquatic facility being planned for the City of Greenville, NC. We look forward to continuing our collaboration with you by providing architectural services for changing rooms, concessions, and pool filtration.

I am familiar with the City of Greenville area through my previous work at East Carolina University with another firm.

We worked with your firm to successfully complete the Holding Park Pool in Wake Forest, NC. We have additional experience with improvements and repairs at Pullen Aquatic Center, Biltmore Hills Outdoor Pool and Ridge Road Outdoor Pool in Raleigh, NC. We are excited to team with you to create a state-of-the-art outdoor aquatic facility for the citizens of Greenville.

Sincerely,

Kristen M. Osterlund, AIA, LEED AP BD+C

Non-Collusion Statement

The City of Greenville prohibits collusion, which is defined as a secret agreement for a deceitful or fraudulent purpose.

I, **Dan Robinson** affirm that I have not engaged in collusion with any City employee(s), other person, corporations or firms relating to this bid, SOQs or quotations. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

Signature: 

Tab 1 – PROJECT TEAM

a. Legal Entity

Legal Entity: Kimley-Horn and Associates, Inc.

Location of Company Headquarters and Local Office:
421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Type of Business: Employee-Owned Corporation

State of Incorporation or Organization: North Carolina

Name and Title of Person Authorized to Enter Into an Agreement:



Dan Robinson, P.E., CFM, Principal-In-Charge
421 Fayetteville Street, Suite 600, Raleigh, NC 27601
919.677.2178
Number of Years of Experience: 25
Number of Years with Kimley-Horn: 25

b. Primary Contact and Personnel

Kimley-Horn and Associates, Inc.



Mark Hatchel, PLA, ASLA be the primary contact person for this project and will lead the design team and other assigned personnel.
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240
469.914.8722

Kimley-Horn has been a nationwide leader in public sector aquatic design for more than 20 years. Mark Hatchel's first public pool was designed in 1980, and in 1990, he master planned the first two family aquatic centers in the State of Texas. Between 1984 and 1999, he worked on many of the most innovative and exceptional water park plans for two industry leaders — Wet'n Wild and Schlitterbahn. After designing multiple themed state-of-the-art water parks and rides for these two industry leaders, Mark joined Kimley-Horn in 1999 and began a new generation of more exciting and more profitable public sector aquatic facilities throughout the United States including work in North and South Carolina. Kimley-Horn and Mark Hatchel have completed over 100 aquatic projects in the past 20 years. **Mark has worked on multiple municipal outdoor aquatic facilities, please see the Relevant Experience section in Tab 3 for projects similar in scope to this project.**

Other Assigned Personnel:

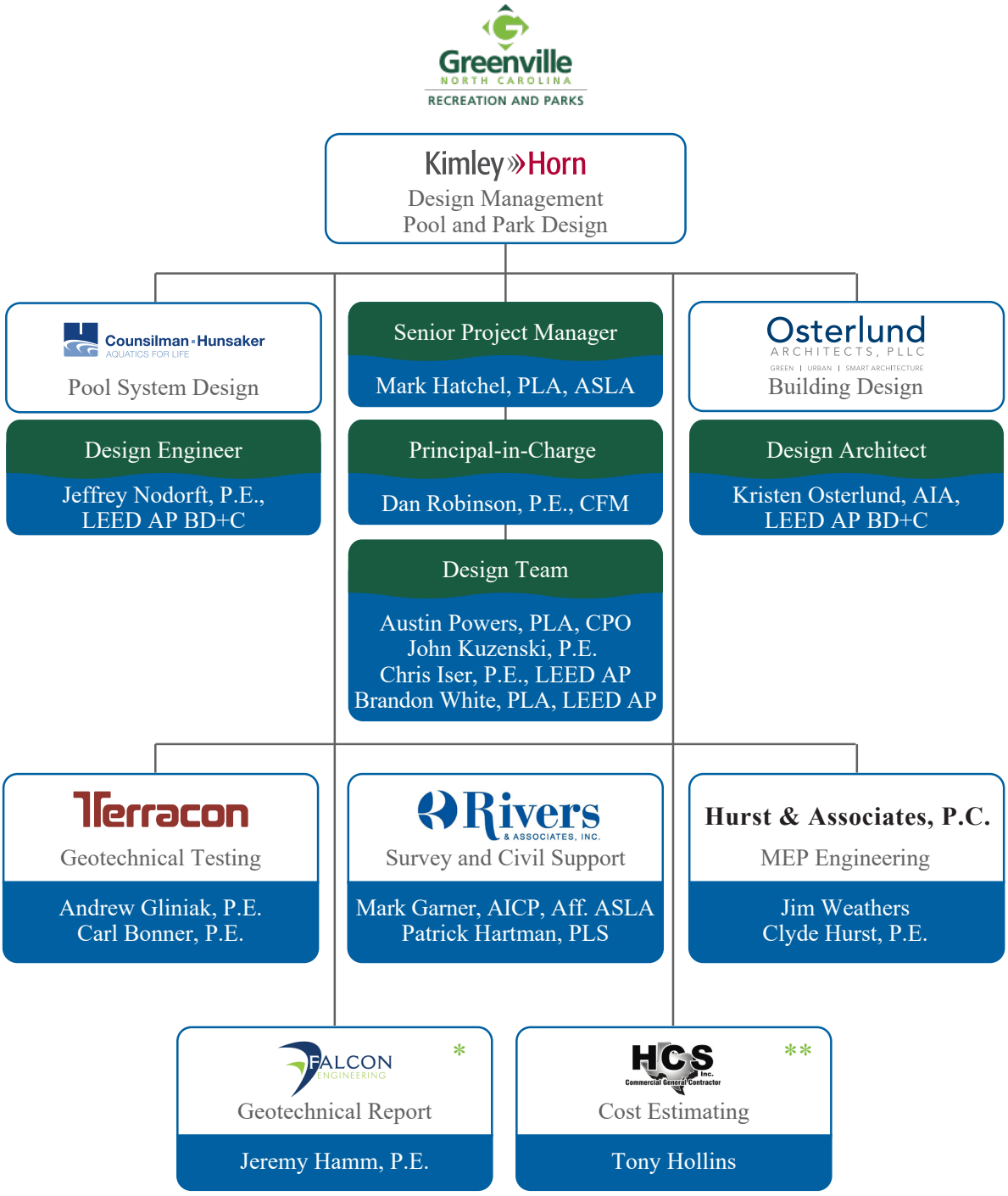
For qualifications and expertise please see full resumes in Section f.

Austin Powers, PLA, CPO, Located in Dallas, Texas
Brandon White, PLA, LEED AP, Located in Raleigh, North Carolina
John Kuzenski, P.E., Located in Raleigh, North Carolina
Chris Iser, P.E., Located in Columbia, South Carolina

c. Sub-Consultants

Firm Name	Office Location	Contact Name and Number	Services to be Provided
Counsilman-Hunsaker	10733 Sunset Office Drive, Suite 400 Saint Louis, MO 63127	Jeff Nodorft, Principal 314.894.1245	Pool System Design
Osterlund Architects, PLLC	5 West Hargett Street, Suite 310 Raleigh, NC 27601	Kristen Osterlund, Principal 919.838.9337	Building Design Architect
Hurst & Associates, P.C.	308 Hillwood Avenue Falls Church, VA 22046	Jim Weathers 972.839.5199	MEP Engineering
Rivers & Associates, Inc.	107 East Second Street Greenville, NC 27835	Marvin E. (Mark) Garner, Jr., AICP, Aff. ASLA, Vice President 252.752.4135, Ext. 204	Local Survey/Civil Engineering
Falcon Engineers	1210 Trinity Road, Suite 110 Cary, NC 27613	Jeremy Hamm, P.E. 919.871.0800	Geotechnical Report
Hollins Construction Services, Inc.	3650 Rogers Road, Suite 320 Wake Forest, NC 27587	Tony Hollins, President 919.761.3937	Cost Estimating
Terracon	314 Beacon Drive I Winterville, NC 28590	Carl Bonner, P.E., Principal 252.353.1600	Geotechnical Testing

d. Organizational Chart



* WBE firm, per City requirements
** MBE firm, per City requirements

e. Firm Background

Kimley-Horn and Associates, Inc. is a full-service consulting firm that provides a broad range of engineering, planning, and landscape architecture services to both public and private sector clients. Founded in January 1967, the firm is a privately-held corporation, fully owned by individuals who are current employees of the firm. Kimley-Horn has over 4,300 employees in 95 offices across the U.S., divided into seven geographic regions — Texas, Atlantic, Midwest, Florida, Southeast, Mountain, and California. Each region is managed by a regional team that provides production, business, marketing, and practice support. The Southeast region has 12 offices, including our corporate headquarters office in Raleigh, which will be assisted by our Dallas office on the work for your project.

Kimley-Horn has extensive in-house resources to serve the City of Greenville on this contract, including a dedicated aquatic design team in Dallas, TX that completed a similar project in Wake Forest, NC in 2018. We have complete teams in a variety of practice areas within these groups, and each team is equipped with the modern technology and adequate personnel to serve Greenville.



Specific Expertise and Unique Qualifications

Our staff members have extensive experience serving public agencies and private developers throughout the United States. Our services reach beyond technical specifications and site plans into the peripheral activities associated with development projects; public involvement campaigns; coordination and training with non-technical employees; sensitivity to political climates; presentations; permitting, zoning, and approvals; and many other factors that become pertinent. Kimley-Horn is a fully integrated consulting firm offering a full spectrum of civil engineering and planning services:

- Aquatic feasibility study and design
- Parks and recreational facility design
- Landscape architecture/urban design
- Site civil engineering
- Environmental assessment and remediation
- Surveying/platting
- Transportation planning and traffic engineering
- Access and circulation studies
- Traffic impact analysis
- Roadway and bridge design
- Parking planning and design
- Water/wastewater treatment and collection systems
- Paving and drainage
- Utilities
- Stormwater management
- Construction administration and observation
- Public involvement programs

For demonstrated experience in all areas of the project scope of services, please see the Relevant Experience section in Tab 3.

Professional Licensing/Certification of the Firm: North Carolina

Secretary of State: 0080648
Board of Examiners for Engineers and Surveyors - Eng: F-0102
Board of Landscape Architects: C-139
Board for Licensing of Geologists: C-331

f. Resumes

Detailed resumes of all team members assigned to this project including sub-consultants can be found on the following pages.

Kimley»Horn



Mark Hatchel, PLA, ASLA — Senior Project Manager

Mark offers more than 40 years of specialized experience in the field of public sector design for municipalities specializing in aquatics and parks. His long-time experience in multi-disciplinary engineering firms has given him a thorough knowledge of site planning and development (paving, grading, drainage, utilities, and retaining walls), as well as the capability to manage large design contracts.

Over the past 20 years, Mark has led the firm's aquatic planning and design practice and during that time has completed more than 100 aquatic planning and design projects throughout the United States, including NC, TX, CA, LA, SC, OK, GA, FL, MO, MS, and VA. He is a nationally recognized expert in the field of family aquatic center and water park design. In 2008, he was named to Aquatics International's "Power 25" in the aquatic design industry. In 2016, Mark was honored with World Waterpark Association's Al Turner Commitment to Excellence award. In 2017, he was recognized as an Outstanding Alumni of the Architecture College at Texas A&M University.

Professional Credentials

- Bachelor of Science, Texas A&M University
- Professional Landscape Architect in TX, KS, and MO
- Council of Landscape Architectural Registration Boards (CLARB) Member
- Texas Recreation and Park Society (TRAPS) Member
- American Society of Landscape Architects (ASLA) Member
- World Waterpark Association (WWA) Member
- National Recreation and Park Association (NRPA) Member
- Professional Advisory Board for the Texas A&M University Department of Landscape Architecture Past Chairman

Mark was inducted into the Waterpark Hall of Fame in 2019.

Relevant Experience

- The "Cap" Water Park, Canyon, TX
- Citywide Aquatics Plan and Two Pools, St. Charles, MO
- Meade Park Water Park, Charlottesville, VA
- Community-Wide Pool System Study and Two Pools, Evansville, IN
- Citywide Aquatic Facilities Master Plan and 10 Aquatic Facilities, Dallas, TX
- Orangeburg County Water Park, Orangeburg, SC
- Aquatic Facilities Master Plan and Butler Park Pool, Northport, FL
- Holding Park Pool, Wake Forest, NC
- Greenview Park Pool, Columbia, SC
- Doug Russell and Washington Park Pool, Midland, TX

Publications

- "Public Sector Waterpark Design," WWA Waterpark Development Expansion Guide. 2015-2020

Kimley»Horn



Dan Robinson, P.E., CFM — Principal-in-Charge

With 25 years of experience, Dan is one of Kimley-Horn's most experienced stormwater professionals. He specializes in the design of stormwater infrastructure improvements associated with NCDOT and municipal roadway improvement projects as well as stand-alone stormwater capital improvement projects. His design experience includes stormwater planning studies, existing infrastructure evaluation, stormdrain system design, bridge/culvert modeling (using HEC-RAS and XPSWMM), scour analysis, floodplain hydraulics, permit preparation, pond design, utility conflict identification and resolution, erosion and sediment control design, and FEMA coordination for CLOMRs and LOMRs. Dan excels at managing large teams formed to complete major infrastructure improvements for municipal clients.

Professional Credentials

- Bachelor of Science, Environmental Engineering, North Carolina State University
- Professional Engineer in NC

Relevant Experience

- Town Creek Culvert Outfall Improvements, Greenville, NC
- EB-4996, Green Mill Run Greenway, Phase 2, Greenville, NC
- EB-5539, South Tar River Greenway, Phase 3B, Greenville, NC
- U-3315, 10th Street Connector, Greenville, NC
- U-5606, Dickinson Avenue Streetscape Improvements, Greenville, NC
- Hillsborough Street Improvements, Phase II, Raleigh, NC
- Franklin Street Streetscape Improvements, Wake Forest, NC
- Bonnie Doone Drainage Improvements, Fayetteville, NC
- C-5604FA, Beaverdam Creek Greenway, Phase 1 Services, Zebulon, NC
- Downtown Greenway Phase 4 and A & Y Greenway Feasibility Study and Design, Greensboro, NC
- Gate City Boulevard Streetscape Improvements, Greensboro, NC
- Rosengarten Greenway Trail and Stream Restoration, Raleigh, NC
- Blue Ridge Road Widening, Raleigh, NC
- EB-5121B and EB-5118, Gary Shell Cross-City Trail Design Services, Phases II and IIIA, Wilmington, NC
- Wisteria/Clearbrook Drainage Improvements, Wilmington, NC
- B-5121/B-5317, Capital Boulevard Improvements, Raleigh, NC
- Highway Stormwater/BMP Retrofit Program, Various Locations, NC
- Hydrologic/Hydraulic Design Studies, Statewide, NC
- U-5760, Big Mill Farm Road and Hopkins Road Improvement Project, Kernersville, NC
- I-5338/I-5311 Design-Build/Fortify, I-40-440/US 64 Pavement Reconstruction Raleigh-Knightdale, NC

Dan is currently leading multiple projects for the City of Greenville, NC.

Kimley»Horn

Austin Powers, PLA, CPO — Design Team



Austin is a professional landscape architect with more than 12 years of experience in water park planning and design and a comprehensive knowledge of construction document preparation, bidding, and construction administration. He has worked on a variety of design projects including aquatics, high-end residential streetscape, parks, land planning, roadway improvements, and commercial development.

Professional Credentials

- Master of Business Administration, University of Texas, Dallas
- Bachelor of Landscape Architecture, Texas A&M University
- Professional Landscape Architect in TX and OK
- Certified Pool Operator
- WWA Member
- Professional Advisory Board for the Texas A&M University Department of Landscape Architecture

Relevant Experience

- Summit Waves Wave Pool Addition, Lee's Summit, MO
- Wapelhorst and Blanchette Pools, St. Charles, MO
- The "Cap" Water Park, Canyon, TX
- Bahama Beach Municipal Water Park Expansion, Dallas, TX
- PH_2O Municipal Water Park, Pampa, TX
- Samuell Grand Park Pool, Dallas, TX
- Fretz Park Pool, Dallas, TX
- Crawford Park Pool, Dallas, TX
- Tietze Park Pool, Dallas, TX
- Lake Highlands North Park Pool, Dallas, TX
- Kidd Springs Park Pool, Dallas, TX
- Pirates Bay Municipal Water Park Phase I Expansion, Baytown, TX
- Pirates Bay Aqualoop Expansion, Baytown, TX
- Nessler Park Pool, Texas City, TX
- Boomtown Bay Municipal Water Park, Burkburnett, TX
- Decatur Community Park Master Plan, Decatur, TX
- Pauls Valley Family Aquatic Center, Pauls Valley, OK
- Frisco Athletic Center Water Park Expansion, Frisco, TX
- Lasker Park Pool, Galveston, TX
- Brownwood Camp Bowie Sports Complex, Brownwood, TX
- Corinth Community Park Master Plan, Corinth, TX
- N.C. Foote Pool, Baytown, TX
- Rock'n River Municipal Water Park Expansion, Round Rock, TX

Publications

- "A Better Blueprint," World Waterpark. February 2018: 32-38.

Austin supported Mark on the Wake Forest, NC and Columbia, SC Outdoor Aquatic Facility projects.

Kimley»Horn



Brandon White, PLA, LEED AP — Design Team

Brandon has 23 years of landscape architecture experience serving public and private clients. He collaborates with project teams on planning and design for commercial and municipal developments, streetscapes, greenways, and transportation projects. He recognizes the opportunities and limitations of a project during the design phase and understands the careful balance between all the moving parts of a project.

Professional Credentials

- Bachelor of Landscape Architecture, Landscape Architecture, University of Georgia
- Professional Landscape Architect in NC, FL, GA, and SC
- LEED AP

Brandon supported Mark and Austin on the Holding Park Pool in Wake Forest, NC.

Relevant Experience

- Ailey Young Park Improvement,Wake Forest, NC
- Town Creek Culvert Outfall Improvements, Greenville, NC
- EB-5539, South Tar River Greenway, Phase 3, Greenville, NC
- EB-4996 and EB-5129, Green Mill Run Greenway/Bikeway, Phase 2, Greenville, NC
- U-3315, 10th Street Connector, Greenville, NC
- 10th Street Corridor Study, Greenville, NC
- Hillsborough Street Streetscape Improvements, Raleigh, NC
- EB-6021, Beaver Creek Greenway, Apex, NC
- EB-5011, Bearskin Creek Greenway, Monroe, NC
- Rosengarten Greenway Trail and Stream Restoration, Raleigh, NC
- Wake Forest Downtown Improvements, Phase 3,Wake Forest, NC

Kimley»Horn



John Kuzenski, P.E. — Design Team

John has 18 years experience and specializes in civil engineering design, including land development, utility coordination and design, erosion control, and stormwater management. He is proficient in the use of PondPack, StormCAD, Flowmaster, AutoCAD, and Civil 3D.

Professional Credentials

- Bachelor of Science, Civil Engineering, Pennsylvania State University
- Professional Engineer in NC

John supported Mark and Austin on the Holding Park Pool in Wake Forest, NC.

Relevant Experience

- City of Wake Forest, Holding Park Pool, Wake Forest, NC
- Ailey Young Park Improvement, Wake Forest, NC
- City of Raleigh Moore Square Design and Implementation, Raleigh, NC
- WakeMed Cary Tower Expansion, Cary, NC
- Wake Technical Community College, Northern Wake Campus Success Way Extension, Raleigh, NC
- Town of Wake Forest, C-5164, Smith and Sanford Creek Greenway, Wake Forest, NC

Kimley»Horn

Chris Iser, P.E., LEED AP — Design Team



Chris has 15 years of consulting, engineering, and project management experience in all areas of civil engineering including structural, forensics, parking, and site/civil projects. His structural engineering experience includes analysis, design, plan/specification production, condition evaluation, rehabilitation, maintenance, and construction administration services for a wide range of project types, such as buildings, parking garages, and support structures. Chris's projects have encompassed structures of reinforced concrete, precast/prestressed concrete, post-tensioned concrete, and structural steel for universities, municipalities, healthcare facilities, developers, and private property owners

Professional Credentials

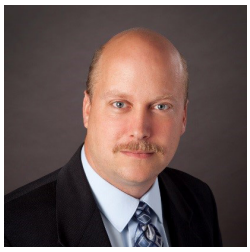
- Master of Science, Civil Engineering, Clemson University
- Bachelor of Science, Civil Engineering, Clemson University
- Professional Engineer in NC, SC, CA, and TN
- LEED AP

Chris was the Structural Engineer on the Wake Forest, NC and Columbia, SC Pool projects.

Relevant Experience

- Holding Park Pool, Wake Forest, NC
- City of Columbia, Greenview Park Pool, Columbia, SC
- City of Greer Downtown Streetscape Master Plan, Greer, SC
- Patton Street Pocket Park (Parks for People), Los Angeles, CA
- University of South Carolina, Indoor Football Practice Facility, Columbia, SC
- The Pete Store (steel building), Greer, SC
- Telecommunications Equipment Platform Design and Existing Building Analysis/Retrofts, Various Locations, SC and NC

Counsilman-Hunsaker
AQUATICS FOR LIFE



Professional Credentials

- Master of Business Administration, University of Dubuque
- Bachelor of Science, Mechanical Engineering, University of Wisconsin, Platteville
- Professional Engineer in AL, AK, CA, CO, FL, GA, MI, MD, MN, NH, NC, OH, SC, TN, VA, WV, and WI
- LEED AP BD+C Accredited Professional
- Certified Pool/Spa Operator - NSPF

Jeff supported Mark on the Wake Forest, NC and Columbia, SC Outdoor Aquatic Facility projects.

Jeff Nordoft, P.E. LEED AP BD+C — Pool System Design

Jeff is an award-winning design principal with a wealth of experience in the planning and design of aquatic facilities. Licensed in 17 states, Jeff has completed hundreds of swimming pool projects in his professional career. As a LEED Accredited Professional, Jeff manages the entire project, from the initial concept design, design management and project leadership throughout the construction administration process. Jeff's engineering responsibilities also include the design of all swimming pool mechanical systems. Jeff's expertise and understanding of the aquatic industry provides practical, cost-effective, and efficient designs, along with a unique understanding of aquatic programs and their requirements.

Relevant Experience

- Holding Park Pool, Wake Forest, NC
- Bow Creek Recreation Center, Virginia Beach, VA
- Buffalo Road Aquatic Center, Raleigh, NC
- Clemson University, Allen N. Reeves Football Operations Spas, Clemson, SC
- Dulles South Recreation and Community Center, South Riding, VA
- Greenview Park Pool, Columbia, SC
- Hagan-Stone Park Aquatic Center, Pleasant Garden, NC
- James Madison University, Student Recreation Center, Harrisburg, VA
- Kempsville Recreation Center, Kempsville, VA
- King Abdullah Academy Natatorium, Herndon, VA
- Mecklenburg County Aquatic Center, Renovation, Charlotte, NC
- North Port Aquatic Center, North Port, FL
- Pullen Aquatic Center, Raleigh, NC
- Starmount Forest Country Club, Greensboro, NC
- University of North Carolina Chapel Hill Basketball Program, Spas, Chapel Hill, NC
- University of South Carolina Cyndi and Kenneth Long Family Football Operations Center, Columbia, SC
- Wakefield High School Aquatic Center, Arlington, VA
- Warwick Pool, Alexandria, VA
- Washington and Lee University Natatorium, Lexington, VA
- Lincoln Park Pool, Manatee County, FL
- Willis Park Pool, Alpharetta, GA
- Winston Family YMCA, Jacksonville, FL

Osterlund ARCHITECTS, PLLC
GREEN | URBAN | SMART ARCHITECTURE



Professional Credentials

- Bachelor of Architecture, Virginia Tech
- Professional Architect in NC

Kristen supported Mark on the Holding Park Pool in Wake Forest, NC.

Kristen Osterlund, AIA, LEED AP BD+C — Building Design

Kristen began working in Raleigh in the field of architecture in 1998 and became licensed in 2005. She applies a creative design approach to each project and enjoys the technical details of materials selection and building envelope design. She builds strong relationships with clients and construction teams through open and direct communication. Kristen has experiences in all phases of architectural service, including design, programming, cost estimating, phasing and scheduling, engineering coordination, construction administration, and closeout.

Relevant Experience

- Holding Park Pool Support Buildings, Wake Forest, NC
- Pullen Aquatic Center Improvements, Raleigh, NC
- Biltmore Hills and Ridge Road Pool Repairs, Raleigh, NC
- Girl Scouts Holly Hill Bath House, Henderson, NC
- Historic Yates Mill County Park Pre-Design Study, Raleigh, NC
  Crowder District Park Pre-Design Study, Apex, NC
- Lake Crabtree County Park Boat Rental Toilet Addition, Morrisville, NC*
- Blue Jay Point Park Education Center and Overnight Lodge Repairs, Raleigh, NC*

* *Architect-of-Record: Davis Kane Architects, PA*

Hurst & Associates, P.C.

Jim Weathers — Building and Site MEP



Professional Credentials

- Tarleton State University, Stephenville
- University of Texas, Arlington

Jim supported Mark on the Wake Forest, NC and Columbia, SC Outdoor Aquatic Facility projects.

Jim offers more than 25 years of experience in the lighting and electrical design industry. He has a great deal of design experience with municipal and commercial recreation facilities, including sports complexes and aquatic complexes worldwide. His experience includes multiple waterpark projects for clients such as Wet'n Wild and Six Flags Hurricane Harbor. His municipal aquatic project experience includes over 50 projects for Kimley-Horn in Wake Forest, NC and Columbia, SC and he has completed over 30 projects for Kimley-Horn and Counsilman-Hunsaker nationwide.

Relevant Experience

- Holding Park Pool, Wake Forest, NC
- "The Cap" Water Park, Canyon, TX
- Greenview Park Pool, Columbia, SC
- Meade Park Pool, Charlottesville, VA
- Summit Waves Wave Pool Addition, Lees Summit, MO
- Two Municipal Pools, Midland, TX
- Two Municipal Pools, Evansville, IN
- Two Municipal Pools, St. Charles, MO
- Ten Outdoor Municipal Pools, Dallas, TX
- Liberty Lagoon Water Park, Baton Rouge, LA

Hurst & Associates, P.C.

Clyde Hurst, P.E. — Building and Site MEP

Professional Credentials

- Bachelor of Science, Mechanical Engineering, University of Virgina
- National Council of Engineering Examiners Certified
- National Association of Energy Engineers, Charter Member

Clyde supported Mark on the Wake Forest, NC and Columbia, SC Outdoor Aquatic Facility projects.

Clyde is the Principal of Hurst & Associates and has practiced engineering with his father since 1976. Clyde's experience includes; Recreational Facilities, Park Authority projects both local and national, Department of Homeland Security projects, FBI, State Department, Customs and other federal and state agencies; institutional/educational; single retail outlets and shopping centers to the Corporate Headquarters; industrial/manufacturing facilities for Westinghouse, distribution facilities for Mack Truck, General Mills; retail stores for Safeway Stores, Hechinger Stores, Price Clubs, Today's Man, 350,000 to 900,000 square foot retail/warehouse facilities; individual medical buildings to hospital additions, nursing homes; McDonald's restaurants to flight kitchens for Marriott Corporation and upscale five star restaurants; hotel/motels for Marriott, Hampton Inns and Mainstay, laboratories for private and governmental agencies; high tech manufacturing facilities.

Rivers & ASSOCIATES, INC.

Mark Garner, Jr., AICP — Survey and Civil Support



Professional Credentials

- Bachelor of Science, Professional, Urban and Regional Planning, Emphasis - Environmental Resources, East Carolina University
- American Institute of Certified Planners
- Wastewater Treatment Plant Operator (Grade II) in NC
- Water Treatment Plant Operator (Class C) in NC
- Sub-Surface Wastewater Treatment Operator in NC
- American Society of Landscape Architects Member
- American Planning Association Member
- American Public Works Association Life Member
- APWA Institute for Water Resources Member

Mark's familiarity with the City will help expedite the project.

Mark is a certified planner with over forty years of experience with the firm as a municipal planning/engineering consultant. He is a Partner of the firm serving as Vice President on the firm's Board of Directors. In addition to business and project development responsibilities, he serves as technical adviser to Urban Planning and Infrastructure Design projects. Mark has served as Rivers' primary client contact and project manager on numerous planning studies, civil and sanitary engineering studies, design and construction projects.

Mark has been responsible for the comprehensive planning, master planning, feasibility study, design and construction administration of various public infrastructure projects such as urban revitalization, multi-modal transportation, streets and streetscapes, drainage and stormwater management, recreation and park facilities, water and wastewater utilities and various municipal building.

Relevant Experience

- Primitive Hiking Trail, River Park North, Greenville, NC
- Beach Volleyball Complex, Boyd Lee Park, Greenville, NC
- Eastside Park Master Plan, Greenville, NC
- Live United Courtyard Pocket Park, Evergreen of Greenville, Inc, Greenville, NC
- Slocum Creek Park Phase IV, Havelock, NC
- Slocum Creek Park Phase V, Havelock, NC
- Lewis Farm Park, Havelock, NC
- Randolph Johnson/Water Tower Park Master Plan, Beaufort, NC
- Creekside Park Inclusive Play Improvements, Craven County, NC
- Causeway Waterfront Access and Park and Ride Facility, Atlantic Beach, NC
- Town of Winterville Recreation Park Expansion and Improvements, Winterville, NC
- Glen Laurel Park Concept Plan, Clayton, NC
- East Clayton Park Master Development Plan, Clayton, NC
- Neuse River Property Master Plan, Clayton, NC
- Sandy Run Park, Kitty Hawk, NC
- Municipal Recreation Complex, Chocowinity, NC
- Warren County Recreation Park, Warren County, NC
- Sara A. Law Memorial Softball Complex, Winterville, NC
- Godwin-Coppage Park, Phases I and II, Williamston, NC
- Halstead Boulevard Greenway Trail, Elizabeth City, NC

Rivers & ASSOCIATES, INC.

Patrick Hartman, PLS — Survey and Civil Support



Patrick is an Associate of the firm and a professional land surveyor serving as the Project Manager for the Surveying Department. His 27 years of diverse experience includes surveys for land development projects for residential, commercial, education, healthcare, institutional and industrial markets. His experience also includes various surveys for public works and utility infrastructure projects, including water, sewer, and drainage networks; pump stations and treatment plants; streets, roadways, and streetscapes; and recreation parks, greenways and athletic facilities. Patrick has extensive experience with taking projects from the initial boundary survey to final platting to design level surveying, construction staking, and as-built surveying. His experience includes wetland surveys, topographic surveys, boundary surveys, platting, utility easement mapping, roadway right-of-way mapping, construction surveying, drainage and utility as-builts, and physical/as-built/ loan surveys.

Professional Credentials

- Bachelor of Arts, History, University of North Carolina at Wilmington
- Associate of Applied Science, Civil Engineering Technology, Central Piedmont Community College
- Associate of Applied Science, Surveying Technology, Central Piedmont Community College
- Professional Land Surveyor in NC
- Certified Flood Plain Surveyor in NC
- North Carolina Society of Surveyors Member

Relevant Experience

- Wilson Douglas Barnes Street Scape Renovation, Wilson, NC
- Pembroke Union Chapel Street Scape Renovation, Pembroke, NC
- NCDOT Cherry Branch Ferry, Havelock, NC
- NCDOT 2019 Boundary Survey of Residue Property for Disposal LSC, Beaufort and Pamlico County, NC
- South Elm Street Drainage Rehabilitation, WK Dickson, Greenville, NC
- Washington Street Scape Renovation, Washington, NC
- Chowan County Backwash Waste Handling, Valhalla, NC
- Water Supply Well Improvements, Beaufort, NC
- Pitt-Greenville Airport General Aviation Apron Rehabilitation, Pitt-Greenville Airport, Greenville, NC
- Pitt Community College, Greenville, NC
- Washington Warren Airport Taxiway Rehabilitation, Warren Field Airport, Washington, NC
- Goldsboro Street Scape Renovation, Goldsboro, NC

Patrick's proximity and knowledge of the City will help expedite the survey work.

Jeremy Hamm, P.E. — Geotechnical Report



Jeremy is Falcon's Geotechnical Engineering Department Manager, with over 12 years of experience providing geotechnical investigations and engineering recommendations and designs. He has built an extensive portfolio of work with municipalities throughout North Carolina and possesses a thorough knowledge of the geological conditions throughout the Greenville area as it relates to foundations and site development. In addition, Jeremy has served as a Field Engineer, Project Engineer, and Project Manager on a number of logistically complex projects. His skills in project and staff management, technical writing, and communication of potential risk and risk mitigation approaches lends itself naturally to geotechnical services.

Professional Credentials

- Bachelor of Science, Civil Engineering, North Carolina State University
- Registered Professional Engineer in NC, SC, and VA

Relevant Experience

- City of Greenville, BUILD Grants Projects – 5th Street Streetscape, Greenville, NC
- City of High Point City Lake Park Master Plan Phase I, High Point, NC
- NC State University Carmichael Gym Renovation, Raleigh, NC
- NC State University Aquatic Facility Addition, Raleigh, NC
- FirstHealth of the Carolinas, MOB and Fitness Center, Sanford, NC
- Campbell University New Student Union, Buies Creek, NC
- Campbell University Luby Wood Hall, Buies Creek, NC
- UNC Chapel Hill Central Campus Athletics, Chapel Hill, NC
- UNC Chapel Hill Finley Fields - North and South, Chapel Hill, NC
- Town of Holly Springs New Law Enforcement Center, Holly Springs, NC
- Town of Cary, Carpenter Park, Cary, NC

Jeremy is a valued team member on multiple Kimley-Horn projects.

Hollins Construction Services, Inc.



Tony Hollins — Cost Estimating

Tony has been working in the construction industry since 1996 in fields ranging from demolition, water/wastewater plants, pumping stations, buildings, water and sewer line installations, and heavy highway work for various cities throughout the State of North Carolina. Currently, Tony is the owner of HCS, Inc., a minority owned firm specializing in construction and construction management related work. HCS, Inc. offers a broad range of construction and inspection services for transportation, utilities, environmental, water/wastewater treatment plant, recreational, and pump station projects.

Professional Credentials

- Bachelor of Science, Civil Engineering, NC A&T
- NC General Contractors
- NCDOT Level I and II Erosion and Sediment Control/Storm Water Certified

Relevant Experience

- 2016 Water Main Replacements, Construction Observer, Cary, NC
- 2017 Water Main Replacements, Construction Observer, Cary, NC
- City of Durham 2-inch Water line Replacement, Construction Observer, Durham, NC
- Town of Cary Water line Improvements, Construction Observer, Cary, NC
- City of Durham Buchanan Boulevard Water line Extension, Construction Observer, Durham, NC
- OWASA Pritchard Avenue Water line, Construction Observer, Chapel Hill, NC
- OWASA Manning Drive Water line, Construction Observer, Chapel Hill, NC
- OWASA Country Club Water line, Construction Observer, Chapel Hill, NC
- Fuquay Varina Streetscape, Fuquay Varina, NC
- Wake Forest Streetscape, Wake Forest, NC
- Church Street Roadway Widening, Morrisville, NC
- Evans Road Sidewalks, Apex, NC
- NCDOT C-5570 Louisburg Pedestrian Improvements, Louisburg, NC
- NCDOT ES-2018 Poole Road Pedestrian Improvements, Raleigh, NC
- NCDOT U-5530 AC James Street to Downtown Pedestrian Improvements, Apex, NC

Tony has over 20 years of cost estimating and construction experience in North Carolina.

Andrew Gliniak, P.E. — Geotechnical Testing

Terracon Consulting Engineers & Scientists

Professional Credentials

- Bachelor of Science, Civil Engineering, WVU Institute of Technology
- Professional Engineer in NC, WV, and VA
- American Society of Civil Engineers Member
- National Society of Professional Engineers Member

Andrew is currently working with Kimley-Horn and the City of Greenville.

Andrew is a project engineer in Terracon's Greenville, North Carolina office. He manages geotechnical service projects which involves developing project scopes, coordinating exploration, classifying soils, selecting laboratory testing for soils, performing engineering analyses, and completing geotechnical reports.

Andrew has performed geotechnical engineering on numerous projects in eastern North Carolina that include single story retail facilities, fire stations, libraries, multi-story dormitories, large grain facilities, numerous schools, health care facilities, municipal buildings and warehouses.

Carl Bonner, P.E. — Geotechnical Testing

Terracon Consulting Engineers & Scientists

Professional Credentials

- Batchelor of Science, Materials Engineering, North Carolina State University
- Professional Engineer in NC
- Radiation Safety Officer
- Certified Thermographer Infraspection Institute

Carl is currently working with Kimley-Horn and the City of Greenville.

Carl has over 33 years of experience in geotechnical engineering, environmental engineering, construction materials testing and facilities engineering. He has performed geotechnical engineering on numerous projects in eastern North Carolina. The projects range in complexity from simple retail facilities to multi-story buildings with adjoining parking decks. Carl also has experience in elevated water towers and ancillary structures. His environmental engineering experience includes Phase I, II, and III assessments, soil and groundwater remediation projects and UST closures. He has performed construction materials testing on various type of materials ranging from concrete, wood, metal, and fiberglass. His facility engineering experience includes roof visual and non-destructive surveys as well as plans and specification writing for roof replacement and waterproofing projects.

Relevant Experience

- Vidant Health East Carolina Cardiovascular Institute, Greenville, NC
- Vidant Health Cancer Center, Greenville, NC
- East Carolina University Life Sciences Building, Greenville, NC
- Numerous Phase I Assessments, Eastern North Carolina
- Numerous Materials Testing Projects, Eastern North Carolina

g.) Project Availability of Proposed Project Team

To provide accurate and consistent resource allocation, Mark Hatchel, PLA, ASLA, will review projected workloads each month by using our "cast-ahead" system, a process that plans every project in detail over a six-month period. This system allows us to allocate staffing resources so that the appropriate people are available when necessary. We have effectively used this system for many years and it has proven itself time after time as a valuable tool in controlling schedule and cost. You can find comfort in the fact that the staff members selected for this team are available immediately to serve the City of Greenville and are in an excellent position to handle the workload required to complete the work.

Total Projects in Progress:

Our nationally recognized and award-winning park and aquatic design team is based in our Dallas office. This aquatics design team is 90 percent dedicated to outdoor aquatic facilities and has a current workload as follows:

Aquatic Design Work in Progress

One Aquatic Center in Laredo TX - Preliminary Planning and Design TBD

Aquatic Contract Administration in Progress

Two Dallas Aquatic Centers - construction phase services 95% complete (will be 100% in October 2020). One Dallas Aquatic Center - construction phase services to begin October 2020 and be complete by Summer 2021

Based on the City's proposed schedule in the RFQ our aquatic design team is in an ideal position to start data collection, design program confirmation, detailed design, and grant funding in October 2020. Kimley-Horn will have full availability for construction phase services once the project is bid and awarded.

Project Team Member	Availability
Mark Hatchel, PLA, ASLA	80%
Dan Robinson, P.E., CFM	10%
Austin Powers, PLA, CPO	60%
Brandon White, PLA, LEED AP	30%
John Kuzenski, P.E.	60%
Chris Iser, P.E., LEED AP	60%
Jeff Nordoft, P.E., LEED AP, BD+C	60%
Kristen Osterlund, AIA, LEED AP, BD+C	60%
Jim Weathers	60%
Clyde Hurst, P.E.	30%
Mark Garner, AICP	20%
Patrick Hartman, PLS	40%
Jeremy Hamm, P.E.	30%
Tony Hollins	100%
Andrew Gliniak, P.E.	30%
Carl Bonner, P.E.	30%

Tab 2 – RELEVANT EXPERIENCE

Kimley-Horn's aquatic facility design team specializes in creating exciting water-play features, offers years of recreational design experience, and has superior technical knowledge. These characteristics allow us to build fun into a project while staying on schedule, keeping within budget, and creating a safe, desirable facility. Our team has demonstrated our outdoor aquatic facility design skills for multiple municipalities, and we will use our team's resources to design a safe, cost-effective outdoor aquatic center for the City of Greenville's citizens and visitors.

Holding Pool Park – Wake Forest, NC

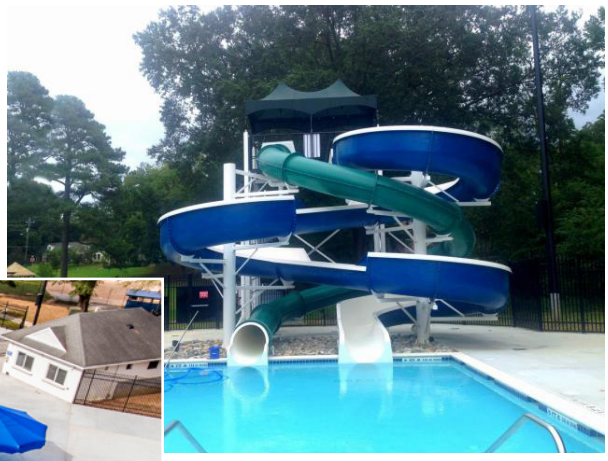
In 2016, the City of Wake Forest selected Kimley-Horn to prepare master plan alternatives, cost estimates, and attendance and revenue projections for renovating or replacing the existing pool located at Holding Park. Kimley-Horn then prepared construction documents and provided bidding/construction phase services to construct a new family aquatic center consisting of a six-lane 25-yard lap pool, a new children's pool with a spray/play features, and two waterslides.

Completion Date
2018

Final Construction Cost
$3 Million

Reference
Town of Wake Forest
Ruben Wall
Parks and Recreation Director
919.435.9560

Key Staff
Mark Hatchel, Austin Powers, John Kuzenski, Chris Iser, Jeff Nordoft, Kristen Osterlund, and Jim Weathers





Featured in *World Waterpark* Magazine June 2018

Summit Waves Wave Pool Addition – Lees Summit, MO

In 2018, Kimley-Horn and Counsilman-Hunsaker were selected by the City of Lees Summit, MO to design a wave pool addition to Summit Waves Waterpark (owned and operated by Lees Summit Parks and Recreation.) The scope of work included preparing design alternatives, cost estimates, permitting, bidding phase services, and construction phase services. Key design considerations were the preservation of large existing trees; seamless integration and connectivity to the existing waterpark; visibility from the adjacent roadways; and expanded concession, restrooms, shade, and seating areas. The final design included an 8,000 SF wave pool and 3,50 0SF support building with mechanical rooms, restrooms, and storage. The bid was awarded in September 2019, and the project opened the public in June 2020.



Completion Date
2020

Key Staff
Mark Hatchel, Austin Powers, and Jim Weathers

Final Construction Cost
$4.3 Million

Reference
Lees Summit Parks and Recreation
David Dean
Superintendent of Recreation Services
816.969.1554

Two Municipal Aquatic Facilities (Kidd Springs Park and Tietze Park) – Dallas, TX

For the past 15 years, Kimley-Horn and Counsilman-Hunsaker have served as the aquatic master planning and design consultants for the replacement of all City of Dallas, TX Park and Recreation pools. The pools were provided in three sizes Regional (large), Community (medium), and Neighborhood (small). Each pool was designed with unique architecture to complement the existing park character and adjacent recreation center or other historic park buildings.) The design program for the Community pools included a bathhouse with office/concessions, six lane lap pool with 1meter diving board, two water slides with a lesson/plunge pool, and a zero-depth beach entry children's activity pool with play features. The design program for the Neighborhood pools included a bathhouse with office/concessions, four lane lap pool, two water slides with a lesson/plunge pool, and a zero-depth beach entry children's activity pool with play features. Kidd Springs Park Community Pool opened in 2019 at a cost of $6.4M and Tietze Park Neighborhood Pool opened in 2019 at a cost of $3.6M.



Kidd Springs Park Pool, Dallas, TX



Tietze Park Pool, Dallas, TX

Completion Date
2019

Final Construction Cost
$6.4 and 3.6 Million

Reference
Dallas Park and Recreation
David Mills
Senior Architect
214.670.1800

Key Staff
Mark Hatchel, Austin Powers and Jim Weathers

Two Municipal Aquatic Facilities – St. Charles, MO



Featured in *World Waterpark* Magazine July-August 2018

Kimley-Horn and Counsilman-Hunsaker prepared the City of St. Charles' Aquatic Facilities Master Plan to guide programming, site selections, renovations, and new construction to replace their two existing outdoor water parks. The study also documented that St. Charles has transitioned from an aging community to a younger more family-focused community, requiring new state-of-the-art water parks.

The Aquatic Master Plan documented current needs and desires of the public with respect to the future of aquatics. To determine existing levels of service and the perceived needs of various user groups in the community, the planning team conducted individual interviews and facilitated focus groups with user groups (as requested by the City). Design programs, conceptual designs, and projections of probable development costs were prepared as part of the Master Plan. The planning team also developed a financial impact study, which included economic and operational impacts to the Parks and Recreation Department.

In 2016, the City contracted with Kimley-Horn to prepare construction documents for two new large outdoor aquatic facilities at Wapelhorst Park and Blanchette Park with a total budget of $16M. Bids were received on June 6, 2017 with five bidders, four of which were under or within the estimated costs. The lowest qualified bidder was at approximately $15.5M, giving the City additional funds for additional park needs. Both $8M water parks opened to the public in May 2018.

Completion Date
2018

Final Construction Cost
$16 Million

Reference
City of St. Charles
Maralee Britton, Parks Director
636.949.2272

Key Staff
Mark Hatchel, Austin Powers and Jim Weathers



Featured in the *World Waterpark* Magazine in December 2017

Canyon Family Aquatic Center – Canyon, TX

The City of Canyon selected Kimley-Horn to provide an Aquatics Master Plan and Feasibility Study in January 2015. After the study was completed, a bond was passed by the citizens to build a $6M Family Aquatic Center.

In January of 2016, the City selected Kimley-Horn to design the Family Aquatic Center, which included a 6,800-square foot leisure pool with a 250 linear foot lazy river, an open and enclosed body flume slide complex, and a heated six-lane, 25-yard lap pool, along with a bathhouse/concession area and filtration building. The project was completed within available funding and opened to the public in the summer of 2017.

The project was named "The Cap" (after the nearby Caprock at Palo Duro Canyon) and featured in the December 2017 issue of *World Waterpark* magazine. The success of the initial season has created interest in expanding the facility in 2020.

Completion Date
2017

Final Construction Cost
$6 Million

Reference
City of Canyon
Jon Behrens
Interim City Manager
806.655.5000

Key Staff
Mark Hatchel, Austin Powers, and Jim Weathers

"I have no hesitation recommending Mark and Austin for any project. Mark and Austin are the professionals that worked diligently to provide our community with a first-class family aquatic center."

— John Behrens, Assistant City Manager

Two Municipal Aquatic Facilities – Midland, TX

In 2013, Kimley-Horn prepared an Aquatic Facilities Plan and Presentation for Midland's Parks and Recreation Department to guide programming, renovations, and new construction to replace their existing two outdoor aquatic facilities at Doug Russell Park and Washington Park. The planning resulted in Kimley-Horn being selected to design a new $3.2M outdoor aquatic facility at Doug Russell Park that opened to the public in 2015 and a new $4.8M family aquatic center opened at Washington Park in 2017.

Completion Date
2015 and 2017

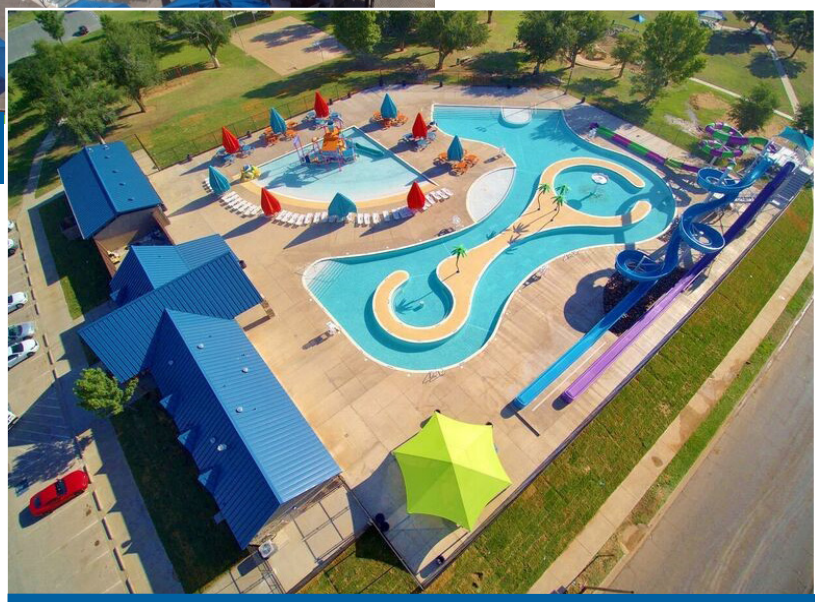
Final Construction Cost
$3.2 Million and $4.8 Million

Reference
City of Midland
Laurie Williams, Parks and Recreation Manager
432.685.7370

Key Staff
Mark Hatchel, Austin Powers and Jim Weathers



Doug Russell Park 2015



Washington Park 2018

Greenview Park Pool – Columbia, SC

Kimley-Horn and Counsilman-Hunsaker were selected and contracted with the City of Columbia to prepare the following for Greenview Park Pool:

Phase I Services

- Task I: Concept Development and Costs
- Task II: Financial Impact Study
- Task III: Final Presentation and Report

Phase II Services

- Task IV: Construction Documents

The team began work on Phase I in July 2013 to replace the outdated outdoor Greenview Park Pool with a new outdoor family aquatic center valued between $1.5M and $3.5M. The team was then selected to design a $3.5M aquatic facility that opened in 2015.

Completion Date:	Final Construction Cost:	Reference:
2015	$3.5 Million	City of Columbia Todd Martin Park Development Manager 803.545.3100

Key Staff

Mark Hatchel, Austin Powers, Chris Iser, Jeff Nordoft, and Jim Weathers



Tab 3 – METHODS AND PROCEDURES

Project Management

Kimley-Horn (Mark Hatchel, PLA, ASLA) will serve as the lead designer and project manager. Leading this task includes several activities:

A. Review and coordinate survey and geotechnical work
B. Assist in refining project scope, design budgets, and design team responsibilities
C. Perform initial due diligence to confirm site suitability and client requirements
D. Manage the project and direct subconsultants during the design phase
E. Utilize technology, such as Teams or video conferencing to communicate regularly with client staff and team members.

Site Development and Engineering (Kimley-Horn)

Our team's success is based on the foundation that an outdoor aquatic facility is a site development and recreation design project best led by park planners, landscape architects, and engineers.
Several key site development considerations will impact the design of your new aquatic center, including:

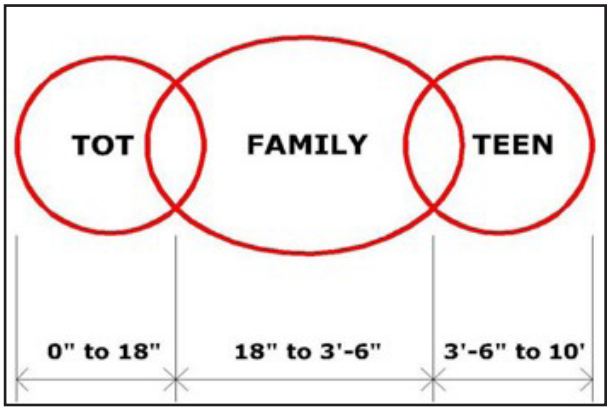
- Compliance with local as well as state/City and DOH requirements
- Minimization of water and sanitary sewer cost by using existing service connections
- Site layout and grading design techniques to minimize excavation and drainage requirements
- Master planning to allow room for expansion and integration of the project into the fabric of the existing park development
- Well-planned deck drainage and utilities
- Adequate circulation around the swimming pool and complex
- Preservation of existing trees and execution of the approved concept plan
- Utilizing architecture, color, shade, and ride placement to create an aesthetically appealing facility
- Sizing walkways appropriately for the size of the facility for ease of access and economy of paving
- Incorporating raised planters and landscape areas to create maintainable but people-friendly spaces
- Placing support facilities (restrooms and concessions) closest to family and children's areas for ease of access
- Providing a variety of deck chairs, lounges, and shaded seating areas and laying out all the furnishings on-site to provide visibility of the pools and rides and to fit in the spaces allocated without blocking circulation
- Emphasizing on recreation value and ease of maintenance
- Designing for ease of access, drop off, and visibility of the aquatic facility for security

Kimley-Horn is well-equipped to handle these issues with our dedicated aquatic design team and nearby Raleigh office staff, local architects, and engineers. Our civil engineering team will determine the City's requirements for the design of pools, water, sewer, and storm drainage and will be readily available to work through the infrastructure requirements for the project.

Pool and Filtration Design (Kimley-Horn and Counsilman-Hunsaker)

We typically provide the following pool design features:

- Separation of teens/deeper water from tots/shallow water
- Locate zero entry (families and tots) near concession/restroom facilities
- Create three levels or zones: tot, family, and teen
- Abundant shade (over deck and water)
- Good visibility of all pools from a central operations office

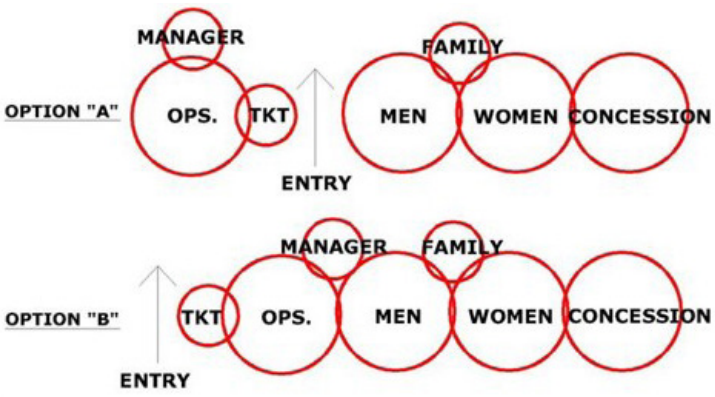


The pool filtration design and engineering (hydraulics) will be completed by Jeff Nodorft, P.E., LEED AP BD+C of Counsilman-Hunsaker. Jeff is a registered engineer in multiple states and has worked on many municipal aquatic facilities with Kimley-Horn.

Counsilman-Hunsaker typically uses high-rate sand filters, liquid or tablet feeder systems for chlorine specifications, and non-proprietary equipment, promoting competitive bids. They are familiar with the health codes as related to public swimming and have a good working relationship with the DOH regulations for the State of North Carolina.

Support Architecture (Kimley-Horn and Osterlund Architects)

The location, size, and layout of the bathhouse will be developed as an integral part of the overall site plan of the new aquatic facility. Through time and experience, Kimley-Horn and Osterlund Architects have learned these facilities need to be functional, well-ventilated and lighted, and low-maintenance, while meeting basic facility code and operational requirements. As a support facility to the aquatic center, we carefully select attractive, yet economical structural systems and finishes so most of the budget can be used for the outdoor pool. Since the public does not come to a pool for the bathhouse, this concept of ***Recreation First!*** is a consistent theme throughout our work.



This approach has worked well for many other outdoor aquatic facilities during the past 20 years. By making recreation and operations the focus, we have successfully stayed within budget, minimized staffing requirements, and made every possible dollar available for outdoor family aquatic recreation. For many projects, we often include a capable and talented local architect on our team for the bathhouse design. The benefit of this approach is

providing familiarity with local building and planning requirements, local accessibility during design and construction, expedited local and state processes, and enhanced comfort levels with the City.

Osterlund Architects, located in Raleigh, will assist the team with design of the bathhouse facilities. They are very familiar with ADA and building code requirements, and have completed a number of aquatic projects in North Carolina. Their work and designs will make sure the functionality and a high standard of quality construction are maintained.

Project Approach and Tasks of Work

Task I – Site Suitability Analysis

Complete review of existing information from the City, geotechnical report, and topographic survey to verify the site is suitable for the new outdoor aquatic facility.

Task II – Schematic Phase (30% Submittal)

Our team will assist in finalizing the design program and preliminary plan, which includes several items of work:

A. Conduct two-day symposium, including a work session with City staff, to develop the program of the facility's features.
B. Prepare and present an outline design program analysis with pool and water playground configurations, user requirements and programs, adjacencies and circulation, spectator facilities, hydrostatic relief/sump system, traffic patterns, deck equipment, underwater features, pool piping and filtration options, and safety and maintenance equipment.
C. Program and verify the bathhouse design and construction methodology.
D. Prepare and submit a final design program analysis with schematic design drawings to reflect changes and comments determined by consensus.
E. Provide colored renderings.
F. Provide a statement of probable cost for the pool, buildings, and site development, and answer questions regarding estimated cost data using independent estimator.

Task III – Design Development Phase (65% Submittal)

This task includes:

A. Prepare design development plans and specifications for the pool, water playgrounds, buildings, and site development.
B. Provide a statement of probable cost for the pool, buildings, and site development and answer questions regarding estimated cost data using independent estimator.
C. Provide information on finishes, equipment, lighting, outlets, pool water supply and waste, structural design, and site utilities.
D. Meet with City representatives to present the design development and/or to review design comments.
E. Finalize the design development package to reflect changes and comments determined by consensus at a meeting with the City.
F. Obtain any required agency approvals.
G. Provide a statement of probable cost for the pool, buildings, site development, and answer questions regarding estimated cost data using independent estimator.

Task IV – Construction Document Phase (95% Submittal)

This task includes:

A. Prepare final construction plans and specifications for the pool, water playgrounds, buildings, and site development.
B. Provide a statement of probable cost for the pool, buildings, site development, and answer questions regarding estimated cost data using independent estimator.
C. Provide information on finishes, equipment, lighting, outlets, pool water supply and waste, structural design, and site utilities.
D. Meet with project representatives to present the 95% construction documents and/or to review design comments.
E. Finalize the 100% construction documents to reflect changes and comments determined by consensus at a meeting with City representatives.

Construction documents typically include three major parts:

- Site development plans (layout, grading, storm sewer and drainage areas, water and sanitary sewer, lighting, power distribution, erosion control, planting and irrigation, and details).
- Building plans (floor plans, elevations, section, details, HVAC, plumbing, electrical, food service equipment, finishes, and structural).
- Pool layout, piping, and filtration plans (sections, details, equipment, pumps, filters, and chemical feed equipment).

Task V – Construction Observation (Level of Service TBD)

Per the Addenda, the City, at this time intends to administer bidding and construction administration internally, however, the team can provide the following construction phase services, if needed:

A. Maintain communication (phone, fax, e-mail) for discussion of questions and issues as they arise.
B. Issue addenda to interpret or clarify the construction documents (if necessary).
C. Attend construction meetings with City staff, the contractor, and project inspector to review progress and applications for payment; meetings should occur for the project construction period and should not exceed a total of two meetings per month.
D. Review contractor's submittals (shop drawings, product information, and proposed substitutions).
E. Document meetings and change orders.
F. Respond to requests for information.
G. Make a final inspection and report on the completion of the project.
H. Review contractor-prepared record drawings and forward to the City.

Innovative Strategies to Fast Track Completion

Having completed many similar projects , successful strategies to expedite the design phase could include:

- Start survey and geotechnical report prior to design contract award.
- Use similar prior pools and buildings as basis of design.
- Reduce number of design submittals and reviews.

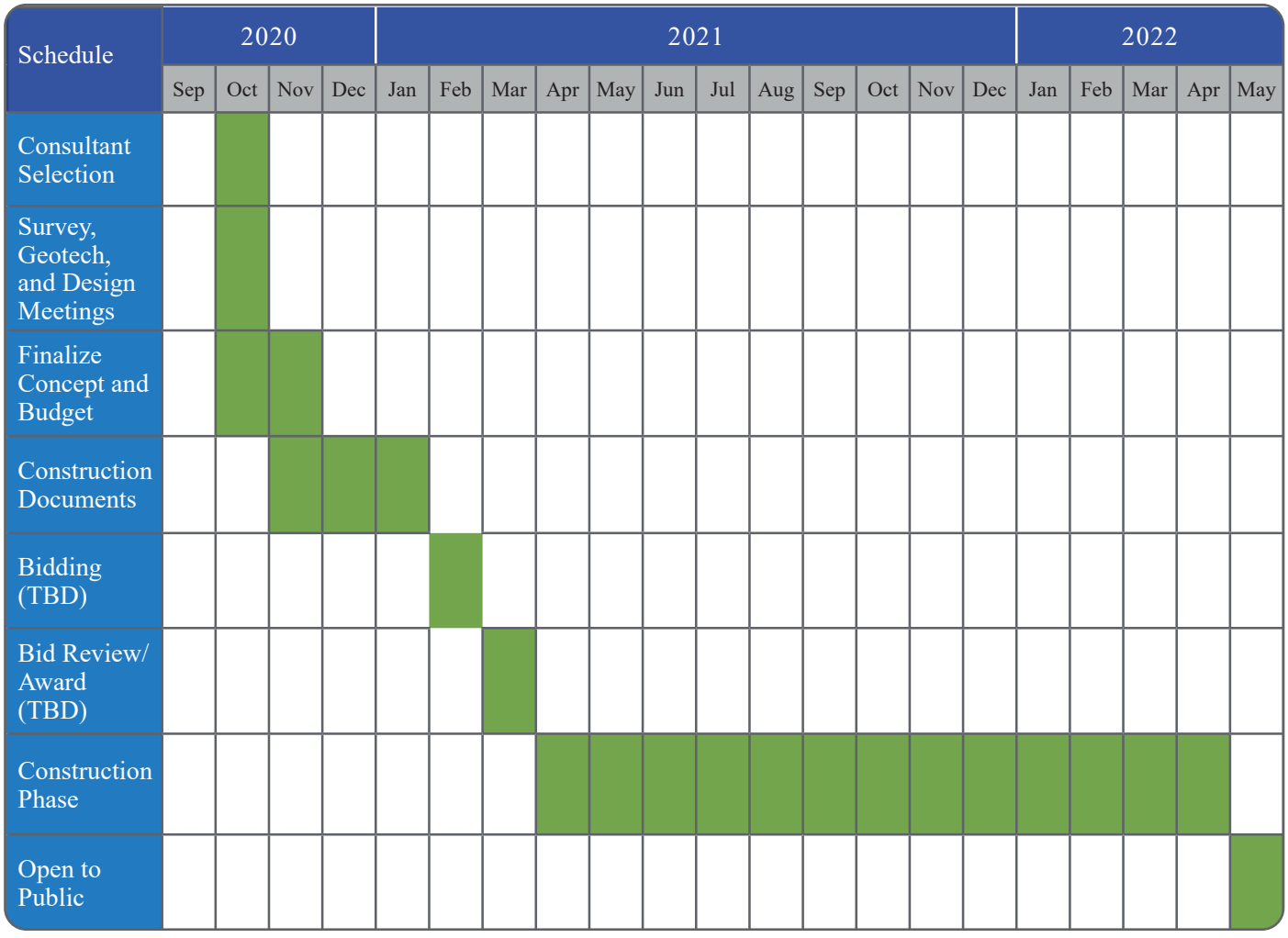
Client Responsibilities

To facilitate the successful completion of this scope of services, we anticipate the City will provide the following information:

- Any recent studies, surveys, plats, or engineering documents prepared for the existing site.
- A list and copy of any City standards, requirements, and ordinances that will govern design

Project Timeline

We know that meeting the project's schedule is important to the City of Greenville, and you can count on us to do just that. Kimley-Horn has a proven record of performing projects on time and within budget. To assist our project administrators in efficiently managing projects, Kimley-Horn maintains an integrated management information system (MIS). At the onset of each project, we develop a work plan allocating man-hour commitment for each project task. Twice monthly, the MIS produces a report showing actual effort expended by task. This internal control allows us to make necessary adjustments to maintain the City's schedule and stay within budget. Having dedicated and experienced aquatic design team and a staff of more than 4,000 nationwide, with wide range of expertise, allows us to easily absorb even the most aggressive schedules for new work. Our preliminary project schedule is presented below.



Tab 4 – EQUAL BUSINESS OPPORTUNITY PROGRAM

Kimley-Horn has a company policy of meeting or exceeding our clients' minority business participation goals. Through corporate policies and philosophy, our firm actively seeks to encourage and promote the use of MWBE firms. We provide interested MWBE firms with the opportunity to serve as sub-consultants on our teams, and we actively seek to increase our large database of qualified MWBE firms for use on future projects. Our MWBE utilization policy helps ensure that Kimley-Horn is consistently furthering the positive economic development momentum advocated by the state of North Carolina through the use of minority businesses.

Our commitment to retaining minority firms to assist on projects is demonstrated by the amounts Kimley-Horn has paid to such firms over the past 10 years, shown in the table below.

Year	Total Paid	Number of M/WBE Used
2019	$41.5 million	364
2018	$23.5 million	165
2017	$22.3 million	176
2016	$16.5 million	186
2015	$15.6 million	198
2014	$12.2 million	190
2013	$10.9 million	191
2012	$11.0 million	204
2011	$9.0 million	214
2010	$11.2 million	258

Our team has completed many successful aquatic facility projects in a number of states and for over 50 different municipalities. MWBE numbers and goals vary per aquatic project. For example, the City of Dallas' MWBE goal is 25.66%. Mark Hatchel and his team have successfully utilized MWBE firms for 10 aquatic projects to meet or exceed this goal.

For this project, we have partnered with the following MWBE firms:

- Falcon Engineering, Inc. (WBE)
- Hollins Construction Services, Inc (MBE)

We have teamed with these firms on numerous projects and have developed strong working relationships with their staff.

Detailed information on our anticipated MWBE participation is included in FORM 1 on the next page.

Sub-Service Provider Utilization Plan FORM 1

(Must be included with submission if subcontracting any portion of work)

We Kimley-Horn and Associates, Inc. (Company Name), do certify that on the New Outdoor Aquatic Facility (Project Name) we propose to expend a minimum of 4 %

of the total dollar amount of the contract with certified **MBE** firms and a minimum of 4 % of the total dollar amount with **WBE** firms.

Name, Address, & Phone Number of Sub-Service Provider	*MWBE Category	Work description	% of Work
Falcon Engineering, Inc. 1210 Trinity Road, Suite 110, Cary, NC 27513 919.871.0800	F	Geotechnical Report	4%
Hollins Construction Services, Inc. 3650 Rogers Road, Suite 320 Wake Forest, NC 27587 919.761.3937	B	Cost Estimating	4%

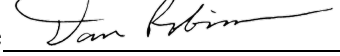
*Minority categories: Black, African American (**B**), Hispanic or Latino (**L**), Asian American (**A**) American Indian (**I**), Female (**F**) Socially and Economically Disadvantaged (**S**) Disabled (**D**)

The undersigned intends to enter into a formal agreement with MWBE firms for work listed in this schedule conditional upon execution of a contract with the current scope proposed by the Owner.

The undersigned hereby certifies that he/she has read the terms of this agreement and is authorized to bind the submitter to the agreement herein set forth.

Date: September 17, 2020

Name & Title of Authorized Representative Dan Robinson, P.E., CFM, Principal-in-Charge

Signature of Authorized Representative 

Exceptions to the Contract

Sec. 2. Services and Scope to be Performed. We are concerned the abbreviated scope in the sample contract could lead to misaligned expectations, and we would like the opportunity to instead include a Kimley-Horn-drafted detailed scope.

Sec. 14. Indemnification. As written, the indemnification is triggered in part by the "acts or omissions" of the designer, meaning regardless of the fault of the designer. Kimley-Horn is concerned that this language is broad form; uninsurable under professional liability insurance; and, given the scope, not compliant with North Carolina General Statutes Annotated Section 22B-1. We request the following addition to the end of the paragraph, "subject to the limitations in North Carolina General Statutes Annotated Section 22B-1."

HOLDING OUT FOR FAMILY FUN

After facing down a few weather-related delays, The Town of Wake Forest, North Carolina opens the new Holding Park Aquatic Center.

BY EDWARD AUSTIN, CPRP, AFO, CPO





Although Holding Park Aquatic Center opened for one weekend in September 2018, its first full season kicked off on Memorial Day Weekend in 2019.



Renderings provided by Kimley-Horn offered the community a preview of what the new aquatic center would look like before construction began.



The center features a six-lane competition pool with a diving well and diving board.

The Town of Wake Forest, North Carolina began offering recreational swimming at Holding Park Pool in 1942. Funded largely by a Works Progress Administration (WPA) project grant, construction on the pool and the adjacent Wake Forest Community House began in 1940. Both facilities were completed and opened to the public in June 1942. The final cost of the project was $68,000 (nearly $1.1 million in 2019 dollars), with the WPA funding approximately 75 percent of that amount and the town covering the balance.

Situated within 3-acre Holding Park and the Wake Forest Historic District, Holding Park Pool was designed and constructed with 12-foot depth at the center, a diving platform and diving board, pool grade sloping to 3 feet at each end and a separate wading pool for children.

A popular summertime attraction, the pool maintained its original features until the late 1970s when it was refashioned into a 50-meter, eight-lane facility highlighted by an L-shape that presented the children's swimming area as a prominent feature of the pool.

Prior to the creation of the Wake Forest Parks & Recreation Department (now the Wake Forest Parks, Recreation & Cultural Resources Department), the pool was operated and staffed by part-time town employees and volunteers. In the early 1980s, the Parks & Recreation Department began managing and staffing the facility—an arrangement that served the community well each summer through 2015.

LOOKING FOR THE NEXT PHASE OF AQUATIC RECREATION

A few weeks prior to the pool's opening that year, staff discovered major structural damage within the walls of the 73-year-old pool. Following several "listening sessions" and a community survey, the Wake Forest Board of Commissioners voted to embark on a rebuilding project. After receiving proposals from several firms, the Town of Wake Forest contracted with Kimley-Horn to provide design options for the site. A short time later, town leaders decided that instead of replacing the original pool with a duplicate, they would instead offer an aquatic experience at Holding Park that aligns with the modern-day family aquatic center concept. As an alternative to a large, single body of water, the new design included a six-lane, 25-yard competition pool, a plunge pool featuring two 20-foot-tall waterslides and an interactive children's play area.

Following the planning phase and contract bidding, construction on the new Holding Park Aquatic Center began in fall 2017 with the demolition, excavation and removal of the existing pool. Under the direction of the general contractor, Harrod & Associates, and with site preparations completed and plans approved, construction began in earnest in late 2017.

> Holding Park Aquatic Center features a nature theme, which complements its park valley setting.

As stated before, Kimley-Horn staff designed and directed the project, from concept to completion. The pool's three separate bodies were constructed by Augusta Aquatics, Inc. The aquatic design and specifications were directed by Counsilman-Hunsaker, and the two 20-foot waterslides, as well as the apparatus in the children's play area/wading pool, were designed by Natural Structures.

Despite an unusually severe winter marked by record-breaking cold and considerable ice and rain, staff and work crews targeted an opening date in June 2018. But, as is often the case with such construction projects, weather-related delays forced the Town of Wake Forest to extend the opening date into early fall. Finally, on September 23, 2018 the $3.1 million Holding Park Aquatic Center officially opened to the

HOLDING PARK AQUATIC CENTER

133 W. OWEN AVENUE, WAKE FOREST, NC 27587

WWW.WAKEFORESTNC.GOV

OWNERS: TOWN OF WAKE FOREST, NORTH CAROLINA

ADMISSION PRICES: $1-$7 DAILY ADMISSION, BASED ON AGE/RESIDENCY

DATES OPEN: MEMORIAL DAY-LABOR DAY ANNUALLY

NUMBER OF EMPLOYEES: SEASONAL: 35

CLIENTELE (PERCENT LOCAL VS. TOURIST): 100 PERCENT LOCAL

SUPPLIERS

DEVELOPMENT/DESIGN: KIMLEY-HORN

CONSULTANTS: COUNSILMAN-HUNSAKER

CONSTRUCTION: AUGUSTA AQUATICS, INC. (POOLS)

GENERAL CONTRACTOR: HARROD & ASSOCIATES

WATERSLIDES: NATURAL STRUCTURES

CHILDREN'S INTERACTIVE PLAY STRUCTURE: NATURAL STRUCTURES

FILTRATION EQUIPMENT: NEPTUNE-BENSON

PUMPS: PACO PUMPS

CHEMICAL: STENNER PUMPS

CHEMICAL CONTROLLERS: HAYWARD CAT CONTROLLERS

OTHER: SCHNEIDER ELECTRIC VFD SYSTEMS; AQUIONICS UV SYSTEM (CHILDREN'S PLAY STRUCTURE/POOL)



A ribbon-cutting ceremony was held in 2018 and attended by the Mayor of Wake Forest, as well as members of the Recreation Advisory Board and other dignitaries.

public for one weekend only.

Although opening weekend was brief, the community response was still very positive, and laid the groundwork for some great turnout when the facility opened for its first full season over the 2019 Memorial Day weekend.

INSIDE THE NEW HOLDING PARK

Holding Park Aquatic Center features a nature theme, which complements its park valley setting. The area is surrounding by open, green space and trees that have stood for decades, which did contribute a bit to some of the construction delays.

In terms of attractions, Holding Park Aquatic Center is home to three bodies of water, with the following highlighted amenities:

- A six-lane pool with a 12-foot diving well and 1 diving board
- A 780-square-foot plunge pool that features two waterslides, one open, one enclosed
- A 1,525-square-foot wading pool that features a zero beach entry and a play structure with play features

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HOLDING PARK CONTINUED FROM PAGE 40

In addition to building the new aquatic center, the pump house and the filtration systems were replaced, and the facility added area and in-pool lighting by MUSCO.

The facility will offer 135 swim lesson classes throughout the summer (with a maximum of 4 children per class), which potentially, assuming all classes fill, will teach lessons to 540 children and result in between $21,600 and $43,200 in revenue. The range is due to the fact that different rates are offered for residents and non-residents. In addition, the park will offer 1:1 lessons for children with special needs throughout the season.

The facility anticipates that approximately $45,000 in revenue will be raised by admissions funds.

To allow guests to stay longer, Holding Park Aquatic Center features an on-site concession stand which offers soft drinks, bottled water, candy, popcorn and healthier snack options such as animal crackers, fruit snacks and packaged pickles.

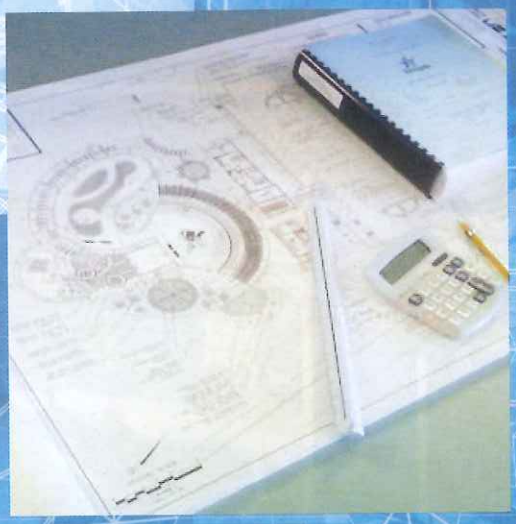
Patrons may pay a daily admission fee or they may purchase a "punch card" good for 20 visits. This card may be used by multiple people, so it works similarly to a family/friends pass. The facility anticipates that approximately $45,000 in revenue will be raised by admissions funds. The facility also offers a pass-only option for "Parent-Toddler Swim Time," which is between swim lessons and open swim time Monday through Saturday. During this time, a parent who is a pass holder may bring up to 2 children age 4 and under for swim time without the distractions of larger crowds.

Holding Park Aquatic Center will also host the PRCR Department's summer camp (Camp Nahele). Camp visitors will swim 2 days per week throughout the summer. In addition, the town's staff have built relationships with the local YMCA and the local Boys & Girls Club, which both organizations bringing between 100-200 children to the facility several days a week during the season.

Management and staffing of Holding Park Aquatic Center is contracted to AquaTech Pool Management Group (ATPM). They'll have a staff of 30+ to cover the center for the season. Year-round maintenance is also performed by ATPM staff, with WFPRCR staff serving as backup for pool maintenance.

Although the construction delays experienced in 2018 were not anyone's first choice at the time, now that the first full season is underway, the staff and the community are all focused on enjoying everything that the new Holding Park Aquatic Center has to offer—now and into the future. •

EDWARD AUSTIN, CPRP, AFO, CPO, BEGAN SERVING THE CITIZENS OF WAKE FOREST AND THE SURROUNDING AREA IN 1988 AND IS CURRENTLY THE ATHLETICS & AQUATICS SUPERINTENDENT FOR THE WAKE FOREST PARKS, RECREATION & CULTURAL RESOURCES DEPARTMENT. A GRADUATE OF GARDNER-WEBB COLLEGE, AUSTIN IS ACTIVELY INVOLVED IN THE NORTH CAROLINA RECREATION & PARK ASSOCIATION AND THE NATIONAL RECREATION & PARK ASSOCIATION, RECENTLY LEADING THE DEPARTMENT THROUGH THE NRPA'S CAPRA (NATIONAL ACCREDITATION) PROCESS. HE AND HIS WIFE, ESTHER, HAVE 2 SONS (BOBBY, A RECENT NCSU GRADUATE, AND BRADY, A RISING SENIOR AT HERITAGE HIGH SCHOOL). IN HIS SPARE TIME, AUSTIN ENJOYS BASEBALL, TRAVELING AND SPENDING TIME WITH FAMILY AND FRIENDS, BEING INVOLVED IN HIS LOCAL CHURCH AND WORKING ON HIS (STRUGGLING) GOLF GAME.





PLANNING

A BETTER BLUEPRINT

AQUATIC DESIGN

STRATEGY

Designing a successful public sector waterpark requires the right mix of strategy, communication and planning.

COMMUNICATION



By Mark C. Hatchel & Austin B. Powers

Since the first waterparks appeared in the 1970s, public sector aquatic operators have looked for ways to increase usage and generate revenue by incorporating waterpark features. Some of the first public-owned waterparks were Point Mallard in Alabama and Hyland Hills Water World in Colorado, both of which have sustained long-term success.

In 2018, building a new commercial waterpark in the United States is a $20 million plus investment. If a waterpark developer has funding, land and can wade through the design and permitting process, they can build their waterpark virtually any way they think will be successful.

However, this is not true for public sector waterparks where there are fixed budgets and a myriad of stakeholders that have input on the expenditure of public funds. When it comes to planning a public-sector waterpark, it's important to remember that one size does not fit all.



THE "W" WORD

In the public sector, even using the word "waterpark" can be a political issue and derail a project. Challenges to overcome can include developers who think they may want to do a commercial waterpark and object to the development of a public-sector waterpark due to perceived competition. And, small but organized and vocal user groups (seniors, swim teams and lesson providers) can often create confusion and unduly influence public decision makers (councils, park board and commissions). Typical concerns raised about waterparks on public sector projects include:

- We just need an old-fashioned pool
- We cannot afford to pay more for admission

Often, the "old fashioned" folks typically have not been to a pool since they were a child and concerns over pricing are often misplaced since most users are willing to pay a fair price for admission if it is a good value. Today, a $5 daily admission fee for a small family aquatic center (the same as a typical fast food combo meal) is not unreasonable and those truly needing a price break can gain access through day camp programs, scholarships and buying a season pass.





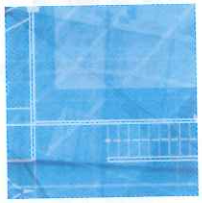
Keep in mind that terminology can be important when beginning the planning phase.

Recreation trends have changed and public sector users want more exciting aquatic facilities with slides and vertical water. Remember the film Field of Dreams where the ghosts of baseball past tell Kevin Costner, "build it and he will come?" The problem is if you build a traditional stand-alone pool today, very few people come and use it—even if it is free!

So, unless the public sector (city or county) is very entrepreneurial and wants to build a commercial style waterpark to generate revenue and tourism, it may be beneficial to not use the word "waterpark" and call most public sector facilities a "family aquatic center".

The typical public sector family aquatic center has something for everyone including swim lessons, water aerobics, lap swimming and fun waterpark features for tots, families and teens. Who can be opposed to that?





RIGHT-SIZING PUBLIC SECTOR WATERPARKS

Whereas a waterpark (public or private) may cost $20 million plus, family aquatic center projects normally have lower project budgets ($5 million to $15 million), shorter operating seasons (70-100 days), lower gate prices ($5 to $15) and lower attendance (300-1000 per day.)

Many times, a family aquatic center must be constructed on the same site as an existing pool and the old pool sites have space limitations (1-2 acres). Commercial waterparks are typically 10-20 acres in size.

To complicate matters on public sector aquatic projects there are nearly always surrounding park improvements that cannot be removed (parking, ballfields, playgrounds and recreation centers); existing trees and vegetation that cannot be removed; and adjacent creeks and flood prone areas that cannot be built within (many old pools were built near creeks to quickly discharge backwash and drain down water.)

In summary, there is often limited budget and space for typical waterpark features such large family slides, wave pools, large parking lots, large restrooms and snack bars, gift shops or long and wide "lazy" rivers. Therefore, typical waterpark design mantra should be modified for public sector family aquatic centers.



COMPLIANCE WITH BUILDING CODES AND THE AMERICANS WITH DISABILITY ACT (ADA)

Although the Model Aquatic Health code is trying to simplify and standardize pool codes in the United States, the current trend is that municipalities are layering on more and more codes making compliance more confusing and difficult.

Waterslide structures and pool buildings have always had to be compliant with the adopted building codes. However, now many building officials are trying to apply them to the pools and play structures in pools. Pools typically are governed by the adopted health codes and pool play structures are typically governed by ASTM standards.

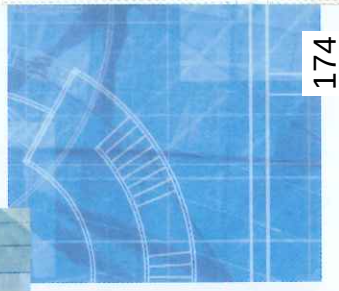
Restrooms, showers and emergency egress are typically governed by the facility occupancy. Therefore, to avoid overbuilding restrooms, showers and exit gates and walks it may help to set the maximum occupancy of the pool at a realistic number. A commercial waterpark with attendance of 150,000 to 250,000 has 1,500 to 2,500 daily attendance. For family aquatic centers, it is not usual to have a posted maximum in-park occupancy of 300 to 1,000 guests.

In addition, commercial and public sector aquatic facilities all must comply with the Americans with Disabilities Act (ADA). This means that all pools must have two approved means of ADA compliant ingress and egress. All pools that are deep enough must have a fixed lift chair as one of the means. Other acceptable means include ADA compliant ramps or steps with rails. A zero-depth beach is not an ADA compliant access unless it has railings. The downside of railings is that they can become a nuisance for kids to climb on and by regulation extend beyond the end of the ramp.

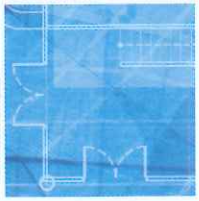
ADA also sets standards for pool decks in that pool decks may not have a cross slope more than 2 percent in any direction and linear walkways may not slope more than 5 percent without adding grab and guard rails. If there are any steps, there must also be a ramp that slopes no greater than 1 foot in 12 foot. Ramps must be a minimum width, have grab rails on both sides and must have landings every 30 feet. With ADA criteria in place, bridges over rivers must be ramped requiring a great deal of space and often cost $50,000 to $150,000. Therefore, one way to save costs on a family aquatic center is to minimize or not do steps, ramps and bridges.



New projects must keep building codes and the ADA in mind when designing.



FOR FAMILY AQUATIC CENTERS, IT IS NOT USUAL TO HAVE A POSTED MAXIMUM IN-PARK OCCUPANCY OF 300 TO 1,000 GUESTS.



OFFICES AND SUPPORT SPACES

Although well-designed buildings are important for waterparks, the users do not go to the park for buildings but instead are there to use the pools, seating decks and attractions. In family aquatic centers, space and budget limitations and the short operating season are an important reason not to oversize the buildings. Waterpark building support spaces that are not "must haves" for family aquatic centers include a gift shop, tube and towel rental, indoor lockers, birthday party rooms, a separate first aid room and a full-service snack bar with grills, fryers and freezers. Family aquatic centers often have a much shorter length of stay (4 hours) and, therefore, a simple snack bar with drinks and pre-packaged food items may be all that is required. However, for a larger the family aquatic center, some of these waterpark features may be required, especially if the facility is a full scale public sector waterpark.

FILTRATION BUILDINGS

For maintenance and safety purposes, pool equipment should be covered and within an above ground enclosure. Depending upon the climate, it can be open-air and ventilated or totally enclosed and heated. For smaller family aquatic facilities, centralizing the pool equipment into one area is a good option for ease of maintenance access and utility connections (water, sewer, electrical.) The building should be located adjacent to the park perimeter to a driveway or parking area for ease of chemical delivery and so that chemicals do not have to be brought inside the facility.

For pools that are heated, gas is the least expensive option and additional space and ventilation requirements will be required. Note: Heating an outdoor pool facility is normally not economical but may be required for certain climates or partial

CONTINUED ON PAGE 36

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WATERPARK DEVELOPMENT CONTINUED FROM PAGE 34

year-round usage of lap swimming facilities. Geo-thermal may be another option for year-round pool heating where it is feasible. Solar heating for seasonal public sector pools has a very long payback and is not generally economically viable.



When planning for parking, you should anticipate around 50 percent of visitors to arrive via car.

PARKING REQUIREMENTS

Most parking ordinances do not set parking quantities for waterparks or family aquatic centers. Generally, it takes one acre for 100 cars of parking. Parking space construction can cost $2,000 to $3,000 per space. So, not overbuilding the parking is important for family aquatic center development due to spatial and budget constraints. In a municipal park setting, one way to minimize the parking is to consider 10 percent drop off and 10 percent walk or bicycle. Waterpark or family aquatic center users normally come 3-4 per car. So, if you have a maximum in-park capacity of 1,000, you would need a minimum of 200-300 spaces using this thought process. Since family aquatic center parking is only a 100-day seasonal use, sharing large parking lots with nearby ballfields and recreation centers is another way to save space and costs.

RIDES AND ATTRACTIONS

In any type of waterpark or family aquatic center it is important to have pools and attractions that appeal to tots, families and teens. Tot pools and family areas should be located close to the restrooms and concessions area. The basic facilities that should be included are a zero-depth entry tot pool with spray and play features, an activity lagoon and/or a leisure river and waterslides. Lap pools, deeper water and more extreme waterslides can be located further away from the main entrance. The larger and more thrilling the waterslides are the more the facility will appeal to teens and young adults. Ample shade and a variety of seating (lounges, umbrella tables and chairs) should be provided in all areas.

POOL DECKS AND WALKWAYS

Walkways and pool decks do not have to be as large for a family aquatic center. In a commercial waterpark facility, main circulation walkways are often 20 feet wide. Circulation walkways in family aquatic centers are typically 8-10 feet wide. A good minimum clear dimension between the entry building and the pool area is 20-25 feet. Health department codes often require 6-10 feet of clear deck around all pools but don't forget to layout and include the right amount of space for pool furnishings and room to circulate around or to them.

Lounge chairs require 6-8 feet, umbrella tables and chairs require 8-10 feet and fixed shade umbrellas require 12-20 feet. Pool furnishings and shade structures should always be shown to scale on plans to avoid not having enough space.

FENCING AND GATES

Many older public pools had galvanized chain link fencing with three strands of barbed wire around the top. Today, if a public sector aquatic facility has chain link fencing, it should be a minimum of 8 feet in height with no mid rail and no barbed wire. If black or green vinyl coated chain link is used, the fence typically disappears into the park setting. For better aesthetics or to meet certain local codes, upgraded fence systems that have powder-coated steel fence posts, caps, rails, pickets and gates can be used. Manufacturers include Ameristar and Fortress fencing which are more durable and do not require repainting like the old welded, primed and painted fences. Gates can be provided with lockdown pins, deadbolt locks and push bar systems that can be available to meet emergency egress requirements when the family aquatic center is in operation.

LANDSCAPING

Existing trees and in-park landscaping can add a lot of character to family aquatic facilities. However, due to tight spaces, having existing trees overhanging or dropping debris into pools or contending with roots seeking water can be a maintenance issue for operators. This is especially true on islands in smaller leisure rivers. Mowing grass and using leaf blowers in tighter parks will put unwanted debris into the pools requiring extra cleanup by park aquatic operations staff.

Back in the 1970s and 1980s, many public pools were constructed with grass sunning spaces and did not have pool furnishings. Today, with more desire for shade and the issue of grass allergies and bug bites, grass sunning areas are not as desirable as they once were. Ground level planters can create hiding places for reptiles, insects or rodents.

So, on smaller public sector family aquatic centers having a limited number of raised planters, lots of pool furnishings and shade and well-drained/easy to wash-down slip resistant paving may be a better option. With attractive pool fencing in public park setting, just being able to see the surrounding trees and grass through the fence is often more appealing and user- and maintenance-friendly than having them close to the pool.

THEMING

Whereas theming is almost essential for a full-size waterpark, limited theming or no theming may be the best approach for a family aquatic center. High-quality theming is expensive and requires space. Low-cost theming quickly becomes dated or gets shabby and needs replacement. Additionally, theming may not be approvable due to more stringent wind storm and fire safety code requirements.

In a smaller family aquatic center, the best approach is typically to make the building match the other surrounding park structures and limit theming to signage, colors and some whimsical elements on the children's play features.

COST RECOVERY AND SUSTAINABILITY

In the public sector, recovering operating expenses by generating revenue on all types of recreational facilities is increasingly important. However, there is always a political component to fees charged. In short, you get what you pay for and the public is willing to pay for high-quality recreation facilities. Today, providing free or highly-subsidized aquatic facilities is not advisable or sustainable. In sizing a public-sector facility, it is important to know the other area providers so that you can make a realistic estimate of the attendance and revenue. Traditional pools are often subsidized $3 or $4 for every $1 in revenue. Family aquatic centers with reasonable pricing and good operations can typically recover 70 percent to 90 percent of their operating expenses. Larger family aquatic centers or public sector waterparks may be able to generate positive cash flow if there is enough attendance, populace and the right age demographics.

CONCLUSION

Public sector waterparks and family aquatic centers are now as much a part of recreation as ballfields, play grounds, recreation centers and

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WATERPARK DEVELOPMENT CONTINUED FROM PAGE 36

trails. Having an outstanding public waterpark or family aquatic center is a source of pride and adds to the quality of life in a community. Traditionally, large metropolitan cities have had a hard time replacing old pools with waterparks and family aquatic centers. However, that trend is changing even in markets already populated with commercial waterparks and suburban family aquatic centers.

The City of Dallas, Texas is currently replacing their many outdated and under-used traditional pools with fewer family aquatic center facilities. When completed, Dallas will be the first major metropolitan city to have such a system. Getting it done required multiple plans, public education and input from the community so that decision makers would support fewer but better facilities. Some of keys to getting this monumental and highly political task accomplished in Dallas were to:

- Identify highly attended and supported pool sites
- Create a variety of pool types, sizes and price points
- Document logical service areas and avoiding overlap of services
- Set reasonable pricing and cost recovery expectations

It is important to note that seasonal outdoor recreation aquatic facilities account for over 80 percent of all public sector aquatic recreation use. Therefore, the outdoor waterpark and family aquatic center are the most highly used and economically sustainable facilities for aquatic recreation. The public planning process is an essential component of planning and designing public sector waterparks and family aquatics.

In summary, when it comes to public sector waterparks, the keys to a better blueprint come from remembering that one size doesn't have to fit all and that design requirements vary by size of facility and the needs of the community. •





MARK C. HATCHEL, PLA, ASLA, IS A LANDSCAPE ARCHITECT, PARK PLANNER, AND DESIGNER WITH MORE THAN 35 YEARS OF AQUATIC DESIGN EXPERIENCE NATIONWIDE AND INTERNATIONALLY. HIS FIRST POOL PROJECT WAS A TRADITIONAL PUBLIC SECTOR POOL IN 1979. BETWEEN 1993 AND 1999, HE SERVED AS DIRECTOR OF DESIGN FOR WET'N WILD AND THEN VICE PRESIDENT OF DESIGN AND DEVELOPMENT FOR SCHLITTERBAHN WATERPARKS. IN 1999, HATCHEL JOINED KIMLEY-HORN (A NATIONALLY RANKED ENGINEERING FIRM) WHERE HE HAS COMPLETED MORE THAN 100 PUBLIC SECTOR AQUATIC PLANNING AND FAMILY AQUATIC CENTER PROJECTS. IN 2008, HATCHEL WAS NAMED TO AQUATICS INTERNATIONAL'S "POWER 25." IN 2016, HATCHEL WAS INDUCTED INTO THE WWA'S HALL OF FAME. IN 2017, HE WAS NAMED AN OUTSTANDING ALUMNI OF THE TEXAS A&M UNIVERSITY COLLEGE OF ARCHITECTURE. HATCHEL IS A VICE PRESIDENT AND SENIOR PROJECT MANAGER AT KIMLEY-HORN AND HAS RECEIVED NUMEROUS AWARDS, WRITTEN MANY ARTICLES AND BEEN A SPEAKER AT MULTIPLE CONFERENCES.



AUSTIN B. POWERS, PLA, IS A LANDSCAPE ARCHITECT AND PARK DESIGNER WITH MORE THAN 10 YEARS OF PUBLIC SECTOR AQUATIC PLANNING AND DESIGN EXPERIENCE. MANY OF HIS PROJECTS HAVE RECEIVED DESIGN AWARDS AND BEEN FEATURED IN *WORLD WATERPARK MAGAZINE* INCLUDING LIBERTY LAGOON IN BATON ROUGE, LA; PIRATES BAY IN BAYTOWN, TX; BOOMTOWN BAY IN BURKBURNETT, TX; ROCK'N RIVER IN ROUND ROCK, TX; AND THE CAP WATERPARK IN CANYON, TX. CURRENT PROJECTS INCLUDE THREE FAMILY AQUATIC CENTERS FOR THE CITY OF DALLAS, TX AND TWO FAMILY AQUATIC CENTERS FOR ST. CHARLES, MO THAT WILL OPEN IN THE SUMMER OF 2018.



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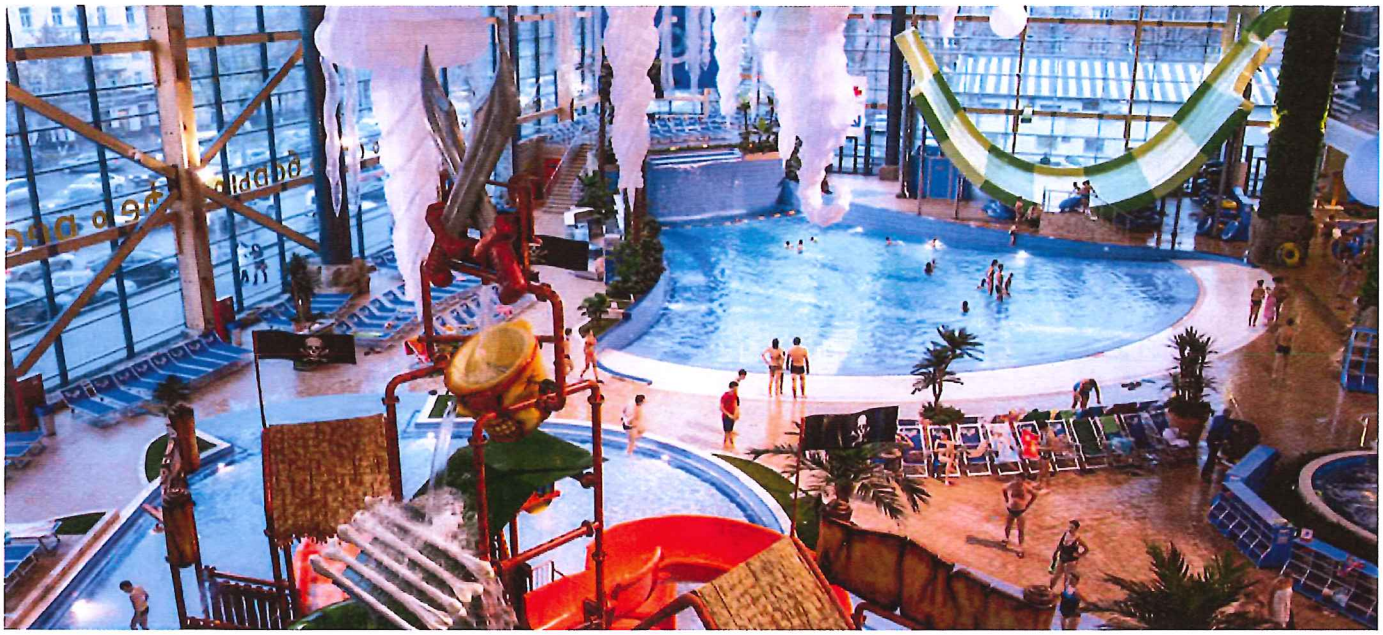
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Things to Consider in Developing Public & Private Waterparks

By Kevin Post



The recreation industry is a competitive market vying for disposable income driven by population trends, income levels, demographic profiles and favorable locations. Large aquatic centers and destination facilities offer a grand scale of cutting-edge amenities, deliver a unique customer experience and draw from a large radius.

In 1977, according to the World Waterpark Association, the first commercial "waterpark" was created by George Millay (the creator of Sea World) in Orlando, Florida. Wet 'n Wild featured numerous water-oriented rides for all ages.

Over the past two decades, we have seen more and more communities take an entrepreneurial approach to aquatics and develop a municipally run waterpark. While both public and private waterparks are discussed as similar facilities, due to different definitions of success, the planning and design of these facilities is vastly different.

DEFINING SUCCESS

Public facilities have more challenges than just getting a return on their investment (ROI). They have numerous community stakeholders that they must satisfy. For this reason, municipal waterparks need to be more flexible in their use and provide a benefit to the community. Oftentimes the goals and objectives of a private facility won't fill all of the public needs, such as areas for instruction, competition and wellness programming.

For private developers, the definition of success is simple...to make money! For municipal waterparks, however, the definition of success can be:

- Earn revenues that cover its costs and any future expansions
- Earn revenues that help pay for other subsidized facilities within the park system
- A reduction in the subsidy of the existing obsolete pool. It doesn't have to make money as long as it's losing less money

All of these are appropriate definitions of success, but each one affects the outcome of the waterpark design. Determining your definition of success will help make sure your goals are in line with realities.

PLANNING, DESIGN & CONSTRUCTION

Since municipal waterparks use public dollars to fund the facility, a 30+ year design solution is required to create a valuable asset for the community. This requires an increase in the quality of the materials and equipment selected to construct the facility, as well as planning in advance for a capital replacement fund. This helps offset using annual operational funds to improve the park each season and keep up with the high replacement costs for sophisticated equipment such as pumps, filters, pool surfaces, etc. This may also require specialty design and construction professionals to complete the work. The interrelationship of water use is critical, and pools designed for romping and splashing are separate from the quiet waters of adult hydrotherapy and spa amenities.

As the industry continues to grow, we see new attractions beyond the standard wave pools and waterslides. One of today's







While both public and private waterparks are discussed as similar facilities, due to different definitions of success, the planning and design of these facilities is vastly different.

most popular attractions is the leisure river, which offers a continuously flowing stream, forming a loop within the park where guests can laze away by floating on inner tubes. Inside the loop, the area can be accessed by bridges over the leisure river to create action islands for teens or family picnic areas. Wave pools and leisure rivers with zero beach entries actually complement each other quite well as they add options for guests looking for open water where they can splash around and enjoy the feel of a beach right in their hometown. Other popular attractions include boxed surfing machines, various sized play features, climbing walls, zip lines, inflatable aquatic obstacle courses and spray park areas.

PRICING DIFFERENCES IN PRIVATE VS. PUBLIC PARKS

One of the main differences for public sector waterparks is the ability to be seen as a family facility that residents frequent more often than a commercial amusement waterpark. While taking an entrepreneurial approach, public sector facilities still strive to offer reasonable pricing, the ability to bring in your own food and a more manageable overall park size, which are a key factor in driving families to these facilities on a recurring basis.

Waterparks face fierce competitors vying for discretionary leisure spending. You're not just competing with other waterparks; you're competing with any activity where people spend discretionary income, including movies, sporting events and dining out. The entry fee will have the biggest impact on your revenue. This fee not only provides initial revenue as people walk through the turnstile, but also impacts how many people come to your waterpark and spend money in other areas. As a general rule of thumb, keep pricing simple. Too many parks offer a special price for every situation. You'll see a standard fee, followed by a children's fee, a family fee, a senior fee, then a resident rate, followed by a non-resident rate, then a daily rate vs. season pass rate, then a…well, you get the point. If the person at the front desk can't say it from memory, you have too many options.

The other part of setting your fee is establishing what you feel is your park's value. This is an area where publicly-run facilities tend to fall short. Private parks recognize that they are offering a unique experience and are willing to charge guests a reasonable rate based on the value of that experience. With publicly-run parks, political leaders are often concerned that high prices will limit the ability for some taxpayers to frequent the facility. For this reason, they often price the facility below market value, but still may be able to meet their definition of success. Whether you are running a private facility or a public one, everyone loves discounts; set your price higher and offer discounts. This puts pricing control in the field and will

allow the general manager the ability to adjust how much money they bring in without changing your fees each year.

STAFFING CHALLENGES & HOW TO PLAN FOR THEM IN PRIVATE VS. PUBLIC PARKS

One of the biggest challenges facing pools today is finding enough people to staff the entire park. As school calendars keep making summer shorter and shorter, the availability of part-time workers becomes limited. With staffing costs making up 50-60 percent of your operating budget, both public and private parks require a significant number of employees. Compared to traditional style pools, all the turns and blind spots in a waterpark increase the lifeguard requirements significantly.

Finding qualified personnel to operate a waterpark is difficult for both private and public facilities, but each one faces a different challenge. Private facilities have the ability to incentivize managers based on facility performance. This does two things: First, they are able to bring in more qualified people by offering a decent compensation package that has a large upside if the facility performs well. The other thing this does is it ties facility performance to the manager's personal gain. This helps create a win-win for the owner and the operator. The challenge private facilities often face is with their part-time staff. Private operators tend to have a high expectation of their part-time staff, but aren't willing to pay much more than minimum wage. On the other hand, public facilities may not be able to bring in highly incentivized managers, but are able to pay higher rates for part-time staff.

There is a misconception in the industry that there are not enough qualified lifeguards to work in facilities. For the current generation of lifeguards and aquatic facility staff, applying for a summer job does not occur to them until they are in finals week, which is far too late to get them hired and trained in time for a Memorial Day weekend opening. Develop a relationship with local high schools and community colleges. Schedule times to set up a table during the lunch hour where you can distribute information on how to apply, get certified or attend your hiring events. Bringing the information to the potential applicants can make the difference between picking from the best and hoping for the best.

ALTERNATIVE FUNDING

Private facilities are able to maximize their revenue potential by using sponsors where city policy may limit those opportunities for a public operation. Municipal operators often look for partners to share costs. Both public and private facilities should review the list of vendors consistently. A sign vendor may create products for free in exchange for printing their company name and contact information on the bottom of the sign or brochure.

Besides your typical programming and users, special events offer the opportunity to do something a little different at a higher price point in your leisure pool. Special events also typically come at a higher cost since it is different from your normal operations and may use different supplies and equipment. Private operator will look to partners to offset costs and may share a target market or programming goals makes the costs easier to bear. Communities may not be so bottom line driven and can use special events to be proactive in community engagement and may look to partners who share a similar interest.

While our maximum revenue generation time will always be the summer season and typical after-school hours programming, that does not mean that all other business hours are a lost cause. Think creatively about the potential users in your area as well as

continued on page 18



potential sponsors and partners to make your facility an integral part of the community.

EXPANSION PLANNING FOR BOTH TYPES OF PARKS

Attractions can be added to the park in increments as more capacity and market draw is required. Waterparks typically should strive to add additional features every 3-4 years to keep the facility fresh and provide new thrilling amenities for guests, which improves the overall guest experience. Privately-owned waterparks are very aggressive in adding new amenities and making constant improvement so they can continue to offer a unique experience.

Attractions can be added to the waterpark in increments as more capacity is required. No matter what size of waterpark or how many rides you have, over time people enjoy seeing something new. To generate additional excitement, add a new ride or amenity every two to three years. When initially planning your park, consider where your first expansion will go. This keeps you from having to place the newest thrill ride right next to the quiet waters you've established as an "adult area."

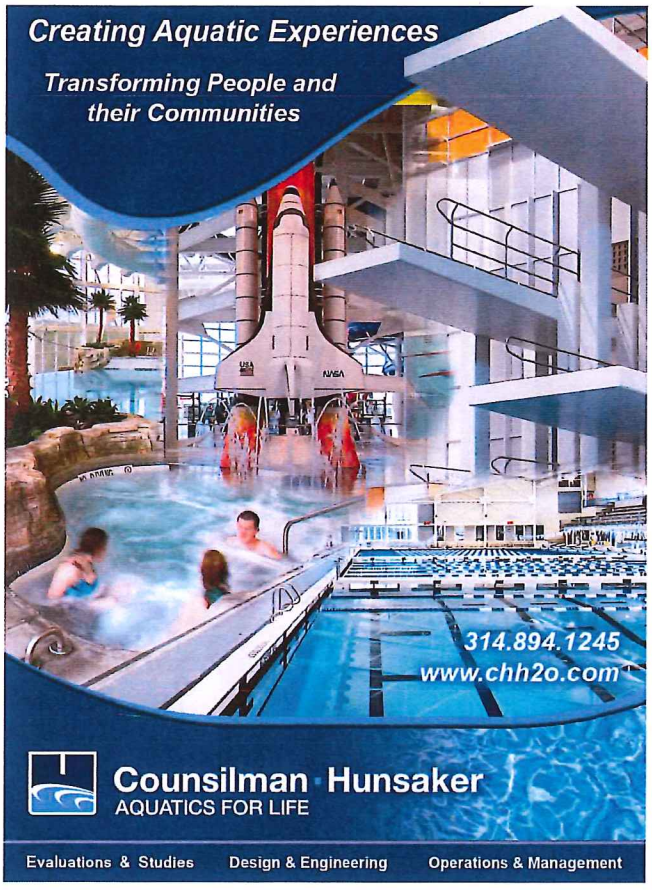
As the time comes for your expansion, make sure it's the right choice. Go back to step one. Review your market and see what area you need to address. Look at how your park operates and consider what would make it better. Adding a new attraction isn't always the right answer. You may need to add more capacity, or you may need to meet the needs of an underserved age group. Once the decision has been made to expand, there are several key items to consider that will affect its success. What is your budget? What do you want to include in the expansion? How much land do you need? What will it cost to operate? Will it make money? Essentially, you need to revisit previous planning efforts.

CONCLUSION

Private parks strive for impeccable service; however, public facilities have become much more entrepreneurial in the last decade. While community-owned and operated facilities continue to evolve and emulate the hospitality industry, municipalities compete for the sought after professionals to manage these types of facilities. So while we see a vast difference today, the gap between private and public parks will continue to close. •

ABOUT THE AUTHOR

In the role of Principal and Studio Director, Kevin Post specializes in providing facility evaluations, aquatic facility business plans, city-wide aquatic master plans and Certified Pool Operator instruction and certification. As a past competitive swimmer and Aquatics Director, Post draws on this aquatic experience allowing him to address the needs of various client types. Post has written numerous articles and hosted various presentations across the country on topics ranging from creating partnerships for a successful aquatic facility to sustainable aquatic business practices.





Public Sector Waterpark Design

By Mark C. Hatchel, PLA, ASLA



Although public sector waterpark provenance dates back over 30 years, many counties and municipalities considering developing waterparks today struggle with defining exactly what a waterpark is. So, it is not unusual when dealing with the public sector that everything from a splash pad to a family aquatic center to a full blown waterpark be described by the media as a "waterpark." In times of tightening public sector budgets, water restrictions and controversy over subsidized recreation versus "pay for play," the term "waterpark" can be demonized by a misunderstanding public with roots in traditional swimming facilities.

In order to clarify what a "waterpark" is in the public sector, the following definitions have been used successfully in many communities:

SPLASH PAD

A small water playground with ground sprays and/or vertical water features typically with no standing water, no lifeguards and no admission cost. Splash pads often use potable water that is wasted to an adjacent sanitary sewer or recycled into a water quality pond. Amenities typically include a mechanical enclosure with limited shade and seating.

- Typical Design and Construction Costs:
  $500,000 to $1,000,000 (2016)
- Admission Costs: $0.00
  (No operating expense recovery or revenue.)
- Attendance: Varies based on demand and size
  Up to 10,000 per 100 day season
- Space Requirements: (1/2 acre)
  plus limited or no parking

SPRAYGROUND

A larger water playground with many ground sprays and/or vertical water features typically with no standing water, no lifeguards and no admission cost. Spraygrounds often use potable water that is recycled via a pool filtration and chemical treatment system with a secondary sanitation system such as UV light or ozone. Amenities typically include shade, seating, mechanical enclosure and adjacent restrooms.

- Typical Design and Construction Costs:
  $1,000,000 - $2,000,000 (2016)
- Admission Costs: $0.00
  (No operating expense recovery or revenue.)
- Attendance: Varies based on demand and size
  Up to 20,000 per 100 day season
- Space Requirements: (1/2 acre to 1 1/2 acres)
  plus limited or no parking

FAMILY AQUATIC CENTER

A modern public sector pool complex incorporating elements to appeal to the entire family (tots, families, teens) with traditional







pool features (lap lanes, diving boards, learn to swim areas), splash pad features (ground sprays and vertical water elements) and waterparks (waterslides, interactive water play structures, current channels of 5' to 10' wide and leisure rivers 10'+ wide to 20'+ wide) including admission costs of $5.00 to $15.00. Amenities typically include shade, concessions, seating, lounge chairs, restrooms, operations offices, shade and group shade pavilions.

- Typical Design and Construction Costs: $5,000,000 - $15,000,000 (2016)
- Admission Costs: $5.00 to $15.00 (Typically to recover operating expenses or generate limited revenue.)
- Attendance: Varies based on demand and size Up to 15,000 to 150,000 per 100 day season
- Space Requirements: (2 acres to 5 acres) plus parking of 50 to 500 spaces

WATERPARK

A full scale commercial type waterpark operated by the public sector to generate revenue incorporating elements from the above but on a larger scale with multiple waterslides, longer leisure rivers, a wave pool and extreme or unique water ride attractions. Amenities typically include shade, concessions, seating, lounge chairs, restrooms, operations offices, shade and group shade pavilions.

- Typical Design and Construction Costs: $15,000,000 - $25,000,000+ (2016)
- Admission Costs: $15.00 to $40.00 (Typically to recover operating expenses, debt service and generate maximum revenue.)
- Attendance: Varies based on demand and size 150,000 to 1,000,000 per 100 day season
- Space Requirements: (5 acres to 15 acres) plus parking of 500 to 10,000 spaces

Certainly, you can call just about any water recreation area a "waterpark," but the most appropriate usage of the term should be to refer to the large commercial type revenue generating facilities with the capacity to attract and hold a large number of people from a destination of over 25 to 100 miles plus. Therefore, to really be a big "waterpark" you must have many different slides, interactive water play features, lagoons, a long leisure river and even a wave pool so that you can accommodate a lot of park users.

A NEW PUBLIC SECTOR "GOLD STANDARD"

Many public sector pools were built from the 1950s to the 1980s using the National Recreation and Park Association (NRPA) standard of one pool for every 25,000 population. This criteria was developed when many homes did not have air conditioning, many pools were filled and emptied daily with no chemical sanitation



and when aquatic recreation opportunities were limited. Admission costs for these pools were often $0.00 up to $1.00 and even to this day some public sector pool providers still offer these old fashioned pools for free or heavily subsidized admission costs. (Cities sometimes end up spending $5.00 for every $1.00 received in admission!)

Public pool health scares beginning in the 1950s, coupled with more stringent safety standards, led to increased operating expenses, removal of diving boards and poolside waterslides, which in turn led to decreased attendance at public pools. Just as many of these public pools were closing in the 1970s, the first waterparks were being developed in the United States. In the 1980s and 1990s, innovative public sector pool operators started adding waterpark features (floatable toys, zero depth entries, small waterslides and water play features, shade furnishings and concessions) to revive attendance and help pay for operating expenses at public sector facilities. The most entrepreneurial public sector operators built large waterparks and were able to generate surplus revenue to help fund other recreation programming. (eg. Hyland Hills Water World in Colorado & NRH_2O Family Water Park in Texas.)

At the same time, a new generation has grown up that demands the public sector provide aquatic facilities for the entire family (tot, family and teen.) Therefore, public sector pools are becoming more like waterparks all across the country in order to attract users, recover operating expenses and contribute to the local quality of life.

According the National Sporting Goods Association (NSGA) over 80 percent of aquatic users are recreation and lesson users, 10 percent are competition users and the remaining 10 percent are senior/wellness users. In many public sector communities, the most vocal and the most dedicated voters are not the largest user group (family recreation and lesson users) but instead the organized swim team groups (competition users) and senior groups (wellness users.)

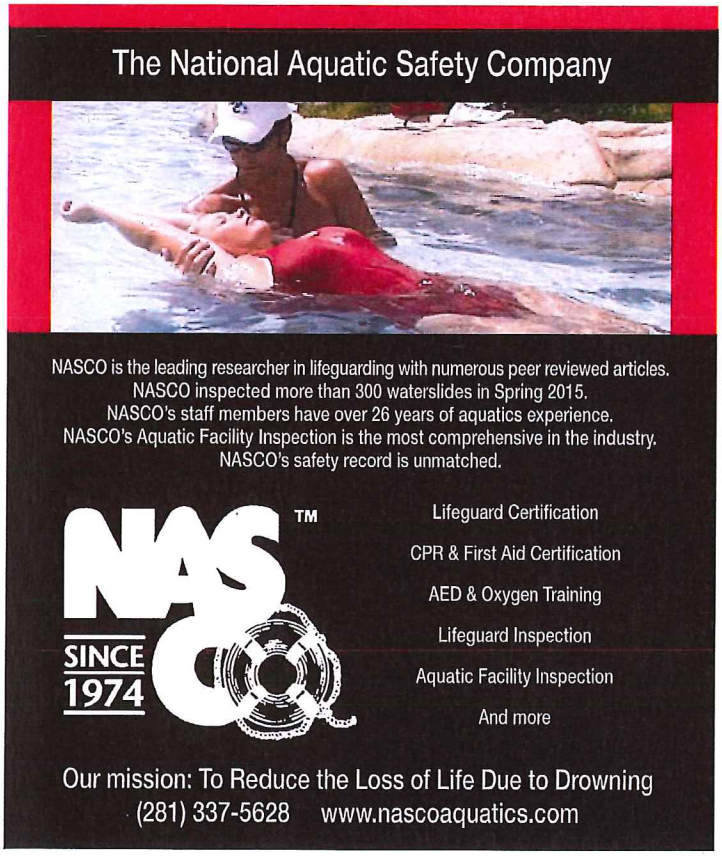
The facilities required by each of the three public sector groups require different pool configurations, different water depths and different water temperatures. To compensate for this, many public sector providers have started building fewer traditional 1950s pools, more splash pads, water spray grounds, family aquatic centers, and mega indoor recreation centers (indoor competition, wellness and recreation pools) coupled with a large seasonal outdoor recreational pool that can generate most of the revenue to offset operating costs.

Therefore, in lieu of the old NRPA planning criteria of one pool for every 25,000, the new "Gold Standard" minimums for the public sector should include at least one of each of the following for every 50,000 to 100,000.

Indoor Competition Pool. One 50M or 25YD x 25M Lap Pool constructed and funded by the source of the users. (City/county for city/county leagues, recreation districts for their leagues, school districts for school leagues and private swim teams for independent swim leagues or a combination thereof.)

Indoor Wellness Pool. One 4 to 6-lane 25 YD Pool with ramp and step entries with two or three minimum depth lap lanes, water aerobics area and a small deep-water cardio area to be constructed and funded by the source of the users. (Hospitals, senior centers, city/counties, recreation districts or a combination thereof.)

Outdoor Family Aquatic Center and/or Waterpark. One new-style family aquatic center or waterpark sized to meet the needs of the community and available market constructed and funded by the source of the users. (City/counties, recreation districts or a combination thereof.)



THE PUBLIC SECTOR DESIGN PROCESS

The public sector most often has to build public consensus and City leadership support to fund aquatic projects. If this is needed, the most effective way of gaining consensus is to develop a city-wide aquatics plan where a park planner and feasibility consultant educate the public on modern aquatic programming, costs and options. The big advantage of this process is that the public and decision-makers are led through the process simultaneously, outdated facilities can be documented, myths can be debunked about revenue and expenses and the decisions are most often then based on current need and public support.

Importantly, the public sector is held to more stringent designer team and equipment processes than the private sector regulated by state and/or federal procurement rules. Most will select an A/E (Architect or Engineer) led design team that will include engineers (civil, structural, mechanical, electrical and pool), landscape architects and architects. In the public sector, it is most common that an architect leads an indoor pool project (not the pool designer.) And for outdoor aquatic projects, it is typical for a park planner experienced in pool design to lead the project (landscape architect, architect or civil engineer with in-depth pool project experience.) Professional design firms represent their public sector clients. Therefore, they should not make money for specifying proprietary products (filters, pumps, slides, etc.)

THE PUBLIC SECTOR BIDDING AND CONSTRUCTION PROCESS

For bidding, the public sector utilizes three primary bidding processes:

- **Design/Bid/Build.** This is the standard traditional process where the public entity selects a design team (based on qualifications not pricing) to design the project. The design consultant then works with the public sector (City, County, Recreation District) to prepare detailed plans and specifications, bidding phase services and construction phase services. During bidding, the consultant assists with advertising the project for bid, answering questions from general contractors who are bidding and helping open and evaluate the bids. Then the consultant team advertises the project for competitive hard bids from general contractors. The consultant prepares an itemized bid form that separates (by lump sum) the primary bid components (Demolition and Removal Items, Site Development, Pools and Aquatic Features, Electrical and Site Lighting, Support Buildings, etc.) Also, add alternates or deduct alternate bid items can be included in the amount of 5-10 percent over and under of the total bid amount. And, all the public entity contract provisions, insurance and bonding are required. The project can list multiple pre-qualified and approved pool builders and suppliers with provisions to submit as "An Approved Equal." A variation of this process is the "Competitive Sealed Proposal" where the contractor selection can be based upon a combination of low bid price and qualifications. The Design/Bid/Build process assures the most competitive pricing provided that there is a completed set of plans and specifications and sufficient time for bidding, contract award and construction are provided.

- **Design/Build.** This is the traditional process whereby a public entity selects a General Contractor and Design Team based on qualifications for a project. The contracting entity is the General Contractor and he or she is selected to perform the design and construction. The advantages of this process are the public entity often saves time on the project and saves cost on the design services. And, the General Contractor is selected based on qualifications. However, the disadvantage for public entities are that the design consultant is on the General Contractor's team and does not represent the public's interest on the project. Another disadvantage is often reduced quality of construction documents creating the potential for change orders.

- **Construction Manager at Risk.** In this process, the public entity typically first selects a design firm based on qualifications to design the project. Then, with the assistance of the design firm selects a Construction Manager at Risk as the General Contractor who typically submits at Guaranteed Maximum Price. The problem with this scenario is that the design plans are typically not complete when this is done. Then, at every price check with the General Contractor the price goes up resulting in redesign for the design team and the public entity is told to add more budget or reduce the scope of the project.

All of the above processes can be a viable delivery method for a project. However, it is important for public entities who often have fixed budgets and cannot afford "do overs" to be aware of the pros and cons of each method of project delivery.

PUBLIC / PRIVATE PARTNERSHIPS

With funding difficult to obtain for private sector waterpark development, there are many private sector waterpark developers partnering with public sector clients to develop waterparks. In most cases this partnership requires that the land, 80 percent or more of the development and infrastructure costs combined with undetermined future support for park improvements be provided and paid for by the public sector partner.

Ultimately, this means the public sector has most of the "skin" in the game and is receiving only 10 percent or 15 percent of the net revenue. Such an arrangement can tie up public sector bonding capacity, create increased costs for the very public sector residents who paid to build it with their tax dollars and leave the public sector with a poorly constructed facility that is expensive to tear down or fix up if the private sector partner bows out. That said, there are public sector clients who prefer this arrangement since they do not have to plan, design, operate and continue to invest in the facility. •

ABOUT THE AUTHOR

Mark C. Hatchel is a landscape architect, park planner, aquatic designer and certified pool operator with over 50 years of experience nationwide and internationally. His first pool project was traditional public sector pool in 1979. In 1999, Hatchel joined Kimley-Horn (a nationally ranked engineering firm) where he has completed over 35 public sector aquatic planning and family aquatic center projects. In 2008, Hatchel was named to "Aquatics International's Power 25." He is a Vice President and Senior Project Manager at Kimley-Horn and has received numerous awards, written many articles and been a speaker at the WWA Show.

City of Greenville, North Carolina

Meeting Date: 10/08/2020

Title of Item: Selection of the Design Firm for Renovations to Eppes Recreation Center

Explanation:

The Recreation & Parks Department is seeking to move forward with various capital renovations to the Eppes Recreation Center located at 400 Nash Street. The primary scope of the project will include the addition of a teen lounge and relocation of the front entrance. The following is a brief description of each component:

Teen Lounge: The teen lounge will provide youth a secure place to play video/board games and socialize with friends. The setup of the lounge will be similar to that of the South Greenville Recreation Center.

Relocation of Front Entrance: The relocation of the front entrance is intended to ensure security of the facility. Currently there are several entrances to the center with no one true front entrance. With the creation of a true front entrance, all visitors and staff will pass through security checkpoints, much like what is in place at the South Greenville Recreation Center.

The project scope also includes the following improvements:

- Renovations and updates to the weight room
- Installation of HVAC in the Eppes Alumni and Police Athletic League areas
- Other aesthetic improvements to the Eppes Alumni area
- Renovations to the offices and computer lab
- ADA accessibility
- Resurfacing of parking lot with landscaping enhancements.

Funding to finance the improvements is included in the Council Adopted Fiscal Year 2020-21 City Budget. Upon approval of the budget, staff began an extensive community engagement process to inform Greenville citizens as to the scope of the project and to seek public input. The next step is moving forward with design services for the project. The City has solicited professional architectural and design services for the following:

- Contract documents that include construction documents
- A project manual
- Technical specifications

- Statement of probable cost

A Request for Qualifications (RFQ) for design services was published on August 27, 2020. Responses to the RFQ were due on September 17, 2020. Staff received six Statements of Qualifications (SOQ's) for the proposed renovation project.

An evaluation team reviewed the SOQ's. The team met the week of September 21st to score each firm's SOQ. Each firm was scored based on the quality of their submitted proposal, qualifications, and experience The three firms with the highest scores were asked to present their proposal to the team on September 28, 2020. The team scored each firm's presentation relative to the quality of their presentation, experience performing such renovation projects, and proposed timing to complete the project.

Based on the team's ranking of each firm from the presentations, staff selected HH Architecture as the preferred design firm with the highest overall score. Attached is a copy of HH Architecture submitted proposal to the City for design services.

HH Architecture scored well in relation to experience, historical preservation and project approach and is committed to staying within the budget and time requirements. HH has designed approximately 2 million square feet of community and recreation facilities valued at $260M over the past fifteen years. Examples of recent projects:

High Point Recreation Center, High Point, NC
- Community Center West, Fayetteville, NC
- San-Lee Nature Education Center, Sanford, NC
- Hill Street Park Center, Raleigh, NC

The City of Goldsboro worked with HH Architecture in 2015-16 on a $6 million design/build project for the replacement of the W.A. Foster Center (with construction by T.A. Loving) and were quite pleased with the work and relationship. The City of Goldsboro is currently working with HH Architecture for the $11 million design/build replacement of the Herman Park Center.

HH Architecture will partner with Design Dimension (exhibit designer) on the project to preserve and showcase the Eppes Alumni Heritage Center. Another partner (Palacio Collaborative) will provide third-party cost estimating to ensure that renovation stays within budget. Palacio Collaborative has 30 years of estimating experience in design and construction.

Staff is requesting City Council approve the selection of HH Architecture as the design firm for the Eppes Recreation Center renovations. Upon Council approval, staff will begin contract negotiations with HH Architecture. The contract negotiation process will place a significant emphasis on both pricing and timing for completion of the design process. Staff will submit a contract to Council for approval at the October 19, 2020 City Council meeting.

Fiscal Note: Renovations of the Eppes Recreation Center are included in the Council Adopted Fiscal Year 2020-21 Budget

Recommendation: Approve the selection of HH Architecture as the design firm for the Eppes Recreation Center renovations and authorize staff to begin contract negotiations with HH Architecture.

ATTACHMENTS

HH Architecture - Eppes RFQ Submittal.PDF

Inspired,
Responsible design.

September 17th, 2020

HH ARCHITECTURE

City of Greenville Recreation and Parks Department

Eppes Recreation Center Renovations

HH Architecture







1100 Dresser Court
Raleigh, NC 27609

919.828.2301 tel
919.828.2303 fax

www.hh-arch.com

HH ARCHITECTURE

1100 DRESSER COURT RALEIGH, NORTH CAROLINA 27609
919 828-2301 TEL 919 828-2303 FAX HH-ARCH.COM

September 17th, 2020

Mike Watson
Parks Coordinator
Greenville Recreation & Parks Department
2000 Cedar Lane
Greenville, NC 27858

Re: **Eppes Recreation Center Renovations**

Dear Mike,

We are thrilled to submit this proposal for your consideration to provide architectural and engineering services for the Eppes Recreation Center Renovations.

HH Architecture is a full-service design and architecture firm with clients in the public and private sectors. We design spaces for discovery, wellness, recreation, and civic service that are flexible, durable, and adaptable. We believe good design should reflect the mission and value of our clients' offerings, so they can attract and retain talent, meet their organization's goals, and better service the community. We will utilize our experience to bring your vision to life. We are committed to creating a lasting, meaningful impact on our community through conscientious, responsible design. We have designed 2 million square feet and $260 million worth of community and recreation facilities over the past fifteen years including community centers, recreation centers and athletic facilities throughout North Carolina.

We have recruited a team of highly skilled engineering consultants for this project. We have selected Surface 678 for landscape architecture, Lynch Mykins for structural engineering, ARK Consulting Group for civil engineering, EnTech Engineering for mechanical, electrical, and plumbing engineering, Design Dimension for Exhibit Design, and Palacio for cost estimating.

Our team will be a true advocate for you through every step in the design and construction process and that advocacy will be manifested in the spaces that are created. We are excited by this opportunity to collaborate with you and your team on the Eppes Recreation Center Renovations project.

The Proposer is not submitting and shall not submit any trade secrets to the City in connection with this SOQ or the Contract, if the Contract is awarded to the Proposer. The Proposer acknowledges that the City will rely on the preceding sentence.

The undersigned has the authority to submit this SOQ on behalf of the legal name of company in response to the City of Greenville RFQ for the Eppes Recreation Center Renovations.

Sincerely,

Kristen M. Hess

Kristen M. Hess, AIA, LEED AP
HH Architecture
CEO, Principal
919.815.2020 cell, khess@hh-arch.com



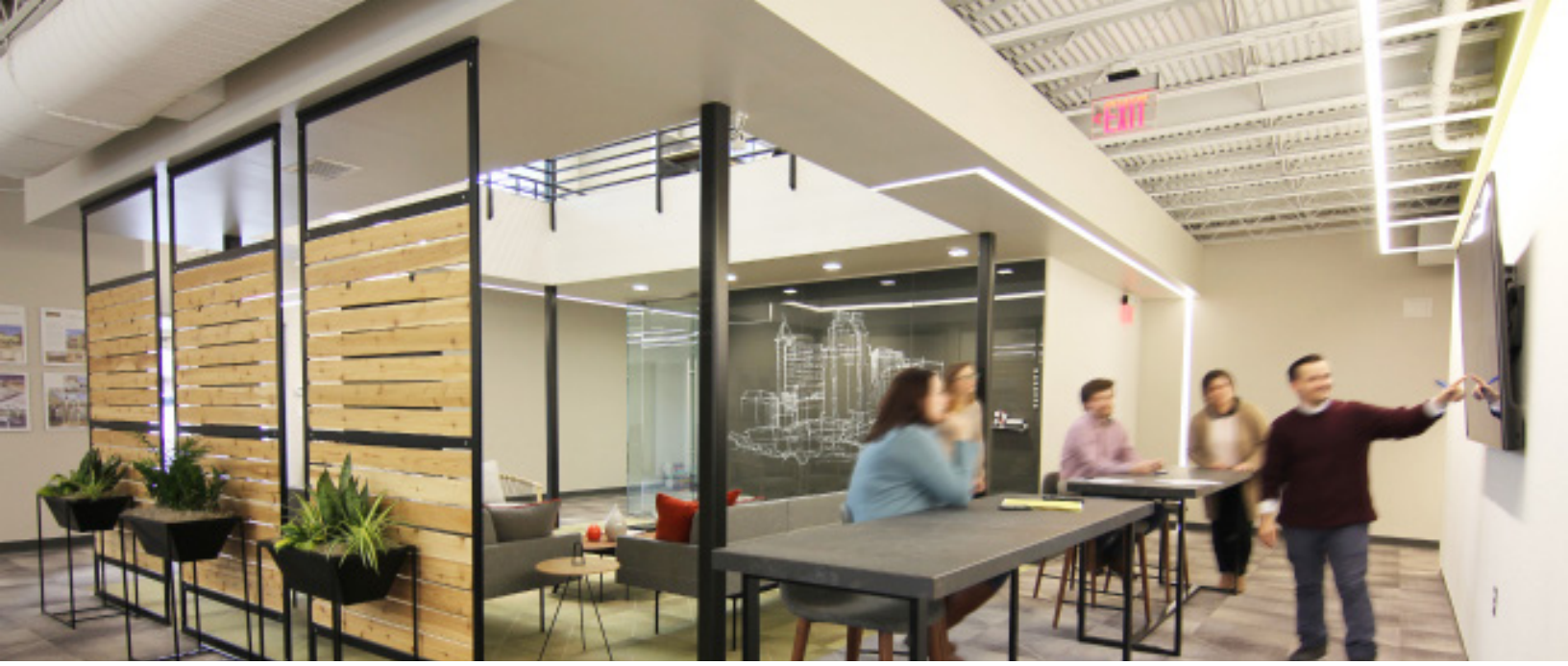
Non-Collusion

The City of Greenville prohibits collusion, which is defined as a secret agreement for a deceitful or fraudulent purpose.

I, **Kristen M. Hess** affirm that I have not engaged in collusion with any City employee(s), other person, corporations or firms relating to this bid, SOQs or quotations. I understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.

Signature: Kristen M. Hess

Project Team



HH ARCHITECTURE

About HH Architecture

HH Architecture is a full-service design and architecture firm with clients in the public and private sectors. We believe good design should reflect the mission and value of our clients' offerings, so they can attract and retain talent, meet their organization's goals and better serve the community. We are different because we believe in a collaborative, partnership-style approach to design.

For over fifteen years, we have designed spaces that promote discovery, wellness, recreation, and civic service that are flexible, durable, and adaptable. We are committed to creating a lasting, meaningful impact on our community through conscientious, responsible design.

Our projects are well rooted in their environments with a focus on community and stakeholder involvement throughout the design process. We believe good design should be accessible to all, and that as architects and designers, we are accountable to the communities in which we live and work. Our firm delivers beautiful, functional, and flexible facilities to our clients.

A. Identify the legal entity that would enter into the contract with the City and include location of company headquarters, local office location, type of business (sole proprietorship, partnership, or corporations), state of incorporation or organization, and the name and title of the person authorized to enter into an Agreement.

» **HH Architecture** would enter into the contract with the City of Greenville.

» Our one office and headquarters is located at:
1100 Dresser Court
Raleigh, NC 27609

» HH Architecture is an **S Corporation** and was incorporated in 2005 in North Carolina. We have been in business for 15 years.

» Person authorized to enter into an Agreement:
Kristen M. Hess, AIA, LEED AP
Principal, CEO

About HH Architecture

B. The primary contact professional who would be assigned responsibility for this project from HH Architecture is Elizabeth Caliendo, AIA. All HH Architecture team members are located in our office at 1100 Dresser Court, Raleigh, NC 27609. **Please see Section F. for detailed resumes of assigned personnel and their unique qualifications.**



ELIZABETH CALIENDO, AIA
HH Architecture | Project Manager, Point of Contact

Elizabeth is passionate about designing spaces that are thoughtful, compelling, and impactful. She brings over 25 years of design expertise to our team. She leads the architecture studio in creating meaningful and innovative spaces for clients and the community. Elizabeth received her Bachelor of Architecture from NC State University's College of Design. She is an active member of the local design community, and is involved with the AIA Triangle Board.



KRISTEN M. HESS, AIA, LEED AP
HH Architecture | Principal in Charge, CEO

As HH Architecture's Principal and CEO, Kristen believes strongly that great design and outstanding service should be the guiding principles behind every project. With a design process that develops inventive options and flexible solutions for each project, Kristen fosters a project team with relentless energy for the ultimate end-result - delighted clients and buildings that they love. Kristen attended NC State University's School of Design and is a registered architect.



SILER RANSMEIER, AIA
HH Architecture | Principal, Director of Design

Siler combines design experience and commitment to the client's interests to deliver success on each project. He believes in consistently engaging the client in a collaborative design process tailored to their needs. Siler has a passion for helping create spaces for people and communities that will be beautiful, functional, and healthy embodiments of our client's values.



JESSICA BOSSIERE, NCIDQ, IIDA
HH Architecture | Senior Interior Designer, Space Planning

Jessica has over 20 years of experience in designing and documenting commercial interior design projects. She has wide ranging experience leading clients through project visioning and the programming and discovery process. During schematic development phases, Jessica works with the client and design team to develop a concept that reflects the client's culture and project goals.

FOR MORE INFORMATION:

Elizabeth Caliendo, AIA
Project Manager, Point of Contact
984.269.4128 tel, ecaliendo@hh-arch.com

Kristen M. Hess, AIA, LEED AP
Principal, CEO
919.815.2020 cell, khess@hh-arch.com



C. Proposed Sub-Consultants

We have assembled a team of highly skilled professionals for this project. **Please see Section F. for detailed resumes of assigned personnel and their unique qualifications.**

Surface

SURFACE 678
Landscape Architecture

Design is Surface 678's focus. Their designs begin with a generative idea that shapes the foundation of the concept and creates an organizational structure that expresses itself in the design. Idea and expression create the sense of place and relevance of our work. The result is distinctive and sustainable places that satisfy residents, attract visitors, enrich working lives, and encourage communities to take full advantage of their place. Their team achieves successful design through open, honest, and positive design collaboration among all parties.

215 Morris Street, Suite 150
Durham, NC 27701

Eric Davis, PLA, LEED AP - Principal
919.282.9122
edavis@surface678.com

lynchmykins

LYNCH MYKINS, HUB & WBE
Structural Engineering

Lynch Mykins brings trusted expertise in developing structural solutions to complex buildings, and take a 'top to bottom' approach to find successful and cost effective solutions for each project. Vibrations, deflections, and isolation design are just a few of the areas their engineers specialize in. Headquartered in Raleigh, NC, their team is dedicated to creative approaches, collaborative processes, and integrated design. They have a staff of 45 including 23 structural engineers.

301 N. West Street, Suite 105
Raleigh, NC 27603

Jeff Morrison, PE - Vice President
919.302.5165
jmorrison@lynchmykins.com

C. Proposed Sub-Consultants

ARK CONSULTING GROUP
Civil Engineering

Ark Consulting Group, PLLC is a full service Civil Engineering firm headquartered at 2755-B Charles Boulevard in Greenville, NC. Being a North Carolina Professional Limited Liability Company, Ark Consulting Group, PLLC is a duly licensed Engineering Firm by the North Carolina Board of Registration for Engineers and Surveyors. As a City of Greenville Certified Eligible Local Bidder (ELB), the firm's Owners / Principals, Bryan C. Fagundus, PE and Scott T. Anderson, PE, have provided a broad range of Civil Engineering services in the City of Greenville for over 40 years combined.

2755-B Charles Blvd.
Greenville, NC 27858

Bryan C. Fagundus, PE - Principal
252.565.1012
bryan.fagundus@arkconsultinggroup.com

DESIGN DIMENSION, INC., HUB & WBE
Exhibit Design Specialist

Design Dimension, Inc. is a North Carolina-based company that has been serving the southeast for over 53 years. With 8 full-time employees, they offer a full range of design and production services that cater to a wide variety of regional, national, and international clients. These services include: museum design and planning, educational and interactive exhibits, prototypes/models, graphics, way-finding, and custom fabrication for museums, visitor centers, and corporate environments.

112 N Church St.
Zebulon, NC 27597

Betsy Peters Rascoe - Lead Exhibit Designer
919.828.1485
betsy_peters@designdimension.com

ENTECH ENGINEERING, PA
Mechanical, Electrical, and Plumbing Engineering

EnTech is a design engineering firm located in Goldsboro, NC, founded in 1995 with a primary focus on building design. EnTech's extraordinary design staff truly exemplifies being a team member by providing strong and complete designs, yet being flexible and open to the ideas of the entire team. Teamed with creative architects, informed owners and high-quality contractors, EnTech strives to be a first quality team member. This assures successful projects while providing repeat clients and recommendations for future work.

1071 N Berkeley Blvd.
Goldsboro, NC 27532

Benny Rollins, PE, LEED AP - MEP Engineer
919.920.7819
brollins@entech-pme.com

PALACIO COLLABORATIVE, HUB & MBE
Cost Estimating

Palacio Collaborative's primary services include conceptual cost modeling, budget verification, cost management, and value management. Through innovative tools and proactive collaboration, our value-added services assist in developing accurate project budgets, manage cost, preserve the integrity of the design, and deliver a project with the highest quality and value. Our team of experienced professionals have over 150 years of combined cost estimating experience in a variety of market sectors nationwide.

4819 Emperor Blvd, Suite 400
Durham, NC 27703

Tony Murphy - Senior Cost Manager
919.605.8952
tmurphy@palaciocollaborative.com

D. Organizational Chart

Greenville
NORTH CAROLINA
RECREATION AND PARKS

HH ARCHITECTURE

HH Architecture
Project Lead, Architect of Record,
Space Planning & Interior Design
HUB & WBE Firm

Elizabeth Caliendo, AIA
Project Manager, Point of Contact

Siler Ransmeier, AIA
Principal, Director of Design

Kristen M. Hess, AIA, LEED AP
Principal, CEO

Jessica Bossiere, NCIDQ, IIDA
Senior Interior Designer

Surface

Surface 678
Landscape Architecture

Eric Davis, PLA, LEED AP
Landscape Architect

Stephanie Zeidler
Landscape Designer

lynchmykins

Lynch Mykins
Structural Engineering
HUB & WBE Firm

Jeff Morrison, PE
Structural Engineer

Collette Ramirez, PE
Structural Engineer

ARK CONSULTING GROUP

Ark Consulting Group
Civil Engineering

Bryan Fagundus, PE
Civil Engineer

Scott Anderson, PE
Civil Engineer

EnTech ENGINEERING

EnTech Engineering
Mechanical, Electrical, and
Plumbing Engineering

Benny Rollins, PE, LEED AP
MEP Engineer

designdimension inc.

Design Dimension, Inc
Exhibit Design Specialist
HUB & WBE Firm

Betsy Peters Rascoe
Exhibit Designer

PALACIO COLLABORATIVE

Palacio Collaborative
Cost Estimating
HUB & MBE Firm

Tony Murphy
Cost Estimator

HH ARCHITECTURE

ABOUT HH ARCHITECTURE

We are a full-service design and architecture firm with clients in the public and private sectors. We design spaces for discovery, wellness, recreation and civic service that are flexible, durable and adaptable.

We believe good design should reflect the mission and value of our clients' offerings, so they can attract and retain talent, meet their organization's goals and better serve the community. We are different because we believe in a collaborative, partnership-style approach to design. Our firm is led by three principals, Kristen M. Hess as CEO, David Carey as Director of Operations, and Siler Ransmeier as Director of Design. We have seven registered architects supported by design and production staff.

We listen first, then combine perspective and inspiration with a collaborative design process to ensure your vision is brought to life. We are committed to design solutions that improve the value of our clients' organizations by creating spaces that enable them to attract and retain talent and clients.

HH Architecture is recognized as a Historically Underutilized Business (HUB) by the State of North Carolina, a Disadvantaged Business Enterprise (DBE) by the North Carolina Department of Transportation, and is a Woman-Owned Business Enterprise (WBE). HH Architecture is a recipient of the NC HUB Office Award of Excellence for Professional Service in recognition of outstanding efforts in fostering the utilization and growth of HUB firms.

INSPIRED, RESPONSIBLE, DESIGN



Our Services

Architecture
Interior Design & Space Planning
Master Planning
Facility Assessment
Programming
Building Information Modeling (BIM)
Visualization
Fly Through Video Rendering
Cost Management
Construction Administration

PROFESSIONAL LICENSING

HH Architecture is registered and authorized to practice Architecture in the State of North Carolina.

Registration Number: 51670

OUR DESIGN PROCESS

We believe in combining our passion for our clients' needs with a thoughtful, rigorous design process that is at the same time both aspirational and attainable. Architecture should go beyond function and inspire people who interact with the spaces, but architecture should also be accessible to all. Our team embodies our values, beliefs, and behaviors while focusing on our core design ethos. Design is about discovering creative ways to solve problems. We consistently challenge ourselves as designers to work toward clear, elegant solutions. It is our responsibility to make each place we encounter better through our work and we take that charge seriously.

Concept Driven Design

Clear and bold ideas make strong designs. Routinely editing the design against the concept will yield purposeful and justifiable results.

Contextual

Thoughtfully analyzing the surroundings and being intentional in a response is fundamental to making buildings and their places work together.

Sustainable

Environmental stewardship is our ethical responsibility as architects and humans. We are fully conscious of the energy and materials that go into a building, and we will always prioritize sensible design decisions that can have a positive impact.

Transcendent

Creating exceptional experiences in buildings that bring our clients' vision to life in ways that exceed expectations.



Our Values

BELIEFS & BEHAVIORS

SHOW UP

We believe that showing up is half the battle.

BE INCLUSIVE

We believe good design should be accessible to all.

LISTEN WITH EMPATHY, SPEAK WITH HONESTY

We believe you must listen first to foster open and honest dialogue.

BE OF THE COMMUNITY

We believe it takes members of the community to build a better community.

COLLABORATE AND INSPIRE

We believe in working smarter, not harder.

HAVE FUN

We believe in finding joy in our work.

F. Resumes of Team Members



ELIZABETH CALIENDO, AIA
HH Architecture | Project Manager, Point of Contact

Elizabeth is passionate about designing spaces that are thoughtful, compelling, and impactful. She brings over 25 years of design expertise to our team. She leads the architecture studio in creating meaningful and innovative spaces for clients and the community. Elizabeth received her Bachelor of Architecture from NC State University's College of Design. She is an active member of the local design community, and is involved with the AIA Triangle Board.

Registration
Registered Architect, North Carolina Board of Architecture

Education
North Carolina State University
Bachelor of Architecture

RELEVANT EXPERIENCE

» **Fayetteville Technical Community College and Cumberland County**
Regional Fire and Rescue Training Center

» **City of Raleigh**
Sertoma Arts Center Study

» **Wake County**
Cary Regional Library *

» **Town of Edenton**
Edenton Visitors Center *

» **Stokes County**
Arts Council Addition & Renovation *

» **North Carolina State University**
Wolf Ridge at Centennial Campus *

» **Wake Technical Community College**
Health Sciences Building H at Northern Wake Campus *

» **Trinity Baptist Church**
Preschool and Family Life Center Addition *

» **Asheville Museum of Art**
Addition and Renovation *

» **Duke Health**
Duke Institute for Brain Sciences Upfit & Addition*

**project completed under prior association*

F. Resumes of Team Members



KRISTEN M. HESS, AIA, LEED AP
HH Architecture | Principal In Charge, CEO

As HH Architecture's Principal and CEO, Kristen believes strongly that great design and outstanding service should be the guiding principles behind every project. With a design process that develops inventive options and flexible solutions for each project, Kristen fosters a project team with relentless energy for the ultimate end-result - delighted clients and buildings that they love. Kristen attended NC State University's School of Design and is a registered architect.

Registration
Registered Architect, North Carolina Board of Architecture

Education
North Carolina State University
Bachelor of Architecture

RELEVANT EXPERIENCE

» **City of Goldsboro Parks and Recreation**
W. A. Foster Recreation Center
Herman Park Recreation Center

» **Lee County**
San-Lee Park Nature Education Center

» **Levin Jewish Community Center**
Community Center Expansion

» **Girl Scouts North Carolina Coastal Pines**
Camp Mary Atkinson

» **City of High Point**
City Lake Park Renovation, Expansion & Master Plan
High Point Senior Center

» **City of Raleigh, Parks, Recreation, and Cultural Resources**
Open End Design Agreement
Hill Street Park Center
Isabella Cannon Park Shelter
Dorothea Dix Campus Study
Annie Louise Wilkerson, MD Nature Preserve Park
Five Points & Anne Gordon Centers
Sanderford Road Park Center

» **Wayne County**
The Maxwell Regional Agricultural and Convention Center

» **Orange County**
Environment & Agriculture Center

» **City of High Point**
Westchester Park Shelter
Senior Center Feasibility Study
Renovation, Expansion & Master Plan
High Point Senior Center

» **NC DNCR, North Carolina Zoological Park**
Zoo Master Plan
Elephant Exhibit Improvement Study
Red Wolf Propagation Study
Grizzly Bear Exhibit
Animal Holding Floor Repairs
Polar Bear Exhibit Expansion & Renovation

F. Resumes of Team Members



SILER RANSMEIER, AIA
HH Architecture | Principal, Director of Design

Siler combines design experience and commitment to the client's interests to deliver success on each project. He believes in consistently engaging the client in a collaborative design process tailored to their needs. Siler has a passion for helping create spaces for people and communities that will be beautiful, functional, and healthy embodiments of our client's values.

Registration
Registered Architect, North Carolina Board of Architecture

Education
North Carolina State University
Master of Architecture

RELEVANT EXPERIENCE

» **Wayne County**
The Maxwell Regional Agricultural and Convention Center

» **City of Goldsboro Parks and Recreation**
W. A. Foster Recreation Center
Herman Park Recreation Center

» **Lee County**
San-Lee Park Nature Education Center

» **City of High Point**
City Lake Park Renovation, Expansion & Master Plan
High Point Senior Center

» **NC DNCR, North Carolina Zoological Park**
NC Zoo Master Plan
Red Wolf Propagation Study
Elephant Exhibit Improvements Study
Grizzly Bear Exhibit Improvements
Giraffe & Rhino Holding Floor Repairs
Watani Overlook Restrooms
Polar Bear Exhibit Expansion and Renovation

» **NC Department of Agriculture and Consumer Services**
NCDA&CS Agricultural Sciences Center
DuPont State Recreational Forest Master Plan

» **City of Raleigh Parks, Recreation, and Cultural Resources**
Open End Design Agreement
Hill Street Park Center
Isabella Cannon Park Shelter
Dorothea Dix Campus Study
Annie Louise Wilkerson, MD Nature Preserve Park
Five Points Centers for Active Adults
Anne Gordon Center for Active Adults
Sanderford Road Park Center

» **USDA Forest Service**
Research Work Units Space Study, Two Locations

» **North Carolina Department of Administration**
State Highway Patrol Training Facility Master Plan

F. Resumes of Team Members



JESSICA BOSSIERE, NCIDQ, IIDA
HH Architecture | Senior Interior Designer, Space Planning

Jessica has over 20 years of experience in designing and documenting commercial interior design projects. She has wide ranging experience leading clients through project visioning and the programming and discovery process. During schematic development phases, Jessica works with the client and design team to develop a concept that reflects the client's culture and project goals.

Registration
NCIDQ, 2007

Education
Virginia Polytechnic Institute and State University
Bachelor of Science in Interior Design

RELEVANT EXPERIENCE

» **Lee County**
San-Lee Park Nature Education Center

» **Wayne County**
The Maxwell Regional Agricultural and Convention Center

» **NC Department of Agriculture and Consumer Services**
NCDA&CS Agricultural Sciences Center

» **Randolph County**
Agricultural Center Study

» **HH Architecture**
1100 Dresser Court Office Renovation

» **East Carolina University**
Jones Galley Renovation

» **University of North Carolina at Wilmington**
Housing Renovations Phases I & II

» **NC Department of Natural and Cultural Resources**
Statewide Visitor Centers

» **USDA Forest Service**
Forest Science and Assessment Center Conceptual Design
RTP Research Work Unit Space Analysis

» **Hickory Metro Convention Center**
Hickory Metro Convention Center Facility & Space Study

» **North Carolina Advocates for Justice**
Office Building Assessments and Renovation

» **North Carolina Medical Board**
Building and Space Needs Assessments

» **City of Raleigh Public Utilities Department**
Space Needs & Conditions Assessments

F. Resumes of Team Members



ERIC DAVIS, PLA, LEED AP
Surface 678 | Landscape Architect

Eric brings 24 years of experience in landscape design, master planning, recreational design, and community planning. The common thread throughout Eric's work is a desire to impact the community through the creation of healthier, more enjoyable outdoor environments. His park experience ranges from small neighborhood parks to national landmarks. Eric is strongly suited to projects involving public engagement, collaboration with artists, environmental and habitat consultants, and government agency coordination.

Registration
Landscape Architecture, North Carolina #1330

Education
University of California, Berkeley
Master of Landscape Architecture

RELEVANT EXPERIENCE

» **City of Greensboro**
Windsor Chavis Community Center
Science Center & Zoo Expansion
Country Park Renovation

» **Watauga County**
Watauga County Recreation Center

» **Town of Cary**
Town of Cary Neighborhood Parks

» **City of Raleigh, Parks, Recreation, and Cultural Resources**
Sierra-Lineberry Park Master Plan
John Chavis Memorial Park
Hill Street Park
Green Hills County Park
Anne Gordon Senior Center for Active Adults
Five Points Senior Center for Active Adults

» **Town of Holly Springs**
Parrish Womble Park
Jones Park

» **Town of Holly Springs**
Parrish Womble Park

» **City of Asheville**
Southside Recreation Center
Asheville Playground Renovation

» **Town of Wake Forest**
Horseshoe Farm Nature Preserve

F. Resumes of Team Members



STEPHANIE ZEIDLER
Surface 678 | Landscape Designer

Stephanie joined Surface 678 in 2019 as a landscape designer where she creates graphics and construction documents. She has gained significant experience in the field working for firms in Iowa, Illinois, South Carolina, and Florida. She is passionate about health and creating inviting spaces that encourage people to get outside. Believing that the enjoyment of nature can enhance mental and physical health and that landscape architecture is integral to promoting community well-being informs her professional focus.

Education
Iowa State University,
Bachelor of Landscape in Architecture

RELEVANT EXPERIENCE

» **Town of Cary**
Carpenter Fire Station Road Park
McCrimmon Parkway Park

» **City of Raleigh**
Toxey Drive
The Yards

» **Western Carolina University**
Lower Campus Residence Hall

» **Chatham Street Commercial**
Rogers Building and Rogers Alley Development

F. Resumes of Team Members



JEFF MORRISON, PE
Lynch Mykins | Structural Engineer

Jeff is dedicated to providing exceptional service to clients on all projects. He works closely with all team members to verify that the client's needs are being met in the most cost-effective and efficient ways possible. Jeff led the structural design on the Southeast Raleigh YMCA and Elementary School that opened in 2019, as well as played a large role in the Alexander Family YMCA. He understands the importance of these facilities in the community and works tirelessly to verify that buildings are designed to be functional, durable, safe, and easy to maintain.

Registration
Professional Engineer, North Carolina #27813

Education
North Carolina State University,
Master of Science in Civil Engineering

RELEVANT EXPERIENCE

» **YMCA of the Triangle**
Southeast Raleigh YMCA and Elementary School
Alexander Family YMCA
Cary YMCA Pool Bubble Structure
Wilson YMCA
Camp Kanata Dining Hall YMCA of the Triangle

» **Moore County**
Recreation Center

» **City of Raleigh, Parks, Recreation, and Cultural Resources**
Marsh Creek Community Center
Sanderford Road Community Center

» **City of Goldsboro Parks and Recreation**
W.A. Foster Recreation Center

» **The Jewish Federation of Durham-Chapel Hill**
Jewish Community Center Feasibility Study

» **Thales Academy**
Rolesville Field House

» **USA Baseball**
Indoor Training Facility

» **North Carolina State University**
Weisiger-Brown Athletic Building Addition and Renovation

F. Resumes of Team Members



COLLETTE RAMIREZ, PE
Lynch Mykins | Structural Engineer

Collette has over 13 years of experience, 7 with Lynch Mykins. She is a dedicated team leader and places top priority on providing exceptional service to our clients on all projects. She is a dedicated team leader and places top priority on providing exceptional service to clients on all projects. Collette ensures that the staff is up to date on all technology, trends, and codes. Having completed multiple community centers with aquatic and fitness features, Collette has the experience and knowledge to ensure every detail of this project's design exceeds expectations for value and efficiency.

Registration
Professional Engineer, North Carolina #038706

Education
Florida International University,
Master of Science in Civil Engineering

RELEVANT EXPERIENCE

» **YMCA of the Triangle**
Poole Family YMCA
Poyner YMCA
Southeast Raleigh YMCA and Elementary School

» **Town of Clayton**
Community Center Remodeling

» **City of Goldsboro Parks and Recreation**
Herman Park Recreational Facility
Streetscapes III

» **City of High Point**
City Lake Park Renovation

» **Person County Health Department**
Person County Senior Center

» **Wake County Government**
Wake County Community Services Center

» **Guilford County Schools**
Smith High School Athletics Renovation

» **Emily K Center**
Emily K Center Expansion

» **UNC Chapel Hill**
Eddie Smith Field House Renovation
Women's Basketball - Phase 3 Woollen Gym

» **NC Department of Natural and Cultural Resources**
Carolina Beach State Park Campground

F. Resumes of Team Members



BRYAN FAGUNDUS, PE
Ark Consulting Group | Civil Engineer

Originally from Greenville, Bryan possesses vast local knowledge and construction experience that is exemplified by practical constructability in design, relevant construction cost estimation, and construction phasing and prioritization. Bryan has over nineteen years of civil engineering experience designing and managing a variety of projects including preparation of storm drainage and storm water quality plans, designing parking lots, recreation and parks facilities, construction cost estimating, project prioritization and constructability review. He also has extensive construction phase experience and has held extensive construction administration duties on various projects.

Registration
Professional Engineer, North Carolina #31970

Education
North Carolina State University,
Bachelor of Science in Civil Engineering

RELEVANT EXPERIENCE

» **City of Greenville**
Community Pool Site Evaluation
Dream Park
Convention Center Expansion & Renovation
Transportation Activity Center (GTAC)
Redevelopment Commission - Reade Street Alley
Safe Routes to Schools Sidewalks

» **Dewitt Carolinas**
Jolly Roger's Revenge - Private Dormitoroy Housing in Greenville, NC

» **John Paul II Catholic High School**
Athletic Complex

» **Champions Health and Fitness Center**
Health and Fitness Center in Greenville, NC

» **The Salvation Army**
Family Store in Greenville, NC

» **Tyrell County**
Eastern 4-H Center Conference and Recreation Hall

F. Resumes of Team Members



SCOTT ANDERSON, PE
Ark Consulting Group | Civil Engineer

Scott has been living and working in Greenville for the past 22 years and has a variety of experience in a wide range of civil engineering projects. During his 22-year career, Scott has been involved in the design of water distribution systems, wastewater collection systems, natural gas distribution systems, storm drainage and storm water management facilities, roadway extensions and site planning. He has also been involved in all phases of civil engineering projects, such as the preparation of engineering studies, preliminary plans, preliminary opinions of project cost, construction drawings and specifications, permitting, and construction administration

Registration
Professional Engineer, North Carolina #28425

Education
North Carolina State University,
Bachelor of Science in Civil Engineering

RELEVANT EXPERIENCE

» **City of Greenville**
Community Pool Site Evaluation
Dream Park
Convention Center Expansion & Renovation
Transportation Activity Center (GTAC)
Redevelopment Commission - Reade Street Alley
Safe Routes to Schools Sidewalks

» **Dewitt Carolinas**
Jolly Roger's Revenge - Private Dormitoroy Housing in Greenville, NC

» **John Paul II Catholic High School**
Athletic Complex

» **Champions Health and Fitness Center**
Health and Fitness Center in Greenville, NC

» **The Salvation Army**
Family Store in Greenville, NC

» **Tyrell County**
Eastern 4-H Center Conference and Recreation Hall

F. Resumes of Team Members



BENNY ROLLINS, PE, LEED AP
EnTech Engineering | MEP Engineer

Benny is the President of EnTech Engineering, PA and has more than 30 years experience in commercial and industrial HVAC systems design, contracting, project management and estimating, He specializes in integrated systems design, systems energy management and complex air and hydronic systems. He also has extensive experience with comfort HVAC, process HVAC, process & service piping, equipment operating cost analysis and HVAC controls.

Registration
Professional Engineer, North Carolina

Education
North Carolina State University,
Bachelor of Science in Mechanical Engineering

RELEVANT EXPERIENCE

» **City of Goldsboro, Parks and Recreation**
W.A. Foster Recreation Center

» **City of Raleigh, Parks, Recreation and Cultural Resources**
Annie Louise Wilkerson Nature Preserve
Whitaker Mill Senior Center
Millbrook Senior Center
Marsh Creek Community Center
Hill Street Park

» **Chatham County**
Chatham County Agricultural Center

» **North Carolina State Extension**
Hoke Co. Coop. Extension Office

» **Wayne County**
The Maxwell Regional Agricultural and Convention Center

F. Resumes of Team Members



BETSY PETERS RASCOE

Design Dimension, Inc. | Exhibit Designer

As the lead exhibit designer for 8 years, Betsy develops exhibit plans and storylines that are appropriate for the target audience. She works closely with the design team to ensure visual and spatial continuity throughout the exhibit sequence, establishing an overall design vocabulary for the project by coordinating text, graphics, imagery, and casework into a memorable and informative experience. As the lead exhibit designer, Betsy loves the challenge of finding new ways to tell a story. Her passion is educating and engaging an audience through design.

Education
North Carolina State University,
Bachelor of Graphic Design

RELEVANT EXPERIENCE

» **City of Raleigh, Parks, Recreation, and Cultural Resources**
Annie Louise Wilkerson, MD Nature Preserve Park

» **Lee County**
San-Lee Park Nature Education Center

» **City of Fayetteville**
Airborne & Special Operations Museum

» **North Carolina Museum of History**
Billy Graham and His Remarkable Journey of Faith Exhibit
Cedars in the Pines, Lebanese-American Studies at NCSU
NC Girl Scouts at the Speed of a Girl Exhibit

» **Chatham County**
Courthouse Historical Museum

» **Town of Chapel Hill**
Public Library Wayfinding

» **UNC Chapel Hill**
UNC Pulitzer Prize Display Case
UNC Carolina Hall Exhibit

» **North Carolina State University**
Dairy Museum

» **Jewish Heritage Foundation of NC**
Down Home Exhibit

» **Duke University**
Duke Gardens: Interpretive Graphics
Duke Forest: Interpretive Graphics

» **Duke University**
Duke Gardens: Interpretive Graphics

F. Resumes of Team Members



TONY MURPHY

Palacio Collaborative | Cost Estimator

Tony Murphy has 30 years of estimating experience in the Design and Construction industry with 22 years dedicated to the Carolinas. At Palacio Collaborative, he leads the Durham, North Carolina office, which he spearheads projects ranging from $100,000 to over $100 Million providing timely and accurate cost estimates. Tony began his career apprenticing and training with Cost Consultants in Ireland for four years before moving to the United States in 1994. Since then, Tony has built an impressive career in commercial construction cost estimating. He utilizes his knowledge of efficient construction methods to prepare quality, accurate project estimates.

Education
Limerick Institute of Technology,
Bachelor of Science in Construction Management

RELEVANT EXPERIENCE

» **Town of Morrisville**
Morrisville Community Park Renovation
Crabtree Creek Nature Park

» **Moore County**
Recreation Center

» **UNC Chapel Hill**
Fetzer Recreation Center Feasibility Study

» **City of Fayetteville**
Senior Center West

» **NC DOT Durham County**
Maintenance Office Building

» **City of Decatur, GA**
Ebster Park Pool Renovation
Decatur Recreation Center HVAC

» **City of Canton, GA**
Cherokee Veterans Park
LB Ahrens Recreation Center

» **City of Warner Robins, GA**
North Houston Recreation Center
Memorial Park Recreation Center

» **City of Norcross, GA**
Best Friends Park
Recreation Center Renovation

» **City of Marietta, GA**
Lawrence Street Recreation Center

G. Team Member Availability

The HH Architecture and sub-consultant personnel percentages used below represent an average time devoted to the project including all design and construction phases. These percentages may be higher and lower depending upon the phase and activities undertaken by the team.

Name, Title, Firm	*Percentage of Time*
Elizabeth Caliendo, AIA | Project Manager, Point of Contact | HH Architecture	80%
Kristen M. Hess, AIA, LEED AP | Principal, CEO | HH Architecture	30%
Siler Ransmeier, AIA | Principal, Director of Design | HH Architecture	15%
Jessica Bossiere, NCIDQ, IIDA | Senior Interior Designer, Space Planning | HH Architecture	25%
Eric Davis, PLA, LEED AP | Landscape Architect | Surface 678	15%
Stephanie Zeidler | Landscape Designer | Surface 678	33%
Jeff Morrison, PE | Structural Engineer | Lynch Mykins	20%
Collette Ramirez, PE | Structural Engineer | Lynch Mykins	10%
Bryan Fagundus, PE | Civil Engineer | Ark Consulting Group	35%
Scott Anderson, PE | Civil Engineer | Ark Consulting Group	35%
Benny Rollins, PE, LEED AP | MEP Engineer | EnTech Engineering	5%
Betsy Peters Rascoe | Exhibit Designer | Design Dimension, Inc.	30%
Tony Murphy | Cost Estimator | Palacio Collaborative	35%



Relevant Experience

Greenville Recreation and Parks Department
Eppes Recreation Center Renovations

02

Relevant Experience







Herman Park Recreation Center

City of Goldsboro Parks and Recreation | Goldsboro, NC

Description & Scope of Work

HH Architecture worked with the City of Goldsboro Parks and Recreation Department to provide advanced planning for the Herman Park Center and is currently working as part of a design build team with TA Loving to design a new recreation center.

Our design team conducted an initial programming meeting, a design charrette to understand the specific needs of the building, assisted in conducting public meetings, and provided an initial floor plan layout showing the proposed program spaces. We held public input meetings where the community voted on six different conceptual floor plans.

The design for this building includes a large, divisible gymnasium, a fitness center, youth and adult game rooms, locker rooms, multipurpose classroom and rental spaces, art studio space, and administrative offices. The outdoor area will provide patios with grills, picnic shelters, a bouldering wall, basketball courts, racquetball courts, and outdoor exercise area.

Dates of Project Work
Currently in design

Total Project Cost
$11,000,000 estimated

Size
39,000 square feet

Client Contact
Felicia Brown
City of Goldsboro Parks
and Recreation
919.739.7482 tel
fbrown@goldsboronc.gov

Repeat Team
HH Architecture
Architecture & Interior Design

EnTech Engineering
MEP Engineering

Lynch Mykins
Structural Engineering

Relevant Experience







Community Center Expansion

Levin Jewish Community Center | Durham, NC

Description & Scope of Work

HH Architecture was hired through Levin Jewish Community Center's project management firm NEMA Management to complete a feasibility study for the expansion of their existing community center in Durham, NC. The goal of this expansion is to provide additional spaces to meet the needs of their growing membership. The expanded community center will be a space for learning, serving, gathering, and playing.

Through this study there were three primary program needs that were identified: increased fitness areas, additional community space and multipurpose rooms, and an early childhood center. Several changes within the existing building will help to better serve their members and provide additional programs. This includes relocating some fitness classes and activities into existing spaces that will be remodeled to accommodate these activities. The renovated and expanded facilities will address the goals above through thoughtful planning.

This study also considered the construction of a new structure to create a space for an early childhood education program. This fills a void that the JCC has recognized in the community for the care of infants and toddlers. This facility will offer the opportunity for families and the Jewish community to nurture children from a very young age.

Dates of Project Work
February 2020 - June 2020

Total Project Cost
$8 Million estimated

Size
22,000 square feet addition
& renovation

Client Contact
Jill Madsen
Chief Executive Officer
919.354.4949 tel
jmadsen@shalomdch.org

Repeat Team
HH Architecture
Architecture & Interior Design

Lynch Mykins
Structural Engineering

Relevant Experience







High Point Recreation Center

City of Highpoint | High Point, NC

Description & Scope of Work

HH Architecture is currently working on the concept design of the new High Point Senior Center. The goal of this study is to develop a conceptual floor plan and renderings to be presented to the City Council.

The design includes multiple spaces for community use. The facility will provide three large multi-purpose rooms with dividable partitions, a game room, and large kitchen. The Center will also place an emphasis on wellness with an indoor walking track, dance/aerobics rooms, and a fitness studio. A library space, art room, computer room, and dividable classrooms will encourage learning and creativity. Additionally, restrooms, a covered vehicular drop-off area, and office suites for staff and vendors will be included in the design.

The building will be a two-story structure with a flat roof. In order to match the downtown architecture, the building will be clad in brick and glass.

Dates of Project Work
March 2019 - February 2020

Total Project Cost
$10,400,000 estimated

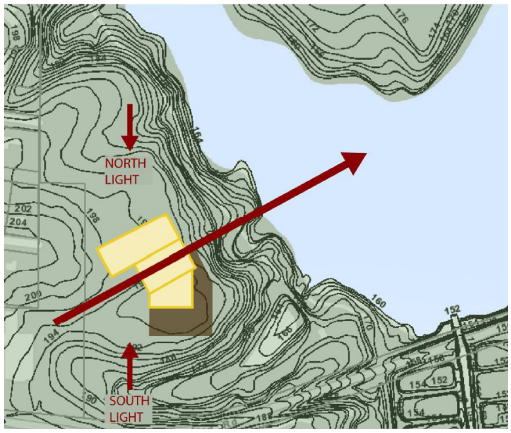
Size
20,000 square feet

Client Contact
Lee Tillery
Parks and Recreation Director
336.883.3473 tel
lee.tillery@highpointnc.gov

Repeat Team
HH Architecture
Architecture & Interior Design

Relevant Experience







Community Center West

City of Fayetteville | Fayetteville, NC

Description & Scope of Work

Located on a 27 acre lake front site, the City of Fayetteville's Community Center West is designed to capture its scenic surroundings and maximize the opportunity for outdoor activities such as a fishing pier, community garden, exercise lawn, picnic shelters and walking trails. Interior programming will include a 2,000 square foot indoor warm water exercise pool; a 1,100 square foot dance and exercise studio; a 3,500 square foot multi-purpose room with moveable partitions to divide the space into game rooms, social event space, classrooms, and rental space; a 750 square foot fitness equipment room; a billiards room; an art studio, and a 600 square food production kitchen. The City intends to partner with organizations such as Cumberland County Coordinating Council on Older Adults that could utilize the 600 square foot production kitchen.

Senior Center West will be open from 8:00 AM to 9:00 PM during the week to provide free programs and classes for seniors throughout the day such as water aerobics, chair yoga, line dancing, painting, basket weaving, and lifelong learning computer classes.

Our design team used our previous community and senior center design experience and utilize universal and aging friendly design opportunities such as ADA accessible site amenities, ease of wayfinding, no-trip and no-slip hazard floor finishes, visually distinct surfaces, sensitive lighting levels and acoustics, wide corridors, and senior specific restroom accommodations. While the primary focus of this project is to cater to seniors, this center is designed for maximum flexibility and usability for everyone in their community to enjoy.

Dates of Project Work
July 2017 - July 2019

Total Project Cost
$4,000,000 estimated

Size
18,000 square feet estimated
27 acre site

Client Contact
Michael Gibson
Director of Parks and Recreation
910.433.1547 tel
mgibson@ci.fay.nc.us

Repeat Team
HH Architecture
Project Lead, Architect of Record

Surface 678
Landscape Architecture

Relevant Experience







San-Lee Nature Education Center

Lee County | Sanford, NC

Description & Scope of Work

Lee County enlisted HH Architecture to design a new Nature Education Center after the original building burned down in December of 2014. We worked with our team of consultants to design a new building that complimented the gorgeous surrounding site that is San-Lee Park.

With large windows and views overlooking the lake, the San-Lee Park Nature Education Center includes office space, a rentable multipurpose area, a classroom and small animal exhibitions. The exhibition space will allow visitors to learn about nature in the area and about the animals kept in the Nature Center.

The layout of this building is flexible and designed to support renovations for future space needs. Its materials allow for long term durability and ease of maintenance. Exterior overhangs protect the building from weather and solar exposure while the HVAC systems are simple and easy to maintain.

Dates of Project Work
April 2015 - September 2017

Total Project Cost
$1,927,538

Size
6,036 square feet building
2,347 square feet outdoor deck

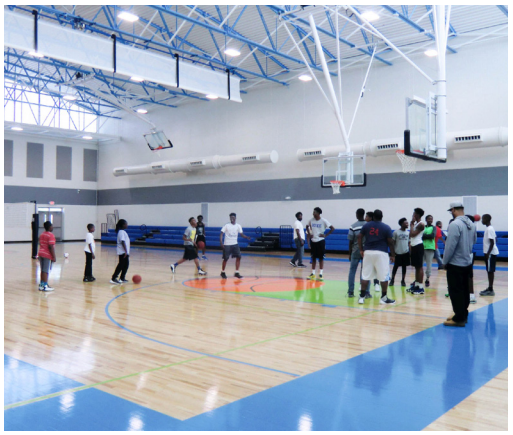
Client Contact
John A. Crumpton
Lee County Manager
919.718.4605 tel
jcrumpton@leecountync.gov

Repeat Team
HH Architecture
Prime consultant, Architecture

Lynch Mykins
Structural Engineering

Relevant Experience







W.A. Foster Recreation Center

City of Goldsboro Parks & Recreation | Goldsboro, NC

Description & Scope of Work

HH Architecture completed the design of the new W.A. Foster Recreation Center for the City of Goldsboro Parks and Recreation. As part of a design-build project team with TA Loving, we provided design and construction documents for this project. This building, located at Mina Weil Park, replaced the original W.A. Foster Center and provides the surrounding community with a safe and healthy place to gather and recreate.

Our design of the new 25,000 square foot recreation center, includes a sub-dividable gymnasium with retractable bleachers, youth and fitness rooms, a preparation kitchen, a sub-dividable multipurpose space for rental income or classrooms, exterior entry restrooms and locker rooms, two offices, and a lobby. The W.A. Foster Recreation Center is a part of master plan that includes spaces for sports fields, open areas for play and a new shelter, as well as increased parking and improved site circulation.



Dates of Project Work
Completed April 2016

Total Project Cost
$5,200,000

Size
25,000 square feet

Client Contact
Felicia Brown
Recreation Superintendent
919.739.7482 tel
fbrown@ci.goldsboro.nc.us

Repeat Team
HH Architecture
Architecture & Space Planning

Lynch Mykins
Strucural Engineering

EnTech Engineering
MEP Engineering

Relevant Experience







Hill Street Park Center

City of Raleigh Parks, Recreation, and Cultural Resources | Raleigh, NC

Description & Scope of Work

Developed in collaboration with the master plan for the surrounding 16 acres of wooded parkland, the Hill Street Park Center includes program and event space to serve surrounding neighborhoods. Through its design and its orientation on the site, the facility will allow residents to foster a stronger connection with the outdoors, as well as provide recreational space for all ages.

Sustainable design forms a strong part of every aspect of this facility, from its planted green roof to its water and energy reduction strategies. The design integrates durable construction materials to reduce maintenance and extend the life of the building. The use of daylighting reduces the need for artificial lighting.

The facility includes three public multipurpose rooms of various sizes suited to different activities. Distinguished by its distinctive form and naturally day-lit interior spaces and covered outdoor education space, the building will accommodate a wide variety of neighborhood assemblies, programmed activities, and events.

Dates of Project Work
October 2008 - August 2012

Total Project Cost
$2,260,000

Size
4,000 square feet

Client Contact
Stephen Bentley
Assistant Director
919.996.4784 tel
stephen.bentley@raleighnc.gov

Repeat Team
Surface 678
(formerly Lappas + Havener)
Project Lead, Landscape Architecture

HH Architecture
Architecture

Lynch Mykins
Structural Engineering

EnTech Engineering
MEP Engineering

Relevant Experience







Five Points & Anne Gordon Centers for Active Adults

City of Raleigh Parks, Recreation, and Cultural Resources | Raleigh, NC

Description & Scope of Work

The Five Points and Anne Gordon Centers for Active Adults are Raleigh's first city-owned senior centers and are activity hubs for seniors across the region. Universal design strategies were employed in both senior centers to ensure that the facilities are tailored to the unique needs of their vibrant clientele and varying communities.

The Five Points Center for Active Adults achieved LEED Gold certification through the US Green Building Council. The center includes a library, commercial kitchen for serving Meals on Wheels patrons, a café area for snacks, sandwiches, and coffee, and a staff and volunteer kitchen for events and demonstrations. A 4,000 square foot dining and multipurpose space with operable partitions is available for patrons and for rentals.

The Anne Gordon Center includes both large and small multipurpose rooms, a community kitchenette, as well as office and support areas. The building was sited to maximize southern exposure for optimal daylighting of the multipurpose room. Its footprint was selected to preserve old growth trees that provide attractive shaded outdoor space.

Dates of Project Work
August 2008 - August 2012

Total Project Cost
$4,810,000 - Five Points
$1,880,000 - Anne Gordon

Size
19,970 square feet - Five Points
3,700 square feet - Anne Gordon

Client Contact
Stephen Bentley
Assistant Director
919.996.4784 tel
stephen.bentley@raleighnc.gov

Repeat Team
HH Architecture
Architecture & Interior Design

Surface 678
Landscape Architecture

EnTech Engineering
MEP Engineering

Lynch Mykins
Structural Engineering

Relevant Experience

PARKS & RECREATION EXPERIENCE

NC Museum of Natural Sciences, NC DNCR
Dueling Dinosaur Laboratory Exhibit

NC DNCR, North Carolina Zoological Park
NC Zoo Master Plan
Red Wolf Propagation Study
Elephant Exhibit Improvements Study
Grizzly Bear Exhibit Improvements
Giraffe & Rhino Holding Floor Repairs
Watani Overlook Restrooms

NC DNCR Parks and Recreation
Cliffs of Neuse Campground Improvements
Carolina Beach State Park Campground Improvements
Medoc Mountain State Park Building
Bynum Mill Recreation Area Improvements

Town of Carrboro
Martin Luther King Jr. Park

City of Raleigh Parks, Recreation, and Cultural Resources
Graham Building Renovation
Walnut Creek Softball Complex Improvements
Sanderford Road Park Center
Isabella Cannon Park Shelter

City of Goldsboro
Center Street Streetscape Phase III

City of High Point Parks and Recreation
Comprehensive Parks Master Plan
Westchester Park Shelter
City Lake Park Improvements

North Carolina Department of Agriculture and Consumer Services
Heritage Circle Tobacco Auctioning Shelter
Governor James G. Martin Building
DuPont State Recreational Forest Master Plan
North Carolina State Fairgrounds Master Plan

Town of Morrisville
Northwest Park Restroom and Picnic Shelter

Town of Holly Springs
Parrish Womble Park Field House



Harnett County
Fairgrounds Building Study

Brunswick County
Waccamaw District Park Buildings

Town of Cary
Mills Park Restrooms

Town of Dobbins Heights
Community Center

Cabarrus County
Active Living and Parks Department Comprehensive Master Plan

Town of Aberdeen Parks and Recreation
Ray's Mill Pond Park and Nature Education Center Study

Orange County
Environment and Agriculture Center Operations Building

Girl Scouts NCCP
Camp Mary Atkinson Program Building Renovation

Person County
Person County Senior Center Design

Relevant Experience

NATIONAL REGISTER & HISTORIC COMMISSION REVIEWS

North Carolina Department of Agriculture and Consumer Services
Old Health Building Renovation, 1898
» *National Register of Historic Places*
» *Raleigh Historic Districts Commission*

Commercial and Education Building Assessment, 1928
» *National Register of Historic Places*
» *State Historic Preservation Office National Register Landmarks*

North Carolina Department of Administration
Executive Mansion, 1891
» *National Register of Historic Places*

North Carolina Department of Administration
Hawkins-Hartness House, 1880
» *National Register of Historic Places*
» *Raleigh Historic Districts Commission*

Wake County Public School System
Partnership Elementary School Renovation
» *Located in Raleigh's Glenwood-Brooklyn Historic District, 1926*
» *National Register of Historic Places, State Historic Preservation Office (SHPO)*

Davie Street Presbyterian Church
Sanctuary Renovation and New Education and Fellowship Building, 1872
» *Located in East Raleigh/South Park National Register Historic District*

City of Raleigh Parks, Recreation, and Cultural Resources
Five Points Center for Active Adults
» *Reviewed by Raleigh Historic Districts Commission*
» *Adjacent to Wake County Home, 1913-1914, a Raleigh Historic Property*
» *National Register of Historic Places, State Historic Preservation Office (SHPO) - Raleigh's Five Points Neighborhoods*

HISTORIC BUILDINGS

University of North Carolina at Greensboro
Curry Building Interior Renovation, 1926
Spencer Hall Renovation, 1905 & 1935

University of North Carolina at Chapel Hill
Manning Hall Advanced Planning and Renovation, 1923
Coates Code Evaluation and Cost Study, 1938-1939

North Carolina State University
Ricks Hall Renovation, 1922
Holladay Hall Renovation Study, 1889



Relevant Experience

RENOVATIONS & REPAIRS

Ronald McDonald House of Durham
Ronald McDonald House Addition and Renovation

UNC Hospitals
Vascular & Interventional Radiology Patient Recovery Units
Prosthetics & Orthotics Lab Renovation
Eastowne Repairs

UNC Chapel Hill School of Medicine
Anesthesiology Advanced Planning & Renovation
Cardiothoracic Surgery Suite Renovation

City of Raleigh Parks, Recreation, and Cultural Resources
Annie Louise Wilkerson, MD Nature Preserve Park

North Carolina Department of Cultural Resources
Visitor Center Renovations

Fayetteville Technical Community College
General Classroom Building Renovation
Student Center Advanced Planning and Renovation

NC DNCR, North Carolina Zoological Park
Polar Bear Exhibit Expansion and Renovation

North Carolina Department of Agriculture and Consumer Services
Old Health Building Renovation

NC Department of Administration
State Highway Patrol Building 10 Renovation

North Carolina State University
Early College High School Cherry Building Renovation
McKimmon Center Room 1 Renovation
Ricks Hall Renovation
Park Alumni Center Renovation
Dairy Museum
2806-A Hillsborough Street Renovation
Poe Hall Learning Resource Library Renovation
Monteith Research Center DELTA Renovation
Administration Service III Office Renovation
Nelson Hall Addition Study
Holladay Hall Renovation Study
Cunningham Research Station Renovation





University of North Carolina at Chapel Hill
Manning Hall Advanced Planning
Alumni Hall Classroom Renovation

Wake Technical Community College
Student Services Advanced Planning and Renovation
Early College High School Chemistry Lab Renovation

Wake County Public School System
Partnership Elementary School Renovation
Garner High School Auditorium and Lobby Renovation
Wendell Modular Middle School Renovation
West Cary Middle School Settlement Repair

East Carolina University
Jones Galley Renovation
Umstead and White Residence Halls Fire Protection Renovation

University of North Carolina at Greensboro
Spencer Hall Dormitory Renovation

William Peace University
Ross and Davidson Residence Halls Upgrade

Guilford County Schools
High Point Central High School Main Gymnasium Addition and Renovation

Methods and Procedures

Methods and Procedures



As a cultural, educational, and economic hub of the Eastern Carolina region, the City of Greenville has a strong sense of community.

The Eppes Recreation Center is one of the many great recreation facilities in Greenville. The recreation and parks facilities not only bring people of all ages together, but also promote mental and physical health. The renovations to the Center will allow the City to better serve and meet the needs of the public through efficient operations in a newly designed and constructed space, enhancing the quality of life of those who visit.

HH Architecture is excited for the opportunity to submit qualifications for the renovations to the Eppes Recreation Center, and we would be thrilled to collaborate with you and your team on this meaningful project.

We believe good design should reflect the mission and values of our clients' offerings, so they can attract and retain talent, while meeting their organization's goals. We also believe good design should be accessible to all, and that well designed public buildings can provide a safe, welcoming and healthy environment for decades to come.

We will be a true advocate for the City of Greenville through every step of the design and construction process and that advocacy will be manifested in spaces created.

PROJECT UNDERSTANDING

The Eppes Recreation Center Renovations project will address the necessary upgrades, with a focus on major renovations to the main entrance, including ADA renovations, and a reception area with the installation of security measures. The safety of staff, visitors, and those in the community is of the utmost importance to our team when designing these spaces. A new teen room will be designed along with updates and renovations to the weight room, and to the office for staff administration and functions. Additionally, this project will include the installation of a new HVAC in the Eppes Alumni and PAL areas, and site improvements entail ADA accessibility, resurfacing of one paved parking lot, and landscaping.

We understand the importance of preserving historical documents to be displayed at the Center in order to educate visitors about the history of the building over the years. We have included Design Dimension, Inc. on our team as exhibit design specialist. They create custom-built displays and exhibits that tell stories for a variety of clients across North Carolina. Through design, they educate and engage audiences.

With the increased engagement and the multitude of activities offered at the Eppes Community Center, we understand the building must provide optimal spaces and upgrades considering the changing needs of the City while maintaining the design aesthetics and historic character of the surrounding area.

Our team has experience integrating trends in municipal design, such as flexibility within space, multi-purpose space for meetings, and the ability of a building to adapt to many different needs, current and future, within our designs for similar buildings.

We also recognize the importance of enhancing the current building in order have an appropriate presence and interaction with the surrounding context and community. Our team believes strongly that each project should enhance its place in a sustainable and thoughtful way.

Our firm has successfully completed $260 Million worth of construction of recreation facilities over the past fifteen years. As part of these projects, our team worked to incorporate community input and feedback into our designs. We have extensive experience leading community engagement sessions that informed the programming and design of these facilities. We use our design expertise to bring your vision to life.

Methods and Procedures



Our approach to community engagement is collaborative, believing that participation by many yields the best plan, study, or design. Collaboration is ongoing from the first interactions with leaders and staff, within our project team, continuing to the end with the public. Our methods are data driven and heartfelt allowing us to get to know the community – only then do we begin to envision together.

By prioritizing and highlighting the cultural attractions, natural resources, community connections, and economic potential of this vital community center, our design team will help the City of Greenville renew the well loved Eppes Recreation Center.

OUR PROCESS

We enjoy creating beautiful, functional spaces that will better serve the community. Our enthusiasm, coupled with our experience, translates to high quality design through collaboration with our clients. We are committed to outstanding customer service and enjoy working directly with the owner during the design process to implement their vision for the future. With our team's background in designing recreation, community, multi-use, and municipal facilities, we are well suited to collaborate with you and your team on the Eppes Recreation Center Renovations.

To provide comprehensive architectural, interior, and engineering services, we work closely with stakeholders and team members to fully understand project goals and the vision. We then champion that vision and steward resources to truly advocate for the client's interests at every step of the design and construction process. To do this, we do not approach projects with any preconceptions about style or aesthetics. Rather, we use our diverse experience and the information gathered to develop design options and solutions tailored to your specific goals, budget, and schedule.

Public facilities serve the needs of their communities for several years, often with a lifespan of 50 years or more. The success of this project centers on our team's ability to implement your vision in order to provide a healthy, safe, functional, welcoming and cost-efficient building.

Our process for the management of any project is focused around clear communication and gaining the trust of project stakeholders and end users who will collaborate with our team of expert consultants. We believe in honest and timely interactions, creative solutions, and accountability.

At the beginning of each project, our project manager will meet internally with project leadership to outline the specific needs of the project. They set internal milestones including project delivery, design reviews, and quality control touch points in accordance with client expectations, as well as project milestones and deliverables.

Our firm Principals have created internal standards and checklists for our project managers to follow, and we tailor each project checklist to include owner standards and project typology considerations. These project checklists are working documents utilized throughout each phase of design and construction and are customized for each project.

Methods and Procedures

They outline what we need to include within our design documents and incorporate time for quality control checks, consultant coordination, and design oversight. These documents are referred to throughout the project and are the roadmap to successful project delivery.

To avoid wasted time, cost, and effort, our team will research and catalogue for the City all governmental and regulatory agency approvals and zoning ordinances required for the project. We will design to comply with applicable federal, state, and local requirements.

Regulatory reviews often require a considerable amount of time. We involve Authorities Having Jurisdiction early in the design process to make them aware of the project. This allows for our team to understand what it is they will be looking for during their reviews and ensure a smooth review process. Communication with regulatory agencies early and often is documented for reference throughout the project.

COST CONTROL

Because HH Architecture has specialized in completing public projects since the inception of our firm, we are intimately familiar with the importance of delivering projects on time and on budget.

Design begins with listening and asking the right questions. Program, budget, and functional needs lay the groundwork for a good design of a project, and good architecture will expand the potential of your project beyond the stated goals. Our team will engage the City of Greenville in decision making in order to bring your vision to life.

Good design should not cost more, or result in unexpected construction delays. In fact, our experience has been that working on tight budgets and schedules often leads to innovative and exciting design solutions. Our close relationships with local contractors allow us to develop accurate cost estimates.

HH Architecture has successfully worked within tight budgets and schedules. With the current bidding climate, we will work with our team of consultants to create smart designs and specify materials that make sense. Throughout the project, we provide cost estimates and continue the quality control process for each design phase and project milestone.



Additionally, we have included Palacio Collaborative on our team for cost estimating to provide financial market analysis, develop overall operating costs, and identify revenue opportunities. Making market and economic considerations explicit during the planning process ensures the alignment and integration of design and financial plans.

Our performance goals for our facilities and ourselves are similar - we want you to be pleased with both the design team and the building, during and well after completion. We look forward to working closely with you to define the goals and milestones for each project.

Methods and Procedures

PROJECT SCHEDULE

Our approach to managing any successful project depends on close communication between the client and our team to ensure the project's specific programmatic goals are met throughout the design process. During the initial scoping effort, we will determine the size and complexity of the project and the necessary regulatory requirements that affect the timeline. We then break the project into phases and set milestones for stakeholder review and comments. We work to meet these deadlines and advance the project to the next goal.

Communication is key. When a decision or change effects the project schedule, we ensure that all members of the project team are informed of the potential implications of these decisions. We are well versed in leading large consultant teams and designing complex projects. This specialized experience means we provide smooth communication to your team. In order to do that, we set regular team meetings to maintain progress and keep the project moving.

Once the project reaches bidding and construction phase the construction project delivery team member will set the milestones as part of the project's construction schedule.

Our Construction Contract Administration services will work to confirm that milestones are being met and progress is maintained during this phase through regularly scheduled Owner, Architect, and Contractor meetings.

We are often complimented by contractors on the quality of our drawings, as evidenced by our successful track record of receiving bids that are within a tight margin. High quality construction documents facilitate a thorough bid process because our drawings clearly communicate our design intent and elements needed to understand the constructability of our designs. HH Architecture has specialized in completing projects for North Carolina public institutions since the inception of our firm.

In consultation with the City of Greenville, we will define what constitutes a successful project, determine the steps to achieve that goal, and work to meet that goal. Every project is different and defining what is a successful project early in the process sets expectations and clearly defines objectives. The experience we have gained in working on similar projects has helped us develop an overall project approach to deliver a successful project.

ESTIMATED AMOUNT OF TIME TO COMPLETE SCOPE OF WORK

Eppes Recreation Center Renovation	
Schematic Design (25%)	2 weeks
Schematic Design Review	1 week
Design Development (65%)	4 weeks
Design Development Review	1 week
Construction Documents (95%)	5 weeks
Construction Documents Review	1 week
Final Bid Set (100%)	2 weeks
Total	**16 weeks**

Equal Business Opportunity Program

Sub-Service Provider Utilization Plan
FORM 1

(Must be included with submission if subcontracting any portion of work)

We HH Architecture (Company Name), do certify that on the Eppes Recreation Center Renovations (Project Name) we propose to expend a minimum of 5% % of the total dollar amount of the contract with certified **MBE** firms and a minimum of 60% % of the total dollar amount with **WBE** firms.

Name, Address, & Phone Number of Sub-Service Provider	*MWBE Category	Work description	% of Work
HH Architecture 1100 Dresser Court Raleigh, NC 27609 | 919.828.2301	**F**	Project Lead, Architect of Record, Space Planning & Interior Design	42.5%
Lynch Mykins 301 N. West Street Suite 105 Raleigh, NC 27603 | 919.302.5165	**F**	Structural Engineering	15%
Design Dimension, Inc. 112 N Church St. Zebulon, NC 27597 | 919.828.1485	**F**	Exhibit Design Specialist	2.5%
Palacio Collaborative 4819 Emperor Blvd., Suite 400 Durham, NC 27703 | 919.828.1485	**L**	Cost Estimating	5%

*Minority categories: Black, African American (**B**), Hispanic or Latino (**L**), Asian American (**A**) American Indian (**I**), Female (**F**) Socially and Economically Disadvantaged (**S**) Disabled (**D**)

The undersigned intends to enter into a formal agreement with MWBE firms for work listed in this schedule conditional upon execution of a contract with the current scope proposed by the Owner.

The undersigned hereby certifies that he/she has read the terms of this agreement and is authorized to bind the submitter to the agreement herein set forth.

Date: September 17, 2020

Name & Title of Authorized Representative Kristen M. Hess, AIA, LEED AP - Principal, CEO

Signature of Authorized Representative Kristen M. Hess