



# GREENVILLE U.S. EPA BROWNFIELDS COALITION ASSESSMENT GRANT PROJECT

Project Update  
Presentation May 19, 2021

Prime Consultant

KU Resources

Subconsultant Team

**S/G/A** LANDSCAPE ARCHITECTURE  
PLANNING  
STROMBERG/GARRIGAN & ASSOCIATES

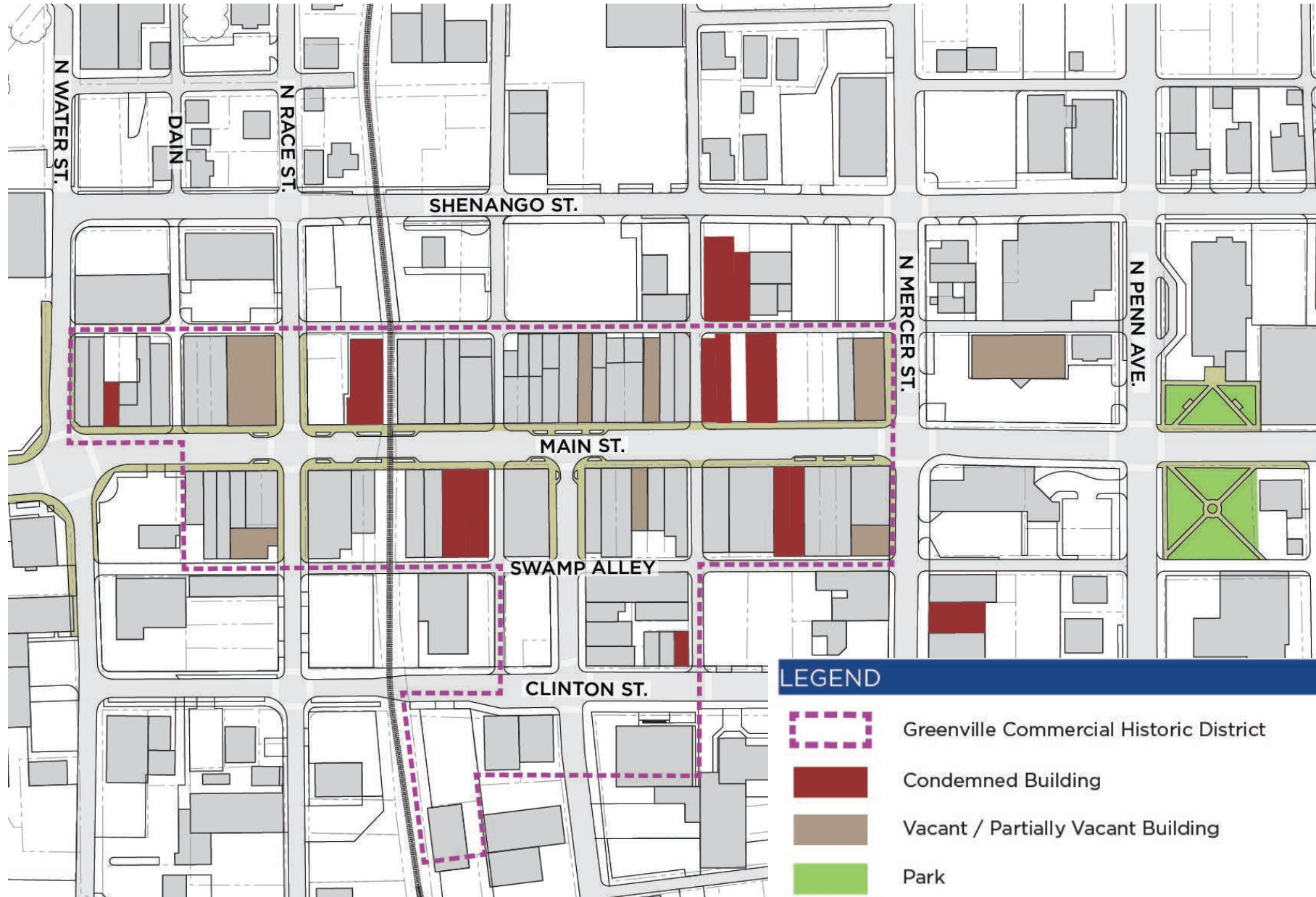
KM Date Community Planning  
Gaito & Associates

# Meeting Agenda–

- ▶ **Review of Planning and Design Progress**
  - ▶ Trinity North Site Status and Reuse Plan
  - ▶ Main Street
    - ▶ Downtown Building Analysis
    - ▶ Proposed Graduate Housing/ Mixed-Use
  - ▶ Multimodal Transportation
    - ▶ Proposed Shared Roads
    - ▶ Proposed Bike/Ped Greenways
  - ▶ Shenango River - Downtown Riverfront
  - ▶ Sha-Co Site Considerations
  - ▶ Residential Reinvestment Areas
- ▶ **Market Study Review**







Address	Occupied By	Address	Occupied By	Address	Occupied By	Address	Occupied By
146 Main St.	Joe & Co. Cafe & Restaurant	172 Main St.	Fresh Grounds	190 Main St.	Carried Away Outfitters	206 Main St.	Calvins Wholesale, LLC
148, 150, 152 Main St.	Vacant	176 Main St.	Rumorz	192 Main St.	Calvary Bible Fellowship of Mercer County	210 Main St.	Vacant
154 Back Lot	Parking Lot	178 Main St.	Rumorz	194 Main St.	Vacant	212 Main Street	Vacant
154, 156 Main St.	Parking Lot	180 Main St.	FHC, INC	196 Main St.	Lin's Tresses & Treasure	214 Main St.	Vacant
160 Main St.	Circle Rehabilitation	182 Main St.	Greenville Area Chamber of Commerce	198 Main St.	Kathy's Kreations	216 Main St.	Susan's Beauty Parlor
166 Main St.	First National Bank	184 Main St.	Huribert's	200 Main St.	Vacant	218 Main Street	Life's A Yarn
168 Main St.	First National Bank	186 Main St.	Vacant	202 Main St.	Vacant	220 Main St.	Leary's Studios
170 Main St.	Downtown Ministries, INC	188 Main St.	Greenville Savings Bank	204 Main St.	Empty Lot	222 Main St.	Vacant
				206 Main St.	Calvins Wholesale, LLC	240 Main Street	Vacant

**Ground Floor Use and Occupancy**



**Legend**

- Office, Service and Civic
- Residential
- Retail/Commercial
- Vacant
- Parking Lot

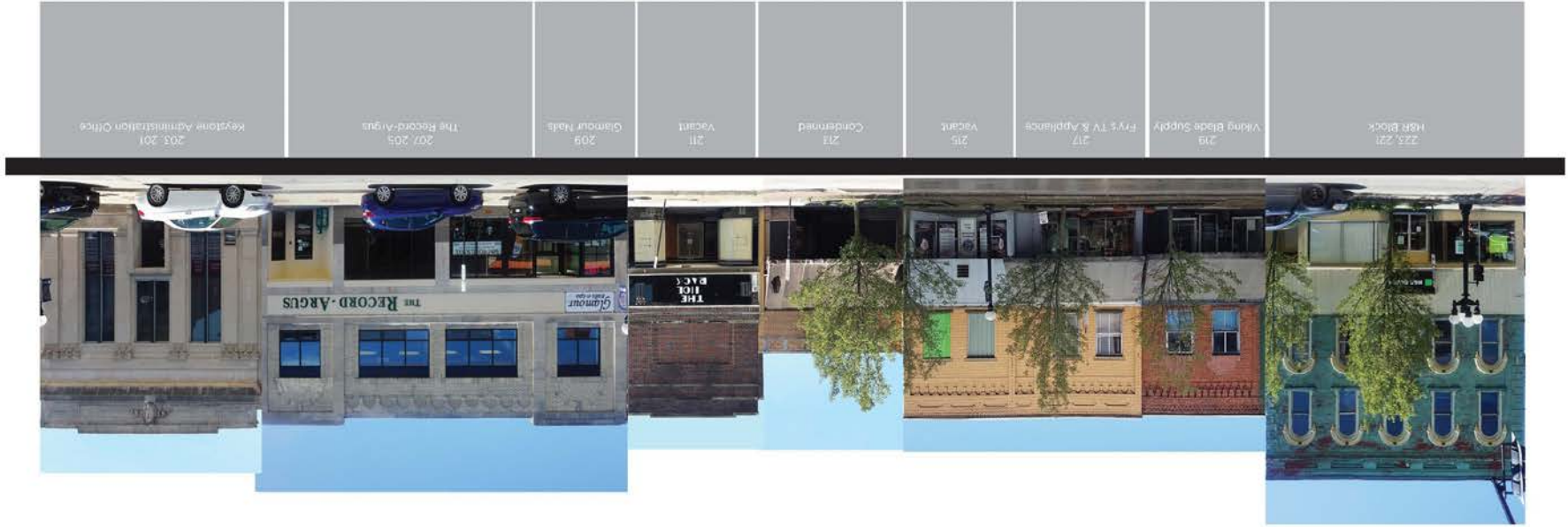
Address	Occupied By	Address	Occupied By	Address	Occupied By	Address	Occupied By
141 Main St.	April's Hair Salon	171 Main St.	Greenville Tools	195 Main St.	Hometown Jiu-Jitsu	217 Main St.	Fry's TV & Appliance
143 Main St.	Paxton's	173 Main St.	Vacant	197 Main St.	Cobwebs & Couture	219 Main St.	Viking Blade Supply
147 Main St.	News Depot	175 Main St.	Vacant	199 Main St.	Cobwebs & Couture	221, 223 Main St.	H&R Block
149, 151 Main St.	Steph's	177 Main St.	McConnell Specific Chiro	201, 203 Main St.	Keystone Administrative Office	233 Main Street	Greenville Savings Bank
157 Main St.	Bail USA, INC	179, 181 Main St.	Greenville Neuromodulation Center,	205, 207, 209 Main St.	Record Argus/Glamour Nails		
161 Main St.	Our Oasis	187 Main St.	Fox's Pizza	211 Main St.	Vacant		
163 Main St.	Shoe Hospital	191 Main St.	Majestic Bar & Grille	213 Main St.	Condemned		
169 Main St.	Athena	193 Main St.	Storage	215 Main St.	Vacant		





S. Mercer Street

Main Street Corridor - North Side Building Facades



S. Mercer Street

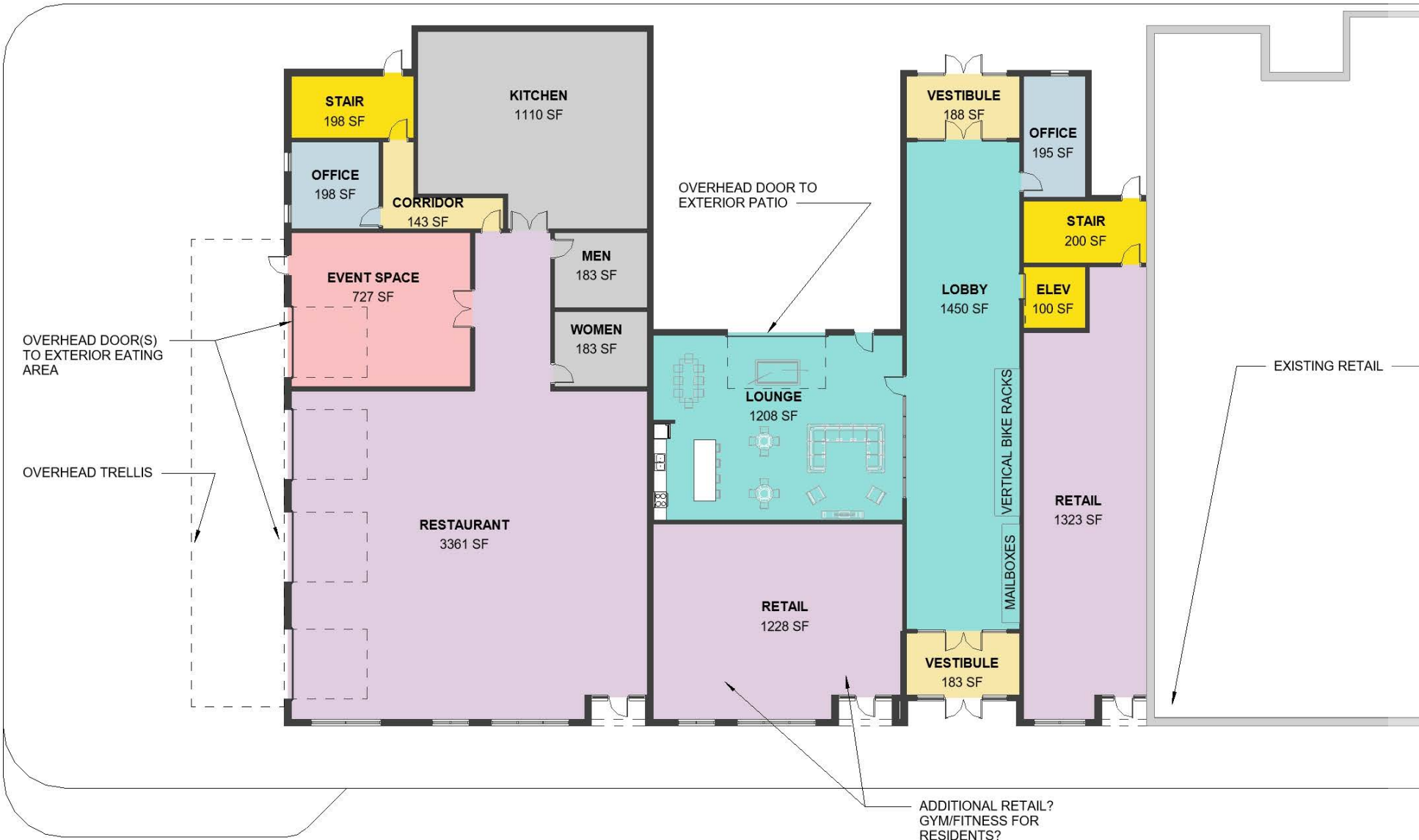
Main Street Corridor - South Side Building Facades

# Precedent Project









Level	GSF
First Floor	13,157
Second Floor	13,206
Third Floor	13,206
<b>TOTAL</b>	<b>39,569</b>

1st Floor Distribution	NSF
Retail 1	1,323
Retail 2	1228
Restaurant	5,905
Main Restaurant Space	3,361
Event Space	727
Kitchen	1,110
Men Restroom	183
Women's Restroom	183
Office	198
Circulation	143
<b>Student Housing</b>	<b>3524</b>
Lobby	1,450
Lounge	1,208
Office	195
Circulation	371
Vertical Circulation	300
<b>TOTAL</b>	<b>11,980</b>
<b>TOTAL (Less Circulation)</b>	<b>11,166</b>



2nd Floor Distribution	NSF	No. Beds
4-BR Unit	1,370	4
4-BR Unit	1,508	4
4-BR Unit	1,430	4
4-BR Unit	1,435	4
4-BR Unit	1,435	4
2-BR Unit	853	2
2-BR Unit	728	2
2-BR Unit	728	2
Lounge	210	
Circulation	1,924	
Vertical Circulation	498	
Trash	145	
<b>TOTAL</b>	<b>12,264</b>	<b>26</b>
<b>TOTAL (Rentable)</b>	<b>9,487</b>	<b>72%</b>

Unit Type	No. Units	No. Beds
4-BR Unit (All Floors)	10	4
2-BR Unit (All Floors)	6	2
<b>TOTAL</b>	<b>16</b>	<b>52</b>



3rd Floor Distribution	NSF	No. Beds
4-BR Unit	1,370	4
4-BR Unit	1,508	4
4-BR Unit	1,430	4
4-BR Unit	1,435	4
4-BR Unit	1,435	4
2-BR Unit	853	2
2-BR Unit	728	2
2-BR Unit	728	2
Lounge	210	
Circulation	1,924	
Vertical Circulation	498	
Trash	145	
<b>TOTAL</b>	<b>12,264</b>	<b>26</b>
<b>TOTAL (Rentable)</b>	<b>9,487</b>	<b>72%</b>

Unit Type	No. Units	No. Beds
4-BR Unit (All Floors)	10	4
2-BR Unit (All Floors)	6	2
<b>TOTAL</b>	<b>16</b>	<b>52</b>



South Elevation (Main Street)

Mason Lodge



West Elevation (Wall Street)





## Emphasize Greenville as a Place Where People Walk and Bike

- ▶ The town is inherently walkable
- ▶ Improve bikability with dedicated bike routes, with sharrows and signage
- ▶ Expand the off-road trail network with greenway connections



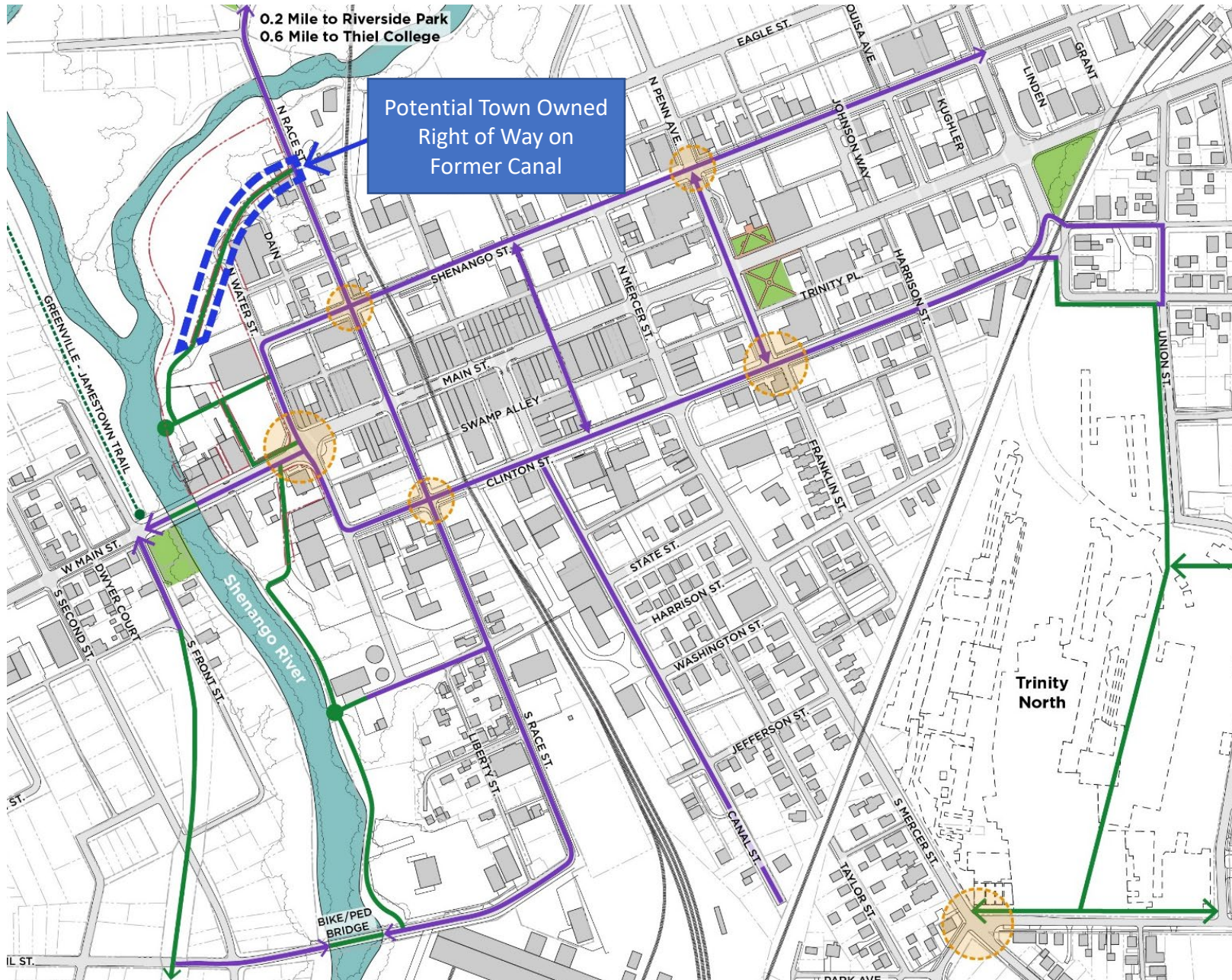


**LEGEND**

-  Publicly owned Properties
-  Property Boundaries
-  Parks
-  Existing Connections
-  Proposed Off-Road Connections
-  Proposed Sharrow
-  Traffic Calming Intersections



# Potential Bicycle Connections



**LEGEND**

- Publicly owned Properties
- Property Boundaries
- Parks
- Existing Connections
- Proposed Off-Road Connections
- Proposed Sharrow
- Traffic Calming Intersections

# Main and Shenango









EXISTING PLAN





SITE PLAN SKETCH

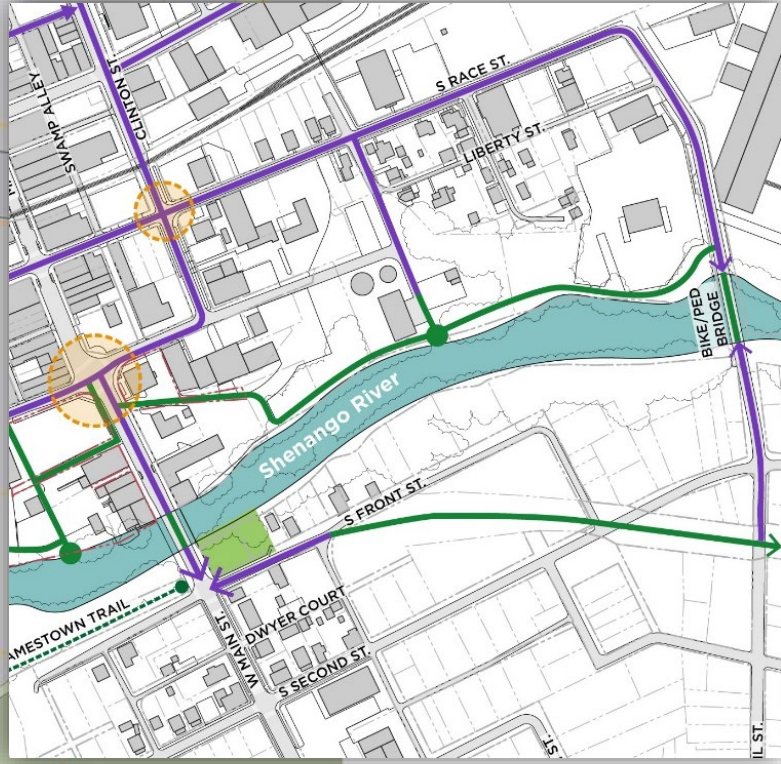














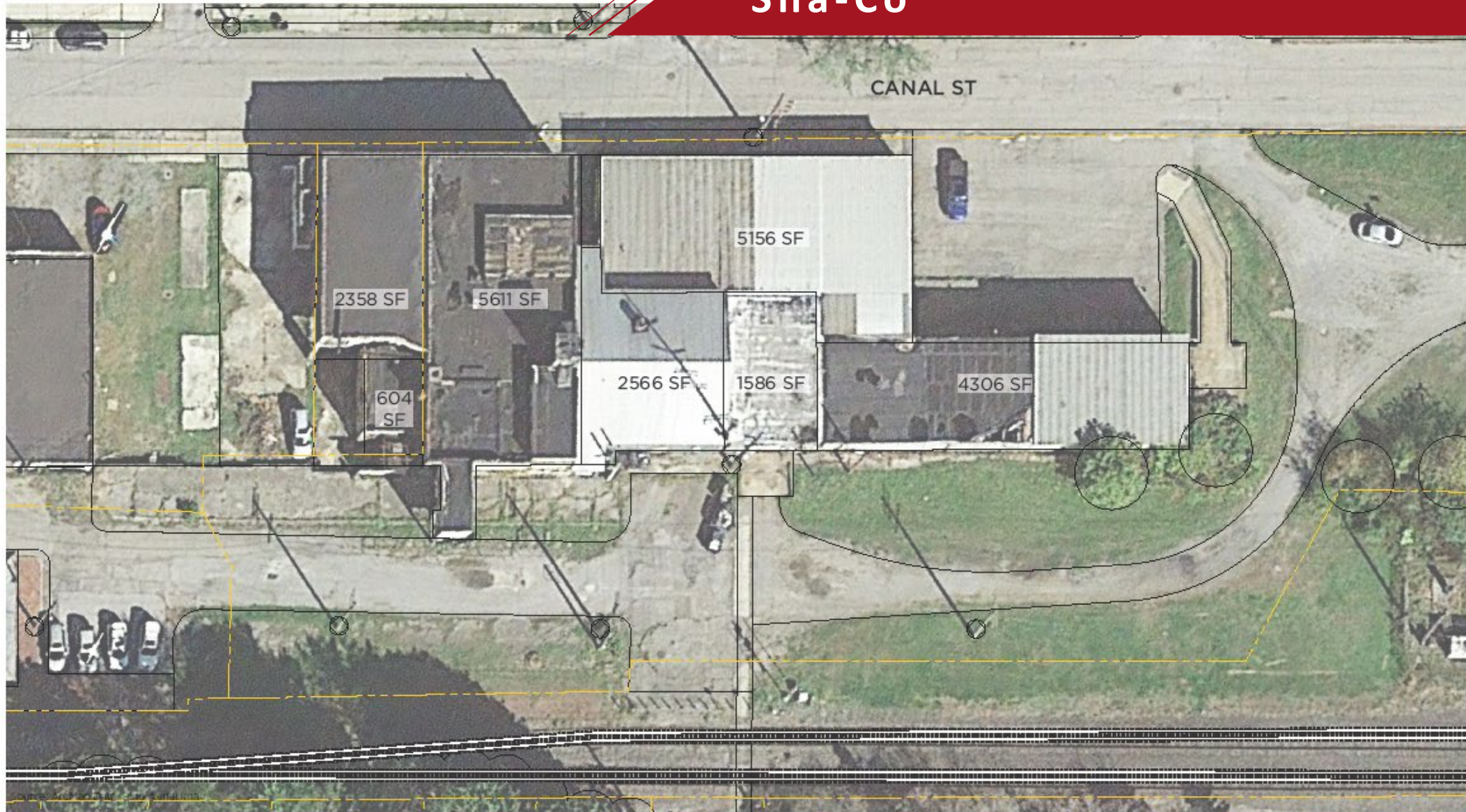


## **Advance Brownfields Beyond the Core – Sha-Co**

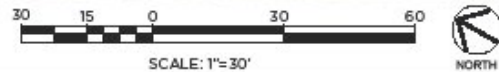
- ▶ **Focus on small scale and specialty manufacturing**
- ▶ **Address blight conditions that impact the neighborhood**







## SHA-CO SITE BASE PLAN

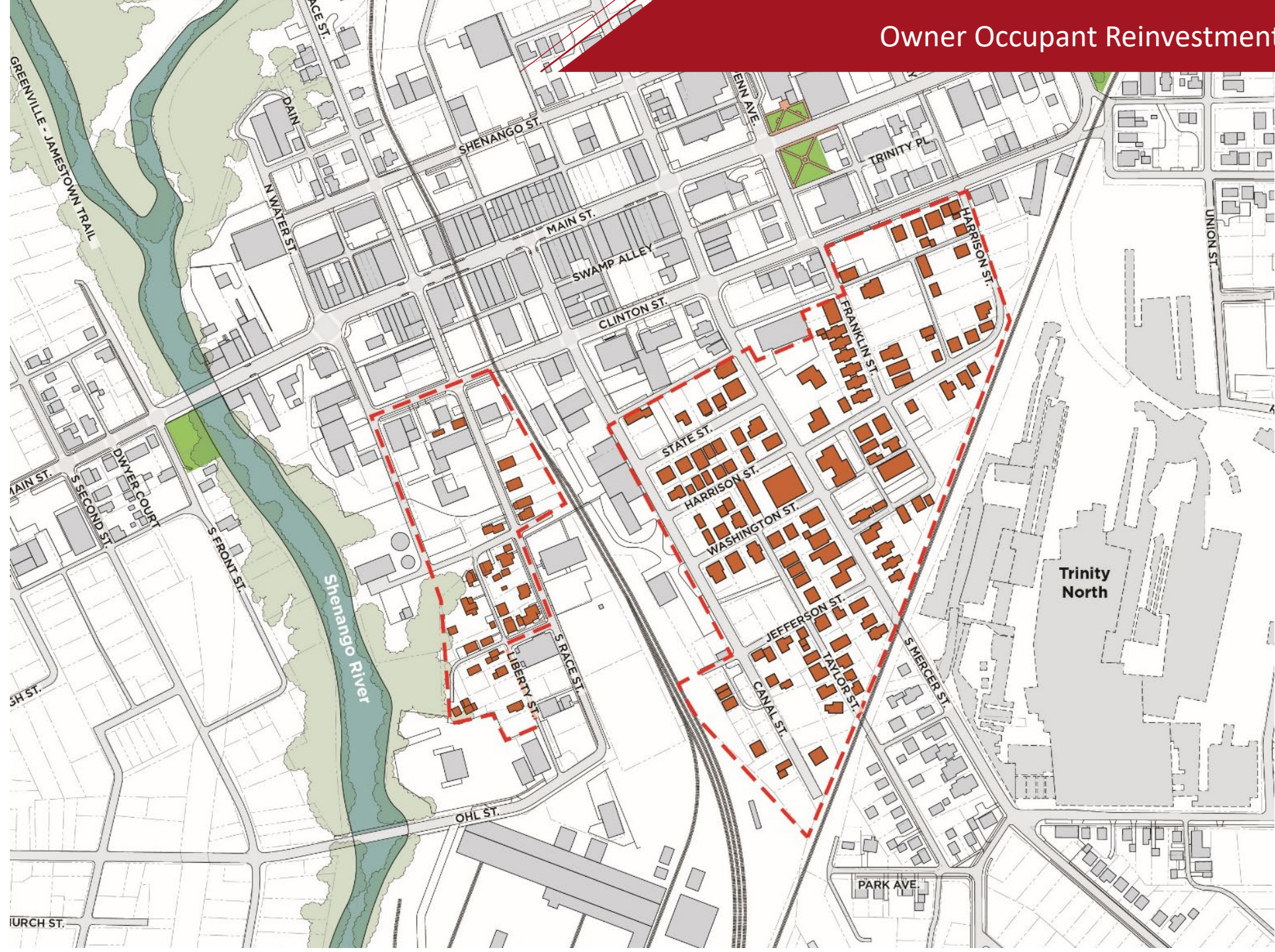




## Improve the Established Impacted Neighborhood

- ▶ Reverse ad-hoc multi-family back to single-family structures
- ▶ Promote owner-occupancy and neighborhood vesting
- ▶ Support architecturally sensitive rehabilitation and modernization
- ▶ Reinforce connections to downtown and the river







Discussion