

## MEETING MINUTES

Date: February 18, 2021  
Time: 5:30pm – 7:00pm  
Subject: Greenville Transit Authority Operation & Maintenance Facility – Stakeholder Meeting  
Place: Greenville Water, 407 W Broad St, Greenville, SC

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1. Introductions
  - a. This is the first of multiple stakeholder meetings looking for feedback
  - b. Design Team
    - i. Wendel – Ron Reekes, Lindsay Brownschidle
    - ii. MacMillan Pazdan Smith representatives
    - iii. Kimley Horn representative
  - c. Greenlink – James Keel, Nicole McAden
2. Overview
  - a. Project History – Reviewed why this project is important for transit services and reviewed the big-picture plans for service expansion outlined in the Transit Development Plan
  - b. Existing Facility – Existing facility is on Augusta Street and is inadequate/too small. There is not enough room to add any buses
  - c. Expansions Plans – In order to grow as a transit authority a new facility is required. The Transit Development Plan outlines \$25 million in operating budget (current budget is \$6-\$7 million operating)
  - d. Current Status of Project
    - i. \$11 million federal grant awarded in 2018
    - ii. \$1.4 million in cash from City of Greenville
    - iii. Land donated by County of Greenville
  - e. Residue Parcel
    - i. Former site of Washington High School
    - ii. Aware of studies/concepts of site previously completed
    - iii. Plans to extend Swamp Rabbit Trail adjacent to site
3. Site & Program
  - a. Examples of Other Facilities
    - i. Existing facility on Augusta Street will not be replicated here; the new structure will be much nicer and more architecturally interesting
    - ii. Wendel has designed 125 facilities in the last 10 years. The firm has an understanding of federal funding requirements and how these facilities must work for transit agencies
  - b. Project Example: Petersburg, Virginia
    - i. Architecturally influenced by tobacco warehouses
    - ii. Created pocket park
    - iii. Railroad history included in walkways with sidewalk markers
    - iv. Civil Rights historical references in project through artistic glass installations
  - c. Project Example: Springfield, Massachusetts
    - i. Maintenance facility that's larger in scale
    - ii. Lots of glass for daylighting
    - iii. Pride of workplace
    - iv. Comfortable, nice facility for employees

- d. Project Example: Lynchburg, Virginia
  - i. Lots of glass for daylighting
- e. Review of Program – example floor layout of a standard maintenance facility
- f. Review of Site
  - i. The site is level where the school was formerly located
  - ii. Site is 28 acres
  - iii. Zoning for Special Exception required
  - iv. Steep slope in middle of site drops approximately 25 feet
  - v. Existing natural vegetation
  - vi. Site circulation will be a first design consideration
  - vii. Potential for buffer between neighborhood and facility

#### 4. Schedule

- a. Review of design process
- b. Design, National Environmental Protection Act (NEPA), Zoning/Planning, Construction Management-at-Risk firm solicitation in 2021
- c. Site survey and geotechnical analysis will take place
- d. Construction starting in 2022
- e. Public Involvement
  - i. Stakeholder meetings and community meetings (5)
  - ii. Meetings may take place on site, virtually, or a hybrid model

#### 5. Open Discussion

- a. Concerns:
  - i. Wildlife and natural habitats
    - 1. Response from Wendel: the process includes approval through the National Environment Protection Act (NEPA) to demonstrate impacts. If impacts exist, mitigation will be required
  - ii. Light and noise from the facility
    - 1. Response from Wendel: buffers could separate the neighborhood from the facility. Buffers could be in the form of a concrete wall or could take the form of natural vegetation
  - iii. Lower property value
    - 1. Response from Wendel: that cannot be determined at this time
  - iv. Trust and community participation
    - 1. Response from Wendel: committed to involving the stakeholders and public throughout the design process. There will be five public meetings in addition to stakeholder meetings. Goal of this stakeholder meeting is to do more listening than anything else and to discuss some of the challenges
  - v. Health: emissions and runoff into water sources
    - 1. Response from Wendel: expect to submit NEPA documentation for review/approval by late summer. The NEPA “Documented Categorical Exclusion” (DCE) requires evaluation of 19 different categories – flora, fauna, air quality, flood plains, waterways, etc. The DCE form must be completed by the Architect of Record. Field samples will be required
    - 2. Response from Greenlink: do not plan to install underground gas tanks. The GTA is adopting new sustainability goals which will put a moratorium on the purchase of new diesel buses once this facility is open
  - vi. Traffic through the neighborhood
    - 1. Response from Greenlink: no intention to utilize Loop Street. Initial plans are to access the site via Worley Rd and Arcadia Dr

- b. Opportunities:
  - i. Build partnerships
    - 1. Get New Washington Heights attention by government entities. Involve Greenville County Redevelopment Authority, Greenville County, City of Greenville to make improvements past the GTA site boundary
    - 2. Involve Washington High School alumni and commemorate the site's history
    - 3. Solicit business with minority-owned businesses in the project's design and construction
  - ii. Possible benefits to neighborhood
    - 1. Sidewalks and pedestrian lighting on O Jones Street
    - 2. Create a place of congregation for children and families. Possibility for playgrounds or soccer field
    - 3. Offer employment opportunities for neighborhood residents
- c. Other questions and comments:
  - i. Were other properties considered?
    - 1. Response from Greenlink: Yes. Research first began in 2014 to relocate the facility. The intent at that time was to purchase property. However, once the grant was obtained in 2018 and Greenville County offered a local match through an in-kind donation of property, there was only one site that met requirements (that the County owned); site requirements included at least 17 acres, near a bus route, natural gas, and not in a flood zone
  - ii. All the leadership is white. Would like to see people of color on this project.

End of meeting.