

underground in duct banks and conduits. All new lateral utility services from the mains into the buildings should be underground.

We knew that the negotiations to achieve these improvements to a main city thoroughfare would be difficult. The transformation involved a paradigm shift from thinking about roads as a means of mobility (getting everywhere as fast as possible) to a framework of accessibility (providing connections to a range of users). We asked all parties to remember a number of key points during the discussions:

- Redesigning Church Street in this manner would be a proactive reparation for the African-American community consistent with federal environmental justice policies that protect neighborhoods, particularly minority neighborhoods, against intrusions by large traffic projects.
- The proposed Church Street changes would be necessary to promote and retain a mix of land uses, a walkable urban environment and increased residential density within close proximity to downtown Greenville, one of the city's own Smart Growth agenda items.
- Given the large right-of-way that existed, and the excess capacity of the six lanes, all our proposed modifications could be accomplished within Church Street's existing kerb lines, offering significant cost savings. We estimated the costs for this project at approximately \$3 million, but this public investment has the potential to leverage \$40 million in new private development.

Church Street North: Mixed-use Development at the Junction of Church Street and University Ridge (project 'B' on Plate 41)

This site, located at the southeast corner of the University Ridge and Church Street intersection, is perhaps the most visible site in the entire neighborhood. It is located at the busiest intersection, and its prominence on the ridge gives it an outstanding view of the downtown skyline and the Reedy River greenway. This site also forms the gateway for pedestrians and vehicles to Serrine Stadium to the east and the proposed new neighborhood center to the south. In addition to this obvious potential, nearly all the land is held in a single ownership, permitting relatively easy redevelopment.

To take maximum advantage of this location, we proposed a mid-rise block (4–5 stories in height)



Figure 10.15 Church Street North as existing and proposed. This part of the site, at the ridge overlooking downtown Greenville has the greatest redevelopment potential for upmarket mixed-use development. (Compare with Plate 43.)

including up to 73 200 square feet (6799 square meters) of office and/or residential condominiums built generally to the street frontage (see Figure 10.15 and Plate 43). In addition, these mixed-use buildings could accommodate up to 24 000 square feet (2230 square meters) of ground-level shops. Parking would be provided in a 460 space, two-level, parking structure to the rear of the buildings, constructed in two trays fitted into the fall of the land. This relatively economical parking deck would be privately financed as part of the development package.

In order for ground-level offices or shops to succeed in this location, improvements to both Church Street and University Ridge would be necessary to enhance the pedestrian environment. We therefore recommended that the sidewalks should be 12–16 feet (3.6–4.9 meters) wide in this location creating a sufficient setback from traffic, and providing space for planting sizeable street trees. Figure 10.16 illustrates a typical example of this condition. In the remainder of the block we brought the scale of buildings down to two- and three-story residential buildings to blend in with new duplexes and apartments on adjacent properties. As a complementary project, we arranged a small courtyard block of apartments opposite one of the small wood-frame churches so that an intimate urban space aligned with the church entrance to honor the existing structure (Project 'C' in Plate 41). The church's parking requirements



Figure 10.16 Wide Sidewalk for Outdoor Dining. If the detailing is right, outdoor dining can be pleasant even near a busy street. The street trees help to provide spatial definition to the area and separation from the street.



Figure 10.17 Existing Biltmore Avenue duplexes. These badly designed buildings are only 25 years old, but are already slums. Their unlovely, squat design is a large factor in this sorry state of affairs (Compare with Plate 44).

could now be solved easily by sharing the parking deck less than a block away.

Biltmore Park: Replacing the Duplexes and Opening the Stream (project 'F' in Plate 41)

This project replaced ugly, substandard duplex housing with a greater number of affordable townhome units, while capitalizing on the potential of the neighborhood's natural heritage, its springs and streams. The site is located along Biltmore Avenue across the street from an economically stable section of the neighborhood, and has direct access to Sirmine Stadium and the proposed enhancement of an existing small neighborhood center. Figure 10.17 and Plates 44 and 45 illustrate this proposed improvement.

The project removed the 11 existing duplexes (22 total units) and redeveloped the site with 35 townhomes. Using the topography of the site, we set out the main row of buildings at the higher grade of existing streets at the rear of the site, with a bonus room built into the lower level in lieu of a retaining wall. Service access is from the rear, with front doors facing the park with entrance off a small access drive (see Plate 45). A front porch and staircase provide primary access to the main level. Figure 10.18 illustrates a similar condition found throughout Savannah where the lower level is often a rental unit and the primary entrance on the second floor (British first floor) is reached by stairs from the street. An alternative but



Figure 10.18 Entrance Staircase in Savannah, Georgia. Stairs and porches to the front doors at the elevated main entrance level provide visual interest to the street as well as establishing visual privacy to the main rooms. Compare with Figures 6.17 and 6.23.