



**COMMUNITY PROJECT ACCOUNT**  
(Small, De Minimus Public Projects)

**APPLICATION**

1) **Name of Project:** Piedmont Dam Small Dam Area Master Plan

**Check Project Type:**

**Nonrecurring community requests for infrastructure:**

**Flooding**

**Roads**

**Lights**

**Sewer and drainage**

**Public buildings and grounds**

**Community Centers open to residents of Greenville County**

**Infrastructure related studies**

**Contractual agreements for social, recreational, and educational programs**

**Contributions to local governments in Greenville County for community projects**

2) **Amount of Funds Requested:** \$8,000

3) **Project Sponsor**

**Organization:** Greenville County/Anderson County

**Mailing Address:** 301 University Ridge, Suite S-3200 Greenville, SC 29601

4) **Contact Person:**

**Name** Tyler Stone **Title** Long Range Planning Manager

**Telephone** \_\_\_\_\_ **Alt. Telephone No.** \_\_\_\_\_

**Email** astone@greenvillecounty.org **Fax No.** \_\_\_\_\_

**Council Representative(s)** Mr. Bradley, Mr. Kirven, Mr. Blount, Mr. Mitchell

5) **Project Timeline ~ Beginning:** January 1, 2024 **Ending:** May 31, 2024  
**MONTH/DAY/YEAR** **MONTH/DAY/YEAR**

6) Date Funds are Needed: January 2024

7) Location of Project: Piedmont Dam

**8) Project Description: (Attach additional pages if necessary)**

- a. **General Description:** Piedmont is an historic mill village in Greenville and Anderson counties, divided by the Saluda River and, historically, connected by a footbridge built in 1888 atop the Piedmont Dam. In 2020, the footbridge was destroyed in a storm. Today, MetroConnects owns an unused footbridge, currently lying at Taylors Mill, that they are looking to donate. Greenville and Anderson counties believe the MetroConnects footbridge could transform Piedmont, playing an important role in its revitalization and supporting the community’s goals of establishing greenways, parks, and trails. Greenville County has contacted Studio Main, LLC, a landscape architecture firm based out of Pelzer, to develop a master plan of the Piedmont Dam area. Greenville County is actively seeking the necessary funds to develop the master plan, in partnership with Anderson County who has agreed to cover half of the associated costs
- b. **Benefit project will provide the Community:** See above
- c. **Additional Comments:**

**9) Project Budget:**

- a. **Total Project Budget including all sources of funds:** \$ 16,000
- b. **Percent request equals of the total Project Budget?** 50%

List below all funding sources for this project:

Funding Source	Amount
Mr. Bradley Community Project Funds	\$5,000
Mr. Kirven Community Project Funds	\$1,000
Mr. Mitchell Community Project Funds	\$1,000
Mr. Blount Community Project Funds	\$1,000
Anderson County	\$8,000
TOTAL:	\$16,000

**Mr. Bradley**

**11/29/23**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**District 26**  
**Title**



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**Re: Piedmont Dam Small Area Master Plan**

Dear Austin Lovelace:

Studio Main is pleased to submit our scope of services for the Piedmont Dam Small Area Master Plan for Greenville County. Our Design Team is highly experienced in open space, greenway, and blueway planning and design. We have been involved in many successful similar projects in the South Carolina, including Walhalla, Travelers Rest, Williamston, Clemson, Fountain Inn, Greenville, among many others. We are familiar with the process, approach, opportunities, challenges, and guiding principles of design, development, and implementation. In addition, I have been engaged in planning and landscape architecture in the Piedmont area since 2010 with projects related to the portage points along the Saluda River Blueway and private development within adjacent parcels.

Please do not hesitate to contact me at (864) 617-0347 or by email at [blake@studiomainllc.com](mailto:blake@studiomainllc.com) if you have any questions or comments regarding this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Blake Sanders".

Blake Sanders, PLA  
Studio Main, LLC - President

## Project Understanding

Projects must contribute to the quality of life for the people who use them and are affected by them. They should be regenerative, seeking to repair damage to the community fabric where it exists and lifting up the lives of those who are influenced by this fabric. The design of the built environment should foster connections and interaction among families, groups, towns, cities and nations. The Piedmont area parks, its corridors, streets, and pedestrian networks will foster connections, both aesthetically and socially. Projects of lasting value achieve the highest level of Landscape Architecture, approaching design with measurable outcomes directly related to the environment and the surrounding community. The Piedmont area connections should fit the condition of the natural system, be environmentally sustainable, promote an elegant expression of artful design, and create a community character that promotes livability and sense of ownership.

We know how to design a community into more than just a place. Our focus will be creating a destination and a place that will attract local visitors. Studio Main views this project as an opportunity to take this connection to the next level and to ultimately connect with the community and countless other public and private amenities, while also facilitating comparable local economic investment as seen in the revitalization of similar projects throughout South Carolina.

Our Design Team sees tremendous opportunity to enhance the current conditions. We will bring our studio of expertise to ultimately enhance the neighborhood's experience, improve treatments for safety, and draw interest to the Piedmont area.

## Proposed Scope of Work

### Task One: Project Management and Steering Committee Meetings

Throughout the Master Plan's development, Studio Main will be in regular contact with a Greenville County point person to keep the group apprised of project efforts and to seek input at key decision points. This will include in-person meetings, emails, telephone calls, and written documents. Studio Main will provide accurate project invoicing and participate in progress meetings with the project manager on a monthly basis. Throughout the process, meetings, site visits, product submissions, and reviews will be combined to maximize project efficiency. Greenville County and their partners will be responsible for providing necessary GIS data and other relevant background information to complete the tasks agreed upon in the contract work order.

An important element of this Master Plan will be gathering input from key stakeholders as part of a project steering committee. Greenville County will establish a project steering committee (Council) to provide input at key decision points. Greenville County will be responsible for inviting project steering committee members and organizing meeting times and locations. Following the collection of existing conditions information, Studio Main will meet with the project steering committee to provide an overview of the project and collect initial project input on the vision for the project.

A final meeting will be organized with the project steering committee, and other members as deemed necessary by Greenville County, to present the final recommendations and receive feedback on the findings.

### Deliverables

- Two (2) project steering committee meetings
- Meeting agenda and minutes summarizing discussion, action items, and responsible parties
- Monthly invoices and progress updates

## Task Two: Analysis of Existing Conditions

This task will consist of a comprehensive inventory and analysis and identification of existing natural and physical features at the existing sites.

### Subtask 2.1: Data Collection, Mapping & Analysis

Studio Main will compile all relevant GIS data provided by Greenville County for the site. Studio Main will use this information to effectively convey and display the site's characteristics and in the preparation of existing conditions maps for use during site inventory and analysis. Collection of data will include the following essential information:

- The locations of existing facilities that may impact site design, such as roads, water, sewer, electric, telephone, fiber optic, other utility lines, boat ramps, and other site amenities.
- The locations of existing trees, vegetation, and significant natural features of the sites that can be located.
- Property boundary line information
- Relevant environmental boundaries, etc.
- Current aerial photography of the project areas

### Deliverables

- Base map
- Analysis of existing conditions

### Subtask 2.2: Fieldwork

Upon base map development, Studio Main will begin preliminary assessments of the site. ADA accessibility, significant vegetation to remain, soil/site conditions, existing safety and security issues are a few of the items that will be addressed and observed in the field.

### Deliverables

- One (1) site visit with the Steering Committee

## Task Three: Master Planning

During Task Three, Studio Main will utilize a design workshop to immerse the project team in the community in a rapid way to produce conceptual plans and implementation techniques in a quick and efficient manner. We have conducted these resource visits in many communities that have gone on to implement the plans in creative ways. The resource visit also affords us the opportunity to gather qualitative information from the public about the community that augments the analysis completed in Task Two.

During the workshop, we will focus on developing the plans which will include conceptual diagrams, illustrative plans, before and after photo renderings of key areas and amenity opportunities. By the end of this task, we will have worked with the steering committee to develop some two conceptual plans. Studio Main will further refine and develop the preferred concepts and relevant information in a presentation to the client within two weeks of the workshop. The presentation will provide Greenville County with a solid direction for the plan, and we will garner feedback for further refinement to come after the workshop.

### Deliverables:

- Master Plan workshop
- Development of illustrative concepts (plan view)

- One (1) supporting imagery exhibit of proposed site and amenity enhancements
- Up to three (3) photosimulations

#### Task Four: Implementation Guidance

This task will involve providing implementation guidance that documents budget costs, anticipated permits, key agency contacts, and a phasing plan. Implementation guidance will be based upon a refinement of one (1) illustrative concept as directed by Greenville County.

##### Subtask 4.1: Budget Estimates

Studio Main will provide a detailed probable opinion of cost for constructing the proposed site improvements and its associated amenities and facilities. The cost estimates are based on conceptual plans, sketches or drawings, not engineered designs. An allowance is typically made for miscellaneous items and will include a substantial contingency (15%+) in order to account for the possibility of unforeseen problems.

Unit cost estimates would be based on general pricing data as well as from similar projects recently undertaken for the County and other local South Carolina jurisdictions.

##### Subtask 4.2: Anticipated Permit Summary

Studio Main will research and contact local, state and federal agencies to determine the requirements for the site development. The study will feature a list of the appropriate contacts within each agency, a list of anticipated permits for construction, and a summary of permit requirements.

##### Deliverables:

- Refinement of one (1) illustrative master plan
- Detailed opinion of probable cost
- Permit summary

**Project Schedule**

Studio Main shall commence performance of Services and proceed toward completion of deliverables as directed by Greenville County.

**Project Fee**

Task	Fee
Task 1: Project Management and Steering Committee Meetings	\$500
Task 2: Analysis of Existing Conditions	\$2,500
Task 3: Master Planning	\$10,000
Task 4: Implementation Guidance	\$3,000
<b>Total</b>	<b>\$16,000</b>

*Reimbursable Expenses (Printing, mileage, etc.) will be billed at actual cost.*

Proposal Accepted By:

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Signature and Title

Date