

Albright Rd/Saluda Rd Corridor Study

City Council Workshop

May 23, 2016

Study Area



- Began collecting data and preparing base maps in December 2015
- Interviewed City staff from various departments (Utilities, HNS, Police)
- Interviewed realtors
- Talked with partner organizations ((York County (Planning & Engineering), SCDOT, RFATS))
- Conducted field and windshield surveys

- Held two stakeholder meetings in January
 - Property owners/business owners/realtors
 - Neighborhood representatives
- Held public meeting in April

From realtors and business and property owners:

- Little interest in/activity on corridor
- Traffic counts too low to support additional retail
- Wal-Mart will be a catalyst for growth, but only in the immediate area
- Rents are low – can't afford improvements
- Would like to see the City offer incentives to improve existing businesses and open new businesses along the corridor

From realtors and business and property owners cont'd:

- Any businesses are better than no businesses
 - Want flexible zoning regulations
 - Requirements should be affordable
- Poor lighting/poles are visually unappealing
- Unreliable power
- Need park and recreational amenities in this area – for residents, not tourists

From residents:

- We want the Wal-Mart – when is it opening?
- Need more restaurants and services along corridor
- Clean up businesses
- Concerned about future traffic volumes and Wal-Mart's impact on traffic in the area
- Think the SC Hwy 72 project should be 5 lanes instead of 3
- Want better bicycle and pedestrian connectivity to schools and shopping

From residents cont'd:

- Want more lighting in neighborhoods and on Saluda Road
- Stormwater concerns in older neighborhoods
- Concerned about County properties along the corridor
- Confusion over the City's role in business location decisions
- Feel overlooked/neglected in this portion of City

What We Saw

- Code violations
 - Mostly debris and overgrown
- Many older, nonconforming businesses



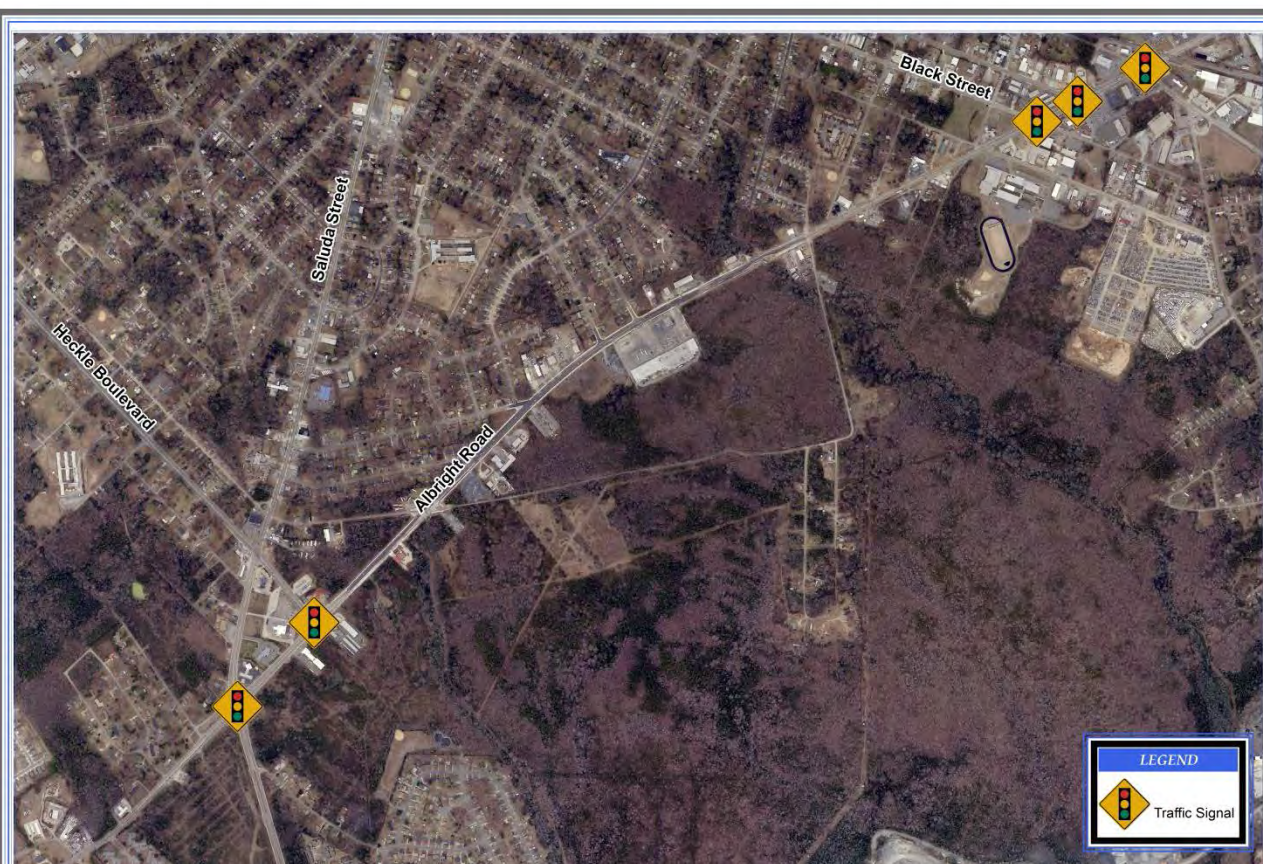
What We Saw

- Areas without sidewalks
- Sidewalks in poor condition
- Lack of bike/ped facilities around schools
- Poor connectivity around crosswalks



What We Saw

- More walkers and bikers than other major corridors
- No safe crossing opportunities for 1.75 mile stretch from Flint Street to Heckle Boulevard



What We Know

- The SC Hwy 72 Pennies project is currently under design
 - Proposed widening to 3 lanes
 - 5' sidewalks on south side
 - 10' multi-use path on north side
- Traffic study underway
- No lighting included in project

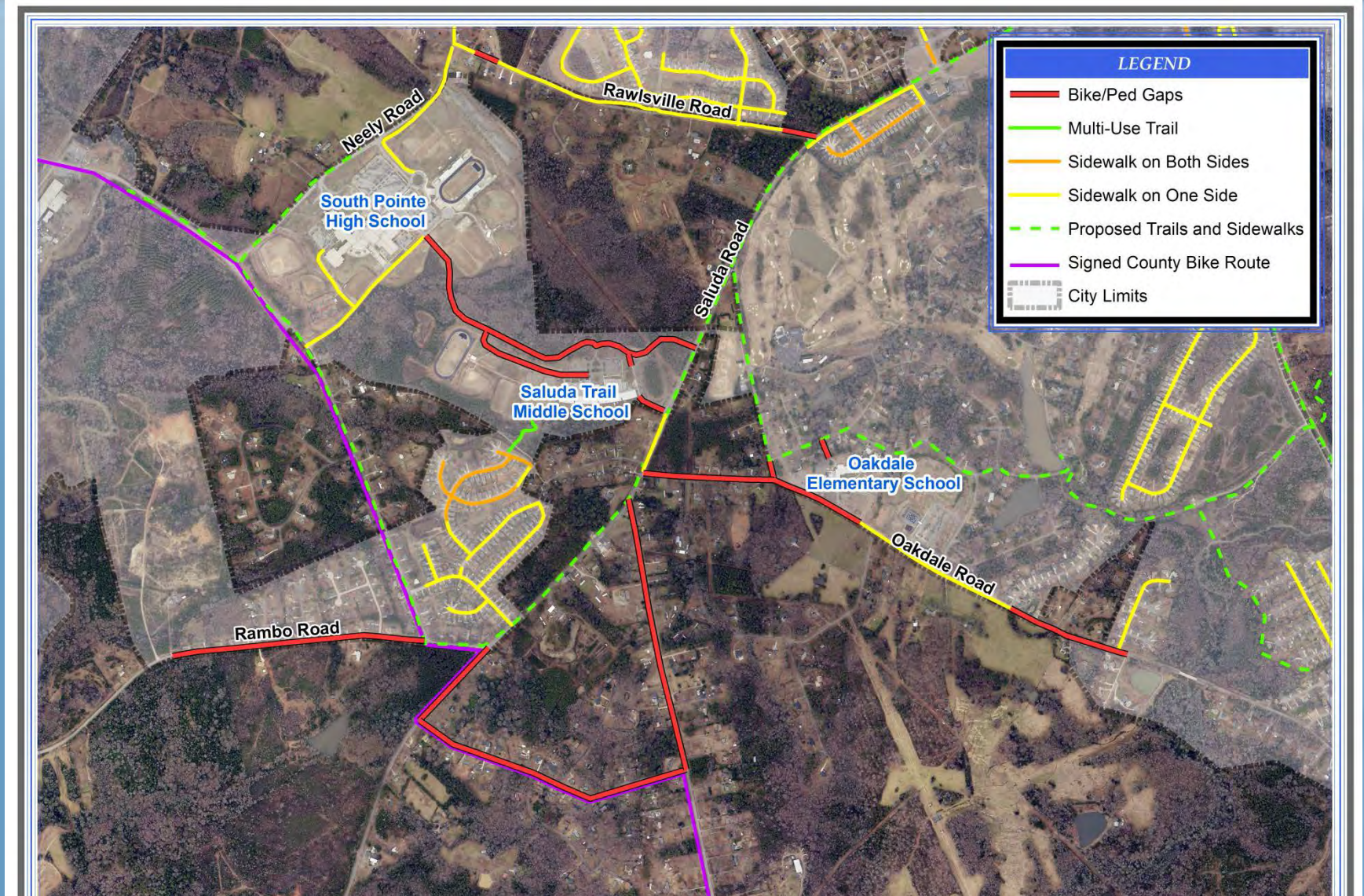
Wal-Mart Traffic Analysis

- 1 traffic signal at entrance/exit on Mt Holly Rd
- Turning improvements at both entrances
- 2nd traffic signal likely to be installed at Saluda Rd/Laney Terrace in future

What We Know

- Oakdale Elementary School and Saluda Trail Middle School have STEAM school of choice programs
- Rock Hill District Three is expanding the program to include South Pointe High School
- Vision to create a campus environment between the schools that includes enhanced walkability and bikeability

What We Know



What We Know

- The City is building a new substation (to be completed this summer) on Blackmon Street to help with system reliability



Transportation

- Study the widening of Saluda Road from the intersection of Albright Road/Saluda Street/Mt Holly Road to Rawlsville Road from three lanes to five lanes
- Promote connectivity between future subdivisions (and future phases of subdivisions) and established neighborhoods and between residential neighborhoods and surrounding areas
- Repair/replace sidewalk and fill sidewalk gaps between the eastern end of the SC Hwy 121 Pennies Project and Black Street

Transportation

- Expand the City's signed Saluda Street bicycle route to the Wal-Mart site and look for other opportunities to provide safe pedestrian and bicycle connections between neighborhoods and schools and shopping
- Support the School District's vision to create a campus environment between the three schools

Business Recruitment & Retention

- Consider creating or modifying a zoning district that allows for a mix of office, commercial, and industrial uses
- Market portions of the corridor to entrepreneurs and start up businesses
- Consider incentives to promote business growth in the area
 - Low-interest loans
 - Grants
 - Reduce or waive fees
 - Rent subsidies
 - Property tax relief

Safety

- Work with SCDOT to find a location for a pedestrian crossing on Albright Road between Black Street and Heckle Boulevard
- Ensure that future lighting along Saluda Road near the middle school illuminates the sidewalk as well as the road
- Install a sidewalk connecting the crosswalk to the school entrance and include an ADA ramp at the crosswalk
- Make safety improvements to the trail between the Carnegie Estates Subdivision and the school, as recommended in the SRTS Safety Assessment

Neighborhoods

- Seek consistency between City and County development standards and code enforcement
- Consider reducing the intensity of commercial zoning districts that abut residential neighborhoods along the corridor
- Undertake stormwater improvements in older neighborhoods that have experienced reoccurring problems
- Educate the public on how to report code violations, power outages, and stormwater concerns

Enhancements

- Standardize the design of intersections along the corridor
- Consider burying power lines
- Consider adding street lighting on the north side of Albright Road
- Encourage businesses to install bicycle racks

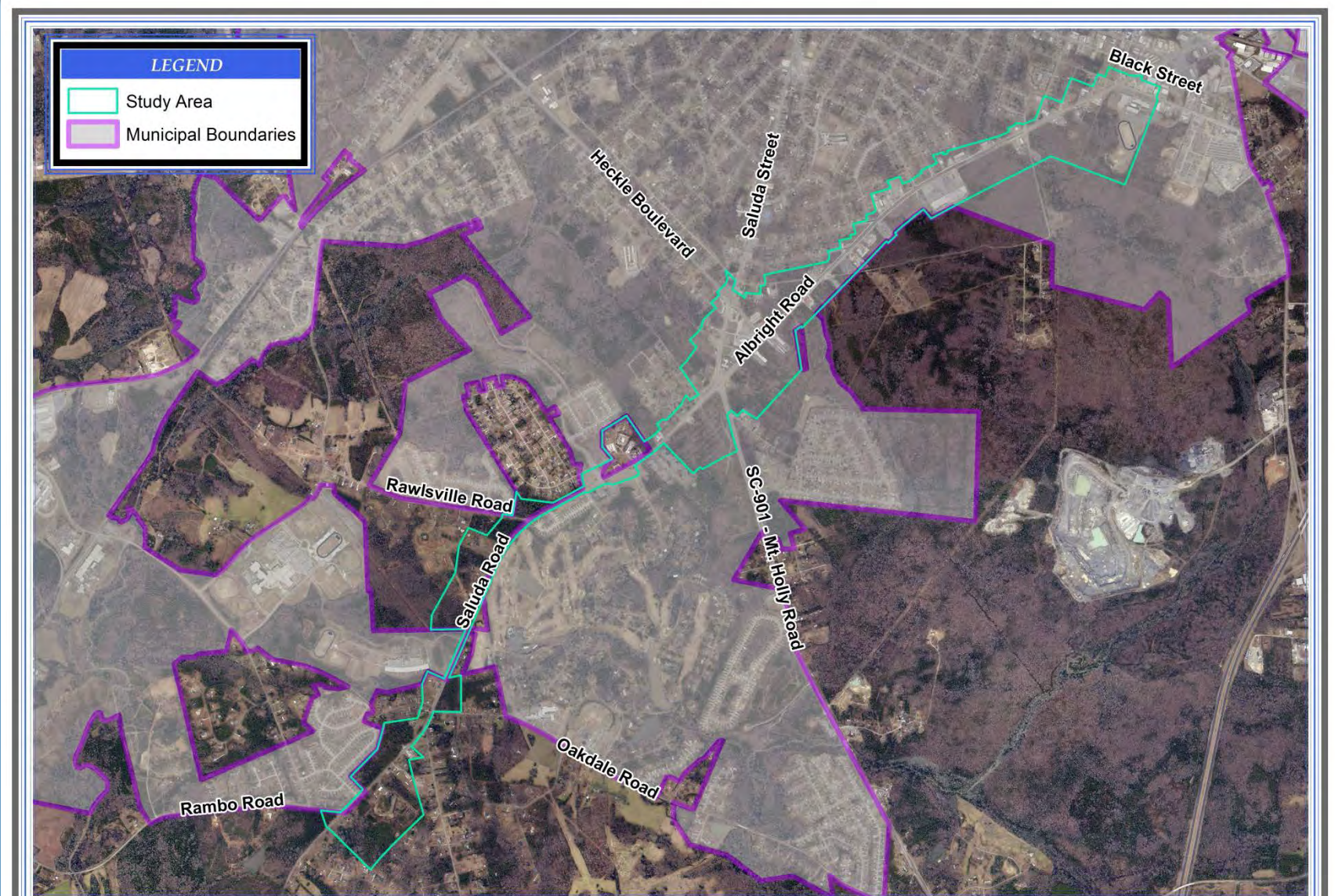
Next Steps

- Develop draft plan document May - Aug
- Hold second public meeting Fall 2016
- Present to Planning Commission Fall 2016
- Present to City Council for adoption Late 2016

Questions or Comments?

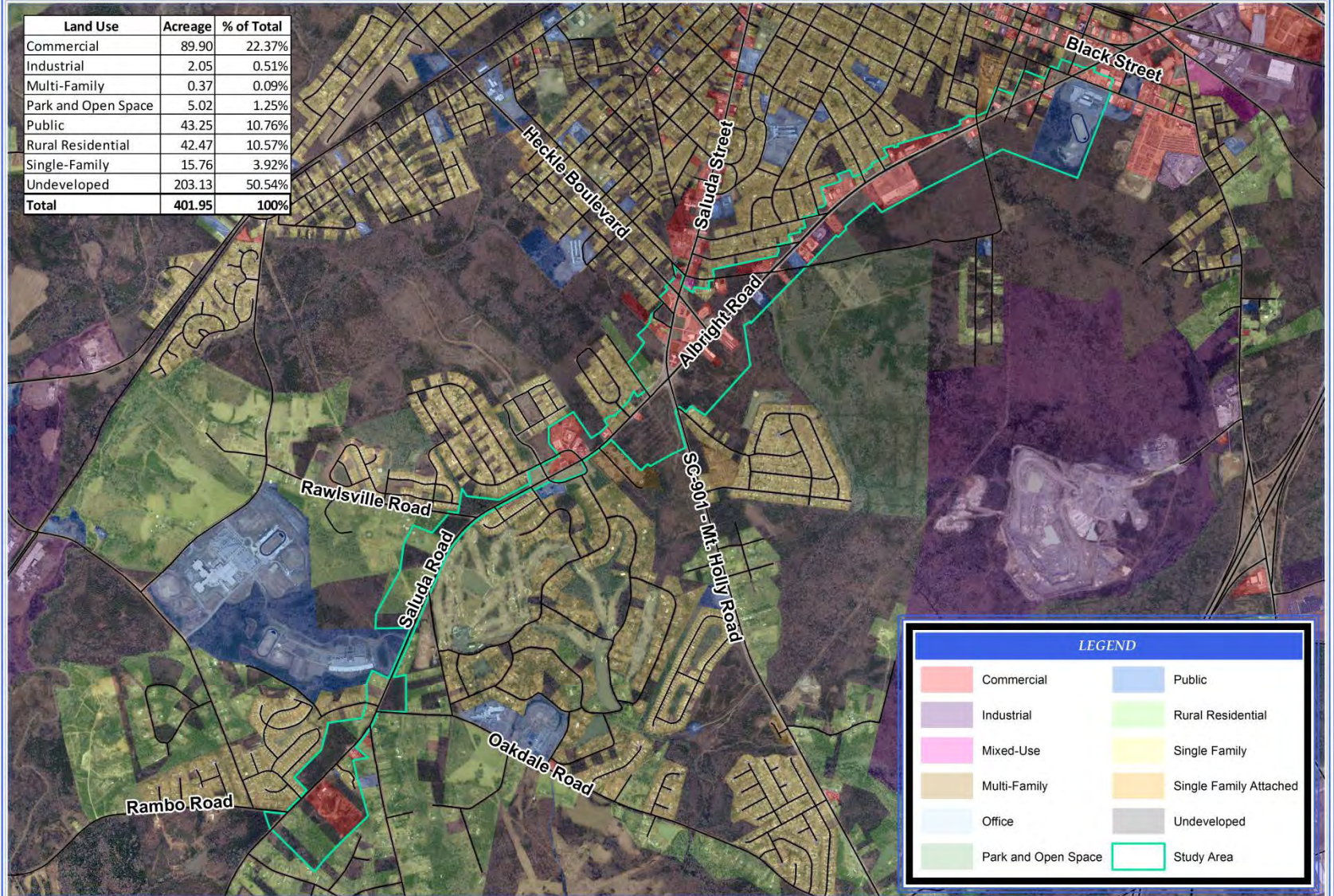
THANK YOU!

Political Boundaries



Existing Land Use

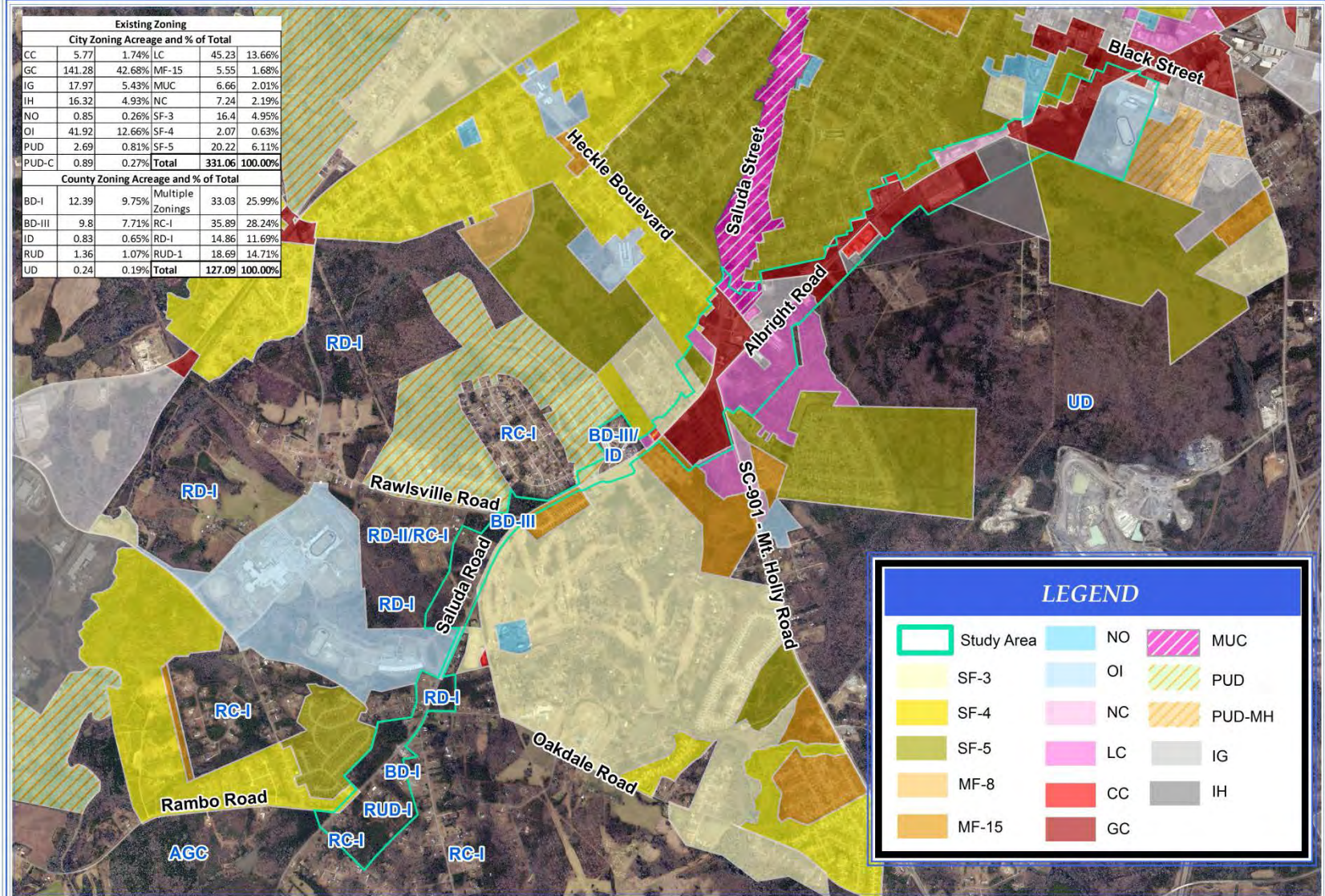
Land Use	Acreage	% of Total
Commercial	89.90	22.37%
Industrial	2.05	0.51%
Multi-Family	0.37	0.09%
Park and Open Space	5.02	1.25%
Public	43.25	10.76%
Rural Residential	42.47	10.57%
Single-Family	15.76	3.92%
Undeveloped	203.13	50.54%
Total	401.95	100%



LEGEND	
	Commercial
	Industrial
	Mixed-Use
	Multi-Family
	Office
	Park and Open Space
	Public
	Rural Residential
	Single Family
	Single Family Attached
	Undeveloped
	Study Area

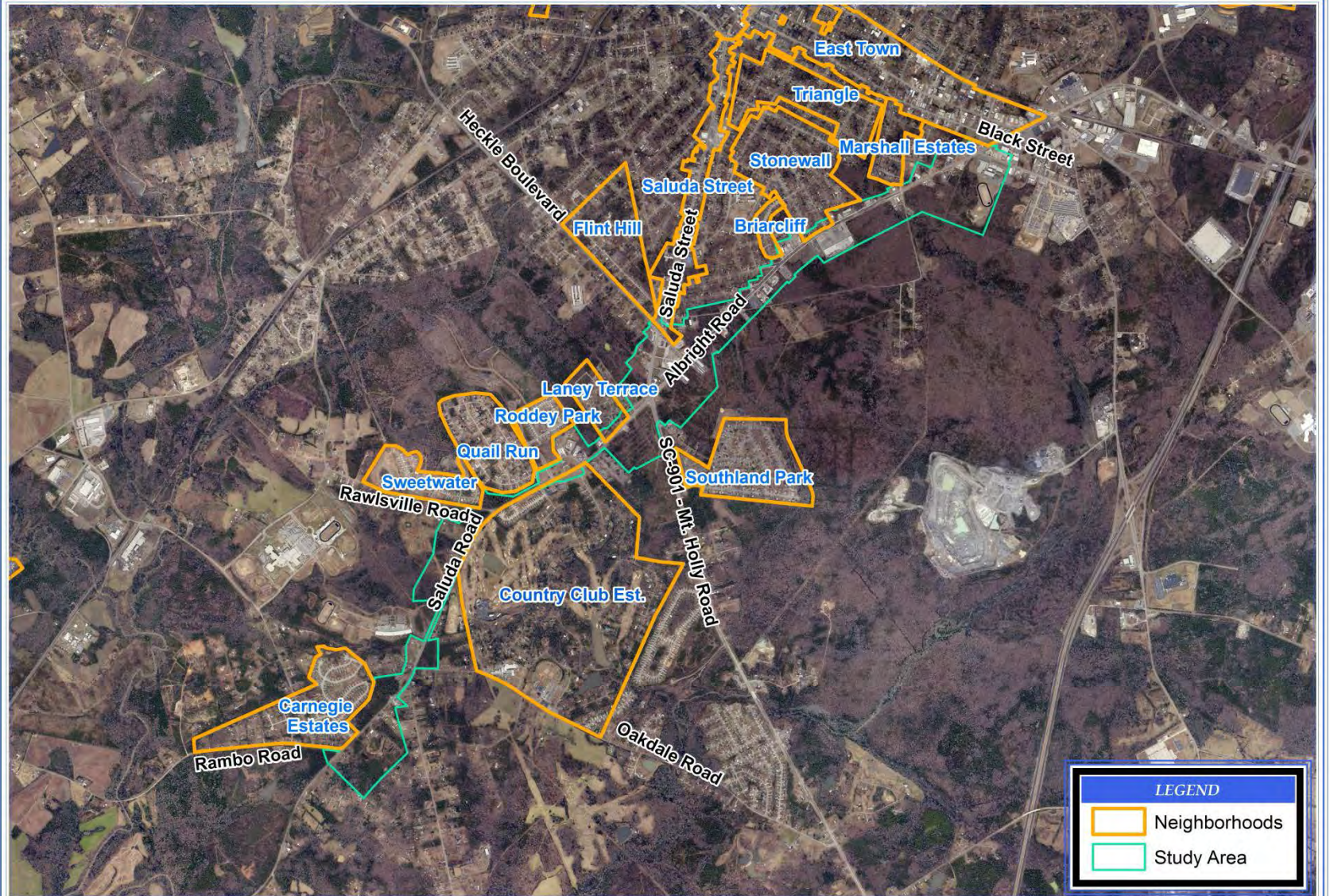
Existing Zoning					
City Zoning Acreage and % of Total					
CC	5.77	1.74%	LC	45.23	13.66%
GC	141.28	42.68%	MF-15	5.55	1.68%
IG	17.97	5.43%	MUC	6.66	2.01%
IH	16.32	4.93%	NC	7.24	2.19%
NO	0.85	0.26%	SF-3	16.4	4.95%
OI	41.92	12.66%	SF-4	2.07	0.63%
PUD	2.69	0.81%	SF-5	20.22	6.11%
PUD-C	0.89	0.27%	Total	331.06	100.00%

County Zoning Acreage and % of Total					
BD-I	12.39	9.75%	Multiple Zonings	33.03	25.99%
BD-III	9.8	7.71%	RC-I	35.89	28.24%
ID	0.83	0.65%	RD-I	14.86	11.69%
RUD	1.36	1.07%	RUD-1	18.69	14.71%
UD	0.24	0.19%	Total	127.09	100.00%

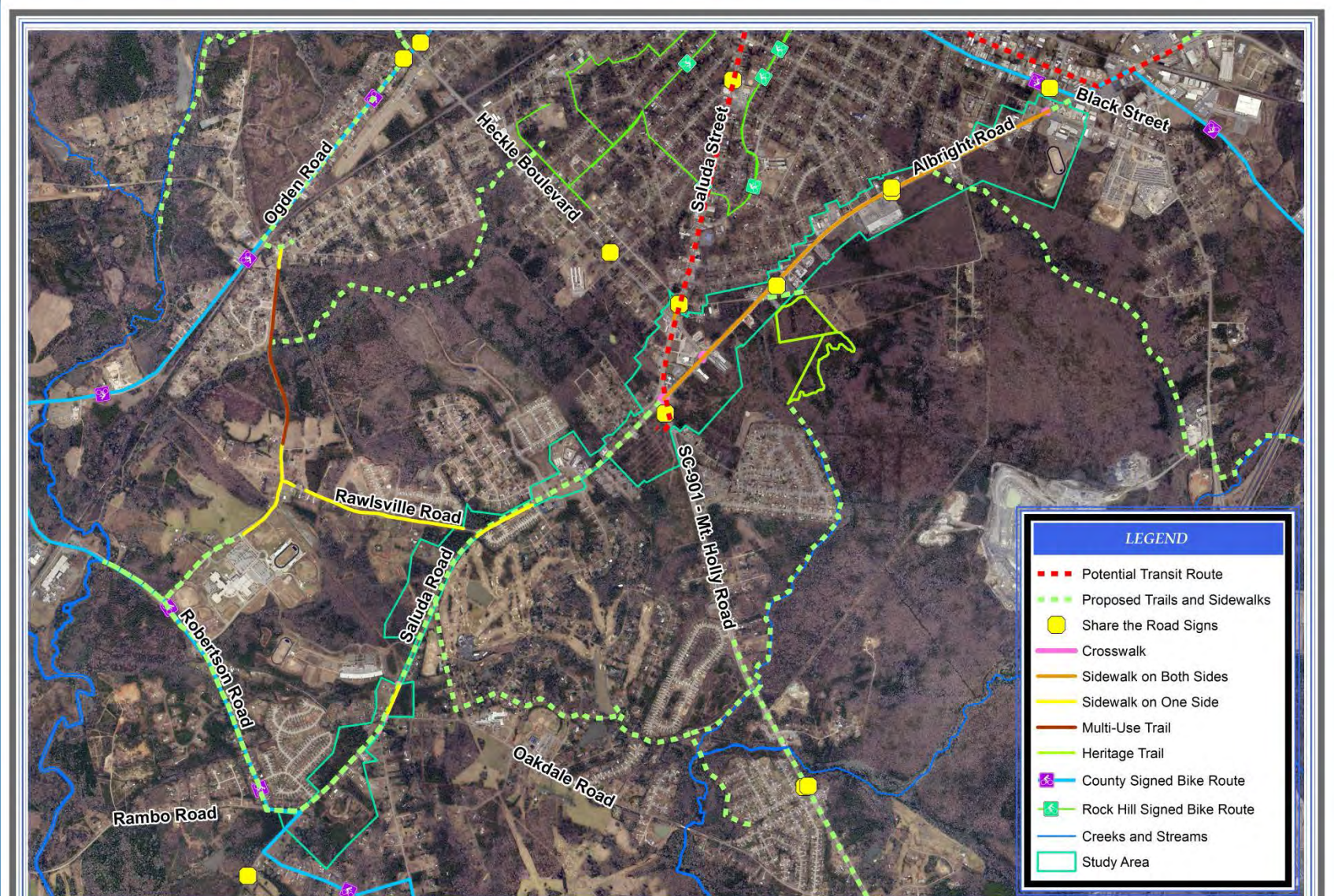


LEGEND			
	Study Area		MUC
	SF-3		NO
	SF-4		OI
	SF-5		NC
	MF-8		LC
	MF-15		CC
			GC
			PUD
			PUD-MH
			IG
			IH

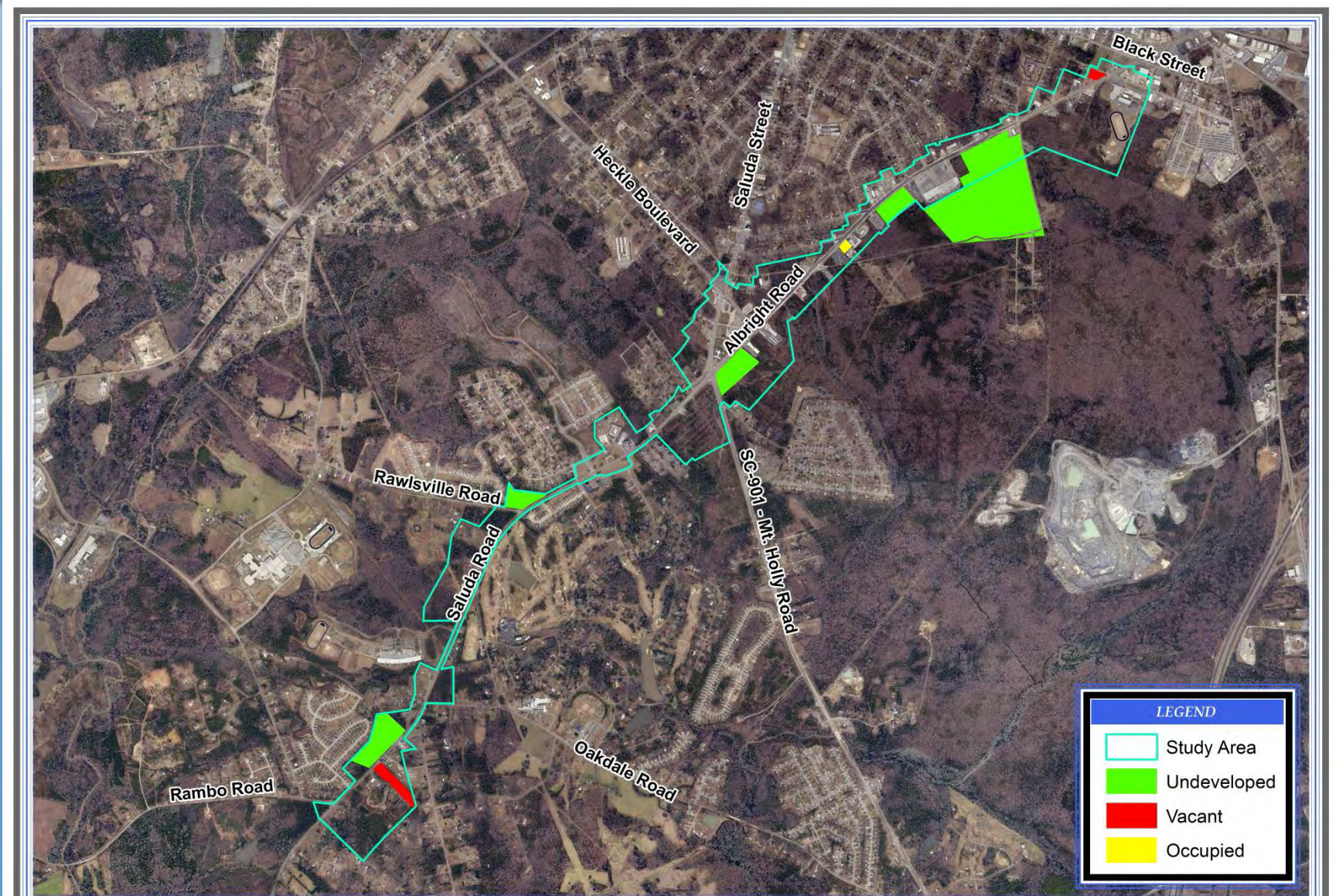
Neighborhoods



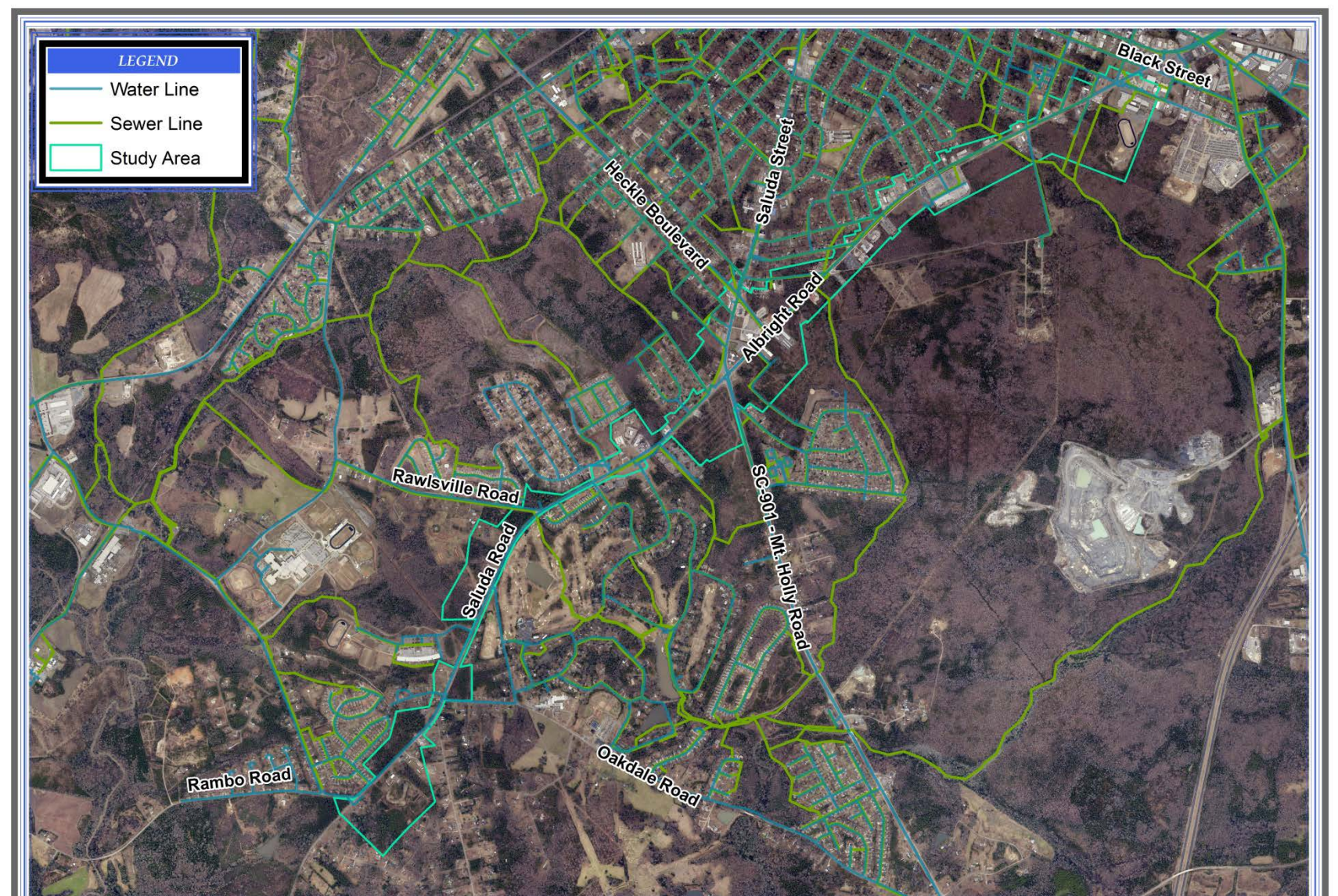
Alternative Modes



Land for Sale



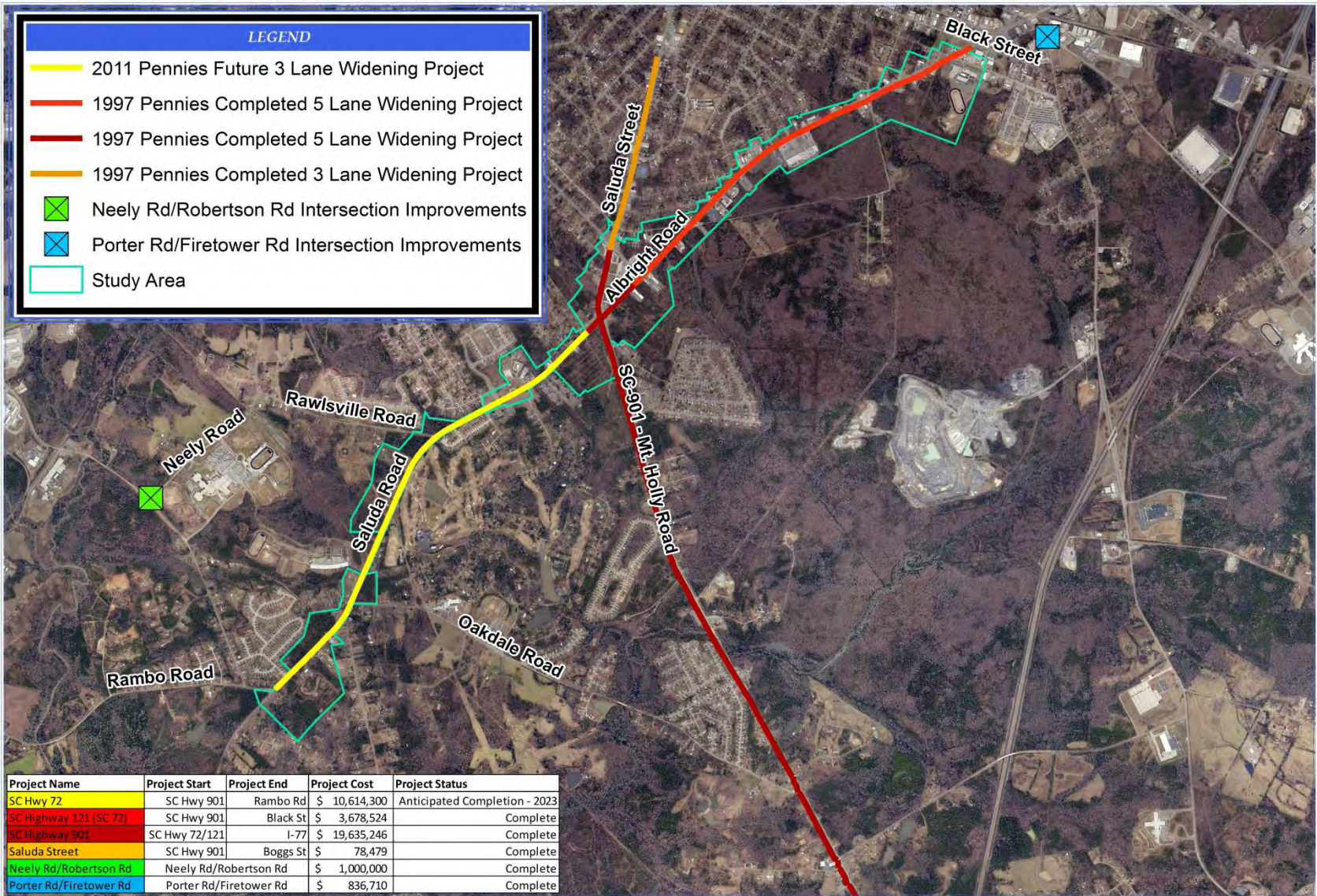
Water & Sewer Availability



Pennies Projects

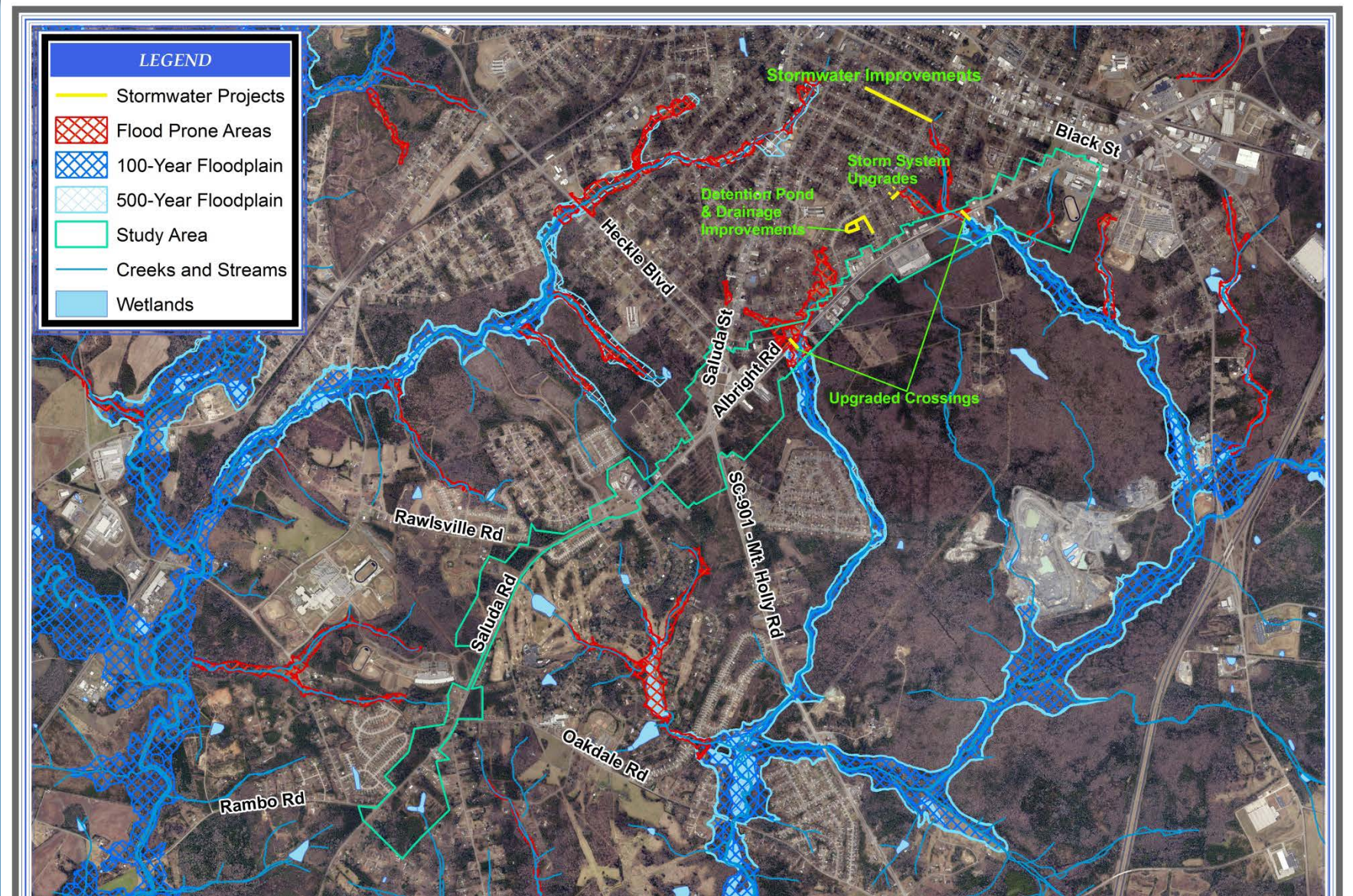
LEGEND

- 2011 Pennies Future 3 Lane Widening Project
- 1997 Pennies Completed 5 Lane Widening Project
- 1997 Pennies Completed 5 Lane Widening Project
- 1997 Pennies Completed 3 Lane Widening Project
- Neely Rd/Robertson Rd Intersection Improvements
- Porter Rd/Firetower Rd Intersection Improvements
- Study Area

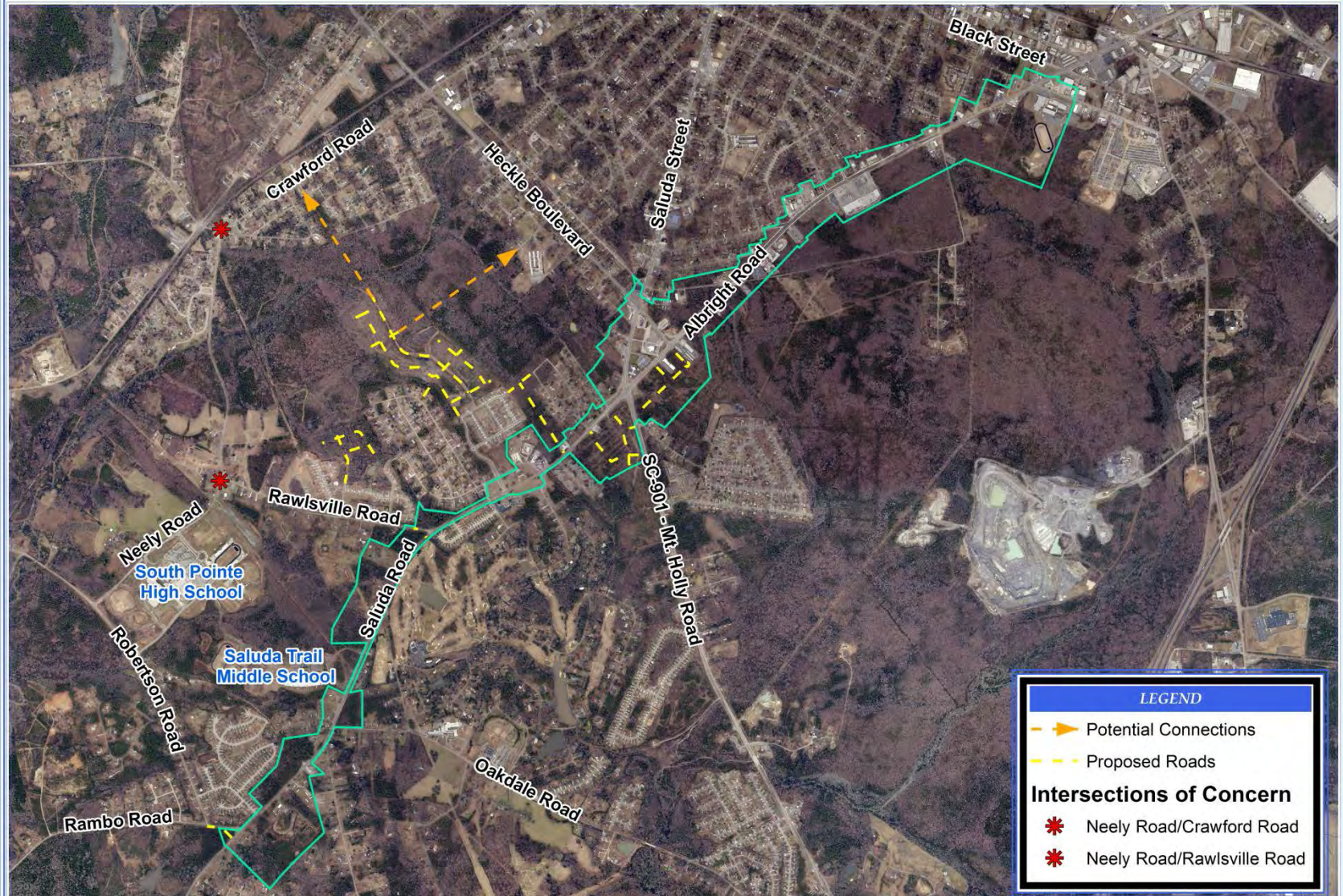


Project Name	Project Start	Project End	Project Cost	Project Status
SC Hwy 72	SC Hwy 901	Rambo Rd	\$ 10,614,300	Anticipated Completion - 2023
SC Highway 121 (SC 72)	SC Hwy 901	Black St	\$ 3,678,524	Complete
SC Highway 901	SC Hwy 72/121	I-77	\$ 19,635,246	Complete
Saluda Street	SC Hwy 901	Boggs St	\$ 78,479	Complete
Neely Rd/Robertson Rd	Neely Rd/Robertson Rd		\$ 1,000,000	Complete
Porter Rd/Firetower Rd	Porter Rd/Firetower Rd		\$ 836,710	Complete

Stormwater Projects



Intersections of Concern and Connections



2015 Traffic Counts

