ØRIGIN LANDSCAPE ARCHITECTURE

Site Analysis and Due Diligence for

Williamsburg Street Redevelopment

Origin Landscape Architecture, 3540 Wheeler Road, Suite 211, Augusta, GA 30909

Design Process Summary

Origin Landscape Architecture (OLA), was contracted to complete due diligence research on Williamsburg Street and surrounding properties from Richland Avenue to Colleton Avenue.

OLA evaluated the site based on the current conditions and City of Aiken, design requirements. Included in our assessment summary in the current zoning, land use, adjacent zonings, setbacks, buffer requirements, special zoning or overlay districts, parking regulations, COA tree ordinance requirements, and other zoning issues/constraints. In addition to the regulatory review, OLA evaluated existing conditions, topography, utilities, easements, ingress/egress, pedestrian facilities, vehicular access, and right-of-way using the City of Aiken GIS and publicly available records.

OLA led one on-site walk-through with stakeholders on December 17, 2020 and prepared three concepts that were provided for initial review with the owner. OLA held meetings with Aiken Economic development authority staff to review the initial concept. After review of the concepts, OLA prepared one revised combined concept. Finally, OLA prepared a final conceptual site plan and representative perspectives for owner use along with this report. As part of this report, an engineer's estimate of probable cost has been provided for completion of the site development, excluding all buildings and associated structures.

Summary of Proposed Improvements

Streetscape/Public Space

Improvements to the public space include improved sidewalk, and parking, as well as greenspace, tree additions, improved lighting, and improvements to the Farmer's Market amenities with the creation of new cultural gathering space.

Sidewalk and Parking

Throughout the corridor, new concrete sidewalk, clay paver accent areas, and new asphalt streets are proposed. Parallel parking is employed on both sides of the street in each direction. A generous sidewalk is provided from one end of the corridor to the other.

Tree and Landscape

Both large and small street trees punctuate the sidewalk and on street parking areas within the project corridor. Existing trees will be protected and maintained to the maximum extent possible. Areas landscaped with shrubs will be limited to end islands and accent areas to minimize maintenance and maximize public safety.

Lighting Enhancements

New pedestrian and street lighting fixtures are proposed within the sidewalk and street corridor. Additional lighting will be considered in new public spaces and at the existing Farmers Market.

Farmer's Market and Cultural Space

The Farmer's Market will benefit from expanded hardscape area that functions both for Farmer's Market sales space and as an event gathering space for additional programming. A plaza and drop-off is proposed on the North end of the farmers market. The south end has a new hardscape area proposed as a playground area with seating.

Multiple building spaces are available for cultural use. There is an existing non-residential structure on the east side of Williamsburg street that has been slated for use as a cultural space. This property would function as a pedestrian connection to the proposed overflow parking behind the residences on the east side of Williamsburg Street. Additional cultural space could be located in any of the first floor retail in the multi-family area along Williamsburg Street. There is a space immediately across the street from the previously described existing building that would create a "Cultural Center".

Single Family

Improvements to the single family housing on Williamsburg street includes both public and private efforts. The proposed improvements considered in this scope are located mainly along the East side of

Williamsburg Street North of Park Avenue and also on vacant or condemned parcels south of Park Avenue.

Improvements include reworking property lines to more effectively allow for infill development, addition of rear access alleys to minimize curb cuts and vehicular intrusion into the pedestrian environment. See the attached typical residential lot layouts for more information.

Multi-family/ Mixed-use

On the property corner of Richland Avenue east of Williamsburg Street there is a proposed mixed use development. The development will have ground floor retail and commercial along Richland and Williamsburg. The central building in the development shows having 2 dedicated outdoor spaces for event venues or outdoor dining for restaurants. Parking for the development is planned to be interior with exposure to the street. Patron resident and service access would be served through a two way drive that aligns with the Farmer's market drop off and a future potential extension of the alley serving the residences on the East side of Williamsburg.

Total interior space, unit counts, parking and further detailed information about the proposed development can be found in the section below.

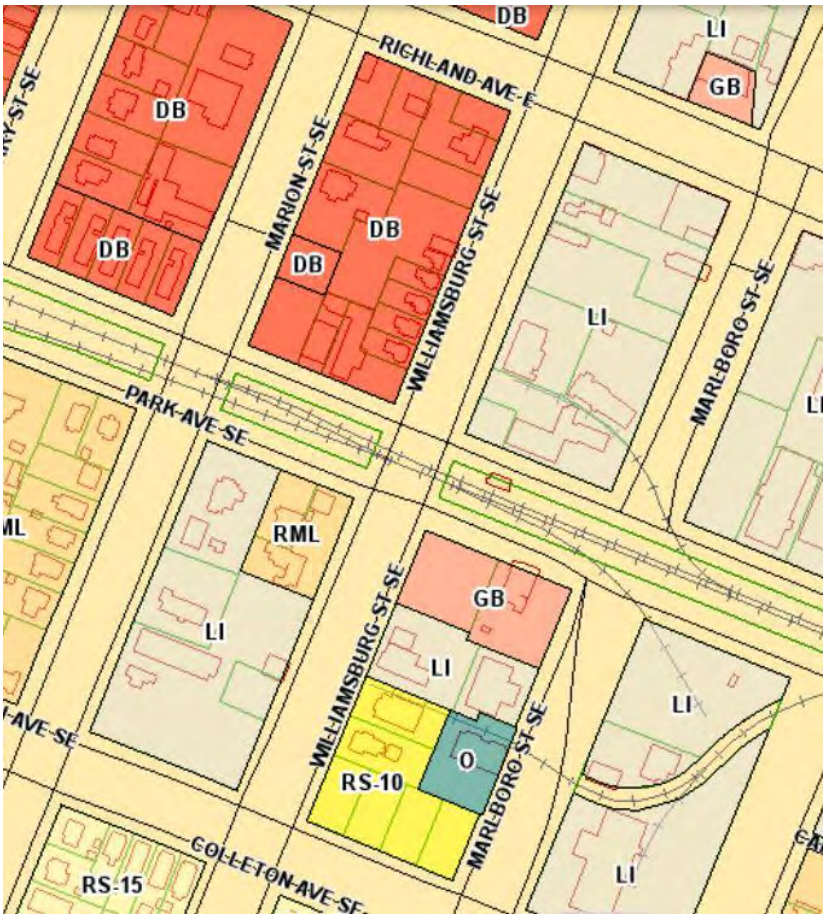
Total Housing Analysis

In total, 14 single family residences are included in the scope of this redevelopment plan. Five homes are existing structures that will be renovated. Nine homes will be constructed or moved and placed on newly created single family lots both North and South of Park Avenue on Williamsburg Street.

The mixed use residential space offers the opportunity for approximately 24 dwelling units up to 2000 square feet each.

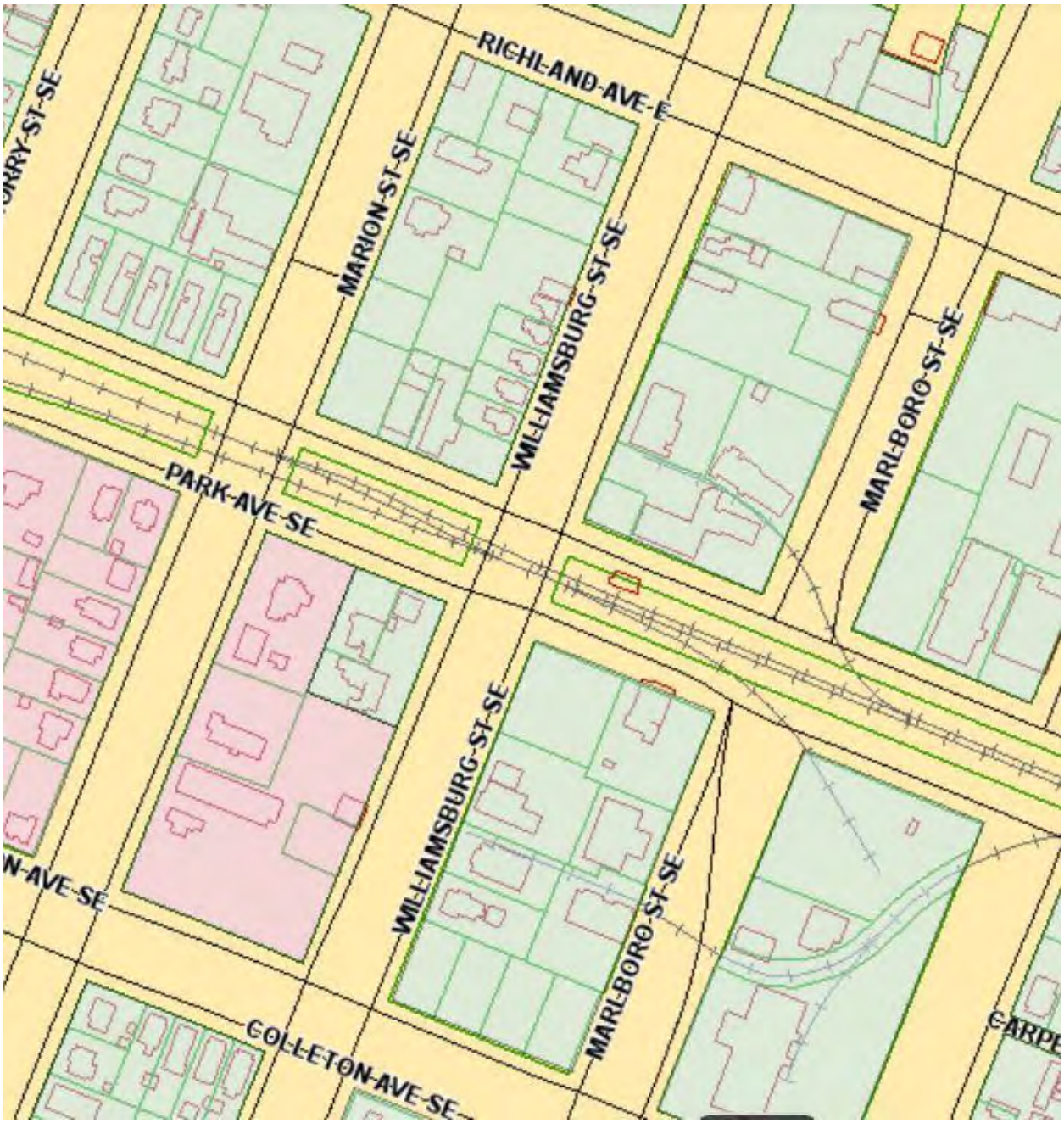
If a CDBG grant is used for funding, 51% of the total housing provided by the grant must meet the criteria for affordable housing.

Zoning Analysis



- RML Multifamily Low-Density
- RMH Multi-Family High-Density
- RMP Manufactured Home Park
- RSM Manufactured Home
- RS-6 Single Family
- RS-8 Single Family
- RS-10 Single Family
- RS-15 Single Family
- RSS Single Family/Stable
- RSH Single Family/Horse
- HD Horse District
- DB Downtown Business
- GB General Business
- LB Lmited Business
- LP Lmited Professional
- O Office
- LI Light Industrial

Overlay Analysis



Mixed Use Development Analysis

Area:	2.11 acres
Approx. Buildable area:	2.11 acres (Pending Master Plan Approval)
Zoning:	Current LI/Proposed DB
Pre-developed Condition:	Developed, buildings in disrepair
Wetland/Lake on Site:	No
Tax Id:	121 06 09 001, 121 06 09 002, 121 10 02 001,
Current Owner:	Unavailable

Parking and Building Analysis

Each Single Family residence will be provided with 2 parking spaces located on the parcel. No on-street parking or overflow parking has been provided to accommodate single family residential.

104 Off-street Parking Spaces are proposed at the multi-family mixed use parcel.

72 On-Street Parking Spaces are provided on Williamsburg Street based on 24’ long parallel parking spaces.

31 Overflow Parking Spaces are provided behind Residential east of Williamsburg Street.

Leasable Area Analysis:

The development proposes a total combined building footprint of 23,200 square feet with retail or office space on the bottom floor and two floors of residential space above. Residential spaces could be up to 2000 square feet each.

23,200 SF of Office Space requires 77 parking spaces

23,200 SF of Retail/Restaurant Space requires 116 parking spaces

24 multifamily tenant spaces requires 36 parking spaces

The proposed development can be almost completely supported by the provided off street parking, if the first floor spaces are office space. If totally dedicated to retail space, the provided off street parking and one half of the on street parking provided on Williamsburg Street meet the parking demands.

Traffic Analysis:

Roadway and Land Use Data:

- Access to the parcel is from Williamsburg Street and Marlboro Street.
- Speed limit on Williamsburg Street and Marlboro Street is 35 MPH.
- Average Daily Traffic (ADT)-TBD

Landscape and Tree Protection Analysis:

Street Yard: 15’ of lot depth on all street frontages (Recommend asking for 0’ lot lines in Master plan Process)

Buffer Requirement: 5’ rear (Based on Multifamily Zoning)

Green Space Requirement: 40% (Based on Multifamily Zoning)

Parking Lot Trees: 1/10 Spaces with trees at the end of each bay of parking

Site Utility Access Summary

Water: Potable and firewater are located in Richland Avenue and Williamsburg Street.

Sanitary Sewer: Sanitary sewer is located in Richland Avenue and Williamsburg Street.

Stormwater Summary

The study area is generally flat with 2% or less slopes with sandy soils. The roadway currently has existing stormwater infrastructure that is largely in poor condition and is likely undersized. The new proposed cross section of the roadway adds a marginal amount of additional impervious surface. Some additional stormwater structures and piping would be required and would provide some relief from the local flooding within the roadway. Additionally, the use of some select post stormwater Best Management Practices (BMPs) should be incorporated into the overall final design. These include making select sections of the new pavers pervious, adding tree wells, and adding grass swales and bioswales where they best fit. Examples of these types of BMPs can be found in the South Carolina Department of Health and Environmental Control Stormwater Management Manual.

The area identified as being developed as mixed-use will require meeting local stormwater requirements that includes an aggressive stormwater quantity reduction and improving the stormwater quality by removing pollutants. A traditional stormwater management pond would reduce the available amount of developable space. An underground chamber stormwater system is recommended. This system has a

slightly higher initial cost but would allow for more developable area that would offset the cost throughout the property. This mixed use area could also benefit from a few of the select BMPs previously mentioned.

Variance and Rezoning Summary

The Owner should employ the City of Aiken master plan approval process to address zoning conditions of the total project area. This process is set forth in the City of Aiken Planning and Zoning Ordinance.

Prior to approval through the above process the land uses, zoning, setbacks and all zoning conditions are either assumed based on existing zoning or proposed as part of the redevelopment project and are subject to change.

Preliminary Site Concepts

ORIGIN LANDSCAPE
ARCHITECTURE
3540 WHEELER ROAD
SUITE 211
AUGUSTA, GA 30909
ORIGIN.LA

REV.	DATE	DESCRIPTION
A	12/23/2020	ISSUED FOR OWNER REVIEW

OWNER
PROJECT NAME
STREET ADDRES
CITY, STATE, ZIP

JOB NAME

12/23/2020

Concept 1

1"=40'

PC-101

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3540 WHEELER ROAD
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12/23/2020

Concept 2

1"=40'

PC-102

RIGHLAND AVENUE

PARK AVENUE

FARMER'S MARKET

WILLIAMSBURG STREET

WILLIAMSBURG STREET

NORTH

SCALE: 1" = 40'

0 20 40 80 160

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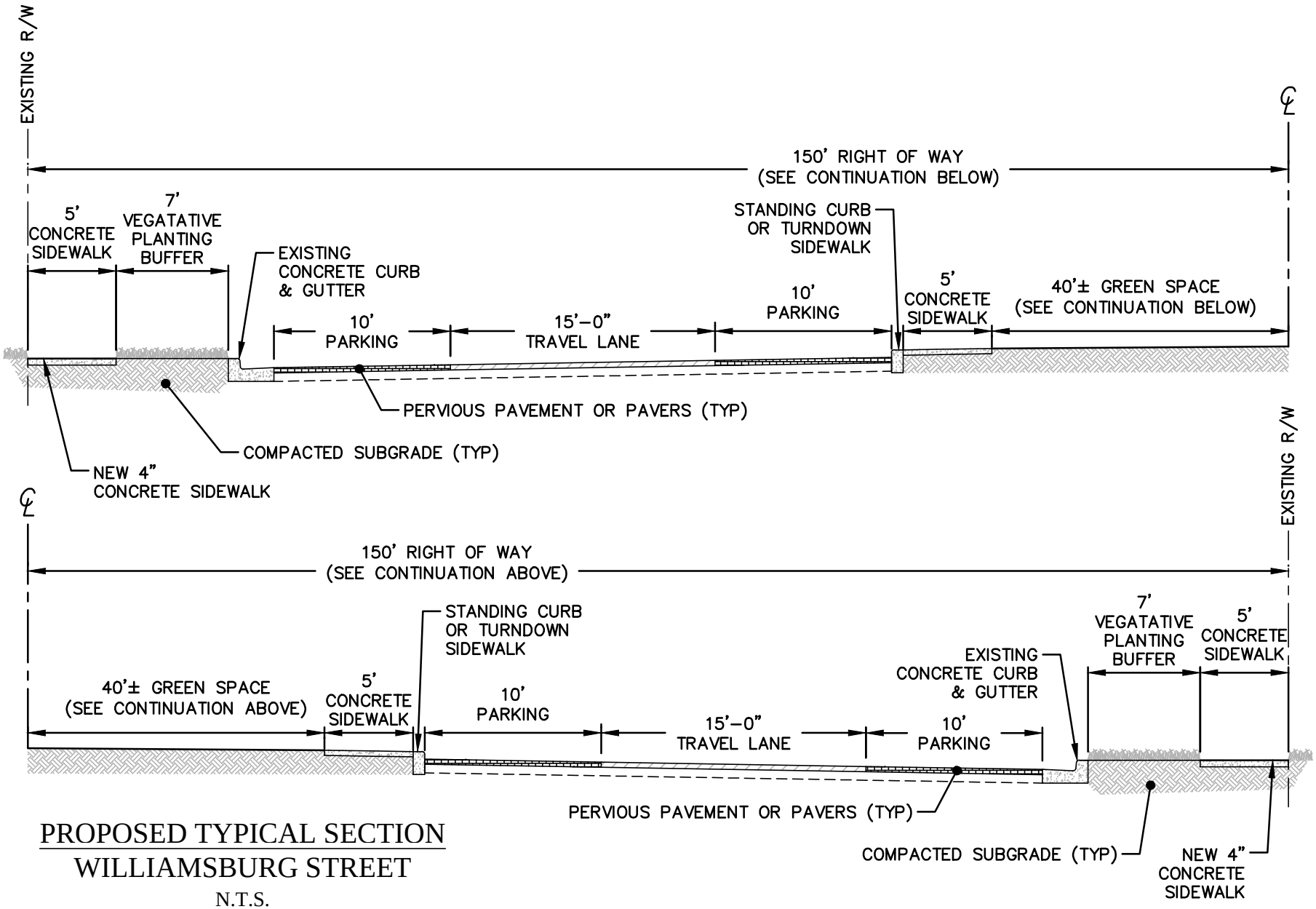
Concept 3

1"=40'

PC-103

Street Cross Section



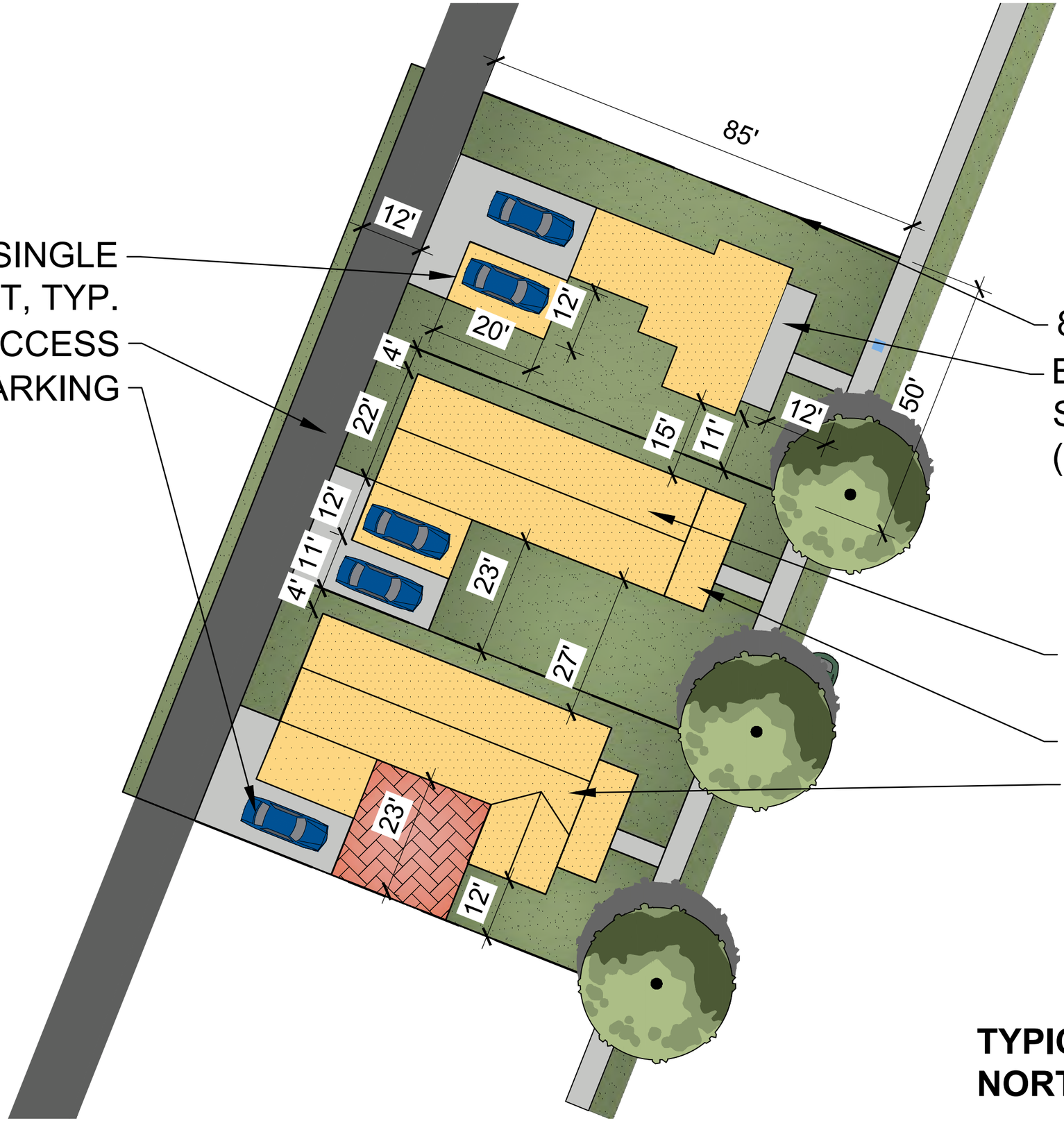
PROPOSED TYPICAL SECTION
WILLIAMSBURG STREET
N.T.S.

C:\USERS\MBOYCE\DESKTOP\20200553_XSEC.DWG 1/11/2021 1:33 PM

CRANSTON ENGINEERING

JOB NAME			
JOB NAME			
JOB NO.	DATE	SHEET	
20XX-XXXX	XX-XX-XXXX	01	

Typical Residential Lot Layouts



SINGLE CARPORT, TYP.

ALLEY ACCESS GUEST PARKING

85'X50' LOT, TYP.

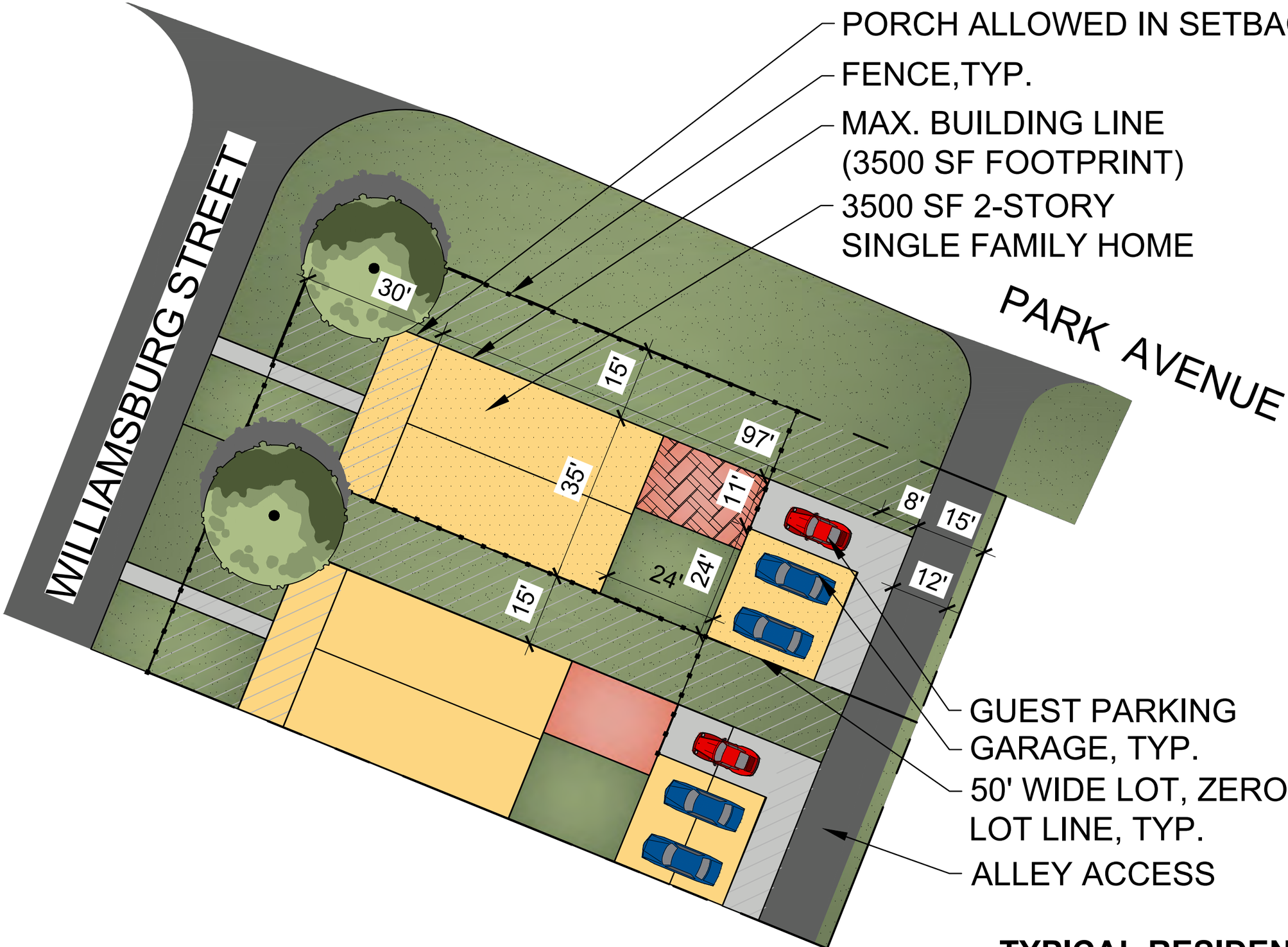
EXISTING TYPICAL SINGLE FAMILY HOME (1000-1200 SF)

1200 SF 1-STORY SINGLE FAMILY HOME

FRONT PORCH, TYP.

1500 SF 1-STORY SINGLE FAMILY HOME

TYPICAL RESIDENTIAL LOT NORTH OF PARK AVENUE



TYPICAL RESIDENTIAL LOT
SOUTH OF PARK AVENUE

Final Site Concept

REFERENCE NOTES SCHEDULE CONCEPT 4

SYMBOL	DESCRIPTION	QTY
1	PAVERS	30,028 SF
2	GREEN SPACE	95,180 SF
3	AGGREGATE PAVING	12,329 SF
4	MULCH	2,722 SF
5	CONCRETE	31,838 SF
6	ASPHALT	65,220 SF
7	SINGLE FAMILY	8,840 SF
8	MULTI-FAMILY	12,800 SF
9	MIXED- USE	16,837 SF
10	LOTS	26,782 SF
11	REMOVABLE BOLLARD	6
12	VEHICULAR LIGHTING	73
13	WILLIAMSBURG ST PARKING COUNT	71
14	EAST PARKING COUNT	102
15	WEST PARKING COUNT	31

0 20 40 80 160

SCALE: 1" = 40'

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SUITE 211
AUGUSTA, GA 30909
ORIGIN.LA

REV.	DATE	DESCRIPTION
A	12/23/2020	ISSUED FOR OWNER REVIEW
B	1/15/2021	ISSUED FOR OWNER REVIEW

CITY OF AIKEN
WILLIAMSBURG ST. REDEVELOPMENT
WILLIAMSBURG ST.
AIKEN, SC, 29801

1/4/2021

1-20-X-COA

Concept 4

1"=40'

PC-103

Perspective Views

Looking Northeast from the corner of Williamsburg and Park

Looking North along the central greenspace

Facing the Farmer’s Market from Richland Avenue

Facing the Farmer’s Market from Richland Avenue at night

Typical Streetscape Along Williamsburg Street

Looking at Mixed Use area from central greenspace

Looking at Farmer's Market from Playground Area

Outdoor gathering or dining area at Mixed Use development (Richland Avenue beyond)

Bird's Eye View of Interior of Mixed Use Development

Night Time Bird's Eye View looking South from Richland Avenue

Looking North toward the Farmer's Market from Park Avenue at Night

Opinion of Probable Cost

CRANSTON ENGINEERING

2020-0553
Thursday, February 4, 2021

Williamsburg Street Infill Development
Preliminary Cost Estimate

Description	Quantity	Unit	Unit Price	Total Price
HOT MIX ASPHALT SURFACE COURSE TYPE B	800	TN	$80.00	$64,000.00
PAVERS	30,028	SF	$10.00	$300,280.00
CONCRETE SIDEWALK	3,540	SY	$55.00	$194,700.00
CURB AND GUTTER	660	LF	$45.00	$29,700.00
STORMWATER ALLOWANCE	1	LS	$85,000.00	$85,000.00
SOD - GREENSPACE	10,580	SY	$8.50	$89,930.00
LANDSCAPE ALLOWANCE	1	LS	$120,000.00	$120,000.00
EROSION CONTROL	1	LS	$30,000.00	$30,000.00
DEMO	1	LS	$55,000.00	$55,000.00
BONDS AND INSURANCE	1	LS	$24,215.25	$24,215.25
SINGLE FAMILY HOME PER STRUCTURE	7	PS	$150,000.00	$1,050,000.00
MULTI-FAMILY AND MIXED USE	29,637	SF	$180.00	$5,334,660.00

Sub Total	**$7,377,485.25**
10% Contingency	**$737,748.53**
TOTAL	**$8,115,233.78**

Existing Conditions

Looking East to the corner of Richland and Williamsburg Street (Proposed Mixed Use)

Looking South at the Farmer's Market from Richland Avenue

Looking Southwest at the Farmer's Market from the corner of Richland Avenue

Looking South toward Park Avenue along Williamsburg Street Northbound from mid-block

Looking East toward the Farmer's Market on Williamsburg Street Northbound from mid-block

Looking North toward the Richland Avenue on Williamsburg Street Northbound from mid-block

Looking East along Park Avenue from the corner of Williamsburg Street northbound

Looking North along Park Avenue from the corner of Williamsburg Street northbound

Looking North along Williamsburg from the corner of Park Avenue and Williamsburg Street northbound

Looking North along the existing greenspace toward the Farmer's Market

Looking North along Williamsburg Avenue southbound from the corner of Park Avenue

Looking Northeast across Williamsburg Avenue southbound from the corner of Park Avenue

Looking East along Park Avenue from the corner of Williamsburg Avenue southbound

Looking north along Williamsburg Street southbound from mid-block

Looking northeast at the Farmer's Market from mid-block on Williamsburg Street

Looking south at Park Avenue from mid-block on Williamsburg Street

Looking North along the central greenspace at the Farmer's Market from mid-block

Future residential lot east of Williamsburg Street

Existing street facing buildings south of Park Avenue

Existing street facing buildings south of Park Avenue

Existing street facing buildings south of Park Avenue