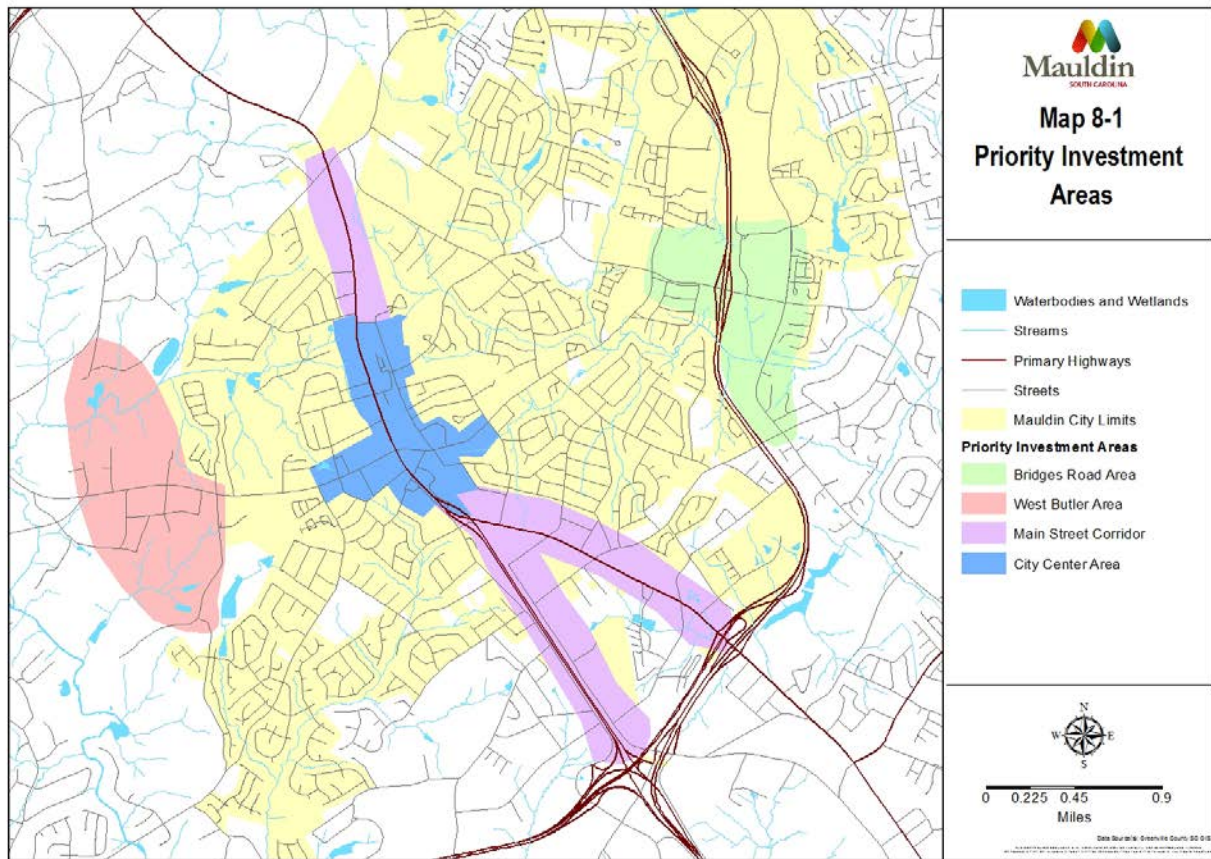


## Chapter 8 Priority Investment Areas

Mauldin's 2009 Comprehensive Plan identified investment priorities in two ways: first, by geographic areas of the city and surroundings, and by specific functional areas where continued investment is needed to implement this comprehensive plan. The City's capital investments have been consistent with the priorities of the 2009 plan and no changes are proposed at this time.

### Geographic Priority Investment Areas

Four geographic areas of the city where public investment will be critical to support growth and to leverage private investment are identified in Map 8-1.



The West Butler Road area offers the potential to develop new road infrastructure to help relieve existing and predicted future traffic congestion, while enabling high quality development of large undeveloped tracts of land. In this area. Investment activities in this area include:

- New playground facilities at Sunset Park;

- A multi-use path on Fowler Circle, connecting Sunset Park to West Butler Road;
- Ready-to-construct plans to extend Holly Ridge Court to connect with Ridge Road;
- Funding requests for improvements to Ashmore Bridge Road at West Butler Road through the Greenville County sales tax referendum for transportation.

The City Center area offers an opportunity to revitalize the commercial core of the city. Investment activities in this area include:

- Landscaping and a new amphitheater at the Mauldin Cultural Center;
- Intersection improvements at Main Street/Butler Road intersection;
- Acquisition of the vacant Taco Bell property to facilitate future street connectivity;
- Completion of a Downtown Master Plan;
- Funding requests for improvements to Jenkins Court and extensions of Sunset Drive and Miller Road through the Greenville County sales tax for transportation;
- Relocate Public Works facility from Jenkins Court.

The Bridges Road area has been the focus of recent development, and provides interstate access to some of the largest remaining commercial development properties in the area. Investments in this area include:

- Widening of Holland Road from Bridges Road to Centerpointe Drive
- Widening of East Butler Road at Mauldin High School and improvement to the East Butler Road/Bridges Road intersection
- Construction of a new fire station on Holland Road at Bethel Road;
- Funding requests for widening Bridges Road from I-385 to Holland Road, included in the Greenville County sales tax referendum.

The Main Street corridor offers many development and redevelopment opportunities in the cities oldest commercial development corridor. The Main Street Corridor Plan adopted in 2009 will continue to provide guidance for investment in this area. Activities in this area include:

- Completion of the first phase of landscape and streetlighting improvements proposed for the corridor.
- Investment in the engineering studies and reports needed to obtain South Carolina Certified Industrial Site status from the SC Department of Commerce for a 35 acre industrial site at 1400 Old Stage Road.

### Functional Priority Areas

Four functional areas are key to the successful implementation of the City's comprehensive plan: streets, fire stations, parks and greenways, and wastewater.

Inadequate state funding for the street maintenance and improvements has resulted in crumbling roads, inadequate sidewalk and bicycle facilities, traffic congestion, and safety issues for all street users. This issue has been addressed by:

- Aggressive matching of funds for street resurfacing made available by the Greenville County Legislative Delegation Transportation Committee (GCLDTC) to resurface over 15 miles of City maintained streets;
- Partnering with SCDOT and GCLDTC to resurface and add paved shoulders/bike lanes to Forrester Drive and Corn Road;
- Funding requests for extensive resurfacing and road improvements through the Greenville County sales tax for transportation;
- Extension of sidewalks on West Butler Road and on South Main Street by SCDOT with American Recovery and Reinvestment Act (ARRA) funds.

The continued rapid growth of the Mauldin area has generated a need for additional fire stations. The new station on Holland Road was opened in 2012.

Expanded parks and greenway trails have been among City Council's goals for several years. Investments in the Mauldin Cultural Center grounds, new ball field lighting at City Park and Springfield Park; and on-going efforts to develop a connection between Mauldin and the Swamp Rabbit Trail reflect this priority. Efforts to identify and acquire additional park locations will continue.

Wastewater system maintenance and expansion will continue to be critical, to meet environmental protection requirements, protect the city's investment in this infrastructure, and support continued economic development. Recent approval of a sewer fee increase will enable the City to continue to invest in capital maintenance of the wastewater collection system.

## Progress on Goals and Objectives

### **Goal 1: Focus public investment in and near Mauldin to maximize economic development opportunities and quality of life benefits**

*Objective 1.1: Implement the Main Street (US 276) Plan*

#### Implementation Strategies

- a. Apply for additional grant funding for construction of the landscaping, congestion management, street connectivity improvements, and sidewalks and bike lanes identified in the plan – *first phase of landscaping is complete; congestion management improvements implemented at the Main/Butler intersection; first phase of street connectivity improvements are on Greenville County sales tax for roads project list; no progress on sidewalks or bike lanes.*

b. Identify additional city funding sources for implementation and for matching grants. *Appalachian Regional Commission grant was applied for but not awarded; County sales tax for roads has been aggressively pursued, and several critical street improvements are included in the final list of projects on the ballot referendum.*

*Objective 1.2:* Focus infrastructure improvements near other large undeveloped areas with good transportation access in the West Butler Road/Fowler Circle area and the Bridges Road/Holland Road area.

#### Implementation Strategies

a. Work with GPATS to pursue Federal Highway Administration funds for improvements to Bridges Road and to develop a new minor arterial road between Ridge Road and West Butler Road. – *Both projects were added to the updated GPATS long range plan in 2013 – Bridges Road is in the funded section of the 20 year plan, Holly Ridge Drive is in the “unfunded needs” section.*

b. Seek opportunities to develop passive parks along the major creeks as a strategy to encourage high quality development in these areas. *Contacts have been made with key property owners in three locations to present this option to be considered at the time properties are developed. Two sites are on the main branch of Laurel Creek, the other is on the main branch of Gilder Creek.*