



FINAL CONCEPT | 3.28.2024

# PEARL & MADISON REDEVELOPMENT STUDY

PREPARED BY:



PREPARED FOR:



# CONTEXT



BROADWAY ST

PUBLIC PARKING  
(19 SPACES)

400 FEET

PEARL ST

PROJECT SITE

300 FEET

PUBLIC PARKING  
(20 SPACES)

725 FEET

400 FEET

OLD TOWN  
GREENWOOD

MAIN ST

PUBLIC PARKING  
(68 SPACES)

PUBLIC PARKING  
(24 SPACES)

MARKET PLAZA

MADISON AVE

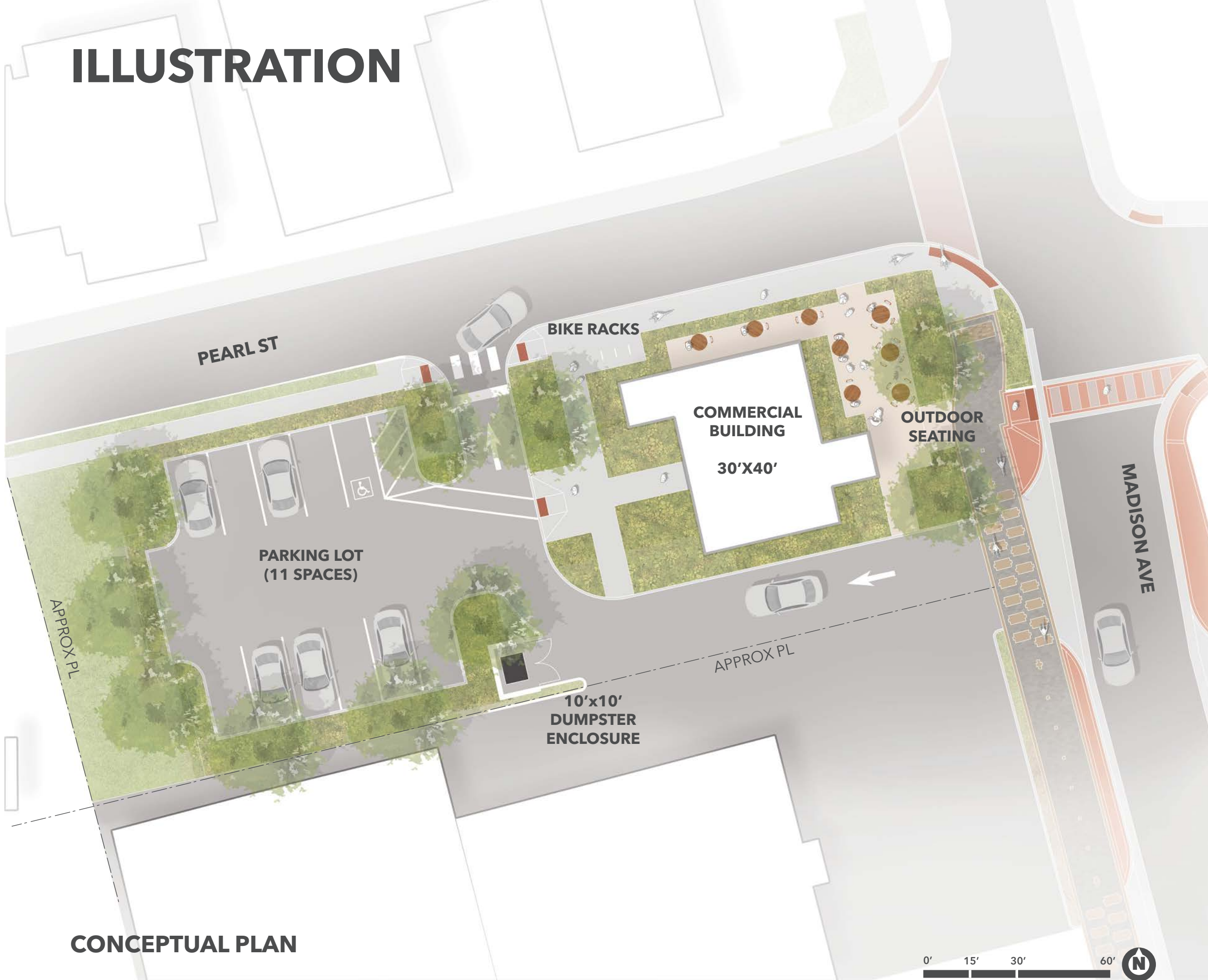
OLD CITY PARK

CITY CENTER PARK

0' 50' 100' 200'



# ILLUSTRATION



**CONCEPTUAL PLAN**

## NARRATIVE

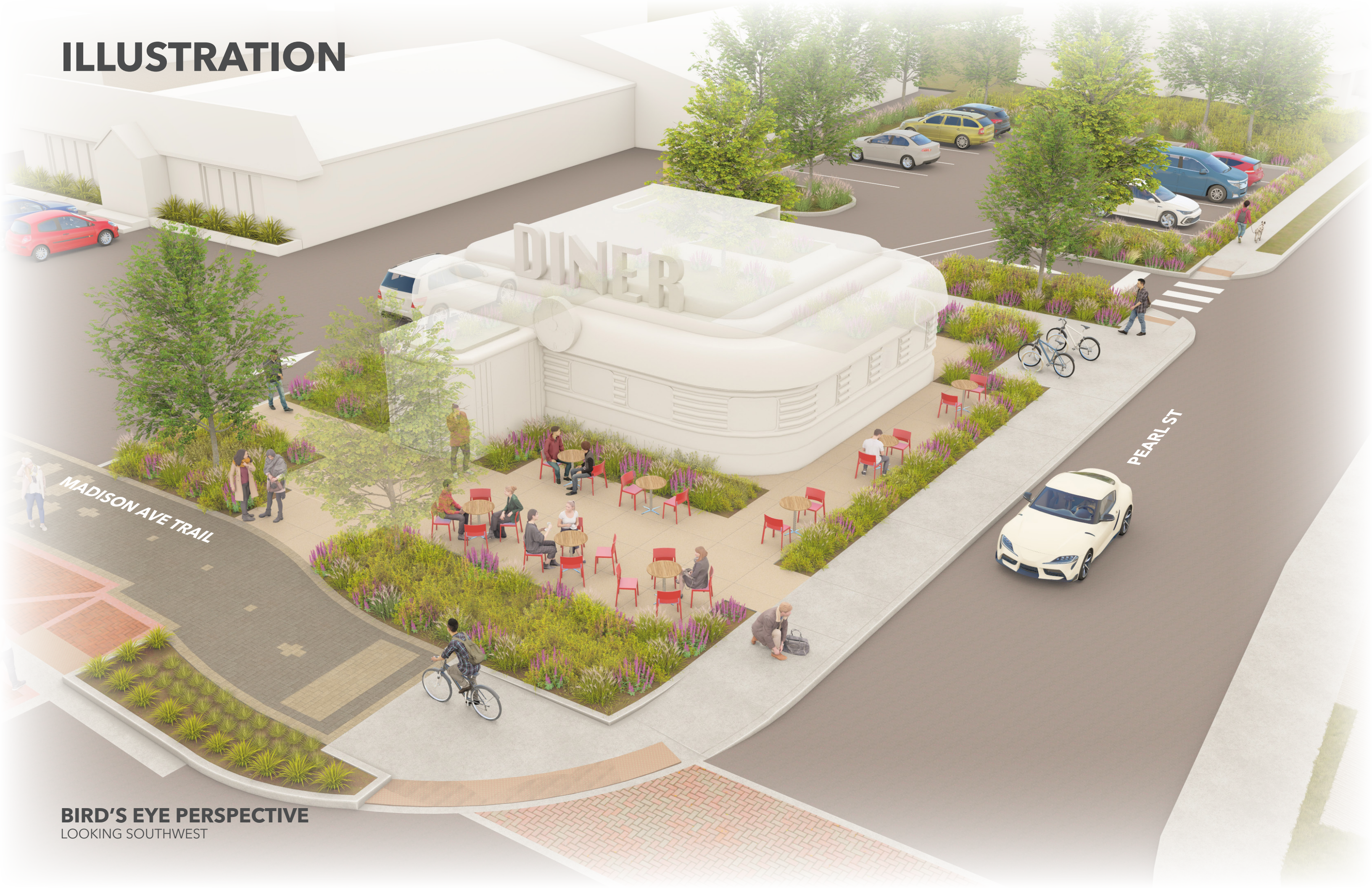
Future development assumes 30'x40' building footprint with a main entrance on the east elevation with a secondary entrance on the west elevation. An additional refrigeration/ storage unit is accommodated on the backside of the building.

A proposed parking lot on the current private parcel accommodates 11 spaces total (1 ADA included).

Vehicular access is a one way entrance from Madison and one way exit onto Pearl St. This allows for additional parking and also avoids a reconfiguration of the new drive approach for 2-way movement on their own property.

A 20' minimum buffer to the west is shown per city code.

# ILLUSTRATION



**BIRD'S EYE PERSPECTIVE**  
LOOKING SOUTHWEST

# ILLUSTRATION



**PERSPECTIVE - BEFORE**  
LOOKING SOUTHWEST FROM MADISON/ PEARL INTERSECTION

# ILLUSTRATION



MADISON AVE  
TRAIL ACCESS

OUTDOOR  
SEATING/ DINING

BIKE RACKS

PLANTING BUFFER

PLANTING BUFFER  
ALONG TRAIL

**PERSPECTIVE - AFTER**  
LOOKING SOUTHWEST FROM MADISON/ PEARL INTERSECTION

# OPINION OF PROBABLE COST



DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<b>Demolition</b>				<b>\$10,000.00</b>
Site clearing	1	LS	\$10,000.00	\$10,000.00
<b>Earthwork</b>				<b>\$31,298.15</b>
Earthmoving Allowance	1	LS	\$5,000.00	\$5,000.00
Sediment/Erosion Control Allowance	1	LS	\$10,000.00	\$10,000.00
Planting Soil	163	CY	\$100.00	\$16,298.15
<b>Pavement</b>				<b>\$148,493.50</b>
Concrete Pavement, 4"	1,315	SF	\$12.00	\$15,780.00
Concrete Barrier Curb	596	LF	\$50.00	\$29,800.00
Unit Pavers	923	SF	\$45.00	\$41,535.00
Curb Ramp	3	EA	\$1,500.00	\$4,500.00
Asphalt Pavement, Full Depth	6,583	SF	\$8.00	\$52,664.00
Asphalt Patch	140	LF	\$25.00	\$3,500.00
Pavement Marking, 4" painted	262	LF	\$0.75	\$196.50
Pavement Marking, 24" wide thermoplastic	20	LF	\$6.00	\$120.00
Pavement Marking, 24" wide stop bar, painted	12	LF	\$4.00	\$48.00
Pavement Marking, ISA Symbol	1	EA	\$350.00	\$350.00
<b>Site Furnishing</b>				<b>\$21,600.00</b>
Bike Rack	3	EA	\$1,000.00	\$3,000.00
Litter and Recycling Receptacles	2	EA	\$2,500.00	\$5,000.00
Table	7	EA	\$1,000.00	\$7,000.00
Chairs	22	EA	\$300.00	\$6,600.00
<b>Structures</b>				<b>\$8,400.00</b>
Fence @ Dumpster	42	LF	\$200.00	\$8,400.00
<b>Electrical</b>				<b>\$12,000.00</b>
Site Lighting	1	LS	\$12,000.00	\$12,000.00
<b>Site Utilities</b>				<b>\$80,000.00</b>
Site Drainage System	1	LS	\$30,000.00	\$30,000.00
Electrical Service Allowance	1	LS	\$20,000.00	\$20,000.00
Building Water & Sanitary	1	LS	\$30,000.00	\$30,000.00
<b>Landscape</b>				<b>\$58,181.00</b>
Mulch, Shredded Hardwood (3")	76	CY	\$50.00	\$3,800.00
Plantings, Standard (shrubs, perennials, orn grasses)	3,723	SF	\$12.00	\$44,676.00
Turf, Sod	151	SY	\$9.00	\$1,355.00
Deciduous Trees, 3" cal	11	EA	\$650.00	\$7,150.00
Ornamental Tree	2	EA	\$600.00	\$1,200.00
<b>Construction Subtotal</b>				<b>\$369,972.65</b>
General Conditions			10%	\$37,000.00
Construction Layout/Survey			4%	\$14,798.91
Maintenance of Traffic			2%	\$740.00
Mobilization/Demobilization			6%	\$22,198.36
Contingency			15%	\$55,495.90
<b>ESTIMATED CONSTRUCTION TOTAL</b>				<b>\$500,205.81</b>

\* **Not included:** Utility reconstruction or relocation, diner unit or associated foundation, soft costs (survey, design, project management, CA)