

Neighborhoods Revitalization Implementation Plan
Project Management Team Meeting
August 12, 2009 Minutes

The project management team meeting for the City of Anderson's Neighborhood Revitalization Implementation Plan was held in the Anderson Room of the Municipal Business Center on Wednesday, August 12, 2009 at 12 Noon.

Housing Task Force Executive Committee members present: Eddie Kinsey, Becky Holmes and Robert Mecke

Housing Task Force Executive Committee members absent: Erick Bradshaw and Jason Craddock

Asset Property Disposition Staff present: Jesse Wiles, Megan Childers and Leigh Wood

City Staff present: Willie Day, Maurice McKenzie, Erin Fann, Erica Craft, Chief Jack Abraham and Don Chamblee

Mr. Wiles welcomed everyone to the August team meeting and said they are moving down the home stretch according to their scope of work. He said the presentation for this meeting was coming directly out of the preliminary draft report they are preparing for City staff to review. He went over the plan draft, which is how the final plan will be outlined.

Mr. Wiles, Leigh Wood, and Megan Childers went into further details outlining and explaining the contents of the final plan:

Draft Plan – Table of Contents

- Mayor's Message
- Executive Summary
- Acknowledgements
- Introduction
 - Focus Area Neighborhoods
 - Decision Making Matrix
 - Windshield Survey
 - Data Collection
 - APD & Project Management Team Decision
 - Neighborhood Profile Summary – Existing Conditions
 - Recent Planning Efforts
 - Historic Resources
 - Socioeconomic Trends
 - Land Use & Zoning
 - Housing Conditions
 - Building Occupancy
 - Parks & Recreation
 - Transportation & Infrastructure
 - Public Safety
 - Community Resources
 - Community Involvement

- Neighborhood Vision & Goals
 - Vision: Anderson, South Carolina community that includes a network of viable, active, and safe Focus Area Neighborhoods. A neighborhood revitalization process that delivers healthy living, fosters relationships among its residents, highlights the unique characteristics of individual neighborhoods, and ultimately instills pride in the community.
- Framework Plan
 - Potential Project Development Areas
 - Map outlining areas and how they correlate to each other throughout the City
 - Land Use and Zoning Recommendations
 - Zoning Changes
 - Neighborhood Commercial Amendment
 - Setback Averaging
 - Nonconforming Use Regulations
 - Neighborhood Conservation Districts
 - Housing & Code Enforcement
 - Homeowner's Assistance Center
 - Housing Rehabilitation Program
 - Housing Demolition
 - Vacant & Abandoned Property Registration Program
 - Neighborhood Clean-Up Days
 - Code Enforcement Hotline
 - Land Acquisition Strategies
 - Land Banking
 - Land Assembly
 - Property Maintenance
 - Property Transfer
 - Transportation & Infrastructure Improvements
 - Sidewalks & Bike Lanes
 - Electric City Transit Covered Stops
 - Electric City Map Availability
 - Neighborhood Road Repairs
 - Stormwater Maintenance & Improvements
 - Water & Sewerline Replacement
 - Public Safety Recommendations
 - Crime Prevention Through Environmental Design
 - Incentives for Emergency Officials to Move into FAN
 - Streetworker Program
 - Junior Cadet Program
 - City and County Police Crackdown on Illegally Located Sex Offenders
 - Additional Fire Hydrant Installation
 - Leadership Development
 - Citizen Academy
 - Youth Mentoring Program
 - Community Partnerships

- Design Strategies
 - Streetscape Enhancements
 - Goal: To create a safe, pleasant experience on roadways for all users (pedestrians, bicyclists, transit riders, and drivers).
 - Design Strategies: sidewalks, crosswalks, lighting, bike lanes, street plantings, transit stops, entry monuments and signs
 - Gateways and Nodes at the following streets/intersections:
 - Murray/Franklin
 - W. Whitner
 - W. Market/Southwood
 - E. Whitner/Dickens
 - Franklin/River/Jefferson
 - Jefferson/Rice Center
 - Model Blocks
 - West Whitner – infill housing and rehabilitation to existing housing
 - Westside Community Center – infill housing on vacant lots and lots with dilapidated houses
 - Franklin and Murray – introduce a new scale of housing to the existing neighborhood
 - Greely Park – park expansion or infill housing
 - Cleo-Bailey School – rehabilitate existing school structure and surrounding housing
 - Orr Street -
 - Lincoln/Grant – potential community green space
 - Schematic House Designs
 - Anderson Mill Redevelopment – 2 proposed concepts presented
- Implementation
 - Project Prioritization – See chart below

NRIP Project Prioritization		
Project	Description	Timeline
Zoning Changes	Alter zoning designations to reflect the character of individual neighborhoods.	Short-Term
Neighborhood Conservation Districts	Designate Neighborhood Conservation Overlay Districts. Adopt guidelines for each district. Establish a review process.	Short-Term
Homeownership Center	Create a central location for homebuyer counseling, homeowner education courses, listings on available homes, and custom options.	Short-Term
Gateways & Streetscape Enhancements West Whitner Franklin & Murray South Jefferson Avenue West Market & Southwood East Whitner River/Jefferson/Franklin	Install neighborhood signage, period lighting, sidewalk improvements, bikelines, transit stops, landscaping improvements.	Short-Term Short-Term Short-Term Short-Term Mid-Range Mid-Range
Model Blocks West Whitner Greely Park Franklin & Murray Westside Community Cleo-Bailey Orr Street	Rehabilitate poor to deteriorated housing stock, acquire vacant and foreclosed properties, develop infill housing that reflects the architecturally significant features within the neighborhood.	Short-Term Short-Term Short-Term Mid-Range Mid-Range Mid-Range
Lincoln & Grant Community Garden	Establish partnerships with local community groups, gardening clubs, and universities. Acquire and demolish remaining dilapidated homes. Site preparation.	Short-Term
Anderson Mill Redevelopment	Brownfield assessment, demolish remaining structures, reuse brick if not an environmental hazard, install stormwater improvements, & redevelop site.	Long-Term

Short-Term = 1-3 years

Mid-Range = 3-5 years

Long-Term= 5-10 years

- Potential Partnerships
 - Housing
 - Neighborhood and Transit Services
 - Anderson Housing Authority
 - Anderson Interfaith Ministries
 - Upstate Homeless Coalition
 - Tri-County Community Connections
 - Sunbelt Human Advancement Resources, Inc. (SHARE)
 - Fresh Start CDC
 - Habitat for Humanity
 - New Spring Church
 - Americorps VISTA
 - Nehemiah Community Revitalization Corporation

- Homes of Hope
- Pinnacle Bank
- For-Profit Developers
- Implementation
 - Housing &
 - Building & Codes
 - Public Works
 - City and County Police and Fire Departments
 - Duke Power
 - Phone Company
 - Recreation Department
 - Stormwater
 - Water & Sewer
 - Pickens Railroad
 - School District 5
 - Anderson Arts Center
 - Local Churches
 - Community Organizations
 - Anderson University
 - Tri-County Tech
 - Clemson University
 - United Way
 - Salvation Army
 - Boys & Girls Club
 - Men at Work
 - We Stand for Kids
 - Alternative School
 - Senior Solutions
- Funding Options
 - Neighborhood Stabilization Funds
 - Community Development Block Grants
 - City General Funds
 - Build America Bonds
 - NeighborWorks of America
 - SC Historic Preservation Office
 - Mary Reynolds Babcock Foundation
 - Foothills Community Foundation
 - Ford Foundation
 - The Home Depot Foundation
 - Art in Transit
- Predevelopment Checklist
- Appendices
 - Neighborhood Profile

At the end of the presentation, Mr. Wiles asked for any questions or feedback at this time. Robert Mecke asked Mr. Wiles to include explanations of proposed projects in the final plan to help explain reasoning to some who may be non-believers of such projects. Mr. Wiles said there is a fine line to walk to keep neighborhoods affordable while trying to diversify them, but it is certainly something they understand and will take into consideration. Becky Holmes reminded Mr. Wiles of Section 8 vouchers that might be available through the Anderson Housing Authority for future housing opportunities that may arise.

There was some discussion regarding the September project management team meeting to decide whether to have a regular meeting and review the final plan or take a trip to Spartanburg to meet with the Preservation Trust and view some of their projects. It was decided that a draft of the final plan would be available at the meeting for review and a trip would be coordinated to visit the Preservation Trust in Spartanburg on the meeting date. The final plan will be unveiled and presented at a public meeting the latter part of September, which Erin Fann will begin working on.

The next meeting is scheduled for:

September 9th – Leave at 9 am from Municipal Business Center

Project Management Team - Trip to Spartanburg to meet with the Preservation Trust

With no further business, the meeting was adjourned.

Respectfully submitted,

Erin H. Fann

Business Development and Neighborhood Manager