

**Neighborhoods Revitalization Implementation Plan**  
**Project Management Team Meeting**  
June 10, 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, June 10, 2009 at 12 Noon.

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

**Housing Task Force Executive Committee members absent:** Erick Bradshaw

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

**Clemson University staff and graduate students (working with APD) present:** Mary Beth McCubbin

**City Staff present:** Willie Day, Maurice McKenzie, Erin Fann, Erica Craft, Chief Jack Abraham, Captain Mike Walters, Willis Lee, and Zachary Slaughter

Willie Day welcomed everyone to the meeting. Mr. Day thanked everyone for coming and brought up the fact that the Neighborhoods and Housing Task Force and Council Committee would be invited to the next meeting in order to let everyone know the status of the revitalization plan. This meeting will be July 8<sup>th</sup> at 12 Noon in City Hall Council Chambers. Mr. Day turned the meeting over to Jesse Wiles.

Mr. Wiles gave an overview of the meeting agenda and said his team was ahead of schedule with the revitalization plan. He said a draft of the plan should be available for review in August. He also noted that a thorough community profile will be included in the plan, which contains components, such as historical background, socioeconomic trends, land use and building conditions, recent developments, community participation process, and SWOT analysis.

Mr. Wiles asked Leigh Wood to speak on implementation strategies for the key development areas. They are as follows:

- **Regulatory Framework**
  - **Zoning changes**
    - Setback averaging – averages setback requirements for infill development
    - Non-conforming uses – consider enhancements to single family housing zoning that requires it to remain as such
  - **Conservation overlay districts**
    - Protects a district from loss of architecturally or historically important buildings, new construction not in character with the neighborhood, and additions to buildings that would lessen their architectural compatibility
    - Provides property owners with clear guidelines for remodeling and new construction
    - Suggested to be most useful in Anderson – Westside Community and Orr Street/Sleepy Hollow

- **Land Banking**
  - Opportunity for City to purchase and consolidate vacant or foreclosed property that can provide opportunities for rehabilitation and redevelopment for affordable housing and/or neighborhood parks, gardens, etc.
  - Enabling legislation is in the works

Robert Mecke suggested being careful with wording outlined in regulations of a conservation overlay district. He denoted similarities to the City's Board of Architectural Review. Mr. Wiles stated that it would be entirely up to City Council and the governing body to determine the guidelines that would be followed. Ms. Wood then turned the floor over to Megan Childers to discuss urban design:

- **Urban Design**
  - **Gateway corridors**
    - Gives community identity by enhancing existing neighborhood character and creates a sense of place
    - 5 sites identified
      - West Whitner Street
      - Franklin Street and Murray Avenue
      - Jefferson Avenue at the Jim Ed Rice Center
      - Franklin Street/Jefferson Avenue and River Street
      - Dickens Avenue and East Whitner Street
    - 3 specific site design suggestions
      - West Whitner Street
      - Franklin Street and Murray Avenue
      - Jefferson Avenue at the Jim Ed Rice Center
  - **Streetscaping**
    - Provides a buffer between automobiles and people, as well as encourages activity and community interaction in neighborhoods
    - Design elements include:
      - Sidewalks – at least 4-5' wide
      - Planted medians
      - Rain gardens
      - Lighting and signage
      - Planting strip with trees
      - Bike racks
      - Crosswalks
      - Transit Access/Bus stops
  - **Model Blocks**
    - Suggested areas include:
      - 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
- **Housing Design**
    - Design features include:
      - High roof pitches
      - Full front porches
      - Wood or brick columns and railing
      - Use of a variety of roof styles, materials, and shapes to create an interesting sightline
      - Shallow setback from road
    - Multi-family options include:
      - Duplex
      - Triplex
      - Townhomes

Becky Holmes asked about the River Street/Shockley Ferry Road area when denoting gateways and areas of focus. Mr. Wiles stated that their team would revisit the area. The prioritization of project sites matrix was then introduced.

**Prioritization of Project Sites**

	Short-Range (1-3 years)	Mid-Range (3-5 years)	Long-Range (5-10 years)
<b>Gateway Corridors</b>			
West Whitner	X		
Franklin/Murray	X		
Jefferson @ Rice Center	X		
Franklin/River St		X	
Dickens/East Whitner		X	
<b>Model Blocks</b>	Short-Range (1-3 years)	Mid-Range (3-5 years)	Long-Range (5-10 years)
West Whitner	X		
Franklin/Murray	X		
Cleo-Bailey	X	X	
Lincoln/Grant Greenspace	X	X	
Westside Community		X	
Greely Park		X	
Orr Street		X	
<b>Redevelopment Projects</b>	Short-Range (1-3 years)	Mid-Range (3-5 years)	Long-Range (5-10 years)
Anderson Mill			X

Mr. Wiles and team asked for any comments or questions. He stated they were looking for approval of this matrix to continue moving forward on the same path. Everyone agreed the plan was on track and for them to move forward as planned.

Chief Jack Abraham inquired about job creation, which would ultimately help with the improvement of the neighborhoods. Mr. Wiles talked about enterprise zones, which aid in economic development, as well as incentives for developers for future development.

The next planning phase includes:

- Land Use and Zoning Framework
- Streetscape Design
- Designs for New Construction and Rehabilitation
- Redevelopment Project Roles and Responsibilities Checklist
- Funding Strategies

A site visit to Spartanburg to meet with the Preservation Trust was also discussed. Mr. Day reminded everyone that the task force and Council Committee would be at the July meeting and suggested a site visit for the project management team in August.

Mrs. Fann reminded the group of the next meeting:

**July 8<sup>th</sup> at 12 Noon – Project Management Team Meeting (City Hall – Council Chambers)**  
(The Neighborhoods and Housing Task Force and Council Committee will be invited)

With no further business, the meeting was adjourned.

Respectfully submitted,  
Erin H. Fann  
Business Development and Neighborhood Manager