Project Team Meeting

June 10, 2009

The City of Anderson, SC

Neighborhood Implementation Revitalization Plan (NIRP)

a.LINE.ments
Clemson's Creative Inquiry Studio

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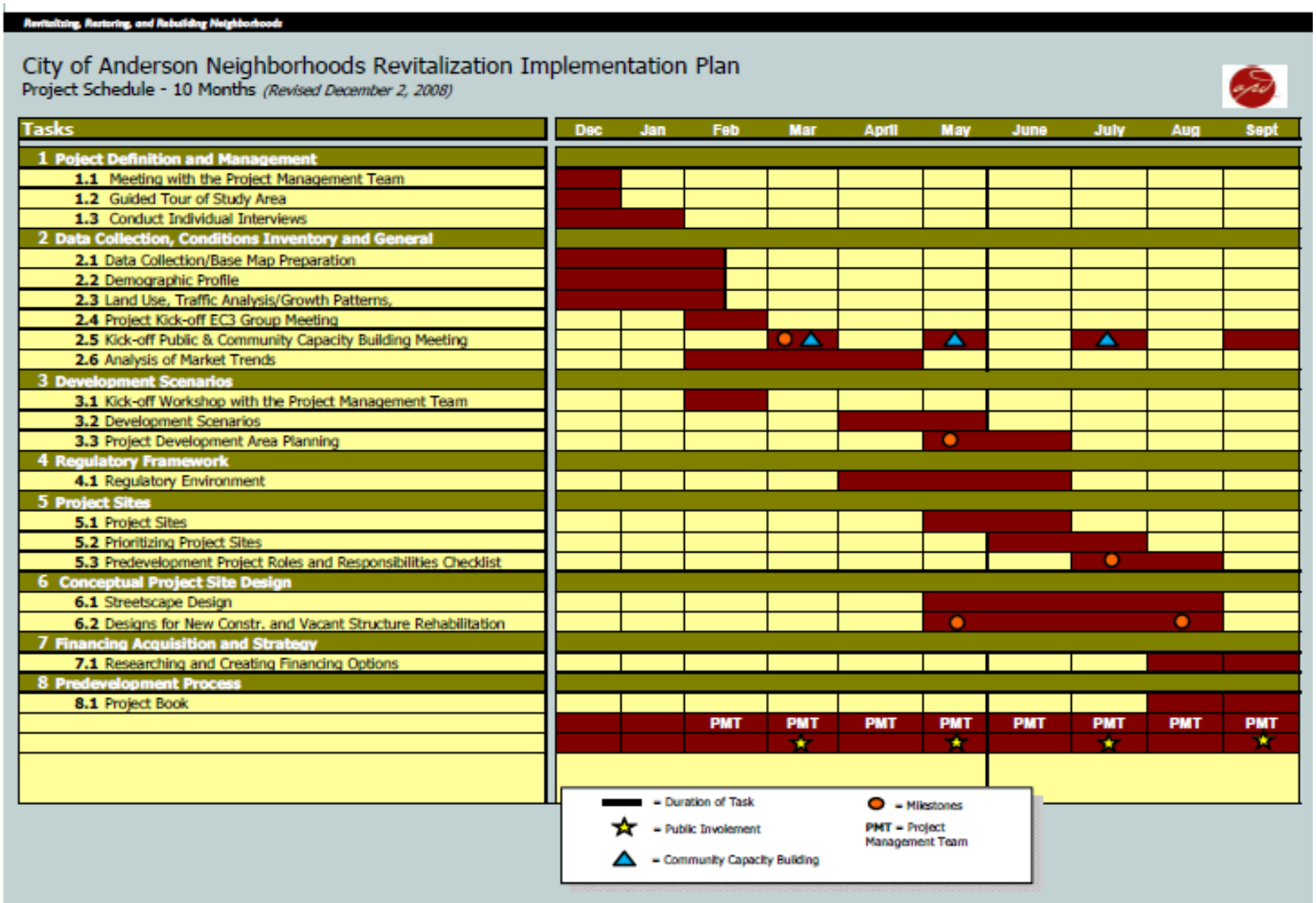
Agenda

- Project Schedule
- Community Profile
- Key Development Areas
- Regulatory Framework
- Urban Design
- Prioritization of Project Sites
- Next Steps

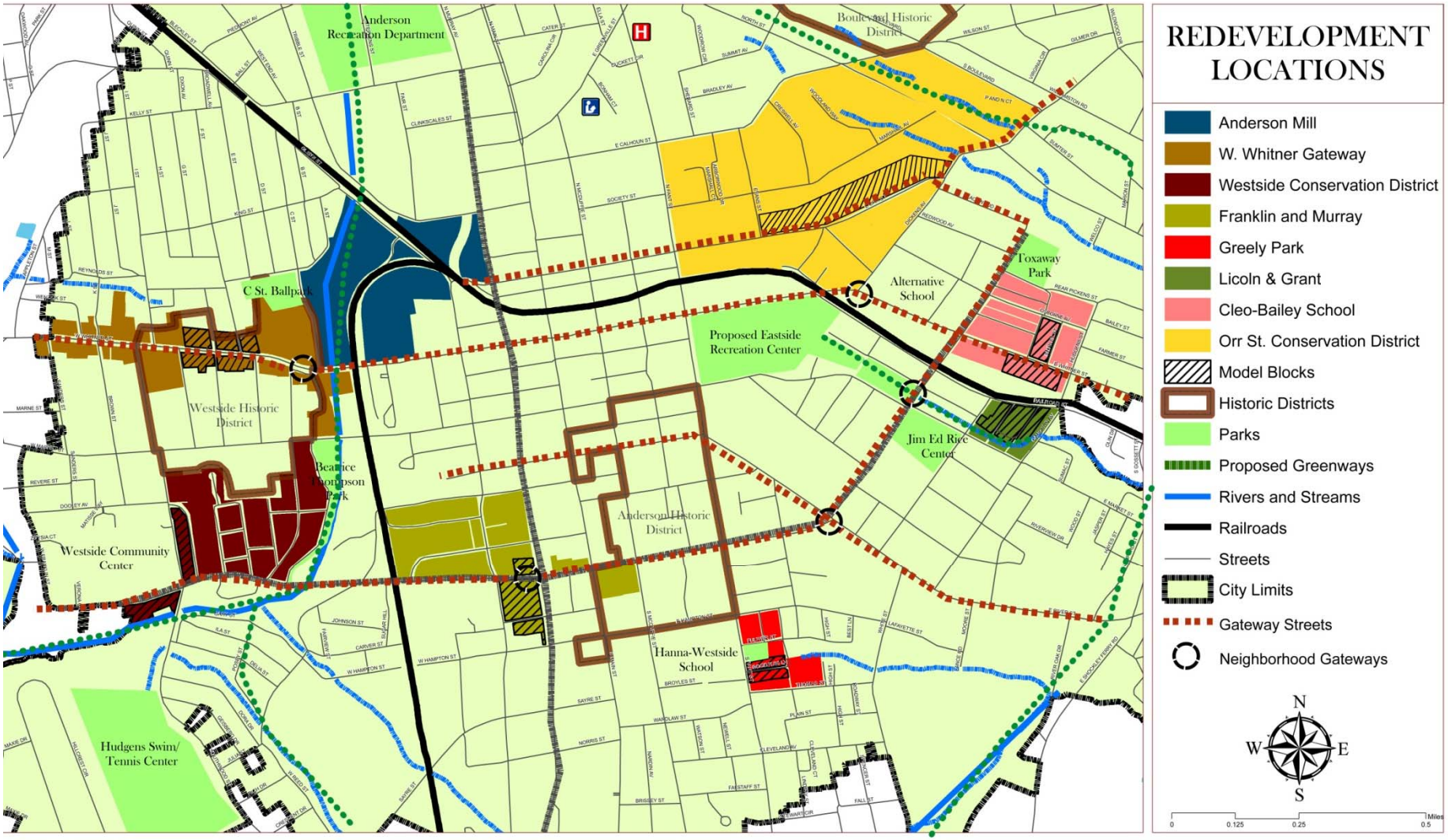
Project Schedule



Community Profile

- Historical Background
- Socioeconomic Trends
- Land Use and Building Conditions
- Recent Developments
- Community Participation Process
- SWOT Analysis

Key Development Areas



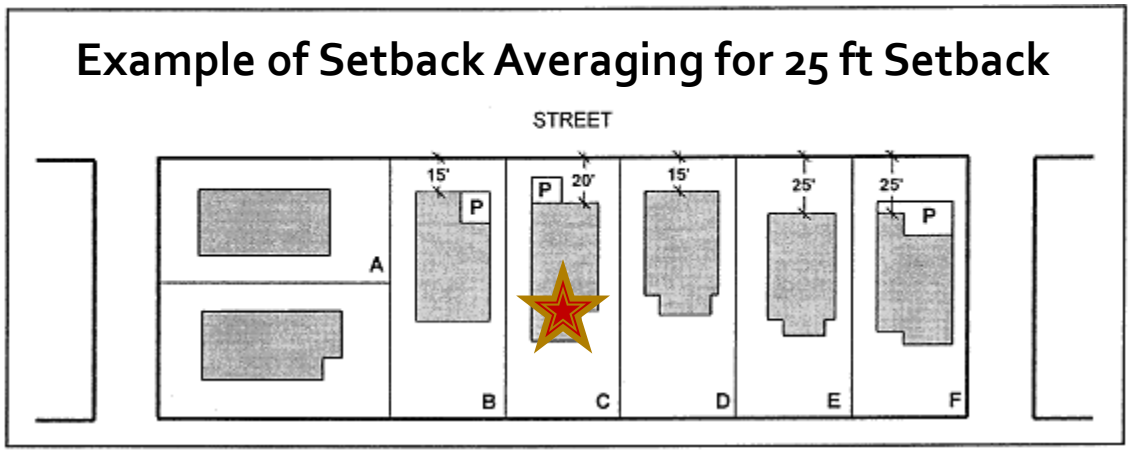
Implementation Strategies

- Regulatory Framework
  - Zoning Changes
  - Conservation Overlay Districts
  - Land Banking
- Urban Design
  - Gateway Corridors
  - Model Blocks

REGULATORY FRAMEWORK

Regulatory Framework
Zoning

- **Setback Averaging**: consider averaging setback requirements in areas where infill development occurs.
- **Non-Conforming Uses**: consider enhancements to single family housing zoning that requires it to remain as such.



Regulatory Framework
Zoning

Hampton Heights, Spartanburg, SC

R-8 Single-Family District

- Historic District
- Transitioning Neighborhood
- Close Proximity to Downtown Spartanburg

Rehabilitation and Zoning Success:

- Owner Occupancy increased from 19% to 83% in 4 years!
- Zoning allowed a new level of code enforcement to get rid of boarding houses.

Regulatory Framework
Hampton Heights, Spartanburg

BEFORE

Acquisition price: $17,000

AFTER

Sold: $96,468

Regulatory Framework
Conservation Overlay Districts

Conservation overlays protect 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.[1]

[1] Source: City of Greenville

Regulatory Framework
Conservation Overlay Districts

- Creates a separate commission to review projects before permits are approved by the city.
- Couples with underlying zoning.
- Provides property owners with clear guidelines for remodeling and new construction.
- Code enforcement by creating stipulations to have properties inspected upon change of renters.

Regulatory Framework
Conservation Overlay Districts

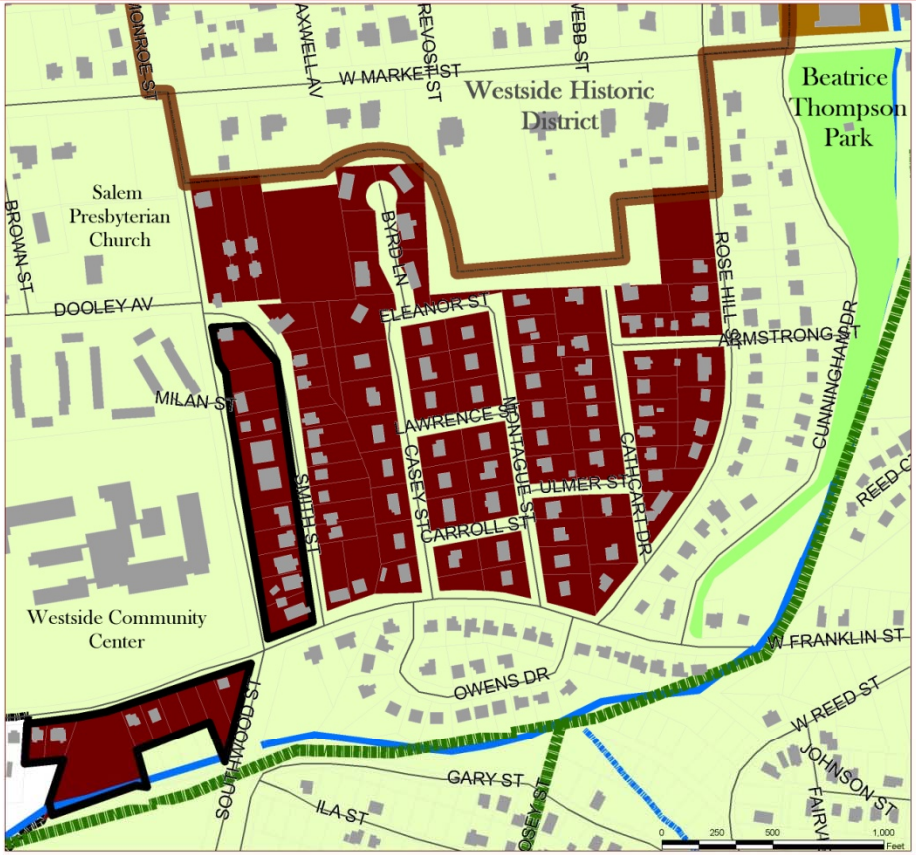
What cities are using this approach in some of their neighborhoods?

- Chapel Hill, NC
- Raleigh, NC
- Jefferson Parish, LA
- New Orleans, LA
- Cambridge, MA
- Champaign, IL
- Knoxville, TN
- And many more.

Where would this be most useful in Anderson?

- Westside Community
- Orr Street and Sleepy Hollow

Conservation Districts



CONSERVATION OVERLAY DISTRICTS

- Westside Conservation District
- Eastside Conservation District
- Model Block
- Historic Districts
- Building Footprints
- Parcels
- Proposed Greenways
- Parks
- Rivers and Streams
- Railroads
- Streets
- City Limits

Map Description

This map indicates the location of proposed conservation overlay districts. A conservation overlay district has the ability to preserve community character and ensure compatibility of infill development.

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Regulatory Framework
Land Banking

- Opportunity for City to purchase and consolidate vacant or foreclosed properties.
- Land banking can provide opportunities for:
  - Rehabilitation and redevelopment
  - City provided affordable housing, e.g. low-income and middle-income housing.
  - Neighborhood parks, gardens, and gathering spaces.
- Enabling legislation only exists in GA, IN, KY, MD, MI, MO, OH, and TX.
- Affordable Housing Commission of South Carolina is drafting legislation.

URBAN DESIGN

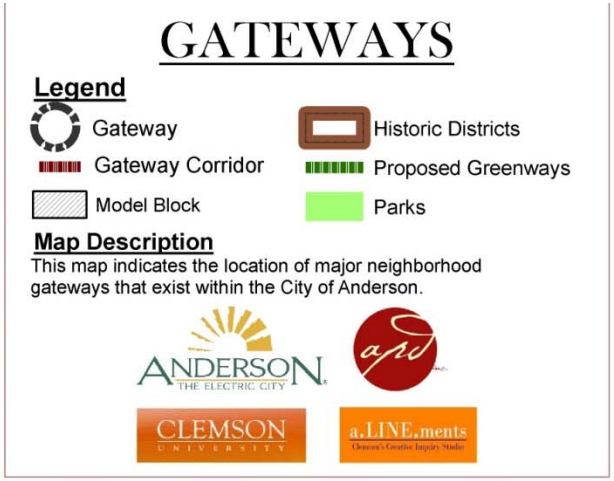
Urban Design
Gateway Corridors

- West Whitner Street
- Franklin Street and Murray Ave
- Jefferson Ave at the Jim Ed Rice Center
- Franklin Street/Jefferson Ave and River Street
- Dickens Avenue and East Whitner Street

Gateway Corridors

WEST WHITNER

EAST WHITNER/DICKENS



FRANKLIN/MURRAY

FRANKLIN/RIVER

JEFFERSON/RICE CENTER

Urban Design

Gateway Corridors: West Whitner Street

Existing Conditions/Needs

- Maintenance Problems
- Beautification
- Neighborhood Signs

Uncovered Storm Drain

Hidden Signage

Brooklyn Ave

C Street

Urban Design

Gateway Corridors: Franklin St and Murray Ave

Opportunities/Constraints

- Maintenance Problems
- Connects the East and West sides of Franklin Street
- In close proximity to downtown
- Model block design on cleared site

Potential Design Solutions

- Streetscaping
- Neighborhood signage
- Improvements to Franklin Street commercial site

Intersection of Franklin/Murray

Franklin St. commercial site

Urban Design

Gateway Corridors: Jefferson Ave and the Rice Center

Existing Conditions/Opportunities

- Proximity to community facilities
- Speeding is prevalent
- Transit widely used in this area

Potential Design Solutions

- Beautification
- Lighting
- Bike Paths
- Crosswalks
- Traffic Calming
- Covered Bus Stop

Jefferson Ave gateway at the Rice Center

Urban Design

Gateway Concepts: Community Identity

- Enhances existing neighborhood character
- Fosters feelings of neighborhood pride
- Create a sense of place
- Branding at the city and neighborhood level can be accomplished in a variety of styles and scales

Examples of gateway signage—from left to right entry monument, banners, columns

Urban Design

Gateway Concepts: Streetscaping

Why is streetscaping important?

- Enhances the pedestrian experience
- Provides a buffer between automobiles and people
- Encourages activity and community interaction in neighborhoods
- Adds to the identity of a neighborhood

Urban Design
Gateway Concepts: Streetscaping Design Elements

Sidewalks (at least 4-5’ wide)

Planted medians (slows traffic)

Bioswales (Rain gardens)

Lighting & signage

Planting strip with trees

Urban Design
Gateway Concepts: Streetscaping Design Elements

Accommodate Multiple User Groups

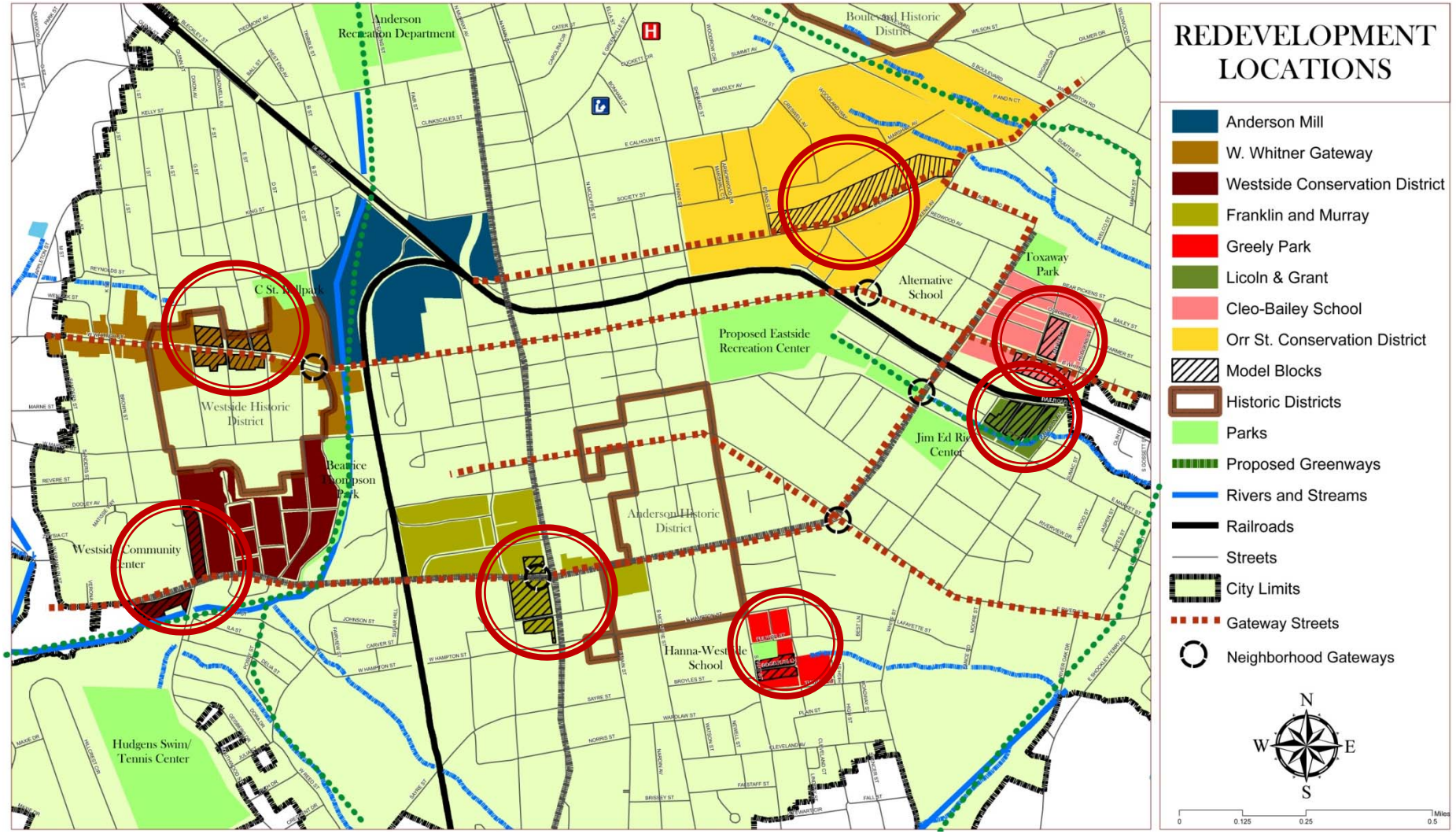
Transit Access

Crosswalks

Urban Design
Model Blocks

- West Whitner
- Westside Community Center
- Franklin and Murray
- Greely Park
- Cleo-Bailey
- Orr Street
- Lincoln/Grant

Model Blocks



Urban Design

Model Block: West Whitner Street

Existing Conditions/Opportunities

- Variety of housing conditions and architectural styles
- Located in existing historic district
- Part of a downtown gateway (West Whitner Street)
- Opportunities for infill housing and rehabilitation to existing housing stock in order to conserve/enhance existing neighborhood character

Homes in W. Whitner St. Model Block

Urban Design

Model Block: Westside Community

Existing Conditions/Opportunities

- Build on the positive impact of the Westside Community Center
- Infill opportunities on vacant land and lots with dilapidated houses
- Infill houses should be of a similar scale to the existing housing stock, but may replicate styles existing in surrounding neighborhoods
- Opportunity to improve connections to the proposed greenway and local amenities (ie, Anderson Recreation Center)

Urban Design
Model Block: Franklin/Murray

Existing Conditions/Opportunities

- Part of neighborhood gateway
- Site is cleared and ready
- Opportunity to introduce a new scale of housing to the existing neighborhood
- Frontage on major thoroughfare (Murray Ave.) and proximity to surrounding commercial sites would accommodate townhomes or multi-family structures on this site

Views from Franklin/Murray site

Urban Design
Model Block: Cleo-Bailey School

Existing Conditions/Opportunities

- Opportunity to rehabilitate existing school structure and surrounding housing
- Add to previous housing efforts by the City of Anderson
- In close proximity to downtown
- Capitalize on historic resources

Existing conditions of houses in proposed model block location on East Whitner Street

Urban Design
Model Block: Greely Park

Existing Conditions/Opportunities

- Vacant land adjacent to Greely Park provide opportunities for park expansion or infill housing
- Expansion would allow a separation of spaces for different user groups (ie, toddler play areas and basketball courts)
- Infill housing would create a safe place for children ("eyes on the park")
- Potential for partnerships with local churches

Greely Park and adjacent vacant land

Urban Design

Community Green Space: Lincoln/Grant

Urban Design
Community Green Space: Lincoln/Grant

Existing Conditions/Opportunities

- Opportunity to provide a space for intergenerational activity
- Barriers around the site (railroad, drainage channel, and topography make infill housing a challenge
- Site could easily accommodate use as open space in the form of a community garden
- Takes advantage of close proximity of Jim Rice Center and the Boys and Girls Club and other recreation facilities

View of Lincoln/Grant from E. Market St.

View entering Lincoln/Grant

Urban Design

Case Study: The Garden Patch—Berkeley, CA

- Multi-purpose youth employment garden in one of Berkeley's low-income, minority communities
- A partnership between the Berkeley Youth Alternative, a senior center, city public-works, and local stores
- Created an opportunity for cross-cultural, intergenerational partnerships
- Youth market garden taught teens how to grow vegetables, flowers, and plants—while also teaching them business, marketing, and sales experience

Urban Design

Case Study: The Garden Patch—Berkeley, CA

- Design includes teen market, tool shed, greenhouse, orchard, demonstration plots, community gathering and classroom space, and a compost and service area
- Market has been successful in teaching teenagers entrepreneurship.
- Most of the students employed at the Garden Patch have graduated high school, gone to college, or gotten quality jobs as a result

Source: "Design for Ecological Democracy", Randolph Hester. 2008

Urban Design

Housing Styles: Single Family Infill Options

Design Features

- High roof pitches
- Full front porches
- Wood or brick columns and railing
- Use of a variety of roof styles, materials, and shapes creates an interesting sightline in the neighborhoods
- Shallow setback from the road

Urban Design

Housing Styles: Multi-Family Options

Triplex

Townhomes

Duplex

Duplex

Duplex

Prioritization of Project Sites

Gateway Corridors	Short-Range (1-3 years)	Mid-Range (3-5 years)	Long-Range (5-10 years)
West Whitner	X		
Franklin/Murray	X		
Jefferson @ Rice Center	X		
Franklin/River St		X	
Dickens/East Whitner		X	
Model Blocks	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	
Redevelopment Projects	Short-Range (1-3 years)	Mid-Range (3-5 years)	Long-Range (5-10 years)
Anderson Mill			X

Next Planning Phase

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

Questions & Answers

Thank You!

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