Mission

To provide leadership in the **responsible use of land** and in **creating and sustaining thriving communities** worldwide.

ULI is a non-advocacy research and education institution with 30,000 members worldwide representing the spectrum of land use and real estate development disciplines, working in private enterprise and public service.
TECHNICAL ASSISTANT PANELS (TAPs)

• Provide **objective, multidisciplinary advice** on complex land use and real estate issues

• ULI **members from across the state volunteer their time** to participate as panelists

• Panel members are participants in the **ULI SC Sustainable Leadership Class**
Diverse Expertise

– Developers
– Engineers
– Lawyers
– Architect and Urban Designers
– Economic Development Experts
– City Planners
Panelists:

- **Tim Allen**, COC Carter Real Estate Center
- **Anna Almeida**, Richland County Planning Department
- **James Bakker**, McAlister Development
- **Kent Johnson**, The Beach Company
- **Karen Kuchenbecker**, CRDA
- **Jacki Martin**, Riley Institute at Furman University
- **John Perry**, Town of Blythewood
- **Russell Stall**, Greenville Forward
Assist Allendale, and specifically the Sugar Hill/Flat Street neighborhood, in economic redevelopment and revitalization.

Neighborhood Association Goals:

- Economic Revitalization
- Streetscape Improvements
- Strong Master Plan
- Attract Young Families to the Neighborhood
THE TAP PROCESS

- Project Orientation
- Neighborhood Tour
- Background Research
- Stakeholder Interviews
- Panel Deliberations
  - Reviewed prior master plans and strategic plans
  - Defined project scope
  - Identified opportunities and challenges
  - Defined guiding principle
  - Developed recommendations
- Community Presentation of Recommendations
Make Sugar Hill/Flat Street Neighborhood a model for hands-on community revitalization in Allendale.
NEIGHBORHOOD STRENGTHS

- Neighborhood Leadership
- Previous Study of Allendale
- Proximity to Main St. and business district
- Openness for change
- Growing and Interested Neighborhood Association
- Open Space Available for Community Gathering Spots.
- Some Community Infrastructure such as School, African American Cultural Museum, Churches, and Community garden

- Some neighborhood successes
  - Removal of blighted homes
  - New sidewalks
PERCEIVED NEIGHBORHOOD WEAKNESSES

- Crime
- Absentee landlords and abandoned lots
- Lack of employment
- Poor condition of elementary school
- Low education attainment and work skills
- Lack of street lights
- Lack of recreational opportunities
COMMUNITY OPPORTUNITIES

- Capitalize on nature based tourism industry and local festivals
  - Annual Clean-Up Day (100+ people)
  - CooterFest
  - Fishing Tournament
- Build on presence of USC Salkahatchie / strengthen partnership
- Availability of undeveloped lots
- Qualification for USDA grants
- Ongoing revitalization of downtown
PERCEIVED CHALLENGES

- Instilling community pride
- Fragmented leadership, churches, and government
- Low tax base and high tax rate
- Absentee parents
- Capacity to implement and sustain civic initiatives
TAP TEAM GENERAL RECOMMENDATIONS

- Develop a Strategic Plan
- Create a Sense of Place
- Enhance the Cultural Center
- Build Workforce Housing
- Create Annual Neighborhood Clean Up Day
- Build USDA Relationship
• Encourage school board to improve school
• Integrate school into neighborhood
• Deputize community leaders
• Gain control of vacant lots
• Create community partnerships and alliances
• Create Safety
  • Streetscapes, lighting, and Increase police presence
Immediate Next Steps

- Gain control of vacant lots for housing and public space
  - The City of North Charleston has received grants through the CBGD to demolish 1350 blighted homes

- Identify sustainable funding sources
  - USDA, USC, CBG, HUD, and corporate grants

- Create strategic workforce housing development plan
  - Teacher housing (rental, non-profit owned)

- Create program to prioritize city investment projects
  - Strong neighborhood leadership criteria

- Aesthetic improvements to school
  - Landscape
  - Remove barb wire
In Closing

If not here, then where
If not now, then when
If not your hands, then whose