



Northside Initiative



Spartanburg, South Carolina
2012 Choice Neighborhoods Initiative Planning Grant

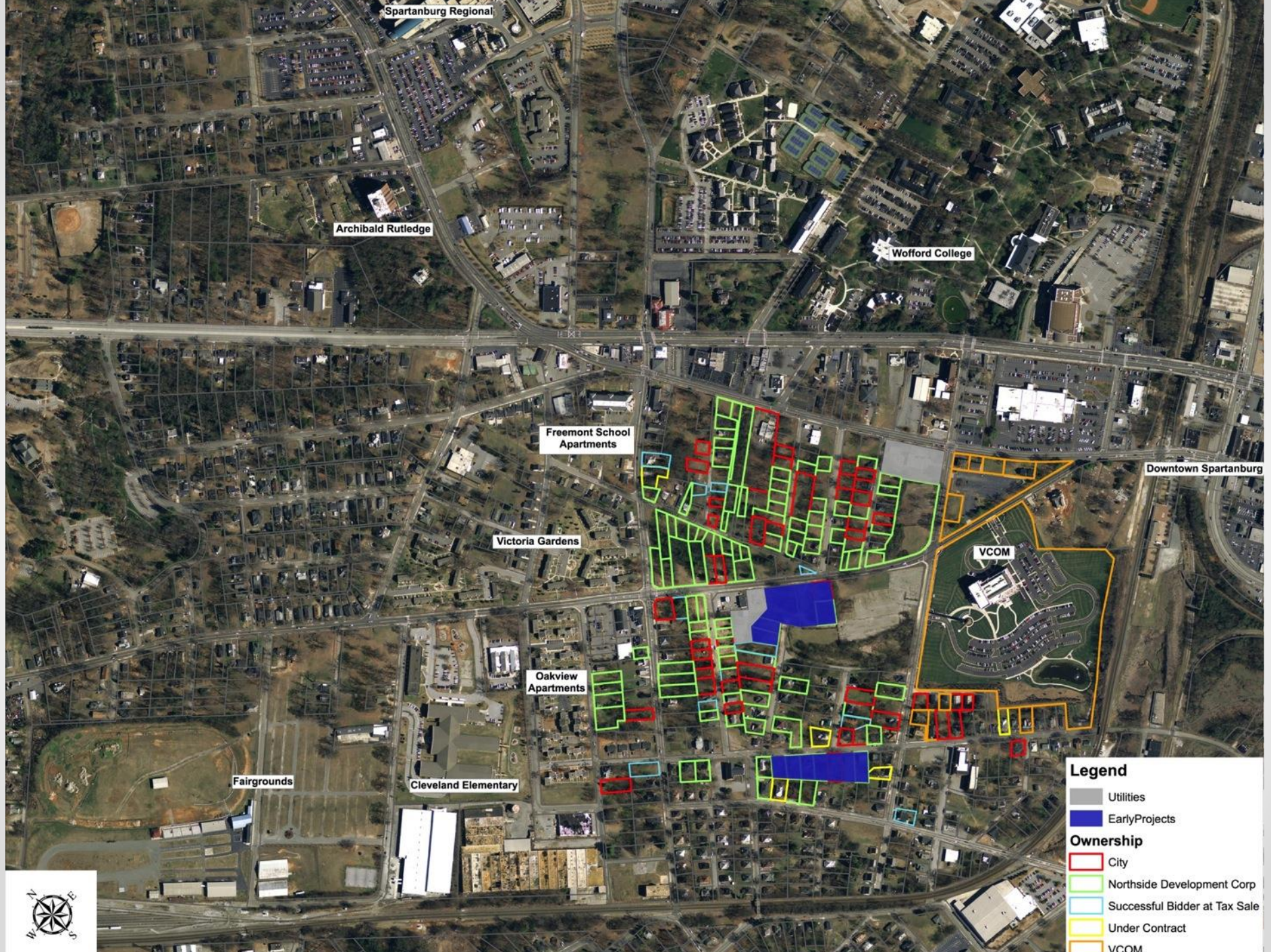
Transformational Plan Outline with Content
December 20, 2013



The Northside Initiative

Building a neighborhood of choice.

All together. All focused.



Spartanburg Regional

Archibald Rutledge

Wofford College

Downtown Spartanburg

Freemont School Apartments

Victoria Gardens

VCOM

Oakview Apartments

Fairgrounds

Cleveland Elementary

Legend

-  Utilities
-  EarlyProjects
- Ownership**
-  City
-  Northside Development Corp
-  Successful Bidder at Tax Sale
-  Under Contract
-  VCOM



SHA and City Partnership - History

Austin Street Redevelopment

- City designated redevelopment area, condemn property, acquired property, and provided infrastructure.
- SHA served as a developer along with a CHDO, and provided homeownership training

Tobias Hartwell Hope VI Project

- The City provided support via CDBG Funding

Collins Park Hope VI project

- The City provided support via CDBG Funding, and designated an adjacent site as a redevelopment area for single family housing.

Northside CNI Partnership History

- The Mayor initiated a Northside Advisory Committee (15 organizations/institutions) - Fall 2010
- The Northside Advisory Committee help create Northside Development Corp: Sole purpose is the Northside Initiative - Fall 2011
- Purpose Built Communities Member – Winter 2011/2012
- CNI Planning Grantee – Fall 2012 : City is a Co- applicant with SHA as lead
- SHA, City, and NDC MOU – planning/pre-development
- Choice Planning Committees are formed
- Northside Voyagers are created : Citizen led neighborhood leadership group
- Columbia Residential selected as developer



Current Commitments - City

- The City of Spartanburg's FY14-15 Community Development Block Grant and FY 14-15 HOME Grant was recently approved by City Council. \$236,723 was allocated for Northside Initiative Community Development Projects.
- \$100,000 - Demolition Activities
- \$116,723 - Owner-Occupied Rehab/Cleveland Heights
- \$20,000 - Financial Literacy
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- In addition, \$50,000 was budgeted for economic development/section 3 activities (workforce dev.) city-wide, and I anticipate this activity happening in the Northside.
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City's Role in Implementation

- We will adopt a zoning overlay, built on our form-based code framework, to provide a regulatory tool to ensure development on the Northside is consistent with the plan. It will include design standards.
- We will likely establish a mechanism (perhaps a Tax Increment Financing District) to direct resources toward necessary infrastructure, streetscaping, and the like.
- We will likely redesign bus service routes to correspond to expected added demand within the Northside

City Role Cont.

- We will build the new TK Gregg Recreation Center
- We will daylight the creek and construct linear park amenities
- We will lobby SC DOT to program funds for improvement of Pine/Arch corridor as a main artery for the Northside and the proposed realignment of Magnolia at Church
- To support economic development and job creation, we will provide financial incentives to compatible potential employers to locate in the area

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