
Lower Waverly



Catalyst Redevelopment Plan

City of Columbia Planning Department July 2006

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Executive Summary

“Everybody Counts, Everybody Contributes, Everybody Benefits” is more than a motto for the City of Columbia; it is a measure for attaining excellence. The City of Columbia is committed to providing safe and advantageous locations where all people are valued and all people have a voice in their communities. Through collaborations with various City departments and other entities, the City of Columbia embarked on an ongoing endeavor to enhance the City’s features and surroundings in order to make the City safer and more attractive. Neighborhood revitalization is one method that the City has employed to reach its goal of excellence.

Community revitalization is a great way to illustrate that *“Everybody Counts, Everybody Contributes, Everybody Benefits”* because it gives everyone, specifically those with vested interest in the community, an opportunity to participate in the decision-making process and reap the benefits of restoration efforts.

In keeping with the City’s goals, The Lower Waverly Catalyst Redevelopment Plan was drafted in order to identify blighted and conservation areas lying within targeted portions of the Lower Waverly community. The overall objective of the Lower Waverly Catalyst Redevelopment Plan is to highlight sections of the community that would benefit from privately and publicly funded projects.

The Lower Waverly community possesses an ideal location for mixed-income residential development and mixed-use development. Revitalization of the area would accentuate the positive qualities that are present in the community and reduce the negative factors that detract from the neighborhood’s assets.



Executive Summary Continued

Boundaries

The boundaries are: Gervais Street as the northern border, Millwood Avenue as the eastern border, Santee Avenue as the southern border, and Heidt Street as the western border. (Refer to Appendix 1 to view a map of the boundaries.) This target area encompasses the eastern segment of the Lower Waverly community.

Rationale for Boundaries

Redevelopment is occurring in, around, and near the Lower Waverly neighborhood; however, the eastern portion of the community has not experienced the same amount of restoration. There are numerous development and redevelopment projects occurring within a two-mile radius of the eastern segment of the Lower Waverly community (i.e. improvement to Five Points streetscape, Shandon Square development, and the Schneider School adaptive reuse project, just to name a few); however, not much has been done within the specified boundaries of the redevelopment area. The outlined areas were chosen as a focal point to encourage a renaissance within the inner community.

Privately funded restoration of single-family homes and new construction of single-family homes have transpired in the Lower Waverly community within the last decade (view Appendices 2-5 for pictorial examples of these projects). Yet, the eastern segment of the neighborhood has not received the desirable transformation. This redevelopment plan will show that the entire Lower Waverly community is truly an ideal location for momentous revitalization!

Background

The Lower Waverly community has been noted in prior publications as an area in need of redevelopment. During previous studies of the neighborhood, community leaders and residents highlighted the eastern part of the Lower Waverly neighborhood as the part of their community requiring immediate attention. In 2003, the City of Columbia, the East Central City Consortium, Inc., neighborhood organizations, and other groups worked together under the guidance of F. A. Johnson Consulting Group, Inc. and drafted revitalization guidelines for the area.



Executive Summary Continued

Safety concerns and quality of life issues prompted residents and personnel of the City of Columbia to strengthen their partnership in order to ensure that the entire Lower Waverly community benefits from development ventures.

The Lower Waverly Catalyst Redevelopment Plan differs from the previous studies because the primary purpose of the Lower Waverly Catalyst Redevelopment Plan is to highlight blighted and conservation areas that exist within the eastern boundaries. These boundaries were noted as Catalyst 1-2 (Heidt Street Corridor) in *A Plan for the Redevelopment of East Central City* which was published by F. A. Johnson Consulting Group, Inc. in June 2004.

(Specific ideas regarding what should replace the blighted and conservation areas are found in at least two recently published studies. The conclusions from those studies are found in the Appendices. Refer to Appendix 6, 7, and 8.)

Findings

A physical assessment of the area affirmed prior declarations for redevelopment. The community exhibits more than double the criteria required for it to be deemed a “blighted area”. The State of South Carolina’s redevelopment guidelines proclaim that a boundary must display at least 5 specified undesirable traits; the catalyst site possesses 11. (A complete listing of the criteria is found in Appendices 9-10.)

Current blighted conditions are formed by various incivilities; including numerous vacant lots, litter, multiple boarded homes, dilapidated structures, deterioration, illegal usage of buildings, and the lack of buffers between commercial and residential property. The blighted conditions are highlighted on pages 20-30. The existing blight makes the eastern portion of the Lower Waverly neighborhood an ideal location for redevelopment. However, the area’s current amenities make it perfect for revitalization.



Executive Summary Continued

There are many attributes that make the Lower Waverly community wonderful. Lower Waverly is close to downtown, Five Points, and Old Shandon, all of which enhance the neighborhood's charm. Not only does the community have an idyllic location but also it currently possesses many amenities, such as a 10-acre public park, sidewalks, and multiple gathering locations (i.e. churches, corner stores) that other neighborhoods lack. Combining the current amenities with redevelopment projects would magnify the community's attractiveness.



Purpose

This redevelopment plan focuses on the previously studied area, Catalyst 1-2 (Heidt Street Corridor), and therefore is named the *Lower Waverly Catalyst Redevelopment Plan*.

Boundaries

North: Gervais Street
East: Millwood Avenue
South: Santee Avenue
West: Heidt Street

(View Appendix 1 to see a larger map of the boundaries.)

The purpose of this plan is to not only highlight blighted and conservation areas that exist within the boundaries but also to equate the findings with previously published documents pertaining to the same geographic area.

(View Appendix 9 for a complete definition of blighted areas and Appendix 10 for a complete definition of conservation areas.)

Map of Boundaries



Locational Characteristics

The Lower Waverly community is nestled in the heart of the City of Columbia. A nicely landscaped gateway welcomes residents and visitors entering the community from Millwood Ave. and Gervais St. (A picture of the gateway is located to the right.)

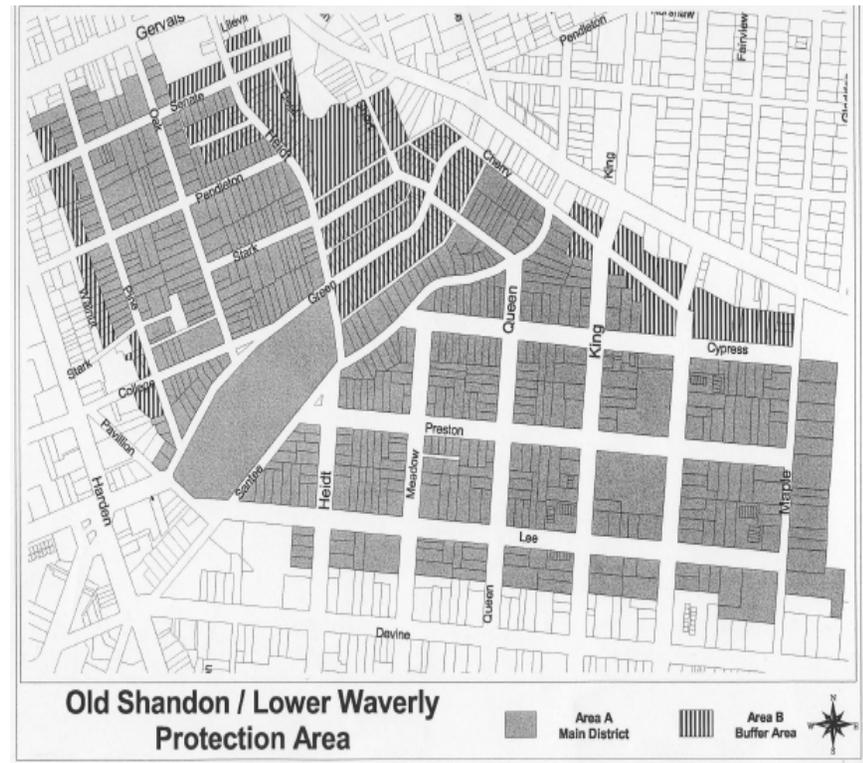
The community offers a lot of desirable attributes. Among the neighborhood's assets are the various public amenities including the Martin Luther King Jr. Park (MLK Park). MLK Park encompasses 10 acres. A memorial fountain to the late Martin Luther King, Jr., an 18,200 sq. ft. community building, a large playground, picnic tables, and benches are part of the public park. In addition to the physical accolades, the community is distinguished as being one of the first neighborhoods to develop outside of Columbia's original city limits.



The community's prominent past continues to be observed. In the 1993 *City-wide Architectural Survey & Historic Preservation Plan* conducted by John M. Bryan & Associates, Lower Waverly was noted as an ideal location to be recognized as a local historic district. The community's rich history and architectural significance was the basis for the recommendation. In 2001, Lower Waverly successfully completed the designation process and was designed a local historic Protection Area by the City of Columbia. The designation was made possible because residents recognized the important history of their community and expressed interests in their neighborhood becoming a local historic district. As shown on the map of the district displayed to the right, the residential part of the redevelopment plan is included in the Protection Area. View Appendix 11 to see a larger version of the map. (Alterations to properties in the Main District must be approved by the Design Development Review Commission, a quasi-judicial board that reviews proposed alterations in historic districts, prior to the changes occurring. Most of the catalyst site is in the Buffer Area, which allows reviews to be done by the City of Columbia Preservation Office staff.)

(The district's name is Old Shandon/Lower Waverly Protection Area. Although Old Shandon and Lower Waverly are two different communities with separate neighborhood associations they were

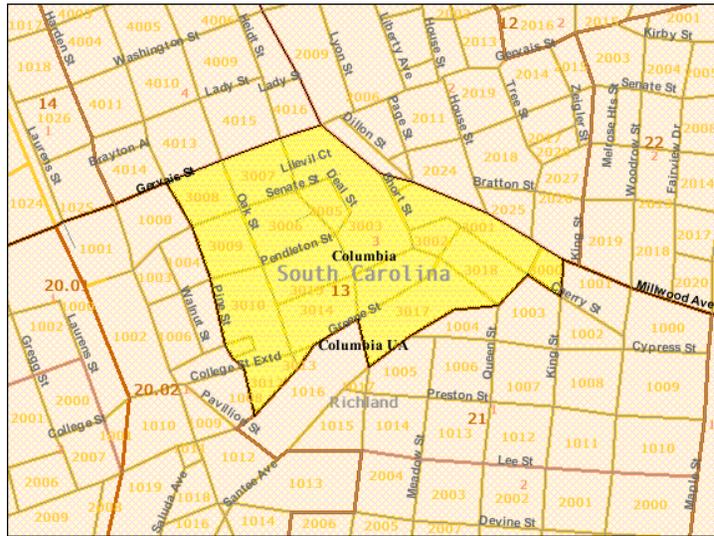
merged for historic designation purposes primarily due to their close proximity to one another and similar historic value.)



U. S. Census, 2000

Lower Waverly is represented in the 2000 U. S. Census as Census Tract 13 Block Group 3. Block Groups are segments of Census Tracts, which allows Block Groups to provide information for a more specific area than Census Tracts provide; however, it is important to note that Block Group 3 includes more than the boundaries outlined for the redevelopment plan. (Please view the map below to see Tract 13 Block Group 3 boundaries.)

Although the data for Block Group 3 is a bit broader than ideal, due to more than the catalyst segment of Lower Waverly being enveloped in the Census data, the information gained by using the statistics is extremely valuable in providing a more in-depth understanding of those that reside in the community; therefore, the benefits of using the broader data outweigh any negatives.



(Another important fact to note: The 2000 U. S. Census Sample Data was used to gather all of the Census statistics provided. The Sample Data was chosen because it provides more detailed information such as: income, employment status, and residential dwelling construction dates. These categories, in addition to others, are not offered for the Census 100% Data. The Sample Data was used for all figures that came from the Census in order to be consistent with the numbers used as the basis.)



Demographics

According to the 2000 U. S. Census, 768 of the 115,994 people that lived in the City of Columbia were residing in Block Group 3. In general, the Lower Waverly community was comprised mostly of minor-aged children, young adults, and middle-aged residents. Approximately 77% of those residing in Block Group 3, during the 2000 Census, were younger than 50 years of age. The majority of residents in Lower Waverly described their race as African-American (91.1%). This large concentration of African-Americans in one Block Group is magnified when you consider the fact that African-Americans account for approximately 46% of the overall population in the City, according to the 2000 Census data.

Residents of Lower Waverly are considered working class based on their educational attainment and incomes. A high school diploma or its equivalency was the maximum educational attainment for approximately 67% of Block Group 3 residents 25 years of age and older; compared to 38% for the entire City.

In regard to income, 58% of households in Block Group 3 earned less than \$20,000 per year. This percentage is high in comparison to the overall City's percentage for the income bracket. During the same time frame, 34% of all City residents earned less than \$20,000 per year. As a result of the marginal incomes earned, the disposable income in the Lower Waverly community was relatively low. Even with the low household income, only a small percentage of residents reported receiving publicly funded financial assistance.

Supplemental Security Income (SSI) was present in 73 (25%) of the 294 households and 27 (9%) of the households obtained public assistance income.

Residents utilized private transportation the most as a form to commute to work.

Private development would dramatically enhance the eastern Lower Waverly neighborhood. A mixed-income community is ideal. Adding more diversity in the community would be an asset to the area. By attracting residents with higher incomes, the



community gains more disposable revenue. Increased financial flow is attractive not only to current businesses that are located in the area but also to businesses that are considering moving to the community.

Revitalization is the best way to boost the attractiveness of the community. An element of diversity would restore the neighborhood and the positive potential that could follow is bountiful.

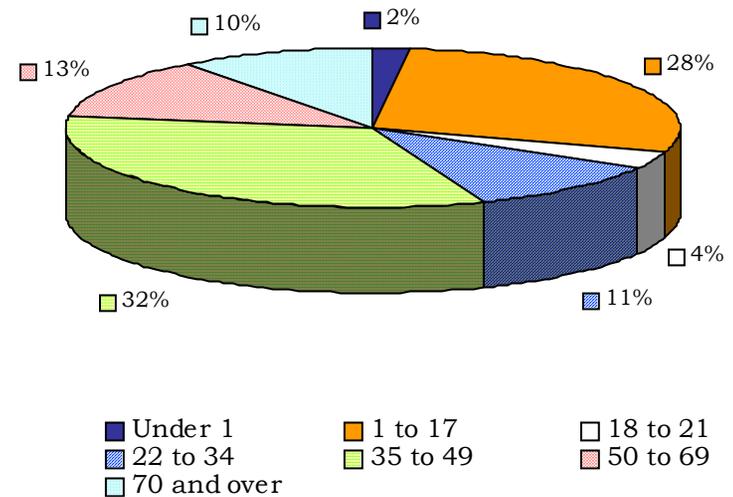
Race

The majority of residents during the 2000 U. S. Census were African-American (91.1%). Caucasians represented 7.9% of residents and the remaining 1% identified themselves as being comprised of two or more races.

Gender and Family Type

Block Group 3 was comprised of more females than males. Approximately 399 females (51.9%) lived in the community. As shown in Figure 1, slightly more residents were 35 years of age to 49 years of age than any other age bracket.

Figure 1: Distribution of Residents by Age



The community had 294 households. There were 120 (41%) one-person households and 174 (59%) two or more person households.

Out of the two or more person households; 152 (87%) were classified as family households, meaning the residents were either related by marriage, adoption, or birth.

Sixty-four (42%) of family households were comprised of married couples. The remaining 88 (58%) households were comprised of a non-married parent that had at least one of his/her biological/adopted children residing with him/her during the time the Census data was collected.

Of the 64 married couples, 42 (66%) of them did not have a biological/adopted child under the age of 18 living with them at the time.

In contrast to the relatively low percentage of biological/adopted minor aged children that lived with married couples (34%), approximately 47% of non-married persons had a biological/adopted

minor-aged child living with them during the time the Census data was collected.

In terms of the distribution of non-married persons with custody of their biological/adopted children, gender of the parent whom the child resided with was a major factor.

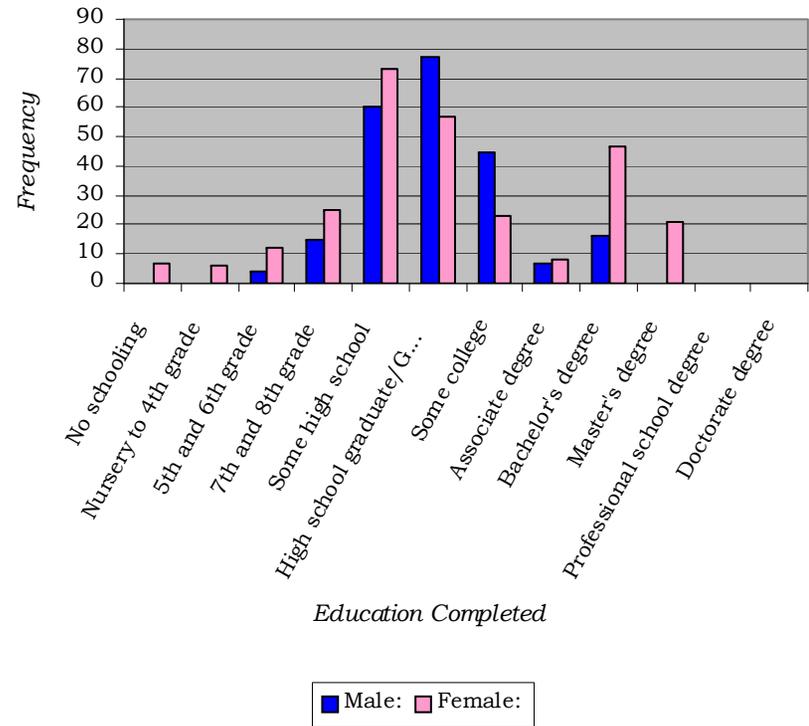
There were 73 females without a husband present, 31 (42%) had a minor aged biological/adopted child living with them compared to 11 out of 15 (73%) males without a wife present who had a biological child under the age of 18 residing with them.



Education

In the community, there were 224 males and 279 females that were 25 years of age or older. Their educational attainment is provided in Figure 2, which is displayed to the right. Knowing the highest level of educational achievement provides a better understanding of the incomes earned by those residing in Block Group 3. Income, employment, and housing are discussed later in the redevelopment plan.

Figure 2: Education Attainment for Residents 25 Years of Age & Older



Employment & Economics

A total of 558 residents were 16 years of age or older. Two hundred and nineteen of these individuals reported working. Of those working, 170 (78%) reported they work inside of the home and 49 (22 %) reported they work outside of the home. Because of the high percentage of residents that stated they work inside of their home, a closer look was taken to see if a large segment of the population was of retirement age. To better understand the working age population, the total number of individuals 61 years of age and younger (age 61 was chosen as the cutoff because age 62 is the earliest age that a person can begin to receive Social Security benefits) was examined. Further analysis of the data revealed that 457 (60%) residents were 16 to 61 years of age and 101 (13%) residents were 62 years of age or older. Based on these results, it is unclear as to why so many residents work from home.

The median household income for Block Group 3 was \$15,288; compared to \$31,141 for the City. The median family income was \$ 25,500 for Block Group 3 and \$39,589 for the City. View Table 1, displayed to the right, for more details regarding household incomes earned in Block Group 3 and the City

Even with the low incomes present in Lower Waverly, few households received publicly funded financial assistance. Supplemental security income (SSI) was present in 73 (25%) of the 294 households. Twenty-seven (9%) of the households obtained public assistance income. Approximately 48 (16%) of the households were receiving retirement income.

Table 1: Household Income

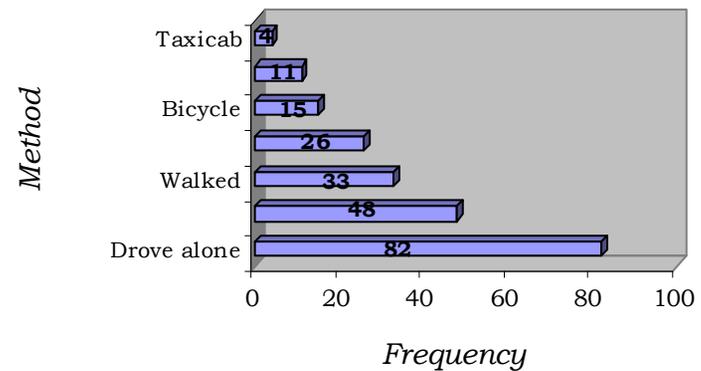
	City of Columbia Frequency	City of Columbia Percentage	Block Group 3 Frequency	Block Group 3 Percentage
Less than \$10,000	7,012	16%	97	32%
\$10,000 to \$19,999	7,066	17%	77	26%
\$20,000 to \$29,999	6,087	15%	33	11%
\$30,000 to \$ 39,999	5,478	13%	26	8%
\$40,000 to \$49,999	3,945	9%	30	10%
\$50,000 to \$59,999	2,899	7%	14	4%
\$60,000 to \$74,999	2,822	7%	11	4%
\$75,000 to \$99,999	2,647	6%	16	5%
\$100,000 to \$124,999	1,439	3%	0	0%
\$125,000 to \$149,999	689	2%	0	0%
\$150,000 to \$199,999	760	2%	0	0%
\$200,000 or more	1,116	3%	0	0%



Transportation

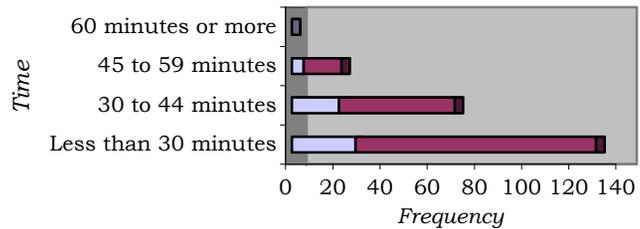
In order to better understand the residents' needs, knowing their method of transportation is significant. The methods of transportation to work for the 219 employed residents are shown in Figure 3. (Note: No street cars, trolley cars, subways, railroads, ferryboats, or motorcycles were used. Although contradictory to the previous data, no one reported working from home.)

Figure 3: Method of Transportation to Work for Residents 16 Years of Age & Older



As shown on Page 10 in Figure 3, approximately 49% of residents relied on private automobiles, 24% used public transportation, 15% walked, 7% bicycled, and 5% utilized some other form of transportation to travel to work. Their commute time is displayed below in Figure 4.

Figure 4: Commute Time to Work for Residents 16 Years of Age & Older Based on Method of Transportation



	Less than 30	30 to 44	45 to 59	60 minutes or
Other means	102	49	16	0
Public transportation	27	20	5	0



Housing

The community has a diversity of housing types. There is a mixture of single-family and multi-family housing present. In general, the housing stock is older and the vacancy rate is low.

The median year of construction, according to the 2000 U. S. Census is 1956. Within the last year, one new home was constructed in the area (Refer to Appendix 5 to view the new dwelling).

Out of 412 housing units, 68 (17%) homes were vacant. Of the 344 occupied housing units, only 78 (23%) were owner occupied; therefore, approximately 266 (77%) of the occupied dwellings in Block Group 3 were inhabited by renters. The number of renter occupied units was considerably high.

View Table 2, displayed on the right, to compare Housing Tenure in Block Group 3 to Housing Tenure in the City of Columbia.

The contracted cash-based rent in Block Group 3 was low. The lower, median, and upper quartile rates were respectively as follows: \$165, \$256, and \$318. In 2000, the median values of all owner-occupied homes for Block Group 3 and the City were \$57,300 and \$96,800 respectively. The low rent and low median value of owner-occupied homes in Block Group 3 is expected based upon the residents' low-income earnings. These figures correlate with what the population can afford.

	City of Columbia	Block Group 3
	<i>Frequency</i>	<i>Frequency</i>
Owner-occupied	19,155 (46%)	78 (23%)
Renter-occupied	22,922 (54%)	266 (77)

Table 2: Housing Tenure



Physical Analysis

A visual inventory was taken of Lower Waverly's eastern boundaries in order to evaluate the community's aesthetic condition. Each street was surveyed and photographed to record the desirable, as well as, undesirable elements present.

The objective of the survey was to verify whether or not the area qualifies for redevelopment based on the criteria found in the South Carolina's Code of Laws. The presence of blighted areas and/or conservation areas, as described in the South Carolina Code of Laws Title 31 Chapter 10 Community Development Law, makes it clear that the area is in need of restoration.

(A complete definition of what constitutes a blighted area is located in Appendix 9 and a complete definition of what constitutes a conservation area is found in Appendix 10.)

The physical analysis confirmed that the eastern portion of the Lower Waverly community qualifies as a blighted area.

Evaluations of the current conditions are detailed further in the Physical Assessment section of the report from pages 14 to 30.



Physical Assessment

The Lower Waverly community is conveniently located close to downtown, Five Points, Providence Hospital, Allen University, Benedict College, The University of South Carolina, numerous eateries and multiple shops.

Within the neighborhood are three churches, multiple corner stores, and the 10-acre Martin Luther King, Jr. Community Park, also known as MLK Park. An 18,200 sq. ft. community building, the Stone of Hope (a memorial fountain honoring the late Martin Luther King, Jr.), a playground, picnic tables, and benches all are part of the public park. The MLK Community Center offers after school tutoring services, aerobics, and other types of classes. MLK Park is also home to the award winning double dutch team the “Double Dutch Forces”.

(Pictures of the MLK Community Center and the Stone of Hope are displayed on the right.)



Aesthetic Qualities

Property maintenance and appearance vary throughout the eastern portion of Lower Waverly. In general, residents take adequate care of their parcels and dwellings.

Many residents use personalized markers such as flowers, decorative flags, and lawn furniture as a way to express their individuality; the presence of these items contribute to the uniqueness of the community.

The terrain is flat in some areas and hilly in other portions of the neighborhood. Large trees, grassy surfaces, and small yards adorn the community. However; boarded homes, vacant lots, and litter disrupt the pleasant environment.

The overall appearance of the area is blighted. There are also numerous manicured lawns and well preserved structures; however, litter, graffiti, vacant lots, and boarded homes, overshadow the well-kept properties.

(Refer to Appendix 12 to view more residential structures.)



Zoning and Land Use

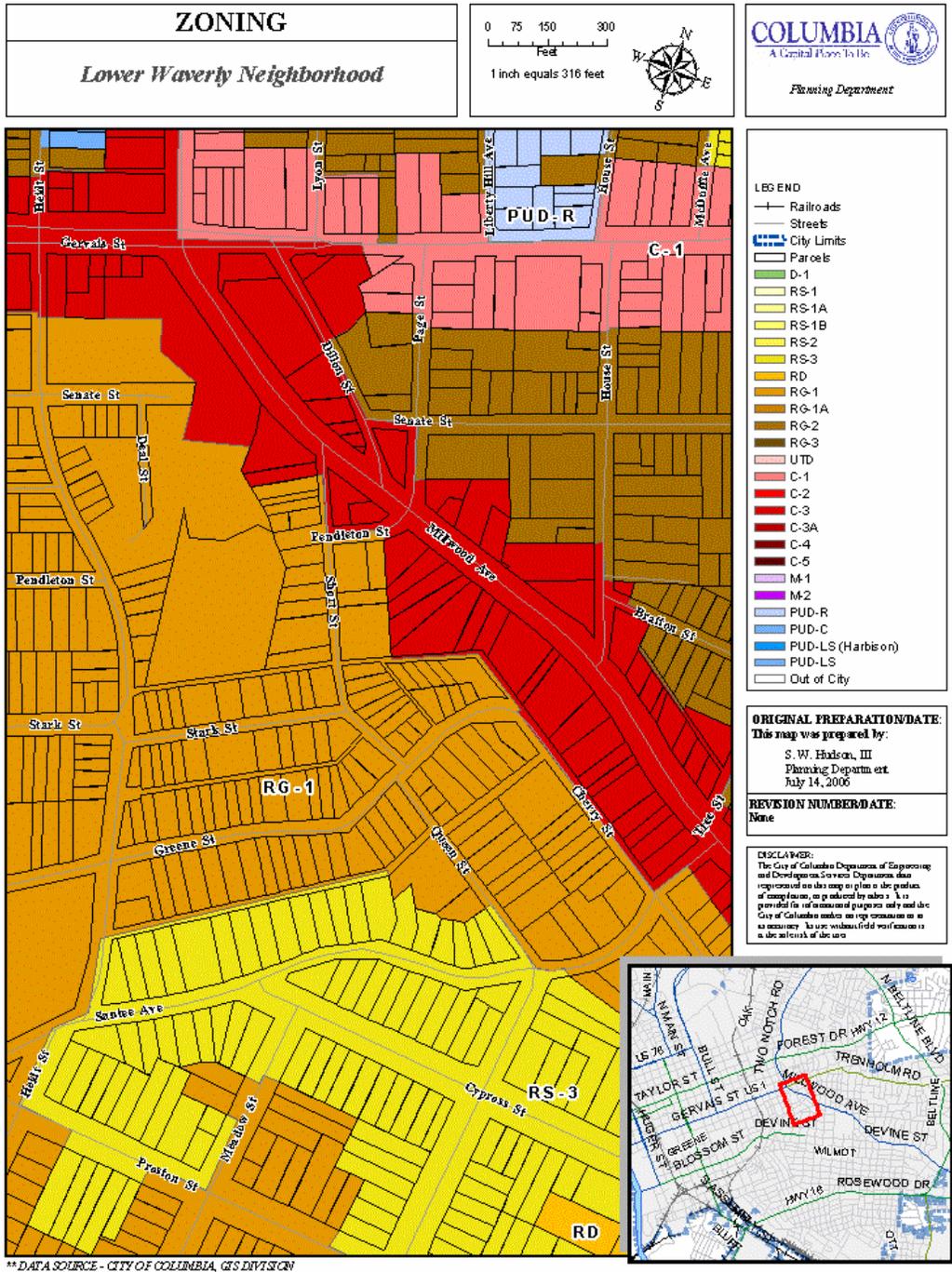
Commercial structures, residential dwellings and vacant parcels are all present within the catalyst site. The pictures displayed on this page are of structures located in the redevelopment plan boundaries.

Photographs of other commercial buildings are located in Appendix 13.

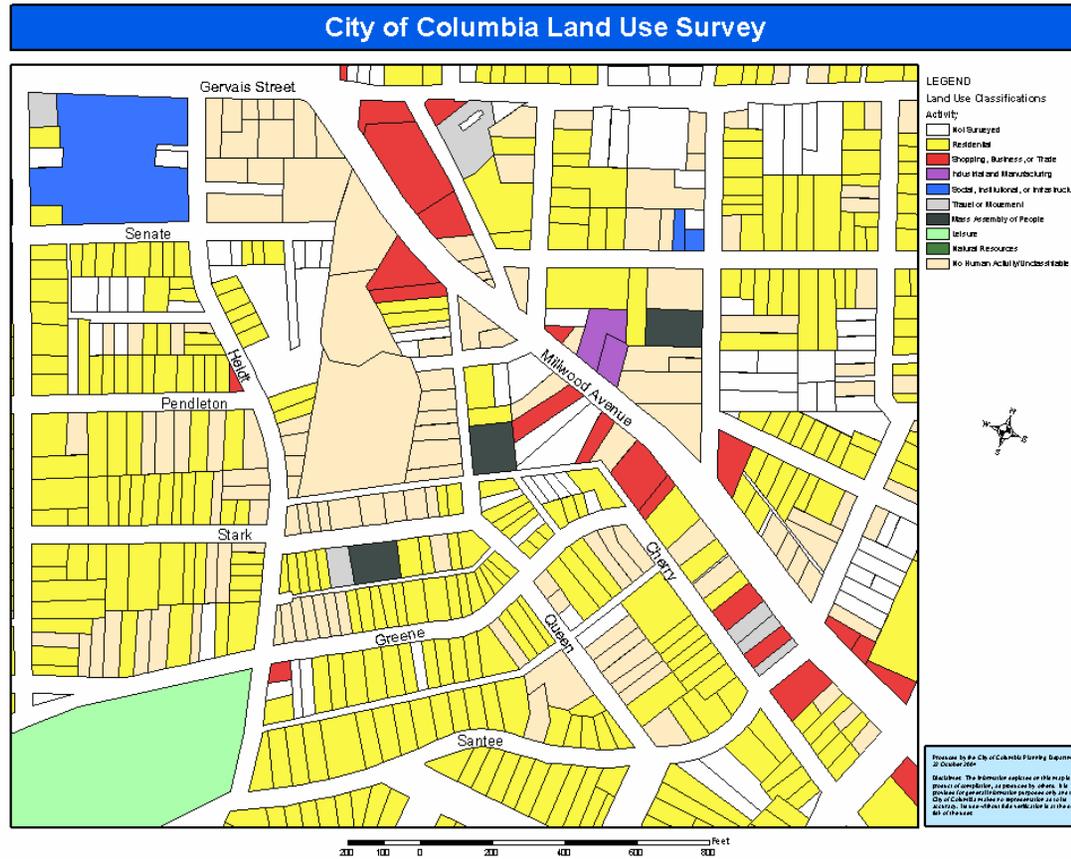
(View the maps located on pages 17 and 18 to compare and contrast the zoning and land-use of the parcels.)



Zoning Map



Land Use Survey Map



Blighted Areas

The presence of at least 5 blighted criteria qualifies the eastern portion of the Lower Waverly neighborhood to be classified as blighted.

(Please refer to Appendix 9 to read the exact phrasing of criteria an area must meet in order to be deemed blighted.)

The community possesses 11 of the criteria, more than double the amount necessary for classification. 1) Age, 2) Dilapidation, 3) Obsolescence, 4) Deterioration, 5) Illegal Use of Individual Structure, 6) Presence of Structures Below Minimum Code Standards, 7) Excessive Land Coverage, 8) Deleterious Land Use, 9) Deleterious Layout, 10) Depreciation of Physical Maintenance, and 11) If vacant, the sound growth is impaired by (a) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; or (b) the area

immediately prior to becoming vacant qualified as a blighted area.

Pages 20 to 30 outline the criteria that the community meets and provides pictorial images to support the findings.



1. Age:

- The median constructed year for homes was 1956.
 - The dwelling shown on the right was constructed in 1920, according to data found on Richland County's Assessed Property Inquiry webpage.
 - View Table 3 to see the construction date and housing tenure for homeowners and renters.



- ❖ Private development in the area would create new residential structures. The City of Columbia Housing Loan Program is available to homeowners purchasing single-family detached dwellings, as long as they meet the programs guidelines. The new dwellings could be used as a way to increase the number of owner-occupied units.

Table 3: Housing Tenure by Year of Construction for Block Group 3

	Owner occupied:	Renter occupied:
Built 1999 to March 2000	0	0
Built 1995 to 1998	0	0
Built 1990 to 1994	0	0
Built 1980 to 1989	0	0
Built 1970 to 1979	0	29
Built 1960 to 1969	0	107
Built 1950 to 1959	23	43
Built 1940 to 1949	19	27
Built 1939 or earlier	36	60



2. Dilapidation

- There are numerous boarded homes in the area. Many of these structures are in disrepair.
 - An example of a dilapidated dwelling is provided on this page for viewing purposes.

- ❖ Revitalizing the community would eliminate the boarded homes that are currently present.



3. Obsolescence

- Boarded homes are not only considered dilapidated, but they are also obsolete since they are no longer being used.
- Other buildings that are not currently being used, although not boarded, negatively impact the area.

- Both pictures displayed are of obsolete structures.

- ❖ Redevelopment of the eastern segment of Lower Waverly would alleviate the abundance of boarded dwellings and vacant structures.



4. Deterioration

- Numerous incivilities such as litter, construction debris, boarded structures, and overgrown vacant lots contribute to the catalyst area's blemished visual appearance.
 - Pictures of various incivilities are shown on this page.

- ❖ Revitalization of the eastern part of Lower Waverly would diminish the severity of deterioration located in the area.



5. Illegal use of individual structures

- The City of Columbia Police Department partnered with other law enforcement agencies and conducted multiple drug raids in the eastern Lower Waverly community from April 2005 to October 2005. The raids, named ‘Operation Clean Greene’ and ‘Operation Arrango’ led to the arrest of at least 41 people.
- Both raids primarily focused on drug activity.
 - The City of Columbia Police Department does not provide addresses for properties seized or raided. As a result, it is not possible to list the actual structures used for illegal purposes.
- (View Appendices 14-16 to read media reports on Operation Clean Greene and Operation Arrango.)



6. Presence of structures below minimum code standards

- During a drive through of the Lower Waverly community, in March 2006, the City's Code Enforcement and Homeland Security departments noted over 30 properties that violated quality of life standards.
- Property maintenance and boarded homes were cited in 23 of the 30 cases.
 - Boarded homes prove to be a major problem in the area.



7. Excessive land coverage

- Commercial properties along Millwood Ave. are not screened from the residential dwellings that are located behind them on the corner of Greene St. and Cherry St. The lack of buffers between the two uses results in the commercial structures having a negative impact on the residential area's aesthetics.
- The images shown on this page are views from the perspective of multi-family housing located on the corner of Greene St. and Cherry St. The residential units are directly behind the commercial buildings.



8. Deleterious land use

- Potentially harmful parcels are located throughout the proposed redevelopment area. Large holes, (like the one shown on the image at the right) are locations where people could fall and injure themselves.
- Mounds of construction debris also pose a threat to the physical well being of those in the area, especially children.



9. Deleterious layout

- The presence of sidewalks makes Lower Waverly a pedestrian-friendly environment. However, parts of the community are disconnected from portions of the commercial area. The lack of a sidewalk from Senate St. to Millwood Ave. resulted in pedestrians creating a footpath in order to travel back and forth between the two locations.

(The path is shown on the top picture.) The path's slope and overgrown brush create a dangerous route for pedestrians.

- The presence of shopping carts near the path supports the hypothesis that residents use the area to frequent commercial buildings.
- ❖ Redevelopment of the community would address the deficiency and eliminate the hazard.



10. Depreciation of physical maintenance

- Abandoned shopping carts, boarded homes, vacant structures, and litter contribute to the blighted conditions. The presence of these items negatively impacts the community's appearance.
 - The image to the right shows excessive litter on a vacant lot.
 - (Refer to Appendix 17 to view more images of vacant lots.)



11. If vacant, the sound growth is impaired by (a) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; or (b) the area immediately prior to becoming vacant qualified as a blighted area.

Underlined text highlights the conditions that were observed. These conditions are discussed below and illustrated on the pictures.

- The vacant land depicted in the top image is an example of obsolete platting and deterioration that follows. The land is currently being used as a collection locale for construction debris.
- The image of trash is across the street from the vacant lot.

- (Refer to Appendix 17 to view more images of vacant lots.)



What's Next?

It has been proven that the catalyst site exceeds the necessary qualifications to be classified as a blighted area. So 'What's Next?' Redevelopment must occur if the area is to reach it's maximized potential.

There have been multiple studies and plans published in the past outlining methods to enhance the community. In the preceding study, *A Plan for the Redevelopment of East Central City*, published in June 2004 by F. A. Johnson Consulting Group, Inc., the eastern boundaries of Lower Waverly were highlighted as a catalyst site, Catalyst 1-2 (Heidt Street Corridor). The plan outlined suggested redevelopment projects. The information gathered from that study should be implemented where appropriate. (View Appendices 6-8 for highlights from the plan.)

In August 2003, *The East Central City Consortium, Inc. Neighborhood Design Workshop Findings A Users Guide For A Community's Redevelopment* also conducted by F. A. Johnson Consulting Group, Inc.

included Lower Waverly as a proposed project location. Residents participated in detailed surveys

that asked specific questions regarding the strengths and weaknesses of their community.

Residents were also asked to provide their opinions regarding what future construction should resemble. (It is important to note that the eastern segment of Lower Waverly is included as part of the Martin Luther King Neighborhood Association, which is part of Cluster 1. The results are given by combining the responses given by residents in Cluster 1 and Cluster 2.)

The blighted and conservation areas noted in the Lower Waverly Catalyst Redevelopment Plan should be paired with suggested projects found in *A Plan for the Redevelopment of East Central City* in order to not only maximize the community's potential for continued growth but also to utilize previous studies conducted.



Implementation

Without a doubt, the Lower Waverly Catalyst Site is a prime candidate for redevelopment. It has been proven that the segment possesses at least 11 criteria even though only 5 criteria are required for an area to be deemed blighted, thereby making the Lower Waverly Catalyst Site eligible for redevelopment.

The eastern portion of the Lower Waverly community presents an opportunity for renovation and revitalization. Boarded homes, dilapidated dwellings, obsolete buildings, litter, illegal use of structures, and the presence of structures below minimum code standards directly have a negative impact on all residents. The quality of life issues propel the urgency for a renaissance in the area.

Eastern Lower Waverly has a lot to offer. Even with the blight, the community currently has characteristics of mixed-use and mixed-income developments.

As illustrated on page 15 and Appendix 12, there is a variety of housing quality located in the area. With the proper guidance, this positive that is currently displayed as a negative due to the inferior dwellings, will be exemplified as the asset it is. The blighted conditions must be eliminated in order for the community to successfully offer suitable ranges of housing quality.

A mixture of quality housing styles will allow the area to gain a broader range of mixed-incomes. A larger range of mixed-income in the community is ideal because it provides financial resources and stability while fostering an environment suitable for diversity of residents. The close proximity of commercial properties is another item that is present, which is an asset; however, the manner in which the properties relate with the residential area makes the close proximity currently appear as a negative.



With the proper screening between the commercial and residential uses, the close proximity between the areas will be reflected in a positive manner. The contribution that the commercial properties make to the community by offering residents close locations to shop, eat, and relax is currently being overshadowed by the negative impact the buildings have on the residential areas' views and aesthetics.

The City recognizes the positive qualities that the Catalyst Site possesses and is committed to making the entire community a safe and attractive place to live, work, and play. Through continued partnerships with various City departments, residents, and others with vested interest in the success of the redevelopment area, the City of Columbia is striving to rehabilitate the area. The Police, Code Enforcement, Sanitation, and Planning departments, in addition to other entities, are working with residents on a consistent basis and will continue to be vigilant. Although the City will assist where possible and monitor the progress, private investment is not only strongly encouraged but also needed in the area.

Builders, current landowners, investors, and current residents must continue their dialogue and strengthen their partnership. There are several opportunities for new construction; however, private ownership of the parcels makes it impossible for the City to develop the land. This makes it imperative for landowners to be actively involved in the redevelopment project. All persons/entities with vested interest in the area should collaborate. After all key players have been identified and their roles classified, the next step in the redevelopment process is to delineate how the physical transformation of the area will transpire.

The City Planning department will work closely with homeowners and contractors regarding development designs since the area is part of a locally designated historic district, the Old Shandon/Lower Waverly Protection Area. Complete renovation of dwellings, demolition of extensively inferior habitats, and (in some cases) land acquisitions will be required during the restoration process of the community. The development will be intense and the timeframe is unpredictable. Since the majority of the work involves individuals and



private sector businesses, it is not possible for the City to determine a definite amount of time it will take for the plan to reach fruition. Action Steps and a proposed timeframe, that is constructed to be used as a guide, are present on page 36.

In terms of expenditures, it has been estimated that the costs to complete the redevelopment of Catalyst 1-2 will be approximately \$42 million. (Refer to Appendix 8 to view the budget estimates.) The City would be responsible for roughly \$3-\$4 million as a result of road improvements. This figure is in addition to the added gutters, fire hydrants, sidewalks, sewer lines, and similar items that may be needed if new construction occurs. These numbers derived from the prior study *A Plan for the Redevelopment of East Central City*.

F. A. Johnson Consulting Group Inc. provided a detailed implementation strategy in *A Plan for the Redevelopment of East Central City*. The data listed in the June 2004 publication is extremely thorough and offers a suitable guide to follow. More importantly, the referenced June 2004 data was written regarding the same geographic area

highlighted throughout this plan. As previously noted, Catalyst 1-2 (Heidt St. Corridor) in *A Plan for the Redevelopment of East Central City* has the same boundaries noted in the Lower Waverly Catalyst Redevelopment Plan. By their estimate, it will cost approximately \$42 million dollars to rehabilitate Catalyst 1-2 (Heidt St. Corridor), which is the same area that the Lower Waverly Catalyst Redevelopment Plan focuses on. Refer to Appendix 18 to view the Preliminary Cost Estimates as originally outlined in *A Plan for the Redevelopment of East Central City*.

Neighborhood safety, pride, and community presumptions are key elements that must be enhanced in Eastern Lower Waverly. This area is ripe for redevelopment initiatives. The bright potential for Eastern Lower Waverly is evident and bountiful. An alliance of vital participants not only during the planning and implementation processes but also on a continual basis will ensure that *Everybody Counts, Everybody Contributes, Everybody Benefits*.



Goals

- To enhance the existing neighborhood through an intensive revitalization effort
- To increase the income diversity of residents by constructing dwellings that cater to the desires and affordability of a range of potential inhabitants.



Lower Waverly Catalyst Redevelopment Plan

Action Steps

Objectives	1 to 5 Years	5 to 10 years	10 to 20 years
<i>Increase the rate of owner- occupied units</i>	<ul style="list-style-type: none"> *Utilize existing City Housing Programs *Expand existing City Housing Programs <ul style="list-style-type: none"> *Conduct market analysis to refine possible projects *Use City & State Programs to ensure the diversity of housing affordability *Emphasize owner-occupied units 	<ul style="list-style-type: none"> *Expand City, State, & Federal affordable housing programs 	<ul style="list-style-type: none"> *Expand catalyst projects outside of current area
<i>Preserve historic residential environment of the area</i>	<ul style="list-style-type: none"> *Renovate current housing stock where feasible <ul style="list-style-type: none"> *Develop mechanisms & incentives to build new housing *Work with City Preservation Office Staff to determine what is appropriate for the area <ul style="list-style-type: none"> *Emphasize owner-occupied residential development *Develop preliminary conceptual plans *Strive to maintain project as affordable housing *Begin implementation of new & renovated housing 	<ul style="list-style-type: none"> *Encourage private redevelopment of area *Establish partnerships with private sector <ul style="list-style-type: none"> *Promote joint ventures with private and public entities 	<ul style="list-style-type: none"> *Full implementation of E. C. C. Master Plan
<i>Acquire parcels</i>	<ul style="list-style-type: none"> *Develop partnerships (City, State, & Federal) <ul style="list-style-type: none"> *Identify 1 or 2 sites in redevelopment area *Negotiate preliminary options on property acquisitions *Explore potential for public assistance with infrastructure rehabilitation/relocation <ul style="list-style-type: none"> *Develop financial package (combine private & public partnerships) *Obtain at least 1 site in redevelopment area 	<ul style="list-style-type: none"> *Begin predevelopment work *Refine plans for additional sites in catalyst area <ul style="list-style-type: none"> *Identify options for obtaining property in the redevelopment area *Negotiate acquisitions of property in catalyst area 	<ul style="list-style-type: none"> *All parcels acquired *Redevelopment complete



APPENDICES



APPENDIX 1: Map of Redevelopment Area Boundaries



Highlighted portions of map show properties that front either on: Hedit St., Gervais St., Millwood Ave., or Santee Ave.

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Adopted August 2006

APPENDIX 2: Completed Single-Family Revitalization in Lower Waverly



BEFORE: Revitalization of home on Oak St
(Outside of Redevelopment Plan Boundaries)



AFTER: Revitalization of home on Oak St
(Outside of Redevelopment Plan Boundaries)

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Adopted August 2006

APPENDIX 3: In-Progress Single-Family Revitalization in Lower Waverly



In-Progress: Revitalization is in-progress for this home on Oak St.
(Outside of Redevelopment Plan Boundaries)

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Adopted August 2006

APPENDIX 4: New Single-Family Homes in Lower Waverly



New Construction of single-family dwelling
on Pine St.
(Outside of Redevelopment Plan Boundaries)



New Construction of single-family dwelling
on Oak St.
(Outside of Redevelopment Plan Boundaries)

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Adopted August 2006

APPENDIX 5: New Single-Family Home in Catalyst Area



BEFORE: Construction in-progress of new home on Heidt St.
(Inside of Redevelopment Plan Boundaries)



AFTER: Finished construction of new home on Heidt St.
(Inside of Redevelopment Plan Boundaries)



APPENDIX 6: Highlights of Catalyst 1-2

Introduction and Executive Summary



Catalyst 1-2

(Heidt St Corridor)

The Heidt St corridor catalyst is +/- 19 acres in the Lower Waverly Neighborhood of Cluster One. The site is bordered by Heidt St to the west, Millwood Rd to the east, Gervais St to the north and Greene St to the south. The majority of the site consists of vacant lots with some single-family homes and commercial properties. The site's intersection at Gervais St and Millwood Rd would be ideal for a mixed-use development. Retail would be located on the ground floor with residential, such as market rate and work force apartments, or professional offices, on upper floors. The mixed-use element could also include a senior housing element. Attached single-family homes should be developed as part of the mixed-use development. These homes would face the interior of the neighborhood. Attached single-family homes would also front Gervais St and Short St. These new homes would provide a visual and physical buffer between the new higher density development along Gervais St and Millwood Rd and the existing single-family neighborhood. New single-family detached housing would be developed along the existing street corridors of Pendleton St, Greene St and Stark St. In addition, a neighborhood pocket park would be developed at Greene St and Short St.

Introduction and Executive Summary



Existing



Proposed

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Adopted August 2006

APPENDIX 7: "The Plan" for Catalyst 1-2

Catalysts

Tier One Catalysts

The Plan

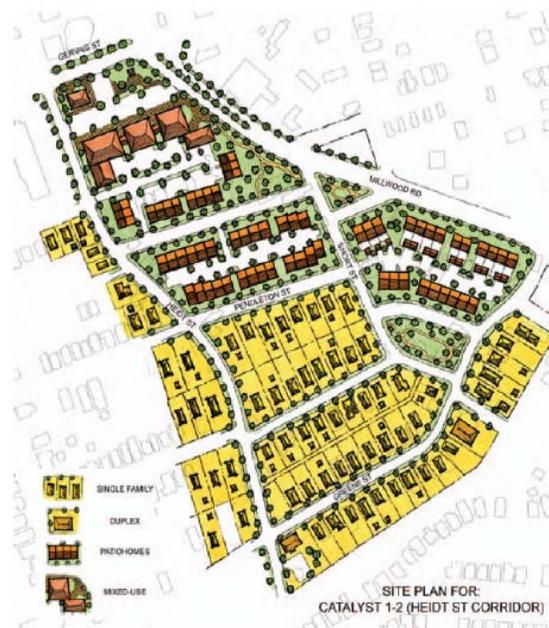
The Heidt St catalyst is a unique opportunity to make a great impact for the Lower Waverly neighborhood and to create a significant gateway entering downtown Columbia. The Millwood Ave/Gervais St commuter traffic route brings +/- 27,000 cars a day to and from downtown Columbia.

The proposed uses for this catalyst include a mixed-use element at the intersection of Gervais St and Millwood Ave, medium density housing fronting Millwood Ave and the redevelopment of single-family homes along Heidt St and the crossing streets of Pendleton, Stark, and Greene. The mixed-use element of the catalyst would cater to small office or retail opportunities on the ground floor with a separate building dedicated for a restaurant. The second and third floors would contain residential apartments, which would provide a different housing option for the neighborhood. These apartments would contain a percentage of subsidized units (20% maximum) while the majority would be provided at market rate. The mixed-use could also incorporate a senior living element.

Medium density homes would be located along Millwood Ave and face the street. These homes will serve three vital roles in the development of the catalyst. First, by placing the front doors fronting Millwood Ave and providing rear access garages, the street corridor of Millwood Ave that was formerly unused commercial or vacant lots, will have a presence and create "eyes on the street." Second, these homes will help redefine the street corridor, while producing a physical edge or boundary to the Lower Waverly neighborhood, buffering the single-family homes from the traffic corridor. Third, this edge will give the Lower Waverly neighborhood an identity from Millwood Rd. In addition the density created by these homes will benefit the retail elements of the mixed-use project.

The proposed single-family homes are consistent with the existing single-family fabric that is already in place within the neighborhood. These new homes will provide a buffer between the existing community and the new higher density products along Millwood Rd and Gervais St, as well as provide additional residents needed to support the mixed-use development. Within this detached single-family area, duplexes would be placed on various corner lots to further offer various housing options.

Catalysts



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Adopted August 2006

APPENDIX 8: "Design Elements" for Catalyst 1-

Catalysts Tier One Catalysts

Catalysts

Design Elements

The Lower Waverly neighborhood has been designated a Level 3 Historic Preservation district by the City of Columbia. All new site plans, architectural materials and designs should respect the existing fabric and style of the neighborhood. By incorporating the Lower Waverly "style" into new construction, a stronger visual connection can be made between existing structures and the redeveloped areas.

The mixed-use portion of the catalyst would emphasize pedestrian elements to re-energize and redefine the street corridor. Front entrances and windows should face the intersection of Gervais St and Millwood Ave to create a street presence and visual interest in the project. This intersection is the best location for a neighborhood monument and/or gateway feature to define the community. The monument should be visually significant to express the character of the Lower Waverly neighborhood and the location's significance as a gateway to downtown Columbia.

The medium density homes along Millwood Ave would be developed with rear-access garages with a common, secured access point. Eliminating curb cuts along Millwood Ave will enhance traffic safety within the corridor and create a stronger visual element for the new homes. The proposed lower density single-family homes will have architectural styles and lot placement consistent with the existing homes within the Lower Waverly community.

An important element in the Heidt St corridor catalyst is redefining the Gervais St/Millwood Ave traffic experience. Both Millwood Ave and Gervais St offer on-street parking, which are underutilized due to traffic speeds and volumes creating a situation that is unsafe. By eliminating some of these spaces near the intersection of Gervais St and Millwood Ave and introducing a strong streetscape corridor, including a planted center lane similar to that of Gervais St in the Vista, it will help redefine the Gervais St and Millwood Ave intersection as a gateway to the downtown Columbia. In addition, these new streetscape elements, such as wide sidewalks, street trees and street furniture, will help visually separate the traffic of Millwood Ave from the proposed medium density homes.



Existing



Proposed

Catalyst 1-2 (Heidt St Corridor)	
Item	Cost
Land Acquisition	\$ 3,995,500
Street Improvement (Demolition, Infrastructure, Hardscape, Landscape)	\$ 2,696,700
Site Development (Demolition, Infrastructure, Hardscape, Landscape)	\$ 2,304,600
Building Construction	\$ 24,600,000
Architectural Fees	\$ 1,212,000
Engineering Fees (10%)	\$ 500,130
Consultant Fees-Surveying, Environmental, Development (15%)	\$ 750,195
Contingency (20%)	\$ 5,920,260
Catalyst Total	\$ 41,979,385

These estimates of quantities, design fees and probable construction costs are for planning purposes only. FAJ/JJG does not guarantee that proposals, bids or construction costs will not vary from our cost estimates



APPENDIX 9: Definition of Blighted Area

the area immediately prior to becoming vacant qualified as a blighted area.

Section 31-10-20 of The South Carolina Code of Laws defines a **blighted area** as,

any improved or vacant area where if improved, industrial, commercial, and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation; light, or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, are detrimental to the public safety, health, morals, or welfare or, if vacant, the sound growth is impaired by (a) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; or (b)

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APPENDIX 10: Definition of Conservation Area

A **conservation area** is described as,

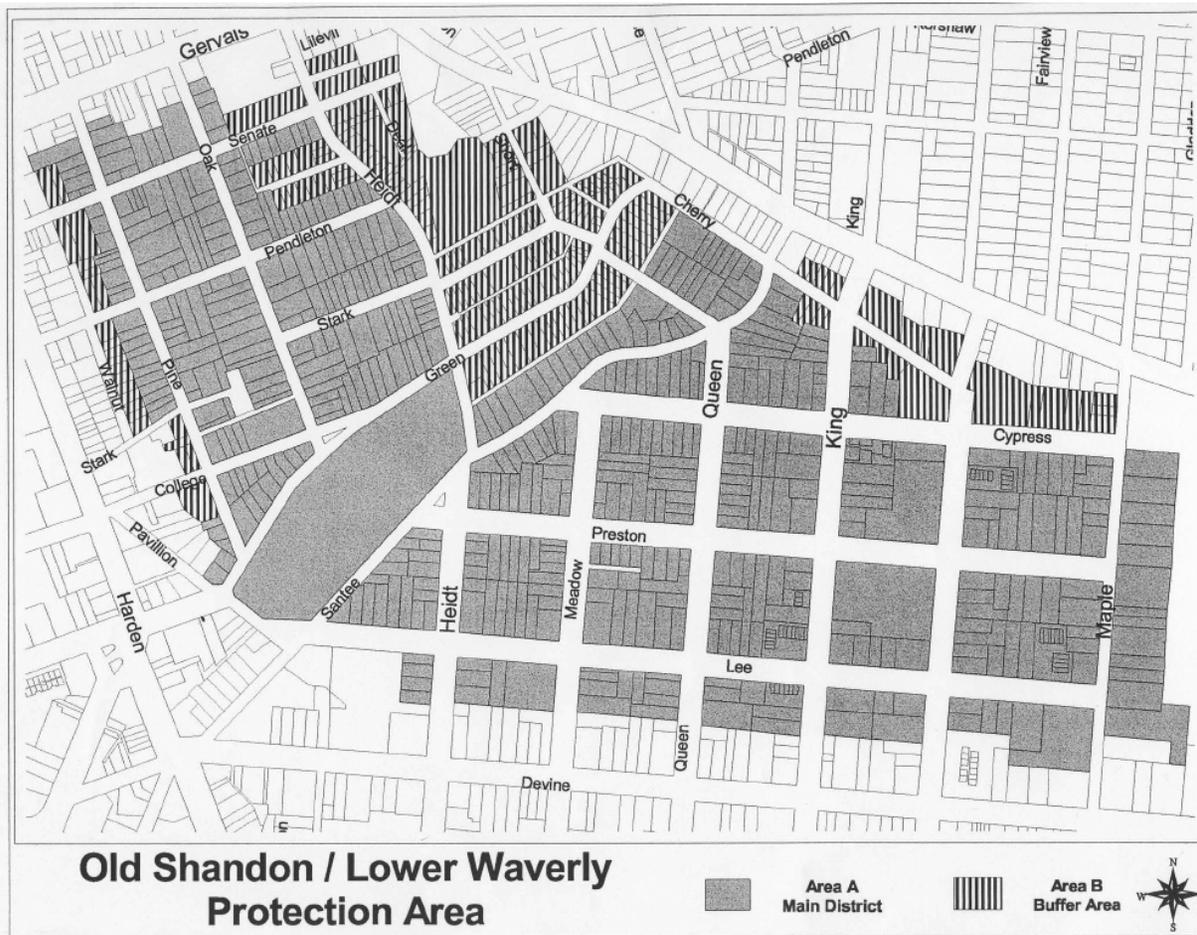
any improved area that is not yet a blighted area but, because of a combination of three or more of the following factors: dilapidation; obsolescence; deterioration; illegal use of structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage; depreciation of physical maintenance; or a lack of community planning, is detrimental to the public safety, health, morals, or welfare and may become a blighted area.

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APPENDIX 11: Map of Old Shandon/Lower Waverly Boundaries



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Adopted August 2006

APPENDIX 12: Residential Structures in Catalyst Area



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Adopted August 2006

APPENDIX 13: Commercial Properties on Millwood Avenue



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Adopted August 2006

APPENDIX 14: May 2005 Media Report on Operation Arrango

Source: <http://www.wistv.com/global/story.asp?s=3275247>

Police add nine names to list of arrests from Operation Clean Greene

(Columbia) May 3, 2005 - Police have added nine more names to the list of arrests out of a massive drug sweep, raising the number in custody to 21.

Police called it "Operation Clean Greene" because the bust focused on cleaning up drug trafficking in the Greene Street area of Columbia. All of the suspects have been indicted on federal drug charges.

A task force of city, county, state and federal agents swooped down on the lower Waverly neighborhood between King Park and Millwood Avenue. Law enforcement rounded up the suspects starting at about noon, most on cocaine and crack cocaine charges.

Chief Dean Crisp of the Columbia Police Department said, "We offer a conservative estimate that this group of individuals will be responsible for up to 30 percent of the drug traffic and trade in Columbia."

Leslie Wiser of the FBI was also involved, "This action is allied with our anti-gang efforts. We want to make a statement and take shooters off the street as we approach the summer season."

Sheriff Leon Lott of Richland County participated as well, "All these agencies came together and put our resources together and we got a lot of bad guys that's been arrested today."

Police said for years, that part of the lower Waverly area has had a problem with drug activity. Shawn Jones says, "We would describe that area as pretty much a fairly open market in terms of folks dealing drugs, driving in and out and really running or moving the good citizens out of that area and trying to take this area over."

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APPENDIX 15: October 2005 Media Report of Operation Arrango

Source:

<http://www.wistv.com/global/story.asp?s=3943495&ClientType=Printable>

23 plead guilty to selling cocaine in Columbia

(Columbia) Oct. 5, 2005 - Twenty-three suspects arrested in a late April Greene street raid have pled guilty to selling cocaine and crack cocaine.

It was called Operation Arrango. During the course of this investigation, an undercover agent approached individuals in the area and made dozens of purchases of crack cocaine. Most of the deals were captured on video tape.

Over the past couple of weeks, all the defendants have entered guilty pleas.

Tuesday, Jerblonski Addison, 30, described himself as a “soldier” and told Judge Currie that he was personally responsible for selling between ½ kilogram and one kilogram of crack cocaine every week. He admitted that he was supplied cocaine and crack cocaine by co-defendants William Lewis, 35, and Kevin Goodwin, 33, and others.

Addison, Lewis, Goodwin, Eddie Catlin, 37, Darnell Addison, 29, and Anthony Patterson, 35, all pled guilty to charges which subject them to a mandatory minimum sentence of Life in prison.

The others who pled guilty are:

Kenneth Bernard Cheeseboro, 50

James Thomas Green, 32

Joseph Green, 25

Marvin Brown, 32

Antonio Cheeseboro, 30

Marcus Ashford, 26

Joseph Arthur Kelly, 37

Kevin Kelly, 33

Ronald Kareem Palmer, 25

Melvin Jerome Sims, 24

Cedric Gibson, 46

Laverne Johnson, 56

Avery Myles, 28

Anthony Somerville, 44

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Charles Mitchell, 51
Wilbert Boston, 50
Michael Wayne Daniels, 48

APPENDIX 16: January 2006 Median Report on Operation Arango

Source: <http://www.wltx.com/news/news19.aspx?storyid=34482>

More than Forty Charged in Drug Investigation

(Columbia) - Forty-one people have been charged in connection with a federal drug investigation in the Midlands known as Operation "Arrango."

The indictments are the latest in a round of charges in an ongoing investigation targeting major Columbia-area cocaine and crack cocaine suppliers and their neighborhood-based drug trafficking networks. To date, over 120 defendants have been charged in the ongoing investigation.

Two indictments were handed down by a federal grand jury in mid-January 2006 and were unsealed this week following the arrests of multiple defendants. Arrest teams comprised of officers from the state, federal and local agencies executed arrest warrants at various locations in and around Columbia on Tuesday.

The first indictment charges lead defendant Vinson Hamilton, Jr., and 19 others with conspiring to distribute 5 kilograms or more of cocaine and 50 grams or more of crack cocaine. Hamilton and three others, (Terrance Lumpkin, Arthur Robinson and Darone Thomas) were also charged with distribution of crack cocaine.

The second indictment focused on individuals with ties to the McDuffie Street area in downtown Columbia. Twenty-one defendants are charged with conspiring to distributing 50 grams or more of crack cocaine. In addition, a number of defendants were charged with various counts of distribution of crack cocaine.

U.S. Attorney for S.C. Johnny Gasser said the charges and arrests in these cases are the result of a long term investigation into illegal drug and gang activities in the City of Columbia. The charges build on and are

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connected to indictments issued in 2005, and other defendants charged in connection with this investigation were arrested in April, 2005 and in August, 2005.

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APPENDIX 17: Vacant Lots in Catalyst Area



Heidt St.



Millwood Ave.



Santee Ave.



Short St.



Stark St.



Santee Ave.

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APPENDIX 18: Heidt St Catalyst Preliminary Cost Estimates

Appendix

East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04 (Revised)

Catalyst Name: Heidt St

Catalyst Number: 1-2

Appendix

Street Rehab

Item	Quantity	Item Cost	Total Cost
Demolition			
Streets (LF)	6300	\$ 20	\$ 106,000
		Subtotal	\$ 106,000
Earthwork			
		Subtotal	?
Sanitary Sewer			
8" DIP (LF)	4700	\$ 35	\$ 164,500
Manholes	21	\$ 1,500	\$ 31,500
		Subtotal	\$ 196,000
Water			
T-Connections	20	\$ 500	\$ 10,000
Fire Hydrants	14	\$ 1,000	\$ 14,000
8" DIP Service Line	6200	\$ 50	\$ 310,000
		Subtotal	\$ 334,000
Storm Sewer			
Storm Pipe (LF) (Avg 30")	3050	\$ 55	\$ 167,750
Storm Structures (MH and Cover)	33	\$ 1,500	\$ 49,500
Headwall	3	\$ 500	\$ 1,500
		Subtotal	\$ 218,750
Hardscape			
Curb & Gutter (LF)	11000	\$ 12	\$ 132,000
Asphalt (SY)	143000	\$ 3	\$ 429,000
5' Sidewalks (SF)	62250	\$ 4	\$ 249,000
Street Lighting (1 per 100 lf)	125	\$ 3,000	\$ 375,000
Street Trees (1 per 30 lf)	415	\$ 500	\$ 207,500
		Subtotal	\$ 1,392,500
		Street Subtotal	\$ 2,247,250
Landscape Material	\$ 1,392,500	20%	\$ 449,450
		Street Total	\$ 2,696,700

Site Demolition

Item	Quantity	Item Cost	Total Cost
Buildings	44	\$ 5,000	\$ 220,000
Acreage (Cleared & Grubbed)	25	\$ 6,000	\$ 150,000
		Demolition Total	\$ 370,000

Pod: Mixed Use (70,000 SF & 14 Patiohomes)

Item	Quantity	Item Cost	Total Cost
Earthwork			
		Subtotal	?
Sanitary Sewer			
8" PVC Line (LF)	500	\$ 20	\$ 10,000
8" PVC Laterals (LF)	720	\$ 15	\$ 10,800
Wyes	18	\$ 120	\$ 2,160
Manholes	4	\$ 1,600	\$ 6,000
		Subtotal	\$ 28,960

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Appendix

Appendix

Water			
Taps	2	\$ 500	\$ 1,000
Water Meter (Commercial)	5	\$ 800	\$ 4,000
Water Meter (Residential)	14	\$ 500	\$ 7,000
8" DIP Service Line	1000	\$ 50	\$ 50,000
3/4" Service Line (Residential)	140	\$ 8	\$ 1,120
3" Service Line (LF) (Commercial)	100	\$ 12	\$ 1,200
		Subtotal	\$ 63,200
Storm Sewer			
Storm Pipe (LF) (Avg 30")	820	\$ 55	\$ 45,100
Storm Structures (MH and Cover)	9	\$ 1,500	\$ 13,500
Detention Facility	1	\$ 40,000	\$ 40,000
		Subtotal	\$ 98,600
Hardscape			
Curb & Gutter (LF)	2700	\$ 12	\$ 32,400
Driveways (SF)	22000	\$ 3	\$ 66,000
Sidewalks (SF) (Internal/to street)	8000	\$ 4	\$ 32,000
Street Lighting	5	\$ 3,000	\$ 15,000
Fencing (LF) - Ornamental	300	\$ 40	\$ 12,000
		Subtotal	\$ 157,400
		Site Subtotal	\$ 348,160
Landscape Material (Building SF)	125000	\$ 2	\$ 250,000
		Site Total	\$ 598,160
Buildings			
Mixed Use (SF)	70000	\$ 90	\$ 6,300,000
(Parking Under Building)	27000	\$ 70	\$ 1,890,000
Townhomes(SF)	28000	\$ 75	\$ 2,100,000
		Subtotal	\$ 8,400,000
		Pod Total	\$ 8,998,160

Pod: Parks

Item	Quantity	Item Cost	Total Cost
Park Trees	20	\$ 500	\$ 10,000
Park Sidewalk(SF)	1200	\$ 5	\$ 5,400
		Subtotal	\$ 15,400
Landscape Material	\$ 15,400	50%	\$ 7,700
		Pod Total	\$ 23,100

Pod: Single Family - 69 Units (65 Houses & 4 Duplex)

Item	Quantity	Item Cost	Total Cost
Earthwork			
		Subtotal	
Sanitary Sewer			
8" PVC Laterals	2780	\$ 15	\$ 41,400
Wyes (One Per Unit)	69	\$ 120	\$ 8,280
		Subtotal	\$ 49,680
Water			
Taps	69	\$ 500	\$ 34,500
Water Meter (Residential)	69	\$ 500	\$ 34,500
3/4" Service Line (Residential)	2760	\$ 8	\$ 22,080
		Subtotal	\$ 91,080



Appendix

Appendix

Storm Sewer			
Storm Pipe (LF) (Avg 30")	750	\$ 55	\$ 41,250
Storm Structures (MH and Cover)	4	\$ 1,500	\$ 6,000
Detention Facility	1	\$ 20,000	\$ 20,000
		Subtotal	\$ 67,250
Hardscape			
Driveways (SF)	50000	\$ 3	\$ 150,000
4" Sidewalks (SF) (To street)	4200	\$ 4	\$ 16,800
Fencing (LF) - Perimeter	10000	\$ 8	\$ 80,000
Fencing (LF) - Ornamental	690	\$ 40	\$ 27,600
		Subtotal	\$ 274,400
		Site Subtotal	\$ 482,410
Landscape Material	69	\$ 3,000	\$ 207,000
		Site Total	\$ 689,410
Buildings			
Residential (SF)	120000	\$ 75	\$ 9,000,000
		Subtotal	\$ 9,000,000
		Pod Total	\$ 9,689,410

Pod:Patihomes - 48 Units

Item	Quantity	Item Cost	Total Cost
Earthwork			
			Subtotal
Sanitary Sewer			
8" PVC Line (LF)	920	\$ 25	\$ 23,000
8" PVC Laterals	1440	\$ 15	\$ 21,600
Wyes (One Per Unit)	48	\$ 120	\$ 5,760
Manholes	4	\$ 1,500	\$ 6,000
		Subtotal	\$ 56,360
Water			
Taps	2	\$ 500	\$ 1,000
Water Meter	48	\$ 500	\$ 24,000
8" DIP Service Line	460	\$ 52	\$ 23,920
3/4" Service Line	11000	\$ 8	\$ 88,000
		Subtotal	\$ 136,920
Storm Sewer			
Storm Pipe (LF) (Avg 30")	910	\$ 55	\$ 50,050
Storm Structures (MH and Cover)	7	\$ 1,500	\$ 10,500
Detention Facility	2	\$ 30,000	\$ 60,000
		Subtotal	\$ 120,550
Hardscape			
Curb & Gutter (LF)	1740	\$ 12	\$ 20,880
Driveways (SF)	36300	\$ 3	\$ 108,900
4" Sidewalks (SF) (To street)	2980	\$ 4	\$ 11,520
Street Lighting	6	\$ 3,000	\$ 18,000
Fencing (LF) - Perimeter		\$ 9	\$ -
Fencing (LF) - Ornamental	770	\$ 40	\$ 30,800
		Subtotal	\$ 190,100
		Site Subtotal	\$ 503,930
Landscape Material	48	\$ 2,500	\$ 120,000
		Site Total	\$ 623,930
Buildings			
Residential (SF)	96000	\$ 75	\$ 7,200,000
		Subtotal	\$ 7,200,000
		Pod Total	\$ 7,823,930

APPENDICES XXXI OF XXXI



Appendix

		Catalyst SubTotal	\$	29,601,300
Architectural Fees - Mixed-Use (Cost)	\$ 8,190,000	10%	\$	819,000
Architectural Fees - Residential (Units)	131	\$ 3,000	\$	393,000
Engineering Fees	\$ 5,001,300	10%	\$	500,130
Consultant Fees-Surveying, Environmental, Development	\$ 5,001,300	15%	\$	750,195
Contingency	\$ 29,601,300	20%	\$	5,920,260
		Catalyst Total	\$	37,983,885

These estimates of quantities, design fees and probable construction costs are for planning purposes only. FAJ/JJG does not guarantee that proposals, bids or construction costs will not vary from our cost estimates

Appendix

Appendices XXII of XXII



Adopted August 2006

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