



BUTLER HIGH SCHOOL AND SIXTH STREET CORRIDOR NEIGHBORHOOD PLAN

**A project of Clemson University
Department of Planning and
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ACKNOWLEDGEMENTS

Education is a human right with immense power to transform. On its foundation rest the cornerstones of freedom, democracy and sustainable human development.” Kofi Annan

CITY OF HARTSVILLE

Thank you to the community of Hartsville and the Butler High School for providing this opportunity for Clemson students to participate in this great project. We strive to inspire our students by working with projects that are looking for new and innovative ways to plan our environments. We hope that the ideas presented here will also provide inspiration for the entire community as you plan for the future of your neighborhood.



DEPARTMENT OF PLANNING AND LANDSCAPE ARCHITECTURE



DIRECTOR

Mary Beth McCubbin

Report compiled by

Arthur Johnson II

PLANNING STUDIO PROFESSOR

Dr. Grant Cunningham

Students

Stephen Deal
Rashida Jeffers
Tiffany Wedmore
Sarah Simmons
Katie Young

DESIGN STUDIO PROFESSOR

Pernille Christensen

Students

Meghan Childers
Meika Fields
Joshua Hale
Sean Hoelscher
Claudia Houck
Jennifer Johnson
Ye Kong
Darcy Leslie
Matt Moldenhauer
Olivia Shepherd
Carrie Trebil

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Introduction— Planning Studio

In developing this neighborhood plan for the city of Hartsville our team has focused on providing a strong statistical picture of the South Hartsville and developing recommendations based on the strengths and weaknesses identified in the South Hartsville neighborhood. All this information about the neighborhood was gathered to support our primary goal: to develop a plan of action for South Hartsville that will bolster the Butler High School project. In the broader context this plan will sustain the visioning process carried out in South Hartsville and create the impetus for taking the project further with the community rallying to address the issues faced by South Hartsville.

The neighborhood plan, as a whole, is divided into seven distinct elements, each one looking at particular aspects of the character of South Hartsville. The population section opens this plan and details some of the basic demographics of the community. Aspects such as the neighborhood's population, the age and sex of residents, and the home occupancy and ownership within the neighborhood are all touched upon to provide a demographic snapshot of the neighborhood.

The housing section builds upon many elements discussed in population while offering a greater degree of detail about the state of housing with South Hartsville. The age and value of housing in the neighborhood coupled with data on the level of income for residents provided valuable insights to consider in the neighborhood plan. The economy is a critical issue for most communities and is addressed in the third section. This section uses economic tools to deduce the economic health of the neighborhood. These tools include locations quotients, a survey on consumer expenditures, and data collected on business establishments.

The sections that follow identify qualities that promote the quality of life for citizens of South Hartsville. The natural resources section describes the parks, vegetation, and tree cover in South Hartsville. The interplay between the built environment and natural areas is important to keep in mind as it promotes the quality of life desired by residents of the neighborhood. The fifth section is land use, discussing zoning and some of its requirements to provide recommendations to improve the quality of South Hartsville's built environment.

The last two sections of this plan, Community Facilities and History and Culture deal with, in some broad measure, the infrastructure of South Hartsville. Community facilities pertains to the infrastructure necessary to revitalize South Hartsville. The history section examines the institutional facilities of both past and present Hartsville to see what community links can serve to restore South Hartsville and give it its own distinct identity. The community facilities section

addresses some of the public services needed in Hartsville, along with the community amenities such as schools, fire and police departments, and social services that might strengthen South Hartsville as a community. The last section, History and Culture, offers up a brief description of the past character of South Hartsville and what currently has the potential within South Hartsville to contribute to the community's character. In addition, the section provides a brief summary of some of the neighborhood's cultural offerings and events and offers insights into the cultural institutions and events that have the potential to increase social solidarity in South Hartsville. This element is critical in showing the institutions and traits that have contributed to make Hartsville a unique place and which of these institutions can be utilized to make South Hartsville even more unique.

All neighborhoods at their core have their own unique story and the South Hartsville neighborhood is no different. These different elements of the neighborhood plan form unique chapters into the past and present of South Hartsville. This plan though harbors no pretensions of being able to provide all the answers for South Hartsville, but it is our hope that this plan can serve to point the city of Hartsville and the South Hartsville neighborhood in the right direction. These elements, along with their recommendation, will hopefully write themselves into one more scenario and that is the future of South Hartsville in South Carolina!

Grant Cunningham
Professor, Planning Studio

Butler High School and Sixth Street Corridor Neighborhood Plan

POPULATION

Current Status

According to the 2000 Census, the South Hartsville area is a predominately African-American community with 97% of all residents identified as black. Whites and other racial groups comprise only 3% of the area (Figure 1).

The data for population by age reveals that the neighborhood is aging. The largest group in the neighborhood consists of residents over the age of 60, while the distribution for all other age groups is relatively equal (Figure 2). South Hartsville's percentage of persons over the age of 60 (19%) is comparable to the State and the City of Hartsville at 17 and 22%, however, the population is aging

Figure 1: Population by Race

Population by race	Total	Percent
Black	1793	97%
White	35	2%
Mixed or other race	15	1%
Total	1843	100%
2000 Census Population by blocks		

Figure 2: Population 60 Years and Older

	Age 60 and up	%	Population
South Hartsville	452	19%	2274
City of Hartsville	7556	22%	7556
South Carolina	668,104	17%	4,012,012
Census 2000			

In terms of household composition, approximately 40% of all renter and owner-occupied units consist of three or more persons followed by one- person households which comprise approximately 35% of all occupied units. Likewise, the majority of the households consist of non-married females with children under 18 years old (Figures 3 and 4) according to 2000 Census block groups.

Figure 3: Household Size of Rented Units

Household size of renter-occupied units	Number of Households
1 person	146
2 person	92
3 person	173
Total	411

Figure 4: Household Size of Owned Units

Household size of owner-occupied units	Number of Households
1 person	167
2 person	118
3 or more persons	200
Total	485

Figure 5: Population Change by Age, 1990 to 2000

Population Change by Age between 1990 & 2000			
Population by Age	1990	2000	% Change
Up to 4 years	280	187	-33%
5-9 yrs old	248	238	-4%
10-13 yrs old	269	112	-58%
14-19 yrs old	377	235	-38%
20-29 yrs old	409	254	-38%
30-39 yrs old	465	257	-45%
40-49 yrs old	297	317	7%
50-59 yrs old	230	222	-3%
60 and up	590	452	-23%
Total	3165	2274	
1990 & 2000 Census by block groups			

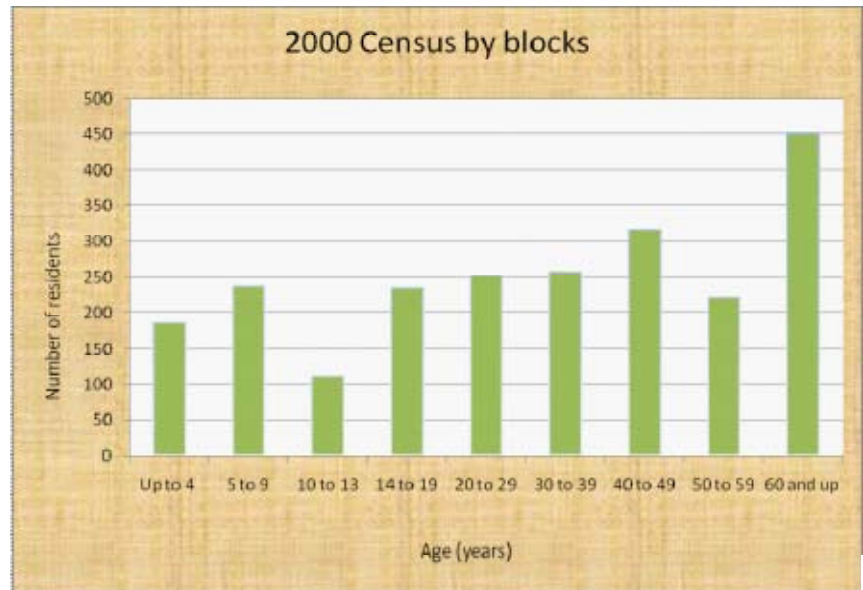
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With the neighborhood aging, property remains in the hands of the oldest members of the community. Over 40% of all owner-occupied units are owned by residents over the age of 65, and only 12% of homes are owned by residents between the ages of 35 and 44 and 4% for residents ages 25 to 34. In a similar manner, residents between the ages of 35 and 44 make up the majority of renter-occupied units, while all other age groups show a relatively equal distribution among rental units. Based on 2000 Census data, homeowners comprise over 50% of all occupied units in the neighborhood. However, it should be noted that the neighborhood may have changed considerably over the last eight years as no population estimates are available. Consequently, a neighborhood survey would need to be administered to determine the current neighborhood trends in the area.

Figure 6: Age of Householder

Age of householder of owner-occupied units	Number of households	Percent
15 to 24 years	8	2%
25 to 34 years	20	4%
35 to 44 years	59	12%
45 to 54 years	100	21%
55 to 64 years	86	18%
65 years and over	212	44%
2000 Census by block groups	485	100%

Figure 7: Age of Residents



Population: Emerging Trends between 1990 and 2000

Based on demographic changes between 1990 and 2000, the South Hartsville neighborhood is characterized by a state of decline. According to Census block group data between 1990 and 2000, the community has lost a substantial number of residents among all age groups with the exception of residents between the ages of 40 to 49, which increased by 7%. Likewise, the percent of occupied units decreased from 95% occupied to 84% occupied representing a 33% loss between 1990 and 2000. Additionally, the number of vacant units increased by 142%. Homeownership rates are also decreasing in the neighborhood. While renter-occupied and owner-occupied units decreased, the number of homeowner-occupied units decreased by 38% compared to rental units that declined by 27%.

Figure 8: Change in Tenure, 1990 to 2000

Change in Tenure between 1990 & 2000			
Occupied Units by Tenure	2000	1990	% Change
Owner-occupied	485	781	-38%
Renter-occupied	411	560	-27%
Total	896	1341	-33%
Census by block groups			

Figure 9: Change in Occupancy Status, 1990 to 2000

Change in Occupancy Status between 1990 & 2000					
	1990	Percent	2000	Percent	% Change
Occupied units	1341	95%	896	84%	-33%
Vacant units	73	5%	177	16%	142%
Total	1414	100%	1073	100%	-24%
Census by block group					

HOUSING

The City of Hartsville boasts many historically significant structures that continue to instill pride in its residents, including the former home of Butler High School, which served African-American students until the city's school system was fully integrated in the early 1980s. There are many current Hartsville residents who can still recall memories of their time at Butler High School, and who are committed to preserving the heritage of the site and the surrounding neighborhood.

The Butler High School site is located along Fifth Street in Hartsville, and there are many homes in this area, which locals refer to as South Hartsville. This long-established neighborhood was, at one time, the lively hub of culture and activity for the many African-American residents of the area.

Although there still is a strong sense of community pride in this area, residents and the city face plenty of challenges with regard to the condition of homes in the area. Much of the area has been in deterioration for years, despite neighborhood groups' efforts to preserve the area's heritage and identity.

Housing Challenges

Some of the challenges that are hindering improvement efforts in the neighborhood are the many homes that are vacant, dilapidated, or unsafe for use. Other homes also have debris or trash on the property that detracts from the aesthetic quality of the neighborhood and the Fifth Street and Sixth Street corridors.

City officials have a difficult time motivating homeowners to improve their properties and structures, in part because many are absentee landlords and do not live within the neighborhood. Contrary to recent years, the homeownership rates are fairly low in the Butler site area according to Census data.

Figure 10: Median Income and Home Prices by Block Group

Block Group	Median Household Income	Median Home Price
Census Tract 105, Block Group 1	\$57,083	\$102,000
Census Tract 105, Block Group 2	\$44,250	\$99,300
Census Tract 105, Block Group 3	\$31,000	\$78,400
Census Tract 106, Block Group 1	\$20,250	\$49,300
Census Tract 106, Block Group 2	\$19,348	\$51,700
Census Tract 106, Block Group 3	\$33,016	\$76,800
Census Tract 107, Block Group 1	\$10,240	\$50,600
Census Tract 107, Block Group 2	\$18,375	\$39,200
Census Tract 107, Block Group 3	\$11,458	\$48,000

Many of the homes are historically significant and could potentially benefit from a historic preservation ordinance that would facilitate renovations, but the City of Hartsville has tried and failed to pass a historic preservation ordinance to protect such areas. As it stands now, many of these homes continue to deteriorate and are eventually demolished when funding is available.

Median Income of Residents

As seen in Figure 12 below, there is a great deal of variation in the incomes of residents within a relatively small area of Hartsville. Census Tract 107, Block Group 3 is the area that is most immediately in the vicinity of the Butler site. As seen in the table, this block group is home to some of the lowest median incomes and home prices in the Hartsville area.

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Median Home Values and Age

As seen in Figure 13, the median home in our neighborhood study area is between 30 and 39 years old, and the housing units become older as they get closer to the center of Hartsville. Some of the newest housing in the area is directly to the east of our site, along Fourth Street.

The median value of homes in the immediate Butler area is between \$37,301 and \$51,200. The areas along the Fourth Street and Fifth Street corridors have a median home value of \$51,200 or less. This figure increases in the northern and western portions of the area.

When the map of housing values is compared with the map showing the age of homes (Figure 14), it becomes apparent that many of the more expensive homes in the area are actually the older homes, as can be seen in the northern section of our study area.

Figure 11: Median Value of Housing Units

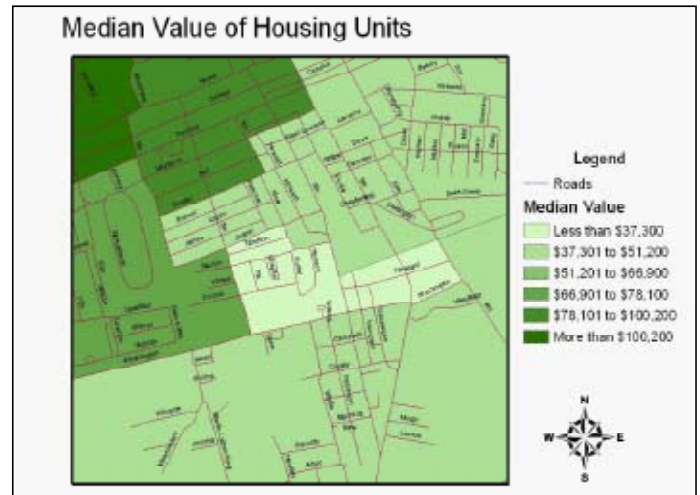


Figure 12: Median Age of Housing Units

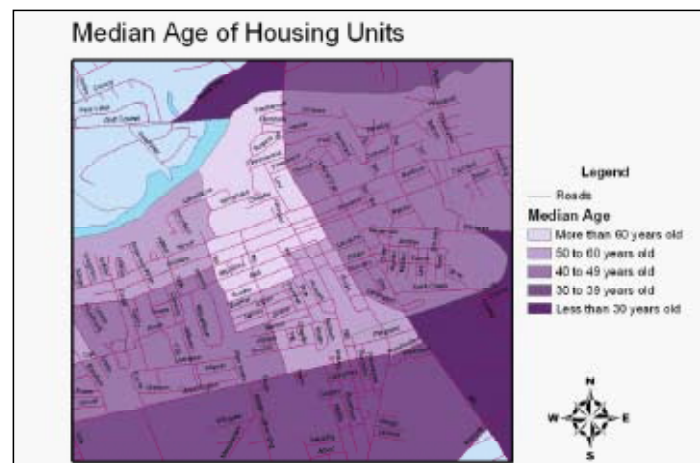


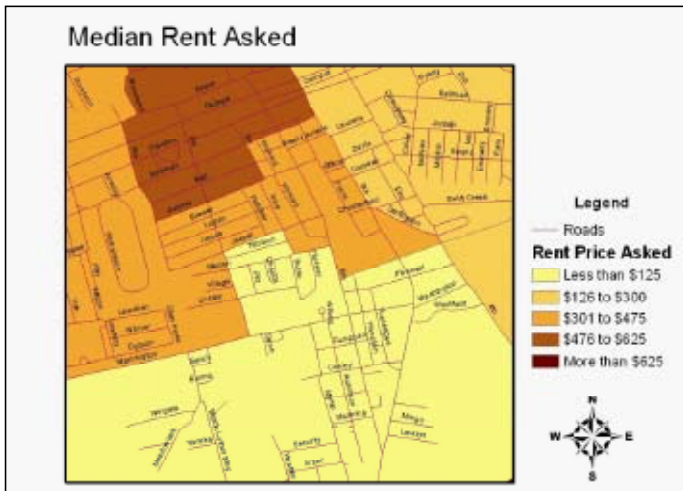
Figure 13: Median Number of Rooms and Age Structures by Block Group

Block Group	Median Number of Rooms	Median Age of Bldgs. (Years)
Census Tract 105, Block Group 1	6.1	53
Census Tract 105, Block Group 2	6.1	61
Census Tract 105, Block Group 3	5.6	46
Census Tract 106, Block Group 1	4.5	49
Census Tract 106, Block Group 2	4.8	43
Census Tract 106, Block Group 3	5.2	29
Census Tract 107, Block Group 1	5	50
Census Tract 107, Block Group 2	5	52
Census Tract 107, Block Group 3	4.8	33

Size Characteristics of Homes in Butler Area

Figure 15 shows the median number of rooms in each home by block group, as well as the median age of structures within each boundary area. Homes in the area immediately surrounding the Butler site have an average of 4.8 rooms, which is at the lower end of the range but still similar to a few other block groups. This figure is not surprising, given that the neighborhood near Butler is higher-density and generally features one-story, smaller homes than some of the other neighborhoods.

Figure 14: Median Rent Asked



Figures 16 and 17 illustrate the median rent asked for block groups in and around the Butler area. Although data was not available for Block Group 3, this data again shows the wide range of affordability and hints at the disparities between residents in different neighborhoods. The rents asked range from less than \$125 per month to more than \$625 in some areas of the city of Hartsville. As seen in the map above, the median rents asked vary significantly even within the neighborhood area. In the southern part of the neighborhood along Fifth and Sixth streets, closest to the Butler site, the median rent asked is less than \$125. This figure increases closer to the downtown area, where rents asked are much higher. These figures help to show

that while the Butler area faces serious issues regarding the health of the neighborhood, it is surrounded by stronger areas and has room for improvement.

Housing Opportunities for the Neighborhood Study Area

Despite the housing-related challenges faced by the neighborhood study area, there are opportunities for the City of Hartsville and its residents to improve the housing situation. As the City of Hartsville continues to revitalize its downtown, the potential of our neighborhood study area as a connection to downtown should be recognized.

Incentives for businesses to locate in this area, or for developers to build new and moderately priced housing in this area, could help to improve the appearance of the neighborhood and draw more traffic. The City of Hartsville has previously identified a need for more senior-citizen housing, and may need to revisit this effort as more retirees move to the area and need access to many amenities that the downtown area has to offer. Given the low home-ownership rates in this area of Hartsville, an educational program to help renters become homeowners could improve rates and instill a greater sense of pride in the neighborhood’s residents.

Figure 15: Median Rent Price by Block Group

Block group	Median Rent Asked
Census Tract 105, Block Group 1	\$450
Census Tract 105, Block Group 2	\$625
Census Tract 105, Block Group 3	\$396
Census Tract 106, Block Group 1	\$275
Census Tract 106, Block Group 2	\$300
Census Tract 106, Block Group 3	\$250
Census Tract 107, Block Group 1	\$353
Census Tract 107, Block Group 2	\$125
Census Tract 107, Block Group 3	N/A

SWOT Analysis

Strengths

- A neighborhood group, the South Hartsville Neighborhood Association, exists and is active within the community
- The neighborhood has many elements and structures of historic significance.
- The housing stock in the South Hartsville neighborhood is generally newer than in other areas of Hartsville. In the immediate Butler site area, the median housing age is between 30 and 39 years
- The neighborhood has many of the characteristics of “Traditional Neighborhood Development” (TND) design, which is considered a strong and sustainable form of design
- The relatively high-density layout of the neighborhood makes efficient use of infrastructure and enforces a sense of community

Weaknesses

- Home values in this neighborhood are some of the lowest in Hartsville, with a median home value of less than \$51,200 in the immediate Butler area
- A number of homes are vacant, dilapidated, or unsafe for use
- Litter is a significant problem in many areas of the neighborhood.
- Because the city lacks a historic preservation ordinance, many of the historically significant structures in and around the neighborhood are deteriorating

Opportunities:

- More rental housing in the South Hartsville neighborhood near downtown could bring greater density to the area to support businesses, and serve as a transition between downtown and the South Hartsville neighborhood

- Incentives for building moderately priced housing in and the South Hartsville neighborhood could increase population in those areas
- There is an opportunity to investigate the establishment of a historic district.
- An educational program to help renters become homeowners could improve rates of homeownership in the neighborhood
- The needs of an aging population in Hartsville may be met with more senior citizen-oriented housing
- If property maintenance codes are established and strictly enforced, the appearance of many homes and neighborhoods could be improved
- More affordable housing would allow more residents to become homeowners

Threats

- The City’s lack of funding directly affects the neighborhood’s ability to demolish unsafe and/or dilapidated structures
- Many owners of the homes in this neighborhood are absentee landlords, making it a challenge for the City of Hartsville to communicate housing problems to them

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GOALS AND OBJECTIVES

Goal 1: Improve homeownership rates in the Butler Area Neighborhood.

Objectives:

- 1.1 Create an educational program to help renters become homeowners
- 1.2 Distribute information regarding homeownership assistance programs to those who may be eligible
- 1.3 Work to bring more members to neighborhood organizations, in order to strengthen the sense of community in the area

Goal 2: Create more affordable housing opportunities in the Butler Neighborhood.

Objectives:

- 2.1 Work with developers to identify and institute incentives to make the development of affordable housing more attractive financially
- 2.2 Educate community members on the need for affordable housing in the area, and illustrate examples of successful affordable housing developments
- 2.3 Work with local developers to create a plan for affordable townhomes specifically for local teachers on the Butler site

Goal 3: Work to eliminate abandoned and dilapidated housing and structures in the Butler Area Neighborhood

Objectives:

- 3.1 Create and enforce a property standards code
- 3.2 Impose fines on individuals who do not adhere to the newly created code
- 3.3 Increase efforts to work with absentee landlords to

clean up debris on properties and improve maintenance on structures and lots

- 3.4 Ask community organizations to encourage residents and owners of dilapidated buildings or poorly kept lots to clean up their properties

ECONOMIC DEVELOPMENT

The Butler High School site and Sixth Street Corridor, though having potential, currently has little to offer the economy of Hartsville, South Carolina. Analyzing economic aspects and demographics of Hartsville will enable the Butler High School community to take advantage of opportunities that can catapult

Along with this analysis, goals and recommendations are proposed in order to guide the redevelopment and improvement of the project area.

Location Quotients

Darlington County has high location quotients in Agriculture, utilities, construction and manufacturing (Figure 18). Health-care’s LQ is approaching “1” which means this industry is on the verge of breaking out in the county. After 2010, healthcare is projected to grow in the county’s outpatient care, hospital, and nursing care facilities.

Figure 16: Location Quotients of Hartsville Industries

Location Quotient (Reference Area: South Carolina)		
Industry	Darlington County (2001)	Darlington County, SC (2007)
Agriculture	1.5	
Agriculture and forestry support activities		0.93
Construction	1.06	0.71
Heavy and civil engineering construction	2.3	1.35
Manufacturing	1.65	1.86
Wood product manufacturing	3.64	3.1
Wholesale Trade	0.76	1.05
Retail Trade	0.82	0.83
Motor vehicle and parts dealers	0.98	0.98
Furniture and home furnishings stores	0.65	0.98
Health and personal care stores	1.01	1.15
Information	0.25	0.26
Finance and Insurance	0.69	0.66
Real Estate/Rentals	0.24	0.3
Professional and Technical Services	0.44	0.34
Healthcare		
Ambulatory healthcare services	0.75	0.97
Nursing/residential care facilities	1.09	1.33
Social Assistance	0.55	1.31
Management of Companies	2.4	1.57
Administrative Waste Services	0.89	0.99
Arts, Entertainment, Recreation	0.8	0.86
Accommodation and food services	0.5	0.55
Other Services (except public admin.)	1.18	0.73
Repair and maintenance	2.01	0.92
Personal and laundry services	0.86	0.78

Source: US Bureau of Labor Statistics

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Establishments in Hartsville, SC – 2002

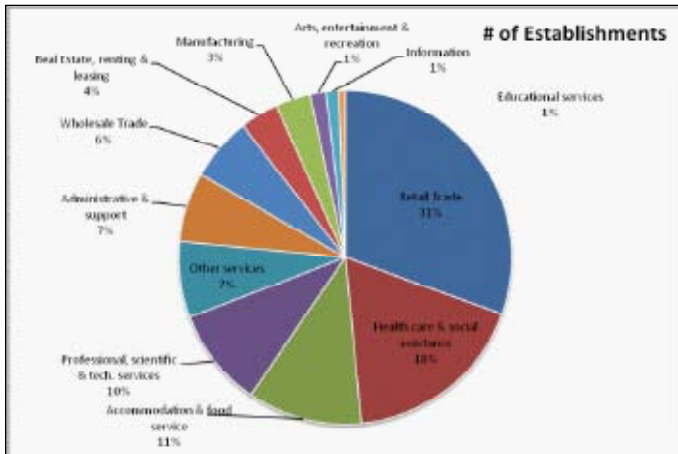
If the growing industries are known, an observation of the existing establishments for those industries in Hartsville is necessary to understand where an economic need might exist. As mentioned above, both the healthcare and wholesale trade industries are on the rise for Darlington County. The healthcare and social assistance sector currently has the second highest number of establishments in Hartsville, while wholesale trade establishments are much less.

A possible assessment of the healthcare establishments may be required as to ensure the quality of the facilities. A renovation of these healthcare facilities can improve the overall contribution of the industry to the city and to the neighborhood area.

Economic Indicators

Understanding changes in certain demographics is important when discussing economic development. Changes in income, population, unemployment and homeownership are all clear indicators of a community’s economy. Though Hartsville’s population has decreased, the median household income has increased.

Figure 17: Number of Business Establishments by Category



Source: US Census

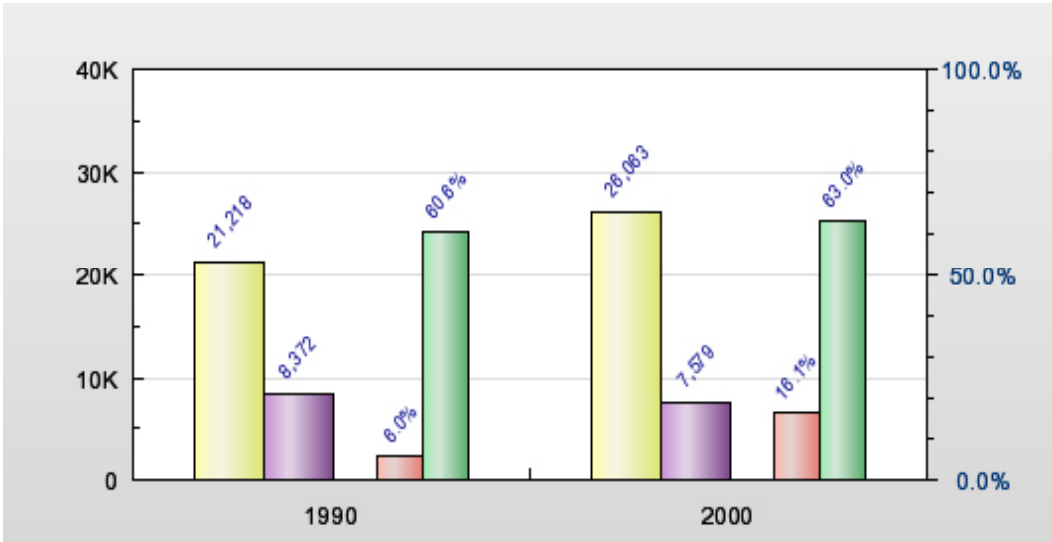
Figure 18: Number of Establishments by Sector

Sector	# of Establishments
Retail Trade	99
Health care & social assistance	58
Accommodation & food service	36
Professional, scientific & tech. services	31
Other services	24
Administrative & support	22
Wholesale Trade	20
Real Estate, renting & leasing	12
Manufacturing	11
Arts, entertainment & recreation	5
Information	4
Educational services	2

Unemployment has also increased but so too has homeownership. The increase in income and unemployment in the area may mean that residents leave the city for their jobs.

Providing new small businesses and supporting and enhancing the existing residential area of the neighborhood can affect the unemployment rate and improve the quality of life for the city. Refer to the maps on the following page for more understanding of unemployment in this community.

Figure 19: Employment, Income and Homeownership in Hartsville

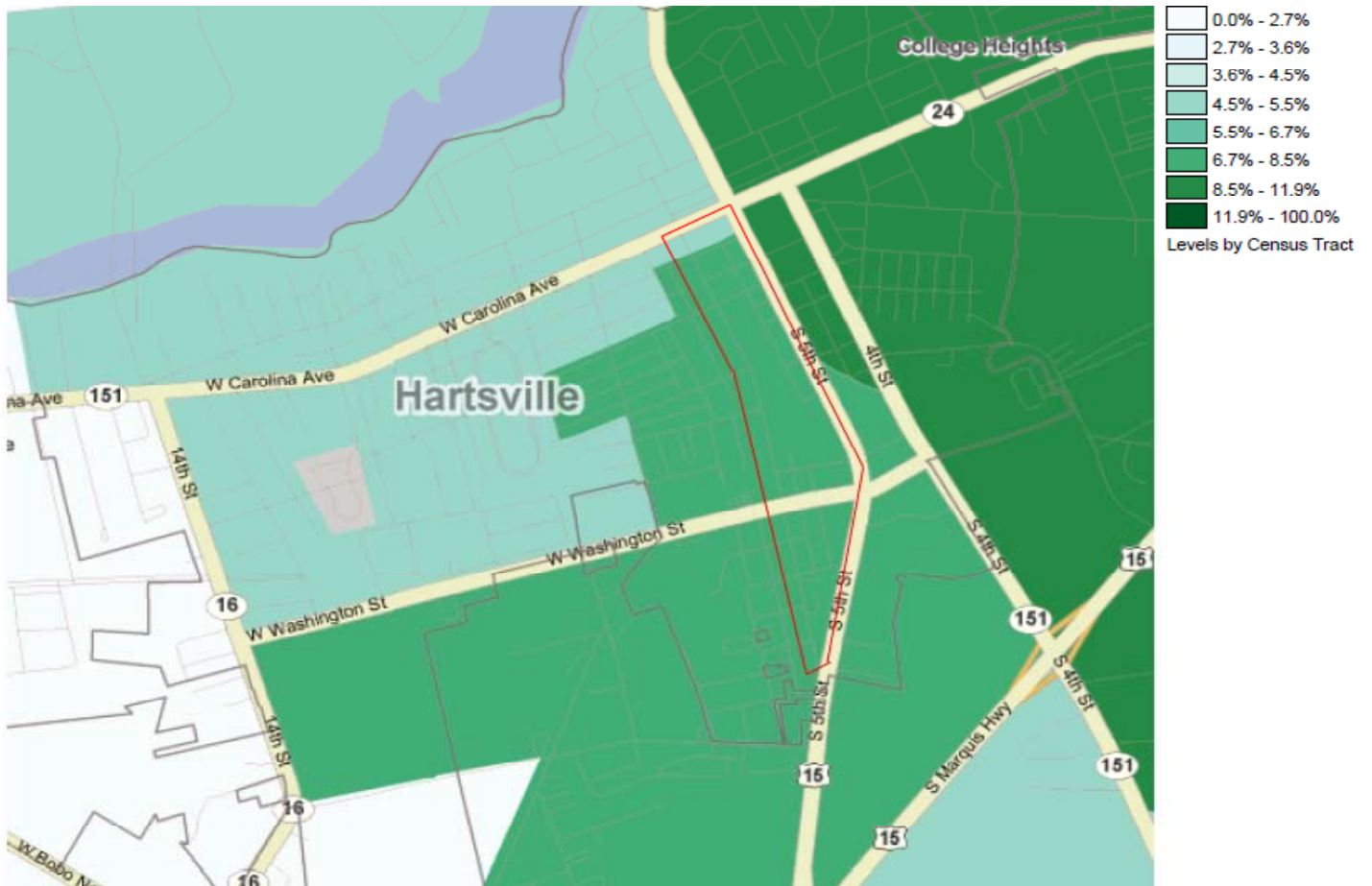


Source: dataplace.org

	1990	2000
Median household income last yr (\$)	\$21,218	\$26,063
Total population	8,372	7,519
Unemployment rate	6.0%	16.1%
Homeownership rate	60.6%	63.0%

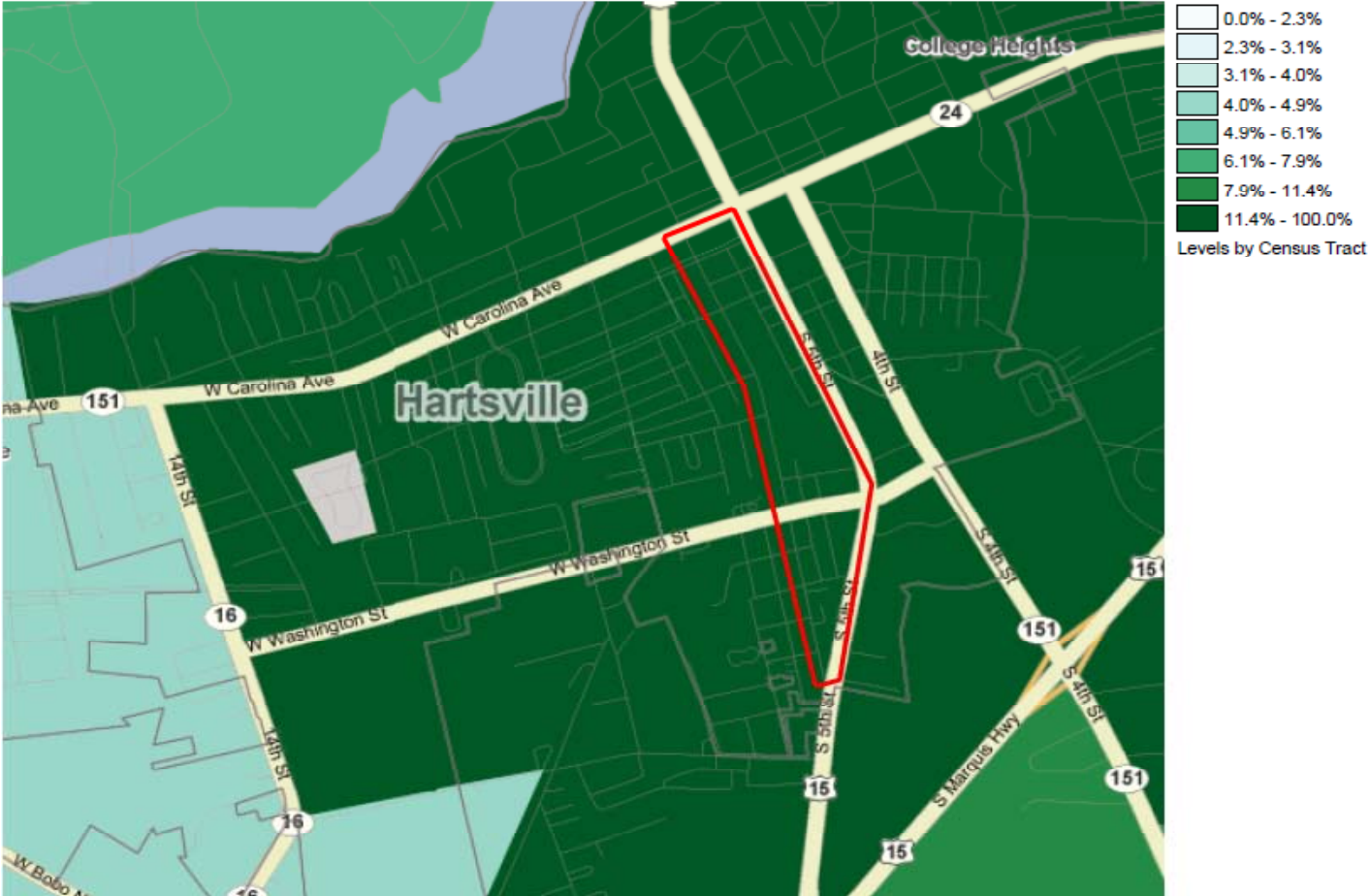
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Figure 20: Unemployment Rate of Study Area, 1990



Source: dataplace.org

Figure 21: Unemployment Rate of Study Area, 2000



Source: dataplace.org

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Population and Education in Relation to Economic Development

According to the US Census, 25% of residents ages 25 and up have a high school degree. Twenty seven percent of the 25 and up age group has a higher educational degree.

These statistics compared to the age group of 18-24, having almost 75% with a high school degree and/or some college shows that education may be on the rise. However, the unemployment rate has increased since 1990. The lack of job availability is hurting Hartsville's economy.

Recognizing these demographics will enable Hartsville to tailor the development and redevelopment of the Butler High School site and 6th Street corridor to these needs. Economic development efforts should address the development potential of Hartsville, as well as the needs of people in the city. The well-being of residents will likely improve as the economy grows, but people may also increase their prosperity by moving from locations that offer limited economic opportunity to places where the economy is strong. (Hoover and Giarratani, 2002)

Consumer Expenditure Survey

The Consumer Expenditure Survey (CE) program consists of two surveys, the quarterly Interview Survey and the Diary Survey, that provide information on the buying habits of American consumers, including data on their expenditures, income, and consumer unit (families and single consumers) characteristics. The survey data are collected for the Bureau of Labor Statistics by the U.S. Census Bureau.

Observing the spending trends of residents is important when considering types of policies and development for an area. The Bureau of Labor Statistics provides several categories of consumer spending. In the case of Hartsville, examining consumer

expenditures by housing tenure (homeowner or renter), type of area (urban or rural) and region of residence (South) will demonstrate the typical trends for residents in Hartsville and in the study area. The data displayed in this plan shows average expenditures for the United States based on the categories that relate to Hartsville, SC (homeowner, renter, urban, etc.).

According to the data from the Consumer Expenditure Survey, each category pertaining to Hartsville shows that the top five items purchased are almost the same across the board. These top five are as follows: housing; transportation; food; utilities, fuels and public services; and healthcare with entertainment coming in a close sixth.

Recognizing these purchasing behaviors will aid in the land use decision making process and more clearly point out the direction in which economic development should move.

Figure 22: Consumer Expenditure Survey

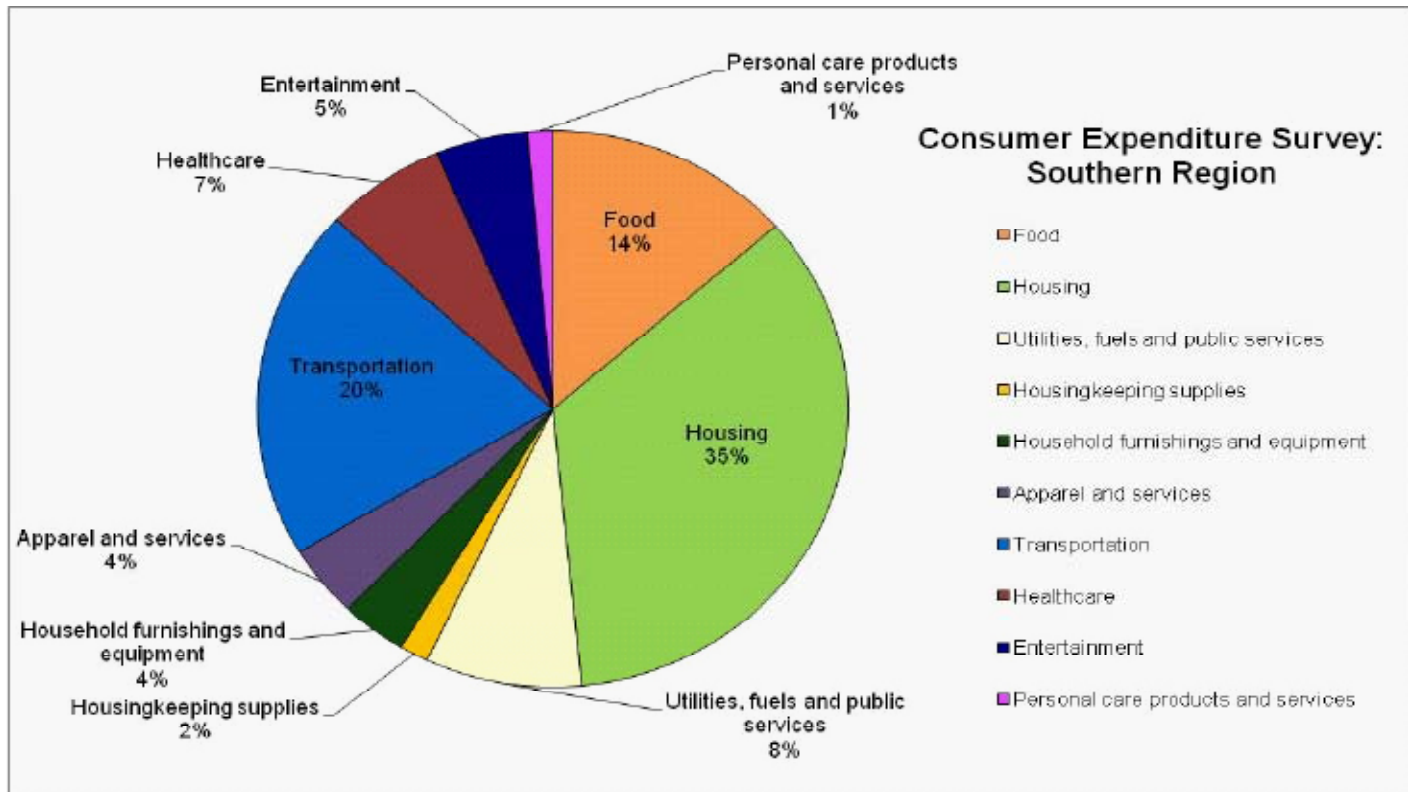
Consumer Expenditure Survey <i>(Source: US Bureau of Labor Statistics)</i>						
Item	All consumer units	Region of Residence: SOUTH	Housing Tenure:	Housing Tenure: Renter	Type of Area: Urban	Type of Area: Rural
Number of consumer units (in thousands)	118,843	42,457	80,035	38,808	108,771	10,071
Average income after taxes	58,101	54,140	69,780	34,016	59,141	46,873
Average annual expenditures	48,398	44,501	56,212	32,275	49,285	38,855
Food	6,111	5,649	6,843	4,597	6,188	5,300
Housing	16,366	14,457	18,585	11,787	16,836	11,285
Utilities, fuels and public services	3,397	3,554	4,014	2,124	3,408	3,278
Housingkeeping supplies	640	660	768	374	639	642
Household furnishings and equipment	1,708	1,504	2,118	862	1,726	1,513
Furniture	463	419	565	253	477	318
Apparel and services	1,874	1,737	2,067	1,475	1,940	1,169
Transportation	8,508	8,497	9,961	5,511	8,547	8,091
Healthcare	2,766	2,775	3,414	1,431	2,735	3,103
Entertainment	2,376	2,096	2,886	1,322	2,390	2,219
Personal care products and services	585	571	681	385	603	385

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Southern Region – Expenditures

Due to Hartsville being location in South Carolina it is important to review the typical spending habits of residents in the “Southern Region” of the U.S. The graph below shows expenditures by category.

Figure 23: Consumer Expenditure Survey, Southern United States



Homeowners vs. Renters – Expenditures

It is clear when comparing the data of homeowners versus renters that renters spend more of their income on housing. Due to the fact that the surrounding area of the Butler High School site is majority rental properties, it is important to consider the spending habits of renters.

As this neighborhood strives to increase homeownership rate, it helps to also look closer at the spending trends for homeowners. Though visually similar to renters’ expenditures, a closer look shows small differences in where these residents’ income is going.

Figure 24: Consumer Expenditure Survey, Renters

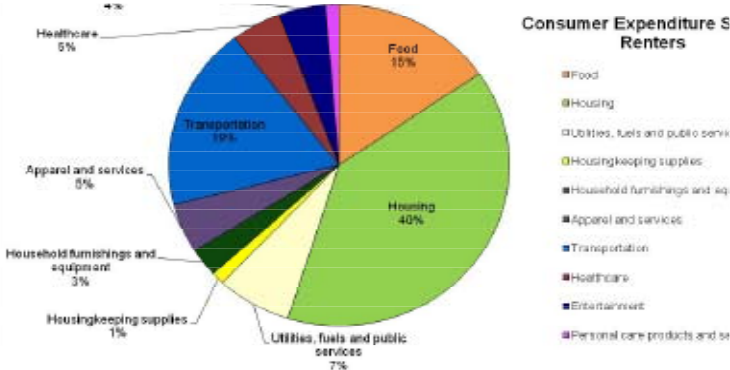
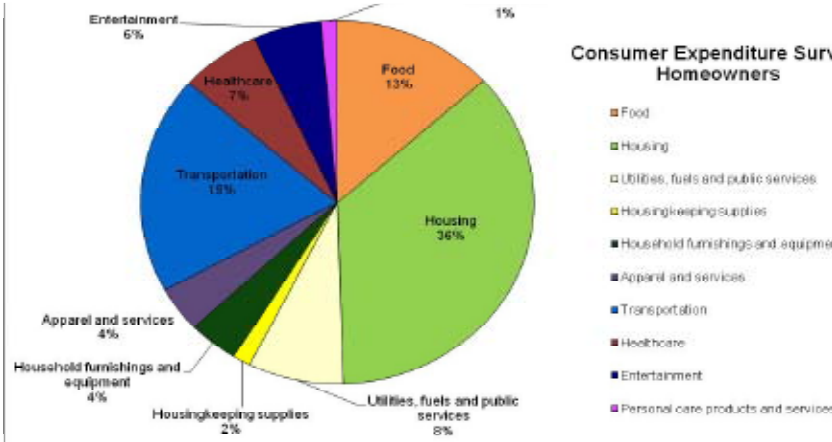


Figure 25: Consumer Expenditure Survey, Homeowners



Butler High School and Sixth Street Corridor Neighborhood Plan

Urban vs. Rural Areas – Expenditures

The final design and plan for the Butler High School site and the Sixth Street corridor may certainly require the support from residents not in the neighborhood.

Some patrons of this project may live in more rural areas; comparing the spending of rural and urban residents’ is another key importance when understanding and implementing development.

Figure 26: Consumer Expenditure Survey—Rural Areas

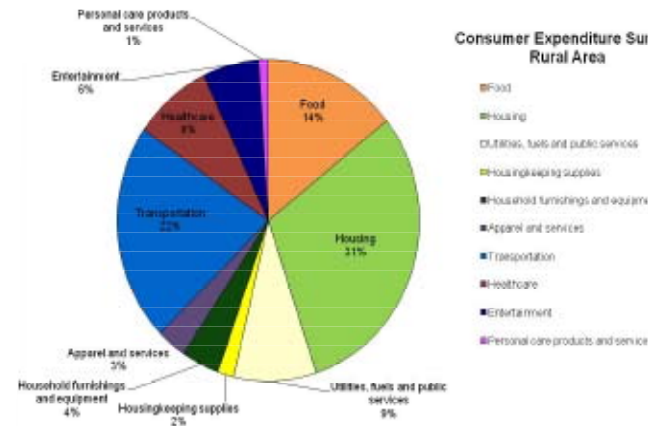
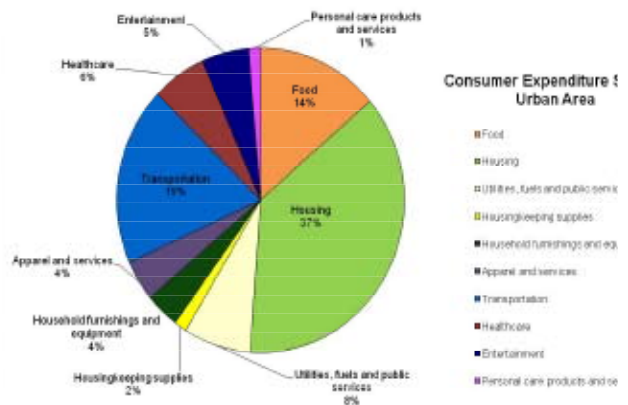


Figure 27: Consumer Expenditure Survey—Urban Area



SWOT Analysis

Strengths

- Historical significance of the Butler High School community held on the site and along the corridor; past use of Sixth Street corridor as “vibrant” community gathering location
- Because of the past uses of the project area, there is infrastructure already in place for redevelopment and new development; allowing business opportunity
- Unemployment high, possible high demand for jobs, potential workforce available for creation of jobs
- This site has a direct connection to main street/downtown

Weaknesses

- Lack of every day small store retail needs for the community
- Poor condition of Sixth Street paving and sidewalks which can turn away patrons if not improved
- Housing deterioration along Sixth Street; uninviting for potential business
- Residents leaving community for jobs outside of the city
- Accessibility of retail needs; grocery, restaurants, etc.
- Low purchasing power of residents in neighborhood

Opportunities

- Butler High School site as a community center; local programs and organization headquarters; creation of jobs
- Job training/incubation location; due to the low education level of the surrounding community, a program that promotes and offers education and training can supply the community with a new workforce
- Public & private investment, including collaboration with Coker and Darlington Tech

- Preserve existing healthy street trees; attractive lots to attract businesses
- Connect Butler High School site and corridor to Hartsville natural resources to demonstrate sustainability and “green” development and redevelopment

Threats

- Further uncontrolled development of Fifth and Fourth Streets
- Unsustainable development of the Butler High School site
- Continual job creation in surrounding communities

Butler High School and Sixth Street Corridor Neighborhood Plan

GOALS AND OBJECTIVES

OVERALL ECONOMIC DEVELOPMENT GOAL

To support the existing residential area along with providing new small businesses to enhance the neighborhood quality of life and fulfill the needs of the residents while supporting the city's job base.

The Butler High School site and 6th Street corridor currently are lacking in economic opportunities. In creating a strategy to ensure future success, the following goals and objectives seek to enhance the economic vitality and stability of the neighborhood.

Goal 1: Maintain and enhance the streetscapes of Sixth Street corridor

Objectives:

1.1. Create a streetscape standard for the neighborhood that includes standards for uniform signage, landscape improvements and parking design. Standards should promote unique characteristics of the area while creating a safer and more attractive district for both residents and businesses. Improvements in these areas are likely to attract interested investors and businesses

Goal 2: Foster partnerships between neighborhood and institutions and businesses.

Objectives:

2.1 Facilitate partnerships between businesses and institutions within the city to promote the sharing of resources that may enhance the viability of the neighborhood and Butler High School site.

Goal 3: Promote policies and actions which prohibit expansion of commercial uses into the residentially zoned area closer to the Butler High School site; ensure compatibility of existing commercial uses in commercially zoned areas, with the character of the residential area of the neighborhood.

Goal 4: Ensure that land use regulations for commercial and multi-family development foster compatibility with surrounding residential neighborhood through measures such as:

- 4.1 Outdoor lighting controls
- 4.2 Containment and screening of trash collection areas
- 4.3 Separating noise sources from adjacent noise sensitive uses
- 4.4 Utilizing setbacks, buffering and screening to alleviate the visual and operational impacts of outdoor activities and storage areas

Goal 5: Encourage the retention and promote the development of a diverse base of retail establishments.

NATURAL RESOURCES

It is important to know the natural resources that exist within this neighborhood so that they can be fully integrated and preserved in the redevelopment plan. Preserving and expounding upon the existing natural resources can add to the quality of life for all the residents of Hartsville, and especially those living in the South Hartsville neighborhood and will contribute to the overall success of the neighborhood plan.

In addition, enhancing the existing natural resources such as bike and nature trails, as well as small pocket parks, can increase the amount of tourism to the area and create a new market for Hartsville’s economy. As the site is not large, it is unlikely that there are any real constraints dealing with natural resources, however, the resources that exist within the larger community may serve to enhance the plan or may hinder development opportunities. In addition, the natural resources that exist in the larger community may determine what type of growth and development can occur on the site.

Parks

Pride Park, located on Sixth Street, features a playground, picnic area, outdoor stage, and benches and serves as a meeting place for many in the neighborhood. The park seems to be well kept and all of the equipment has recently been painted.

As this park is a central point for the community, not only geographically but socially as well, and it will be preserved in the neighborhood plan. Pride Park is one of the only parks in Hartsville that is within walking and/or biking distance for the majority of the residents of the South Hartsville neighborhood. There are five other parks in Hartsville County, and some are very close to the neighborhood study area.

Figure 28: County Parks in Hartsville

Hartsville County Parks		
Parks	Location	Acres
Byerly Park	14th Street	207
Kalmia Gardens	Coker College	30
Lawton Park	Prestwood Lake	3.5
Pride Park	South Sixth Street	NA
Centennial Park	Downtown Hartsville	NA
Charles E. Burry Park	Cargill Way	NA

Source: www.hartsvillesc.com

Butler High School and Sixth Street Corridor Neighborhood Plan

Figure 29: Parks in Study Area

Although Pride Park is the only park in the study area, knowing the location of the other parks within the county may be helpful in initiating some form of greenway that connects the parks and intersects the Sixth Street Corridor (Figure 31).

In addition, the Patrick Randall Sawyer Bike Trail and walking paths may be extended through the study area to encompass more than one park and connect the corridor with the rest of the community. Doing so could possibly broaden the services provided along the corridor and strengthen the micro-economy within the neighborhood.

A bike and walking trail connection could also contribute to a healthy lifestyle for many of the residents in the neighborhood. In addition, children would have the opportunity be more active and would have better access to the larger community.

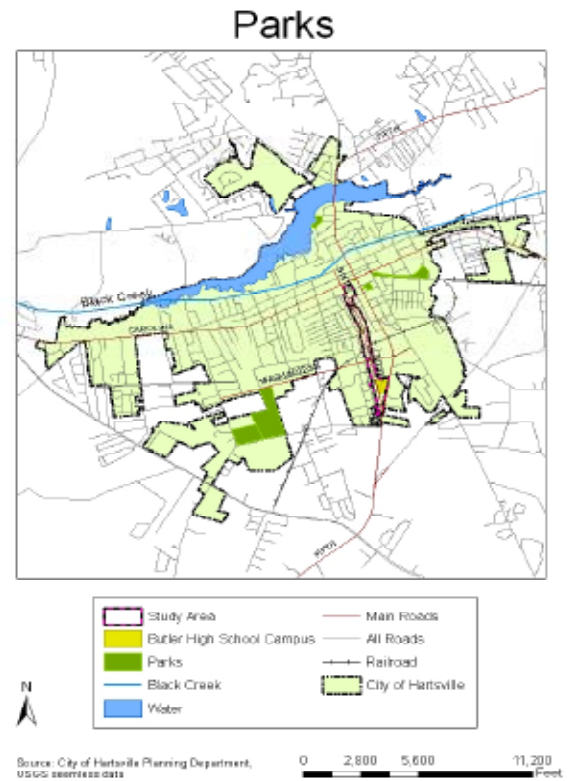


Figure 30: Extent of Forest Cover in Study Area

Forest Cover

The forest cover is most dense around the area of Prestwood Lake and southwest of the city limits. This is not surprising, as the area south of the lake is still fairly undeveloped. The canopy becomes less dense within the Sixth Street Corridor neighborhood. In fact the area of the neighborhood north of Washington Street and south of Carolina Avenue has a very limited tree cover.

On our walking tour of the corridor, it was apparent that, although there were plenty of vacant lots that had returned to a green or ‘wooded’ state, there was very little tree coverage. This is a possible area of improvement in the neighborhood plan.

Increasing the tree canopy will not only add to the aesthetics of the area and improve property value, it would also lend to walking and biking trail extensions and improvements.

Biking and walking trails throughout the corridor and neighborhood should be considered, as they will help with connectivity to downtown and recreation areas. In addition, streetscaping would make the streets more attractive, safer for pedestrians, and will provide shade for pedestrians.

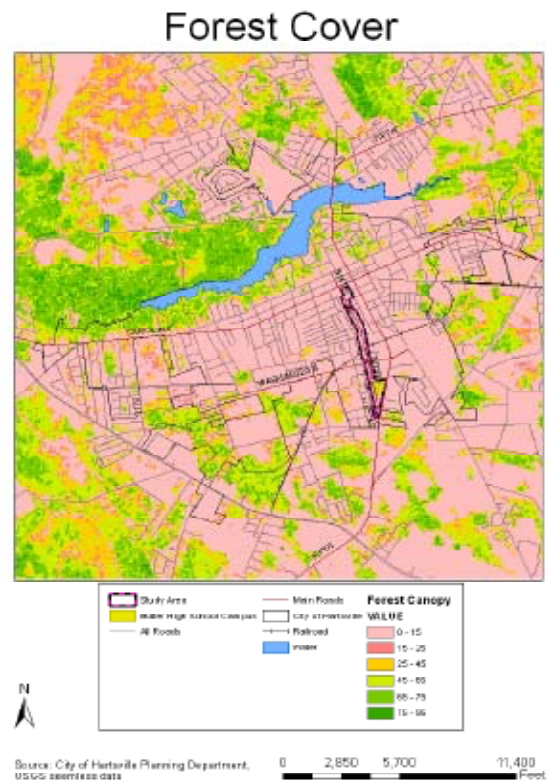


Figure 31: Water Features of Study Area

Water Features

Although Prestwood Lake plays a large role in the Hartsville community, providing recreation opportunities and bringing in tourism dollars, there appears to be no connection between it and the South Hartsville neighborhood.

Black Creek runs from east to west along the northern portion of the City of Hartsville. As there is much tree cover along the creek, there are great recreation opportunities, including biking and walking trails, some of which may be incorporated with the development plan for the Sixth Street Corridor. There are no natural water features in the study area or neighborhood.

It would be ideal to create walkable and/or bike-able connections from the neighborhood and study area to both Black Creek and Prestwood Lake (Figure 33).



Figure 32: Percentage Slope of Study Area

Slope

Hartsville’s geography is very flat, with sloping areas on the southern border of the lake. The highest percentage slope for the entire area is only fifteen percent. Even though a slope of fifteen percent does present some development issues, land that has a slope up to fifteen percent is still considered highly developable.

The neighborhood and corridor areas are essentially flat and may vary only between zero and five percent slope. Having such flat topography is good for redevelopment potential. The costs of developing the lots in the neighborhood will be less, as the sites will not have to be graded. In addition, having such flat topography will help to reduce the amount of erosion during rain events. However, flat topography alone will not prevent erosion, and proper measures should still be taken to minimize erosion.

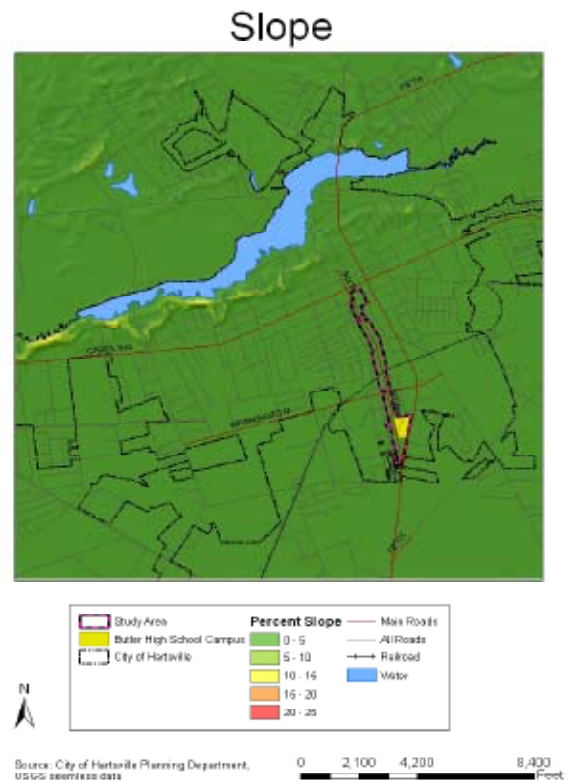
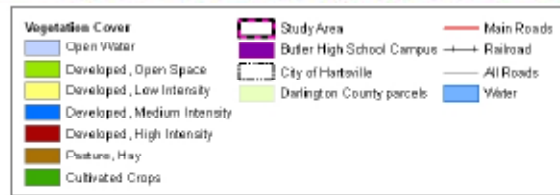
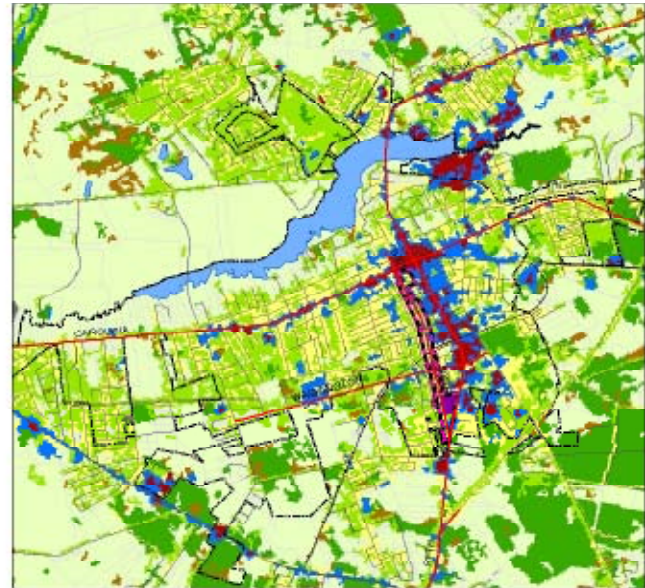


Figure 33: Vegetation Type in Study Area

Vegetation Cover

The vegetation cover map (Figure 35) indicates the areas of Hartsville that have been most and least developed according to the amount of vegetation that can be seen through satellite imaging. As can be seen in the map, most of Hartsville's land has been developed at a low intensity. This means that there is some vegetation cover, but the tree coverage and vegetation is not as thick. The less thick the vegetation, the more developed the area.

The areas that have been the most intensely developed are downtown, along the Fifth Street Corridor, along Carolina Avenue, and the northern part of the city near Prestwood Lane. Agricultural land exists mostly outside the city boundaries at the edge of the city. The South Hartsville neighborhood developed at a low intensity, and, due to the large amounts of vacant lots and homes that have been torn down, contains a lot of developed open space. This open space can be used to create small pocket parks within the community, or can be compiled to form a greenway system through the neighborhood and extending to downtown and other areas with greater recreational opportunities.



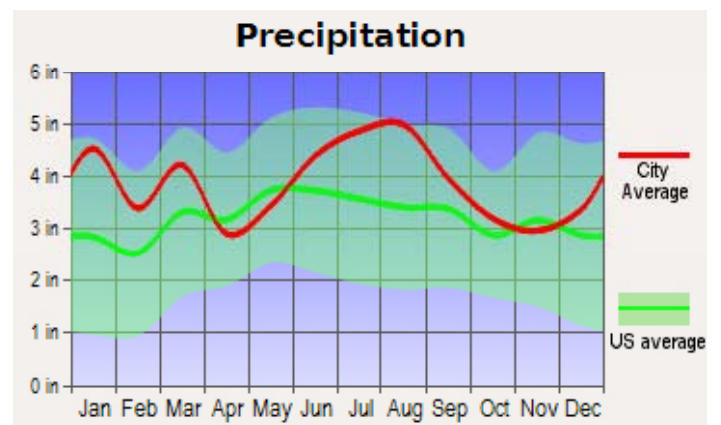
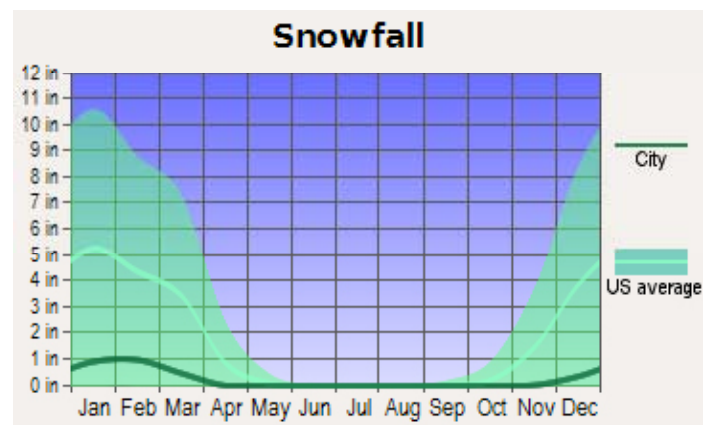
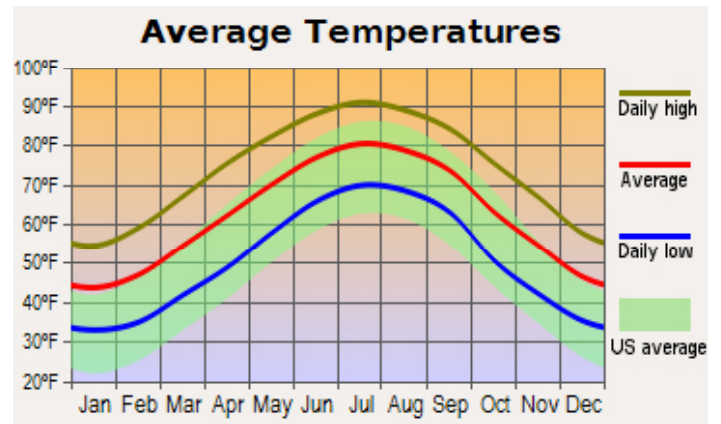
Source: City of Hartsville Planning Department, USGS seamless data



Figure 34: Average Weather Statistics in Hartsville

Climate

Average temperature in Hartsville ranges from approximately 45°F to 82°F. It is a temperate climate and is comfortable most of the year. Precipitation in Hartsville ranges from approximately 2.75 inches to just over five inches throughout the year. The driest months include April and November, while the wettest months include January, July, and August. Hartsville is higher than the national average during the wet months, yet is fairly average for the other months. Snowfall in Hartsville is little to none, and generally occurs from the months of December to the first of April. As it sits in a temperate climate, Hartsville’s snowfall is well below the national average.



Source: www.city-data.com

Butler High School and Sixth Street Corridor Neighborhood Plan

Endangered Species

It is important to know the types of wildlife species that may exist in or near the neighborhood and corridor so that development can be planned accordingly. It is also important to remember that although these species may not have a habitat in the neighborhood, they may use the site for migration or temporary residence.

Some endangered species for the State of South Carolina have been found to exist in Darlington County, and therefore, potentially exist in the neighborhood or use the neighborhood during migration. Some of these species include star-nosed mole (rare in state), Rafineque's big-eared bat (imperiled), climbing fern (imperiled), red cockaded woodpecker (imperiled), and white goldenrod (critically imperiled). A full list of the endangered species that exist in Darlington County can be viewed in the following table (Figure 37).

Proper habitat conditions for the following threatened and endangered species may exist in the region of the state where Hartsville is located. Before redevelopment of the Butler site and neighborhood corridor begins, an inventory should be taken to ensure that no threatened and endangered species exists.

Figure 35: Endangered Species Potentially Inhabiting Hartsville Area

COMMON NAME	STATE RANK
MISSOURI ROCK-CRESS	CRITICALLY IMPERILED
ENCHANTER'S NIGHTSHADE	CRITICALLY IMPERILED
TWIG RUSH	CRITICALLY IMPERILED
STAR-NOSED MOLE	RARE IN STATE
RAFINESQUE'S BIG-EARED BAT	IMPERILED
SARVIS HOLLY	RARE IN STATE
WHITE-WICKY	CRITICALLY IMPERILED
CLIMBING FERN	IMPERILED
ROUGH-LEAVED LOOSESTRIFE	CRITICALLY IMPERILED
RED-COCKADED WOODPECKER	IMPERILED
WHISK FERN	IMPERILED
FLOWERING PIXIE-MOSS	CRITICALLY IMPERILED
WELL'S PIXIE-MOSS	IMPERILED
AWNED MEADOWBEAUTY	IMPERILED
SWEET PITCHER-PLANT	SECURE IN STATE
SMALL SKULLCAP	UNKNOWN
WHITE GOLDENROD	CRITICALLY IMPERILED
SPRING-FLOWERING GOLDENROD	CRITICALLY IMPERILED

Source: www.dnr.sc.gov

SWOT ANALYSIS

Strengths

- Pride Park is located in the middle of the corridor, making it easily accessible for those residents in the northern and southern ends of the study area, as well as those residents living throughout the rest of the neighborhood.
- There is a lot of open space on the Butler site and a lot of vacant land along the corridor. Not only is there great development opportunity for other parks, but the connection of these lands could lead to a network of greenspace.
- Although Black Creek does not run through the study area or neighborhood, it is only a few blocks from the northern portion of the neighborhood.
- The Patrick Sawyer Memorial Bike Trail runs through the neighborhood and should be extended to cover more streets.
- Hartsville's topography is very flat. This is great for redevelopment potential, as development in the neighborhood and along the corridor will be less costly.
- There is a large amount of developed open space within the South Hartsville neighborhood, making the development of a greenway or small pocket parks more feasible.

Weaknesses

- There are no significant natural features (lakes, streams, wooded areas for trails) apparent in the study area and neighborhood, making recreation opportunities possible, but more difficult to construct and create.
- There are no street trees along the Sixth Street Corridor.
- The road is in disrepair, and need many improvements.
- The tree coverage throughout the site is very sparse.

Opportunities

- There are five other parks, in addition to Pride Park, that are located on both the east and west sides of the study area.
- Connecting these parks with greenways presents a great development opportunity for the neighborhood and study area.
- There is a lot of forest cover along Black Creek, which also runs east and west. This could also be incorporated in a greenway system that connects the neighborhood with the rest of the community.
- There is a lot of developed open space within the neighborhood that can either be acquired for the creation of a greenway, or can be developed into smaller pocket parks throughout the neighborhood.

Threats

- Some parts of the neighborhood and study area are considered to be dangerous. This may be a threat to the use of natural resources as a form of outdoor recreation, especially to those who live outside of the neighborhood.

Butler High School and Sixth Street Corridor Neighborhood Plan

GOALS AND OBJECTIVES

Goal 1: Create a greenway through the neighborhood that makes use of the existing Patrick Sawyer Memorial Bike Path and connects the parks (especially Byerly Park) within the larger community with the South Sixth Street neighborhood.

Objectives:

- 1.1 Create a contiguous greenway through the site with appropriate tree coverage (this may require some land acquisition).
- 1.2 Make use of the developed open space that exists within the South Hartsville neighborhood.
- 1.3 Extend the Patrick Sawyer Memorial Bike Path throughout the site and to the other community parks.
- 1.4 Create small pocket parks along the extended bike route as mini-destinations.

Goal 2: Increase forest cover in the neighborhood and improve streetscaping along the Sixth Street corridor.

Objectives:

- 2.1 Encourage the growth of larger trees in some of the vacant lots throughout the neighborhood. This would also help with the creation of pocket parks.
- 2.2 Improve the condition of Sixth Street.
- 2.3 Add streetscaping (including lights and sidewalks) along the corridor to improve appearance and make it safer and more comfortable for pedestrians.

Goal 3: Connect the neighborhood with the natural amenities of Black Creek.

Objectives:

- 3.1 Extension of the Patrick Sawyer Bike trail that includes areas within the neighborhood and accessible areas around Black Creek.

Goal 4: Create a corridor for endangered species and other wildlife that may exist within the neighborhood and larger community.

Objectives:

- 4.1 Create a greenway throughout the community and neighborhood that makes use of some of the developed open space.
- 4.2 Increase forest coverage through the site.
- 4.3 Include natural vegetation and xeriscaping while landscaping the site.

LAND USE

Land use in the South Hartsville neighborhood tends to fall primarily into the residential spectrum with most of the variation in use and density deriving from the residential side. Small, single family homes are the most dominant presence along the Sixth Street corridor with apartments and mobile homes scattered throughout the neighborhood.

Residential land use is also more intensive in South Hartsville than anywhere else in the city as South Hartsville can attest to being the most dense neighborhood in the city of Hartsville. A few commercial establishments are along Sixth Street as well, but they are scattered all across the corridor and are not in any kind of well defined commercial area. Many of these businesses are also small, home operated businesses which aren't really stand alone businesses. The businesses with the most significant presence within the neighborhood are the funeral homes which, when taken together with an auto shop along the street, represent some of the street's most prominent business establishments. Straddling the line between the commercial and residential are institutional uses signified in the area's numerous churches. All this aside though one can definitively say that the South Hartsville neighborhood is a small scale residential neighborhood first and foremost.

Current Zoning

One of the most powerful tools available for planning purposes is zoning as it offers planning agencies some of the best leverage for influencing the form and nature of the built environment. Zoning, however, is only as good as the land use plan that is created for it which is why a land use section is such an important section to have in any plan. It should be noted though that while zoning can provide some broad hints about what the

current land uses are it is primarily a regulatory tool for implementing things that the city would like to see in an area.

Along the Sixth Street corridor the commercial zones that dominate the corridor are not reflective of the current land use which, as stated earlier, is residential in character. It is safe to say, however, that a cursory analysis of zoning suggests that a stronger commercial base in South Hartsville is something the city is aiming for in its zoning of Sixth Street

Zoning in Hartsville is separated into eleven zoning districts with the city of Hartsville and two overlay districts, one for the Coker Experimental Farms National Historic Landmark and another overlay zone for residential estates. South Hartsville is this element's primary focus though which is why most of the attention will be focused on relevant uses within South Hartsville that are identified along the Sixth Street corridor. Three zoning categories are currently represented along the Sixth Street corridor and there is a fourth one which is recommended for implementation along the corridor.

While understanding of all the zoning districts is an important thing to grasp, for the purposes of this neighborhood study these four zoning districts (shown in the photos on the pages below) will be the ones mentioned primarily in this land use element.

One zoning designation that occurs with great frequency along the Sixth Street Corridor is the B-2 or business zone. The designation provides "for a limited range of retail and service activities" (Hartsville Code of Ordinances). The B-2 zoning designation is the most prevalent zoning classification along Sixth Street. The uses provided for in this area are primarily commercial in nature, with heavy emphasis on uses and businesses that cater to neighborhood shopping needs. In keeping with the spirit of this zoning classification the maximum size of

Butler High School and Sixth Street Corridor Neighborhood Plan

structures in this area are capped at 30,000 square feet. Since the Sixth Street corridor has historically been the congregation point for businesses in South Hartsville it makes sense that many of the lots be open to or accommodate many different kinds of commercial uses.

The Butler site and one other large site located slightly north of the railroad and on the eastern edge of Sixth Street are under the B-3 zoning classification. While the map has B-2 and B-3 zoning classifications shown as separate classifications they basically are the same zoning classification and they are listed together in one section.

The only real variation between the two seems to stem from differences in their regulations for signage but in terms of permitted uses, building setbacks, and design requirements the two classifications are essentially the same.

The final zoning designation along Sixth Street is the R-2 zoning designation, which is one of the residential zoning designations for the city of Hartsville. The R-2 designation allows for moderate to high density residential uses such as apartments or boarding houses. Under special conditions the zoning classification can also accommodate nursery schools or kindergartens. The classification has a large section devoted to manufactured homes as well, along with the numerous conditions for putting one in. With all these conditions for mobile homes included in this classification it would be safe to include manufactured homes as one of the uses that the R-2 classification was created to address.

Figure 36: Current Zoning of Southern Study Area



Note: The colored parcels in figure 38 represent the zoning categories. Light green signifies a B-2 zoning, orange represents a B-3 zoning and yellow is an R-2 zoning classification.

Figure 37: Current Zoning of Central Study Area **Figure 38: Current Zoning of Northern Study Area**



Zoning along the Middle spine of Sixth Street



Zoning on the northern edge of the Sixth Street corridor

Butler High School and Sixth Street Corridor Neighborhood Plan

Multifamily Density Requirements

Since some of the Sixth Street area is zoned for medium and high density residential and multifamily dwelling it seems appropriate to go over some of the basic ground rules set forth by the city of Hartsville for how dense multifamily dwellings can be. Table 2 on the following pages was pulled from Hartsville's zoning ordinance, and it is a good determinant of the density standards the city is looking for in terms of multifamily housing.

Since South Hartsville is already the most dense area in the city, it is logical that any new development in the area might be multifamily. Any proposals for redevelopment in this area, such as ideas for development at the Butler High site, should be aware of the multifamily provisions as residential redevelopment is a distinct possibility in South Hartsville.

Zoning Recommendations

Since B-2 and B-3 zoning classifications almost make up the entirety of the zoning along Sixth Street, it might be helpful for area businesses to call for the inclusion of the P-1 zone in the Sixth Street area. The P-1 zone is primarily intended to allow certain small businesses to peacefully coexist in a quiet, predominately residential, neighborhood. Since many of the lots in South Hartsville are quite small and the business base in South Hartsville consists primarily of beauty salons and a few small offices it would make sense to have a few lots included in the P-1 zone.

The permitted uses in this category closely correspond to the types of businesses located along Sixth Street such as beauty salons, churches, and small real estate agencies.

While the B-2 zoning classification allows for much of the same use activities, it is reserved more for larger commercial ventures; the P-1 classification is tailored more to the existing busi-

ness needs of the Sixth Street Community. With that in mind the city should break up some of the B-2 zoning and should introduce more lots into the P-1 zoning classification which will give area citizens and businesses a better idea of the business climate along Sixth Street and the South Hartsville area.

The establishment of a new zone for neighborhood retail and commercial uses might also be helpful as it would be tailored more to the nature of the businesses in South Hartsville which are small, neighborhood business intended to serve the needs of the immediate neighborhood. Such a classification would also serve to differentiate the low key retail businesses of Hartsville from the small but higher end professional offices of doctors and lawyers.

Figure 39: Design Requirements by Zoning District

DISTRICT DESIGN REQUIREMENTS

Criteria for Zone	A	R-1	R-2	P-1	B-1	B-2/B-3	M-1	M-2
Minimum lot area (sq. ft.)	15,000	*10,000	7,500	5,000	na	5,000	15,000	15,000
Minimum lot width	100'	*80	60'	50	na	50'	75'	100'
Minimum street setback	R.O.W.	10'	10'	10'	R.O.W.	R.O.W.	R.O.W.	R.O.W.
Maximum front street setback	**/na	**/35'	**/35'	**/35'	**/10'	**/35'	**/30'	**/40'
Maximum side street setback	**/na	**/25'	**/25'	**/20'	**/10'	**/25'	**/20'	**/30'
Side setback	10'	10'	10'	10'	***0'/10'	***0'/10'	****	****
Rear setback	5'	5'	5'	5'	0'	***5'/10'	****	****
Minimum open space	60%	40%	40%	30%	na	20%	20%	40%
Off-street parking required	yes	yes	yes	yes	no	yes	yes	yes
All other streets on corner lots	35'	35'	35'	35'	--	35'	35'	35'

Setback and Design Requirements for Hartsville Zoning Districts, relevant neighborhood districts are highlighted in yellow. (From Hartsville Code of Ordinances)

* To construct a two-family dwelling the following criteria must be met: minimum lot width = 150', minimum lot area = 25,000 square feet

** Build-to lines for new construction shall be based on the average building line of existing buildings located on common street frontages, determined for a distance of up to 100' from each side lot line at the street front. The build-to line for corner lots shall be determined by taking the average building line for each cross street. For construction on sites where no buildings are located within average building line, the regular design district requirements apply.

*** The side setback is 0' if adjacent to other business, 10' if adjacent to a residential zone. The rear setback is five feet if adjacent to other business, ten feet if adjacent to a residential zone.

**** The minimum side and rear setbacks are equal to one-half the building height from grade on each particular side or rear facade.

Butler High School and Sixth Street Corridor Neighborhood Plan

Figure 40: Maximum Allowable Multifamily Density by Zoning District

MAXIMUM MULTIFAMILY DENSITY REQUIREMENTS
IN APPLICABLE ZONING DISTRICTS

Height of Structure	Dwelling Units Per Acre				
	Efficiency Apartments	One Bedroom	Two Bedrooms	Three Bedrooms	Four or More
1 story	20	17	12	11	9
2 story	20	21	14	12	10
3 story	24	33	16	14	11
4 story or higher	29	27	18	16	12

* This figure has been obtained from the Hartsville code of ordinances which can be accessed at this link:

<http://www.municode.com/RESOURCES/gateway.asp?pid=12381&sid=40>.

SWOT ANALYSIS

Strengths:

- The Butler site is currently zoned for commercial use which corresponds to some of the uses the group has intended for the site.
- The commercial zones along the corridor allow homeowners a little more leverage operating businesses from their homes.

Weaknesses:

- The zoning, as it is laid out, does not make clear some of the city's visions for land use along Sixth Street.
- The commercial areas along Sixth Street are scattered and rather limited meaning that whatever commercial uses come in will not have much of a base to build on.

Opportunities:

- The Butler site is well positioned to take advantage of some of the existing commercial energy along Fifth Street and develop as a kind of commercial node for Sixth Street.
- Pride Park has the potential to be an anchor.
- Hartsville has a lively and vibrant downtown which is adjacent to the Sixth Street corridor and could potentially be extended further into South Hartsville.

Threats:

- The decline of Fifth Street as Hartsville's major commercial corridor with commercial activity being siphoned away to Fourth Street and the new Wal-Mart.
- The potential loss of existing commercial businesses and institutional anchors in the South Hartsville neighborhood serve to undermine some of the neighborhood's identity.
- The loss and abandonment of South Hartsville residences results in a weakened residential base unable to support additional uses and institutions.

GOALS AND OBJECTIVES

Goal 1: Re-establish some of the earlier commercial character of the neighborhood.

Objectives:

- 1.1 Inclusion of the P-1 zone into the neighborhood in order to better the needs of South Hartsville's small local businesses.
- 1.2 Implement road improvements and streetscape beautification to make the road more attractive for commercial uses.
- 1.3 Consider the creation of a new zone for neighborhood retail businesses and other small scale commercial uses.

Goal 2: Establish zoning protocols that allow for innovative community design in South Hartsville and strengthen the neighborhood's existing character.

Objectives:

- 2.1 Consider the addition of an overlay corridor along 6th Street to offer a clearer idea of design along Sixth Street and bring more focus to zoning efforts along Sixth Street.
- 2.2 In the long run, consider moving towards formed based codes in the area to provide a unique, neighborhood design vision for the neighborhood.

Butler High School and Sixth Street Corridor Neighborhood Plan

Goal 3: Use land use regulations to establish Sixth Street as the heart of South Hartsville.

Objectives:

3.1 Consider bulking up the zoning allocated for multi-family uses within South Hartsville.

3.2 Include more residential uses along Sixth Street and cluster the commercial zones more tightly in order to better facilitate the creation of a new commercial core adjacent to Jerusalem Baptist Church.

3.3 Incorporate commercial uses onto the Butler site in order to pull some of the major commercial activity closer to 6th Street

Transportation and Community Facilities

The 2020 Hartsville Comprehensive plan provides an in-depth look at existing infrastructure such as transportation and utility facilities and the different types of community facilities that comprise Hartsville’s amenities and services.

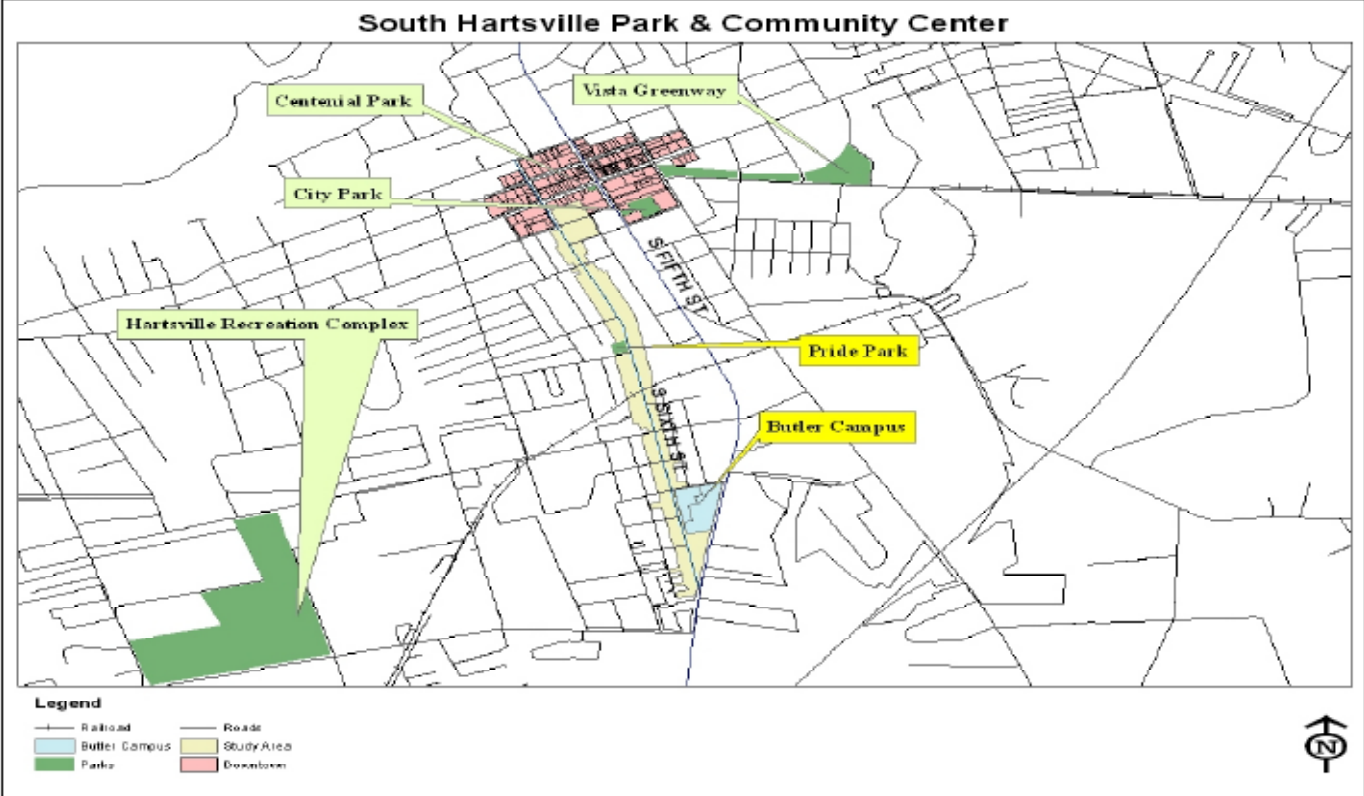
The purpose of this section is to build on the data provided in the comprehensive plan by utilizing the results of field observations and resident interviews that help to assess the adequacy of facilities at the neighborhood level. This section discusses community facilities such as general public services, schools, adult/continuing education programs, health and mental health programs, recreational programs, cultural arts programs, infrastructure and social services such as child care, youth programs, senior programs, and basic public assistance programs. A map of the project area is provided on the next page shows the project area and the location of community facilities.

Public Services

The collector road that connects the neighborhood to downtown Hartsville is Sixth Street. The Sixth Street corridor also serves as venue for neighborhood scale mixed-use development to include commercial and cultural establishments. While the entire neighborhood is adequately served by public water and sewer, the existing street is in need of repaving, curb and gutter, sidewalks, and street furniture to adequately attract and support commercial development.

Currently, the Sixth Street corridor is on the City of Hartsville’s priority list for improvement. However, Sixth Street is owned by the SC Department of Transportation, and it is required that the city provide matching funds to secure all dollars needed to complete corridor improvements. At this time, it is not clear if matching funds are available to complete the needed road improvements.

Figure 42: Parks and Community Centers in Study Area



Butler High School and Sixth Street Corridor Neighborhood Plan



Coker College

As it relates to fire and police services, the neighborhood is served by the City of Hartsville's fire and police department located in downtown as shown on the Community Amenities map below. However, there are concerns that more police presence is needed to temper the growth of drug activity, loitering, and prostitution in the neighborhood. The comprehensive plan recognizes the need for additional police substations and suggests that a strategic plan should be developed based on a location study of calls received and served. Consequently, the crime issues in this neighborhood should be investigated as a candidate for a new police substation.

Schools

There are nine educational facilities within in the neighborhood area. With the exception of North Hartsville High School and Sonovista Alternative school, all of the educational facilities are

located within walking distance from the neighborhood and they include: Southside Early Childhood Center, Carolina Elementary School, Hartsville Junior High, Hartsville High School, Governor's School of Math and Science, Florence-Darlington Technical School, and Coker College.

While these schools are in relatively close proximity to the neighborhood, there is a need to improve the facility's ability to fully capture the needs of the South Hartsville neighborhood. In particular, there are transportation and childcare needs as it relates to the early childhood centers and elementary schools. For example, small children need to be escorted while walking or driven to their next destination which is likely to be an after school program as most parent work until late afternoon.

Therefore, funding is needed to support a community or public program that can adequately absorb this need. It is also unclear as to how effective Florence-Darlington technical school has been in recruiting working age adults from the neighborhood in their programs, and whether there is a need for additional satellite training centers in the area.

Based on interviews with neighborhood residents, the area would benefit from having a continuing adult education program within the neighborhood to encourage enrollment.

Health and Mental Health Programs

The neighborhood is served by the Carolina Pines Regional Medical Center located outside of the city limits on US Hwy 151. There are no health clinics within walking distance from the neighborhood. Transportation may also present an issue for low to moderate income residents in the neighborhood without personal transportation. In the absence of public transportation services, the location of the Carolina Pines Regional Medical Center may present an issue for residents in the community.



Recreation Facility

Recreation Programs and Parks

Six parks and some 17 recreation facilities are located in Hartsville. Pride Park, a relatively small passive recreation area, is the only park within the South Hartsville neighborhood. However, the Butler High School complex, a derelict and underutilized facility, is also used to house programs such as a Boys and Girls club, a teen life center, senior citizen center, Head Start classes, and community center.

Outside of Pride Park and the Butler site, the neighborhood has walking distance access to the YMCA and Centennial Park along 5th Street downtown. The YMCA has a junior Olympic-sized swimming pool, indoor tack, racquetball courts, fitness center with classes, gymnasium, and nursery services. The Centennial Park is a passive park.

While not located downtown, the Hartsville Recreation Complex is located in walking distance from the neighborhood. It features soccer fields, bathrooms and a snack bar. However, the completed park will include a baseball and softball warm-up area, playground, volley ball courts, gymnasium, tennis courts, picnic area, walking trail, and a baseball/softball complex. However, it is not clear that the route to the Hartsville Recreation Complex (also known as Byerly Park) encourages or provides a safe walking environment from the neighborhood study area. The proximity of parks and recreation facilities are important for encouraging frequent use. The quality of existing parks and recreation facilities within the community require sufficient support. The Butler site has opportunities for encouraging recreational programs and other community services that might serve the interest of an urban population. The Butler gymnasium is in need of repair and programs need to be developed and funded.

Moreover, interviews with Boys & Girls club staff confirm that the affordable after-school program provides a service that is demanded by residents that live beyond the boundaries of the neighborhood. The comprehensive plan also recognizes that a need for expanded after-school programs in the city. However, the current facility is limited in its ability to absorb this need due to the facility and funding limitations and the need for transportation to transport children. Many studies suggest that community centers and institutions are critical for defining neighborhoods and establishing a sense of community. The community center is the point of focus and the rallying point that ties the community together. Currently, the Butler complex functions as the community center. However, the campus is in dire need of funding, repairs, and programming.

Butler High School and Sixth Street Corridor Neighborhood Plan

Culture

A number of service organizations and cultural facilities exist that provide cultural enrichment for the residents of Hartsville. The Butler Heritage Foundation is a service organization that focuses directly on the social, educational, and cultural needs of South Hartsville. In particular, the organization's purpose is preserving the legacy of Butler High School and does so via community programming and organizing Butler Heritage Week festivities.

Other organizations focus on increasing an awareness and appreciation of the arts such as the Black Creek Arts Council (BCAC) and Kalmia Arts. The Black Creek Arts Council operates out of the Arts Center building located downtown on West College Avenue. More specifically, the BCAC offers a variety of programs including art classes, after-school activities, pre-school-aged programs, private music lessons, and gallery exhibits. Currently, the Butler Heritage Foundation is an affiliate of the Black Creek Arts Council which provides a number of benefits, including use of the Board Room at the Arts Center, use of a designated Affiliate's office, access to BCAC's mailing list, use of the BCAC bulk mailing permit, reduced rental fees for use of any spaces in the Center and special promotional benefits from the BCAC. However, it is not clear if the cost of programs offered by BCAC is within the reach of South Hartsville residents. It might be necessary for more coordination to occur between the BCAC and the Butler Foundation in order to bring more activities within the neighborhood at a cost feasible for residents.

Beside these organizations, two arts schools include the Thornwell School for the Arts and Kelly's School of the Performing Arts. Also, other facilities are located downtown that provide space for performances and/or to display artwork, such as Center Theatre, Midnight Rooster Coffee Shop, Art Shop and

Giverny's Gallery. The library and Hartsville museum also provides programming to educate and enrich the lives of residents through culture and history.

In addition to the cultural resources discussed above, there are a number of organizations and performance groups that encourage or provide cultural activities and performances, to including the following: the Community Concert Association, Hartsville Civic Chorale, Hartsville Community Players, Delta Sigma Theta Sorority and Alpha Pi Chi Sorority, Alpha XI Chapter.

Social Services

In addition to the services provided at the Butler site mentioned above, there are a number of social services and organizations within and surrounding the neighborhood. The American Red Cross is a service organization located on Fourth Street that focuses on the needs and health of the community and also provides disaster relief for the area. Habitat for Humanity is located on East Washington Street and focuses on providing homes for low-income persons.

The United Way is a multi-purpose service organization located on West Carolina Avenue that supports initiatives and programs geared towards education, income and health. The Guardian Ad Litem is also located on West Carolina Avenue. The Guardian Ad Litem focuses on organizing volunteers to protect the rights and advocate the best interests of a child involved in a court proceeding. The Department of Social Services is located on East Camden Avenue.

Strengths

- The Butler Heritage Foundation is a visible and influential organization that serves as a voice for the South Hartsville neighborhood and has developed relationships with other organizations in the community that might benefit the neighborhood such as the Black Creek Arts Council.
- The neighborhood has walking distance access to several facilities outside of the neighborhood such as Byerly Park, the YMCA, and the Art Center facility downtown.
- There are a number of vital community programs provided at the Butler site such as the Boys & Girls Club, the teen and senior citizen programs.

Weaknesses

- The Sixth Street corridor is in need of repaving, curb and gutter, sidewalks, and street furniture. The existing condition of Sixth Street fails to create an environment for new commercial development.
- A lack of adequate police presence to temper the levels of drug activity, loitering, and prostitution in the neighborhood.
- The Butler site is under-utilized and is in need of extensive repair.

Opportunities

- The Butler site can be renovated to create a performing arts area where BCAC can hold classes and performances.
- Once renovated, the Butler gymnasium can support recreational programs that provide adequate oversight and supervision.
- The need for additional police substations can be satisfied in the South Hartsville neighborhood. The increased visibility of neighborhood policemen may help to deter deviant behavior and crime in the neighborhood.

Threats

- The community programs housed within the Butler Complex may not have a stable and consistent source of funding.

Butler High School and Sixth Street Corridor Neighborhood Plan

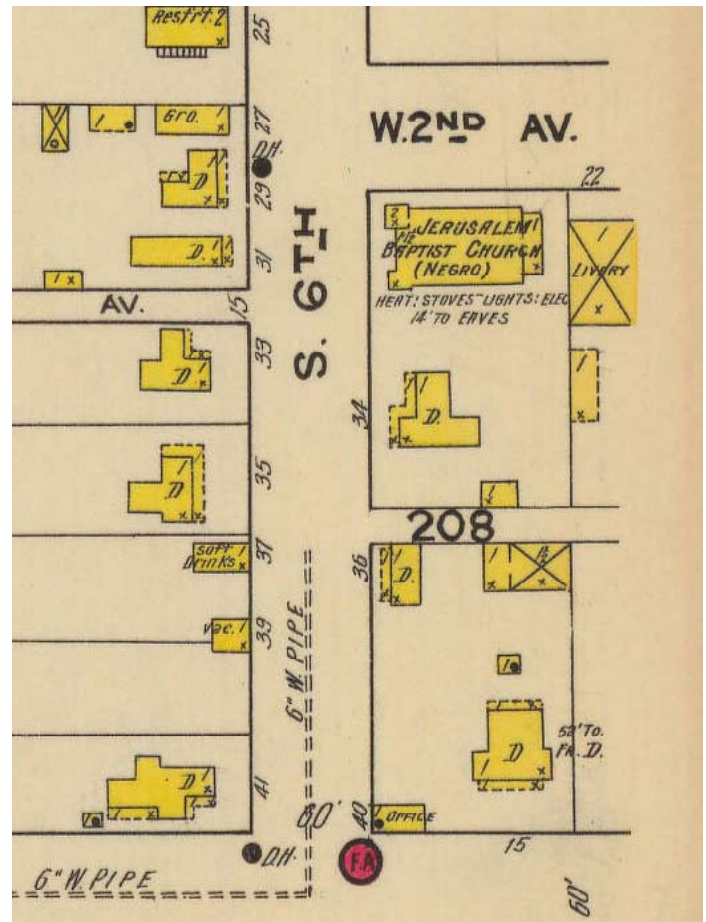
History and Cultural Heritage of South Hartsville

To understand the history of Butler School is to understand the history of South Hartsville. The site and the neighborhood are inextricably tied together historically which is why reuse of the site is so important. Built in 1921, this school was the second one built to serve the needs of Hartsville's African American community; the school was known as the Darlington County Training School until 1939. The school was renamed Butler school in honor of Henry Hannibal Butler who was a notable principal for the school. Though the first building burned down in 1961 several notable buildings of historic significance survive dating from 1936 to the mid-1960's.

At its peak Butler School had around 900 students from 1st grade to the 12th grade and was the primary institutional anchor of the Sixth Street neighborhood. Though other schools have existed in the south Hartsville area, including an elementary school on the site of what is now Pride Park, these schools were in essence forebears of Butler High School with Butler being an outgrowth of these earlier African-American schools. However it is safe to say that much of the history in South Hartsville begins and ends with Butler High School.

In the 61 years that Butler was in operation the Sixth Street corridor, as a whole, had a far greater degree of vitality than it does today. Sixth Street was home to many different types of business and was home to a wide variety of services. Oral accounts from long-time residents of the neighborhood made mention of dry cleaners, drug stores, doctors, and a grocery store as just some of the businesses that used to be along Sixth Street.

Sanborn maps for the Sixth Street area that date from 1915 indicate the presence of a restaurant, soft drink store, office, and grocery store near Jerusalem Baptist Church which is an indicator of the earlier vitality of the neighborhood. In fact a walk



This 1915 Sanborn Map for 6th Street in Hartsville is an interesting historical indicator of the street's prominence in South Hartsville (from the University of South Carolina's Digital Collection)

along the Sixth Street corridor near Jerusalem Baptist shows the remains of what used to be commercial heart of the south Hartsville. The shells of these buildings are all that remain of this once vibrant commercial district. Jerusalem Baptist Church, however, does stand as the last significant landmark to indicate the former importance of Sixth Street in South Hartsville.

By the same token the entire area of South Hartsville has lost much of its earlier vitality. Howards Street, a street described by some as one of the chief residential streets of the old South Hartsville, is now considered one of the most dangerous streets in South Hartsville today.



Some building frames remain of what used to be the thriving business center of South Hartsville.



Photo of one of the original frame buildings that was a part of the Darlington County Training School Campus (from Albert and Shirley Small Special Collections Library)

The residential character of the South Hartsville neighborhood is similar, in many respects, to the rest of Hartsville. The majority of the older houses reflect the city's early 20th century manufacturing-town character, with the majority of historic residences dating from 1890 to 1941. Most residents consider the beginning of the neighborhood's decline to have occurred right around the time the school closed in 1982 and did not feel that vacancy was quite so much an issue when the school was in operation. Accounts such as these only serve to underscore the importance of the Butler site in serving as an institutional anchor for the South Hartsville neighborhood and bringing a measure of vitality into the neighborhood.

Institutions and Social Support Services

No matter how much community changes there are always a few institutions that serve to anchor a community and provided a necessary array of social services. The South Hartsville neighborhood is no different in this respect as one can see that there are many key institutions that populate the Sixth Street corridor. From an institutional standpoint churches are the most

the most dominant presence in South Hartsville. Jerusalem Baptist is the oldest and arguably the most important of these institutions in the area. With the exception of the Masonic Lodge, located across from Jerusalem Baptist Church, the other important institutions are located near the Butler High school site, such as the senior center and the Hartsville Boys and Girls Club.

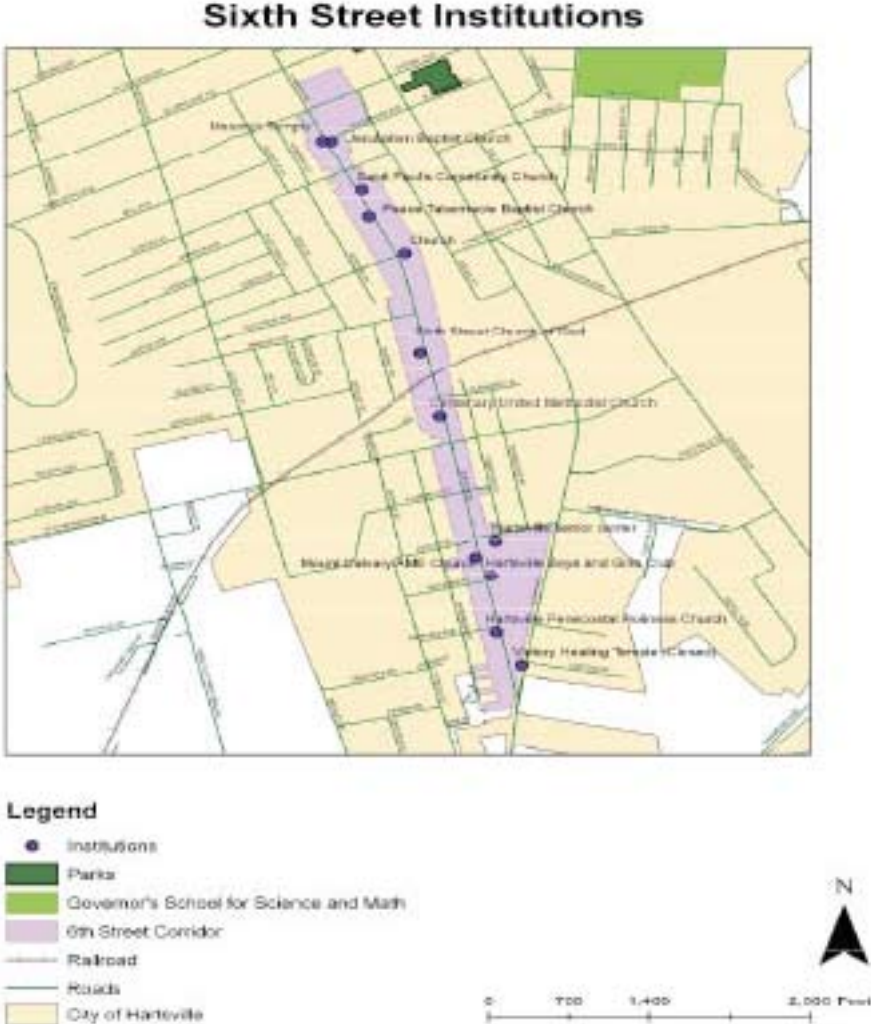
Both the Hartsville Boys and Girls Club and the Senior Center provide critical services to the city of Hartsville and both could potentially expand their reach to other areas of Hartsville. The Boys and Girls Club, for example, receives several calls of interest from North Hartsville and residents, and has enormous untapped potential to be one of the primary gathering spots for the town's children. This potential is only enhanced by the Head Start classes that are located in one of the wings of the school. While it may be closed as a school, the Butler site still figures prominently in South Hartsville as a significant institutional presence. Given the Butler's site continued prominence as an institutional fixture in South Hartsville it would be advisable that any future development of the site should consider ways

Butler High School and Sixth Street Corridor Neighborhood Plan

that will continue to strengthen and enhance the institutional presence at the site. In addition to the services the Butler campus provides it is also the site of Butler Days, a week-long slate of events sponsored by the Butler Heritage Foundation. Events on the site include a concert, parade, basketball game, and an open house. Butler Days not only brings attention to the state of Butler High School but it also serves as a big event for the Sixth Street community as well.

Many of the events available to Sixth Street residents, however, seem to occur in downtown Hartsville just outside of the neighborhood study area with events like jazz concerts and shopping events. To learn more about event in the South Hartsville area, the website Hartsville Today (<http://www.hvtd.com>) is a good resource to learn about upcoming events in the city of Hartsville.

Figure 43: Institutions Along Sixth Street in Hartsville



Butler High School and Sixth Street Corridor Neighborhood Plan

SWOT ANALYSIS

Strengths

- The Butler site is still, in many respects, the focal point for South Hartsville which makes it the most logical spot for redevelopment in the neighborhood.
- The existence of a rich and well-documented history in the South Hartsville Neighborhood.
- Butler Days is an important yearly festival for the neighborhood that brings attention to South Hartsville.
- A strong downtown with numerous events going on and an energy that can be utilized on the northern end of the Sixth Street corridor.

Weaknesses

- Little remains of the neighborhood's old commercial district, most of the old commercial buildings seem to be beyond repair.
- Lack of interpretive signage or markers in the area to indicate the historical significance of neighborhood structures or particular sites.
- Institutions and social service organizations for the neighborhood are primarily small churches. The Butler site has a few important social service organizations but not enough to provide some real social stability.
- Most of the historic housing stock in South Hartsville is in either poor condition or virtually unusable.

Opportunities

- Additional signage and historic markers would help in establishing a much needed identity for the South Hartsville area.
- The two significant social service organizations on the Butler site either have or can expand into being key social service organization for the city of Hartsville.

- The neighborhood's numerous churches can potentially provide some measure of social or financial support for the South Hartsville neighborhood.
- In the long term, the Butler site could possibly incorporate a small exhibit area or some kind of archives that could serve as a place to become aware of the history of South Hartsville.

Threats

- Continued neglect of Hartsville's historic structures and the erosion of the historic fabric of the neighborhood.
- Loss of the institutions at Butler and the loss of the major buildings through either neglect or demolition.
- The continued erosion of the commercial base in South Hartsville.
- Additional neighborhood decline leads to flight from the neighborhood and only serves to compound the problems in South Hartsville.

GOALS AND OBJECTIVES

Goal 1: Promote the heritage of South Hartsville and enhance the existing historic character of the neighborhood.

Objectives

- 1.1 Creation of a special assessment program for rehabilitated historic properties to encourage rehabilitation of historic properties within the South Hartsville area.
- 1.2 Have some small exhibit in one of the Butler buildings which expounds a little bit on Butler's history and along with the South Hartsville neighborhood as well
- 1.3 Increase use of signage and historic markers to convey the history of particular sites in South Hartsville.

Goal 2: Increase institutional presence in South Hartsville, particularly around the Butler High School site

Objectives

- 2.1 Take advantage of the churches in South Hartsville by having one of the school wings function as a special events center for area church activities.
- 2.2 Look to locate social services to the Butler site that are complimentary to the uses that are already there, use like the ones pertaining to education and senior care.
- 2.3 Make efforts to market Butler High School as one cohesive, institutional complex rather than as a series of disjointed institutional buildings.

Goal 3: Create additional festivals and events to provide necessary social outlet for residents of South Hartsville

Objectives

- 3.1 Addition of an extra event or festival in the South Hartsville area, perhaps something that ties into Butler's past such as some kind of high school basketball classic, for example, in the gymnasium.

APPENDIX

- I. Potential Funding Sources for Housing**
- II. Potential Funding Sources for Economic Development**
- III. Potential Funding Sources for Natural Resources**
- IV. Potential Funding Sources for Land Use**
- V. Potential Funding Sources for Community Facilities**
- VI. Potential Funding Sources for History and Culture**

I. Potential Funding Sources for Housing

Good Neighbor Next Door/Teacher Next Door programs

The Department of Housing and Urban Development (HUD) administers a program that offers significant savings on mortgages and interest rates for teachers, police officers, and other occupations that qualify for workforce housing. The available properties are owned by HUD and generally are located in low- and moderate-income neighborhoods. The properties are designated by HUD and can be found on the HUD Web site.

Community Development Block Grants

The CDBG program, offered through HUD, provides funding for a variety of community development needs. The program works to ensure affordable housing, to provide services to lower-income segments of the community, and to create jobs through the expansion and retention of businesses.

HOME Investment Partnerships Program

HOME grants are provided to localities and states to fund a range of activities related to affordable housing. The recipients often partner with local not-for-profit groups to build, buy, and rehabilitate affordable housing either for rent or ownership by residents. A total of about \$2 billion is allocated every year to the program.

Youth Build Grants

Youth Build Grants provide vocational training for at-risk youth and young adults ages 16 to 24. Participants in the program work to build, rehabilitate and reconstruct affordable housing for the communities in which they live. The goal of the program is to provide youth with the education and employment skills needed to achieve economic self-sufficiency in a variety of in-demand occupations. A total of \$47 million will be awarded for 2009 applications for Youth Build Grants.

Self-Help Homeownership Program (SHOP)

Through the SHOP program, the Department of Housing and Urban Development (HUD) provides funding for not-for-profit organizations to buy home sites and develop or improve infrastructure to facilitate volunteer-based homeownership programs for low-income families. The funds are available to regional and national not-for-profit organizations.

II. Potential Funding Sources for Economic Development

Rural Economic Development Loan and Grant Program

The REDLG program provides funding to rural projects through local utility organizations. Under the REDLG program, USDA provides zero interest loans to local utilities which they, in turn, pass through to local businesses (ultimate recipients) for projects that will create and retain employment in rural areas.

Community-Based Job Training Grants

Community-Based Job Training Grants will be awarded through a competitive process to support workforce training for high-growth/high-demand industries through the national system of community and technical colleges.

AmeriCorps State and National Notice of Federal Funding Opportunity

AmeriCorps grants are awarded to eligible organizations to recruit, train, and manage AmeriCorps members who address community needs. An AmeriCorps member is an individual who is enrolled in an approved national service position and engages in community service. Members may receive a living allowance and other benefits while serving. Upon successful completion of their service members receive an education award from the National Service Trust.

Regional Innovation Systems Research Project

Pursuant to the National Technical Assistance, Research and Evaluation program, EDA is soliciting applications for an economic development research project that addresses regional innovation systems.

Economic Development Assistance Programs

EDA announces general policies and application procedures for grant-based investments under the Public Works, Planning, Local Technical Assistance, and Economic Adjustment Assistance

Programs that will promote comprehensive, entrepreneurial and innovation-based economic development efforts to enhance the competitiveness of regions, resulting in increased private investment and higher-skill, higher-wage jobs in regions experiencing substantial and persistent economic distress.

Community-Based Job Training Grants

The U.S. Department of Labor's Community-Based Job Training Grants support workforce training for high-growth, high-demand industries through the national system of community and technical colleges. Funds are awarded to community and technical colleges, and these institutions work with surrounding communities to create training activities to improve the skills of the local workforce. Grants typically range between \$500,000 and \$2 million each.

Young Parents Demonstration Program

The U.S. Department of Labor offers funding through the Young Parents Demonstration Program, for the employment and training needs of young parents. The program provides educational and occupational skills training, with the goal of providing economic self-sufficiency to young mothers and fathers between the ages of 16 and 24.

III. Potential Funding Sources for Natural Resources

Land and Water Conservation Fund, Public Law 88-578, 16 U.S.C. 460/4, 1964

Established in 1964 as a funding source for both Federal acquisition of park and recreation lands and matching grants to state and local government for recreation planning, acquisition and development. Set requirements for state planning and provided a formula for allocating annual LWCF appropriations.

The Trust for Public Land, Conservation Finance Program

Funding is available for state and local governments that wish to expand their park and open space systems in order to protect water quality, preserve family farms and ranches, manage growth, and set aside parks for growing populations. The Conservation Finance Team advises governments on funding available and helps to design, pass, and implement measures to dedicate public funds for parks and land conservation.

Heritage Trust Program (SC Code Ann., §51-17)

Created in 1976, this program protects endangered species and prevents habitat loss, mainly through land acquisition and the establishment of heritage preserves. The Heritage Trust Program receives its funding from the state.

Bike Belong Grants Program

Strives to “put more people on bicycles more often” by funding important and projects that acquire federal funding and encouraging bicycling in communities across the U.S. Projects include bike paths, lanes, and routes, as well as bike parks and mountain bike trails.

IV. Potential Funding Sources for Land Use

The revolving loan program for the South Carolina Pee Dee COG should be a resource that the city encourages small, startup businesses in South Hartsville to utilize. The city could encourage local lenders to set up a low-interest financing pool with funds that are to be allocated to meet Community Reinvestment Act (CRA) obligations. The funds could have specific investment criteria regarding the type of lending that could be underwritten. While these are more ordinary loans than they are grants, this financing pool could serve to funnel money into South Hartsville.

Money that could be received from here: The program is a 1 million dollar revolving loan fund, small businesses that have the potential to create jobs can receive loans of up to \$175,000 for their businesses.

As always, community development block grants are always a potential source of funding for neighborhood revitalization initiatives or for community infrastructure. Tourism Infrastructure development grants are available through the South Carolina Coordinating Council for Economic Development. These grants can be used for the expansion or development of tourism or recreation facilities. This would be a good grant to utilize if a visitor center were put on the Butler High site and it could also potentially be utilized if a small exhibit component were put in at the Butler High site regarding the history of the neighborhood. The potential investment in this tourism component though must be at least a \$20 million investment in land and new capital assets and the investment must be made prior to qualifying for this incentive.

V. Potential Funding Sources for Community Facilities

Agency: U.S. EPA

Grant Name: Brownfields Assessment, Revolving Loan Fund, and Cleanup Grants

Source: <http://www.epa.gov/brownfields/>

Purpose: these grants may be used to address sites contaminated by petroleum and hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum).

Agency: Bank of America Charitable Foundation

Grant Name: Neighborhood Excellence Initiative: Neighborhood Builders

Source: http://www.bankofamerica.com/foundation/index.cfm?template=fd_neighborexcell

Purpose: Provides \$200,000 in core operating support and leadership training over two years to two nonprofit organizations working in each identified community to promote vibrant neighborhoods. The program seeks organizations whose focus closely reflects local neighborhood priorities such as health and human services, education, community development, or arts and culture.

Agency: Foster's Group

Grant Name: Foster's Community Grant

Source: <http://www.fosters.com.au/about/fosterscommunitygrants.htm>

Purpose: Foster's Community Grants, a program of the Foster's Group, a global company headquartered in Melbourne, Australia, provides support to nonprofit organizations in the United States, Canada, and Australia for community-building projects. Grants are provided in the following focus areas: wellness, including both physical and mental health; culture, including artistic, sporting, and educational activities; and the environment, including all aspects of the natural environment.

Agency: Target

Grant Name: Target Supports Community Programs

Source: <http://sites.target.com/site/en/company/page.jsp?contentId=WCMP04-031767>

Purpose: The Target Local Store Grants support nonprofit organizations in the communities throughout the country where the company's stores are located. The Target grant program focuses on three areas: Arts, Early Childhood Reading, and Family Violence Prevention.

* Arts grants are awarded to programs that bring the arts to schools or make the arts accessible to children and families, such as school touring programs or field trips to the theater or symphony.

* Early Childhood Reading grants support programs that foster a love of reading and encourage children, from birth through age 9, to read together with their families, such as weekend book clubs and after-school reading programs.

* Family Violence Prevention grants support programs that strengthen families and communities by keeping them safe, such as parenting classes and family counseling.

Conservation Fund

Grant Name: Kodak American Greenways

Source: <http://www.conservationfund.org/?article=2106>

Purpose: Provides small grants to stimulate the planning and design of greenways in communities throughout America. In general, grants can be used for all appropriate expenses needed to complete a greenway project, including planning, technical assistance, and implementation costs.

Potential Funding Sources for History and Culture

The South Carolina Department of Transportation can make funds for historic preservation so long as they have a reasonable nexus through transportation. The money could be utilized for some kind of program for road signage which identifies some of the neighborhood's historic resources.

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LANDSCAPE ARCHITECTURE STUDIO

Landscape Architecture

In developing the design strategy for the Butler High School site and the Sixth Street Corridor, our team focused on capturing the history and sense of community associated with this part of Hartsville. Our design students began by studying past planning documents and background data relevant to the study area. This included gathering information about the historical and cultural aspects of Hartsville and Butler High School in general and the neighborhood around Sixth Street Corridor in general, researching the community amenities and natural resources that might have an impact on the study area, understanding the area demographics, employment trends and overall economic structure, researching economic development strategies and the regional context of the city. Using this information, the students prepared a list of questions for the city and for community members that would help them gain a better understanding of the intangibles of the study area, the spirit and character of the place. In addition, each student prepared 2-3 case studies of redevelopment projects in similar sized towns, of high schools, or using economic development strategies anticipated to be a good fit for Hartsville.

Our next step was to visit Hartsville and meet the community. This task focused on understanding the physical and socio-economic environment of the study area. From a physical perspective, attention was given to identifying assets to be enhanced and obstacles to overcome. We spent the day touring the Butler High School site and walking the entire Sixth Street Corridor from the high school to downtown. During our tour, students took pictures of the high school and the areas adjacent to it, documented the condition of each school building and learned about the history of Butler High School. On our Sixth Street walk, students produced picture collages of each side of the street which we then hung on the wall in our studio. Throughout the semester, whenever there was a question about a particular site along the corridor, students referenced this collage. One group of students conducted an inventory of land uses, existing parking resources, building types and locations, and occupancy status and condition of each building. Meanwhile, another group of students conducted a Sixth Street inventory including street widths, sidewalk



and bicycle lane locations and conditions, tree locations, park and other amenity locations. From this, the studio identified major opportunity sites, evaluated the potential for buildings to be reused, and gained a better understanding of the current transitions between commercial and non-commercial uses in Hartsville.

The next day we met with community groups and leaders throughout the day and the students were given an opportunity to present some of their preliminary research and findings, as well as ask the questions which had arisen during that process. In the evening, we conducted the first of our three community charrettes. The evening began by splitting the communities into table groups using random assignment – thanks to color-coded name tags. Once at their tables, our group facilitated a mapping exercise in which community members identified sites they liked, felt were unsightly/desolate, unsafe and/or had potential; then each table discussed the feedback given by the group. A handout was then distributed to each community member asking them to tell us how they viewed the Butler High School now, and how/what they visualize the high school becoming in ten years. The exercise was then repeated by asking these questions related to the Sixth Street corridor.

Then each group participated in a brainstorming session to help identify what the five most important things would be to include/to do/to design that would help revitalize the Sixth Street Corridor and the Butler High School site and what to identify what can be done to accomplish the changes/improvements/visions discussed during the exercise? The evening ended with a fun exercise where community members were each given 10 poker chips representing \$1000 tax dollars and asked to put their money on the categories which they felt were most important to help revitalize the area. It became clear from the community feedback we received during our first visit to Hartsville,

both during both the meeting sessions and the community charrette, that the community has high hopes that the redevelopment of the Butler High School site will act as a catalyst to reinvigorate the Sixth Street Corridor. The First Impressions section of the booklet captures the impressions of the students during this first visit.



Butler High School and Sixth Street Corridor Neighborhood Plan

When we returned to Clemson, we spent the first couple of days getting all our impressions and notes consolidated so that all students could have access to the information. Maps were produced, white boards were filled with notes and first impression journals were made. Having filled the walls with information about Hartsville the students split into design groups based on the strategies they wanted to pursue. Through many iterations, the students continued to return to their Hartsville First Impressions and the vision statements they had developed based on their interaction with the community whenever making design decisions. Each team developed an economic redevelopment strategy for both the Butler High School site and the Sixth Street corridor, suggested new uses for existing buildings as well as proposing infill strategies for vacant lots. The project section of this booklet details the vision statements and design goals for each team, their design concepts, and final design schemes.

When we returned to Hartsville later in the semester, students held another community charrette meeting. This time students used a different format for the meeting to allow all community members equal access to each design team. Community members were encouraged to walk around and view the designs, talk with the design groups and ask questions, and evaluate the pros and cons of each design on a handout. This feedback was essential to the next stage where students revised their designs to address community input. For the final presentation, in addition to producing presentation drawings, students built models to better capture the essence of their designs and highlight features which they felt were important to understanding their design strategy for both the Butler High School site and the Sixth Street Corridor.

In these design solutions, the students hope to have captured the passion of the South Hartsville community and the sense of history associated with the study area. While these design strategies and plans produce many new ideas for the Butler High School site and the Sixth Street corridor, the community now needs to evaluate them as a whole and decide where they see the future of their neighborhood. Our hope is that these plans may act as a spring board to launch the community in the right direction as they proceed with the redevelopment of their neighborhood.

Pernille Christensen

Professor, Landscape Architecture Studio

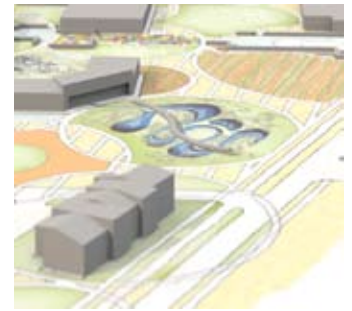
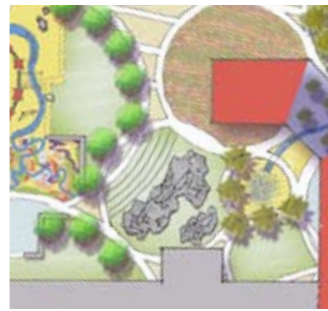
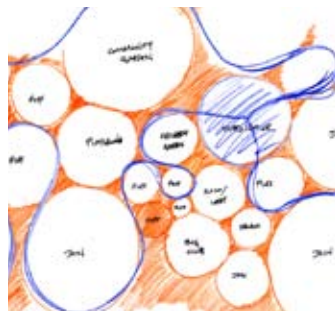


Butler High School and Sixth Street Corridor Neighborhood Plan

**Joshua Hale
Matthew Moldenhauer
Sarah Simmonst**

Vision Statement

A reutilized Butler High School and a revitalized Sixth Street Corridor remain a place of reunion for the Hartsville community. As a cornerstone of the community, this place links generation of South Hartsville residents, expressing their resilience and their storied history



Design Concept

“Living Water” – Capturing the energy of what Hartsville was, and what Hartsville will become.



The 4 R's

- Reunite...the people
- Respect...the past
- Restore...the place
- Remember...the story





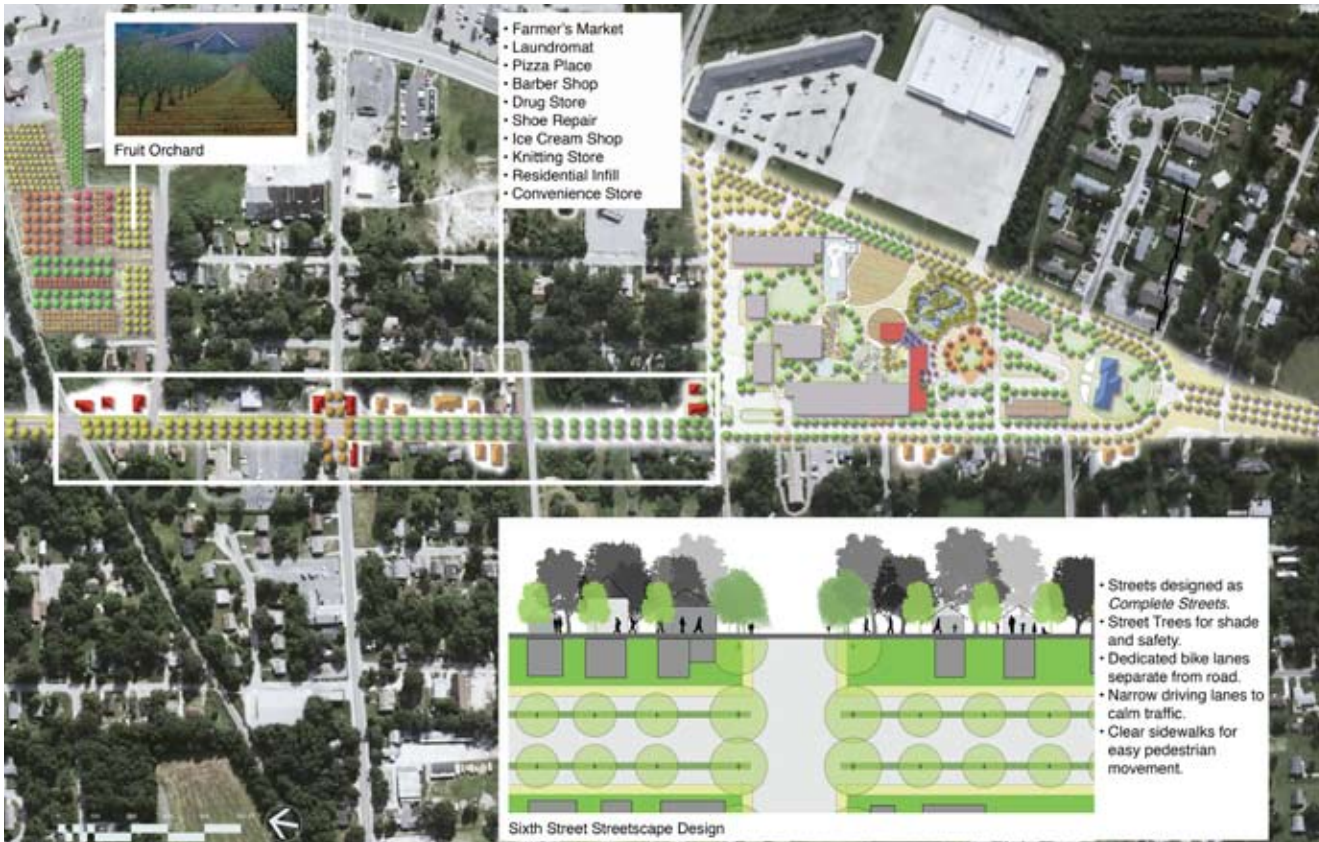
Above left and above right next page: Master plan for the Sixth Street Corridor

The proposed city hall of Hartsville sits on the corner of Sixth and Marlboro streets where it helps anchor the northern end of the Sixth Street corridor. Adjacent to City Hall on Marlboro Street a row of office spaces are proposed that can be used for professional services. Suggested professions include doctors, dentists, attorneys, accountants, and design professionals. A cafe on the corner opposite the city hall will serve local residents and employees from both city hall and the professional offices, and provide a gathering place for locals and visitors alike.

Directly across from Jerusalem Baptist Church, one block south of the proposed city hall is a new Folk Arts Center. This center seeks to draw from the rich cultural and artistic heritage of Hartsville as a place for visitors to observe artists. For limited

times throughout the week, visitors will be allowed to view artists in their studios as they create their work. In addition to artist studios the center will have an art supply store, gift shop/gallery, an eatery and, for fun, a bicycle shop. The goal of this development is to bring the arts community to South Hartsville while helping to revitalize a once vibrant commercial sector of the community.

Butler High School and Sixth Street Corridor Neighborhood Plan



Based on our research, our design proposes a community garden and a fruit orchard to provide sustainable economic and social activities for the community. The myriad of benefits derived from the inclusion of these elements include nutritious food and reduction of family food budgets, providing a catalyst for neighborhood and community development, reducing crime and encouraging self-reliance, conserving resources and preserving green space, providing opportunities for inter generational and cross-cultural connections (from: American Community Gardening Association).

Between the railroad crossing and the Butler High School Campus the following uses for infill development were proposed based on input from our planning colleagues:

- | | |
|-----------------|--------------------|
| Farmer's Market | Shoe Repair |
| Laundromat | Ice Cream Shop |
| Restaurants | Knitting Store |
| Barber Shop | Residential Infill |
| Drug Store | Convenience Store |

The streetscape design is heavily influenced by the Complete Streets concept. The benefits of complete streets for the Sixth Street Corridor include the potential for economic growth, improved safety, increased walking and bicycling use, decreased transportation dependence, and provide accessibility for all ages and abilities. Many residents of South Hartsville do not rely on automobiles for transportation, therefore it is critical for the revitalization of this community that a safe and attractive pedestrian and bicycle friendly.



Redesigned 5th and 6th Street Intersection

The design intent for the Butler High School Campus was to reflect the unique ecology of the Pee Dee region, while tying it in to its rich cultural heritage. Special focus was given to the blackwater creeks and rivers with their cypress groves and serpentine forms and how that could influence the design of this site.

Also integrated into the design was the use of native grasses calling attention to the vast savannah that once dominated the pre-Columbian landscape of South Carolina. Once established these native grasses require little to no maintenance or irrigation, reducing costs and helping to achieve sustainable environmental objectives. With its unique and beautiful aesthetic, it will add to the character of the Butler campus.

With agriculture being a dominant aspect of Hartsville's history, the site will include learning gardens for people of all ages. These gardens will complement the Discovery Center that is proposed in the plan. They will expose participants to the benefits of community gardening and sustainable living.

The Discovery Center is a multi-generational, multi-activity facility that seeks to be a place of fun, education, and exploration for residents of Hartsville and tourists alike. It brings a strong source of revenue and exposure to the historic Butler campus in particular, and Hartsville in general. The main exterior features of the Discovery Center include a wetland education area, amphitheater and rock garden, adventure playground, formal raised garden and two educational community gardens.

Butler High School and Sixth Street Corridor Neighborhood Plan



Public Green



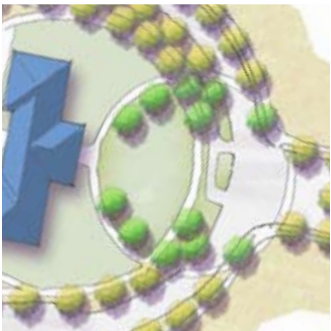
Wetland education center



Playground, Geology Exhibit,
Splash Pool, Learning Garden



Green space near
vocation center



Redesigned 5th and 6th Street
Intersection with visitor center



View down Fifth Street



Bird's eye view of scale model

The design also proposes the addition of a Visitor Center situated at the redesigned intersection of Fifth and Sixth Streets. The visitor center will function as a joined “gateway” into the city of Hartsville. The proposed intersection will bring more prominence to Sixth Street, act as a traffic calmer, and call attention to entrance into the city of Hartsville. With an allee of trees and landscaped medians the entrance will send a strong but delightful impression to all who enter the city from this direction.

The building occupying the northeast corner of the site should be reutilized as a vocational training center for adults. During our meetings with various stakeholders it was suggested that we incorporate new opportunities for adult education and job training. This building is still in excellent condition, and would be a suitable home for a wood shop and metal shop for carpentry and metal-work, respectively, and a classroom for training in masonry, electrical-work. This is an ideal location for a police substation as well, as their presence in this part of South Hartsville is critical for the safety of its residents.

Storm water has been difficult to manage in South Hartsville, where much of the neighborhood floods regularly during rain and metal-work, respectively, and a classroom for training in masonry, electrical-work. This is an ideal location for a police substation as well, as their presence in this part of South Hartsville is critical for the safety of its residents.

Storm water has been difficult to manage in South Hartsville, where much of the neighborhood floods regularly during rain events. For residents making improvements in their homes this presents a danger, as the next rainstorm may ruin their investment. This issue may also deter prospective home buyers from locating in South Hartsville.

To alleviate the flooding in the neighborhood while creating an amenity, we propose that the redesigned Butler campus include a detention basin. Unlike traditional detention basins this one ties in with the Discovery Center, and is in the form of the serpentine blackwater streams that are so characteristic of the Pee Dee region. Bald cypress and tupelo gum would abound here, as would various species of wildlife. This would serve as a wetland education center, where children and adults - residents and visitors – could learn about the complexities of a wetland ecosystem.

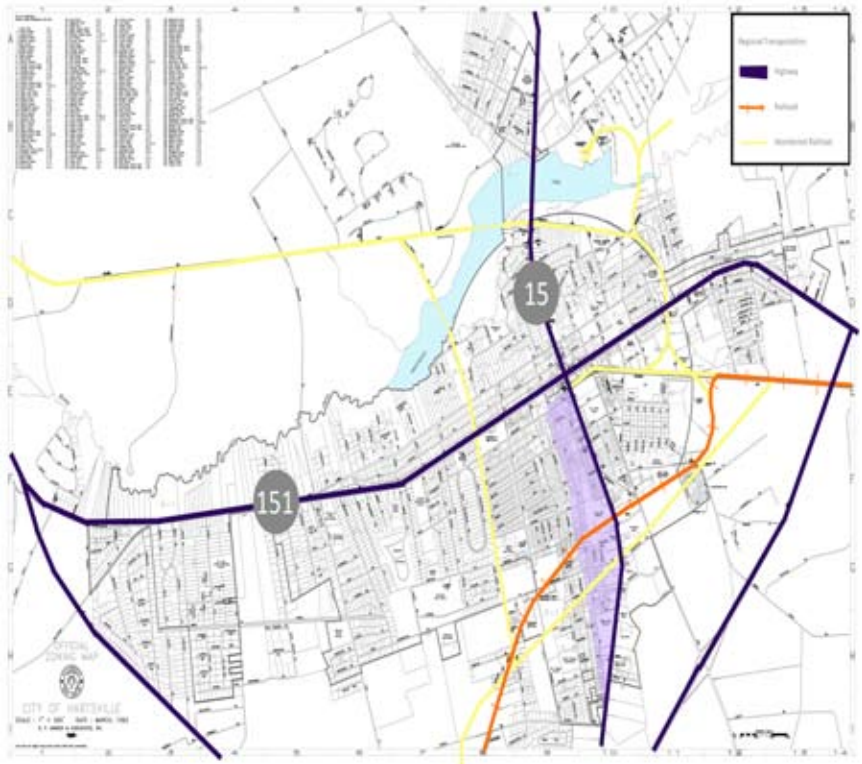
Our design suggests the removal of the central building (south of the Head Start building), which by our visual analysis was the most deteriorated of all the existing buildings. Even though most of the walls will be dismantled, to honor the memories of Butler alumni we do not advocate its complete removal. Instead the design calls for a juxtaposition of the building outline within the new landscape elements.

Within the boundaries of the dismantled building is a sitting area for Boys & Girls Club members, a mural for Head Start students and Boys & Girls Club members to paint and express themselves, and an adventure playground that is fully accessible to children with disabilities. On the Fifth Street side of the old building outline is the proposed Butler Alumni Garden. This formal garden is elevated 18 inches above-grade, which creates raised beds around its perimeter so community members with disabilities can have equal access to the benefits of gardening. The raised garden also has a visual draw for Fifth Street drivers, and an opportunity for placing a monument to Butler alumni.

Butler High School and Sixth Street Corridor Neighborhood Plan

Claudia Houck
Ye Kong

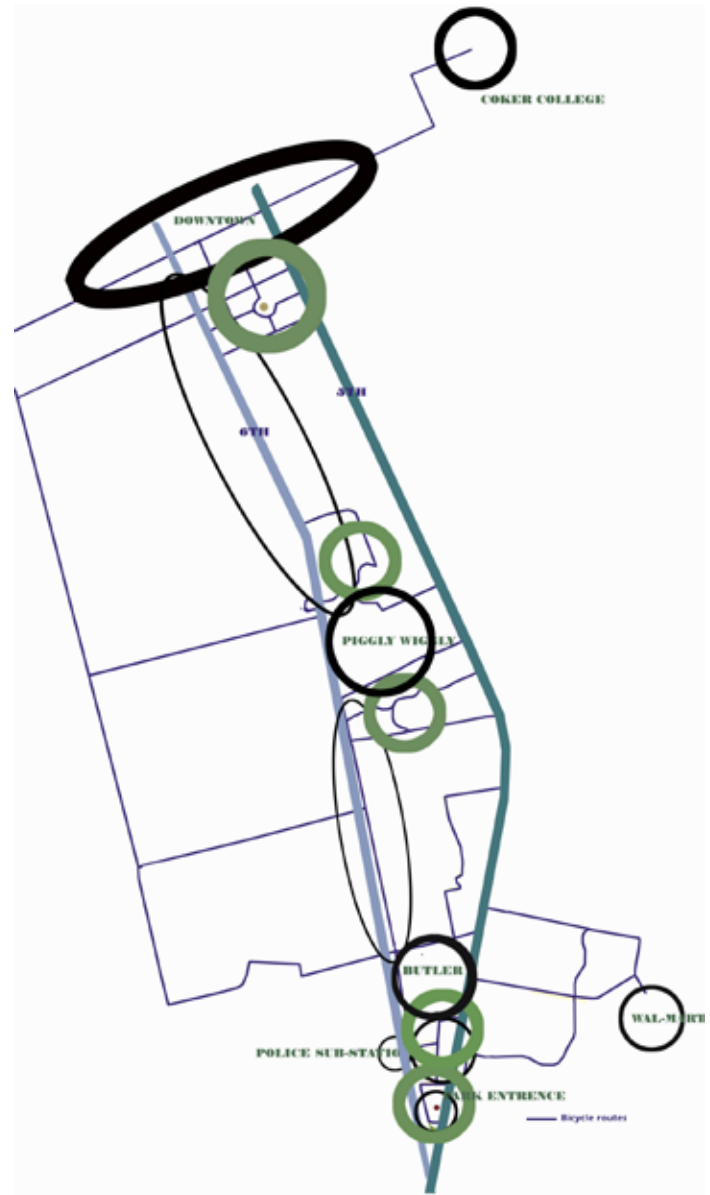
Site inventory starts with a detailed composite Google Earth image of the focal area, which is used to create an analysis map of the green areas on the site, with tree canopy shown in dark green, and open green spaces in light green. (below, left and right)



A larger scale analysis of the Hartsville area reveals an extensive network of abandoned railroad lines, which could clearly be seen on Google Earth. This insight showed potential for future 'Rails to Trails' and other possible recreational amenities that could connect the Hartsville area (above).



Our site analysis included assessing which areas of the Sixth Street Corridor might be available for adaptive reuse. This map shows in fill opportunities (such as abandoned structures) in red and open green spaces in green.



The site analysis led us to consider connectivity as the most important concept to address in our design. This graphic represents our conceptual approach to revealing and encouraging connections between amenities in our focal area.

Butler High School and Sixth Street Corridor Neighborhood Plan

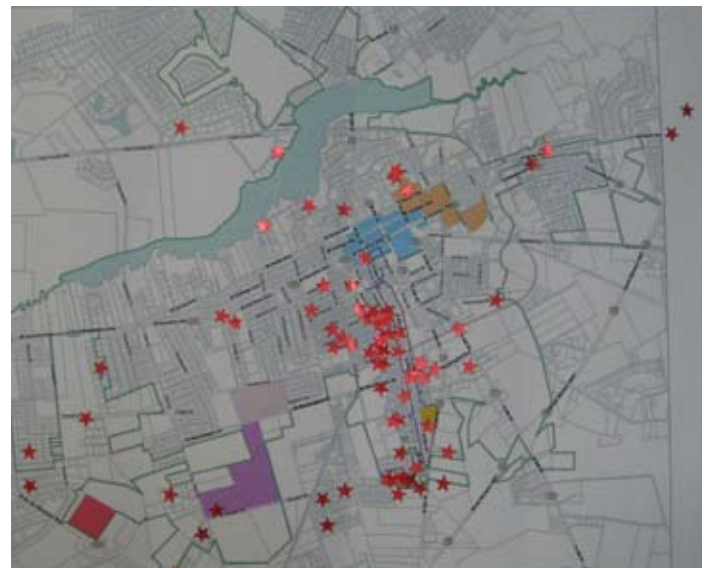
We visited Hartsville as a class at the beginning of the semester, and conducted a charrette with the Butler Foundation, local government and service personnel and the South Hartsville community. (From this charrette we were able to construct a vision statement and program for our project.)



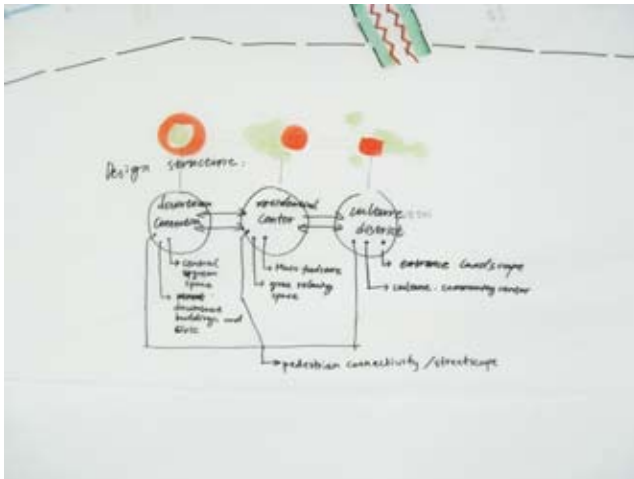
As participants arrived at the charrette, they were separated by color-coded name tags so that each table would have a random mixture of people. This gave them the opportunity to meet new people as they gave their input for the project.



During the initial visit, the class toured the Butler High School site and the Sixth Street corridor, taking photographs and observing the historic character of the area as well as some of the problems to be addressed, such as the condition of the existing school buildings.

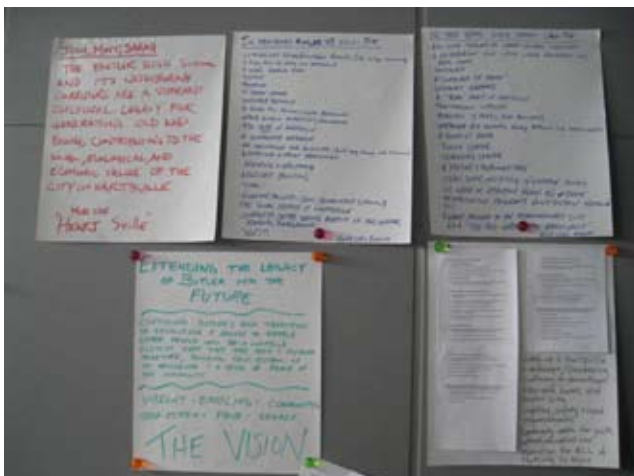


During the public charrette, individuals were asked to place a star on the map to show where they lived, so that we could discern that the input was from local residents.



Vision Statement

The Sixth Street corridor of Hartsville will be transformed into a cultural corridor which will unify the community through educational, recreational and cultural activities. Butler High school will serve as a key node for these activities and as a social activity center for all of Hartsville's residents. The corridor will clearly integrate the residents with these activities, as well as those along the expanse of the corridor, and will improve the quality of life physically and psychologically in the whole community through the use of our guiding design principle of connectivity which includes: improved walkability, visual connections between spaces on the site and along the corridor, and connecting the key nodes along the corridor.

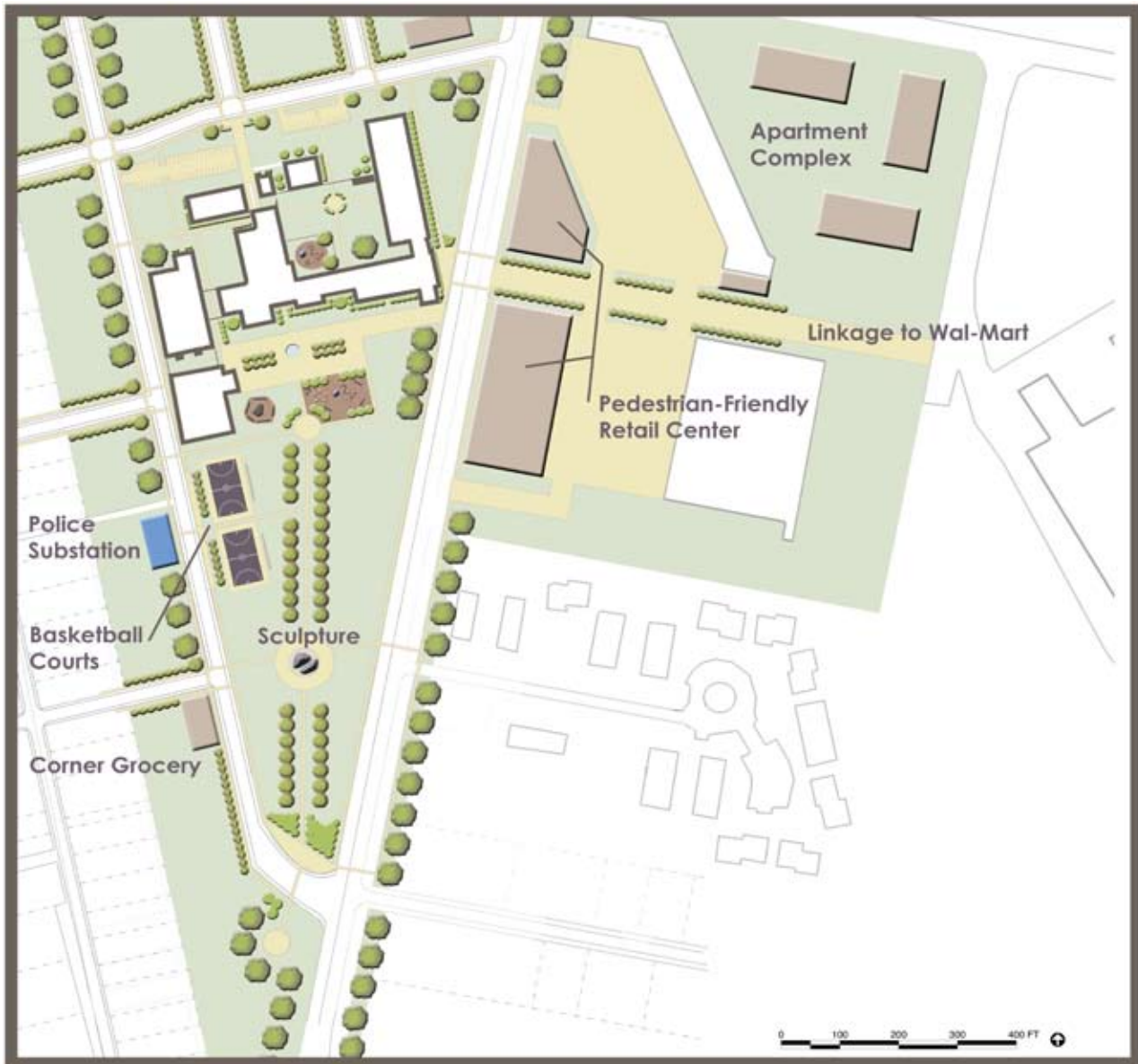


Butler High School and Sixth Street Corridor Neighborhood Plan



A few examples of sketches used in the concept development phase





The initial conceptual design is guided by our vision statement, input from the community charrette, and ideas generated during the sketching and concept development phase shown on the previous page. This design concept includes tree-lined streets with pedestrian crosswalks at most intersections, renovated basketball courts with a police substation across the street, a private garden, plaza and playground area in the park next to the Butler site, and connection to the existing Wal-Mart via a new road

that would also boast pedestrian-friendly retail and new apartments. A corner grocery and a restaurant are proposed additions to be placed across the street from the site. A sculpture to give a sense of identity to Hartsville as well as to define one of the main entrances to the city is the central focal point in the park.

Butler High School and Sixth Street Corridor Neighborhood Plan



A closer view of the Butler High School site in the conceptual design reveals proposed uses for the existing buildings: A conference center, adult education facility, visitor's center and cafe are all suggested additions to the existing site which are money-making opportunities. The Headstart program is moved to an adjacent building. This allows the visitor's center to be more prominent as a thoroughfare, which links to the adjacent plaza. A private courtyard for conferences, weddings,

and other outdoor events is another potential revenue producing area. A teen area and playground are on the other side of the proposed plaza. Glass partitions connect individual buildings on the Butler site, allowing visual connectivity between interior and exterior spaces, while maintaining security and privacy within the inner areas of the site.



The final design evolved from its conceptual precursor, with changes seen mainly in the park design. A large water feature is incorporated, which extends from the entrance to the Butler site through the park to a focal point with a fountain. The park design has been altered so that the lines of sight relate to the buildings on the Butler site, tying into the connectivity theme revealed in our vision statement.

Butler High School and Sixth Street Corridor Neighborhood Plan

Neighborhood Connectivity

This map shows how the various elements of the Sixth Street corridor relate to each other. The downtown, Butler High School site, proposed retail area and potential green spaces are all highlighted. Proposed bicycle and running paths are shown in blue. This path ties in to the Patrick Sawyer bike trail as well as other recreational amenities such as Kalmia Gardens. The importance of linking the site to its surroundings is addressed here, as the entire neighborhood is revealed as an integrated network of streets and public spaces.





The concept of glass partitions was important to the vision of connectivity on the site. Passersby can see glimpses of the interior, yet it remains secure and somewhat private. This is a rendering of how the front area of Butler High School might look with a glass partition in place. In this instance the wall is also being used as a community notice board. These connecting points between buildings could also be enclosed and used as greenhouses, providing an educational opportunity.



Butler High School and Sixth Street Corridor Neighborhood Plan



This perspective shows the side entrance to the proposed courtyard. A wedding reception is scheduled and guests are arriving. This illustrates one of the revenue-producing possibilities for the Butler site.





The south Hartsville community conveyed a strong attachment to the Butler High School site during our interviews. Our design honored the spirit of the place by recommending cosmetic improvements to the buildings. An overwhelming number of people indicated their desire to see beautiful landscaping. Therefore this design proposes landscaping which improves the aesthetic quality of the site.



Butler High School and Sixth Street Corridor Neighborhood Plan



Connectivity is important across Fifth Street, as well, in this project. Particularly if retail is located on the opposite side of Fifth, safe and convenient access will be necessary to connect to the Butler site and the Sixth Street neighborhood. This image shows a proposed crosswalk with a light, to facilitate this connection.





The plaza is an important area to the Butler design. This is an outdoor space that is actually part of the adjacent park, but also provides seating and a natural space for people using the school site. Visitors who come to the welcome centre can have coffee at the cafe and sit outside on a nice day, enjoying the park. All Hartsville residents can use this space, making the adjacent Butler site a prominent and easily noticed amenity for the city.



Butler High School and Sixth Street Corridor Neighborhood Plan



The fountain area with its beautiful maple trees provides a perfect place to relax in the shade and enjoy the park. The lighted seat wall is a beautiful element that also provides interest at night for the park setting. This is a view looking east, towards Fifth Street, across the park.



We constructed a three-dimensional model of our design, shown here. Close-up views are shown on the following pages, with a key shown here for reference.



Butler High School and Sixth Street Corridor Neighborhood Plan

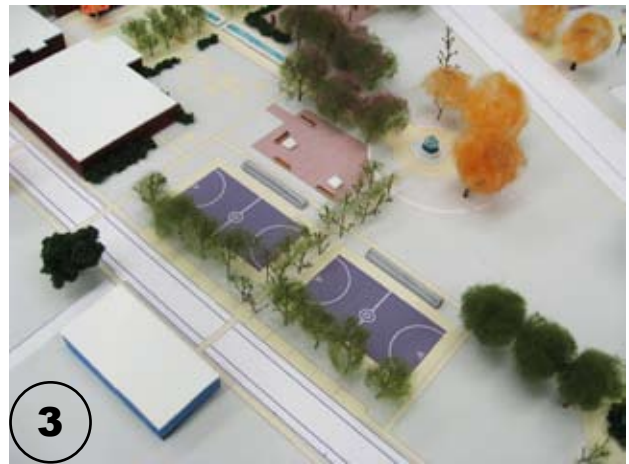
This view shows a renovated Butler site complete with landscaping, new parking areas and shady outdoor areas with umbrella-covered tables for guests of the Visitor's Center and Cafe. Note the sidewalks that cross every road intersection, providing a pedestrian-friendly environment



The plaza entrance to the Visitor's Center has a glass-covered portico to create a light-filled front hallway inside, while also connecting the building visually with the other glass partition elements on the site. The water element begins opposite the front entrance and leads visitors to the fountain in the center of the park.



The basketball area is directly across from the Police station, and is further secured by programming that specifies many basketball events throughout the week, for many different ages and skill levels. The teen area is directly behind the basketball courts, making this area secure and yet also close to the water feature and the basketball courts, so that it is an attractive area for young people to gravitate towards. Bleachers also provide opportunity for spectators to enjoy basketball games.





The sculpture is the primary focal point of the park, and is visible from both Fifth and Sixth Streets. The sculpture is a symbol of Hartsville, and denotes the character of the city to those entering through this gateway.



This view of the plaza shows the open spaces as well as the shady areas provided for guests of the Butler site. People attending adult education classes can sit here during breaks and study, or sit at an outdoor table and enjoy coffee and a croissant.



This broad view of the courtyard area shows the interior, private spaces available for weddings, reunions and other outdoor events. This view also reveals the ease of access to retail across Fifth Street, so that visitors to the Butler site have many options available to them without having to return to their Cars. There are many beautiful outdoor spaces now available for everyone to enjoy.

Butler High School and Sixth Street Corridor Neighborhood Plan

The most important aspect of this project has been the people involved. We have tried our best to really listen to your hopes, goals and desires for your site. We genuinely hope that we have satisfied your needs and given you a vision of what your historic school can become.

The Butler site, as we envision it, becomes a place that not only sustains itself monetarily by hosting events, teaching classes and providing a new visitor's center for Hartsville; the renovated site and adjoining park also provide a wonderful recreation space, educational facilities and retail opportunities, all on one site and all available without the need to drive anywhere. Neighborhoods on both sides will benefit from this amenity; and, the Butler High School will once again serve as the magnet for, and symbol of the entire community. The school is opening its arms wide and welcoming all of Hartsville to enjoy and partake in the community celebration.

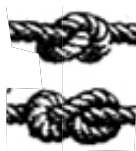
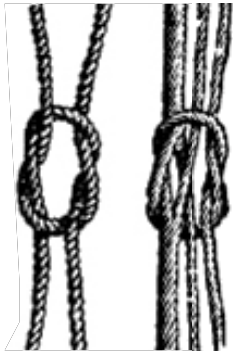
We would like to take this opportunity to thank the community for their involvement throughout this project. Without your participation, it would be impossible to create a place unique and special to Hartsville and to the citizens of Hartsville.



**Meagan Childers
Jennifer Johnson
Carrie Trebil**

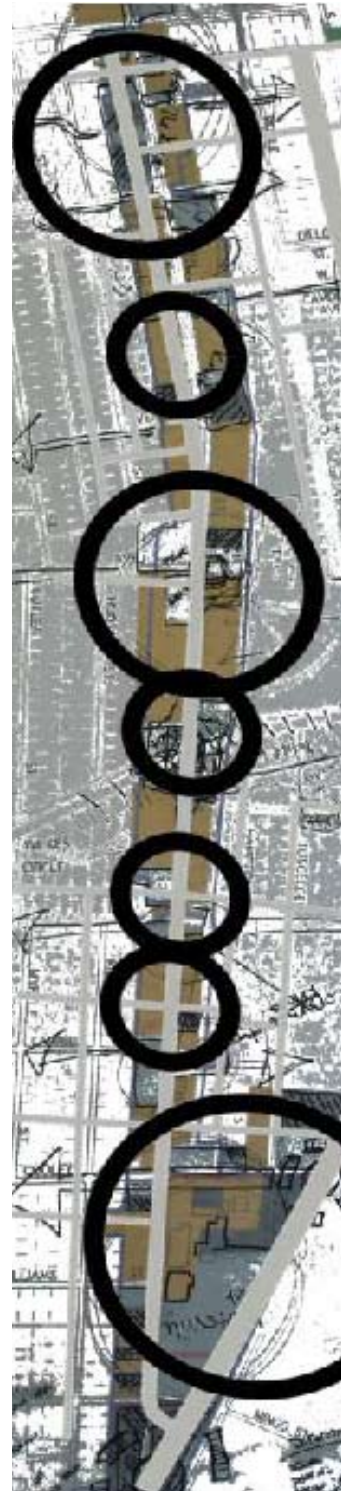
Inspiration

Knots can tie, bind, connect
and join



Concept

Knotting together
the Butler site and the
Sixth Street Corridor.



Butler High School and Sixth Street Corridor Neighborhood Plan

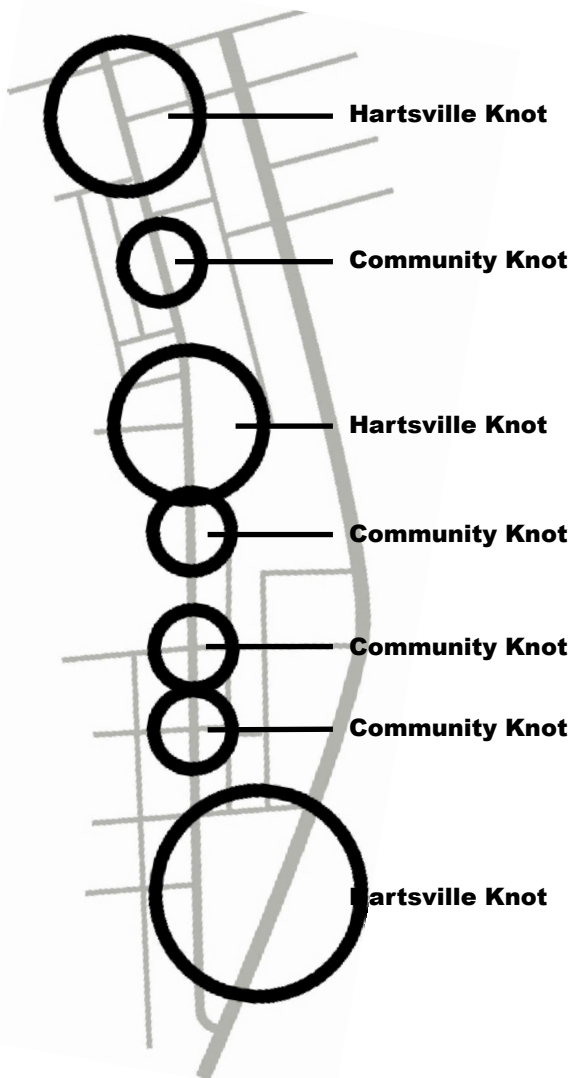
Concept Development

Inspiration for the conceptual design began with the idea of knots – all kinds of knots. Knots can tie, bind, connect and join things, people or places together. How could this idea of knots be applied to the Butler site? Based on observations of current conditions during site visits and information gathered about the past conditions of Sixth Street, locations along the corridor were identified as “knots” - as places that tie the community together.

There are two different types of knots in the design for the Sixth Street corridor. Community knots provide services and amenities for residents of the Sixth Street community. Hartsville knots include services, amenities, and business opportunities that attract residents of Hartsville and areas beyond to the Sixth Street corridor.

Vision

Knots can be many things—they provide assistance by keeping shoe laces tied together; they are the cause of frustration when they can't be undone. In mathematics a knot is the factor that is preserved in the midst of changing conditions and so it is with the Butler site and Sixth Street corridor. The Butler school is the bond that has tied the residents of south Hartsville together for many years; for the residents remaining in the area it is still the strong connection that persists. Butler can be the catalyst for propelling the community into the future as well. Continuing Butler's rich legacy of academic excellence, athletic achievements, and musical accolades will be the unifying elements — These traditions will be the knot that binds together Butler's past, present, and future in the midst of a changing world.





Butler High School and Sixth Street Corridor Neighborhood Plan



Streetscape along Sixth Street



New Commercial at the Original Josie's

Streetscape along Sixth Street

The streetscape along Sixth Street is the “rope” that ties all the “knots” together. A variety of street trees, parallel parking spaces, sidewalks, and a bicycle lane make up this public realm. The activities at the various “knots” change. As a subtle signal of this, the street trees planted at the different knots change as well. The goal of the streetscape is to make the sidewalk and streets as much a part of the Sixth Street experience as the homes, businesses, and parks in the corridor.

Connecting Streets

Though Sixth Street is a linear corridor, cross-streets into the abutting neighborhoods are important for creating a sense of neighborhood cohesiveness. A traditional landscape pallet will be used to unify streetscapes and provide safe access for pedestrians and bicycles from the neighborhood to the Butler site, downtown Hartsville, and beyond.

New Commercial at the Old Joe's

New commercial area takes advantage of the terminus of Marlboro Street which connects the more active Fifth Street commercial corridor. Historically, a location for professional offices and local business, this community “knot” will again provide opportunities for neighborhood business on the ground floor while also offering smaller residential spaces on the second floor.

Hartsville City Hall

A new government center will provide connections between downtown Hartsville and the Sixth Street Corridor; both residents from the Sixth Street corridor and from the greater Hartsville community will need to visit the new city hall at various times.

Pocket Park

A new pocket park on the opposite side of Sixth Street from Pride Park will provide a natural setting in an urban environment as well as provide pedestrian connections to Poole and Fifth Streets.

Food ‘Knot’

Located near the geographic center of the Sixth Street corridor, the community garden provides opportunities for expansion of a local food system, a gathering spot even for those who do not prefer to garden, and various venues for education. It will include spaces for vegetable beds, raised planters, a fruit and nut orchard, and venues for outdoor education

Community ‘Knot’

This area provides a new building with opportunities for neighborhood businesses on the ground floor and residential units on the second floor. This allows professionals to live where they work, ultimately strengthening their presence within the community. A pocket park located near the live/work buildings provides customers and residents in the area the opportunity to experience nature. This pocket park serves as a place for gathering, personal reflection, and play for all ages in a natural setting on Sixth Street.



Food “Knot”



Pocket Park

Butler High School and Sixth Street Corridor Neighborhood Plan



The Butler Site



New Townhomes



Gas Station Re-Use

The Butler Site

Anchored by an addition to the original elementary school building, the Butler site maintains the rich heritage of the original school. This plan provides opportunities for learning across all generations. Head Start and the Boys and Girls Club help the younger generation learn and prepare to become good citizens while the Council on Aging helps older generations continue learning after retirement. The plan provides for a learn-work environment where job skills can be taught then practiced in real businesses on site. The center courtyard is flexible enough to accommodate large events such as the Butler Heritage Days as well as daily activities for smaller groups. Benches and tables provide places for old and young alike to enjoy the outdoors; covered walkways allow for traversing the space even in inclement weather. The patterns in the courtyard are reminiscent of a traditional knot garden where the knots are represented through a combination of different paving and plant materials. All new buildings or additions will be constructed with green roofs in order to reduce storm water runoff and provide an example of environmental stewardship.

New Townhouses

Located adjacent to the Butler site is a new townhouse development. These moderately sized townhouses create a close-knit community atmosphere within while also increasing the density of the neighborhood. This will help support the future business ventures along Sixth Street. Because of their proximity to the head start playground and activity fields on the Butler Campus, these townhouses will offer “eyes on the park” to help deter unwanted activities on campus.

Gas Station Re-Use

At the entrance to the Sixth Street corridor, in a visibly prominent location, the existing gas station provides an opportunity for re-use as a lively, active gathering spot. This location is envisioned as being a casual dining experience that specializes in serving local food from the region.

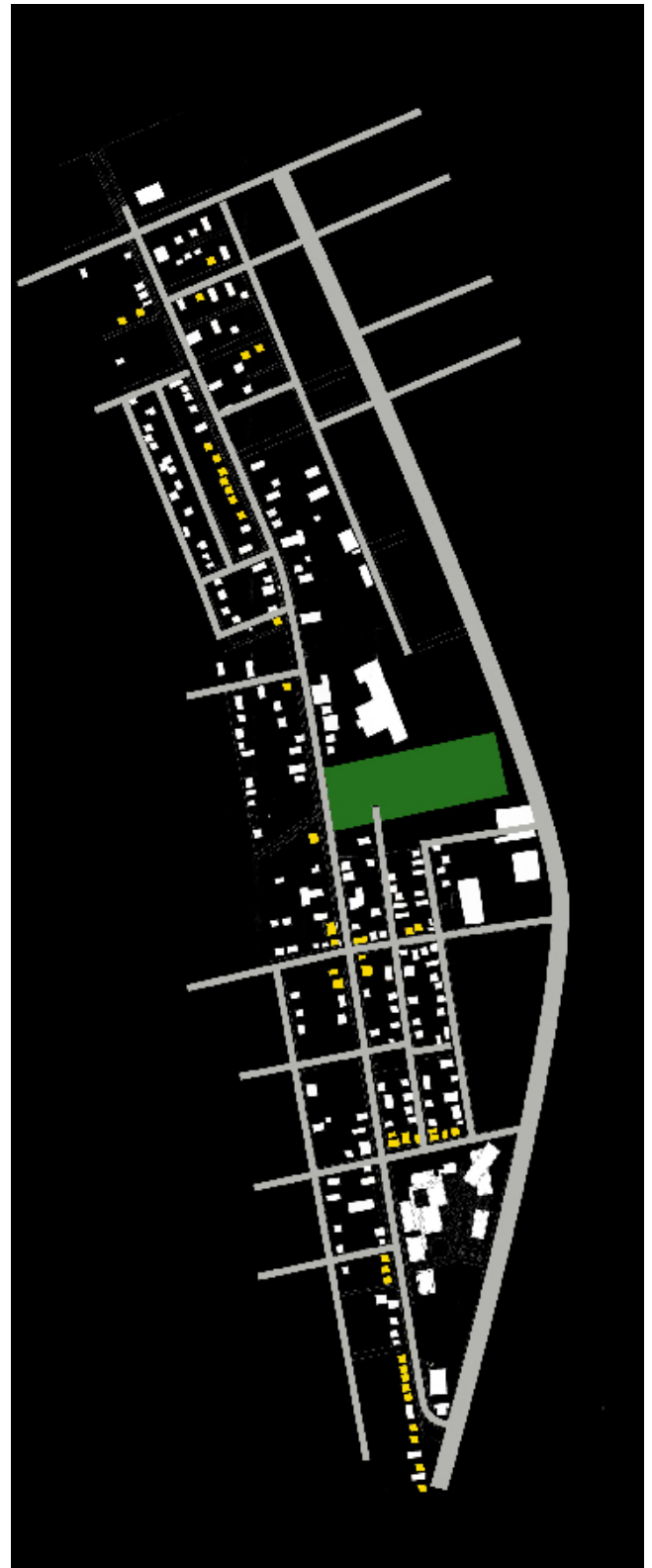
The “knot” design for the Sixth Street corridor and the Butler site is a substantial project. To facilitate implementation and to allow for funding along the way, it is suggested that the redevelopment be divided into three separate phases.

Phase One

Phase one of the “knot” concept calls for an increase in affordable housing options along Sixth Street. Currently, multiple vacant and abandoned buildings have been identified on the corridor as prime opportunities for residential infill. Housing choices include single family homes, condominiums, apartments, and townhouses. This will provide affordable housing for young professionals, families, and the elderly in Hartsville. Increasing the number of households in the neighborhood increases the amount of support necessary for local businesses to thrive and enhances a sense of community among residents. Phase one also includes creation of the food “knot” beside the railroad. Features of the food “knot” such as the orchard and community gardens can be started for a minimum expense and expanded as support grows.

Funding Opportunities

Sustainable Agriculture Research and Education (SARE) grants
Private developers



Butler High School and Sixth Street Corridor Neighborhood Plan



Phase Two

Phase two of the “knot” concept involves implementation of five main objectives. The streetscape along Sixth Street will be included in this phase of renovation as will be the creation of pocket parks along the corridor. Mixed-use buildings for small business opportunities and affordable housing options along Sixth Street, as well as new townhouses next to the Butler campus will bring people to the corridor. The renovation and re-use of the vacant gas station at the gateway of Sixth Street and Fifth Street into a restaurant/cafe that will be a lively gathering spot for the community.

Funding Opportunities

SC Design Arts Partnership

HOPE VI Main Street Program

SCDOT – Safe Routes to School

SCDOT – Enhancement Grants

South Carolina Housing Trust Fund

Phase Three

Phase three of the “knot” concept focuses on expansion of current activities and strategies from previous phases of the plan. In this phase, the iconic building addition to the original elementary school building and other new buildings are added to the Butler campus. These are intended to accommodate growth needs of the services offered at the Butler School. This phase also features expansion of streetscape improvements to intersecting neighborhood roads and extension of the character of Sixth Street further into the community.

Funding Opportunities

SCDOT – Safe Routes to School

Peoples Bancorp Foundation

Wachovia’s Community Development Initiatives

Community Development Financial Institution (CDFI) Fund

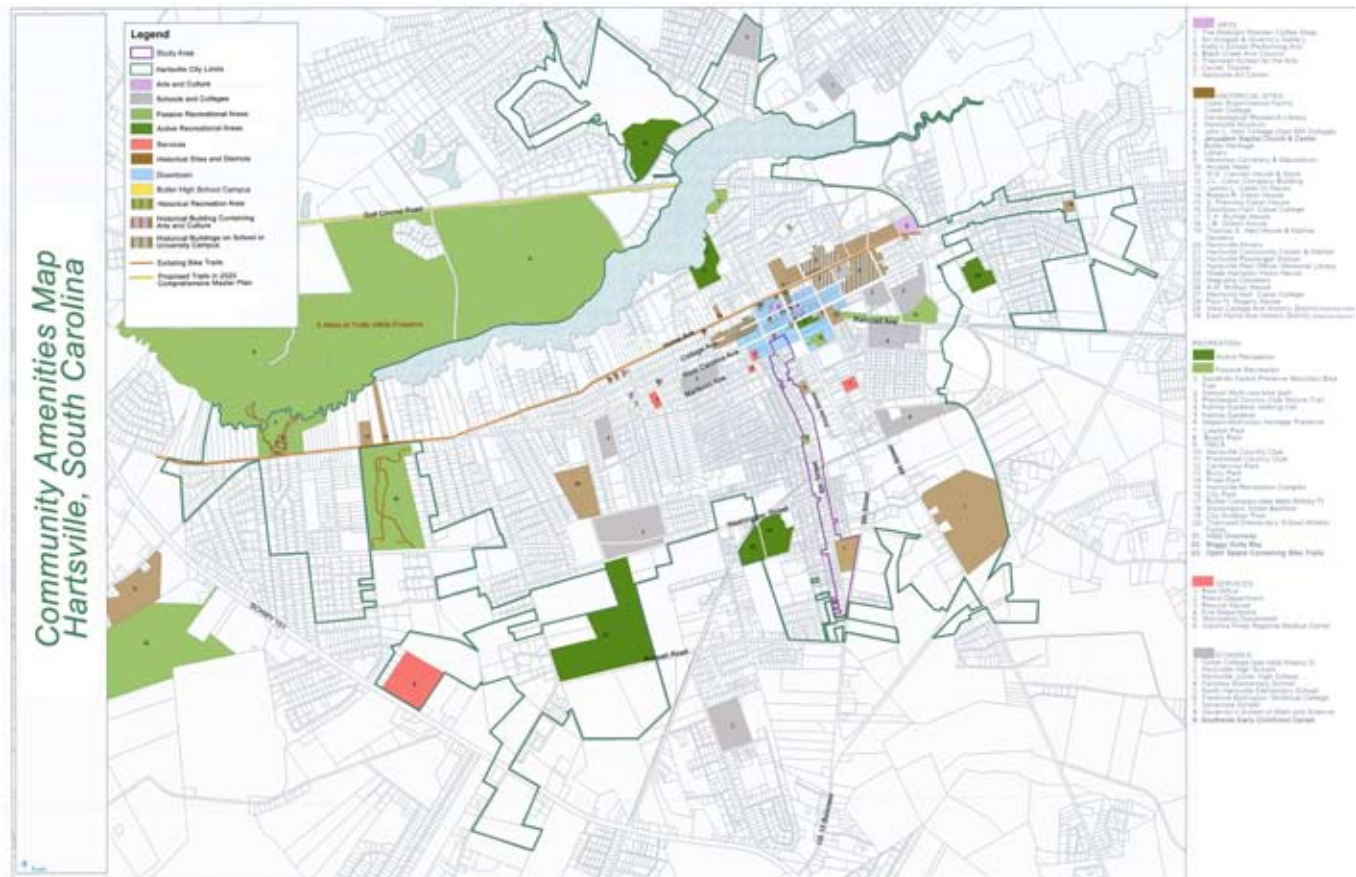
Economic Development Administration

Market Development Cooperator Program



Butler High School and Sixth Street Corridor Neighborhood Plan

Olivia Shepherd, Leslie Darcy



We researched the many layers of Hartsville, SC. These layers included the Arts and Culture, History, Recreation (both passive and active), Services, and Schools. Each of these layers was researched individually through many different resources. From there we put together a list with addresses of each activity so they could be easily mapped.

The reason for mapping these separate aspects of Hartsville was to create a visual understanding of what is currently around our site, what is missing, and what there might be too much of. This map was put together and then laid over the top of a GIS parcel map for as much accuracy as we could get.

Through the mapping process we discovered a plethora of recreation throughout Hartsville as well as an extremely large amount of historically registered homes and buildings throughout the city limits.

Butler High School and Sixth Street Corridor Neighborhood Plan

Hartsville, South Carolina

Census 2000 Data

Nation: United States

Region: South

Division: South Atlantic

State: South Carolina

County: Darlington

Census Tract: 107

Block Groups: 1, 2, & 3

Blocks: 1007, 1008, 1010, 1011,

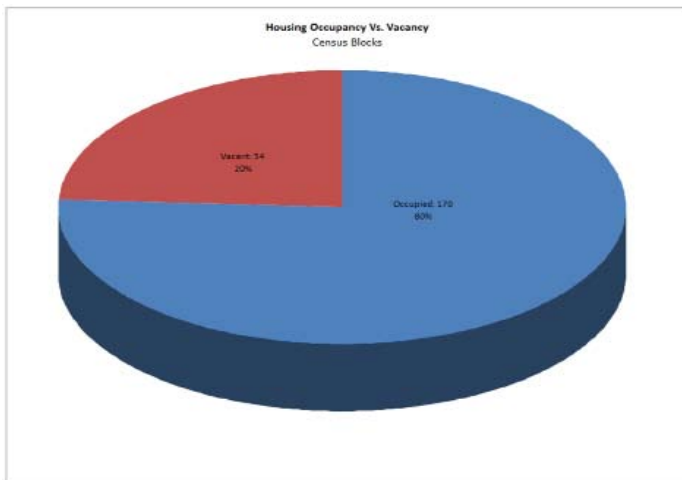
1012, 1013, 1026, 1027, 2002, 2003, 2005, 2015, 3003, 3004,

3026, 3027, 3028, 3029, 3031, 3035

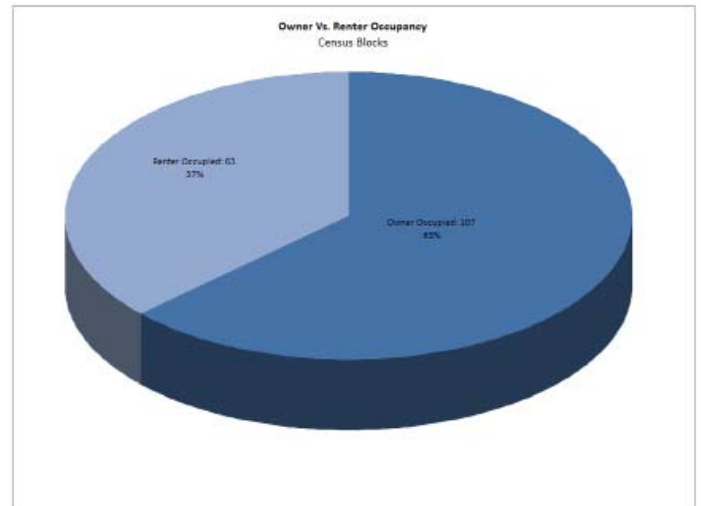


Data Coverage Map for Occupancy vs. Vacancy data, Owner vs. Renter Occupancy Data, and Race of Population Data.

Demographic information like occupancy or vacancy informs a designer or planner as to the infill opportunities present in the area. For example, 20 percent of the housing stock in around Sixth Street is vacant. These vacancies are perfect openings to fill with new residences or retail buildings. The dynamic between home owners and renters is another important demographic aspect for the design to understand. In South Hartsville, the dynamic along Sixth Street is 63 percent owner occupied and 37 percent renter occupied.



Data Coverage Map for Sex by Age Data, Household Size Data, Household Type Data, Non Employment Forms of Income Data, Poverty Status Data, Educational Attainment Data.



Block #	Occupied	Vacant	Owner		Renter	
			Occupied	Occupied	Occupied	Occupied
Track 107						
3035	10	0	9	1		
3004	6	1	5	1		
3003	5	3	3	2		
3028	5	2	3	2		
3026	7	3	5	2		
3027	8	2	6	2		
3029	3	2	3	0		
3031	0	0	0	0		
2003	21	1	16	5		
2002	3	0	2	1		
2005	8	2	6	2		
2015	25	10	20	5		
1007	2	4	0	2		
1008	0	0	0	0		
1010	4	1	3	1		
1011	3	1	1	2		
1012	18	4	7	11		
1013	21	9	9	12		
1026	11	8	5	6		
1027	10	1	4	6		
Totals:	170	54	107	63		
Percentage	80.00%	20.00%	63%	37%		

Butler High School and Sixth Street Corridor Neighborhood Plan

The age and race of the population can be very informative as to the target groups who would use the site. In the South Hartsville, Sixth Street area, the population is 97 percent African American, with 1 percent Caucasian, and 2 percent of two or more races. Also the majority of the population falls between the ages of 22 and 59. This informs us that our design should be mindful of the large quantity of the working and soon to retire ages.

Block #	Population	White	Black	Two or More	Hispanic Ethnicity	Notes
Track 107						
3035	25	0	25	0	0	
3004	14	0	14	0	0	
3003	10	0	10	0	0	
3028	15	0	13	2	2	
3026	16	0	16	0	0	
3027	14	0	14	0	0	
3029	8	0	8	0	0	
3031	0	0	0	0	0	BUTLER
2003	39	0	39	0	0	
2002	8	0	4	4	0	
2005	23	0	23	0	0	
2015	54	0	54	0	0	
1007	3	0	3	0	0	
1008	0	0	0	0	0	SW corner Marlboro & 6th
1010	15	0	15	0	0	
1011	8	0	8	0	0	
1012	51	0	51	0	0	
1013	45	3	41	1	0	
1026	25	0	25	0	0	
1027	23	0	23	0	0	
Totals:	396	3	386	7	2	
Percentage		1.00%	97.00%	2.00%		

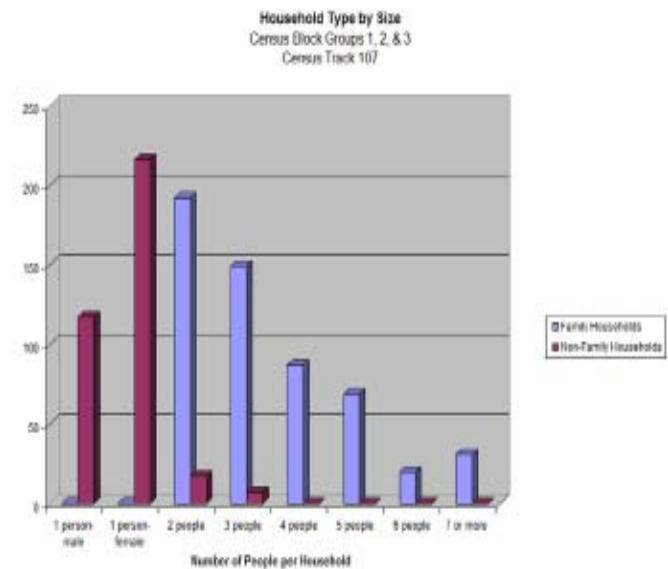
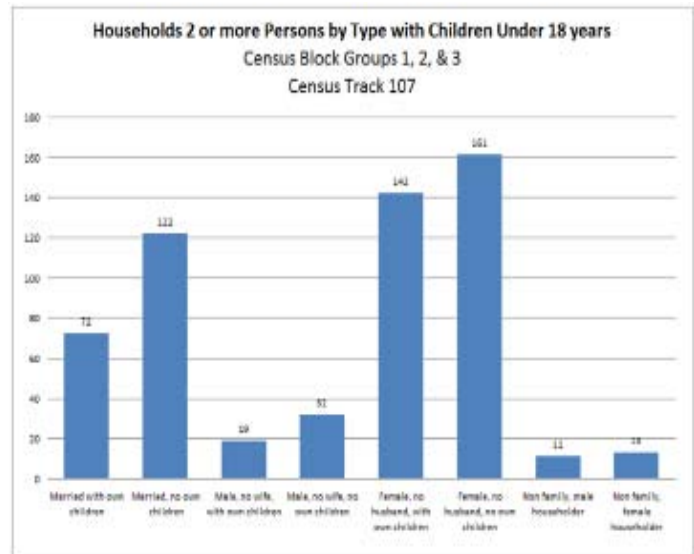
Age	Male	Female
< 1 yr	29	15
1 yr	20	4
2 yr	12	19
3 yr	15	24
4 yr	28	19
5 yr	36	36
6 yr	33	20
7 yr	17	16
8 yr	32	16
9 yr	27	5
10 yr	0	8
11 yr	17	22
12 yr	11	15
13 yr	12	27
14 yr	38	19
15 yr	16	9
16 yr	5	20
17 yr	22	19
18 yr	30	18
19 yr	12	27
20 yr	40	24
21 yr	12	0
22-24 yr	29	47
25-29 yr	22	80
30-34 yr	26	47
35-39 yr	81	103
40-44 yr	78	79
45-49 yr	80	80
50-54 yr	48	52
55-59 yr	35	80
60-61 yr	6	33
62-64 yr	35	10
65-66 yr	0	42
67-69 yr	33	44
70-74 yr	33	48
75-79 yr	9	52
80-84 yr	26	29
85+ yr	0	52

<u>Household Type by Size</u>		
Family Households	Family	NonFamily
1 person (total)		333
1 person- male	0	117
1 person- female	0	216
2 people	192	17
3 people	149	7
4 people	87	0
5 people	69	0
6 people	20	0
7 or more	31	0

<u>Household Size by Household Type With Children Under 18</u>		
1 person households		
1 male householder	117	
1 female householder	216	
2+ people households		
Married with own children	72	
Married, no own children	122	
Male, no wife, with own children	19	
Male, no wife, no own children	32	
Female, no husband, with own children	142	
Female, no husband, no own children	161	
Non family, male householder	11	
Non family, female householder	13	

The majority of the households along Sixth Street have between one and three people. 37 percent of the 905 households are one person households, while, 40 percent have two or three people. This totals at 77 percent having three or less people in the household. Of the households that have two or more, 96 percent are made of family members; while 4 percent are non family households of two or more. Of that 4 percent none of it has 4 or more people in the household.

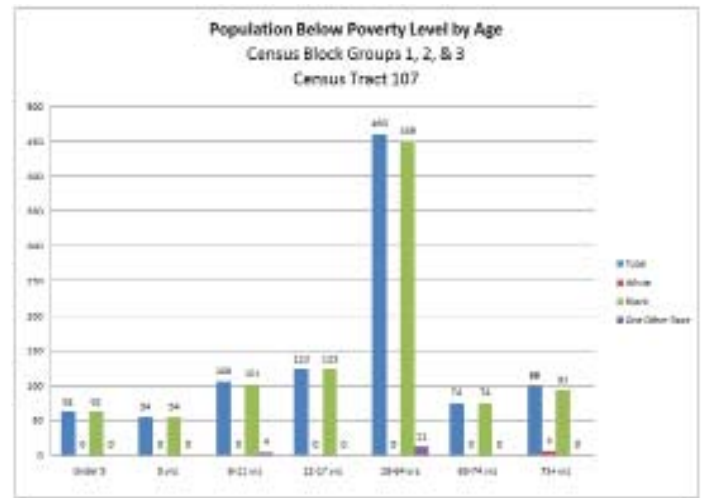
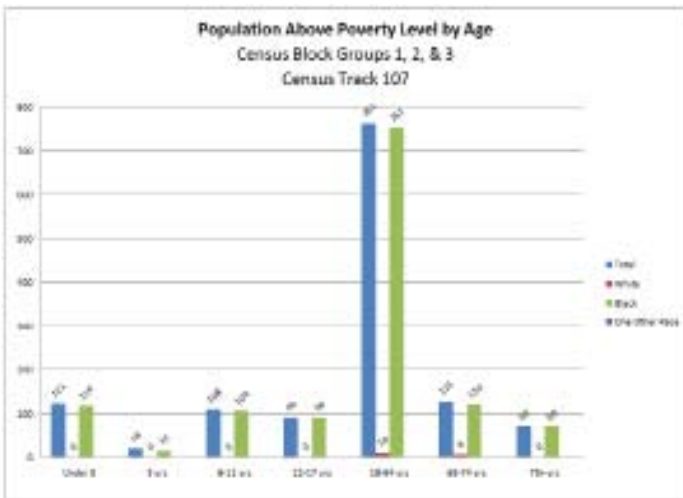
The households in the community surrounding Sixth Street create a unique mixture of one person, multiple non-family members, and two or more of family members households. Especially informative is the household size and type of those homes that have children under the age of eighteen. Of the total 572 homes that have two or more people and children under the age of eighteen, 55 percent of those children are not the child of the householder. Family members are taking in their grandchildren, nieces, nephews, cousins, etc. Also, the largest group is the female householder with no husband, (counting the homes with own children and those without own children). 53 percent of the homes with children under the age of eighteen have a female head of house that does not have a husband.



Butler High School and Sixth Street Corridor Neighborhood Plan

Information about income can help inform programming needs and building costs. For example, knowing that over 35 percent of the population is receiving Social Security Income reveals that, if designing for elderly residents, income level is set by Social Security. Poverty level for the area around Sixth Street in Hartsville, stands at 43 percent of the population is below while the remaining 57 percent are above the poverty level. There is no set monetary amount for poverty level. It is determined by the household’s money income and the measure of need, which is based upon the household size and the ages of the household members. If the household income is less than the measure of need, then that family falls below the poverty level. Within those community members below the poverty level 35 percent are under the age of 17. Programming to assist these children and their families should be considered.

Poverty Status By Age	Total Below	White Below	Black Below	Other Race Below
Under 5	62	0	62	0
5 yrs	54	0	54	0
6-11 yrs	105	0	101	4
12-17 yrs	123	0	123	0
18-64 yrs	460	0	448	11
65-74 yrs	74	0	74	0
75+ yrs	99	6	93	0
	Total Above	White Above	Black Above	Other Race Above
Under 5	121	0	118	0
5 yrs	110	0	110	0
6-11 yrs	108	0	104	0
12-17 yrs	90	0	90	0
18-64 yrs	761	10	751	0
65-74 yrs	126	6	120	0
75+ yrs	69	0	69	0

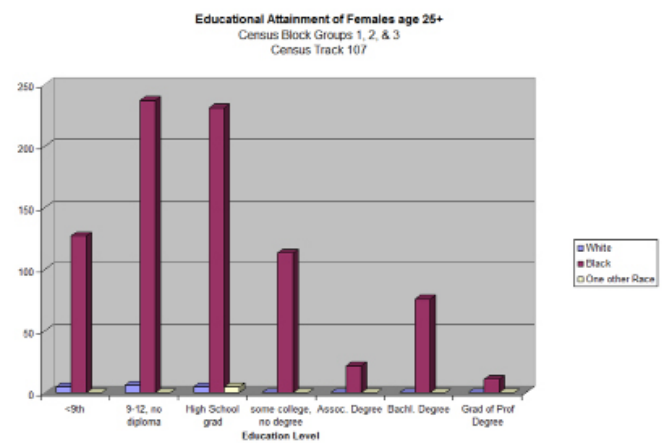
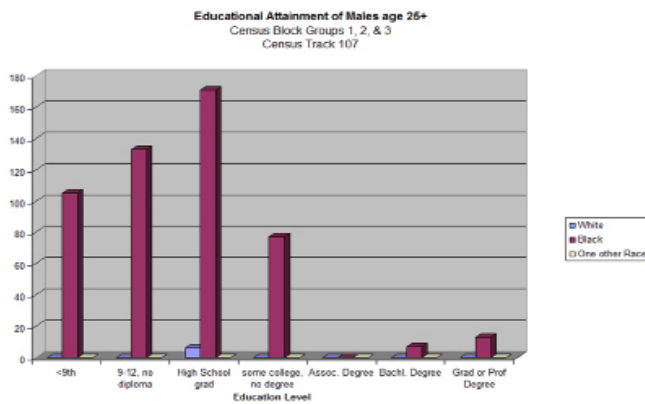


Social Security Income	107-1	107-2	107-3	Total	Percentage
With	104	80	136	320	35.40%
Without	155	111	319	585	64.60%
Supplemental Security Income					
With	34	37	30	90	10.00%
Without	225	179	405	809	89.40%
Public Assistance Income					
With	13	8	45	66	7.30%
No	246	183	410	829	92.70%
Retirement Income					
With	44	41	41	126	13.90%
No	215	150	414	779	86.10%
Other Types of Income					
With	42	24	82	148	16.40%
No	217	167	378	757	83.60%

For Hartsville, the educational attainment level was an important demographic because it informed the programming for the Butler High School Site and along Sixth Street. It became apparent that a location for a GED program would be applicable for this project since 45 percent of the women and 46 percent of the men living along Sixth Street did not receive a high school diploma. From there, 42 percent of the women and 50 percent graduated from high school but did not receive a college degree. Finally, 13 percent of the women and 4 percent of the men received some sort of college degree.

Educational Attainment	White	Black	1 other race	Hispanic E
Female, age 25+				
<9th	5	127	0	0
9-12, no diploma	6	237	0	0
High School grad	5	231	5	5
some college, no degree	0	113	0	0
Assoc. Degree	0	22	0	0
Bachl. Degree	0	76	0	0
Grad of Prof Degree	0	11	0	0

Educational Attainment	White	Black	1 other race	Hispanic E
Male, age 25+				
<9th	0	105	0	0
9-12, no diploma	0	133	0	0
High School grad	6	171	0	0
some college, no degree	0	77	0	0
Assoc. Degree	0	0	0	0
Bachl. Degree	0	7	0	0
Grad or Prof Degree	0	13	0	0



Butler High School and Sixth Street Corridor Neighborhood Plan

Vision Statement and Process

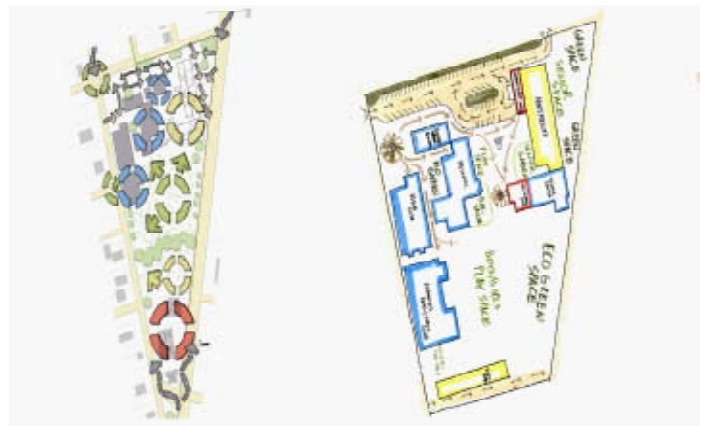
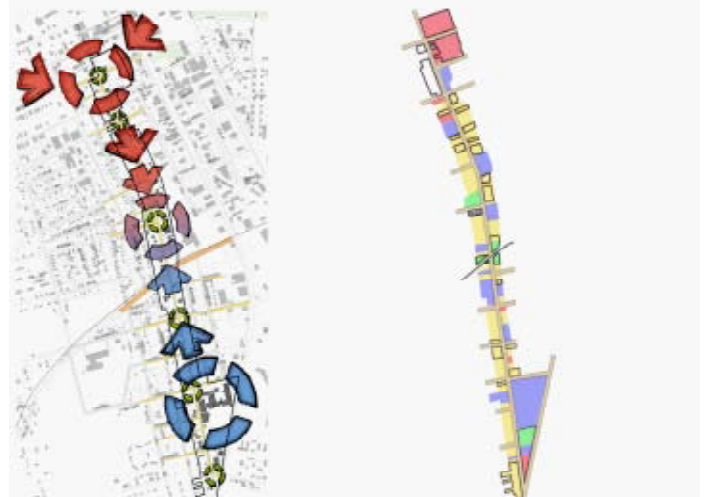
To begin our design process for the Sixth Street and Butler High School redevelopment project, we began with visualizing how our concept would appear. This resulted in our conceptual diagrams. Creating a retail node at the north end of Sixth Street and a Civic node at the southern end, we began blending uses toward the center. From there, we marked the existing uses on Sixth Street, which led us to the opportunities for infill. These were the best places to site uses to accomplish our blending goals. With the Butler Site functional diagrams allowed for better visualization of our uses and blending opportunities.

Vision Statement

The butler high school site is the integral center of social life and community improvement which encourages ecological, economic, safety and neighborhood enhancements throughout the sixth street corridor; creating a prominent entrance into downtown for all of Hartsville to enjoy.

Concept Blending

Residents felt that South Hartsville was disconnected from the rest of Hartsville. Also Sixth Street was very separate from Fifth and Fourth Streets. To merge South Hartsville and Sixth Street with the rest of Hartsville, we felt that blending should be in the forefront of our design. Blending uses, ages, communities, and more would unite all of Hartsville into one unique town.



Top: Sixth Street
Bottom: Butler High School Site

Butler High School Phasing Plan

To draw in potential residents to the new Senior Apartments, outdoor amenities were created. One such amenity was the outdoor senior “playground.” This area contains a doubles tennis court, which can be used for other games, like pickleball. Also in the area, are two horseshoe pits, two bocce courts, and two shuffleboard courts. Passive recreation is also encouraged with benches and chess/checkers tables under shady trees.

To the South of the new Senior Center, next to Fifth Street is an Ecological Rain Garden. This space provides a lush green element to the Butler Site. Also, careful visual sight lines allow pedestrians and motorists on Fifth Street to peer onto the Butler High School site. Native plants provide habitat for wildlife and the entire garden provides a unique passive recreation opportunity for children, adults, residents and visitors. At the southern end of the Butler Site, townhomes designed and targeted for teachers, policemen, and other young service professionals will provide three things for the community. First, it will supply affordable housing for these citizens. Second, it will pull these young people back into the community. Lastly, having people living at this location will provide twenty-four hour eyes on the Butler site, creating a community “policing” effect.



Phase 1: Senior Apartments, Senior outdoor games amenities, rehab both the Finish Administration and the Gymnasium, refinish the parking lot, Pedestrian Plaza, Carolina Fence Garden. and Small Ecological Garden.



Phase 2: Townhomes, Create Senior Center and Cafe, Boys & Girls Club playground, Senior gardens, new Preschool playground, and parking lot expansion/old senior center building removal



Phase 3: Boys & Girls Club building expansion, Senior Apartments expansion (add second story), and the rain garden

Butler High School and Sixth Street Corridor Neighborhood Plan



Butler High School Master Plan



Butler High School Site Elements



Rain Garden



Townhomes

Sixth Street Elements

Currently the railroad divides Sixth Street into two pieces; however, this presented us with the opportunity to blend Sixth Street with the streets to the east and west. We felt that a vegetative buffer using native plants would create an appealing visual and auditory screen for the residents that live near the railroad tracks. Also a biking and walking path would connect Sixth Street to Fifth and Fourth Streets, giving community members a unique option of walking or biking to Wal-Mart and the retail surrounding it. Several community members voiced their desire for a new park below the railroad tracks to complement Pride Park.

On the corner of Campbell and Sixth, a new park would provide the community members with a special opportunity for outdoor recreation. Using outdoor fitness equipment, residents of the community and Hartsville can spend time outdoors while getting or staying in shape. Equipment that is weather resistant and brightly colored and native plantings are used to create a special place for everyone.

As visitors enter Hartsville the corner where Fifth Street and Sixth Street meets creates a wonderful opportunity for a new welcome sign, retail buildings, a restaurant, and an outdoor patio. By placing these amenities in this location, visitors will see vibrant activities and people as they enter Hartsville.



Railroad Buffer and Biking/Walking Trail



Fitness Park



New Welcome sign, Restaurant and outdoor patio

Butler High School and Sixth Street Corridor Neighborhood Plan

Sixth Street Phasing Plan



Phase 1: Streetscape, Pride Park Stage Expansion, Entrance to 6th Street Restaurant and Retail, and Programs (home ownership to increase single family housing, etc)



Phase 2: Parking redevelopment, New "Exercise" park, Retail, Trade School/ Job Training, and Police Education Building



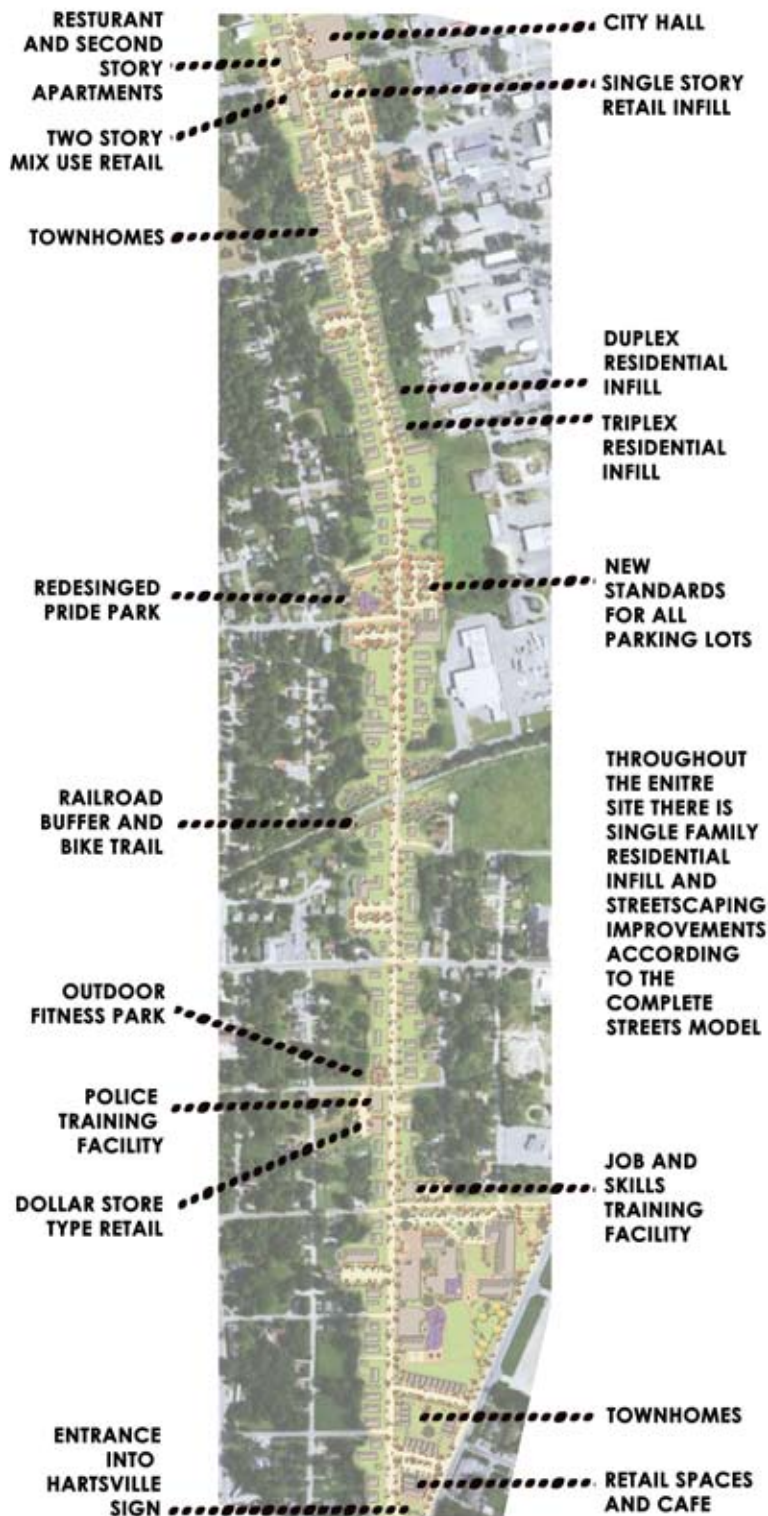
Phase 3: Railroad Buffer, Retail, Townhouses and multifamily housing, and Dollarstore

6th Street Master Plan

All the elements pointed out within this design were chosen in accordance with the desire to blend the social and civic strength of the Butler site along 6th street, and blend the retail energy and money down 6th Street toward the Butler site.

In-fill was determined based on need for and increased residential density along the corridor. Due to this not only were single family homes used but also apartments, duplexes, triplexes, townhouses, and mix-use retail with apartments on the second story.

In-fill size was determined by taking the incomes of those we were catering to (teachers, policemen, first time home owners, etc.) and created the square footage they could afford based on their income.

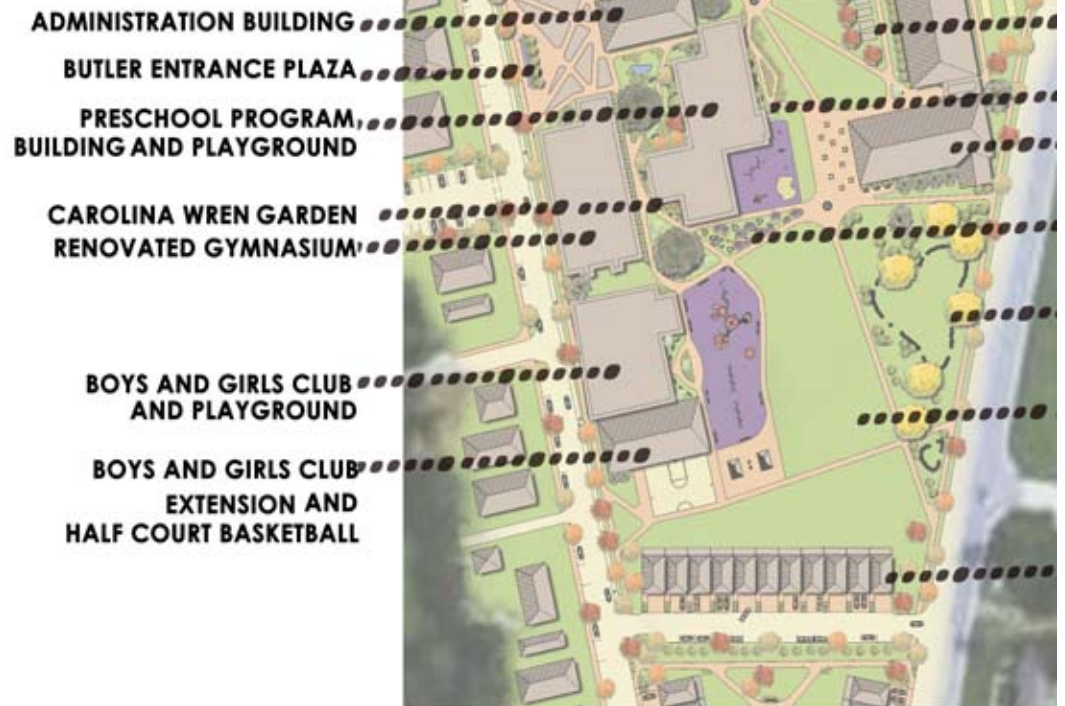


Butler High School and Sixth Street Corridor Neighborhood Plan

On the Butler site the blending occurs through the uses of the outdoor spaces. This blending occurs not just through the paving patterns but with the ages. The ages are being blended throughout the site as a whole, with opportunities for seniors, preschoolers, middle and high school students, and young adults.

Senior apartments and modest townhouses will be blending two ages on Butler's site through living accommodations, and the programming throughout the rest of the site blends the youth into the site as well.

With the large amount of activity on the Butler site there will be many opportunities for different ages to blend together and interact, creating a strong community atmosphere to be a catalyst for improvements along 6th street and throughout South Harstsville.



Butler Master Plan

Butler Elements

The plaza's design was informed by the "cow paths;" which are the fastest ways from one point to the other, which people tend to take. Here there is blending shown through the paving types, which extend into the site.

The courtyard created between the Senior Apartments, the Senior Center, and the Preschooler's Program Building is informed like the entrance plaza with cow paths but includes other aspects, such as a butterfly garden, small seniors orchard

and vegetable garden. This courtyard opens into the lawn through the preschooler's playground and the senior center's cafe patio.

The Carolina Wren Garden is an educational tool for the children's groups on the site to create. To put this garden together there needs to be the state flower, grass, stone, and bird, with a split rail fence.



Butler Entrance Plaza



Butler Central Courtyard



Carolina Wren Garden

Butler High School and Sixth Street Corridor Neighborhood Plan

To draw in potential residents to the new Senior Apartments, outdoor amenities were created. One such amenity was the outdoor senior “playground.” This area contains a doubles tennis court, which can be used for other games, like pickle-ball. Also in the area, are two horseshoe pits, two bocce courts, and two shuffleboard courts. Passive recreation is also encouraged with benches and chess/checkers tables under shady trees.

This space provides a lush green element to the Butler Site. Also, careful visual sight lines allow pedestrians and motorists on Fifth Street to peer onto the site. Native plants provide

habitat for wildlife and the entire garden provides a unique passive recreation opportunity

The townhouses were designed and targeted for teachers, policemen, and other young service professionals will provide three things for the community. First, it will supply affordable housing for these citizens. Second, it will pull these young people back into the community. Lastly, having people living at this location will provide twenty-four hour eyes on the Butler site, creating a community “policing” effect.



Senior's Playground



Ecologically Sensitive Green Space



Townhouses



Mixed Use Retail

The retail that is designed for the locations near downtown Hartsville will be two story, high density, mix use. The first floor being shops or restaurants and the second story being offices or apartments



Existing Street Section



Proposed Street Section

The streetscaping improvements will be based on pedestrian scale and the complete streets model. This model includes pedestrian access and safety, on street parking, bike lanes, vegetation (trees and shrubs) buffers and narrow streets. The offset of the buildings from the road should be small and create a pedestrian friendly walking environment.



Redesigned Pride Park

Pride park will be redesigned with the placement of a stage and setting area large enough for musical events, as well as improved landscaping and lighting.

Butler High School and Sixth Street Corridor Neighborhood Plan



Rail Road Buffer and Bicycle Path

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Outdoor fitness park

Several community members voiced their desire for a new park to complement Pride Park. On the corner of Campbell and Sixth, a new park would provide the community members with a special opportunity for outdoor recreation. Using outdoor fitness equipment, residents of the community and Hartsville can spend time outdoors while getting or staying in shape. Equipment that is weather resistant and brightly colored and native plantings are used to create a special place for everyone.



Entrance sign into Hartsville

As visitors enter Hartsville the corner where Fifth Street and Sixth Street meets creates a wonderful opportunity for a new welcome sign, retail buildings, a restaurant, and an outdoor patio. By placing these amenities in this location, visitors will see vibrant activities and people as they enter Hartsville.



Funding Opportunities

Good Neighbor Next Door/Teacher Next Door programs

The Department of Housing and Urban Development (HUD) administers a program that offers significant savings on mortgages and interest rates for teachers, police officers, and other occupations that qualify for workforce housing. The available properties are owned by HUD and generally are located in low- and moderate-income neighborhoods.

Community Development Block Grants:

The CDBG program, offered through HUD, provides funding for a variety of community development needs. The program works to ensure affordable housing, to provide services to lower-income segments of the community, and to create jobs through the expansion and retention of businesses.

HOME Investment Partnerships Program

HOME grants are provided to localities and states to fund a range of activities related to affordable housing. The recipients often partner with local not-for-profit groups to build, buy, and rehabilitate affordable housing either for rent or ownership by residents. A total of about \$2 billion is allocated every year to the program.

Youth Build Grants

Youth Build Grants provide vocational training for at-risk youth and young adults ages 16 to 24. Participants in the program work to build, rehabilitate and reconstruct affordable housing for the communities in which they live. The goal of the program is to provide youth with the education and employment skills needed to achieve economic self-sufficiency in a variety of in-demand occupations. A total of \$47 million will be awarded for 2009 applications for Youth Build Grants.

Community-Based Job Training Grants

The U.S. Department of Labor's Community-Based Job Training Grants support workforce training for high-growth, high-demand industries through the national system of community and technical colleges. Funds are awarded to community and technical colleges, and these institutions work with surrounding communities to create training activities to improve the skills of the local workforce. Grants typically range between \$500,000 and \$2 million each.

Young Parents Demonstration Program

The U.S. Department of Labor offers funding through the Young Parents Demonstration Program, for the employment and training needs of young parents. The program provides educational and occupational skills training, with the goal of providing economic self-sufficiency to young mothers and fathers between the ages of 16 and 24.

Self-Help Homeownership Program (SHOP)

Through the SHOP program, the Department of Housing and Urban Development (HUD) provides funding for not-for-profit organizations to buy home sites and develop or improve infrastructure to facilitate volunteer-based homeownership programs for low-income families. The funds are available to regional and national not-for-profit organizations.

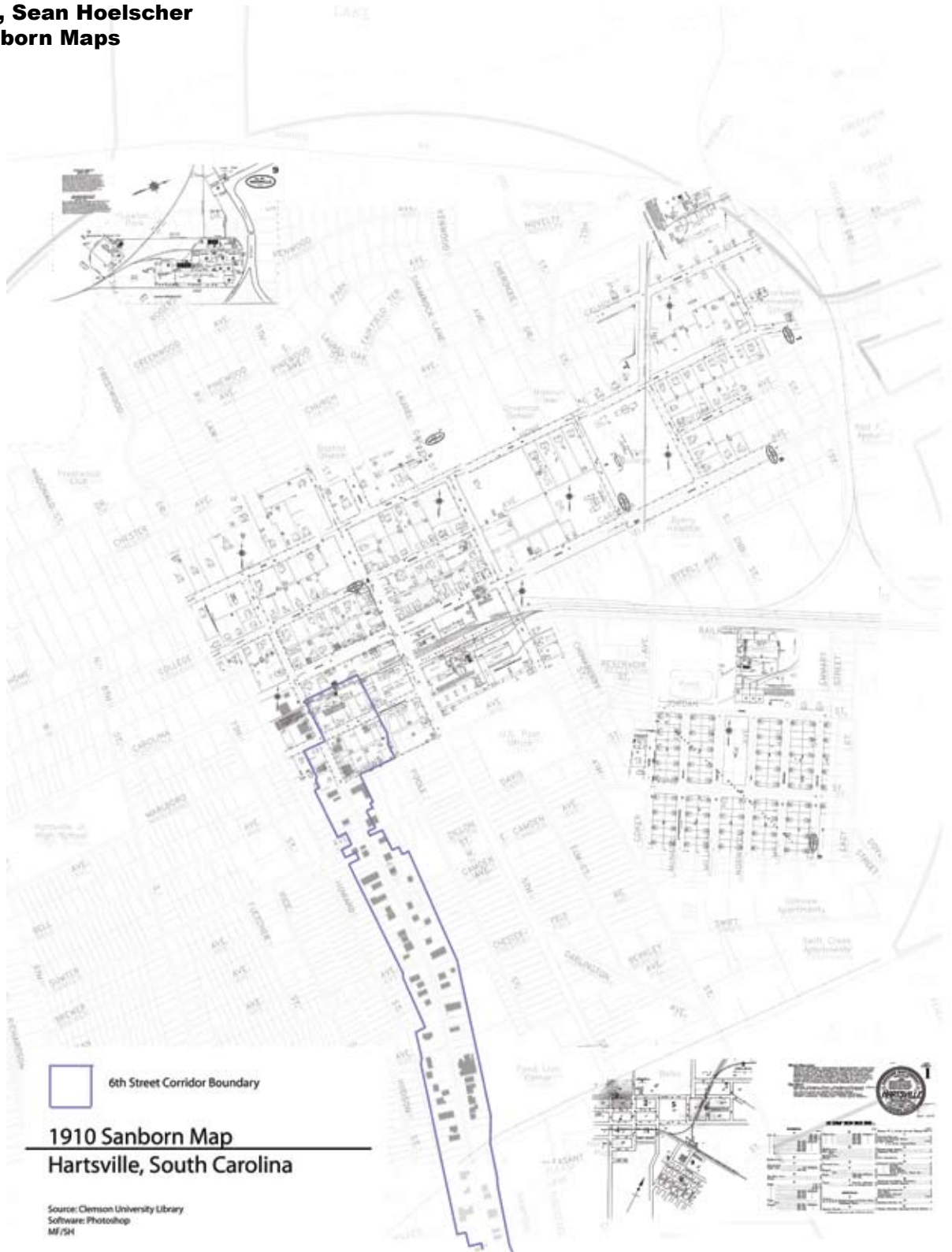
Butler High School and Sixth Street Corridor Neighborhood Plan

Type of Building	Dimensions	Number of Stories	Number of Units	Total Square Footage	Total Number in Plan
Single Family Home	36' x 40'		1	1400	9
Townhome	25'x 40'	2	1	2000	33
Duplex	72' x 40'	1	2	3800	1
Triplex	110' x 40'	1	3	5200	1
Retail A	25' x 50'	1	1	1250	1
Retail B	60' x 45'	1	1	2700	1
Retail C	90' X 50'	1	2	4500	1
Retail D	90' x 60'	1	3	5400	1
Retail E	50' x 100'	1	2	5000	1
Police Training	70' x 44'	1	1	3080	1
Dollar Store	70' x 44'	1	1	3080	1
Job Training	70' x 44'	1	1	3080	1
Multi Use A	40'x 120'	2	5	9600	1
Multi Use B	40'x 120'	2	6	9600	1
Multi Use C	50' x 45'	1	2	2250	1
City Hall		2	1	31200	1
Boys & Girls Rehab		1	1	12500	1
Boys & Girls Extention	60'x 110'	1	1	6600	1
Gym Rehab		1	1	14000	1
Senior Center/Café Rehab		1	1	11100	1
Senior Apts Conversion	80'x 230'	1	16	18400	1

Special Notes	Cost each	Total cost	Special Funding Opportunities	Partnerships Needed
9	\$125,000	\$125,000	Self-Help Homeownership Program, HOME Investment Partnerships Program	Neighborhood Association, City of Hartsville, Interested buyers
33	\$164,000	\$164,000	Self-Help Homeownership Program, HOME Investment Partnerships Program, Good Neighbor Next Door/Teacher Next Door programs	Real Estate Developer, Butler Heritage Foundation, Neighborhood Association, City of Hartsville
1	\$282,000 (or \$141,000 per unit)	\$282,000		Real Estate Developer, Neighborhood Association
1	\$383,000 (or \$127,000 per unit)	\$383,000		Real Estate Developer, Neighborhood Association City of Hartsville ,
1	\$210,500	\$210,500		Commercial Developer City of Hartsville ,
1	\$281,500	\$281,500		Commercial Developer
1	363,500 (or \$181,750 per unit)	\$363,500		City of Hartsville , Commercial Developer
1	\$434,500 (or \$144,833 per unit)	\$434,500		City of Hartsville , Commercial Developer
1	\$416,500 (or \$208,250 per unit)	\$416,500		City of Hartsville , Commercial Developer
1	\$667,000	\$667,000		Neighborhood Association, City of Hartsville Police Department City of Hartsville ,
1	\$320,000	\$320,000		Commercial Developer
1	\$582,500	\$582,500	YouthBuild Grant, Community-Based Job Training Grant, Young Parents Demonstration Program	City of Hartsville, Florence/Darlington Technical College
3 offices above a				City of Hartsville,
1 restaurant & 1 retail	\$1,248,500	\$1,248,500	Community Development Block Grants	Commerical/Mix-use Developer
3 apartments above				City of Hartsville,
1 3 retails	\$717,500	\$717,500	Community Development Block Grants	Commerical/Mix-use Developer
1 apartment above 1 retail	\$292,000	\$292,000	Community Development Block Grants	City of Hartsville, Commerical/Mix-use Developer
1	\$3,215,000	\$3,215,000		City of Hartsville Butler Heritage Foundation, City of Hartsville,
1	\$1,148,000	\$1,148,000		Neighborhood Association, Students at Coker College Butler Heritage Foundation, City of Hartsville,
1	\$673,000	\$673,000		Neighborhood Association, Students at Coker College
1	\$1,595,000	\$1,595,000		Butler Heritage Foundation Buter Heritage Foundation, Neighborhood Association, Those Involved in the YouthBuild Grant
1 Asbestos removal	n/a	n/a		Buter Heritage Foundation, Real Estate Developer, Neighborhood Association
1 Asbestos removal	n/a	n/a		

Butler High School and Sixth Street Corridor Neighborhood Plan

**Meika Fields, Sean Hoelscher
History | Sanborn Maps**



History | Sanborn Maps



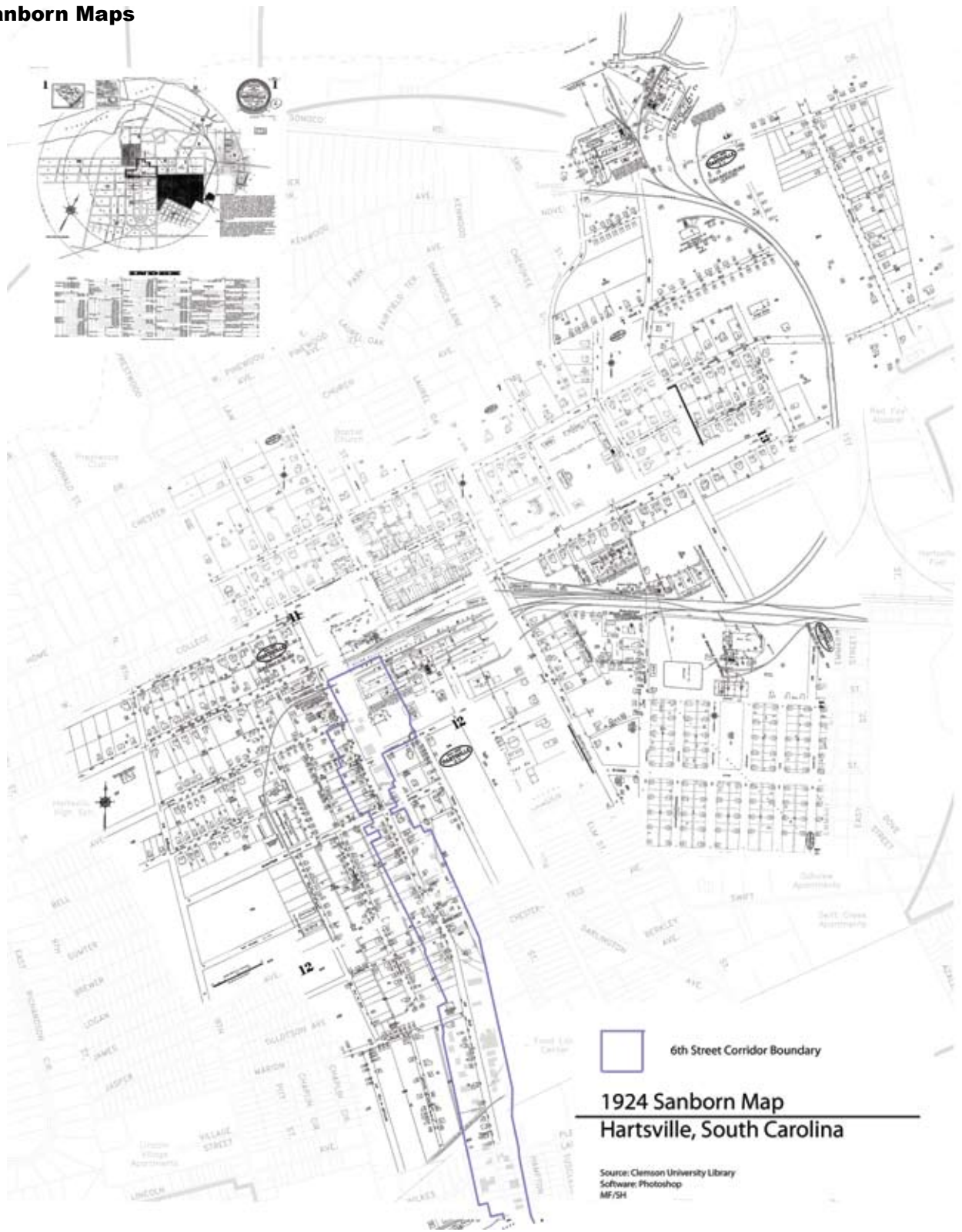
 6th Street Corridor Boundary

1915 Sanborn Map
Hartsville, South Carolina

Source: Clemson University Library
Software: Photoshop
M/SH

Butler High School and Sixth Street Corridor Neighborhood Plan

History | Sanborn Maps



History | Sanborn Maps



Butler High School and Sixth Street Corridor Neighborhood Plan

TODAY | SIXTH STREET



The graphic below was generated from the first site visit and it outlines our impressions of the land along the Sixth Street Corridor.



The Concept

Strong cultural values are at the core of the historic South Hartsville community. Sixth Street and Butler will embody the values that create the thriving neighborhood and community: collective work and responsibility, cooperative economics, faith, creativity, purpose, self-determination, and unity.

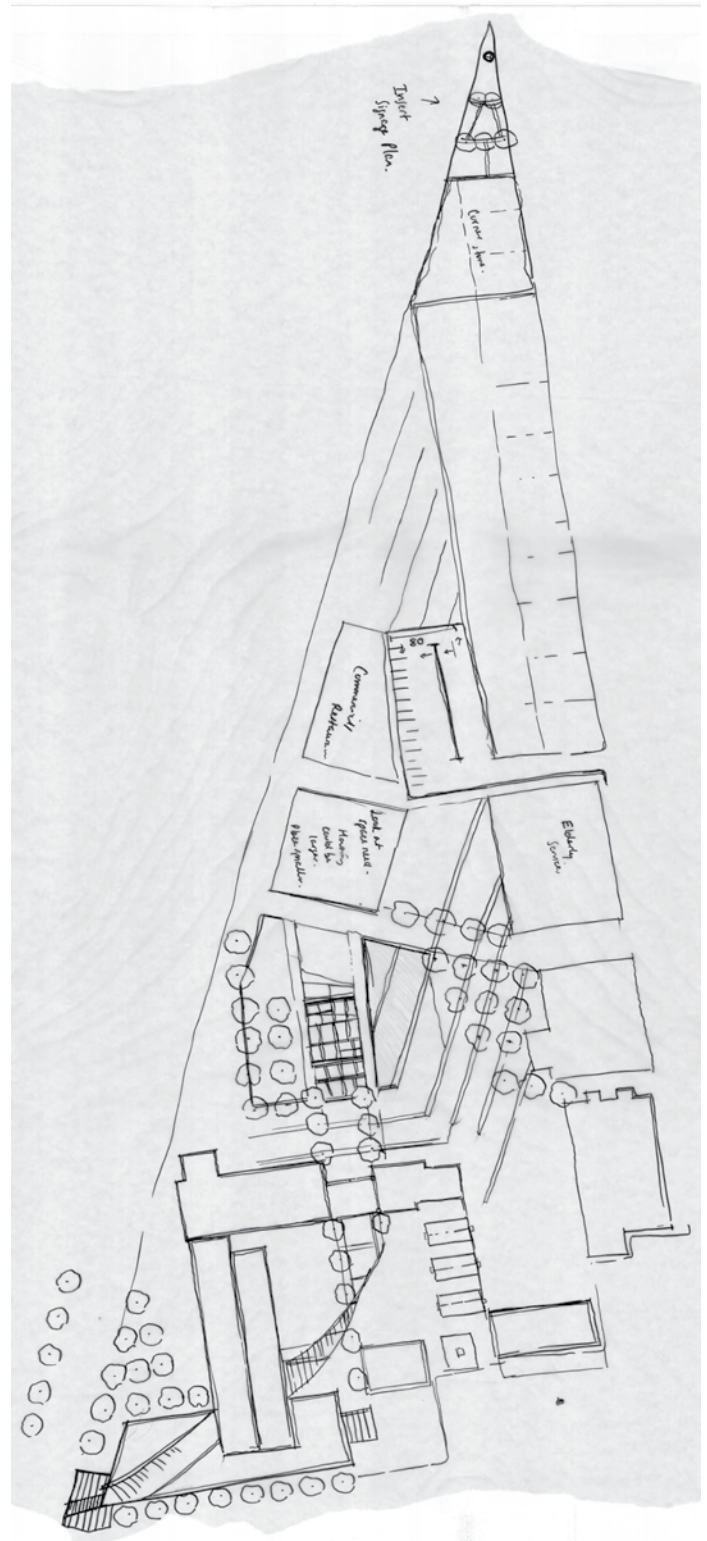
The site will be designed to highlight the significance of Butler's historical legacy of excellence and equipping youth with the tools they need to aspire to new levels of greatness in the future.

The Site

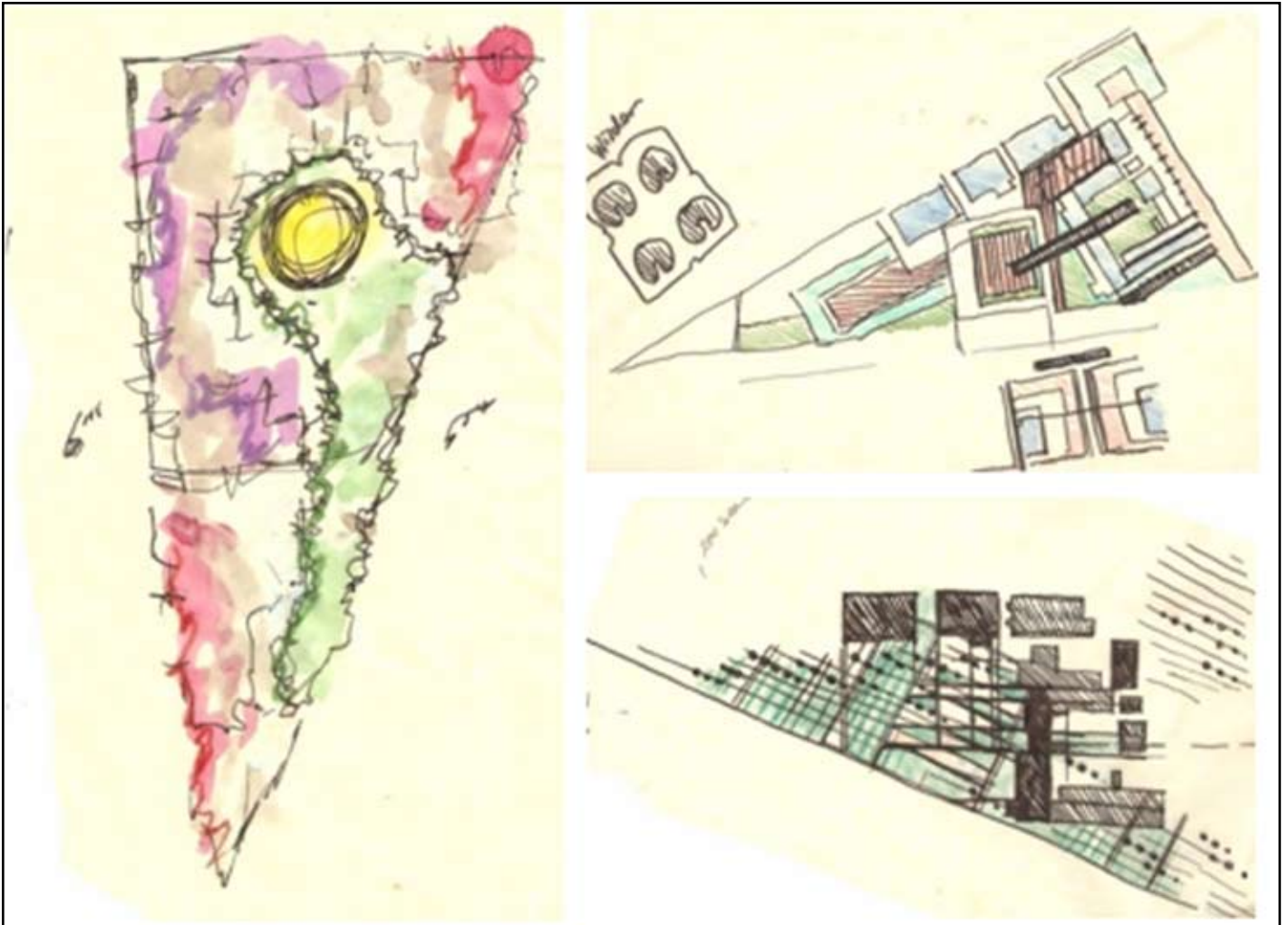
Butler will be a multifaceted cultural resource, educational, art based community center that promotes the distinct culture of South Hartsville and serves as a beacon of excellence for the extended town as well. The campus will be redesigned to include extended educational services, highlighted with a cultural center building on 6th Street bringing the historical Butler campus to the forefront of modernity. The cultural community center, architecturally linked with an original elementary school building will bring a new iconic face to 5th street. The merging of the buildings symbolizes Butler relevance as a modern cultural anchor for Hartsville.

The new cultural center will house a visitor's and information center, exhibition space for Butler's permanent art collection and traveling historical exhibitions from African and African-American cultural centers and museums across the United States, an intimate theater space, a gift shop, a multi-use reception and special events room, and abbreviated library and reading room with media that tells the African American story including oral histories.

The old elementary school building was once a magnet school. This concept envisions that the building is returned to classrooms focusing on the arts and education, supplementing head start and after school functions currently being. The former But-



Butler High School and Sixth Street Corridor Neighborhood Plan



Sketches of conceptual development

ler High School site is envisioned as a cultural anchor, grounded in the layered histories of the African American experience, rich values, and community contributions, for Hartsville and the extended community. The site will become a center for community services, historic preservation, and cultural events.

The program includes classes like painting, drawing, sculpture, creative writing and journalism, dance, music, acting, set design and lighting. Younger students would be able to excel in classes such as painting and drawing, creative writing and journalism, dance, and music, while older students, having established more

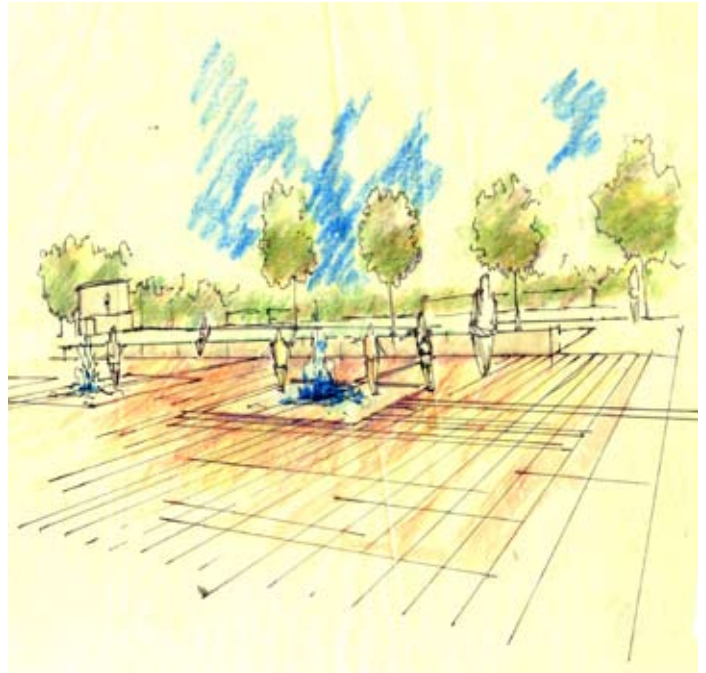
skills and responsibility, would be able to use those abilities into performance, set design and lighting, and providing services to the linked cultural center like greeting and giving historical tours to visitors.

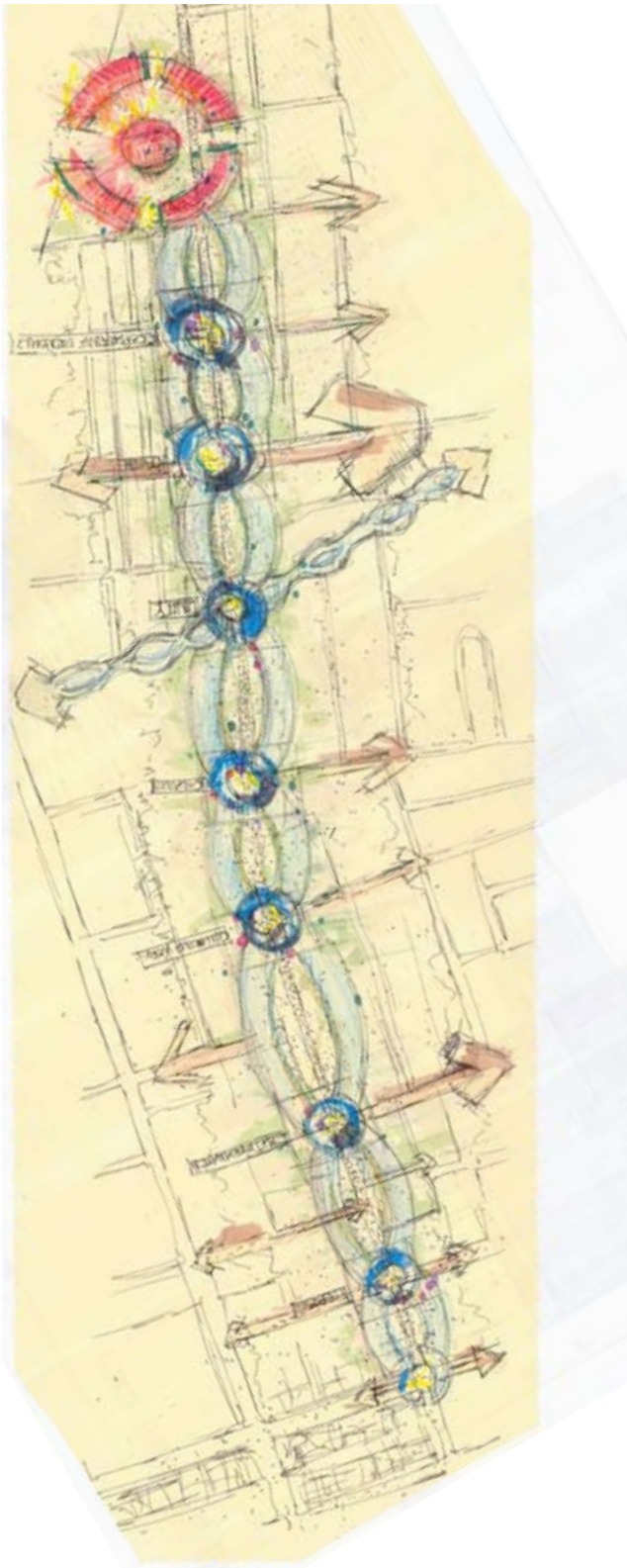
Providing excellence in the cultural arts and education means establishing partnership with the best creative individuals one can. One amenity that Butler provides is an artist in residency program for its teaching artists. Teaching artists have their own work and studio space in a wing of the educational campus. Having an amenity for the teaching artists encourages the asso-

ciation of high quality artwork with Butler, a consistent seasonal influx of creative individuals into the campus, and the fostering of a supportive arts community, in which professions and students engage.

Butler will encourage an atmosphere of collective work, unity and restoration of the cultural and physical history of South Hartsville. To aid in meeting the goal of restoration an extended partnership with habitat for humanity is encouraged on site. The habitat partnership will be a resource for construction training and programming rebuilding dilapidated homes along the 6th Street Corridor.

Strengthening the neighborhoods of South Hartsville means taking care of the citizens. The elderly are a key component of the community, and are a key component in respecting and preserving history, story, and legacy. There are currently some services for the elderly on the Butler site. Those services should be expanded to include an elderly community center and multifamily elderly building.





Principles

Collective Work and Responsibility

A gateway treatment at Marlboro extends interest from the downtown to the sixth street corridor. The addition of civic centers to this node such as the city hall and a fire house create opportunities for new partnerships on sixth street.

Faith

Utilizing Jerusalem Baptist Church as an anchor in the historic restoration of important community places.

Creativity

Making the burry park area a place for exploration, creativity and learning.

Self-determination

Focus for revitalization be placed on Washington drive and sixth street, one of the more challenged nodes on the corridor. Creating a viable commercial node will need to be supported by community services and counseling efforts.

Unity

A railroad has historically divided sixth street. The railroad provides opportunity to unify the corridor by telling the story of Hoptown and Hilltown.

Purpose

The legacy of butler is one of mission, service and excellence. Utilize the visibility of butler along fifth street to announce its purpose and vision to Hartsville as whole. A new signature cultural center building demonstrates the vision and purpose of butler.

Butler High School and Sixth Street Corridor Neighborhood Plan



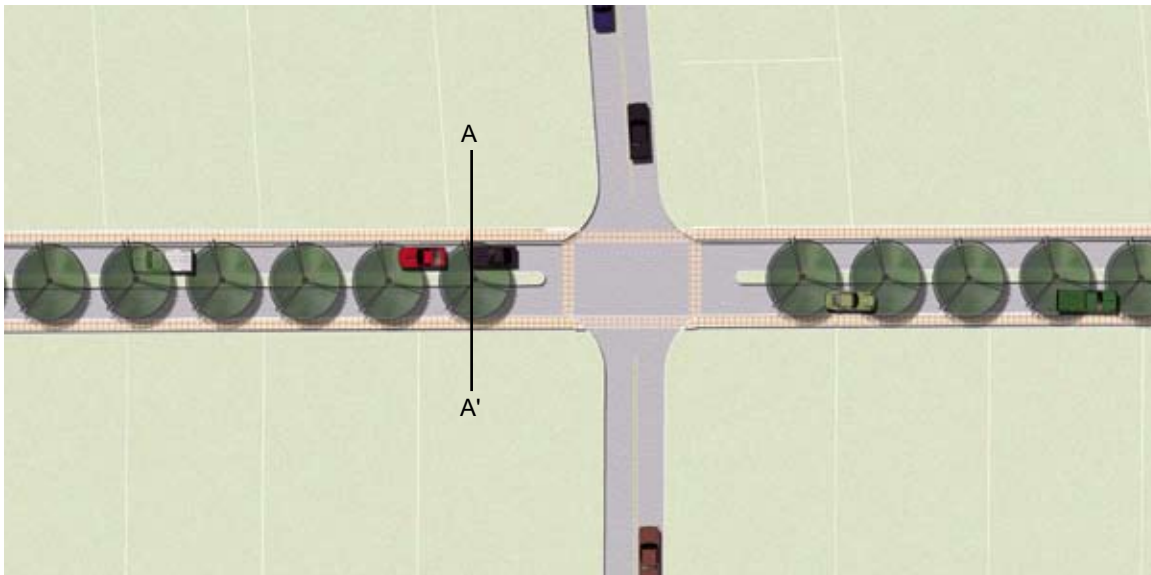
Proposed view of Sixth and Marlboro depicting street scape improvements, main street commercial, a relocated city hall, and a fire station along Marlboro.



Proposed view of Sixth and Washington depicting new commercial, a neighborhood bank, and street improvements.



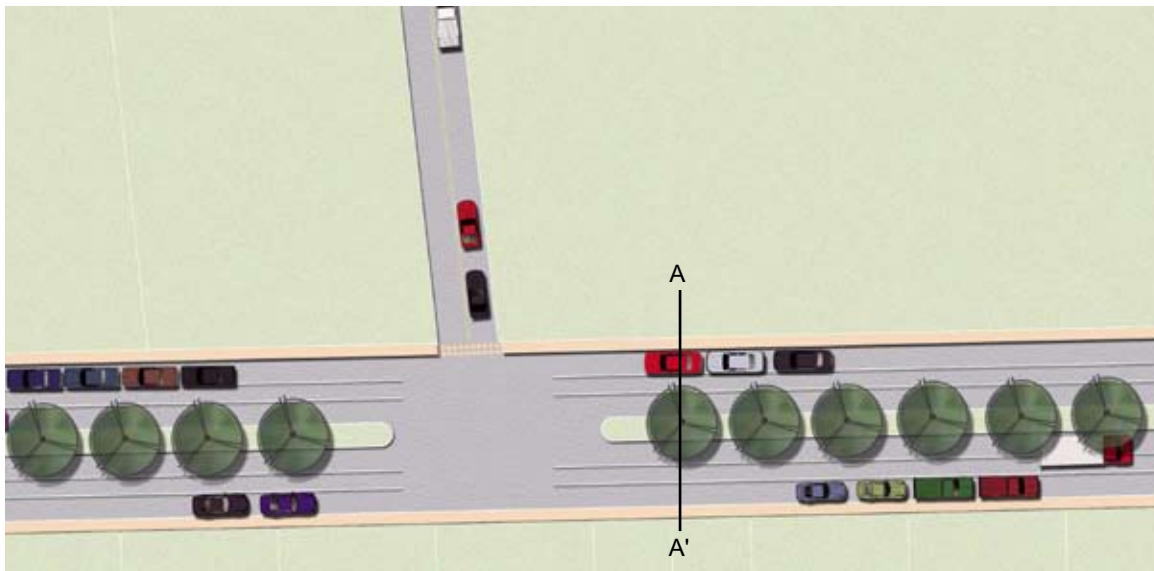
Butler High School and Sixth Street Corridor Neighborhood Plan



Streetscape proposal for Sixth Street south of the railroad



4' Sidewalk | 8' Parking | 6' Bike | 12' Travel Lane | 8' Planter | 12' Travel Lane | 6' Bike | 8' Park | 4' Sidewalk



Streetscape proposal for Sixth Street north of the railroad

Butler High School and Sixth Street Corridor Neighborhood Plan



Design elements in the master plan include:

- A Cultural center addition
- Classrooms
- Studios for Teaching Artists
- A Historical archive
- Restoration Row
- Butler administration building
- Gymnasium
- Community Services
- Elderly condos
- Assisted Living with Amenities
- Town homes
- Retail and restaurants

Rendered conceptual master plan pictured to the left.

The cultural center addition, architecturally linked with an original elementary school building will bring a new iconic face to 5th street. The merging of the buildings symbolizes Butler relevance as a modern cultural anchor for Hartsville.



View looking from the cultural center towards the artist gallery.



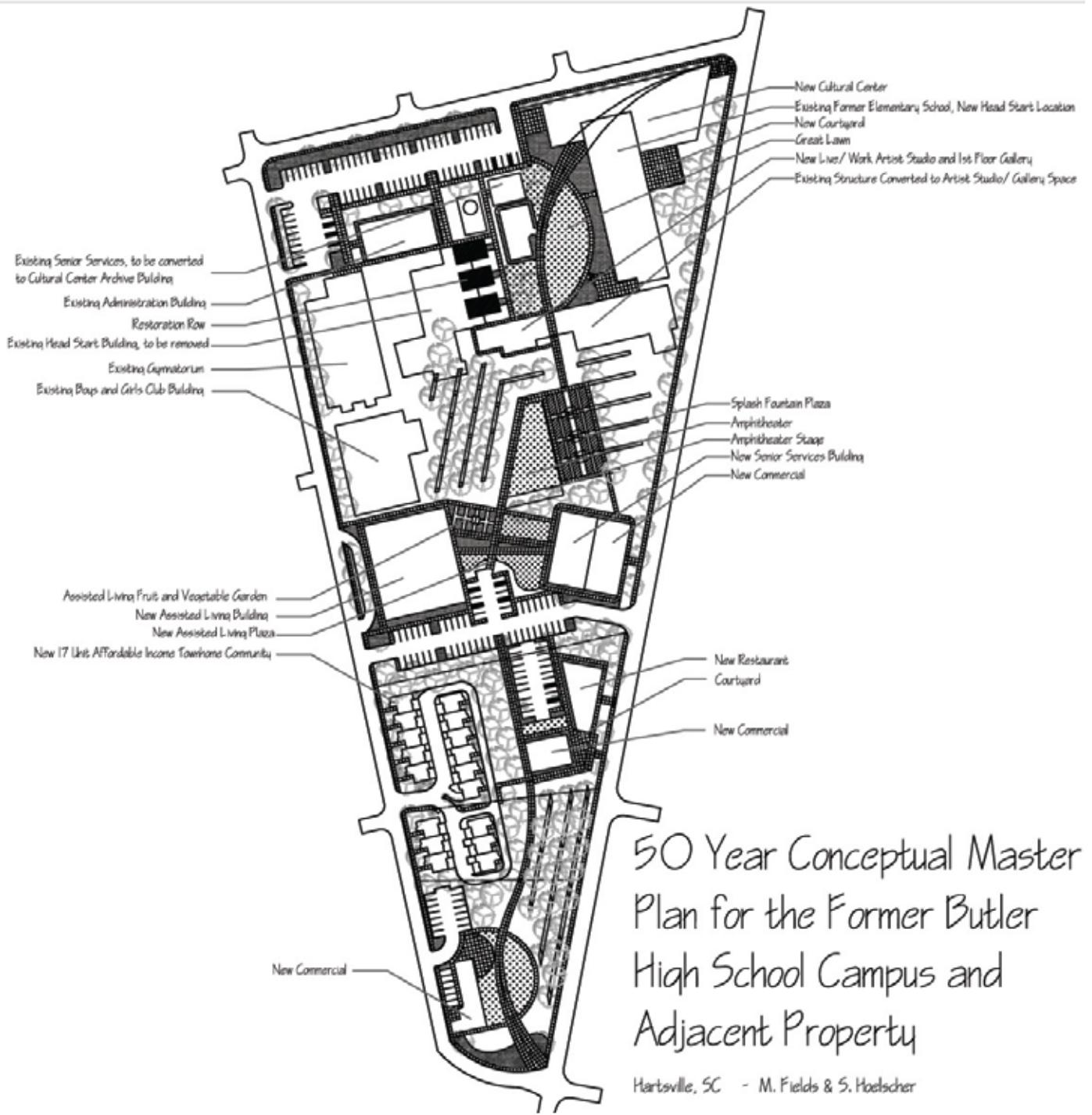
View from the assisted living facility towards the senior services building with the assisted living community vegetable garden pictured in the foreground.



View of the new plaza and amphitheater.

Butler will encourage an atmosphere of collective work, unity and restoration of the cultural and physical history of South Hartsville. To aid in meeting the goal of restoration an extended partnership with habitat for humanity is encouraged on site. The habitat partnership will be a resource for construction training and programming rebuilding dilapidated homes along the 6th Street Corridor.

Butler High School and Sixth Street Corridor Neighborhood Plan



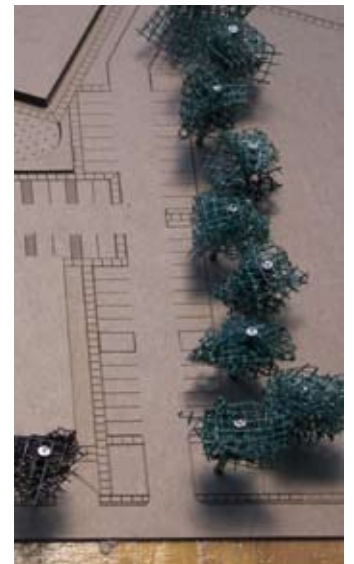
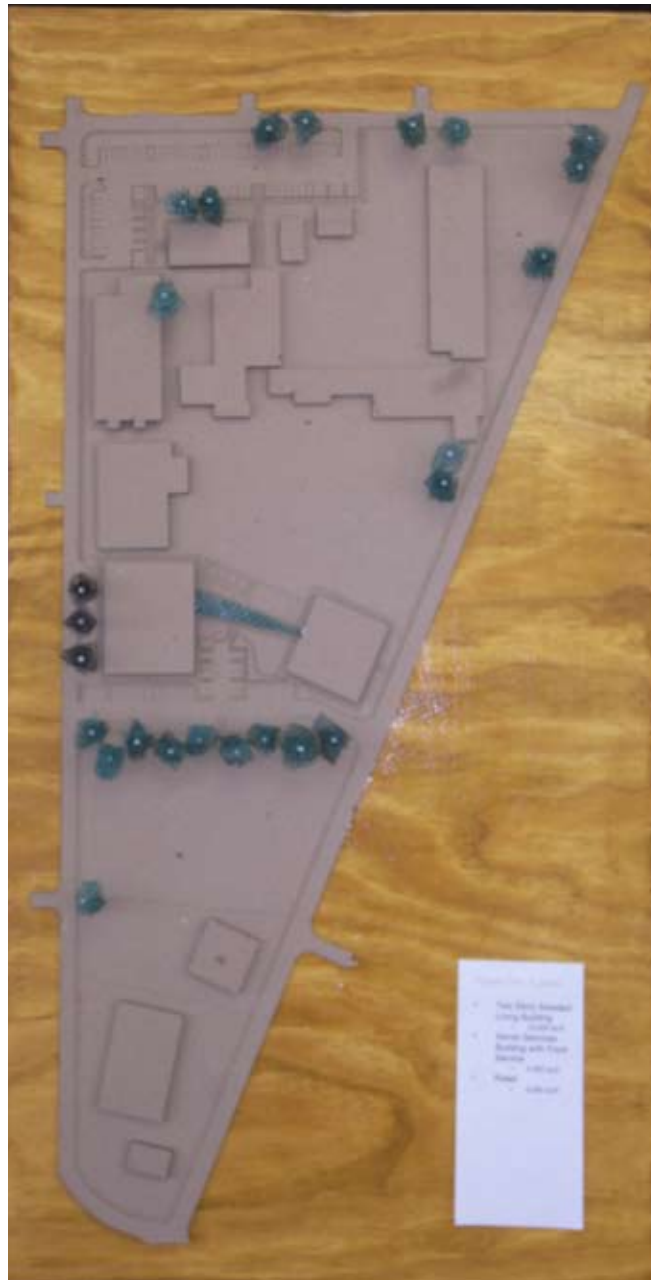
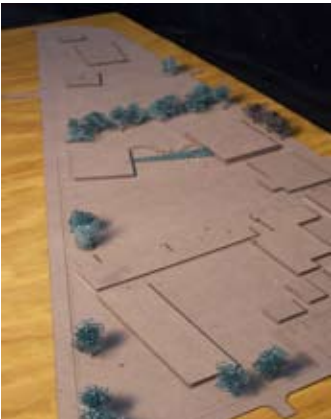
Autocad line drawing of the conceptual master plan pictured to the right.



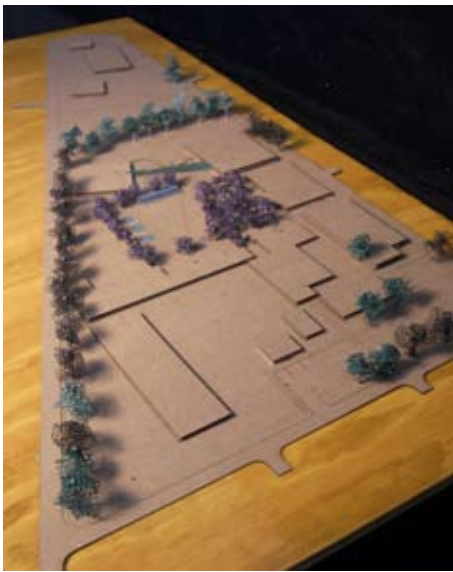
Axonometric view of the conceptual master plan with 5th street in the foreground.

Butler High School and Sixth Street Corridor Neighborhood Plan

Phase 1 Model: the new assisted living pictured below with community vegetable garden that connects to a new senior services and commercial building.

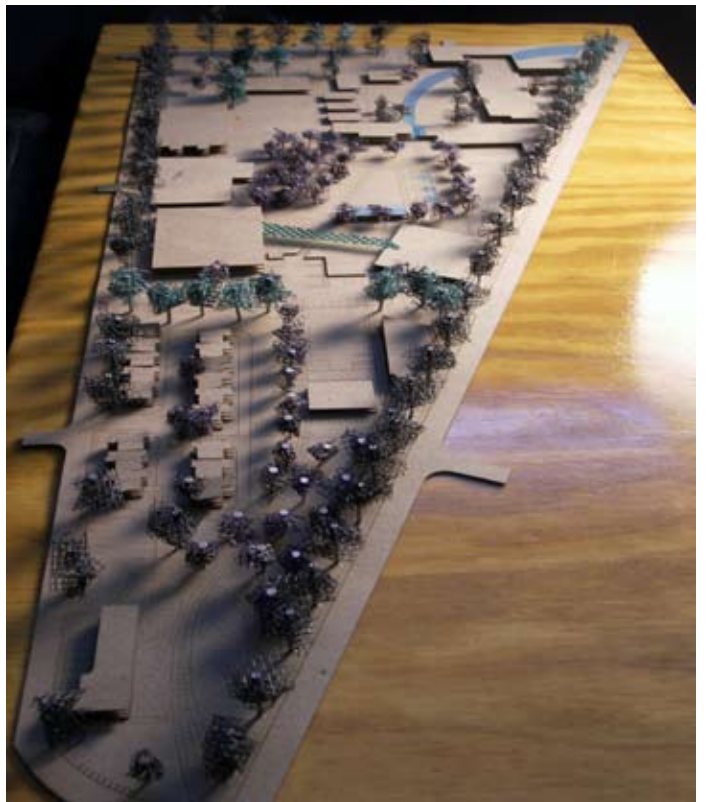
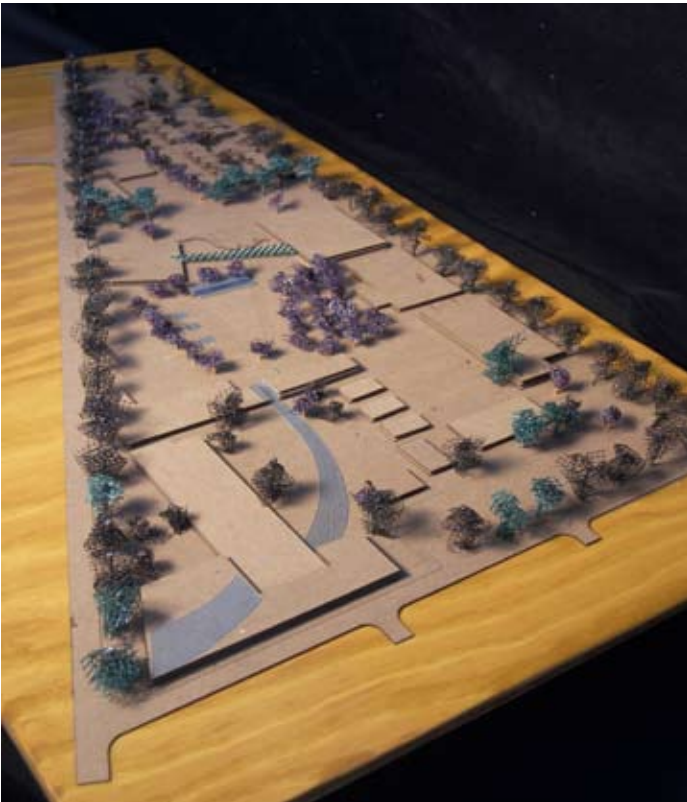


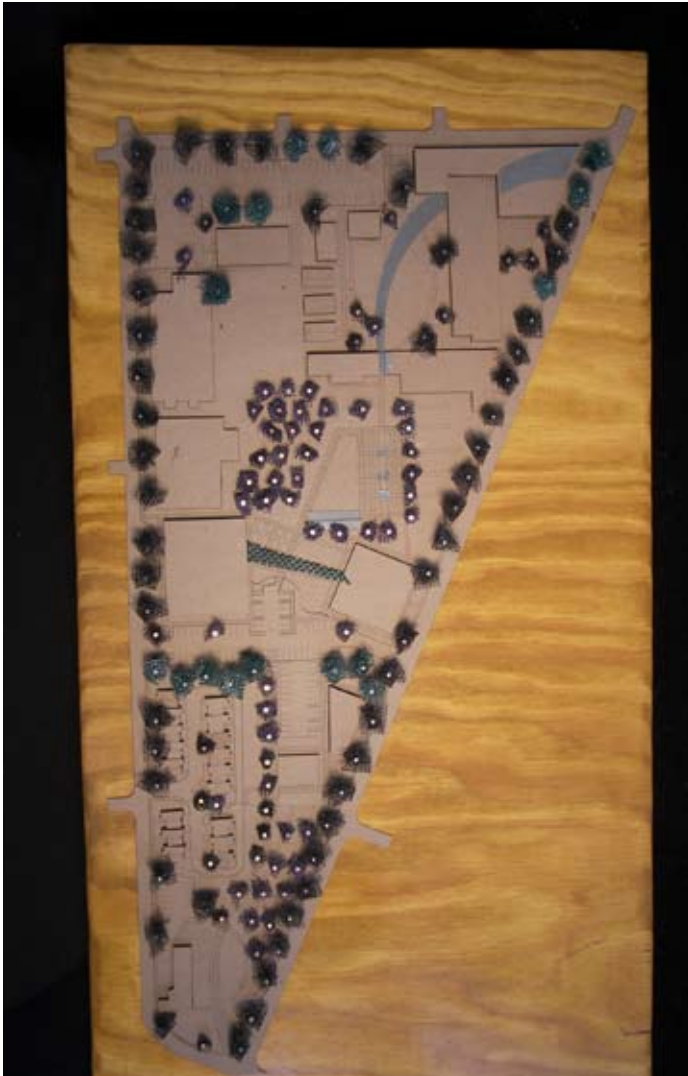
Phase 2 Model: the new park which contains both a plaza with splash fountains directly connected to a community amphitheater. This phase builds directly on phase one and is located directly adjacent to the assisted living facility.



Butler High School and Sixth Street Corridor Neighborhood Plan

Phase 3 Model: the anticipated full build out of the project over potentially a 50 year period. The model shows the incorporation of the new cultural center and the connection of that new building through phases 1 and 2. This phase also demonstrates the possible development that could occur off the property on the lower portion of the site and keeping with the same concept and design elements as are included in phases 1 and 2. The estimated land costs for the adjacent properties total more than \$550,000.







FIRST IMPRESSIONS

VISIONING A FUTURE OF HISTORICAL PRESERVATION AND CULTURAL HERITAGE

Butler High School and Sixth Street Corridor Neighborhood Plan

Joshua Hale

While the trip to Hartsville was not my first to a project site to meet with members of the community, it was definitely the most contact I have had with the community members during the design process. As we entered Hartsville I saw the Butler Campus from the 5th street side and saw the dilapidated condition of the two buildings facing that street. I knew it would be a hard task to try to design for inclusion of those buildings while keeping costs down and meeting regulations.

The meetings with the various committees was encouraging because members of the community really cared about Hartsville and they desire to make every part of the town an economically and socially vibrant place. I found it discouraging that a town with that much resources does very little to clean up the South Hartsville's area because that inevitably leads to the tarnishing



of Hartsville as a whole. In addition, I found it disappointing that there were only a few church leaders at the meetings. They really are important, especially in southern small towns, for motivating the people and bringing them together. I saw a lot of potential in the sixth street corridor and am excited about the design possibilities. It seems that the older residents not only took pride in the Butler campus but also in the formerly vibrant and economically self-sustaining sixth street.

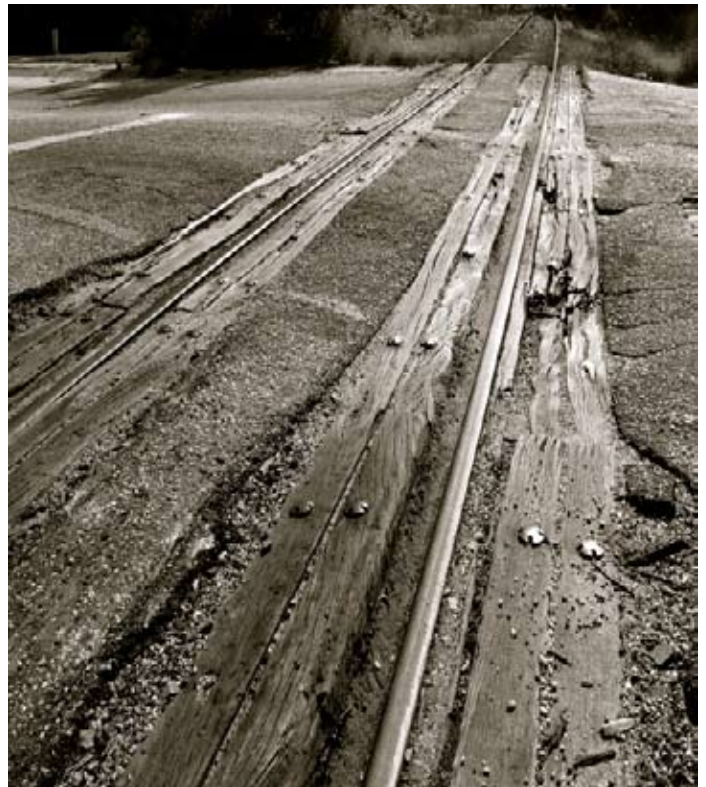
I thought that the charrette was a very good learning experience. I had some apprehensions about how the process would go and what level the participants would engage in the discussions. There was a good amount of participation from the people at my table although at times some would get up and talk to others that came in. For the most part everyone seemed to flow with the discussions fairly well.





In addition, they also seemed to give some good ideas about what need to be in place in order to improve the community and in particularly the communities safety. As for the different exercises that we did, I think the map designations with corresponding colors were the most effective in that it helped them see what kinds of issues along the sixth street corridor that need to be addressed and pinpoint potential areas that could have the greatest impact.

Lastly, I am excited about this project mostly because of the people. The people of South Hartsville are proud of their heritage and are willing to work hard in order to improve the quality of life in their respected community. They are humble, transparent people who care deeply about their community and that makes this particular project more than just a site to design but rather a community to help.



The folks of South Hartsville are proud of their heritage and are willing to work hard so that it will not be forgotten.

Butler High School and Sixth Street Corridor Neighborhood Plan



Visual Interpretations Of First Impressions

Darcy Leslie

Monday 09/15/2008

Site Analysis

The analysis team I was assigned to documented the intersections along the corridor. It was an extraordinarily hot day with extreme humidity, but that did not stop us from doing our analysis and seeing the entirety of the site. We walked every inch of the 6th street corridor, as well as the Butler High School Site. There we toured the interiors of the buildings that were open and walked all the way around the campus to get a true feel for the site.

The most remarkable part of this site analysis occurred while we were walking along the corridor. We were getting curious looks

from all passers by and some even stopped to ask questions. The funniest question we got from an on looker was that of "what are so many white kids doing walking on 6th street." I of course answered by explaining Clemson University and the role we will have in the development process for the Butler site and the 6th street corridor, and invited them to join us at the kick off meeting on Tuesday.

The site analysis went quickly; we documented the sizes of the intersections and took photographs of the uses around the intersections as well as the type of intersection it was and what important notes we saw as we passed by the homes along this street. We noticed a lot of keep out, no trespassing, and do not park here signs, a lot of fences giving the feeling that those who were living along this street were weary of some of the activities that occur.

We were near the end of our analysis of the 6th street corridor and as we approached the downtown area there were obvious differences in facade of the buildings, the streetscape, and even the sidewalks. I noted in my pictures and mentally the difference of the sidewalks.

Tuesday 09/16/2008

Meetings with City Officials

During our meetings with various groups and organizations involved in the Butler and 6th Street revitalization process we talked with many officials including the chief of police. The most interesting things he commented on were the use of crime prevention through environmental design, and satellite substations within the community. He responded saying that there were 6 in total all over Hartsville and one close to the site. However, this was misleading in that the site of the substation which is closest to Butler is over near the new Walmart, and not along 6th street at all. Another not whole truth or at least not well explained part of his questioning was in regards to

the police training of citizens in crime prevention. He was explaining to us that there was police involvement in this aspect and that they did these training sessions, however later when I asked those in the community about it the response was that the police had no presence in the community nor did they have any open training sessions for the community. I had a feeling from the chief of police that he desired peace in the area, but was not over extending himself to try to arrive at a “safe” south Hartsville.

In the meeting with the Community Impact Focus Group I found it interesting to hear about the “half-backs.” This was a term that I had not heard before. It was in regards to the elderly returning to the south for retirement, or returning to South Carolina and around there because they did not like Florida as a retirement location. This terminology came up due to the fact that there is an increasing number of residents in Hartsville who are in this group. The School Board offered their point of view and surprising to me the only major issue that they had with the entire affair was timeliness.

The final meeting of the day was with the Butler Foundation Board. This board was the one who is responsible for the Butler site being saved, and the administration building on the site being renovated. They collectively desired that all the buildings on the site be maintained on the exterior and the interior renovated and reused. When we were discussing 6th street they termed it the ‘Vibrant 6th Street.’ This I felt was the nostalgic view which they wanted to bring back to life. They described it as the street where everything happened, where people took pride in their homes, where mom and pop shops were everywhere and it was a beautiful street to be on. `

Tuesday 09/16/2008

Community Kick Off Meeting

The community Kick Off Meeting was a success with a large turn out and great amount of information and participating community members. The difference in perceptions with the groups at this meeting was overwhelmingly evident between the residents of South Hartsville and those from the other parts of Hartsville. This was obvious when we were discussing which areas were safe, and unsafe, needed improvements.

The general five points that were brought up were in regards to safety (lighting, police presence, keeping drug dealers and users out of parks), streetscaping, (lighting along street, paving, landscaping, trees), children and elderly (program needs for both groups to keep involved in the community and to educate), Lot repairs (clearing dilapidated housing, and creating a beautiful street again), and Citizen involvement (neighborhood association, crime watch, and other organizations to help to increase the safety and citizen buy in into the community, and an umbrella organization) was mentioned here as well.

The poker chip exercise was when they collectively found which of the five points were the most important for the community as a whole. It was a clear visual winner when looking at the piles, the most important was the issue of safety, and closely behind was the lot repairs and the streetscaping. Overall I felt that this was a very successful event many people came, and a lot of issues were brought to our attention. A new point of view was introduced, (the absolutely necessary community view) was brought to our attention which only strengthened our designs.

Butler High School and Sixth Street Corridor Neighborhood Plan

Ye Kong, Claudia Houck

What struck us immediately was that everyone who was on site was very friendly and interested in our project. From the moment we arrived we could feel the energy and enthusiasm of all the people we met. It seemed as if the school façade was easy enough to improve, just with some cleaning and painting and removal of the old fence. The addition of trees and landscaping would also help immensely. Even those buildings that are in severe disrepair still have a certain nice character about them. The idea of this school having historic significance is easy to accept, not only because of the African American heritage but also because the school has many well-designed elements reflecting the mid century modern time period.

As we walked down fifth street towards the abandoned gas station, the silence and decay of this commercial district was very pronounced. This is a critical area not only for this project but for the entire town, because if first impressions count, then Hartsville's front door appears neglected and run-down. Already we started brainstorming for ways to include this corner in the design because it appears that a new entrance area for the entire town is needed.

Walking along Sixth Street we noticed that many of the homes were very well cared for, although we also noticed some areas that appeared neglected and in need of repair. The roads were also in poor condition. This area felt very safe, and although a few people asked us what we were doing, everyone was friendly.

Later that night we attended the community charrette. Although hectic and rushed, we really felt like we learned a lot in the short time period spent with community members. Our table was fortunate to have several of the older citizens from the area, who remembered what it was like when the neighborhood was vibrant. They enjoyed trying to locate the old places on

their map, and we wished we had more time to glean additional information from them. They were collectively a treasure trove of memories about that area. There were also a couple of high school girls who stayed briefly to fill out the questionnaires. It was great to have their perspective and interest as well. Overall the charrette was very successful, although more time would have given us a better picture of the community in particular, and especially of its historic aspects.



Carrie Trebil

The Butler School struck me as a building longing for people to once again fill the halls and roam the grounds, longing for the halls to ring with the happy voices of children and adults. Almost like the school is frozen in time, the doors were locked one night, and then no one ever returned to unlock the doors. Like a lone sentinel, standing guard waiting for the next step in its journey.

Walking around the barred doors and peering into the windows, I thought of endless possibilities for the Butler School. The site lends itself to a vast array of uses that will once again return the school to its former glory, both in architecture and in the hearts of Hartsville residents.

I was inspired by passion and love that was shown by the residents of Hartsville for the Butler School. It holds many precious memories for a lot of people. The emotions that the foundation and community members showed when reminiscing about their school days moved me.

The community support for the project overwhelmed me – I was expecting maybe a handful of people to show up, I was moved to see that many people filling the gym. I was also moved by the number of people that showed up from other parts of Hartsville, not just the residents in the study area. This showed me that this project meant something to Hartsville as a whole rather than a small portion. The positive outlook shared by the community members inspired me; they were hopeful of the possibilities and did not dwell on the current disuse of some of the buildings. You could tell that everyone in that room had been touched by Butler High School in some way. That connection was very evident and strong as we talked to the community members. At times the meeting felt more like a reason to gossip than talk about the Butler site however the feedback really helped us better understand the dynamics of Hartsville and the Sixth Street community, from the people that know it best.

Sixth Street is in a state of change – some houses are well cared for, and you can see the pride that owners have in their homes, while others are neglected, and in need of some serious tender loving care. The recollections of what the street once was like gave me the image of thriving businesses, the hustle and bustle of people, the noise associated with vibrant downtowns. A Street that was proud of its commerce and houses, and a street that can be that way once again, with some hard work and determination.

I feel that the Butler School site while it may seem to be frozen in time, waiting for a new generation of lives to influence, it can once again be the uniting factor in Hartsville, connecting people of all backgrounds, and making Hartsville a vibrant community.

Matt Mouldenhauer

Faith seems to carry this Hartsville community. The residents here are confident about their character and their determination to revive a mostly vacant Butler High School and inactive Sixth Street Corridor. Focus groups and community members alike were courteous and helpful throughout our visit. No matter how many questions we ask, we can never grasp their exact emotions and concerns over the Butler site and Sixth Street Corridor. This will become our greatest challenge.

We have not grown up here, so we can only imagine how vibrant this place used to be. We do not live here now, so we cannot fully appreciate the economic and social difficulties that permanent residents face. Meeting with focus groups provides added detail on the outsider's perspective, however, getting feedback from residents at the kickoff meeting will help to reveal the social framework of South Hartville – the insider's perspective.

Focus groups rarely dream. Understandably, they can be pragmatic in their concern over budget, scale, practicality, relevance, durability, frequency of use, and so on. This gives the designer an idea of how achievable their concepts and program elements will be. In Hartsville accessibility appears to be a critical issue, so it is not necessarily that destinations for residents don't exist, but that they have no way of getting there. We learned that there has been a loose attempt made at solving the problems of South Hartsville. Details like the exact location of the Police substation can make or break a fragile community; just as knowing the exact route of the attempted public transport will explain why it was or was not successful.

At the evening kickoff meeting our class was awakened by the authenticity of actual residents. Real stories of struggles, and real admissions of emotions, kept us alert after a long day of meeting with focus groups. In this environment community



members had the opportunity to agree and disagree, and to volunteer their suggestions for the future of the Butler site and Sixth Street Corridor. During the debates that were taking place I realized the how dynamic a community can be.

Some of the people at the table were concerned but quiet, while others took a vested interest in the project by loudly voicing their opinions. Looking around the table and around the room I observed the various stories of the 80+ participants. At my table was an older gentleman, whom had difficulty being heard, and his daughter was there to help. There was a school teacher, a city councilwoman, teenagers, and others from the community. Two individuals from outside of South Hartsville were also at the table, and they were in good relations with the neighborhood residents. At the close of the meeting a young girl sang an old Gospel tune. When she sang the whole room listened. Everyone knew her.

Reflecting on that evening, the image of a quilt came to mind. The community as a patchwork – each community member representing a patch, and each patch representing their story. Some patches are simple and vibrant, while others' patterns are intricate and fading – but all are equally necessary for their insulative qualities. And a patchwork without one patch might very well cause the whole quilt to unravel.

Butler High School and Sixth Street Corridor Neighborhood Plan

Meghan Childers

The past accomplishments of sixth street have been overshadowed by the reality of a depressed, neglected community... The legacy remains, but the community is different. Is pride in a legacy enough to bring a renewed vitality to this place?



Kudzu covered buildings and abandoned homes make sixth street look like a forgotten city...

The history is everywhere in the remnants and the memories.



We are challenged with the task of restoring pride in a neighborhood that used to shine from its academic, athletic, and community achievements. Butler is the beacon of this community. The fate of this school and its site will largely determine the fate of the 6th street corridor. These two are intertwined...they do not operate separately.



The current activities at Butler (the boys/girls club, headstart, senior center) these are all signs of hope and support in the community. They are encouraging.



This place is a symbol of pride...it should be embraced, not neglected.



Butler High School and Sixth Street Corridor Neighborhood Plan



The Administration building on the Butler High School site.

Olivia Shepherd

Hartsville is located in Darlington County of the Pee Dee Region in South Carolina. It is a small town with great opportunities that is growing with new people and new businesses. In the beginning of the 1980s, the local African American high school in the South Hartsville community was closed permanently. This historic and unique site is now the starting point for the redevelopment of the entire Sixth Street corridor that begins near the school and runs to downtown Hartsville. Despite some nervous misgivings, I enjoyed the two day Hartsville charrette experience. Overall the people were nice, forthcoming, and informative. I felt that the format for our charrette, several committee meetings and one public participation meeting was necessary to gain a complete picture of the neighborhood fabric and its people.

During the site walk on the first day, I met one gentleman who was deeply worried about the vacant lot next to his house. He wanted it cleaned up and he was very adamant about it. His house was the one with the brown and white tire barrier between the road and his yard.

At the public participation meeting, I had one gentleman who was very adamant about his concern about gentrification and raised taxes as the results of our redevelopment project. Two ladies at my table argued about safety along Sixth Street. One owned a home that had never been broken into, while the other felt there was too much crime. I felt both brought helpful insight to the charrette. I feel that the truth lies between the two women. There is too much crime, but it isn't against property. Instead the crime along Sixth Street is drugs and prostitution.

Information gained from my table included the need for more lighting, better policing, streetscaping, and job training opportunities. Also pride should be a deciding factor, because the community members feel that a lot of the neighborhood pride has been lost and that is why crime has increased and population and quality of life has decreased. Finally, whatever is done, the community feels that it needs to be done quickly. They are desperate to see that they are not a forgotten part of Hartsville, separate and hidden.

My final thoughts about Hartsville are that my design must be determined by their needs, their pride, and their safety. Also, anything designed and presented must be well thought through and defensible because there are so many stakeholders and each one has their own opinions as to what should be done.





The panel windows of the old elementary school capture a dynamic story of the multiple perspectives framed within them.

Meika Fields

“Preparing for the public workshop, we had previously heard so much from the stakeholders about how important Butler High school was to rich sense community in South Hartsville. Even still there was some hesitancy on my part to completely buy into that vision. Although we heard these stories about how lively Sixth Street was, during our walk around town that Monday, I was struck with how quiet it was. Abandoned homes and empty lots lined and dotted Sixth Street. There were no cars in front of the small businesses and besides one boy riding a bicycle I saw no children outside, although there were parks, day care centers, and playgrounds.

Because of my assessment the previous day, I’d become somewhat skeptical of the rock solid community that we had been hearing so much about. I began to think that the memories of community and pride that I was hearing, may in fact have become just that, memories.

Butler High School and Sixth Street Corridor Neighborhood Plan

Sean Hoelscher

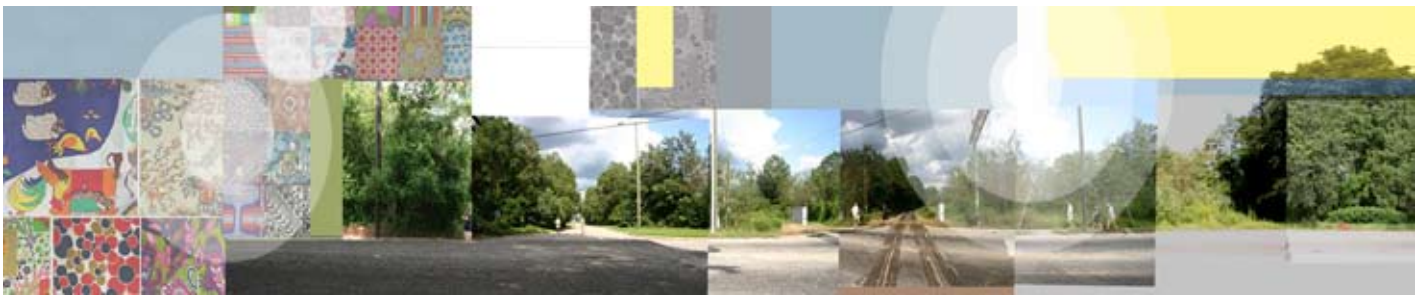


This graphic includes some of the quotes that day and during the charrette. It also depicts the unique sections of sixth street and the separation of “hill town” and “hop town”.

“I was amazed that night walking over to the Butler High School Gymnasium for the 6:30 public meeting. The building which during the day felt like a relic with its falling ceiling paint and dull gymnasiums floors became livened with energy. As I walked over from the neighboring church I noticed a parking lot was full of cars and people streaming into the public meeting. The gym buzzed with energy—a mingling of neighbors, planners, a senator, a mayor, city council members, pastors, grandmothers, fathers, and children. “

“My initial impression of Hartsville and the upcoming project was one of excitement. You could feel the positive energy from the various panel members and charrette participants. Being in that gym during the charrette felt as though you could almost close your eyes and picture what it felt like to have the gym filled with people watching their team compete. I hope our design process and outcomes are on the same level of excellence that came out of that gym and won those state championships.”

Our initial visit to Hartsville began to shape our vision for the Butler site as catalyst for the historic and cultural revitalization of the corridor.



The intersection of the railroad and Sixth Street, marks the division of Hoptown and Hilltown.



Jerusalem Baptist Church is one of the oldest churches in Hartsville .



CASE STUDIES

Butler High School and Sixth Street Corridor Neighborhood Plan

Monroe Street, Tallahassee, Florida



A downtown with high vehicle speeds had resulting problems of low pedestrian activity and failing retail as a result of the lack of foot traffic. The business community received permission from the governor to experiment with angled parking along the street. Slower traffic speeds resulted almost immediately, and drivers reportedly became much more courteous in this area. What had begun as a six-month demonstration became a permanent fixture in the downtown.

San Bernardino, California



A downtown with very little development activity created a central square with temporary tent structures. Events and activities were scheduled in the square, and this spurred reinvestment in the downtown. However, the management organization failed to keep momentum for the project going, and it eventually failed. In order to become a true civic square, broader, ongoing involvement from the entire community must be maintained.

Chapel Street, New Haven, Connecticut



A downtown street had fallen into disrepair. Designers analyzed street function and decided that sidewalks were too narrow due to a street widening project that had also removed street parking and created a major thoroughfare. Businesses were suffering because of the lack of pedestrian activity. Sidewalks were restored to their original width, on-street parking was once again established, and trees and benches were strategically located along the street. The area soon sprang back to life.



CR Neal Dream Center

Located in Columbia, the CR Neal Dream Center is located in the former Atlas Road Elementary School. It now houses several community activities. The Midlands Community Development Corporation is located at the CR Neal Dream Center, and offers Senior Services, Adult Education classes, and Youth Services. Senior Activities are held every Monday, Wednesday, and Friday.

Activities include health information, exercise through the Silver Sneakers program, Medicare information, arts, crafts, games, technology classes, field trips, and visitations to area nursing homes. Adult Education classes offered at the Dream Center are Foreign Language Classes, Health Education, Adult Financial Literacy Training, Business Start Up, GED Preparation, Technology Use, and Certified Nursing Assistant Training. Many of these programs are offered in partnership with other agencies.

The Youth Services offered at the Dream Center include after school programs including Kids Café, where students enjoy hot meals and receive nutrition information. Dream Catchers is for elementary and middle school students to improve their grades and standardized test scores, by offering homework assistance, tutorial services, and character education. About Face is a program that accepts thirty students into education enhancement activities as well as work and financial experience. College information is available from a University of South Carolina representative, to give information about education and career choices, institutes of higher learning, and financial aid.



C.R. Neil Dream Center, Columbia, SC.

Butler High School and Sixth Street Corridor Neighborhood Plan

Village Gardens

Village Gardens, a 60,000 square foot urban agriculture program, uses sustainable organic gardening and farming to increase access to healthy food, improve economic opportunities and build unity with low-income residents of North Portland, Oregon. It is based in two separate places: the St. Johns Woods public housing development and on an acre of Metro land on Sauvie Island.

Across the country sustainable urban agriculture programs like Village Gardens are proving to be an effective tool in addressing community issues ranging from hunger and food insecurity, community revitalization, environmental stewardship and economic development.

St. Johns Woods Garden Project: The 7,000 square foot St. Johns Woods Garden Project enables 30 families living 200% below federal poverty guidelines to grow their own food by providing seeds, tools, fertile land, water, and technical support.

1. Housing Authority of Portland property managers at St. Johns Woods credit the project with reducing vandalism and increasing collaborative problem solving among residents.

2. Big Apple Garden Club: A year-round educational gardening club where children 13 and under learn to grow their own food with the help of neighborhood parents, teens and program partners.

3. Seeds of Harmony Garden: A 24,000 square foot garden, serving as a community meeting place, a source of food and an educational tool for the diverse residents of the Housing Authority of Portland's New Columbia and Tamaracks housing communities.

4. Garden Mentors: An employment program for resident leaders from the St. Johns Woods Gardens to provide guidance

and coaching to the Seeds of Harmony Garden Committee.

5. Market Shuttle: Provides monthly transportation to local farmers markets for North Portland residents eligible for Oregon Trail food benefits and WIC/Senior Farmers Market Coupons.

6. Food Works: A youth employment program that engages 14-21 year olds in all aspects of planning and running an entrepreneurial farm business.



Participants in the Village Gardens urban agriculture program in Portland, Oregon.

Sources: www.portlandnursery.com | www.janusyouth.org
| www.sauvieislandcenter.org

Cotton Distric-Starkville, SC



Examples of housing types and character of the Cotton District, Starkville, MS



Dan Camp was looking for land on which to build student rental housing in the later 1960s. In 1969 he started with three lots, and began transforming an entire blighted neighborhood in Starkville, MS near Mississippi State University.

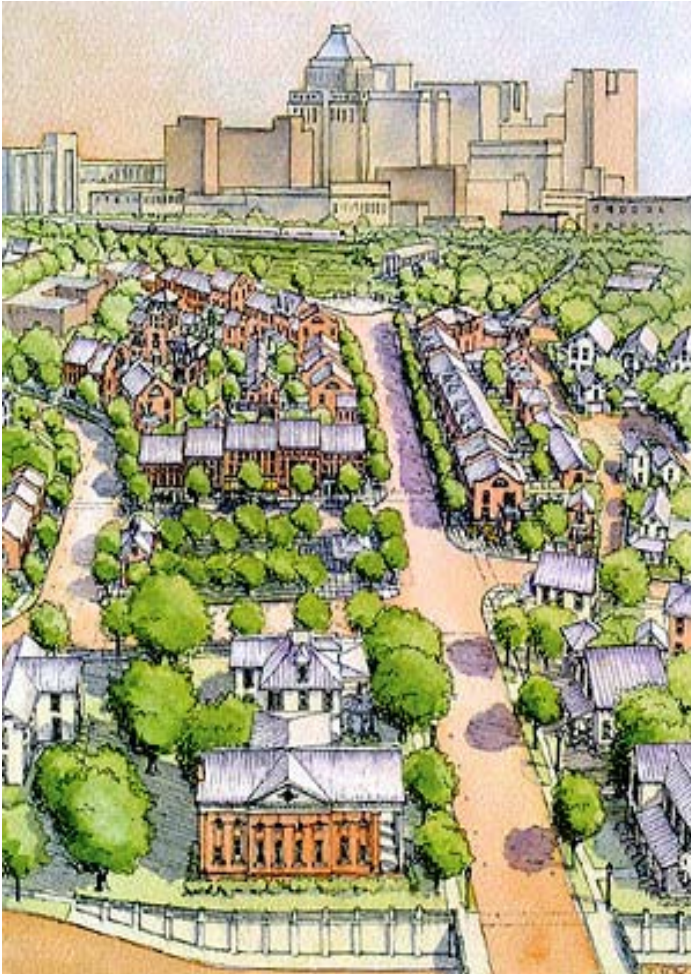
In the past decades, Camp has created at least one hundred thirty-five rental units and other housing. He is said to practice “affordable housing without a government subsidy...Fulfilling the new urbanists’ emphasis on infill and redevelopment, he went to work on a part of town other investors had neglected or abandoned, and he made money doing it.” Through a combination of new construction and adaptive use, Camp created a community with unique character. Today the Cotton District is diverse and mixed use.



Camp accomplished redevelopment of the Cotton District in ways that accommodate the low-income residents while providing housing opportunities for professionals, professors, and students to live as well. Redevelopment of the Cotton District was gradual and allowed the neighborhood to evolve organically and for each house to have its own character that contributes to the character of the neighborhood as a whole.

Butler High School and Sixth Street Corridor Neighborhood Plan

Southside Neighborhood, Greensboro, NC



The intent of the project was to restore and enhance a vital but blighted neighborhood south of downtown Greensboro. The site connected five other neighborhoods and was considered a historic and vital gateway to historic downtown Greensboro. The intent was also to provide for more dense residential and commercial opportunities, links to multi modal transportation systems and the formation of public space for the fostering of community life.

This case study was chosen because it was once a historic and vibrant community and gateway to Greensboro, NC before falling into blight.



Size: 13 acres

Completed: 2005

Source: www.terrain.org/unsprawl/20/

The Southside neighborhood redevelopment, winner of a 2003 APA award for its plan and implementation, and was the first of its kind in North Carolina. This traditional neighborhood development (TND) addressed a variety of issues including historic preservation, urban infill, rehab and revitalization, pedestrian friendly design, and 24 hour mixed-use opportunities. This historic neighborhood is located on the south end of downtown Greensboro, NC.



McGuffey Art Center, Charlottesville, VA

Size: 1 acre

Completed: (Renovation) 1975

Source: www.mcguffeyartcenter.com

“The McGuffey Art Center is a co-operative, non-profit organization that has been in existence since 1975. Early that year, the City Manager of Charlottesville, Virginia, appointed a citizens committee to explore uses for the former McGuffey Elementary School building. The committee recommended the building’s use as an art center and enlisted the help of local artists. The schoolrooms were transformed into twenty-three studios, three galleries, and a gift shop. The galleries now offer the largest displaying space in Charlottesville and the gift shop carries a varied selection of all members’ work throughout the year. The Center is part of downtown Charlottesville and is in the historic section of the city.”

The intent of this project was to spur the revitalization of downtown Charlottesville by infusing the art community directly into it and providing a sustainable economic place for artists to work while acting as a tourist attraction for visitors. The significance of this case study is that the McGuffey Art Center was one of the first precedents in America of an under utilized school being converted and renovated to a different use that would spur economic and social vitality. It has seemingly been a precedent setter in the community planning circles though there is a lack on online documentation on that. The inclusion of artists to bring life back into the site is noteworthy in that it seems that artists communities are good at helping communities restore vibrancy and economic vitality especially in the early stages of revitalization.



Butler High School and Sixth Street Corridor Neighborhood Plan



East Russell Neighborhood

Location: Louisville, KY

Size: ~300 acres

Completed: 1992-

Source: www.mcguffeyartcenter.com

This case study explores the University of Louisville Sustainable Urban Neighborhoods (SUN) program's work in West Louisville, KY. In a traditional black neighborhood that had fallen into disrepair, the university, along with government and private groups, led the charge to revitalize the roughly half mile square neighborhood. Today the benefits of the planning include many new affordable housing units, school converted to senior housing, rehabbed homes, lower crime rates and greater citizen participation.



The reason this study was deemed important to me was the fact that this was the revitalization of a traditional black neighborhood that was once a vibrant core for the local community. The project included the participation of the University of Louisville, along with public and private entities working in collaboration to achieve a successful plan. There were also creative proposals to increase the home ownership among residents while attracting more affluent minorities from the suburban fringe. They utilized an old school for use as a senior home. An interactive water feature was built to allow kids to gather for safe fun activities during the summer. One of the shortcomings of this project was it relied heavily on federal funding in order to get it going rather than private investment (3.5million to 1million). However this is a valuable case study looking at how a traditional African-American community was empowered with good planning and plentiful fundraising to make their neighborhood a better place to live.



Walnut Way Conservation Corporation: Helps Community to Revitalize

Milwaukee, MN, USA
Started Oct. 2007 ongoing.

Focus of the case study was gardening for social improvements and self sustainability.

This case study was focused around a black community in an economic decline and because of this decline, the community entered into a downward spiral that resulted in unsafe streets and open spaces. However, through a non profit organization, the entire community improvement package was able to be realized. They were able to accomplish this task through lot restorations into community gardens and by doing so, empowered the citizens in the community with the power to have projects to work on and to establish a sense of pride in their respectable community.

This non profit organization provided economic stimulus for the neighborhood. With the money that came in they cleared dilapidated lots, added rain gardens, vegetable gardens, and orchards to the community. This organization also supported community socially through educational programs, job training, etc., as well as through documented oral traditions of resident elders and increased collaboration with community and police to reduce crime.

The important aspects of this case study are having the umbrella organization over all the aspects of community improvement, using gardens to bring back economic value into the community as well as participation of the community members, improving the vista of the neighborhood through lot restoration and the addition of gardens.



Butler High School and Sixth Street Corridor Neighborhood Plan



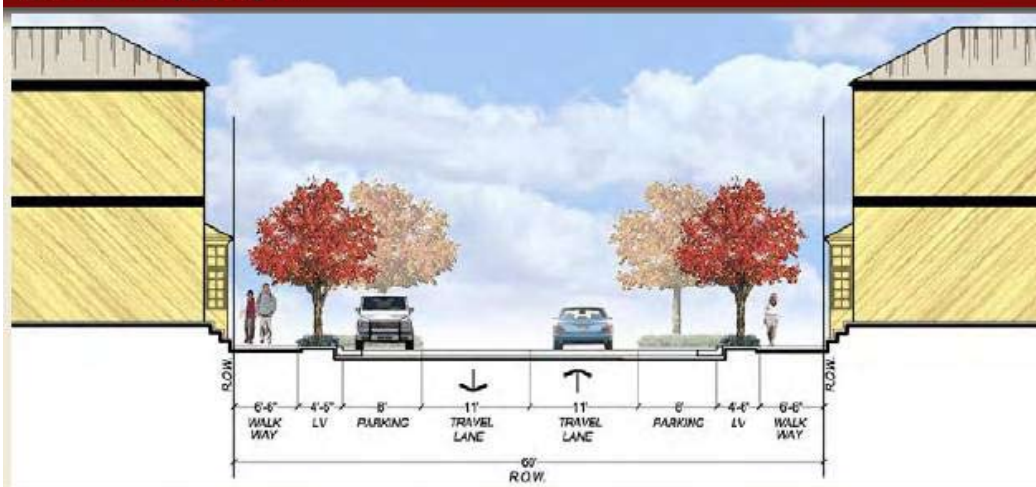
Lowell School **Colorado Springs CO**

Focus of case study was the failures due to community pressures; the need for community support for success.

The school was closed in 1982, and was the focus of many redevelopment projects. These failed projects are the interesting aspect of this case study. The building was planned to become a convention center, a focal point of an urban redevelopment project, and renovation attempts were all unsuccessful. The building however was successfully renovated into offices, as a part of a larger, yet unsuccessful urban renewal project. The offices are fully in use for local businesses to rent out.



VI. Street Typologies



Church, Royal, and South: These streets are the modern equivalent of the traditional, narrower residentially scaled streets that exist throughout the old part of Leesburg. Recognizing that existing streets are not likely to change, the new streets should accommodate street trees, parallel parking on both sides of the street where appropriate, and alternating parallel parking on narrower streets. The lanes of these streets have been narrowed to a more residentially scaled eleven feet.

Hamilton Downtown Mobility Streets Project Hamilton, Ontario, Canada, 2002

Focus of the case study was on the phasing techniques of streetscape improvements. Hamilton Downtown Mobility Streets Project is one which was designed to create a more 'vibrant and pedestrian friendly' streetscape. By strengthening connections, outdoor spaces, adaptive reuse of heritage structures, though encouraging downtown living, private investment, and generating retail and commerce within the 'diverse neighborhoods.' The project was broken into two broad phases these project phases were formed based on the length of realizing the goals, both short term and long term.

The first phase was the streetscape master plan and the second phase being the 'detailed design of specific sections of selected streets.' The mobility streets master plan focusing on the greening, and pedestrian/vehicle friendly streetscapes, contestability, zoning and designed guidelines would be created during this first phase.

Also, paralleling the first phase there is the advertisements and development of incentives for business development around the street. The second more detailed phase encompasses the detailed planting of corners, major road changes and the improvement/development of the streets which are not the main corridors. This second phase is also the time when the major business influx should occur.

Bass Lofts, Atlanta, Georgia

Formerly, a 120,000-square foot, three-story high school built in the 1920s, Bass Lofts is now an unconventional living space for Atlanta's fast-growing population of young, affluent professionals. Many of the school's original features, including several rows of seats in the school's auditorium, a Depression-era mural painted as part of the Works Progress Administration, and the school's original trophy display case were retained. Nearly all of the units feature a unique floor plan and original finishes such as classroom doors and transoms, blackboards, and wood floors. Eighty-five of the apartments are located in the former high school itself, while an additional 18 units were developed in the freestanding red-brick gymnasium, a separate structure built in 1949. To increase the project's feasibility, 30 new units were built adjacent to the school. Amenities on the seven-acre site include a swimming pool, health club, gated parking, and additional phone lines for computer modems and faxes.

Bass Lofts is located on a seven-acre site just east of downtown Atlanta in an area known as Little Five Points. The area is adjacent to Inman Park, an area of Victorian homes developed in the 1880s as Atlanta's first suburb but now considered part of the city proper.

This case study is applicable because it is an adaptive reuse of a high school and it secured funding through a historic preservation tax credits by preserving some of the building. It is a good case study for the Harstville project because we are looking for creative uses of an old high school and creative funding opportunities. Also, I have learned that people enjoy modern amenities in a historically preserved setting. However, when doing a historic preservation project there are unforeseeable circumstances.

SPECIAL FEATURES: Historic preservation tax credits, high-tech features, Gated parking, Security features, and new & historic units

Developer:

Winter Properties, Inc.
1330 Spring Street
Atlanta, Georgia 30309-2810

Land Use Information:

Site area: 7.013 acres
Dwelling units: 133
Gross density: 19 units/acre
Off-street parking spaces: 226

Land Use Plan:

Use	Percent of site
Buildings	24
Roads/paved areas	36
Common open space	40

Developmental Schedule:

Site purchased:
November 1996
Construction started:
December 1997
Leasing started:
January 1998
Lease-up completed:
October 1998

Butler High School and Sixth Street Corridor Neighborhood Plan

Fruitvale Village, Oakland, California

Fruitvale Village I is a four-acre (1.62-hectare) mixed-use, mixed-income, transit-oriented development located next to the Fruitvale Bay Area Rapid Transit (BART) station that includes 37 market-rate loft-style apartments with ten affordable units, office space, more than 20 retail stores, a seniors' center, a Head Start child development center, a city of Oakland public library, a bicycle garage with space for over 200 bikes, and a health clinic that provides linguistically and culturally appropriate care to patients regardless of their ability to pay.

This project was initiated because the overall impression conveyed by Fruitvale was that it was an unsafe, unattractive, economically depressed area. Despite its bad reputation, the Fruitvale neighborhood became popular with BART commuters for its free parking. The intent of the redevelopment project was to create a different type of transit development that would be a catalyst for community economic development by providing a pedestrian link between the commercial strip along International Boulevard and the transit stop. Planning began in 1992 and Phase I was completed in 2004.

LAND USE PLAN

Use	Area (Acres)	% of Site
Buildings	3.5	87.5
Landscaping	0.5	12.5

RESIDENTIAL INFORMATION

Unit Type: (Market-Rate Units) One-bedroom/1.5-bathroom loft and Two-bedroom/two-bathroom loft. (Affordable Units) Two-bedroom/one-bathroom flat and One-bedroom/1.5-bathroom loft

RETAIL INFORMATION

Types of Stores: General merchandise, Clothing and accessories, Shoes, Music, Gift/specialty, Recreation/community, Financial, Telecommunications.



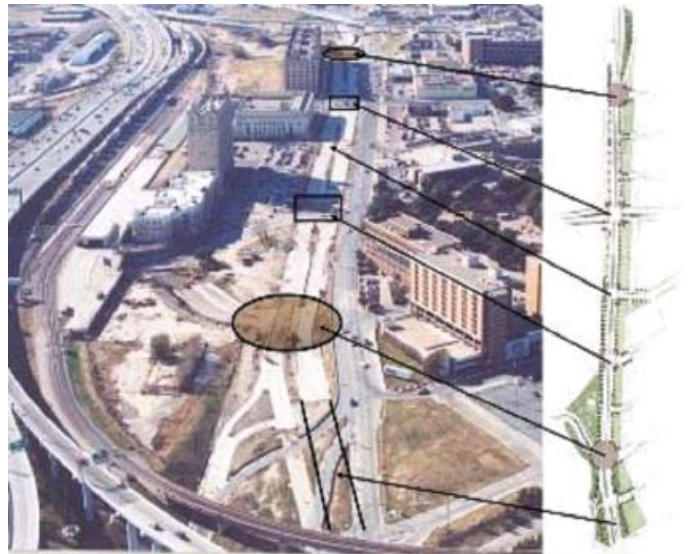
Top: Fruitvale Village Entrance
Bottom: Fruitvale Village Retail

The Landscape Corridor Redevelopment Forth Worth, Texas

The purpose of the Lancaster Corridor Redevelopment Project is to use the redesign of Lancaster Avenue as a catalyst for redevelopment in the southern end of Downtown Fort Worth, and as a means to connect Downtown more effectively with the Medical District and the Near East Side. I chose this study because it included a phased plan for a corridor redevelopment project.

The Lancaster Avenue redevelopment plan includes:

- Freeway Relocation
- Lancaster Avenue Redesign
- Hemphill/Lamar/Taylor Connector
- Convention Center Expansion
- Water Gardens Improvements
- Houston/Commerce Two-Way Conversion
- Sheraton Fort Worth Hotel and Spa
- Omni Convention Center Hotel
- Municipal Parking Garage
- A Commuter Rail
- Santa Fe Warehouse
- Hyde Park Transit Plaza
- Ninth Street
- Texas & Pacific Lofts
- T&P Warehouse Adaptive Reuse
- Acquisition of Surplus Property
- TCC Relocation/Expansion
- Vickery TOD site



Construction began 2002 and is to be completed in 2010



The Master Plan for the Lancaster Corridor Redevelopment

Butler High School and Sixth Street Corridor Neighborhood Plan



AVERY INSTITUTE CHARLESTON, SC

The Avery Institute is a research center for African American history and culture at the College of Charleston. Its mission is to preserve the legacy of African Americans in the low country region. The over 100 year old school building had historical significance for generations of African Americans in the Charleston area. In 1978 a group was created to save and renovate the original Avery building. With strong leadership they decided to make the Avery building a as a repository of African American history and culture. In 1990 there was a grand opening of the renovated cultural icon.

Avery has solidarity of mission and yet it meets the needs of a diverse constituency. The organization operates a small museum, a cultural center, research facilities, museum exhibits, and tours of its historic site. Avery's conferences, lectures, films, and exhibits create a base of tourism that extends beyond the city of Charleston.



Image of the Avery building in the late 1800's and today.



Baltimore Believe Marketing Campaign

My group is considering the potential effects of the branding of Butler through the design. The idea of what Butler stands for, a symbol of excellence and perseverance is potentially more wide-reaching than the site itself. It could become a larger movement for community involvement and revitalization.

Baltimore is a challenged American city that is largely African American. The drug trade hit hard in Baltimore. In 1999, Baltimore was the ranked number one for murder, violent crime, property crime, drug-related emergency room visits, heroin-related emergency room visits and cocaine-related emergency room visits. This reality thoroughly effected community moral.

South Hartsville is experiencing some of the challenges that Baltimore is trying to overcome in a much smaller scale. This makes Baltimore a great case study. If Baltimore, with its history and record, can rebound through some of the measures in this case study, South Hartsville has more than a fighting chance.

The Baltimore Believe marketing campaign seemed to intrinsically spring out of a moment of crisis in Baltimore. An east Baltimore family of seven was murdered in their home by an arsonist's fire, as punishment for consistently contacting police about drug trafficking in their neighborhood. Horrified, citizens galvanized with upper administration and it was decided that enough was enough.

Though it seemed as such "Baltimore Believe" was not a grassroots effort. It was a fine-tuned, calculated marketing effort endorsed by Major O'Malley, police commissioner Norris, and countless other partners including the marketing team of Linder and Associates.

The cost of the campaign was millions for city area of over 2.5 million. The aim of the marketing effort, through radio, television, paper, rallies, billboards, slogans, t-shirts, messages on buses and transit, was that the city can be saved.


The outcome was measurable. After phase one of the "Believe" campaign two-thirds of people recalling advertising said they were likely to take some action, calls to volunteer to mentor a child increased nearly five times the normal amount, and calls to inquire about drug treatment increased nearly four fold.




Examples of Believe Marketing

Butler High School and Sixth Street Corridor Neighborhood Plan

Jackson Public High School, Jacksonville, OR



Adaptive Reuse - Preservation by Decade




1908 - Old School
Original use: Jacksonville Public High School

Adaptive reuse:
Corporate offices for Cutler Investment Group and Ashland Partners.
Small museum telling the story of Jacksonville's public and private schools. Alumnae room, located adjacent to the cafeteria, dedicated to service groups (approximately 1100 square feet).
Cafeteria. Available for community groups.
1924 - Gymnasium
Original use: High School sports, principally Basketball

Adaptive reuse:
Event Center
Community meetings
Festivals and fairs
Corporate events (such as retreats and seminars)
Weddings, reunions, proms
Community Theatre
1936 - Classrooms added to gymnasium
Original use: Class room instruction


<http://www.bighamknoll.com/>



Classroom setting for all types of learning activities
1946 - Annex classrooms attached to Old School
Original use: School class rooms

Adaptive reuse:
Corporate training classes and offices
Circa 1946 - Tin Barn
Original use: Park school busses


Adaptive reuse:
Remove barn, add parking
1950 - Cinderblock Music Room
Original use: Class room




1995 - Cinderblock classrooms
Original use: Class rooms


Adaptive reuse:
Early Age Enrichment Center
Kids of the Kingdom Pre-School
Language and Laughter Program teaching Mandarin Chinese and Spanish ages 2-5
Music and Movement Program, all ages
Garden development and restoration of Daisy Creek and riparian zone, walking trails, picnic areas designated
Azalea garden, rose garden, community garden
Relocation of parking. Removal of asphalt and creation of entrance and walking paths leading to the Old School


2009 Proposed usage -
2010 Proposed usage - Daisy Creek Inn and Spa
Nestled around the majestic Oak trees, a wellness center and 8 guest rooms to complement Event Center, Britt patrons and the local community



Bigham Knoll Early Age Enrichment Center







Department of Planning and Landscape Architecture

Bigham Knoll Campus 525 East E Street
Jacksonville, OR 97530
September 3, 2008
Prepared By: MJ /SH

Fort Collins High School, Fort Collins, MD

Colorado State University

Adaptive Reuse - Higher Education



William Rouse Music Hall.
The historical gymnasium floor in the music hall has been refurbished and reused. The elementary windows from the original gymnasium are critical design elements incorporated.

Colorado State University
Fort Collins, Colorado
Completed Fall 2005
\$4,752,000



The Old Fort Collins High School



Rehearsal.
The wood floor in this rehearsal room was preserved and reused in the new building. Elementary windows are also preserved in rehearsal spaces.



University Theater.



Project Description:
The Behavioral Complex is the second phase of the adaptive reuse of the Old Fort Collins High School. The 14.1 million Behavioral Complex includes a 12,000 square foot central high school area serving as the 215-seat University Theater, a 100-seat Experimental Studio Theater, a 2,000 square foot William Rouse Music Hall, 16 art studios, galleries, and another 6,200 square foot production space, including scene, props, costumes, and technical support rooms and other supporting spaces.



<http://sola.colostate.edu/behavioralcomplex/>

CLEMSON UNIVERSITY

Department of Planning and Landscape Architecture

3400 Lambkin Way, Fort Collins, Colorado

September 3, 2008
Prepared By: MF/SH

Butler High School and Sixth Street Corridor Neighborhood Plan

A.L. Miller Senior High School, Macon, GA

Adaptive Reuse - Public Forefront & Neighborhood Connection



The former A.L. Miller High School for Girls on Washington Avenue was built in 1930 and partly renovated in 1971. Though some people think adaptive reuse will help expedite the rezoning requirement, zoning concerns may long for original floor supporting.

Old school may get makeover

Bibb school system to study feasibility to revive Miller High

By Eric Lee
Macon native

The feasibility of reusing the former A.L. Miller High School as a new school building is being studied by the Bibb County Board of Commissioners. The school system is currently studying the possibility of reusing the building for a new school building. The school system is currently studying the possibility of reusing the building for a new school building. The school system is currently studying the possibility of reusing the building for a new school building.

“These issues not withstanding, there appears to be no insurmountable issues that have been determined through this phase of the study that would preclude renovation and reuse of this building.”



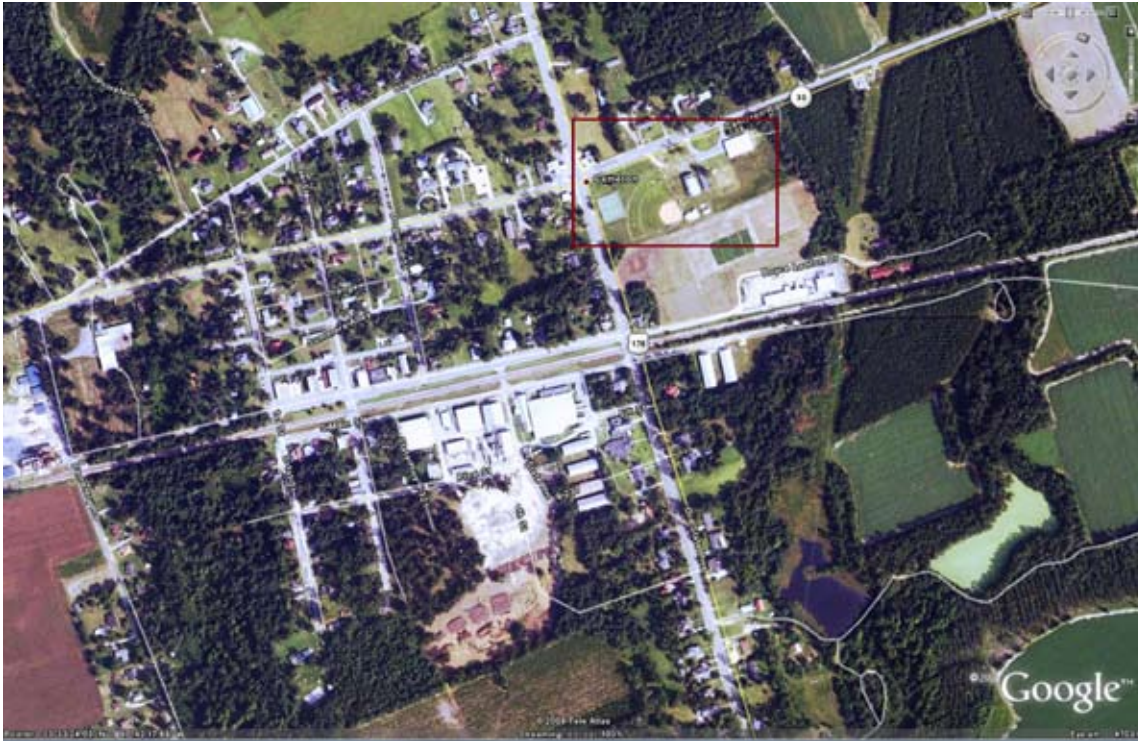
The following is posted courtesy of Brittan Thompson Gray Brown, Inc., Architects and Planners.

Existing Conditions
Floor Plan - This facility comprises approx. 45,000 gross square feet. Of that area, approximately 32,000 square feet is available as net usable area.
Exterior Elevation - The front elevation is a prominent facade of face brick, stone banding and detailing, and metal window systems.(1)
Existing Systems
Structure - The condition of the building structure is good. The floors consist of concrete slabs, some masonry deck on bar joist framing. The framing spans from the exterior masonry walls to interior load-bearing structural clay tile walls. In general, problems with structural deterioration appear to be caused primarily by roof leaks.
Roof - There are significant problems with the roof, a fact made quite obvious by the presence of numerous roof leaks and further confirmed by the roof report. The report also identifies the presence of asbestos-containing materials. These issues come in no surprise, however, as one would expect that a renovation of a building of this age and general condition would include complete roof replacement.
HVAC, Plumbing & Electrical - These systems are outdated and will require total system replacement.
Other Issues
Environmental - Not surprisingly, this building contains flooring, insulation materials, etc., that have ACM (Asbestos Containing Materials). The asbestos sampling further indicates the presence of ACMs in window caulking and in gypsum board joint compound. The joint compound issue would be limited to walls that were added during later modifications, as the original walls are plaster.
Code Issues - The Building Code issues primarily involve the necessity for fire safety, and compartmentalization, although the extent of such issues is dependent on the ultimate use of the building. The impact of these issues would further be alleviated by the installation of a sprinkler fire protection system, which will most likely be a given as a part of any renovation.

The Story: A.L. Miller Senior High School for Girls, built in 1930, is situated in the middle of an historic neighborhood that is in much need of revitalization. Designed in the Collegiate Gothic Revival style, the former school features decorative brickwork, trefoil decorations, brick interior walls and maple flooring in the classrooms. The school once served as an important educational center for Winship Heights/Montpelier area, and is now owned by Bibb County Public Schools.



Cameron, South Carolina



In 1969, the elementary and high school that served the small town of Cameron, SC closed because of a failed integration. No students attended on the day integration was scheduled, probably because of rumors of violence at other integration sites. The town lost a key socialization arena in terms of Friday night football games, as well as losing the amenity of a local school to serve the community.

Ten years later, the Calhoun Players began using the old school auditorium for theatre productions, bringing arts and entertainment to the town. This also reinstated the school as a social gathering point. The adjacent building is now used for county administrative purposes and for voting.

Butler High School and Sixth Street Corridor Neighborhood Plan

Boundary Street Master Plan, Beaufort, South Carolina

Boundary Street is located at the north part of the city of Beaufort, South Carolina. As mentioned by the mayor in the mission statement of this project, this street is a crucial area of this city and needs further development.

This master plan may be useful for our project for several reasons: first, similar scale of the projects: city of Beaufort is about the same size with Hartsville and both Boundary Street and the 6th Street are major streets in these two cities. Second, similar land use conditions along the streets: commercial and residential land uses are mixed along the streets and the same goal of both projects is to develop the street into the entrance way and vital economic area of the city.

Boundary Street master plan comprises six major parts: research and analysis, creating the plan, first principles, growing the corridor, transportation analysis, and implementation.

In the research and analysis chapter the designers studied zoning information, diagram of land uses, and preliminary economic condition.

In creating the plan chapter the designers mentioned the organization of this committee and the phases for this project.

The first principles chapter is a restatement of the mission statement of this project. The key points are listed and examined in details from the perspectives of city planning and urban development.

Growing the corridor is the key chapter in this project. In the first part of this chapter, the “big moves” of this project are mentioned and this reemphasizes the mission statement of this project. Then the master plan is shown and key nodes on this

plan are studied in more details. As a corridor, this street should connect the key nodes in this area and the connectivity is also studied in this chapter.

In transportation analysis chapter, transportation issues are addressed. The traffic volume of this street is examined and intersection improvements are proposed. In the last part of this project, implementation issues are addressed. This includes regulations issues, funding, streetscape improvement, and community participation.



Master Plan of Boudary Street, Beaufort, South Carolina

The City of Greenville's Consolidated Plan 2005-2009

The City of Greenville's Consolidated Plan is a comprehensive plan addressing the City's housing, non-housing community development needs, and community improvement strategy development. And this plan focuses on Housing, Strategic Plan, Non-Housing, and One-Year Action Plan.

Housing: This section of the plan contains an analysis of existing housing conditions, including public housing and special needs housing. The housing section provides affordable new construction and housing rehabilitation to low and moderated income residents.

Strategic Plan: The Strategic Plan outlines the Community Development Division and City's goals, objectives, and benchmarks according to the U. S. Department of Housing and Urban Development's (HUD) three national objectives.



Butler High School and Sixth Street Corridor Neighborhood Plan

Mason Barney School, Swansea, Massachusetts



After the evaluation of the consultant team, three alternatives are finally selected: Mixed Income Townhouses, Mixed Income Garden Apartments, and Market as of Right Single Family Residences. The designers then evaluated the three alternatives based on zoning strategies, affordability strategies, and feasibility. In the end, the designers addressed several implementation issues about the site reuse/development.

This case study is a report on the reuse/redevelopment for Mason Barney School site. This school was built in 1900 and it is located in the Town of Swansea, MA. After the school was closed in 1991, the school site's reuse has been evaluated by numerous town committees. The site is 4.78 acres and contains the main building of the school, a baseball field, and a basketball field.

This case study is conducted in three major steps: preliminary conclusions and re-use goals, alternatives, evaluations and recommendations, and further steps. In the first part of the case study, the designers summarized the previous studies and listed several preliminary conclusions. And they also addressed major goals for this project in this part.

In this part, the designers proposed alternatives solutions for this site: market-rate townhouses/condominiums with commercial and public recreation elements, affordable rental units (over age 55 and young families) with a public recreation element, or dedicated recreational uses.

