



CITY OF BEAUFORT
1911 Boundary Street
Council Chambers
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7070
REDEVELOPMENT COMMISSION AGENDA
February 3, 2011

PLANNING CONFERENCE ROOM – 1ST FLOOR
1911 BOUNDARY STREET

5:00 P.M.

I. CALL TO ORDER

II. REVIEW OF MINUTES

January 6, 2011

III. REPORTS

- A. Finance Committee
- B. Historic Structure Rehab Committee
- C. Bladen Street Project
- D. Build Beaufort Consulting Team
- E. Boundary Street Redevelopment Update

IV. PRESENTATION

Civic Investment, Josh Martin – Work Plan Presentation

V. ADJOURN

Proposed Mission Statement

The City of Beaufort Redevelopment Commission has been established to renovate, revitalize, and regenerate distressed areas of Beaufort.

BRC's mission is to lead a coordinated strategy of redevelopment and design strengthening the City of Beaufort as:

- The heart of economic development for Northern Beaufort County
- A prosperous place for business and institutions; and
- An attractive urban environment for residents and visitors

NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE, PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL INFORMATION

STATEMENT OF MEDIA NOTIFICATION

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place and agenda of this meeting."

A meeting of the Beaufort Redevelopment Commission's Finance Committee was held on January 6, 2011 at 4:00 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Commissioners Martin Goodman, Keith Waldrop, Mike McNally, Jon Verity and Wendy Zara.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

Committee chair Commissioner Goodman said that there will be a regular meeting of the Finance Committee on the third Wednesday of every month at 8:30 am.

The focus of the meeting was a discussion of funding for the Workforce Housing Pilot Program at 1407 Duke Street.

Commissioner McNally said that the preliminary budgets had been developed with city architect Wayne "Cooter" Ramsey and Alan Patterson, head of the Homebuilders' Association. Commissioner Zara, Julie Goode from Historic Beaufort Foundation, and others attended that meeting. Mr. Patterson said he hadn't looked at the building specifically, but he and his group of builders would work for cost +10%, would push payments ahead to help cash flow, and would not require payments up front. Mr. Patterson said he could build new construction for \$115 per square foot.

The 1407 Duke Street house will require some demolition work and repair work, but there is some value left in it when that is done. They used 90% of \$115 to come up with a figure. There are more costs now than were initially apparent. They're finding that the historic structure is such that the budget they had will require an additional \$35-40,000 to bring it back. If that's added in, the budget will be above a comfortable sales price. In financing, if there's a \$40,000 shortfall, where can they find that? One way would be to get a grant for that amount, if possible. Another way would be to parcel out a piece of unproductive vacant land the city owns and do a package for a builder. Lots are worth about \$40,000. An advantage of that would be a bigger impact in the neighborhood.

Commissioner McNally said there is concern with limiting risk to the city on any project. In the \$250-\$275,000 overall cost range, he has spoken with developer Steve Tully, builder Mr. Patterson, and Herb Gray (Grayco Building Supply). Grayco has material they would like to move into a project like this with delayed payments. Working with them could mean the costs would go down from \$10-\$12,000 to \$7-\$8000.

City Manager **Scott Dadson** suggested an interest-only line of credit if the builder and Grayco put something in. The Redevelopment Commission line of credit would be \$70,000 and interest-only for, say, a year. There would be no costly time delays with such a line of credit.

Commissioner Goodman said he's talked to a bank, and overall, he thinks they're interested. They're not interested in coming up with a consortium, but the banker he spoke with is

interested in talking with the Redevelopment Commission members; he doesn't want to work with a homeowner on a refurbishing. They're looking at the city backing the Redevelopment Commission.

Commissioner Verity asked if there have been sales in the neighborhood where the Duke Street house is. Commissioner McNally said they have checked sales over the last two years. He showed a list of the times sales took and many of them took as long a year or more. The 3 bedrooms sold for \$185,000 – \$264,000 in the last two years.

Commissioner Goodman asked the difference in the cost of this project vs. building a new house on a city lot. Commissioner Goodman asked if they would embrace that option over rebuilding. Commissioner McNally said it's a pilot project and subject to change. They've already changed the target building. They could buy a stock set of plans if they went to an empty lot. There are some advantages to refurbishing an old house, Commissioner Goodman said, but he would like to look at getting the first pilot house off the ground as quickly and successfully as possible. Commissioner Verity asked if they could take that idea and sell it with a profit margin and use that to build it up to a point where they have equity for a revolving fund.

Commissioner Zara said they need criteria to ensure the house is the kind of workforce housing they want. **Craig Lewis** said the criteria is a price. Commissioner Zara said they had discussed with Mr. Patterson what it would take to build in that price range.

Commissioner Zara said they have to ensure that the house, once built, isn't flipped. Commissioner Goodman said they could sell the \$40,000 lot for \$20,000, and the Redevelopment Commission would be paid when the house is sold. Commissioner McNally said there's workforce housing in the Northwest Quadrant, and then there are the abandoned historic structures. Both issues go to neighborhood improvement. Historic Beaufort Foundation is coming to see the problems involved in fixing up historic houses, as is the Redevelopment Commission. They had hoped the economics they came up with would work on the historic structures.

Commissioner Verity asked if there is a commitment to workforce housing for all or most of the homes they put in. He suggested they might be able to build one workforce housing property and then one that sells for a higher price. **Demetri Baches** said they need to be able to do reconstruction and new housing.

Commissioner Verity asked if a vacant lot is close to the Duke Street house. Commissioner McNally said it's close. Commissioner McNally said they need to look into tax incentives as a negotiation tools with builders. Commissioner Verity said they need to keep the price to a point where they don't disrupt the market. Commissioner McNally said he's not comfortable with taking on "a project funded by the city that wouldn't cash flow back out." Until supplemental funds are identified to ensure it can be at a below market rate, they need to look at projects that will allow cash-flow.

Commissioner Goodman said ideally this community investment will also cause neighbors of the new place to enhance their property. He's not sure that this property under discussion is attractive as a piece of property. Commissioner Zara said there are differing opinions about that, and others familiar with the area think it is attractive and is a way to make the Northwest Quadrant more appealing. Commissioner McNally said other cities have dealt with this, like Aiken and Akron.

Commissioner Waldrop asked Commissioner McNally about the resales he'd itemized and what the average square footage was; Commissioner McNally said the range was 1100-1600 square feet. Commissioner Waldrop said if new construction was \$110,000, this could be under \$200,000 and these places were selling at \$220-\$275,000. Adding in the lot would seem to work, Commissioner Waldrop said, so they wouldn't have to go to HUD money and all the restrictions that entails. They could do workforce housing for a 1500 square foot house to sell at \$225,000 and they could generate \$40,000 for the lot that would help bankroll the historic rehab.

There was some discussion of duplex-ing the property. Mr. Lewis noted two things to keep in mind: perpetual affordability of the unit and deed restriction and managing the sale. Also it's hard to sell workforce housing because professionals in that price range have a hard time qualifying for the money. It's easier to rent, and they might want to partner with the Housing Authority. Historic tax credits will buy some of that down and there are other funding sources he offered to consider, i.e., community housing grants. Commissioner Waldrop said deed restrictions keep the unit cost down and help prevent flip-ability. He asked what level of income Mr. Lewis is talking about. Mr. Lewis said 80-120% of area median income, which Commissioner Waldrop said is \$50-\$80,000. **Naomi Leeman** said that would be about \$71,000 for a family of 3 for this house. Mr. Lewis said federal programs are targeted at 80% of median. Habitat For Humanity will handle 60%, for example.

Commissioner Verity said they want to mix housing with both affordability and marketability. Commissioner Zara said if incentives are provided, they need to be careful not to appear to be subsidizing anyone else's profits. Commissioner Goodman said he sees an issue with partnering with the Housing Authority for rental housing; the Redevelopment Commission doesn't have an income stream to pay for their part. That is something for down the road. At this point, they will make an investment supported with taxpayer dollars, and it needs to come back. They can't have long-term or a deficit.

Commissioner McNally said the immediate goal is to move the pilot project forward. He would like to look at all of the available options. Commissioner Zara said there are people already doing this business in the same kinds of neighborhoods that are being talked about, and they should be brought into a meeting to show the committee the pros and cons and so it can "get moving."

Commissioner Goodman said the committee needs as much information as possible. He sees the committee as being able to show how various projects can be funded, but he doesn't want

to get hung up on housing. Commissioner Zara said they need to look at various financing options. Mr. Baches said it will be best to have a combination of lots, city-owned and not, to get started. He wouldn't worry about the look of the neighborhood; others will do the same in terms of revamping their properties and others once the ball is rolling. Commissioner Zara said someone needs to be first.

Mayor Keyserling said the majority of the building permits have been issued for the core area of the city. He said if they're going to take the risk of doing a project, there are challenges, but affordability and financing are always going to be a consistent challenge. The financing, therefore, has to be part of the model. As a member of city council, he said they have to ensure that they don't lose money, and that the right family moves in. Money has to be part of the model, Mayor Keyserling said. There are lots overpriced properties in the Northwest Quadrant "and they will never happen," so they need to do it in the affordable range. Mr. Dadson said when they buy, the prices ratchet back up, which is the nature of things.

Commissioner Zara said they should call whoever runs the CDC of the state. Commissioner Waldrop said he'd spoken to the executive director that day, and she is willing to meet with the committee for discussions. Commissioner Waldrop said he thinks it would be better to meet in Columbia because they have multiple programs and different staff and everyone who needs to be at the table can be there.

Commissioner Goodman said they need to decide how to deal with this pilot project. Commissioner McNally asked Mr. Dadson if there's an option on the Duke Street house yet; Mr. Dadson said the city attorney was caught in a title search issue. Commissioner McNally said the house isn't going anywhere. Commissioner McNally said they need to do more number-crunching. They will either finance the project at more money than they first thought, or couple it with a vacant city lot as a package, or they can do a smaller workforce housing and go back to the bigger project after they have done a couple.

Mr. Dadson said the initial problem was that existing structures come up for demolition, or Historic Beaufort Foundation was to raise funds to get historic structures up to snuff. There are impediments, and this project is a test to see if there was a way to show a model that could do it more cohesively. Block By Block was a rare moment, but it gave the city an understanding of what it could do. The problem is that there are existing issues that haven't yet been solved, but they all can be with work. The short-term has to be tied into a longer-term strategy, Mr. Dadson feels. The CDC is a logical partner and there are others.

Mayor Keyserling suggested that when they go to Columbia for the meeting, they should take John Gadsden with them; he is on the Housing Authority because he wants to see housing go into ownership, not just rentals.

Commissioner Goodman said they would make an effort via e-mail to all go up to Columbia and meet. He would prefer to say what they would like to accomplish and get ideas about how they

can work together. The federal home loan bank should be involved, and there are other folks who can provide an idea for the options that are out there.

The next Finance Committee meeting is January 19, 2011.

There being no further business, the meeting was adjourned at 4:57 pm.

A meeting of the Beaufort Redevelopment Commission was held on January 6, 2011 at 5:00 p.m. in the Beaufort Municipal Complex, City Hall Planning Conference Room, 1911 Boundary Street. In attendance were Commissioners Martin Goodman, Wendy Zara, Jon Verity, Keith Waldrop, Mike McNally, Pat Kase and Henrietta Goode. Commissioner Ed Barnhart was absent.

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

CALL TO ORDER

The regular Redevelopment Commission meeting was called to order at 5:00 p.m. by Mr. Dadson.

Bob Pinkerton is no longer the Redevelopment Commission chairman. Commissioner McNally made a motion that Commissioner Verity be the next chair; the motion was seconded by Commissioner Zara. Commissioner McNally asked Commissioner Verity to share his goals. Commissioner Verity said he feels it's a unique opportunity, and feels it's important that everyone participate in the Redevelopment Commission. He's chaired other city-appointed commissions in Dayton, Ohio, and he'd like to bring what he learned there to the table. He thinks there need to be more active committees than they have at the moment. He thinks there should be an extended meeting in the next 30 days "to discuss projects that are out there" and what they want to focus on. Each committee should be goal-oriented and meet monthly. He's thinking of the finance committee, commercial and residential redevelopment committees and a PR effort so the community knows what the Redevelopment Commission does and feels good about it. The citizenry doesn't all understand that this is a partnership, and that the Redevelopment Commission doesn't have a license to spend money. They need to find achievable benchmarks for the Redevelopment Commission.

Commissioner McNally asked if, in the charter, there are specifics about what officers the Redevelopment Commission needs and their duties. Mr. Dadson said there are no specific by-laws, but they could have a vice-chair or secretary, and a vice-chair would be helpful.

There were no further nominations. **The motion passed unanimously.** Mr. Pinkerton passed the gavel.

Chairman Verity said more focus is important. They need to understand what the resources are and their options. They need to identify projects where they can provide meaningful assistance

and build credibility in the community. He reiterated the committees he would like to have and identified chairs he's asked to head each one. He would head the PR committee. These could change, but he'd like the ownership to develop the ideas. He doesn't feel the number of committees one serves on should be limited. A meeting of more than 4 requires a public announcement, minutes-taking, etc.

Commissioner McNally said he feels the committees should be limited to 4 to keep them less onerous. Commissioner Zara said she feels whoever wants to serve should be able serve; the public notice is just 24 hours. Commissioner Goodman said if there's a committee structure that creates work, and if five people have voted in favor of it, the rest of the commission is "out" because it's already been voted for.

Chairman Verity said he hears both sides of this. Each chair can look at this, and if it gets to be an issue, they can take another look. Commissioner Goodman said the committee members should be chosen on their expertise and interest. He said he's not a fit for the housing committee, for example, but he has something to contribute on the commercial side. He feels it's important that the committee chairs bring in the people who have the interest. Chairman Verity said the more people they have, the more cumbersome it gets. Commissioner Goodman added that if they establish standard meeting days, that can go out in a public notice. The intent isn't to exclude anybody.

Commissioner Zara nominated Commissioner McNally as vice-chair; Commissioner Goodman seconded the motion. **The motion passed unanimously.**

Chairman Verity shared his background and invited other members of the Redevelopment Commission to share theirs, which they did.

Craig Lewis introduced himself and the rest of the Building Beaufort team in attendance: Josh Martin, Naomi Leeman, and Lauren Kelly, all of whom he said should be thought of as "staff," not consultants. Mr. Martin is the full-time staff person whom Mr. Lewis said commissioners should call when they need help.

Minutes were not available from the December Redevelopment Commission meeting so there was no review or approval.

REPORTS

Mr. Dadson said planning for the Redevelopment Commission retreat has begun. The emphasis last year was to orient goals and objectives to the comprehensive plan. He distributed a packet to the commissioners from last year's retreat. He went on to explain the origin of the Building Beaufort team and Vision Beaufort, which is council's emphasis for all its work.

Mr. Dadson said there are also stats in the packet about what has been done to date which will be of use to the commissioners and will help them to plan for the future, including the retreat.

Commissioner Goodman asked if specific staff members will be assigned to work with committees. Mr. Dadson said Shirley Hughes will be their main staff contact for finance. As far as everything else, Mr. Lewis and Mr. Baches will determine that. For now, he suggested they e-mail him and Mr. Martin.

Commissioner McNally asked if a council person has been chosen to serve on the Redevelopment Commission. Mr. Dadson said they have not yet, and if they're a member of the Redevelopment Commission, they can and should serve on committees.

Finance Committee

Commissioner Goodman said the RFP for the old City Hall building has gone out. They are still looking for additional interested people and groups to send it to. The list was relatively small. Commissioner Goodman said it will be in the newspaper. Commissioner Goodman said 8 - 10 went out. Mr. Kase said developers would have incentive to find the most creative, inventive idea for its use, not just the best price. It's difficult to find the niche organization that will be right for this project. Mr. Kase identified some organizations that the RFP had been sent to. Commissioner Goodman said it had been sent south of the Broad. Mr. Kase said an architect in Savannah has it. Commissioner Verity said there is room for others to go out. Commissioner Goodman said there will be an open house at the property from 2-6 pm January 21, 2011. Ms. Hughes is the contact. Mr. Kase said if it's forwarded, they should copy Ms. Hughes on it so she can track them.

Commissioner Verity said the building has been appraised at \$875,000.

Historic Structure Rehab Committee

Commissioner McNally said they have gotten estimates from several builders, and they're coming in higher than anticipated. There's a cost to keep the historic structure historic. The value of it is negative in the \$35-\$40,000 range. The program will need to be supplemented, and ideas for doing that are in the meeting's minutes.

Mr. Dadson and Commissioner Verity discussed the details of the Redevelopment Commission retreat. Commissioner Verity feels they may want to have a separate extended session after the retreat.

There was some discussion of the length of the Redevelopment Commission meetings.

Bladen Street Project

Commissioner McNally said they're still frustrated waiting for appraisals on the easements. Mr. Dadson said the rezoning will be for 9 out of the 14 properties. Commissioner McNally said Mr. Tully has said he'll give his 12' strip, the owner of the liquor store will, too, and so will Mr. Rentz. He feels this is a good start to indicate cooperation. Commissioner McNally asked where the road plans are as far as revisions. Mr. Dadson said there are two pieces of the grant. The SCDOT state administrators said they wanted to plan and engineer it, and they were told that's already been done. They "were convinced to move down to an end of the project that makes

sense,” according to Mr. Dadson. They’ve received a CDBG that allows them to go down toward Charles Street.

Build Beaufort Consulting Team

Mr. Lewis said the team is kicked off and temporary office space is open. They have been “mapping out” the program. The first push will be coordinating the efforts and resources throughout the community to make it cohesive. The planning piece will be on the area east of Ribaut first, “the older part of the community.” The first phase is an inventory and survey, lot by lot and assessments of all of the structures there. They’re recruiting students to help with that. In the next two months, they’ll be meeting with key stakeholder groups to discuss their particular interests in that area. The formal strategic plan for that area will also come from a charette in March. That charette team will develop the strategic plan on a lot by lot basis to scout out opportunities for redevelopment. They will also have a national retail consultant who will be working with downtown retailers.

Mr. Lewis said there will be day and evening meetings leading up to the charette, and it will be an all-day charette. There will be a number of meetings before March. Ms. Goode suggested each of the neighborhood associations be made aware of these meetings. At the end of the process, they will have a specific vision of that area, what it’s needs are, and where to focus strategies and resources. He said “It will look and feel like the Boundary Street (plan) PLUS.”

Commissioner Goodman said he had been at a Main Street Beaufort board meeting, where they discussed hiring a consultant to do a needs assessment for the downtown area. The cost is \$17,000. and Commissioner Goodman suggested talking to Building Beaufort. Commissioner Goodman said if Main Street Beaufort did it, it would require scarce dollars and a doubling up of ideas with the Lawrence Group’s. Mr. Lewis said this is within Building Beaufort’s scope.

Commissioner Goodman said he’d like to see the property owners contacting the Redevelopment Commission through Main Street Beaufort, Building Beaufort, etc. when they have property available and need help to fill their space so the groups can direct businesses downtown based on an assessment of what’s needed in the area.

Mr. Lewis said they’re also developing a geographic work plan they call “the war map.” It will show every project that’s going on and things that are anticipated. They’re hope is that this will be an interactive piece on the web.

Mr. Lewis said Building Beaufort is an aggressive program for the next 2 years. Once every quarter or quarter and a half, they’ll be looking at different areas.

Randall Burch said he’s not sure Main Street Beaufort isn’t going forward with its study. He thinks “there needs to be more communication” and “more information out.”

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Zara made a motion to adjourn, seconded by Commissioner McNally. The motion passed unanimously and the meeting was adjourned at 6:12 pm.

ATTEST: _____
IVETTE BURGESS, CITY CLERK

Redevelopment Commission

STAFF REPORT

City of Beaufort
Office of Civic Investment



DATE: February 3, 2011

PROJECT: January 2011 Progress Update

STAFF CONTACT: Josh Martin, AICP, CNU-A

January 2011 Monthly Update: The following represents a summary of activity for the month of January 2011:

- Various Meetings with Stakeholder Groups: The Office of Civic Investment met with representatives from the following groups to introduce ourselves as well as the civic master planning process: Main Street Beaufort, Historic Beaufort Foundation, University of South Carolina Beaufort, Lowcountry Economic Network, Beaufort Chamber of Commerce, local engineering companies, local media outlets, local developers, institutions, property owners, business owners, builders;
- Meeting with Thomas & Hutton: Discussed Boundary Street Redevelopment Project as well as the Neil Road/Robert Smalls Intersection;
- Various Meetings with Technical College Lowcountry & Ward Edwards Engineering: Discussed the proposed Reynolds Avenue Improvements that will be considered by City Council (please see attached plans);
- Various Meetings with Beaufort County GIS: During the month of January, we have been coordinating and obtaining GIS data for our base maps to be used throughout the Sector Planning Initiatives;
- Attended the following meetings: Redevelopment Commission, all City Council work sessions and meetings, Metropolitan Planning Commission Meeting, Northern Beaufort County Regional Plan Implementation Committee;
- Meeting with Beaufort County Planning Department: Discussed the County Form-Based Code process and coordination with the civic master plan process; and
- Meeting with City Planning Staff and Neighborhood Association: Discussed short-term rental uses in City.

Civic Master Plan Work Plan and Schedule: The Office of Civic Investment will complete the Beaufort Civic Master Plan, which will encompass a number of key work products from the Comprehensive Plan including, but not limited to the following:

- Small Area Plans for Neighborhoods and Districts;
- An Inventory of Needs for the Improvement of Existing Neighborhood Parks;
- A Collector Street Plan for the Urban Growth Boundary;
- Specific Plans/Recommendations for Strategic Community Corridors;
- A Master Plan for Bikeways, Greenways, Sidewalks, and Trails; and
- A Comprehensive Open Space/Green Infrastructure Plan.

The Civic Master Plan will set out a statement of Principles and Standards affecting City and Neighborhood planning across the entire jurisdiction (both current and planned) to the parcel level and will graphically present these with illustrations for architectural and engineering projects to treat specific areas and problems in Beaufort and its planned growth boundary and to facilitate investment and reinvestment. To effectively complete the Civic Master Plan, the Office of Civic Investment will conduct a series of very detailed planning and design charrettes that will focus on the development of detailed sector plans. The Office of Civic Investment has divided the City into five (5) manageable sectors (see attached map) through which the Office of Civic Investment will organize and lead charrettes to create the detailed master plans necessary for Beaufort's long term sustainability and resilience. Each Sector Plan will be comprised of the following elements:

- Physical development/redevelopment plan to the parcel level illustrating the preferred lot arrangements, building typologies and frontages;
- Physical infrastructure plan illustrating preferred street sections for all streets and required improvements;
- Natural systems plan illustrating preferred stormwater management techniques, open space protection/preservation, water access, watercourse buffers, and other natural areas;
- Civic infrastructure plan that identifies opportunities to improve, expand, and/or inject new community facilities/amenities into each sector in a manner that creates a coherent and distinctive armature for the entire community;
- Designation of specific sending and receiving areas to implement a regional Transfer of Development Rights (TDR) program (using work created by others and locally calibrated);
- Civic investment strategy that identifies capital and operating needs for the sector and prioritizes improvements and investments;
- Calibration of form-based code to the block-level; and
- Extensive illustrations providing a visual palette from which to market various development/redevelopment opportunities at a parcel level.

The Civic Master Plan will establish principles and standards that all public and private development will follow. The Office of Civic Investment will identify and promote investment and reinvestment opportunities, block by block, in each neighborhood throughout the entire city, not just one or two neighborhoods. Each neighborhood has its history, unique character and physical attributes upon which we will respect, build upon and not destroy. The Civic Master Plan will be visual and will give residents and businesses a clear picture of what is intended and will serve as a tool to use to stimulate various development and/or redevelopment opportunities throughout Beaufort.

During the next four months, the first Sector Plan shall be completed. The first Sector Plan includes the following neighborhoods: The Point, The Commons, Downtown, The Bluff, The Northwest Quadrant, Dixon Village, Pigeon Point, Uptown Beaufort, Whitehall, and Higgonsonville (see attached map). A detailed physical survey of these neighborhoods is currently underway, conducted by graduates from the University of Miami School of Architecture. The following represents a complete schedule and location of events, public and educational workshops, and the primary charrette for the first Sector Plan:

- January 24, 2011—February 4, 2011: Synoptic Survey of Downtown Neighborhoods
- February 16, 2011: James Howard Kuntsler Lecture (6:00 PM)
Location: Technical College of the Lowcountry (TCL) Auditorium, 912 Ribaut Road, Beaufort, SC.
- February 17, 2011: Opening Public Workshop with Neighborhood Associations (5:00 PM)
Location: First Floor Conference Room, City Hall, 1911 Boundary Street, Beaufort, SC.
- February 21, 2011: The Application of Form-Based Codes Educational Workshop (5:00 PM)
Location: First Floor Conference Room, City Hall, 1911 Boundary Street, Beaufort, SC.
- February 24, 2011: Public Workshop with Development Community (5:00PM)
Location: First Floor Conference Room, City Hall, 1911 Boundary Street, Beaufort, SC.
- February 26, 2011: Neighborhood Walking Tour with Citizens (9:00 AM—12 NOON)
Location: To be determined.
- March 3, 2011: Public Workshop with Redevelopment Commission (5:00PM)

Location: First Floor Conference Room, City Hall, 1911 Boundary Street, Beaufort, SC.

- Workshop March 8, 2011: Public Workshop with Main Street Beaufort & Historic Beaufort Foundation, featuring Seth Harry, Seth Harry & Associates (5:00PM)
Location: Verdier House Drawing Room, 801 Bay Street, Beaufort, SC.
- March 22, 2011—March 29, 2011: Sector Plan Charrette
Location: To be determined
- April 7, 2011: Redevelopment Commission Meeting at City Hall (5:00PM)
Location: First Floor Conference Room, City Hall, 1911 Boundary Street, Beaufort, SC.

WEBSITE OVERVIEW: Please see attached website overview materials. Lauren Kelly will present an overview to the Commission during the meeting.

MAPPING UPDATE: Please see attached maps of Sector One. Josh Martin and Lauren Kelly will present an overview to the Commission during the meeting.

SYNOPTIC SURVEY UPDATE: University of Miami School of Architecture students are completing the synoptic survey of Sector One this week. The survey will include, but not be limited to, the following information: photo inventory of existing conditions on a lot-by-lot basis, block dimensions, units per acre, lot size, lot coverage, public frontage type, posted speed, moving lane, parking lane, pavement width, curb type, curb radius, sidewalk, planter type, planter width, planting patterns, private and public frontage types, building heights (principal and outbuilding), building disposition, setbacks, public infrastructure, and vacant lots. The Office of Civic Investment has also coordinated with the Historic Beaufort Foundation regarding their surveying needs and with Beaufort County GIS to digitize all survey information and join the survey data to existing parcel data. Please see attached example of the parcel survey information.

SOUTH CAROLINA HOUSING AUTHORITY VISIT UPDATE: Staff and Commission Members will present an update/summary of our visit to the South Carolina Housing Authority.



WELCOME TO THE OFFICE OF CIVIC INVESTMENT

Work continues on Southside Park

Final plans are underway for southside park, located west of ribaut road at the former city sanitation site. The design goes for its third and final reading at the City Council meeting on Tuesday, February 8. Local landscape planners from the firm... [Read On](#)

posted 1.26.2011 at 2:26 pm

Synoptic Survey of Sector 1 (view map)

Alumni from the University of Miami in Coral Gables, FL are in town are in town for two weeks doing a thorough audit of OCI's sector one. They are analyzing the data and providing feedback to the city. [View Map](#)

posted 1.26.2011 at 2:26 pm

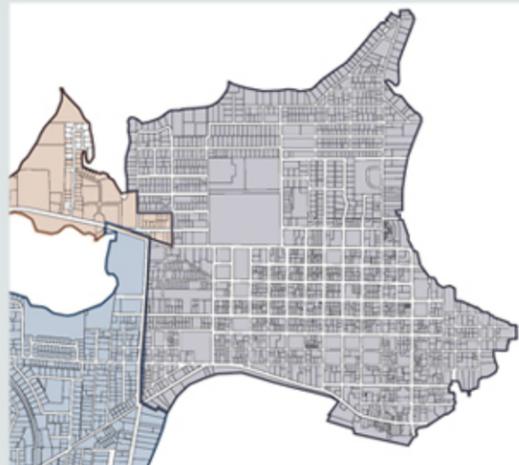
CIVIC HIGHLIGHT #1

Parks & Open Spaces



(WHY YOU SHOULD INVEST IN
THE CITY OF BEAUFORT)

WORKING MAPS



CALENDAR OF EVENTS

Feb. 10 - Form Based Code 201

Feb. 11 - Base Maps Presented

Feb. 16 - Jim Kunstler lecture

Feb. 10 - Form Based Code 201

Feb. 11 - Base Maps Presented

Feb. 16 - Jim Kunstler lecture

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Feb. 16 - Jim Kunstler lecture

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Feb. 16 - Jim Kunstler lecture

WE NEED YOUR HELP!

Are you a:

RESIDENT

MERCHANT

DEVELOPER

NEIGHBORHOOD ASSOCIATION

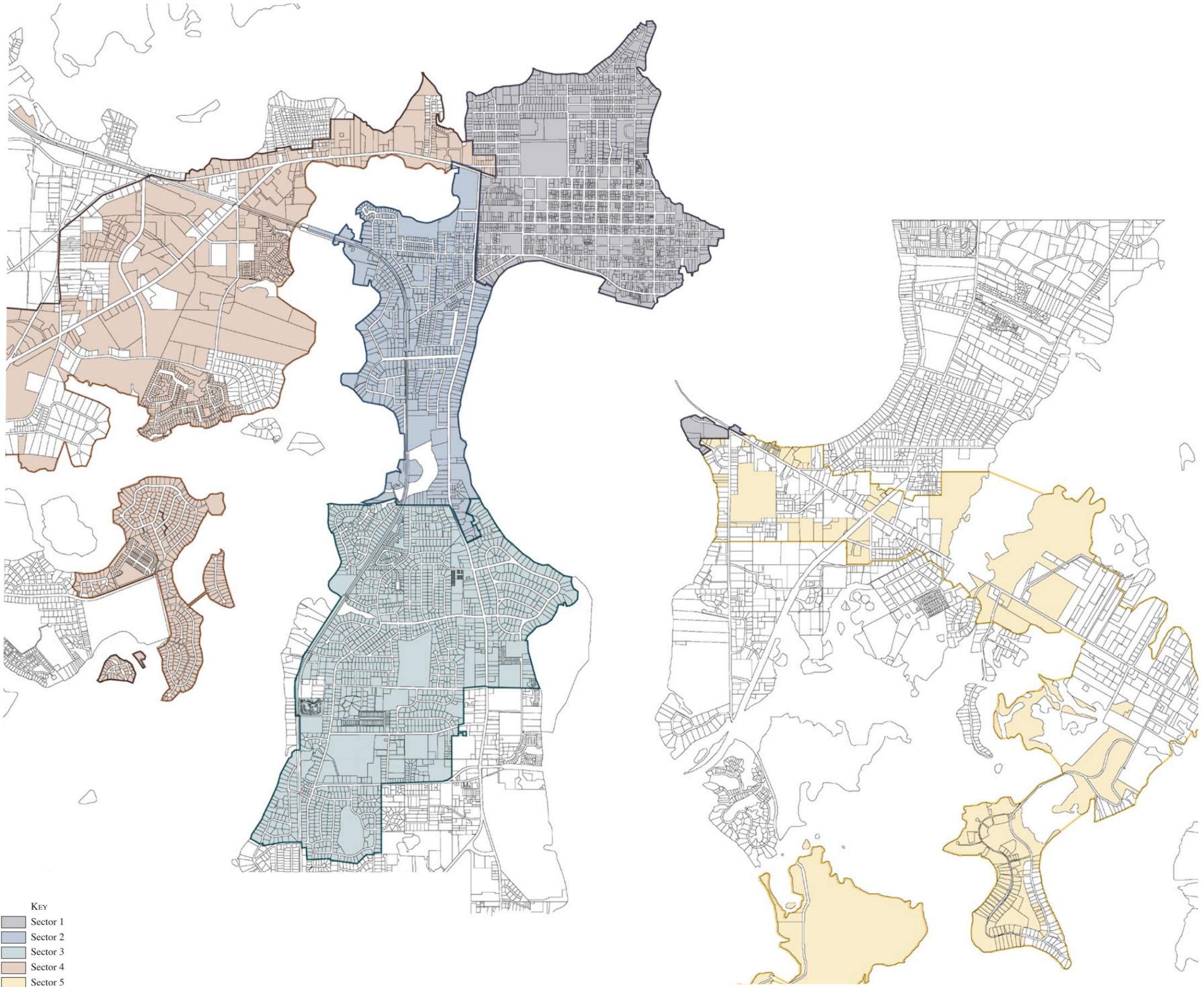
MEMBER

INVESTOR

INTERESTED CITIZEN

We would love to have your involvement! Click to sign up for our newsletter and stay connected.





- KEY
- Sector 1
 - Sector 2
 - Sector 3
 - Sector 4
 - Sector 5

SECTOR MAP
JANUARY 2011

Not to Scale



PROJECTS KEY

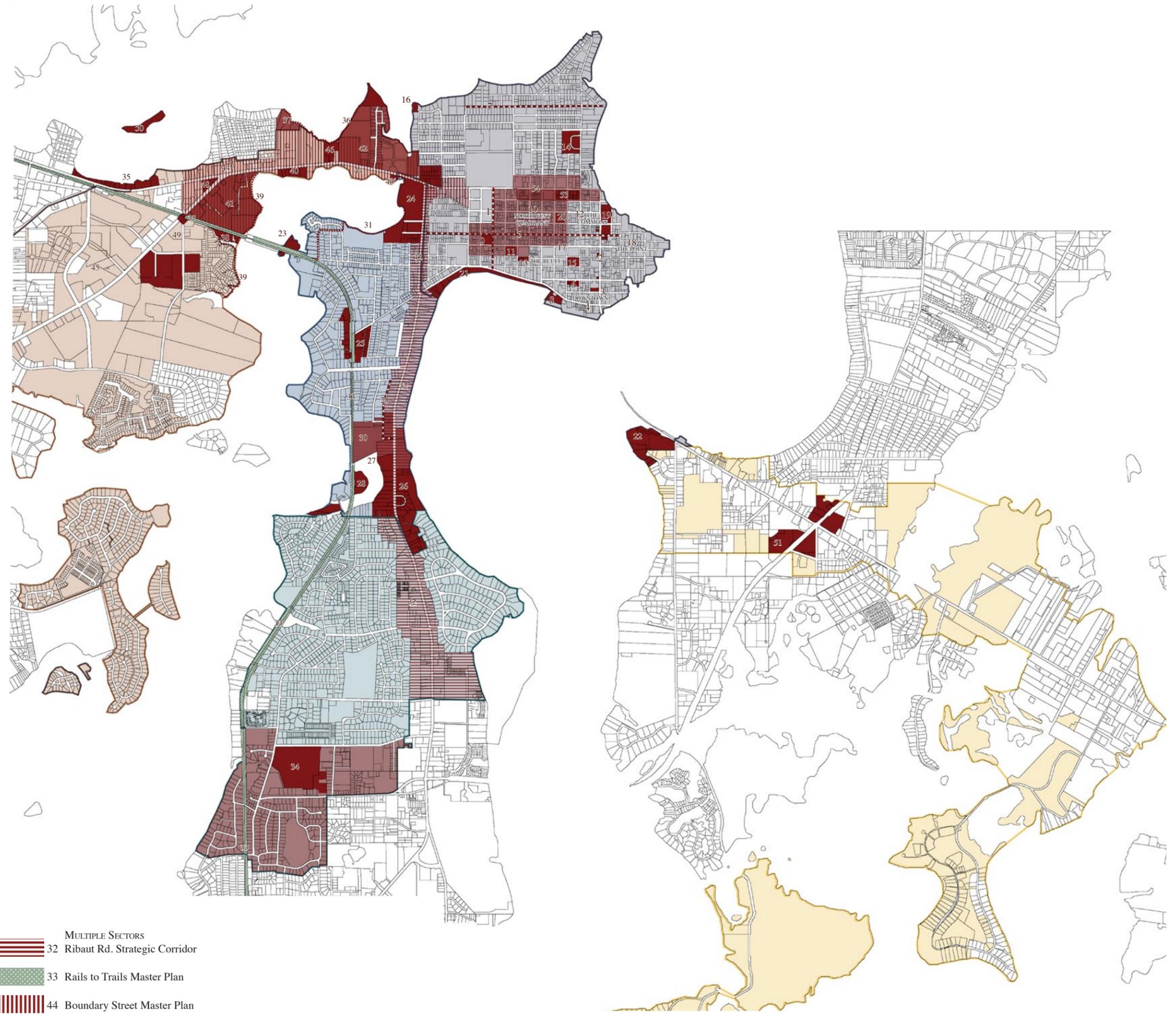
- SECTOR 1
 - 1 Bladen Street
 - 2 Carnegie Building
 - 3 City Hall RFP
 - 4 Downtown Commercial District/ Retail Planning Efforts
 - 5 Duke St. /Frogmore Masonic Lodge
 - 7 Lafayette Street
 - 8 Marina Parking Lot
 - 9 Midtown/Bladen St. - Tully Site
 - 10 Northwest Quadrant
 - 11 Old City Jail
 - 12 Old Commons
 - 13 Old School Board Building
 - 14 Pigeon Point Park Trail
 - 6 Port Republic Square
 - 15 Post Office Building
 - 16 Sycamore Park
 - 17 The Bluff
 - 18 The Point
 - 54 Uptown - East Boundary Street
 - 19 USCB Campus Growth
 - 53 USCB Student Housing
 - 20 Washington Street Park
 - 21 Waterfront Park Extension
 - 22 Whitehall Plantation

- SECTOR 2
 - 23 Battery Brayton
 - 24 County Administration Complex
 - 25 Depot Area
 - 26 Hospital Planning
 - 27 Opticos Study Site
 - 28 Polk Island
 - 29 Reynolds Rd.
 - 30 TCL Planning
 - 31 West End Boundary/Battery Creek Gwy.

- SECTOR 3
 - 34 Southside Park/Neighborhood

- SECTOR 4
 - 35 Albergotti Creek Greenway
 - 36 Albergotti Marsh Trail
 - 37 Albergotti Marsh Trailhead
 - 38 Battery Creek Greenway Parcel
 - 39 Battery Creek Greenway Trail
 - 40 Battery Saxon Park
 - 41 Beaufort Plaza
 - 42 Beaufort Town Center
 - 43 Boundary St. Cemetary Extension
 - 45 Burton
 - 46 Central Park
 - 47 Ford Dealership
 - 48 McDonalds
 - 49 Rails to Trails Trailhead
 - 50 Robert Smalls Village Center
 - 51 Tom Island

- SECTOR 5
 - 52 Lady's Island Gateway



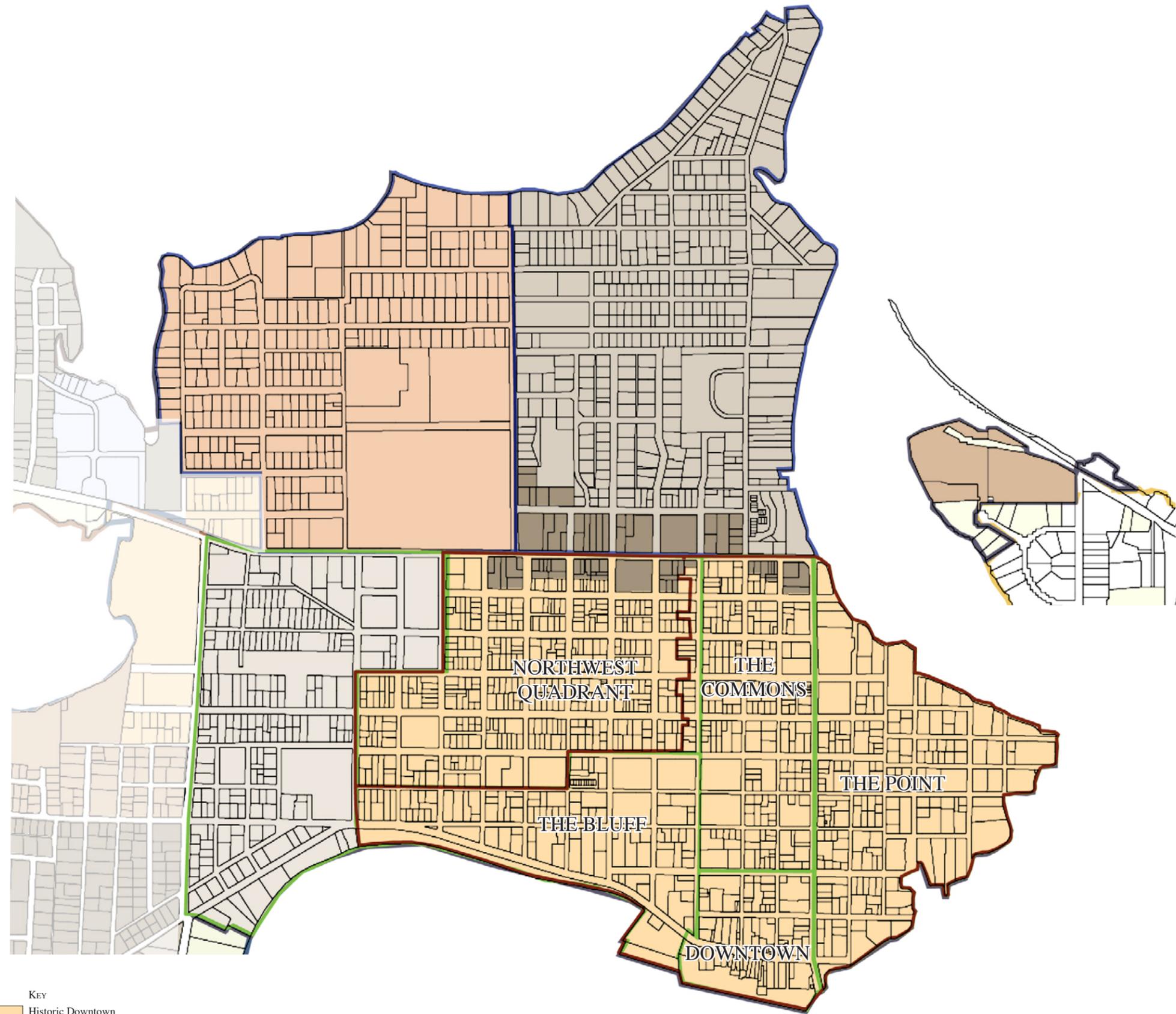
- MULTIPLE SECTORS
- 32 Ribaut Rd. Strategic Corridor
- 33 Rails to Trails Master Plan
- 44 Boundary Street Master Plan



SECTOR MAP
JANUARY 2011



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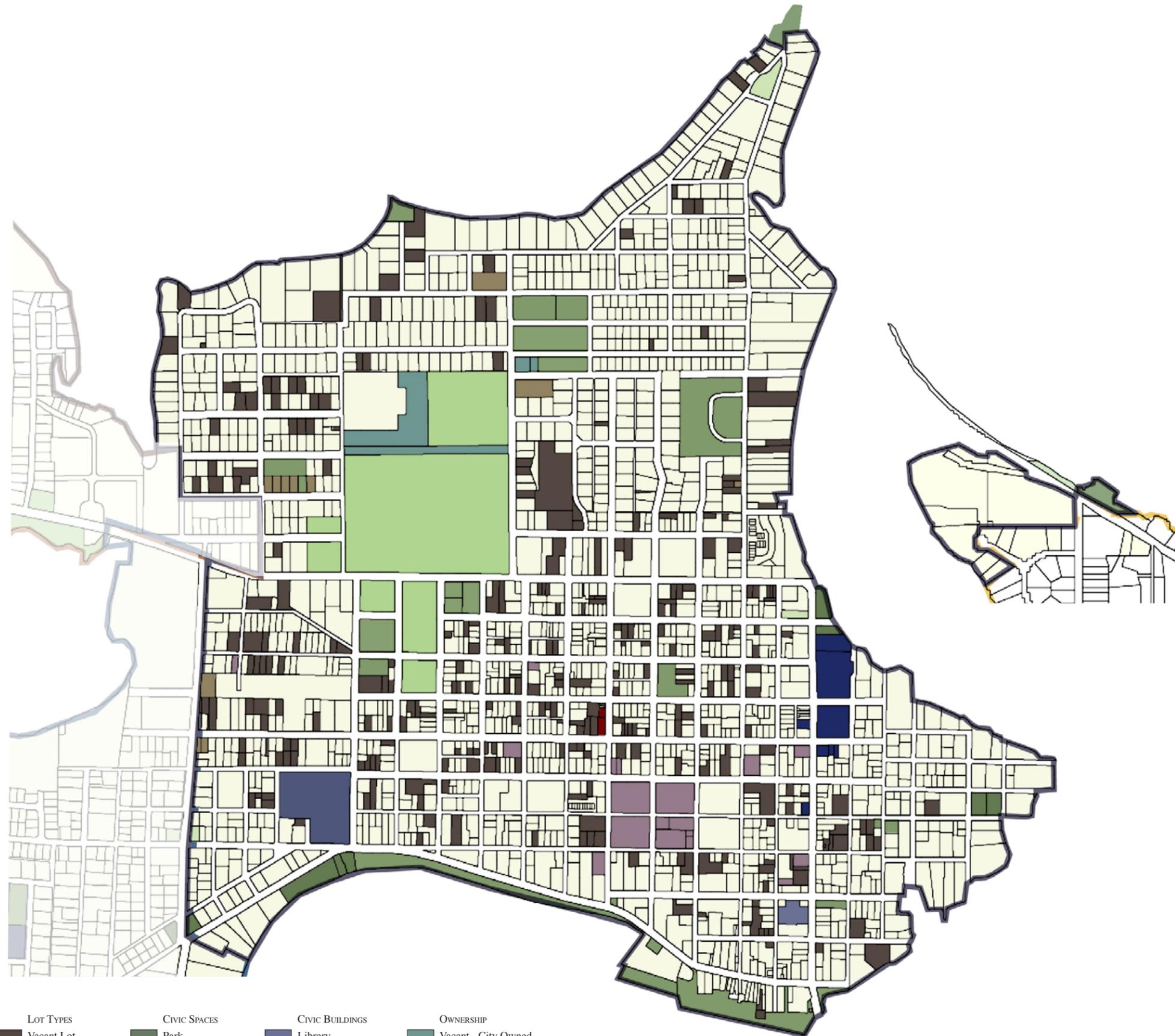


SECTOR 1 - NEIGHBORHOODS
JANUARY 2011



Not to Scale

- KEY
- Historic Downtown
 - Dixon Village
 - Whitehall Plantation
 - Uptown
 - Higgonsonville
 - Pigeon Point



LOT TYPES	CIVIC SPACES	CIVIC BUILDINGS	OWNERSHIP
Vacant Lot	Park	Library	Vacant - City Owned
To Acquire	Cemetary	School	Vacant - County Owned
Typical Lot	Open Space	Church	Open Land Trust Parcel
		Higher Education	
		Police Station	



**SECTOR 1 -
EXISTING CONDITIONS**
JANUARY 2011



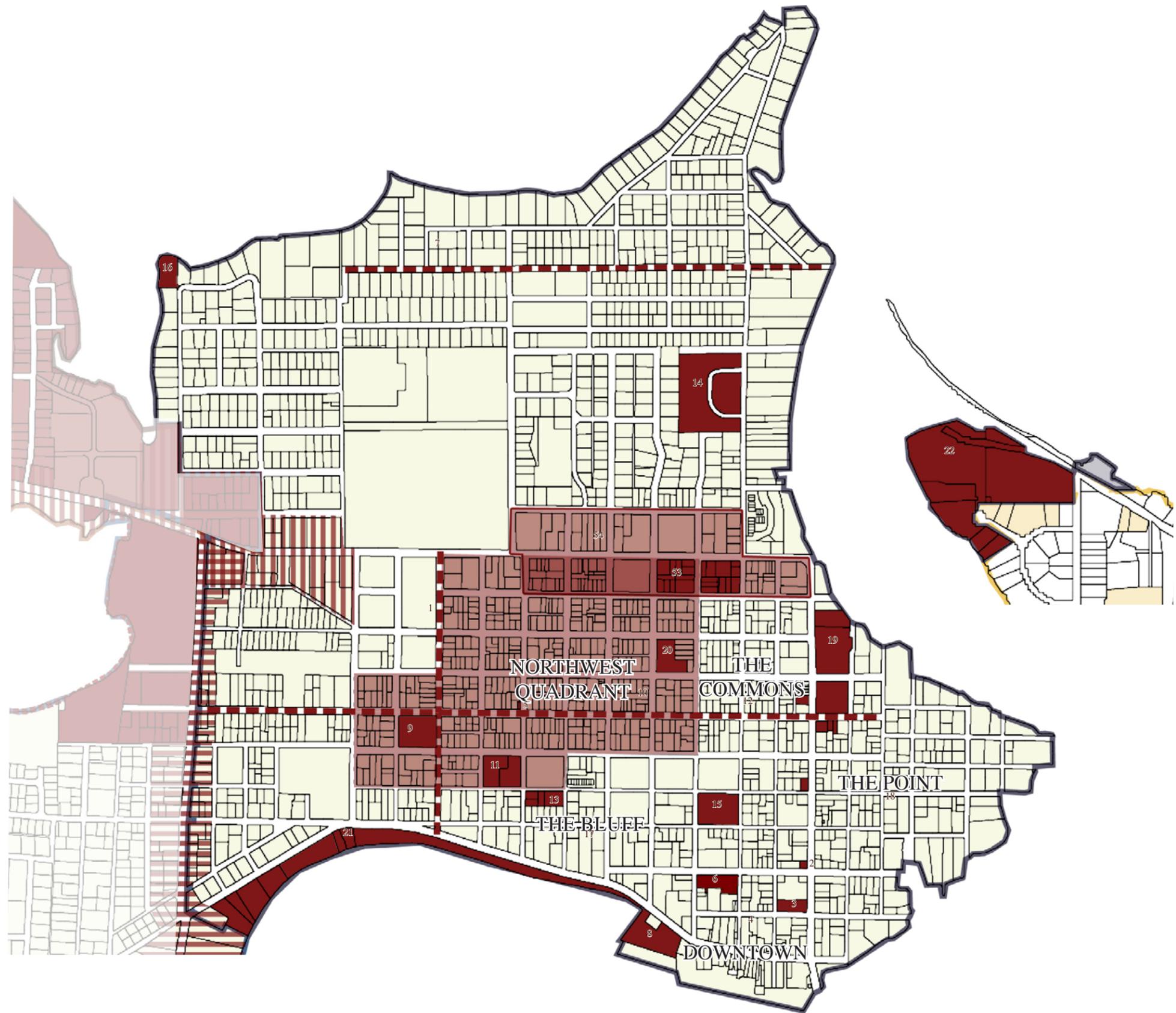
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PROJECTS KEY

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SECTOR 1 - PROJECTS
JANUARY 2011



Not to Scale



Location	Public Frontage	Private Frontage
<p>T-Zones: T1-T6</p> <p>Neighborhood: SEE MAP</p> <p>Service Area: REGION, MULTIPLE NEIGHBORHOODS (DEFINE SHED), NEIGHBORHOOD, BLOCK</p> <p>Civic Space Type: REGIONAL PARK, COMMUNITY PARK, SPORTS PARK, GREENWAY, GREEN, SQUARE, PLAZA, POCKET PARK, PLAY GROUND, COMMUNITY GARDEN</p>	<p>Public Frontage Type: HIGHWAY, BOULEVARD, COMMERCIAL STREET, DRIVE, AVENUE, STREET, ROAD REAR LANE, ALLEY, PATH, PASSGE</p> <p>Parking: ON-STREET, OFF-STREET, PARALLEL, HEAD-IN, DIAGONAL, YIELD, 1 SIDE, BOTH SIDES</p> <p>Curb Type: RAISED CURB, OPEN SWALE, CURB & GUTTER</p> <p>Planter Type: STRIP, TREE WELL, SPORATIC, RAISED BED</p> <p>Planting Pattern: REGULAR, CLUSTER, OPPORTUNISTIC</p> <p>Stormwater/Light Imprint: SEE LI HANDBOOK</p>	<p>Frontage Type: GALLERY & ARCADE, SHOPFRINT & AWNING, STOOP, FORECOURT, PORCH & FENCE, COMMON LAWN, SLIP LANE</p> <p>Building Disposition: EDGE YARD, SIDE YARD, REAR YARD, COURTYARD</p> <p>Building Type: MANSION, HOUSE, COTTAGE, SIDEYARD, PATIO HOUSE, ROWHOUSE, FLEXHOUSE, DUPLEX, MULIT-FAMILY (# OF UNITS), LIVE-WORK</p> <p>Function RESIDENTIAL, LODGING, OFFICE, RETAIL, MANUFACTURING, CIVIC, MIXED (NAME TYPES)</p> <p>Retail: NEIGHBORHOOD STORE, MAIN STREET SHOPS, TOWN CENTER SHOPS, SHOPPING DISTRICT</p> <p>Agriculture: WINDOW BOX, POTTED PLANTS, PLANTING STRIP, RAISED BED, SMALL GARDEN (<1AC), LARGE GARDEN (>1AC), COMMUNITY GARDEN, ROOF GARDEN</p> <p>Stormwater/Light Imprint: SEE LI HANDBOOK</p> <p>Alternative Energy: SOLAR PANEL, WINDMILL, GEOTHERMAL</p>
Map		
<p>NOTE BY NEIGHBORHOOD: Transportation (Boat, bike, car, bus/bus stops, sidewalks), Improvements, Activity</p>		
Images		
<p>Lot Imagery: -Primary Street View -Secondary Street View -Special Features (agriculture, alternative energy, unique conditions)</p> <p>Streetscape: Taken from Centerline for each street & thoroughfare (eg. paths, alleys, etc...)</p>		



Location

T-Zone: T5

Neighborhood: The Point

Neighborhood Condition: Good

Intersection Density: .5

Ave. Block Dimension: 1090 ft

Units per Acre: 6.90

Lot Size: 115 ft x 60 ft

Lot Coverage: 100%

Notes:

Undesired Blank Wall

Public Frontage

Public Frontage Type: commercial street

Primary St: Carteret Street

Posted Speed: 25

Moving Lanes (#): 2

Parking: parallel both sides (8ft wide)

Pavement Width: 44 ft

Curb Type: raised both sides (opp. side has step)

Curb Radius: 3 ft

Sidewalk: 6 ft

Planter Type: tree well (opp. side)

Planter Width: 4 ft

Planting Pattern: regular

Secondary St Name:

Rear Lane? No

if Y, width:

Principal Facade angle to street:

parallel

Porch Orientation:

Stormwater/Light Imprint:

Private Frontage

Vacant: N |

Grounds Condition: Good

Structural Condition: Good

Facade Materials:
Wood:
Masonry concrete

Foundation Materials:
Wood:
Masonry: concrete

Lot Type: Corner Midblock

Frontage Type: shopfront & awning

Princ. Building Height: 1 story

Outbuilding Height:

Building Disposition: commercial

Building Type:

Setbacks

	Principal Bldg.	Secondary Bldg.
Front:	0	
Side:	0	
Rear:	0	

Frontage Buildout %: 100%

Ground Level Function: retail

Upper Level Function:

if Retail, Type: main street shops

Agriculture:

Light Imprint:

Alternative Energy:

Recycling/Compost:

**Location**T-Zone: **T3**Neighborhood: **The Point**Neighborhood Condition:
GoodIntersection Density: **.5**Ave. Block Dimension: **984'**Units per Acre: **11.4**Lot Size: **49' x 78'**Lot Coverage: **35%**

Notes:

Public FrontagePublic Frontage Type: **Street**Primary St: **Duke St**Posted Speed: **25 MPH**Moving Lanes (#): **2**Parking: **On Street**Pavement Width: **20'**Curb Type: **Open Swale**Curb Radius: **-**Sidewalk: **N**Planter Type: **N**Planter Width: **N**Planting Pattern: **N**Secondary St Name: **-**Rear Lane? **No**

if Y, width:

Principal Facade angle to street:

ParallelPorch Orientation: **S**

Stormwater/Light Imprint:

Private FrontageVacant: **N**Grounds Condition:
GoodStructural Condition:
GoodFacade Materials:
Wood: **Clapbd**
MasonryFoundation Materials:
Wood:
Masonry: **Brick**Lot Type: Corner Midblock Frontage Type: **Stoop - Fence**Princ. Building Height: **1**Outbuilding Height: **1**Building Disposition: **Edgeyard**Building Type: **Cottage****Setbacks**

	Principal Bldg.	Secondary Bldg.
Front:	25'	
Side:	25'(L) / 5' (R)	
Rear:	35'	

Frontage Buildout %: **41%**Ground Level Function: **Residential**

Upper Level Function:

if Retail, Type:

Agriculture:

Light Imprint:

Alternative Energy:

Recycling/Compost:



Location

Public Frontage

Private Frontage

T-Zone: **T4**

Neighborhood: **The Point**

Intersection Density: **.5**

Size: **260 ft x 214 ft**

Units per Acre:

Access:

BOAT CAR BIKE BUS SIDEWALK

Service Area: **multiple neighborhoods**

Notes:

- on waters edge, well kept
- occupies whole block
- 4 ft by 32 ft sidewalk the cuts out. located on intersection of Bay st. & Carteret St.
- occupies a T4 zone
- contains benches

Public Frontage Type: **commercial street/street**

Primary St: **Bay Street**

Posted Speed: **25**

Moving Lanes (#): **1**

Parking: **both sides/one side**

Pavement Width: **28 ft**

Curb Type: **raised both sides**

Curb Radius:

Sidewalk: **street intersection corner only**

Planter Type: **sporadic**

Planter Width:

Planting Pattern: **cluster**

Secondary St Name: **Carteret St**

Stormwater/Light Imprint:

Vacant: **N**

Lot Type:

Frontage Type:

Space Type:

Facility: **none**

Condition: **Good**

Element arrangement.: **Formal**

Building Type:

Primary Function:

Secondary Function:

if Retail, Type:

Agriculture:

Light Imprint:

Alternative Energy:

Recycling/Compost: