Northside Initiative

Spartanburg, South Carolina
2012 Choice Neighborhoods Initiative Planning Grant

Transformational Plan Outline with Content
December 20, 2013
The Northside Initiative

Building a neighborhood of choice.
All together. All focused.
SHA and City Partnership - History

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

**Tobias Hartwell Hope VI Project**
- The City provided support via CDBG Funding

**Collins Park Hope VI project**
- The City provided support via CDBG Funding, and designated an adjacent site as a redevelopment area for single family housing.
Northside CNI Partnership History

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

- The City of Spartanburg’s FY14-15 Community Development Block Grant and FY 14-15 HOME Grant was recently approved by City Council. $236,723 was allocated for Northside Initiative Community Development Projects.

- $100,000 - Demolition Activities
- $116,723 - Owner-Occupied Rehab/Cleveland Heights
- $20,000 - Financial Literacy

- In addition, $50,000 was budgeted for economic development/section 3 activities (workforce dev.) city-wide, and I anticipate this activity happening in the Northside.
City’s Role in Implementation

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

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