





Land-Use Plan

The Land-Use Plan for the East Central City was created by compiling three important elements. First; The site analysis prepared by the development team evaluated the site's many different physical elements including topography, infrastructure conditions, existing and adjacent land uses and building locations within the community. Second; The Socio-Economic and Real Estate Market Analysis included the current demographic and economic analysis for the area as well historical developmental trends and a detailed physical evaluation of each structure and parcel. Third; But the most important component in creating the comprehensive land use plan was the input provided by the residents during the community workshop. During this phase the residents were asked to provide input during a visual preference survey as well as participate in a land-use workshop for their own neighborhoods. The results from these workshops provided the basic framework for the land use plan.

In working with the City of Columbia's Planning Department, the development team created seven land-use categories and developed a set of design guidelines to better define land-use and design intentions for future development and rehabilitation within the East Central City Consortium. These land-use categories and design guidelines best reflect the wishes of the residents participating in the workshops. The proposed land-use categories are as follows:

Category	Intended Use	Density
Low-Density Residential	Detached Single-Family Residential	6-8 Du/Ac
Medium-Density Residential	Attached Single-Family Residential	8-10 Du/Ac
High Density Residential	Multi-Family Residential	12-14 Du/Ac
Mixed-Use Development	Retail, Office and Residential Elements	20,000 Sf/Ac
Commercial	Neighborhood Retail	12,000 Sf/Ac
Office	Professional Office	12,000 Sf/Ac
Institutional	Medical and Government Services	NA

Low-density, single family residential remains the "core" of the Land-Use Plan. The residents wished to preserve the existing residential fabric of many of the neighborhoods. While some of these neighborhoods are in fair condition, such as the Midlands Terrace Neighborhood and the Jones-McDonald Community, many neighborhoods such as the Lyon St Neighborhood and the Edgewood Neighborhood have numerous vacant lots and abandoned/neglected housing. There is a lack of code enforcement and basic city services within these neighborhoods. New construction and rehabilitation of existing structures within neighborhoods will be vital in the preservation of these neighborhoods. **New construction should focus on integrating within the existing street patterns and lot configurations.** The single-family "cores" should continue to push for affordable housing while promoting a need for individual home ownership. This transformation has already begun in some neighborhoods within the community. The Columbia Housing Authority has recently demolished two traditional public housing projects, Celia Saxon Homes and Hendley Homes. CHA will be reintroducing housing types and architectural styles consistent with the surrounding historic single-family community. In addition, CHA has



Community Workshop

Four planning principles were identified as a result of these workshops:

1. Preserve the traditional single-family "core" neighborhoods
2. Create centralized neighborhood activity nodes
3. Redefine the traditional commercial corridors within the community
4. Preserve, enhance and create public open space



Single-Family - Columbia, South Carolina

Land-Use Plan

developed the TS Martin Community of new for-sale homes. The removal of existing housing projects, such as Gonzales Gardens and Allen-Benedict Court and other non-compatible uses will need to continue to preserve the single-family neighborhoods. In addition, new construction, such as on Heidt St in the Waverly Neighborhood or the Graymont subdivision in the South Edisto Court Community, will need to mimic the existing architectural styles within the community. New homes that do not integrate or blend with the surrounding homes, such as on Barhamville Rd and Oak St will not help preserve the neighborhood appeal of East Central City and in some cases, will damage the existing urban fabric.

An activity node is defined as a mixed-use commercial core area that should provide community residents with basic goods and services. These uses should include neighborhood retail services, office and residential components. Elements consistent with activity nodes include a pedestrian friendly environment, designated transit stops, public gathering spaces, civic uses, small retail shops, and strong streetscaping elements such as street trees, wide sidewalks and bicycle racks. An activity node is usually within a convenient walking distance for community residents so pedestrian activities are encouraged and car trips are minimized or distances reduced.

This Land-Use Plan has identified three activity nodes. The Gervais St/Millwood Ave intersection and the Taylor Rd/Two Notch Rd intersection have the potential to become activity nodes for the community as well as gateways to downtown Columbia. The Gervais St/Millwood Ave activity node would service three neighborhood communities; The Lyon St Neighborhood, The Lower Waverly and Waverly Neighborhoods are all located within walking distance of this intersection. The node should be developed as a mixed-use destination point. Retail and small office elements would cater towards the needs of the community while including a higher density residential component. The residential units, such as apartments or condominiums, would provide additional housing options for residents. In addition, the increased density will provide additional customers necessary to support the retail services. The Taylor St/Two Notch Rd activity node should also incorporate a mixed-use element, but it should be catered towards meeting the needs of college students and young professionals associated with the adjacent Allen University, Benedict College and Providence Hospital.

The third activity node should focus upon the redevelopment of Two Notch Rd between Schoolhouse Rd to the north and Chestnut St to the south. A mixed-use development is currently proposed for Benedict College's East Campus at this node. Across the street the college has created a Business Development Center for the community. Eva P. Trezevant, Edgewood, Midlands Terrace and Pinehurst Neighborhoods are all within walking distance of this activity node. Future office space would appeal to young professionals working with the Providence Hospital or Benedict College. Multi-family housing would be attractive to students who



Activity Node



Mixed-Use - Columbia, South Carolina

Land-Use Plan

might benefit from being close to the adjacent athletic complex. A retail element will be vital in providing goods and services to the neighborhoods as well as students. The node should be anchored by a civic-use such as a library.

East Central City contains five traditional commercial corridors. A commercial corridor traditionally contains just one land-use. Historically, that use has been retail. In addition, these corridors are often within a non-pedestrian friendly, vehicular dominated environment. Buildings are often placed to the rear of the property separating the buildings entry point from the public sidewalk by a “sea of parking”. History has shown that this type of corridor is non-sustainable. As the city grows and new commercial markets are identified, prominent tenants leave these corridors for new, larger buildings with bigger parking lots. Many of the existing buildings are then forced to lower rental rates to remain competitive or become vacant. This trend has happened along the corridors of the East Central City.

Higher density, mixed-use developments should be developed along the street corridors of Gervais St west of Millwood Ave, Forest Dr east of Millwood Rd, and Harden St. These corridors should incorporate multi-family residential with retail and office components at street level. Buildings should front the street with parking to the rear of the building. The buildings placement, along with street trees, gracious sidewalk widths and street furnishings, will help create a strong street corridor and defined pedestrian-friendly environment. This land-use designation will be especially important with the redevelopment of Gonzales Gardens along Forest Dr and Allen-Benedict Court fronting Harden St. Gonzales Gardens has an opportunity to be developed as a mixed-use site that could cater towards the medical community, but this redevelopment will need to respect the residential fabric of the Lyon St Community.

Medium-density residential corridors should be developed along the remaining street corridors of Millwood Ave, Two Notch Rd, Gervais St east of Millwood Rd and Belt Line Blvd. A medium-density residential corridor will buffer the existing single-family residential neighborhoods from the busy collector streets while providing additional housing options to residents within the community. This higher-density residential component will also provide additional customers necessary for the neighborhood retail elements located within the proposed activity nodes.

The Taylor St corridor east of Millwood Ave, which is fronted by Allen University to the south and Benedict College to the north, should be redefined as an institutional corridor. As Allen University and Benedict College continue to grow, their campus growth should be encouraged along Taylor St. The presence of the institutions along this corridor will further strengthen visual identity of the schools as well as create a pedestrian friendly environment. This expansion would also allow for the traditional neighborhoods of Waverly and Eva P. Trezevant to remain single-family.



Mixed-Use - Atlanta, Georgia



Attached Single-Family - Atlanta, Georgia



Open Space - Columbia, South Carolina

Land-Use Plan

While some neighborhoods, such as Lower Waverly and Pinehurst, have good existing parks, more public open space will be needed as the community begins to transform and more residents return. Three new parks are proposed for the East Central City. The largest park would benefit three neighborhoods while turning a negative space into a positive place. The park, located along the railroad tracks adjacent to Dart St, would physically link the Booker Washington, Barhamville Estates, and Edgewood Neighborhoods through a system of pedestrian pathways. These pathways would also connect the neighborhoods to the local schools located along Barhamville Rd. A new passive park is proposed for the South Edisto Court Community on what is currently an asphalt parking lot. The park would provide a passive recreation space that would benefit the community and remove an existing eyesore. The park could incorporate a civic use such as a library or community center. Additionally a passive park for neighborhood gatherings is proposed along Elmwood St within the new Celia Saxon community.

The land-use plan also proposes the expansion of several neighborhood parks. St Anna's park in the Lyon St neighborhood should be expanded to front Washington St. This expansion will not only benefit the community with more open space but will also provide additional security within the park by allowing the park to be viewed from Washington St in addition to two existing streets. The expansion of Isaac-McClinton Park in the South Edisto Community is crucial in linking the existing single-family community with the redevelopment of Wiley St and the former Hendley Homes.

Recommendations

- ◆ Preserve the traditional single-family "core" neighborhoods
- ◆ Create centralized neighborhood activity nodes
- ◆ Redefine the traditional commercial corridors within the community
- ◆ Preserve, enhance and create public open space
- ◆ Encourage home ownership and rehabilitation
- ◆ Strengthen code enforcement
- ◆ Create a pedestrian friendly environment
- ◆ Create gateways to downtown Columbia
- ◆ Enhance community identification
- ◆ Encourage continued community involvement



Single-Family - Atlanta, Georgia



Activity Node



Open Space, Atlanta, Georgia



Pedestrian-Friendly Streetscape
Chattanooga, Tennessee