



NORTH COLUMBIA MASTER PLAN

Workshop Results
July 12, 2005



F.A. Johnson Consulting Group, Inc.
in Association with Jordan, Jones & Goulding

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It is a pleasure to provide the North Columbia Coordinating Committee, the Eau Claire Development Corporation, and the City of Columbia a summary findings of the **North Columbia Neighborhoods Take-Part Community Design Workshop** conducted June 11 and 25, 2005 at Columbia College. This was a people’s workshop where the neighborhood residents, businesspersons and City officials came together to discuss and analyze their concerns for the present and future needs of the North Columbia area. This report contains the results of the “Take-Part” workshop’s findings – good and bad. It tells the story of how concerned citizens analyzed their community and put together a very pragmatic and positive approach for implementation. A North Columbia master Land Use Plan. The **“Findings”** contains verbatim responses and suggested solutions as to what must be done. These responses have been reproduced exactly as written with no editorial changes in phrasing or spelling in order to avoid misunderstandings in their interpretation. Similar or duplicate responses have been deleted from the text.

The findings of the workshop are a major benchmark in the first steps of a long awaited desire of North Columbia citizens to participate in having a comprehensive Master Land Use Plan. This summary report serves as a record to that fact.

The success of a proposed user-oriented plan will depend on the continued open dialogue between North Columbia residents/business people and city officials.

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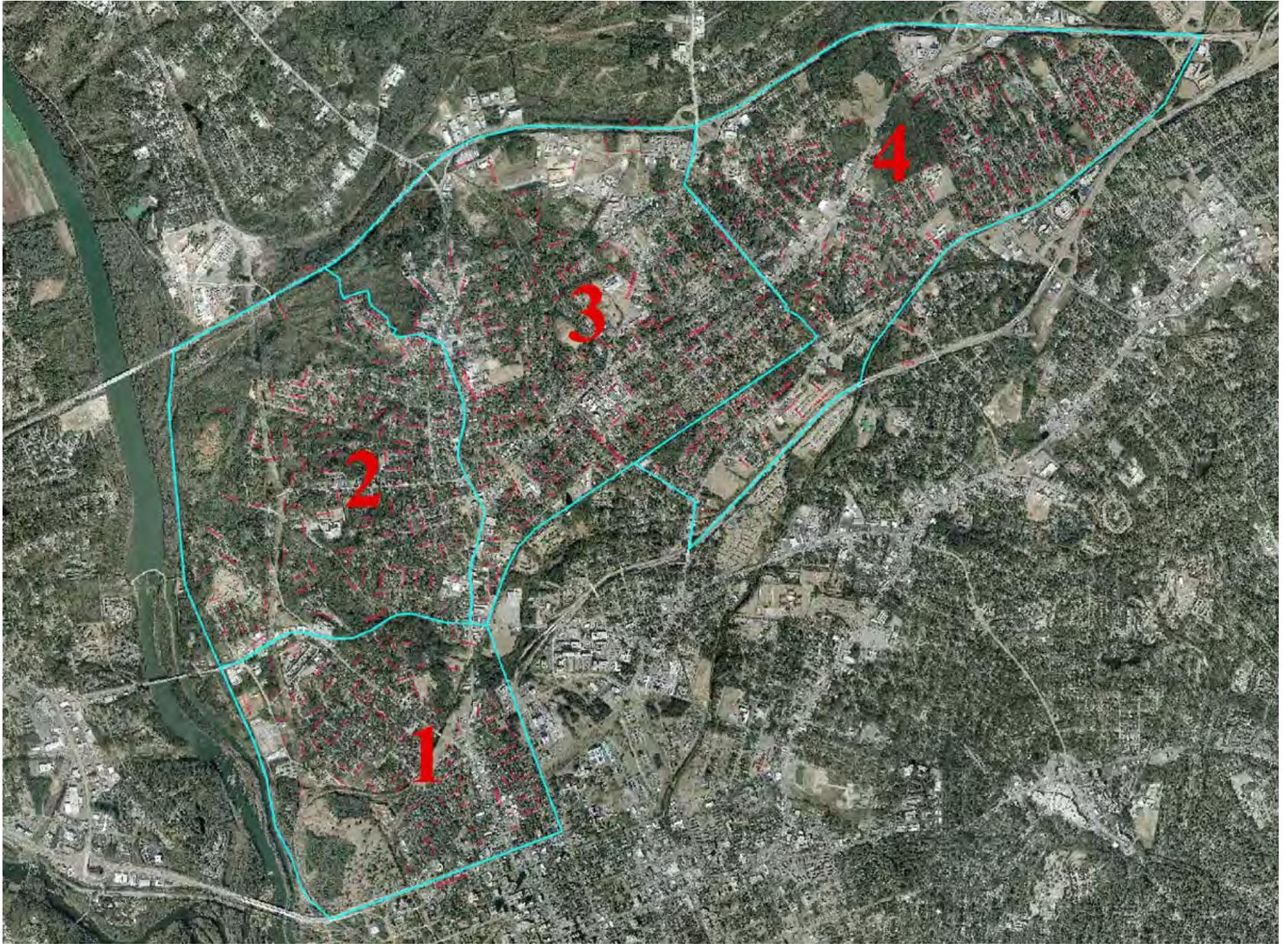
INTRODUCTION



Introduction

On June 11, 2005 and June 25, 2005, residents of the North Columbia area of Columbia South Carolina came together to create the future vision for their community. Due to the size of the area and amount of participants, the project area was divided into four clusters or groupings of neighborhoods based along geographical boundaries. The following pages present the process and results of these workshops.

North Columbia Master Plan



Project Area

The North Columbia Master Plan area is located just north of the Central Business District of Columbia SC. Beginning at Elmwood Ave and heading north towards Interstate 20, the project area is a diverse mixture of traditional in-town neighborhoods, first generation suburban communities, neglected commercial corridors, colleges, worship centers, industrial uses and beautiful city parks. The project area, bounded by the Farrow Rd to the east and the Broad River to the west, is a total of approximately 4,000 acres and includes more than 27 neighborhood associations.

Existing Conditions

The existing conditions of these neighborhoods within the project area vary greatly within a few blocks of one another. Some neighborhoods such as Elmwood Park and Seminary Ridge are in good condition with beautiful tree-lined streets, renovated old homes and well maintained yards and public spaces, while some neighborhoods such as Belmont Acres and Golden Acres have suffered from years of suburban flight, minimal economic input and non-compatible land-use developments. Conditions within neighborhoods can vary greatly as well. College Place has many well maintained grand old homes that are a block from dilapidated duplexes and apartments. The neighborhoods of Greenview and North Columbia have larger lots with good tree cover but are beginning to feel the negative pressures from the less prestigious neighborhoods of Farrow Hills and Farrow Terrace just blocks away. The majority of higher-end businesses along N. Main St, Sunset Dr, and Fairfield Rd have long since departed for bigger and newer malls in the suburbs and have been replaced with lower-end tenants or no tenants at all. Farrow Rd has turned into a transportation corridor for commuters trying to beat traffic out of the city.

Design Process

The Take-Part Workshop is a design process that brings together residents, business owners and community leaders with designers and city staff to develop a plan to address the future growth within the community. The Take-Part Workshop is a two step process:

Step One-Visual Preference Survey:

The Visual Preference survey shows a series of images regarding potential land uses and design elements that may or may not be appropriate for the area. The residents are asked to identify their preferred image. These images are not only for general land uses but also for specific traffic corridors and intersections. Following the visual component of the survey, residents responded to series of questions regarding existing conditions and future growth within their community. The results are then tabulated to identify the resident's preferred vision for their community.

Step Two-Planning Session:

Following the visual preference survey, residents are asked to participate in a "table" top planning session. Grouped with adjacent neighborhoods, residents are divided into four smaller groups that walk through the planning process with designers and city staff. Issues discussed are the positive and negative attributes within their community and what basic services are needed and where they might go. The residents then formulate a plan by identifying where different kinds of land uses are to be located. In addition, residents are asked to target areas in need of redevelopment and what these "spaces" might look like. These plans are then presented back to the community by a resident spokesperson.

This plan, along with the results from the visual preference survey becomes the framework for the North Columbia Master Plan.

Following the Take-Part Workshop, the project Coordinating Committee meets with the designers and city staff to review results from the visual preference survey and study the concept plans by the participants. The coordinating Committee then makes recommendations to the design team based on the information produced from the workshop in creating a community master plan.



VISUAL PREFERENCE SURVEY RESULTS



Land Uses and Design Elements

Which image of infill housing is most appropriate for your community?



Cluster	A	B	C	D	Total
One	1	2	9	5	17
	6%	12%	53%	29%	
Two	4	2	6	2	14
	29%	14%	43%	14%	
Three	11	15	18	5	49
	22%	31%	37%	10%	
Four	3	6	4	1	14
	21%	43%	29%	7%	
Misc.	5	6	4	1	16
	31%	38%	25%	6%	
Total	24	31	41	14	110
	22%	28%	37%	13%	

Preferred Image: C



A



B



D

Visual Preference Survey Results

Which image of townhomes is most appropriate for your community?



Preferred Image: C

Cluster	A	B	C	D	Total
One	2	4	9	0	15
	13%	27%	60%	0%	
Two	2	7	7	0	16
	13%	44%	44%	0%	
Three	10	12	18	11	51
	20%	24%	35%	22%	
Four	4	1	6	6	17
	24%	6%	35%	35%	
Misc.	3	5	6	1	15
	20%	33%	40%	7%	
Total	21	29	46	18	114
	18%	25%	40%	16%	



A



B



D

Which image of multi-family is the most appropriate for your community?



Cluster	A	B	C	D	Total
One	0	5	9	1	15
	0%	33%	60%	7%	
Two	0	5	10	0	15
	0%	33%	67%	0%	
Three	4	18	23	1	46
	9%	39%	50%	2%	
Four	0	6	6	2	14
	0%	43%	43%	14%	
Misc.	1	6	8	1	16
	6%	38%	50%	6%	
Total	5	40	56	5	106
	5%	38%	53%	5%	

Preferred Image: C



A



B



D

Which image of retail the is most appropriate for your community?



Cluster	A	B	C	D	Total
One	0	1	6	8	15
	0%	7%	40%	53%	
Two	3	6	2	4	15
	20%	40%	13%	27%	
Three	8	15	23	11	57
	14%	26%	40%	19%	
Four	3	8	6	0	17
	18%	47%	35%	0%	
Misc.	0	4	5	7	16
	0%	25%	31%	44%	
Total	14	34	42	30	120
	12%	28%	35%	25%	

Preferred Image: C



A



B



D

Visual Preference Survey Results

Which image of mixed-use is the most appropriate for your community?



Preferred Image: B

Cluster	A	B	C	D	Total
One	1	6	0	7	14
	7%	43%	0%	50%	
Two	0	4	10	2	16
	0%	25%	63%	13%	
Three	3	25	12	13	53
	6%	47%	23%	25%	
Four	0	3	11	2	16
	0%	19%	69%	13%	
Misc.	3	6	4	5	18
	17%	33%	22%	28%	
Total	7	44	37	29	117
	6%	38%	32%	25%	



A



C



D

Which image of residential streets is most appropriate for your community?



Preferred Image: B

Cluster	A	B	C	D	Total
One	0	14	1	0	15
	0%	93%	7%	0%	
Two	1	12	3	1	16
	6%	75%	19%	6%	
Three	7	37	10	4	58
	12%	64%	17%	7%	
Four	2	9	7	1	14
	14%	64%	50%	7%	
Misc.	0	14	2	1	17
	0%	82%	12%	6%	
Total	10	86	23	7	120
	8%	72%	19%	6%	



A



C



D

Which image of retail/arterial streets is the most appropriate for your community?



Preferred Image: B

Cluster	A	B	C	D	Total
One	1	8	5	0	15
	7%	53%	33%	0%	
Two	1	11	6	0	18
	6%	61%	33%	0%	
Three	3	29	17	4	53
	6%	55%	32%	8%	
Four	0	10	5	3	18
	0%	56%	28%	17%	
Misc.	0	10	4	1	15
	0%	67%	27%	7%	
Total	5	68	37	8	119
	4%	57%	31%	7%	



A



B



C

Which image of parks/greenspace is the most appropriate for your community?



Cluster	A	B	C	D	Total
One	4	4	4	13	25
	16%	16%	16%	52%	
Two	0	2	6	11	19
	0%	11%	32%	58%	
Three	11	11	19	28	69
	16%	16%	28%	41%	
Four	5	5	13	9	27
	19%	19%	48%	33%	
Misc.	5	6	6	6	23
	22%	26%	26%	26%	
Total	25	28	48	67	163
	15%	17%	29%	41%	

Preferred Image: D



A



B



C

Which image of bus stops the is most appropriate for your community?



Cluster	A	B	C	D	Total
One	0	1	13	0	14
	0%	7%	93%	0%	
Two	0	1	16	0	17
	0%	6%	94%	0%	
Three	2	3	48	0	53
	4%	6%	91%	0%	
Four	1	0	19	0	20
	5%	0%	95%	0%	
Misc.	0	2	16	0	18
	0%	11%	89%	0%	
Total	3	7	112	0	122
	2%	6%	92%	0%	

Preferred Image: C



A



B

Which image of crosswalks is the most appropriate for your community?



Preferred Image: B

Cluster	A	B	C	D	Total
One	4	10	0	0	14
	29%	71%	0%	0%	
Two	3	11	3	0	17
	18%	65%	18%	0%	
Three	17	33	7	2	59
	29%	56%	12%	3%	
Four	6	11	2	0	19
	32%	58%	11%	0%	
Misc.	5	12	1	0	18
	28%	67%	6%	0%	
Total	35	77	13	2	127
	28%	61%	10%	2%	



A



C



D

Which image of traffic calming measures is most appropriate for your community?



Preferred Image: A

Cluster	A	B	C	D	Total
One	8	2	2	1	13
	62%	15%	15%	8%	
Two	5	3	4	2	14
	36%	21%	29%	14%	
Three	24	15	12	12	63
	38%	24%	19%	19%	
Four	8	3	6	4	21
	38%	14%	29%	19%	
Misc.	7	1	7	2	17
	41%	6%	41%	12%	
Total	52	24	31	21	128
	41%	19%	24%	16%	



B



C



D

Street Corridors

Which image best represents your vision for the future of N. Main St between Elmwood Ave & the Railroad Crossing?



Cluster	A	B	C	D	Total
One	2	2	3	5	14
	14%	14%	21%	36%	
Two	4	5	2	5	16
	25%	31%	13%	31%	
Three	16	21	6	10	53
	30%	40%	11%	19%	
Four	6	8	2	2	18
	33%	44%	11%	11%	
Misc.	1	4	4	8	17
	6%	24%	24%	47%	
Total	29	40	17	30	118
	25%	34%	14%	25%	

Preferred Image: B



A



C



D

Which image best represents your vision for the future of Monticello Rd between N. Main St & Ridgeway St?



Cluster	A	B	C	D	Total
One	1	7	4	0	14
	7%	50%	29%	0%	
Two	2	12	2	3	19
	11%	63%	11%	16%	
Three	2	26	19	14	61
	3%	43%	31%	23%	
Four	1	8	0	8	17
	6%	47%	0%	47%	
Misc.	1	6	4	2	13
	8%	46%	31%	15%	
Total	7	59	29	27	124
	6%	48%	23%	22%	

Preferred Image: B



A



C



D

Visual Preference Survey Results

Which image best represents your vision for the future of N. Main St between Monticello & Lorrick Ave?



Preferred Image: B

Cluster	A	B	C	D	Total
One	2	1	1	5	9
	22%	11%	11%	56%	
Two	4	6	2	4	16
	25%	38%	13%	25%	
Three	8	23	14	18	63
	13%	37%	22%	29%	
Four	4	6	0	2	12
	33%	50%	0%	17%	
Misc.	3	6	3	4	16
	19%	38%	19%	25%	
Total	21	42	20	33	116
	18%	36%	17%	28%	



A



C



D

Visual Preference Survey Results

Which image best represents your vision for the future of N. Main St between Fairfield & Oakland Ave?



Preferred Image: B

Cluster	A	B	C	D	Total
One	4	3	1	2	10
	40%	30%	10%	20%	
Two	6	4	1	3	14
	43%	29%	7%	21%	
Three	24	18	2	9	53
	45%	34%	4%	17%	
Four	5	7	2	1	15
	33%	47%	13%	7%	
Misc.	7	6	0	2	15
	47%	40%	0%	13%	
Total	46	38	6	17	107
	43%	36%	6%	16%	



A



C



D

Visual Preference Survey Results

Which image best represents your vision for the future of N. Main St between Colonial Dr and Wilkes Rd?



Preferred Image: B

Cluster	A	B	C	D	Total
One	0	4	3	0	7
	0%	57%	43%	0%	
Two	2	3	9	0	14
	14%	21%	64%	0%	
Three	6	25	13	3	47
	13%	53%	28%	6%	
Four	2	8	5	0	15
	13%	53%	33%	0%	
Misc.	2	10	1	0	13
	15%	77%	8%	0%	
Total	12	50	31	3	96
	13%	52%	32%	3%	



A



C



D

Which image best represents your vision for the future of Farrow Rd between Columbia College Drive And Cushman Dr?



Cluster	A	B	C	D	Total
One	0	2	6	2	10
	0%	20%	60%	20%	
Two	0	4	0	7	11
	0%	36%	0%	64%	
Three	3	11	27	2	39
	8%	28%	69%	5%	
Four	2	3	12	1	18
	11%	17%	67%	6%	
Misc.	1	9	1	2	13
	8%	69%	8%	15%	
Total	6	29	46	14	91
	7%	32%	51%	15%	

Preferred Image: C



A



B



D

Which image best represents your vision for the future of Farrow Rd between Fontaine Rd/ Wiles Rd & I-20?



Cluster	A	B	C	D	Total
One	3	0	5	3	11
	27%	0%	45%	27%	
Two	2	4	6	1	13
	15%	31%	46%	8%	
Three	8	7	6	24	45
	18%	16%	13%	53%	
Four	6	4	3	4	17
	35%	24%	18%	24%	
Misc.	1	4	4	5	14
	7%	29%	29%	36%	
Total	20	19	24	37	100
	20%	19%	24%	37%	

Preferred Image: D



A



B



C

Activity Nodes

Which image best represents your vision for the intersection of N. Main St & Sunset Dr?



Existing

Which image best represents your vision for the intersection of N. Main St and Sunset Dr?



Preferred Image: D

Cluster	A	B	C	D	Total
One	1	1	7	8	17
	6%	6%	41%	47%	
Two	6	0	3	9	18
	33%	0%	17%	50%	
Three	11	8	8	23	50
	22%	16%	16%	46%	
Four	2	7	7	2	18
	11%	39%	39%	11%	
Misc.	3	2	3	8	16
	19%	13%	19%	50%	
Total	23	18	28	50	119
	19%	15%	24%	42%	



A



B



C

Which image best represents your vision for the intersection of Sunset Dr and River Rd/
Clement Rd?



Existing

Which image best represents your vision for the intersection of Sunset Dr and River Rd/
Clement Rd?



Cluster	A	B	C	D	Total
One	4	3	1	5	13
	31%	23%	8%	38%	
Two	2	7	2	4	15
	13%	47%	13%	27%	
Three	6	22	9	16	52
	12%	42%	17%	31%	
Four	2	11	4	2	19
	11%	58%	21%	11%	
Misc.	1	8	2	3	14
	7%	57%	14%	21%	
Total	15	51	18	30	113
	13%	45%	16%	27%	

Preferred Image: B



A



C



D

Which image best represents your vision for the intersection of N. Main St & Columbia College Dr?



Existing

Visual Preference Survey Results

North Columbia Master Plan

Which image best represents your vision for the intersection of N. Main St and Columbia College Dr?



Preferred Image: C

Cluster	A	B	C	D	Total
One	4	0	6	3	13
	31%	0%	46%	23%	
Two	4	1	8	5	18
	22%	6%	44%	28%	
Three	16	5	23	15	59
	27%	8%	39%	25%	
Four	4	3	7	4	18
	22%	17%	39%	22%	
Misc.	5	2	4	5	16
	31%	13%	25%	31%	
Total	33	11	48	32	124
	27%	9%	39%	26%	



A



B



D

Which image best represents your vision for the intersection of N. Main St & Fairfield Rd?



Existing

Visual Preference Survey Results

Which image best represents your vision for the intersection of N. Main St and Fairfield Rd?



Preferred Image: B

Cluster	A	B	C	D	Total
One	5	5	2	1	13
	38%	38%	15%	8%	
Two	8	5	2	0	15
	53%	33%	13%	0%	
Three	13	23	6	10	52
	25%	44%	12%	19%	
Four	4	4	0	4	12
	33%	33%	0%	33%	
Misc.	5	7	3	4	19
	26%	37%	16%	21%	
Total	35	44	13	19	111
	32%	40%	12%	17%	



A



C



D

Which image best represents your vision for the intersection of Columbia College Dr & Farrow Rd?



Existing

Which image best represents your vision for the intersection of Columbia College Dr and Farrow Rd ?



Cluster	A	B	C	D	Total
One	4	0	4	4	12
	33%	0%	33%	33%	
Two	4	0	2	8	14
	29%	0%	14%	57%	
Three	18	8	14	18	58
	31%	14%	24%	31%	
Four	7	1	5	6	19
	37%	5%	26%	32%	
Misc.	1	1	5	7	14
	7%	7%	36%	50%	
Total	34	10	30	43	117
	29%	9%	26%	37%	

Preferred Image: D



A



B



C

Which image best represents your vision for the intersection of Cushman Dr & Farrow Rd?



Existing

Visual Preference Survey Results

Which image best represents your vision for the intersection of Cushman Dr & Farrow Rd?



Cluster	A	B	C	D	Total
One	2	5	4	3	14
	14%	36%	29%	21%	
Two	5	7	0	2	14
	36%	50%	0%	14%	
Three	9	27	12	9	57
	16%	47%	21%	16%	
Four	4	9	5	4	22
	18%	41%	23%	18%	
Misc.	6	9	1	4	20
	30%	45%	5%	20%	
Total	26	57	22	22	127
	20%	45%	17%	17%	

Preferred Image: B



A



C



D



QUESTIONNAIRE RESULTS



Workshop Participants

Age?

18-25 years	-	0
26-45 years	-	3
46-55 years	-	3
Over 55	-	2

How long have you lived in the area?

0-5 years	-	2
6-10 years	-	2
11-20 years	-	1
21-50 years	-	1
51+ years	-	1

Do you own property in the area?

Yes	8
No	1

Do you own a business in the area?

Yes	1
No	7

Do you work in the area?

Yes	1
No	6

Are you a public official or a member of City/County staff? If yes, what entity do you represent?

Three: City Council

Staff (Budget)

Community and neighborhood director

Existing Conditions

What do you like about your neighborhood?

- Trees/sidewalk/history/front porches
- Large trees and history well established
- Tree/bungalows/mix of housing/quiet
- Tree and landscape/home styles-porches/sidewalks
- Mixed architecture/history/could be great neighborhood for walking to dining & entertainment/retail-but doesn't exist
- Trees/sidewalks/architecture/wide streets/diversity
- Openness/trees with diversity, trees/community/location/diversity/blending of communities
- close to downtown/amount of trees and green space
- Quietness/historic
- Streets/trees/mix of people/easy access to downtown/easy to walk around
- Tree lined street/mixed use

What do you dislike about your neighborhood?

- Traffic/junk properties/not enough small stores-coffee shops/book stores/café's

- Cut-thru traffic/lack of adequate pedestrian lighting
- Poor lighting/not enough traffic calming devices/entrance designs
- Boarding houses/crime activity/lack of care for appearance
- Can't walk to shops and restaurants/difficult (traffic) to walk to town and other neighborhoods (across Elmwood)(too car dependent)
- Not enough streetlights
- The store fronts/lack of service/goods/retail
- Some residents do not keep up their property
- Un-kept properties/transient people/absentee owners who are not vested in community

Are there any problem properties or issues in the neighborhood?

- Too many used car lots/car washes/body shops/transmission shops/etc.
- Geiger St.-vacant lot
- Too much rental property-absentee landlords/too many used car lots
- Persons violating the historic preservation guidelines
- 2906 and 2905 River Drive-Boarding house drug activity

- Some rental property(section 8 housing)/ the police basically stay on my street (Kinard Ct)
- I don't like the city's mandatory ordinance that requires homeowners pave drive-ways/I don't understand the purpose
- Drivers speeding on Earlewood Dr. and using the neighborhood as a cut through
- Absentee landlords/too many car lots/too much rentals/ varsity club
- Boarding houses/drug house/vacant lot over grown/county area in city(confusion)

Do you have any problems with sewer or ditches in your neighborhood?

- No(11)

Are there problem areas in your neighborhood with flooding?

- No (8)
- Very minor (2)

During a heavy rain are there any areas with run-off problems?

- Minor, in Laurel Hills new extension
- Sometimes the corner of Main and Kinard Ct has a lot of runoff

Do you have a traffic problem getting in or out of your neighborhood?

- Difficult to cross Elmwood on Sumter from 4:00 to 6:00/traffic on Elmwood blocks intersection at Sumter/I have had

to wait through as many as three changes

- During peak times there is a lot of through traffic/may need more traffic calming devices
- Can't get onto Sunset Dr.
- Confederate Ave/traffic light at Anthony and Main needs to be adjusted

Do you have any problems with cut-through traffic through the neighborhood?

- Confederate Ave (3)
- Sumter, Marion
- This is a major problem on the street I live on (Park)
- I live on River Dr.-it has way to much traffic at a high speed
- Kinard onto Main-if Kinard could open to a park/that might be easier/it's very difficult to turn onto Main from Kinard
- Especially during the time school is opened
- Foot traffic between River Dr. and Broad River

Future Land Uses

What improvements would you like to see in your community?

- More mixed use space/more pedestrian friendly
- Lighting/traffic calming devices

- Shut down drug/boarding houses
- Easier walking access to other communities/dog park/better schools/community grocers-restaurant-shops
- More streetlights
- Combined mix use/preservation of green space/village look and feel
- Improved security/stricter enforcement of housing
- Improved commercial districts

What do you see as opportunities within the community?

- Better design for new growth/consistent with existing structures/would like to keep the historical flavor
- Develop N. Main as shopping/dinning destination that caters to the local community
- Small shops/restaurants/etc. on Main and Elmwood corner/then going north on Main St.
- Traffic calming
- Entertainment/restaurants/retail
- Single family growth/having professions
- A lot of infill housing opportunities

What areas within the community would be best for new housing?

- Mixed use space
- **Single Family Homes:** all over Earlewood
- **Town homes:** Elmwood Apts. On River

North Columbia Master Plan

- Drive, Main/Wayne/Rembert/Chester/Sumter (right off Elmwood), in pockets
- **Multi-family/Apartments:** Along Main St. above store fronts, River Dr.

What areas would be better for new businesses?

- N. Main-mixed use
- N. Main St. (2)
- Areas from Elmwood north, N. Main St./Elmwood Ave.
- N. Main from Elmwood to Sunset
- Elmwood Ave., N. Main-Elmwood to Sunset
- N. Main from Elmwood towards the north/corner of Sunset and River
- N. Main at River/Need neighborhood store-groceries
- **Retail/Commercial:** N. Main St./River Dr./Sunset Dr./River Dr./Elmwood Ave. Main and Elmwood, River Dr.
- **Office:** N. Main St. (2), Sunset Dr., River Dr. (2), Elmwood Ave.
- **Government Services:** N. Main

What areas need more green space/Parks?

- River access areas to existing river parks and walkways
- Parks/tree zones
- We have a lot of parks they just need attention
- Keep green space when possible/like use

- it as a dog park-trails-biking paths
- None/we are fortunate to have Earlewood Park
- Marshall Park could use some attention
- Middleton/ North end of Columbia

What structures, activities or uses would you like to see within the green space/parks?

- Playgrounds and small concert/stage areas
- Playground/benches/sheds/waterfalls
- Amphitheater is already coming to Earlewood
- Dog park/some landscaping-like fountains
- Some passive/some active
- The areas where 277 (Highway) was originally planned/could also put townhouse there/ tennis/basketball/gardens

Please rank (1 through 5) the following design elements in level of importance to you? (Average)

- **Sidewalks:** 2.3
- **Benches:** 3.8
- **Signage:** 3.5
- **Trash Cans:** 2
- **Lighting:** 2.7
- **Bike Racks:** 3
- **Landscaping:** 3
- **Bike Lanes:** 3
- **Streetscaping:** 2.3

- **Other:** 3 (mix of arts/retail/residential)

Please feel free to write down any additional comments or concerns that we should be aware of in the space provided below.

- I'm concerned about Elmwood and Main St. It is a highly visible corner and should be an inviting area to pull people toward N. Main, both on foot and by car. We called it "Commercial Gateway" in our session. Another concern is saving some of our greenspace.
- I hope that this process will ask the community-residents and commercial what they are willing to pay for this plan. I hope that we will actively recruit the existing business owners to participate. Keep the diversity of the community. Don't make our community only for the elite. Seek private funding!
- This was a wonderful opportunity! Thank you for including us! The facilitators for our group were wonderful!
- We need to have amenities we can walk to instead of driving to small neighborhood store/nearby pub/restaurant/develop a water park like Charleston's waterfront park

Workshop Participants

Age?

18-25 years	-	0
26-45 years	-	7
46-55 years	-	3
Over 55	-	6

How long have you lived in the area?

0-5 years	-	6
6-10 years	-	4
11-20 years	-	1
21-50 years	-	5
51+ years	-	0

Do you own property (homeowner) in the area?

Yes	16
No	1

Do you own a business in the area?

Yes	0
No	16

Do you work in the area?

Yes	5
No	11

Are you a public official or a member of City/County staff? If yes, what entity do you represent?

Three: Convention Center
 Chair – City of Columbia Housing Maintenance Board
 Midland Authority for Convention, Sports & Tourism

Existing Conditions

What do you like about your neighborhood?

- Quiet/low traffic in some areas/good higher learning institutions/large lots with single detached houses/diversity of people and of architecture/quality brick housing/seniors and young families/recreation facilities-parks/ established neighborhoods with tall mature trees/accessibility/proximity /location/vibrant/organized/energetic/religious diversity/public safety
- Large lots/trees/housing stock
- Diversity of people and architecture/ established neighborhood/convenient to downtown and I-20/large lot size/large trees/natural beauty
- Large lots and single family housing/diversity(people/brick homes)
- Diversity/large lots/single detached housing, proximity to downtown/older

- neighborhood with character/great community group interactions
- Quiet/large lots/diverse populations/good location
 - Diversity/vibrancy
 - Schools in the neighborhood (middle and high school close by)
 - Close to city/people care about the community/a park/mixed income/mixed age levels
 - Single family homes/a mixture of brick and siding
 - Trees and greenspace/proximity to downtown/great and diverse homes/wide streets with sense of scale relative to homes/no Wal-Mart or Boxy Buildings

What do you dislike about your neighborhood?

- Traffic-fast/large trucks/fire trucks/emergency vehicles/cut-thru/no sidewalks-few curbs and curd cuts/absentee landlords/lack of broad based retail establishments/restaurants/nothing/no opportunities for low income neighbors/transportation/public/infill housing/developer regulations/ unmanaged apartment complexes/crime/not enough for young people to do-pool/etc-something fun to do/liter/trash dumping
- Lack of curbs/sidewalks (2)/litter from A-1

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- Traffic moves too fast/no sidewalks in a high pedestrian area(near Hyatt Park where a lot of children are walking and playing)/ litter and trash/lack of restaurants/ commercial businesses
- There is a shopping center but no retail or grocery stores
- Not enough commercial conveniences
- Poor schools/nice houses next to condemned houses or poorly (maintained)
- Kept ones/trash on the sidewalks/noisy cars and drug/prostitution/cars parked in yards/junk cars
- Drugs
- Perception outside of Eau Claire-for example Eau Claire is thought of as crime ridden when it has a lower crime rate than 5 points which doesn't have this perception
- Abandoned property
- Unemployment for youth and young adults/not enough activities for adults/ eating places not enough/ more involvement of youth in planning of a future that affects them/education quality(needs improvement,
- The traffic is a problem/speeding in areas where children are
- Rentals with absentee landlords/homeless/no sidewalks/adjacent corridors

Are there any problem properties or issues in the neighborhood?

- Drug dealing (2)/prostitution on Ridgewood/ light gang activity/cars

parking on front yard/infill houses allowed to be occupied without parking pads

- Terrible problem with liter and dumping/ lots of vagrancy and petty theft/problems with prostitution and drug sales and use on the streets/rental
- Properties not kept/some places where narrow houses have been slipped in 2 where 1 used to be(making lot size smaller)
- Trash pickup
- Too much petty criminal activity/abandoned properties
- 600 block of Wildwood-an empty house/ 4300-4600 block of Ridgewood (derelict houses),
- Lack of educational or job training for lower income people in dead end jobs or without job skills/lack of broad base of commercial establishments/I have to drive miles outside of the community for a ream of paper or a nice restaurant for dinner or to have a drink with colleagues after work or go to a movie
- Eau Claire often seems to be lowest on the city's totem pole
- No access to restaurants or nice eating facilities for an evening out
- The in building clean-up
- There are issues but no so many properties

Do you have any problems with sewer or ditches in your neighborhood?

- Ditches on Duke Ave.(800 block)
- Ridgewood Ave. we need ditches covered so mowing is easier/this will improve curb appeal
- Sewers need to be cleaned more often-leaves and twigs sit on top of sewers interfering with their functioning

Are there problem areas in your neighborhood with flooding?

- There is flooding on Westwood and Sunset and Abingdon Rd

During a heavy rain are there any areas with run-off problems?

- No (7)
- Not necessarily
- Yes, rivers in the streets

Do you have a traffic problem getting in or out of your neighborhood?

- Sunset
- Big problem with thru traffic/cars passing thru on small neighborhood streets instead of using arterial streets(Lamar St.),
- Getting out(not usually) but getting in (often)/traffic headed North on N. Main can get crazy with cars backed up behind left-turning cars or those swerving to get around left turning vehicles/also people speed up and cut drivers off who need to change lanes around N. Main and Monticello

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- Through traffic
- It is hard to turn on to Bull St. from Sunset/may need turning lanes
- Sunset at N. Main at peak rush hour times

Do you have any problems with cut-through traffic through the neighborhood?

- Lots of cut through on Lamar St. driving very fast past Hyatt Park(despite the on stop sign and the post office),
- Motorcycles and noisy bass in cars at all hours of day and night/they race down Ridgewood Ave.
- Speeding on Abingdon

Future Land Uses

What improvements would you like to see in your community?

- Sidewalks and bike paths/more retail options
- More diverse recreation opportunities for youth/more commercial and retail venues/no bank branches in community
- Traffic/mom and pop commercial/mixed use housing
- Wal-Mart or better shopping(not just dollar stores)/sidewalks please/a McDonalds or other low cost eatery along Monticello
- Educational and job training opportunities for adults,
- Sidewalk along Sunset Dr. between N. Main and River

- City needs to provide money to homeowners to improve their homes to look like the new developed areas
- More recreational facilities/bigger park and gym/lighting
- Many sidewalks/more streetlights, sidewalks/bike trails/dog park

What do you see as opportunities within the community?

- To attract new businesses and quality neighbors
- The river is an asset that is under accentuated
- Better quality housing stock/more diversity
- The commitments of the residents to the community/this provides a great resource for improving the communities welcome others to it
- Infill, education and job opportunities

What areas within the community would be best for new housing?

- **Single Family Homes:** (2), Across for old Sam's, interior, Vacant lots
- **Town homes:** Along Main (2)
- **Multi-family/Apartments:** Along Main (2)

What areas would be better for new businesses?

- Old Sam's/bingo,
- Main thoroughfares such as stop and start

traffic/I'd also like to see some of the abandoned or low use shopping centers redeveloped rather than left as blights

- Near Eau Claire HS
- Main St (2) and Monticello Rd.
- **Retail/Commercial:** on Monticello Rd. before the bridge or Wal-Mart across from old Sam's, Main and Farrow St.
- **Office:** Main and Farrow St.
- **Government Services:** N. Main (2) and Farrow St.

What areas need more green space/Parks?

- West Hyatt Park(Ridgewood)
- Monticello Rd. need parks for its residents

What structures, activities or uses would you like to see within the green space/parks?

- More exercise classes later in the day/ pool/more play equipment for children
- More public pools/picnic tables and benches/ tennis courts and outdoor sports facilities beyond basketball
- More for kids/water parks/restaurant/nice art and music centers
- More activities and help for school age children
- Cover over tables

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Please rank (1 through 5) the following design elements in level of importance to you? (Average)

- Sidewalks: 2.0
- Benches: 3.7
- Signage: 3.0
- Trash Cans: 2.0
- Lighting: 1.9
- Bike Racks: 4
- Landscaping: 2.3
- Bike Lanes: 4.7
- Streetscaping: 3.5
- Other: 1 (Public swimming pool)

Please feel free to write down any additional comments or concerns that we should be aware of in the space provided below.

- Sidewalks
- Things should be done to move Sunset away from being seen as an arterial/it is a beautiful tree lined street that has way too much traffic, largely from people moving in and out of the city
- The kids that attend H. Gibbs middle school need another sidewalk on Ronnie St.
- Education needs to be a priority if your schools do not work with the community and upgrade standards people will not move here and others will move out

Workshop Participants

Age?

18-25 years	-	1
26-45 years	-	13
46-55 years	-	3
Over 55	-	24

How long have you lived in the area?

0-5 years	-	10
6-10 years	-	8
11-20 years	-	12
21-50 years	-	9
51+ years	-	3

Do you own property (homeowner) in the area?

Yes	42
No	4

Do you own a business in the area?

Yes	7
No	37

Do you work in the area?

Yes	17
No	28

Are you a public official or a member of City/County staff? If yes, what entity do you represent?

One: Vice President/Secretary

Existing Conditions

What do you like about your neighborhood?

- Park like/relaxed
- The naturalness of it/trees that block the noise/single family homes with streets that curve/the area seems like a closed in community away from Main St Fairfield Rd
- Broad open streets/mix of races-incomes-education levels and backgrounds/varied but well-built housing stock/access to public transportation
- I like my neighborhood and its location
- Walking neighborhood/not on the beaten path/able to access a drug or grocery store without a car/parks in walking distance
- Small because only two houses are on my street/no more can be built because of sewer and water line
- College town atmosphere/quietness/architectural buildings/large lots/diversity
- Peace and quiet/the birds singing in early A.M.
- We love having our neighbor next to us
- The historical effect-the old structure home that exist in the neighborhood,
- I am within 15 minutes of anywhere I want to go/ I like the family feel
- Convenience and quiet (10)
- Tree lined streets
- Family oriented
- Diversity/housing stock
- Sidewalks-people walk/diversity of people/uniqueness and style of homes/the closeness of downtown/the presence of the College and the seminary/the historic homes and buildings
- Neighborhood landscape is being done to the overgrown greens which are maintained by city/great community connections and involvement with both business and residents
- That it is some what quiet/the street and wide and the people are friendly
- Established/racial mixture recreational accessibility/public housing
- I like the trees and being in the center of the city close to I-20 and up town
- Established/blended neighborhood (2)
- It's got great older homes/ lot of trees/a dense mix of people/it's quiet and safe,
- My neighborhood is zoned for residential (single family) I have caring neighbors/my

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neighborhood is near the major shopping centers and my church

- Proximity to downtown and the architecture
- Mostly all neighbors are home owners/I don't know of many renter properties
- Trees (4)/sidewalks/wide streets/diversity /location/front-porch community,
- Little traffic
- Mixed housing(size/price)/access to public transportation/racially and economically mixed
- Houses not on top of each other (2)/single family homes/quiet/stores close by
- Walk-ability (2)
- Diversity (2)/hills/single family houses / access to interstates/services,
- Northwood Hills-lot and housing proximity/good distance between each house
- I like living in a college community /I like that it is so close to the greater Columbia community, the village feel and historic atmosphere

What do you dislike about you neighborhood?

- City trash collecting crew has torn-up yards in the process
- Poor mixed use real estate
- Water system-pipes under street breaking
- Speeding/rising gang and drug activities/poor bus system/inconsistent enforcement of housing codes-derelict cars-weeds, the noise in it/rental properties

- Increasing crime/more sidewalks
- Street parking of vehicles
- Railroad it is an escape route for drugs
- Bootleg and drug houses/teens having no place to go/trees in forestry not maintaining/rental properties un-kept/elderly not having a program to help them Maintain property/overgrown lots/inspection laws not enforced on property/railroad overgrown near 1500 of Hyatt Ave.
- Loud noises
- We need to talk (as a community)
- No curbs-school visitation park on my lawn/garbage or trash pickup in the street or further into the street, the low income feel to the area
- Cut-thru traffic Wildwood/swimming pool/sidewalks(more) /property upkeep,
- Gang and drug activity
- Un-kept yards with broken down cars and trucks
- Lack of quality sit restaurants and other family/Community friendly business/lack of code enforcement,
- Crime activity with in a couple of blocks of my house and the college
- High crime and crack user infestation/too many rooming housing businesses in small neighborhood communities (3)
- No updated schools/no water to serve at the non-existing restaurant/no shops/no real nice stores/no community action
- Criminal activity/sirens

- Too many rental properties with absentee landlord (3)/use as a pass through too much by the wrong people
- No sidewalks (3)/ loud neighbors
- Some areas need cleaning up and some renovation,
- Parts of the community are run down and seriously undeveloped,
- I dislike the very low income apartment housing that are in our neighborhood where owners do not keep them in good repair/there is a drug problem in our area
- Crime/lack of amenities in parks and shopping
- Must go out of neighborhood to use recreation facility such as swimming/lifting weights/unable to use facility in neighborhood(Columbia College)
- Lack of enforcement of city
- Laws on books absentee landlords
- No sidewalks/no drainage/too much bad streetscape views
- Noises/rundown houses/un-mowed lawns/parking on the streets
- As gentrification occurs/lower income and fixed income persons being driven out/intermittent code enforcement at best/some homes poorly maintained
- No place for youth
- the fact that it's not well kept some property owners does not maintain their property/people driving by and putting out their trash

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- Noise/through traffic/growth on Dale and Pinner/lack of restaurants and dress shops
- Un-kept properties-predominantly rental-smashed windows and overgrown yards
- Northwood Hills-unpaved roads/lack of street lighting/lack of street and land maintenance/rundown store fronts
- Dead-end street not being kept up
- Cut-thru traffic in residential areas-no control over new building appearance to maintain historic look
- Nothing

Are there any problem properties or issues in the neighborhood?

- Someone is trying to so call develop on Dale Drive that has never been
- The 400 block on Colonial a house formerly “the pink house”/gang in area
- An easement on the right side of our house needs to be cut on a regular basis
- Drugs (4)
- Flow of traffic across railroad on Hyatt Ave.
- Flooding of yard and ditches/a lot of rodents
- Ridgewood-Monticello approaches to Coles
- Monticello Rd businesses
- James St. crime ridden/Columbia College Dr. crime pocket
- Every once in a while you can hear shooting in the distance

- Rundown homes between Colonial and Farrow,
- Mt. Vernon not zoned for rooming house tenants were total of 6 with various negatives(thievery, drugs, loitering, mass traffic, agencies releasing criminals without giving notice to residents of their criminal background /through traffic
- Drug house boarding house
- South street and Wentworth
- They are addressed in our neighborhood meetings
- Some run down and ill cared for properties/poor lighting at night and too few sidewalks
- In the first and second block of Columbia College Drive-the houses are in need of repair/drug problem on Shaw St./the apartments on Water St. is crime ridden/one man was recently killed/the police know that there is a drug problem in the whole complex/please address this issue,
- Long list-crime/rundown housing/railroad track needs a wall to prevent criminal activity
- Better bus stop signs
- Too much rental property/too much unkempt property,
- Multiple!(have you driven through Eau Claire lately?)
- Several poorly maintained properties/going activities- intermittent (occasional) gunfire not kept up to codes,

- Traffic has become a very bad problem there is so much speeding and cut through
- Abandoned properties on Colonial/Empty for 2-4 yrs. (smashed windows)
- Problem with private owner large lots not being kept up
- Dead end street on Rufford and Staffordshire need to be blocked of from dark car using drugs
- Rental houses-the yards are not being kept up
- James St. needs funds to renovate some homes on the street/railroad tracks needs attention

Do you have any problems with sewer or ditches in your neighborhood?

- Poor drains in Seminary Ridge
- Runoffs to the creek pollution in the creek
- Where there are ditches-they are often plugged with trash
- Wentworth and Windemere underground springs/city right of way not being maintained on a regular basis/uneven and broken sidewalks/no sidewalks
- The drainage ditch behind the Fire station #13 Johnson St loop behind churches and horse-shoe to Mt. Vernon St./in the curve of this street is a loitering gathering area for the delinquent and idle minded
- Open ditch in front of house 5009-5007
- They are working on it, along Columbia Dr.

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- Overfill and flooding in low lying areas during rain storms
- Poor drainage/some improvement in the last 15 years but poorly designed
- I have a ditch on the edge of my property which by the city belong to the city/but it has never been cleaned by the city but once in over 15 years
- Too many uncovered/too many septic tanks overflowing
- 1500 block is flooding of Columbia College Dr.

Are there problem areas in your neighborhood with flooding?

- With the covering of the creek/I'm concerned about runoffs and flooding
- 4300 Windemere
- Spalding and Randall area
- Spalding St
- 1400 Argent Ct. and 4300 Windemere Dr.
- Rumford Rd.

During a heavy rain are there any areas with run-off problems?

- 4300 Windemere
- My ditch between Hyatt and Fuller
- Need curbs and gutters Colonial Dr. etc.
- Where Mt. Vernon and Lorick St. connect
- Near Windemere and Argent Court,
- Rumford Rd (2)

Do you have a traffic problem getting in or out of your neighborhood?

- Getting on to N. Main St.
- Only the parked vehicles
- Speeding on Wentworth Dr. during school hours
- Hyatt at N. Main
- Entrance to Main St. from Arlington
- Certain times of the day getting from the community onto Monticello Rd.
- People drive too fast down Columbia Dr.
- From Mt. Vernon on to N. Main St.
- All the shrubbery and tree overgrowth
- Making a left out of Miller Avenue
- Wentworth Ave
- There is a lot of congestion on our street- it is used by a lot of trucks Columbia College Dr.
- Yes-dangerous leaving my driveway at peak traffic
- 5507 N. Main St.

Do you have any problems with cut-through traffic through the neighborhood?

- Colonial Dr. 5000-5800 blocks-a median street narrowing or other traffic controls needed,
- Lorrick Ave. and Wentworth Dr. off N. Main
- Wildwood Ave

- Heavy speeding on Mt. Vernon/need/ speed calming humps/posted speed limits,
- Wentworth Ave
- Colonial Dr. is a speedway
- Four major streets are thru ways between N. Main and Fairfield
- Many cut-thru use Colonial Drive as a cut-through alternate to N. Main
- Wentworth Ave
- End of Rumford Rd. onto Staffordshire and Paddington, Charlton St. street-corner lot

Future Land Uses

What improvements would you like to see in your community?

- More mixed-use development
- Parks/specialty shops/restaurants/ condos/bank/flexibility with parking
- Unobtrusive but clear signage for businesses/new constitution
- Less infill house more greenspace/ sidewalks, off street parking only
- City cut grass on their property
- Landscape islands 4500 Windemere Springs/light in trees/stormwater
- Keep the ditches clean and sewer checked
- Street improvements
- Senior health centers-such as wellness center
- Landscape upkeep/play areas for children with secured chaperones

- Nice restaurants and another supermarket
- More services(restaurants, shopping, neighborhood pubs)/greenspace/tidy homes/better lighting/well-planned(multi-use spaces), sidewalks in placed on Mt. Vernon to street end and on intersecting St. go to the left
- Sidewalks (7)/streetlights (6)/landscaping(2)/traffic study/bank
- Deserted house torn down or repaired/speed limit posted
- Less rental homes and boarding houses/maintenance of city properties such as medians
- Improvement of rundown areas/small business development
- I would like to see the city repair those space that has been damage/ruined by trash collectors
- Columbia College Dr. off Farrow Rd. all the house need to be torn down,
- Several small community playgrounds (2)/covered drainage ditches,
- More “nodes” for shopping/everyday necessities “parks of life (like Starbucks, good ice cream
- More business/restaurants/more homes atop stores, streetscape
- Restaurants/enforcement of noise ordinances, rehab properties/bike paths and lanes
- Rehab the middle school and rehab the cemetery on Fairfield Rd.

- Traffic is heavy/more parks needed, we need better food choices- restaurants and groceries and cultural centers

What do you see as opportunities within the community?

- Convenient residential local
- Schools redeveloped
- Much open land/deep lots/strong diverse housing stock/grid streets,
- To keep the neighborhood clean
- (New) growth of businesses and new homes
- Rebuilt properties
- Opportunity to draw interesting people and businesses into the community that then creates a neighborhood that others want to come to visit and spend money,
- A major opportunity to save the life of a child with more safety mechanism
- To make an impact on the economy of the city
- Additional educational facility
- Small business thriving/opportunities (2)/attracting professionals to purchase homes in the area,
- Columbia College is near the streets from Farrow Rd and Columbia College Dr. neighborhood is a good motel community
- Youth basketball/activities/tennis courts/more restaurants
- Infill/home ownership/small houses to match current houses/mostly brick and vinyl/not all vinyl

- With collective action/improve self worth and real-estate worth,
- Increased employment-opportunities
- Many residents/good tax base
- Size of lots and streets opportunity for commercial development
- We are a unique community-that historical elements needs to be preserved
- Arts center/restaurants/shops will draw students out and other people in

What areas within the community would be best for new housing?

- **Single Family Homes** : Yes (15),near Broad St., Columbia College Dr., Randall and Spalding all the empty lots, preferred areas where homes are now, throughout cluster 3, inside the Main St (2) area, Monticello Rd., Eau Claire, interior of College Place
- **Town homes** : Yes(6) main corridors, rebuilding the apartment complexes that exist now for improvement, around family friendly services on N. Main , Fairfield Rd.
- **Multi-family/Apartments** : Yes(1), main corridors (3), kept at a minimum, rebuilding the apartment complexes that exist now for improvement, around family friendly services on N. Main, Main St. (3)

What areas would be better for new businesses?

- The cross intersections that touch N. Main and Farrow Rd., major crossing streets-

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Main and Prescott and N. Main from Monticello (3), N. Main St (4), Farrow Rd., existing business areas revitalized and improved

- N. Main from Elmwood to I-20, Elmwood to Fairfield, Columbia College Drive, lower Fairfield Rd. and N. Main St. beyond Oakland Ave, N. Main and Farrow Rd., Fairfield Rd. through Main St.
- **Retail/Commercial :** Yes(2) N. Main/Monticello/Sunset, cluster four, N. Main
- **Office :** Yes(2), N. Main/Monticello/Sunset, N. Main
- **Government Services :** Yes(1), N. Main/Monticello/Sunset, signage standards and landscapes, N. Main

What areas need more green space/Parks?

- We have enough
- Space near Prescott
- N. Main St. within neighborhoods
- Cluster three
- Belmont
- This major pocket behind Church's (Johnson St.) loops back to Mt. Vernon St. clutter of years of un-kept responsibility of City
- Neighborhoods along Main St., Eau Claire and Seminary Ridge
- The area off Farrow Rd on Columbia College Dr. needs more green space/park neighborhood curves
- Probably enough green space

- East and North of Columbia College
- Small (basketball/kiddie play area)
- Place a green spot on all Main St
- Need park area
- Randall, N. Main and Fairfield
- Around Ardin Elementary
- Monticello Rd. and Farrow Rd.

What structures, activities or uses would you like to see within the green space/parks?

- We have good recreational centers in use
- Beautification areas
- Club house and swimming pool and ball parks
- Areas to picnic/meditation area
- Parks (with all the works)/ community recreation centers
- Health and physical activities held at parks and schools that will have fit residents and promote unity and quality living for young and older in the area
- Playgrounds/city pool/skateboard park/ dog park walking trails
- Swimming pool at Hyatt Park gym/more street lights on Mt. Vernon St. very dark and unsafe for our young/coffee-internet shops dual space usage
- Concrete/street fairs/cultural events/family events/group events, pool/waterpark/theatre/funpark
- Recreation center and pools,
- More curb appeal/upgrade store fronts

- Tennis courts/fountains/swimming pool/basketball courts/place for kickball-baseball-softball,
- Walking/bikes trails/benches/picnic areas/dog parks
- Neighborhood park/playground equipment for children
- Activity nodes for children/adult/like playground/walking trails/lots of green,
- Anything safe
- Basketball/play areas for children/after-school (programs)/pay bills/men stores/female stores
- Tennis court/pools
- Play areas/sports
- Stationary sculpture-along with park for children/benches
- Fountains/ benches/historic markers defining history of the area/gardens/sculpture

Please rank (1 through 5) the following design elements in level of importance to you? (Average)

- **Sidewalks:** 2.4
- **Benches:** 2.3
- **Signage:** 3.0
- **Trash Cans:** 2.7
- **Lighting:** 2.1
- **Bike Racks:** 3.5
- **Landscaping:** 2.6
- **Bike Lanes:** 2.8
- **Streetscaping:** 2.6

North Columbia Master Plan

- **Other:** 1 (Speed humps in neighborhoods)

Please feel free to write down any additional comments or concerns that we should be aware of in the space provided below.

- Great program
- Maintain integrity of neighborhoods while encouraging compatible infill/financial services in community-who farm the community/public school enhancement
- Police sub-station College Place and Windemere Springs/N. Main-next to Huffman house-multi use/more restaurants-sit down style/attract travelers as a rest stop area to bring more business as for as tourism business
- If you are building these homes close to one another with small rooms /they're not going to sell
- Would have preferred to see plan broken up into five intervals instead of a 20 year plan. However he is receptive to the plan and or changes to the neighborhood.
- Thanks for the time to share and redirect.
- more police patrol in my area.
- Please call the group back to review the ideas that the Community residents generated before the plans are adopted
- Graduates from other religion colleges who live in the community should have access the Columbia College recreational facility, such as swimming.
- Realizing the facility of this preference

survey. I encourage all involved in every endeavor/and of course. I concede that pseudo-democracy is better than none at all. May this area develop into a safe, fruitful, safe, family-friendly, and safe environment

- need to develop Fairfield to I-20 and N. Main to I-20
- need arts, recreation and unique businesses while maintaining historical qualities
- We need a civic arts center and space for after school and Saturday classes for youth and to adults to enrich a sense of cultural and aesthetic pride.

Cluster Four

Workshop Participants

Age?

18-25 years	-	1
26-45 years	-	1
46-55 years	-	4
Over 55	-	9

How long have you lived in the area?

0-5 years	-	1
6-10 years	-	0
11-20 years	-	4
21-50 years	-	7
51+ years	-	1

Do you own property (homeowner) in the area?

Yes	6
No	2

Do you own a business in the area?

Yes	1
No	10

Do you work in the area?

Yes	2
No	8

Are you a public official or a member of City/County staff? If yes, what entity do you represent?

One: Richmond County Election Commissioner

Existing Conditions

What do you like about your neighborhood?

- My antique house
- Access to buses
- The fact that it's a 4 lane road
- I like the mixture of single family homes and apartments/I love the different types of trees/Having churches and small businesses
- The closeness/generally people are concerned about their properties
- Neighbors are friend/homes and yards are kept neatly/the neighborhood is quiet
- The large lots single family homes/schools/churches/parks
- Small (2)/the park (2)/the churches (2)/schools/street lights
- It's a family neighborhood/there's peace out there/I love it

What do you dislike about you neighborhood?

- Noise from cars passing by

- Trash thrown in our yards
- Ames Manor apartment complex/un-kept houses
- Rental property not taken care of
- Empty land/empty schools
- City garbage collectors do not clean up trash following trash removal
- Some houses becoming rentals and un-kept (2)
- The number of junk cars on lots
- Drug activities/limited paved sidewalks/limited stop signs/worn out streets/the undesirable appearance of businesses
- To many untagged cars,
- The flooding
- Sidewalks only on one side of the street

Are there any problem properties or issues in the neighborhood?

- No land lords home or rental homes
- Ames manor/some houses on North Main
- Not really
- Occasional loose dogs
- Open ditches/storm water removal
- Poorly kept yards and houses on some streets
- House next door keeps a basement and flooded with water

North Columbia Master Plan

- Down at the end of my property/area stays wet/this problem runs between Jasmine Lane and Juniper St

Do you have any problems with sewer or ditches in your neighborhood?

- Ditch to the side running straight through with a city drain running to ditch.
- Ditches have rats like cats, and snakes
- But a ditch at the bottom of Guernsey Dr. overflows when there are heavy rains
- Some streets has ditches/everyone is not on the sewer line and should be
- Yes(lack of proper drainage)

Are there problem areas in your neighborhood with flooding?

- The bottom of Guernsey Dr. overflows when there are heavy rains
- Floyd Dr.

During a heavy rain are there any areas with run-off problems?

- My yard, between Ames Manor and the railroad
- Guernsey Dr, right in front of my house water runs in my yard,
- (The Cromptons) Floyd Dr.

Do you have a traffic problem getting in or out of your neighborhood?

- Driveway on a curve
- Slight increase at peak traffic times
- At the corner of Farrow Rd and E.Campanella Dr

Do you have any problems with cut-through traffic through the neighborhood?

- Wilkes Rd

Future Land Uses

What improvements would you like to see in your community?

- Repaired homes and businesses/new homes with large yards/street beautification/improve the North Main Library, houses on empty land
- Sidewalks (2), resurfaced streets/paved sidewalks on each street
- The city to put out new trash can every two years or when ever needed

What do you see as opportunities within the community?

- New businesses, businesses and housing, younger families moving into the community, there can and will be more families move in

What areas within the community would be best for new housing?

- **Single Family Homes:** Yes(6) The area where Burton School was located
- **Town homes:** Yes (2)
- **Multi-family/Apartments:**

What areas would be better for new businesses?

- Parts of Fountain Rd.
- Major streets such as Farrow Rd. (3)/Main St. (3)/etc.
- **Retail/Commercial :**
- **Office :**
- **Government Services :**

What areas need more green space/Parks?

- (In the) neighborhoods, Greenview Park

What structures, activities or uses would you like to see within the green space/parks?

- A full service gym, play equipment for children, walking trails, playgrounds for children/walking trials

Please rank (1 through 5) the following design elements in level of importance to you? (Average)

- **Sidewalks:** 1.0
- **Benches:** 3
- **Signage:** 2.5
- **Trash Cans:** 4.0
- **Lighting:**1.7
- **Bike Racks:** 5.0
- **Landscaping:** 4.0
- **Bike Lanes:** 5
- **Streetscaping:** 2.0
- **Other:**

North Columbia Master Plan

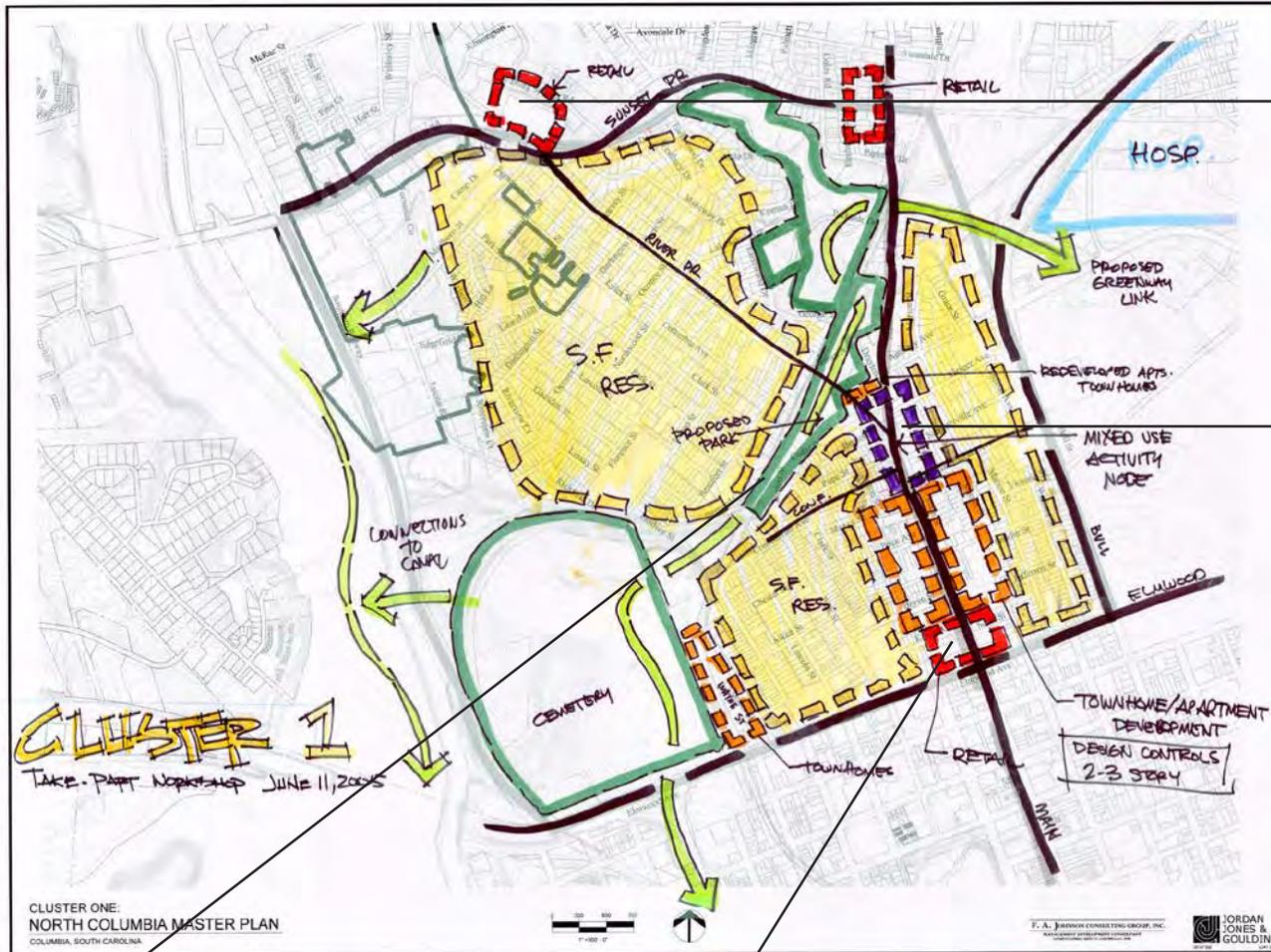
Please feel free to write down any additional comments or concerns that we should be aware of in the space provided below.

- Yards need to be cleaned up at the following locations:
 - 4908 Jones Street
 - 4909 Jones Street
 - 4904 Jones Street
 - 4916 Katy Street
- Vacant property owners need to keep up yards, example, lawn and shrubbery cut.
- City needs to keep ditches and drainage areas cleaned and cut for proper drainage
- Neighborhood watch or police patrol increased for strangers walking the streets and unfamiliar cars passing through.
- It appears that the sewer system on Katy St is not working properly, because at certain times odor can be smelled.
- Don't mess with Farrow Rd



CONCEPT PLANS





Retail Node (1)

Attract Grocery store at vacant A&P store and accompanying retail services.

Village/Artist Node (2)

Develop a mixed-use community with a focus on attracting small businesses and the artists. Redevelop former Coca-Cola building as a live/work/studio space.

Park (4)

Develop former Hwy 277 right of way into linear park that connects Earlewood Park to the north to the Broad River canal.

Retail Node (3)

Promote retail development that takes advantage of the traffic volume and high visibility of the Elmwood St and the N. Main St intersection. Develop to reinforce/promote gateway to North Columbia.

North Columbia Master Plan

Positive Attributes:

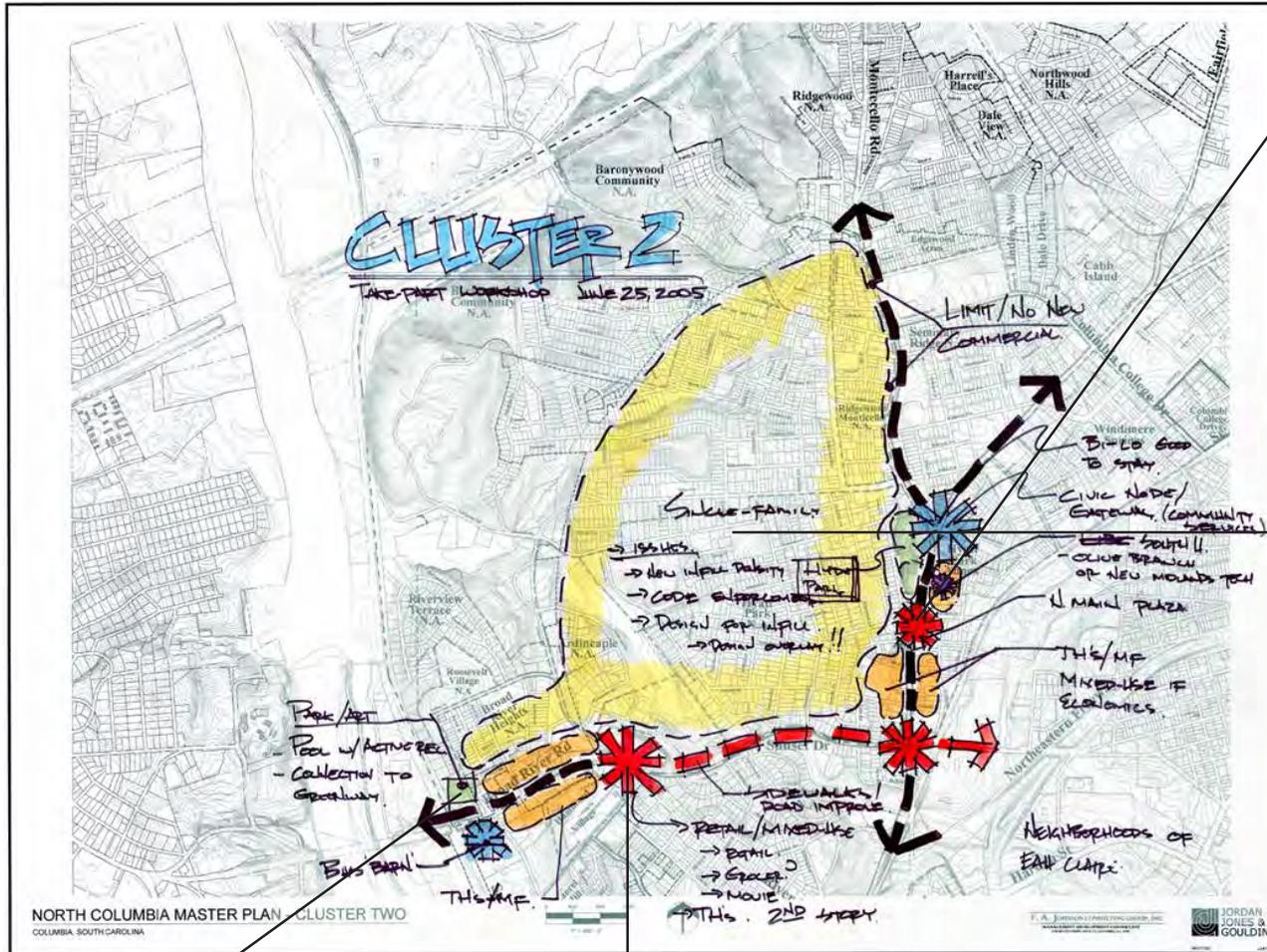
- Street trees
- “Trendy and Vibrant”
- Stable community
- Historic preservation (housing character)
- Sidewalks
- Proximity to mental health redevelopment
- Porches on front of homes/sense of scale
- Wide streets
- Neighborhood connectivity -No separations/dead ends/cul-de-sacs
- Majority single-family
- Walkable
- Diversity (Demographics & housing type)
- No Big Boxes!
- Some traffic control

Negative Attributes:

- Traffic along Confederate, Earlewood Dr, Sumter St, River Rd, Sunset Dr and Park St (speed humps are detrimental)
- Preserve existing greenspace
- Rental property- too any absentee owners
- Homeless problems-seems to be a triangle between outreach projects/shelter destinations
- Bus Routes- Richland hospital pedestrian cut through
- Obscured streetlights (trees)
- Community’s/city’s commitment to schools
- On street parking-Confederate has too much parking
- N. Main St is a barrier to pedestrians (sidewalk disconnections)

Community Needs/Wants:

- Traffic calming study
- Dog Park
- Sidewalk extension
- Town center area - N. Main St & River Rd?
- Bike lanes/Greenway trail (Utilize existing right of way tract. Connection to canal)
- Elmwood/Sumter redevelopment (existing car/commercial garages)
- Emphasize pedestrian street crossing at N. Main St and Elmwood Ave
- Community grocer and retail services
- Wayne Street redevelopment/Carolina wrecking yard
- Appropriate multi-family types in appropriate places (big house or urban streets character)
- Town activity nodes (services and goods with diverse housing options)
- Preserve greenspace (Greenway along railroad. Public space at town activity node)
- N. Main St streetscape to be pedestrian friendly



Mixed-Use/Activity Node (1)

Complete the development of N. Main Plaza and continue development of the area into a retail destination and neighborhood resource center.

Preservation (4)

New infill to respect the existing neighborhood fabric.

Retail Node (2)

Attract grocery store with complimentary retail and potential mixed-use elements.

Gateway (3)

Redevelopment of traditional commercial corridor into residential gateway to North Columbia with pedestrian connection to Broad River.

North Columbia Master Plan

Positive Attributes:

- Established neighborhoods with single-family homes & large lots
- Diversity - People, architecture (quality of styles with brick and some wood). Younger and older family mixes.
- Traffic flow is limited and neighborhood is quiet (but depends where one lives)
- Recreation facilities
- Parks - Hyde Park, Lorrick Park (outside study area) and Lincoln Park (undeveloped?)
- Eau Claire Town Hall
- Location. Location. Location
- The community is vibrant and organized.
- Higher education institutions are a great influence.
- Good religious mix.

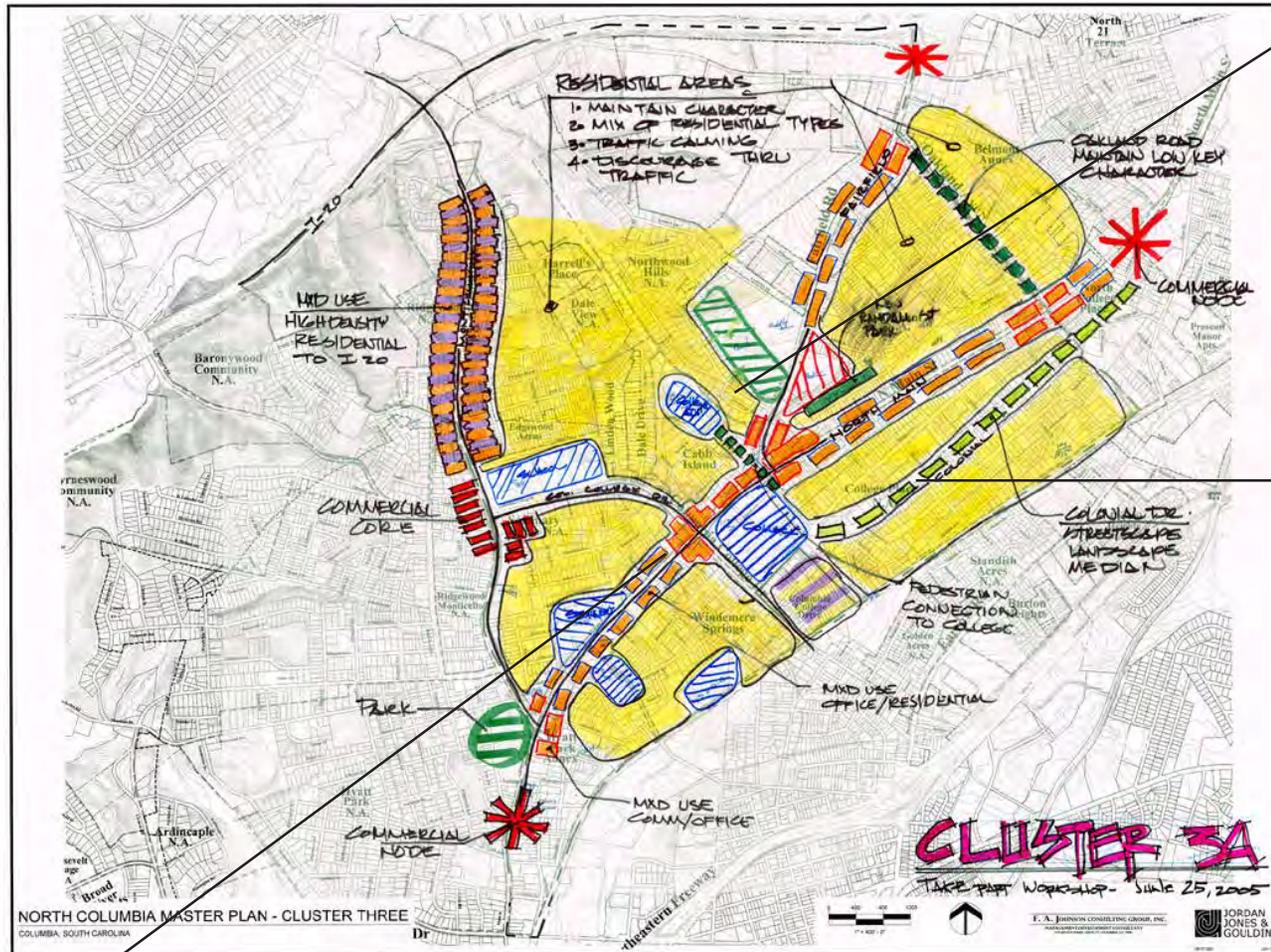
Negative Attributes:

- Traffic:
 - North Main at Hyde Park, Duke Ave - Traffic volume & speed
 - Sunset – Cars going to fast. Traffic volume & no sidewalks! One traffic light at Abingdon
 - Some favor widening, some don't
 - Lamar Street-cut through traffic
- Lack of retail services - No restaurants or “ream of paper” services
- Special services- Need for job fair opportunities for local residents
- Difficulty in getting to Midlands tech and other services. Bus routes not direct.
- First time homeowners- maintenance
- *CHA-Obtain contact info for first time homeowners for neighbors to contact.
- Crime
- Code enforcement - litter and trash.
- Infill housing- Favor new development. Issues with increased density that doesn't mirror existing neighborhood fabric (Abingdon Rd) (lot sizes and some degree styles) Need for an overlay?
- Multi-family-absentee landowners and maintenance
- Need for curbs and curb cuts.
- PUD - neighborhood involvement/ position in the process (Duke Ave & Ridgewood Ave)

Community Needs/Wants:

- Traffic calming study
- Recreation - pool (new park?) and playground (Hyde Park). Need for soccer fields and arts/crafts.
- Need community center (potentially South University if moving?)
- Need for resource center (partner with Midlands Tech and include bus routes to center)
- Finish N. Main St plaza
- Need for more retail services.
- Sidewalks on Sunset as well as sidewalks and increased lighting throughout the community (bike paths?)

Concept Plans Cluster Three A



Residential Area (1)

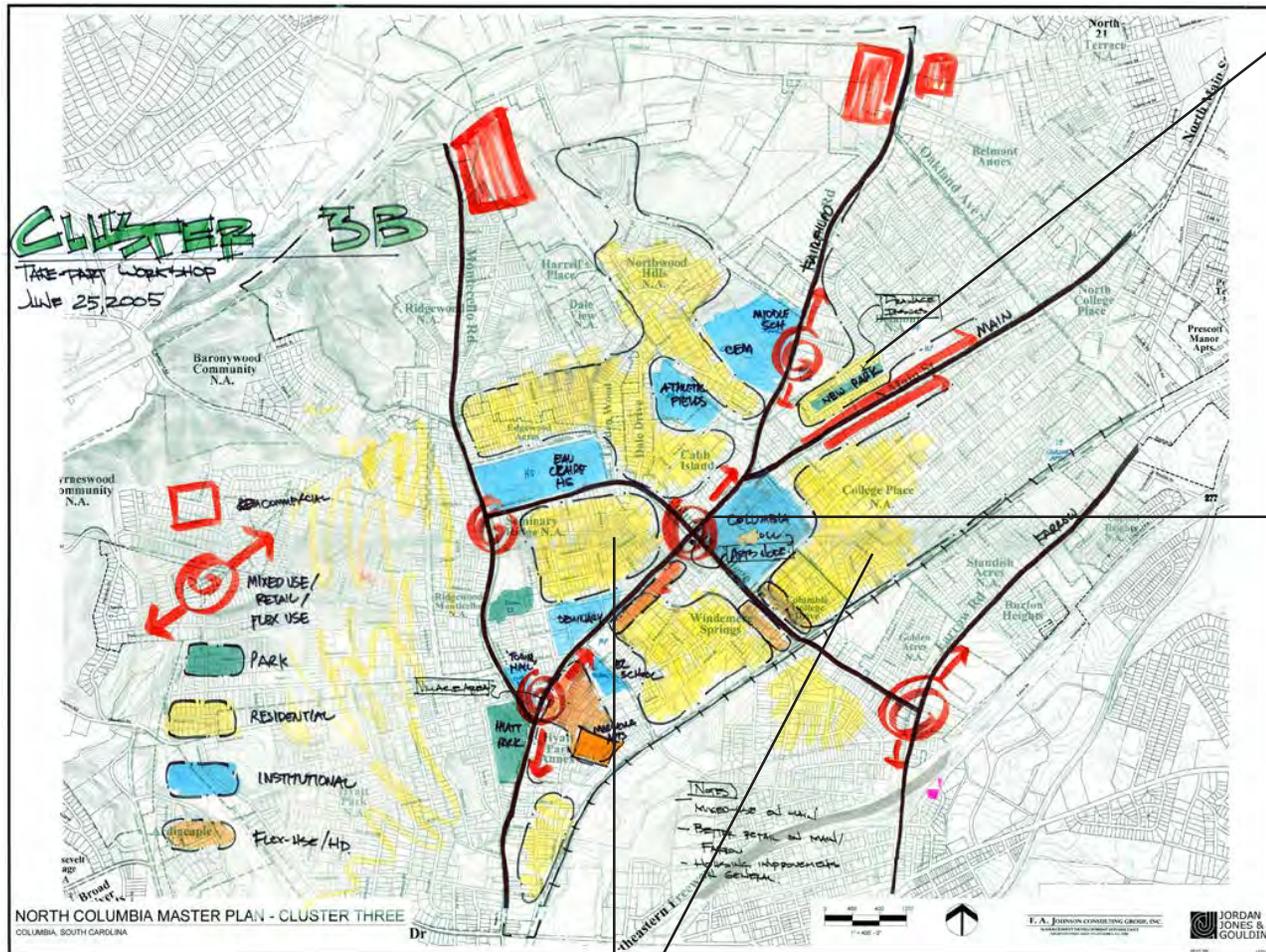
Maintain and preserve character of existing neighborhoods.

Streetscape/Traffic Calming (3)

Develop traffic calming measures that enhances the neighborhoods while discouraging cut-thru traffic.

Mixed-Use (2)

Develop a mixed-use corridor with an emphasis on residential elements along N. Main St adjacent to Columbia College and Lutheran Seminary School.



Park (2)

Park Space addresses the need for public gathering space and existing drainage issues.

Activity Node (1)

Partner with Columbia College to develop retail area for students and residents.

Preservation (3)

Rehab existing homes and encourage new development that “reflects the regional flavor”.

North Columbia Master Plan

Positive Attributes:

- Quiet/buffered, single-family homes
- Styles of homes
- Housing lot size is close but not too close. Good density
- College town feel
- Partnership with police department
- Walkable/free movement – no gated neighborhoods
- Colleges in the area and their partnership in the plans
- Diversity
- Convenient/good location
- Close shopping
- Churches
- Trees, street trees and parks
- Street lights
- Pedestrian traffic
- Businesses that look like single-family homes

Negative Attributes:

- Major services are not close
- Crime/safety
- Bad multi-family
- Code enforcement
- Absent landlords
- Traffic
- Infill compatibility
- Noise
- Animal control (776-PETS)
- Ditches as drainage areas
- No pool for recreation
- Street signage
- City officials performing their duties
- Maintenance of rental housing (Spalding Ave)
- Code Enforcement – drugs, maintenance of lots/homes, bootlegging, etc (Windemere Springs)
- Boarding Houses
- “Dead end area”
- Overgrown of areas which are city responsibility (where?)

- Lack of historic district nominations
- Railroad line – conduit for crime
- Lack of sidewalks and curb & gutter
- Vacant homes
- Need for more community involvement.
- Need for a funding mechanism (T.A.D.)
- Nothing has happened for last 25 years...people nervous about upcoming change
- Money from city has gone elsewhere.....this area has “been thrown a bone here and there”
- Public money needed to help rehab of existing neighborhood
- Railroad tracks are a problem...crime corridor
- Need to address parking issues around school/college. People pulling into yards to pick-up/drop off students (Windemere Springs)
- Tax incentive program needed for businesses & educators to retain local folks
- Would like more police presence in some areas

North Columbia Master Plan

Community Issues

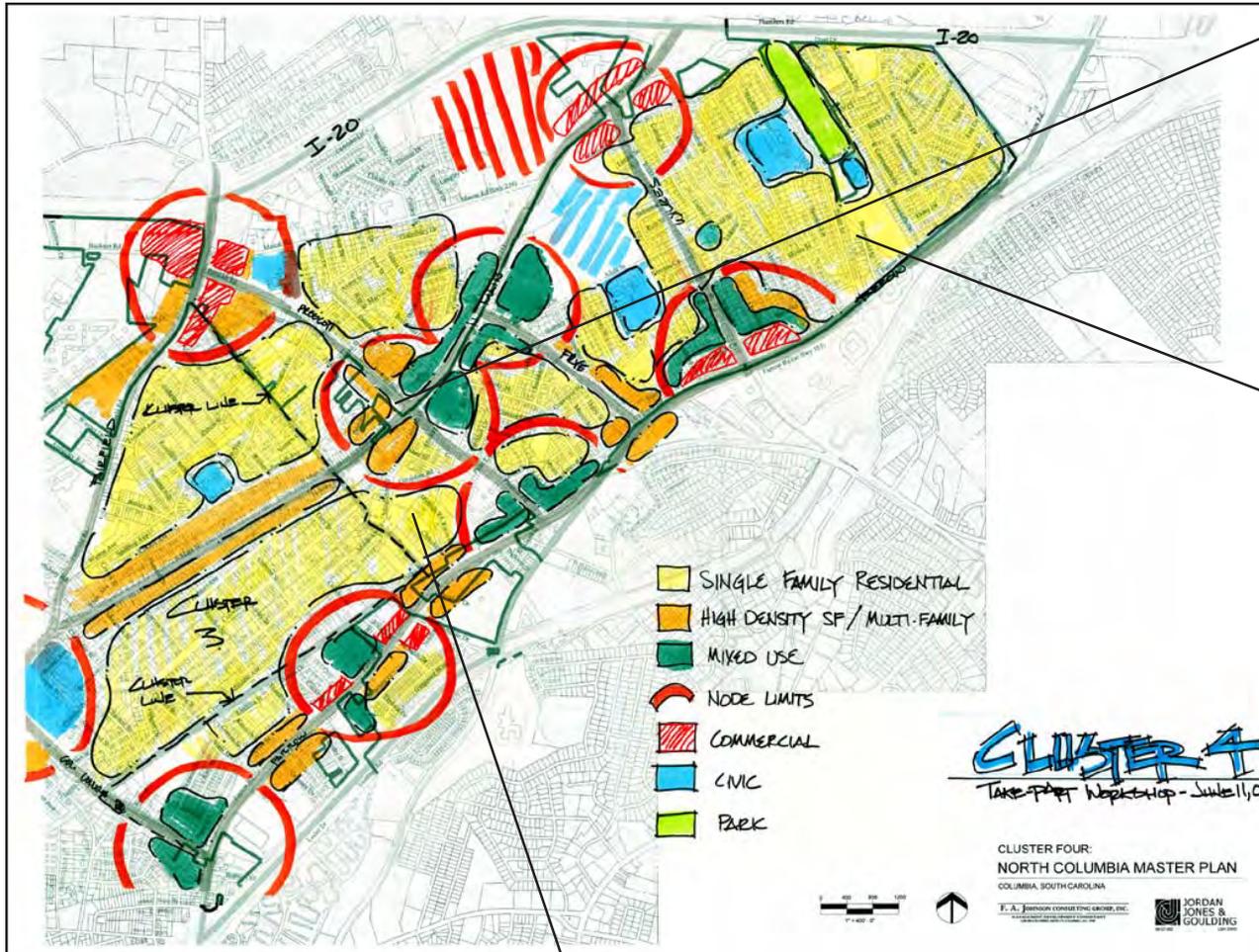
- Gentrification
- Would like to see rehab program for existing residents
- Older housing stock may not be functional (saleable) by today’s standards
- New construction has amenities but should reflect same architecture (Historic)
- Drainage issues promote insect problems (Kender Way at Spalding)
- Too many rental properties that aren’t well maintained (code enforcement)
- Bootlegger and drug houses are too prevalent in places
- Concerned with quality of infill housing
- Eau Claire area streets are SCDOT and it is difficult to get work done

Community Needs/Wants:

- Traffic calming
- Rehab older homes
- Neighborhood signage
- Artistic development
- Retail - bookstore, coffeeshop, restaurants
- Preserve property values /taxes
- Keep housing affordable
- Recreation center
- Bike trail
- Mixed-use
- Trolley
- Sidewalk expansion plan
- Program for property improvement (Plan to end bureaucracy)
- Design guidelines/housing (Quality, streetscape & density for new development)
- Traffic control measures (street striping) and streetscaping (Bi-Lo)
- Bury power lines and other infrastructure
- Better street lighting and other standards (benches, trash cans)
- New development (housing, buildings) should reflect regional flavor

- Family friendly businesses on corridors
- Some flexibility within historic district overlay
- High-density housing behind N. Main Plaza
- More park space - neighborhood type with tennis & basketball courts, swings & playgrounds, picnic tables, currently parks are almost unusable due to lack of programs (Parks are parentless babysitters)
- High density multi-family/Mixed-use - along N. Main St from Monticello Rd to Columbia College (“Village” type, Walkable)
- Sit-down restaurants
- Police station
- Relocate post office to more convenient location
- Municipal art center
- More/improved school signage (campuses and school zones)
- City to work with colleges to develop more retail that serves both students and neighbors
- Upgrade existing storefronts as changes occur

Concept Plans Cluster Four



Retail Nodes (1)

Develop higher density retail nodes that encourage small businesses with larger chains to provide services in a small and compact pedestrian friendly space.

Single-Family Residential (2)

Preserve and enhance the existing single-family residential neighborhoods.

Parks/Civic Space (3)

Provide additional public open space within the neighborhoods for gatherings and activities.

North Columbia Master Plan

Positive Attributes:

- Peaceful, well lit, quiet
- Naturalness, lots of large vegetation
- Small community feeling - tight knit, everyone knows one another
- Single-family homes on large lots

Negative Attributes:

- Cody St floods when it rains
- Concerns with open land and what might happen with it (BOE owned?) - Site has nuisance animals and is used as a dumping ground
- No sidewalks in Farrow Terrace. Need street/traffic control
- No community signs for Farrow Terrace
- Drug activity in Farrow Terrace
- Need more four way stops
- Need to differentiate between street jurisdictions – SCDOT, city, county
- Diversity of ages
- 18 wheelers and buses parking on streets
- Larger/growing rental property

Community Needs/Wants:

- Grocery
- Theatre possibly
- Don't want too much rental in one small area
- Senior center
- Need to clear-up/adjust bus system routes....not always sure what buses go where and at what time
- Don't want to lose the mom and pop shops-system to encourage these kinds of stores to remain/return during redevelopment
- New reliable post office
- Control size of retail/mixed-use nodes
- Financial services
- Streets – low speed limits, street trees.
- Do not mess up Farrow Rd anymore. It can't get any better. It is as good as its been in 37 years!

How do **YOU** **SHAPE** **FUTURE?** of North Columbia?

There's a lot of talk going on about the future of North Columbia. **What will it be like? Will there be more homes? More shops? Wider roads? New restaurants? More entertainment? Who's going to decide how our community will grow?**

You have a lot at stake in the future growth of Eau Claire and North Columbia. So why leave the decisions about **Your Future** in someone else's hands?

Join your neighbors at one of four group sessions this month, and share your vision for North Columbia.

Tuesday, July 19 from 6:00 - 10:00 P.M.

Thursday, July 21 from 6:00 - 10:00 P.M.

Sunday, July 24 from 4:00 - 8:00 P.M.

Monday, July 25 from 6:00 - 10:00 P.M.

Sessions will be held in the conference room of the Eau Claire Town Hall, Main Street at Monticello Road (under the clock tower). Supper will be served.

To register, call Iva Mouzon at 691-4769.

Sponsored by F.A. Johnson Consulting Group, Inc. and the Eau Claire Community of Shalom

How do you see the future of North Columbia?

In addition to the Take-Part Workshops, additional visioning sessions were conducted by Maire Dugan to increase the amount of community involvement. “Several major themes have emerged already in the envisioning sessions. Among them are:”

Appearance of Community

Participants who included this issue seemed to think that the appearance of new building should be in accord with existing architecture and materials, maintaining a diversity of traditional styles. There was also a concern for additional landscaping, and that diversity should be maintained. One participant specified that lower income housing should be distributed throughout the community rather than relegated to specific areas. His main concern was avoiding labeling people, but there are appearance implications.

Public Health

There were significant interests regarding public health expressed, particularly, interestingly enough, among the youngest participants. Specific ideas were the development of walking and bike trails, having a gym/health/wellness center in the community, and having a public swimming pool. Also mentioned was having a health food store among the new businesses to locate here.

Commercial Enterprises

The need for additional commercial enterprises was widely supported by participants. Primary attention was paid to restaurants (both national chains and local) and food stores, with an emphasis on being able to walk to grocery stores and not having to leave the community for fine dining. Beyond this, the need for a shopping center, for clothes stores, for specialty food stores and other types of enterprises was identified. Some of the participants were also concerned about getting retail business to locate in Eau Claire/North Columbia and identified the need for low-interest business loans in order to help local people establish new businesses here.

Senior Friendliness

Many participants were concerned that there be more activities for seniors and more attention to their needs as the community grows and develops in new ways. Gathering places for seniors were high on the list, with a range of activities provided to encourage health and well-being. Senior day care centers which could provide lunches and assure correct dosages of medicine were mentioned. Educational offerings were highlighted; one specified was to help seniors learn strategies for maintaining their assets, avoiding predatory lenders or manipulators. Participants wanted services located in walking distance of seniors, and transportation provided where this is not possible.

Youth Friendly

Young people should not have to leave the community or hang around together in parking lots because there is no place to gather in the community to do things focused on youth. One young participant shared a description of a place she was at in Florida, with a café, computer games, and other entertainment for young people. That was met with support from her peers. Youth also expressed the need for fine dining, movies, and called attention to the fact that Eau Claire/North Columbia is halfway between the Northeast and the Dutch Forks areas and should be a place which would attract youth from around the city to support local businesses. Youth also stressed family friendly atmospheres as a positive for their age group

Participant Responses

The following are participant responses collected from the additional visioning sessions conducted by Maire Dugan.

Participant #1, Age 18

Goal Statement:

- sidewalks
- bike lines
- house keep-up
- shops

North Columbia Master Plan

- fine dining
- family fun

Why? Now most of the time people enjoy walking to different shops and to school so we should create more sidewalks. Not only do they enjoy walking but bike riding also, so there should be bike lanes. A lot of people love this area because of old historic feeling and look. Provide a club or group of young people to help. Shops to draw people to the area. Places to sit down and eat like a nice jazz club. A place where family could go have fun, like a café with games.

Indicators

How would people know changes have been made? People would know by the way people go about spreading the good news. Also many other people would join in the fun. New faces, different places and the overall look of Eau Claire.

Consequences

What might people not like? Maybe it might be too many people, and would not like outsiders getting involved. Too much money to keep it up in order for us to use it.

Futures History

- 2015 Everybody knows
- 2013 Finishing touches
- 2008 Taking action
- 2009 Pros and cons made
- 2005 The problem is addresses
- 2005 Letting the problem be known

Participant #2, Age 19

Goal Statement

Make the community more healthy – all aspects: mental, physical, and social health – through health clubs and gyms which will enable the community to stay lean and fit.

Indicators

- When someone walks up to me and tells me how the gym has changed their life.
- When the statistics in the community of overall better health is higher.
- People in the gym working hard.

Consequences

- If one or more aspects of health is not reached.....
- Adults and youth together
- People in the community in better overall shape

Futures History

- 2020 Goal achieved
- 2018 Groundbreaking for gym
- 2018 Bought land
- 2009 \$500,000 state grant
- 2006 Joint partnership between myself and perhaps Gold's Gym
- 2005 The dream

Participant #3, Age 19

Goal Statement

Community:

- Signature style streets, stoplights, signs, building and homes (texture, architecture)
- Gives residents a sense of home like no other
- Lets visitors remember this area when leave and also gives a comfortable feeling
- When in the community, you know it is Eau Claire

Neighborhood:

- Nearside businesses such as banks, restaurants, clothing stores, grocery stores, etc. (24/7 operation)
- Gives access to people without transportation to stores that tend to their personal needs and wants at any time
- Community would be pedestrian friendly

Indicators

Community

- New styled businesses and streets
- Eau Claire symbol displayed on buildings, signs, walls, streets
- One-of-a-kind designs

Neighborhood

- Population growth
- More pedestrians
- More commercial activity

Consequences

Community

- Breaks away from the norm or antique styled developments
- Becomes a city within a city
- Well known throughout the Southeast
- Brings publicity to the Metro (puts name on the map)
- Opens door for new and creative ideas

Neighborhood

- Property value increase
- Population growth
- More jobs would be available
- Traffic would increase

Futures History

- 2020 More banks exist
- 2018 Real Estate housing — More people owning homes
- 2015 More businesses open – more employment
- 2010 Grants available for future business owners
- 2009 Population grows due to potential prosperity in area; more diverse community
- 2005 For sale signs everywhere

Participant #4, Age 55

Goal Statement

Community

Eau Claire/North Columbia will be known throughout the U.S. as a model community and primary tourist attraction. People across the country recognize our diversity and good will as the ultimate expression of the American Dream. They come here to visit many things, particularly the Monteith School restored by a diverse public/private partnership to celebrate the dedication and commitment of teachers/children who attended all-black schools during segregation.

Neighborhood

Hyatt Park, in the heart of Eau Claire, is a diverse and vibrant neighborhood. Shops, boutiques, and restaurants line N. Main from Sunset to Monticello and beyond. The area has attracted many new residents, and property values have increased, but financial support is available to poorer residents so they too have been able to buy houses, maintaining the socio-economic, racial and age diversity in the neighborhood, still largely composed of traditional brick houses. Particular pride is taken in the public swimming pool at Hyatt Park and state-wide high performance prizes recently awarded to Hyatt Park Elementary and Gibbs Middle Schools.

Indicators

- Eau Claire Community Council has moved into a new 3 story office building

on N. Main to accommodate its 18 person staff as well as ample space for diverse neighborhood gatherings (too many now for Print Building).

- Over 1,000 people visit Monteith in an average week.

Consequences

Positive

- People no longer perceive Eau Claire as a high crime area.
- Test scores have increased dramatically in public schools which are now truly integrated.

Negative

- No more housing available in Hyatt Park and several other neighborhoods.
- Area is more crowded; traffic crawls along N. Main at rush hour and on long weekends in summer.

Futures History

- 2018 Monteith recognized by national historical society as best local historic site
- 2017 Last infill site is developed in Hyatt Park – 3 new brick houses
- 2015 Last available N. Main lot developed between Sunset and Hyatt Park Elementary – 3 story brick office building with shops and café on first floor. With the exception of the park, this area of N. Main is now all commercial.

- 2011 Two-floor visitor center opened at Moneith. Exhibits emphasize teaching methods used at the school, types of resources available in comparison to white schools of the day, and success of graduates.
- 2010 Olympic size outdoor pool opens at Hyatt Park, surrounded by picnic tables.
- 2007 Main Streetscape complete; restored Monteith School opens; quickly surrounded by a café, fine dining restaurant, art supply store, and craft store. Beginning of retail business boon on N. Main.
- 2006 Coalition – City of Columbia, Richland County, B. T. Washington Foundation and Eau Claire Community Council – obtain \$2 million grant for Monteith restoration and development of visitor center displays.

Participant #5

Goals

- Well landscaped areas
- Crime free area
- Improved streets (maintenance & layout)
- Improved lighting
- Improved schools
- Restaurants (national chaine & local)
- Shopping areas
- Recreational facilities (children & adults)
- Low interest loans to businesses

- Low interest loans to homeowners
- Improved mass transportation
- Improved grocery stores

Indicators

- Clean, more attractive to residents & visitors, improved prop values
- Improved crime stats; Attract more residents & businesses
- Traffic jams; safer
- Brighter, safer, increased property value
- Better school scores, attract more families, increase property values
- No long drive to get to restaurants attract more visitors to area
- No need to drive to shop; attract more visitors to area
- Improved health, more visitors to area
- More businesses in area; more visitors to area; attract more families
- Better looking area; improved property value
- Transportation for elderly, disabled, etc.; transportation to jobs
- No need to drive for quality food

Consequences

- Higher taxes
- More traffic
- More children
- More people in area

Participant #6, Age 57

Goals

- Recreate the “village” of Eau Claire/ North Columbia
- Develop business and cultural “hub” from” Sunset Drive to Columbia College; extend impact further
- 70% home ownership: both new and infill
- First-time homebuyers choosing EC/NC
- A community of economic diversity

Indicators

- A vibrant community center emerges @ “Town Square”
- Residents are seen walking, jobbing in parks and frequenting shops and restaurants
- Streets are clean, well-landscaped and well-lighted
- A rich diversity of cultures, races and economic backgrounds are found throughout
- Visitors from outside the area frequent EC/NC for a variety of cultural enrichments

Consequences

Positive

For residents, entrepreneurs, first-time homebuyers, schools, businesses, developers, property owners, City of Columbia, Richland County

North Columbia Master Plan

Negative

For some property owners, criminal element

Participant #7

Goal

Not having low income housing all boxed together in one location, so that people won't feel labeled. I think it would be a great ideal to have one to three homes spread out over different communities.

Would like to see old buildings removed and new businesses in the area.

Indicators

When you cannot locate or tell when a family is on welfare by looking at their home or where it is located.

Consequences

Positive

Drug dealers tend to locate in low income areas.

Negative

May lower property values.

Participant #8, Age 70s

Goal Statements

- Develop Farrow road beginning at Colonial Drive and ending at Parkland
- Eau Claire to me a main section of Columbia

Indicators

- Surveyors in the neighborhood
- City conducting zoning meetings
- Food store opening up

Consequences

Positive:

- Individuals can now walk to nearby stores and shop.
- Families will have access to better homes.
- Improvement in law enforcement.

Negative:

- Families will have to be relocated.
- Traffic and noise will increase.
- Taxes may increase.

Futures History

- 2020 Eau Claire now has gated communities
- 2018 Individuals walk to the shopping center
- 2015 Shopping center opened
- 2010 Supermarket opened
- 2011 Plans were developed for widening Farrow Road from Colonial Drive to Beltline

Participant #9, Age 61

Goal Statement

Neighborhood (College Place)

Old, young, all races, all economic and educational strata, living, loving, enjoying the com-

munity and contributing to each other's lives. People walk and bike to shops, stores, church and school. Old houses and trees blend with ????. People meet naturally and know each other. Schools are effective and attractive learning environments for the whole community.

Eau Claire/North Columbia

Beautiful, safe, stimulating community. THE place to live and work in Columbia, the principal driving force in Columbia's future. Center for Arts, embracing all our cultures. Clusters of attractive businesses serve nearby neighborhoods. Attractive, affordable housing for the whole range of the community.

Indicators

- The Eau Claire High School for the Arts turns away 500+ out-of-community students per year. Graduates receive scholarships to Yale, Atlanta U., UNC Chapel Hill, Temple and other nationally-ranked colleges and universities.
- Everyone walks or bikes almost everywhere; quiet, frequent public transportation supplements.
- An Eau Claire resident is mayor.
- Except for parks (many), every vacant lot is gone.

Consequences

Positive

- Higher density
- Housing prices up for types of residence
- Parks close to every resident

- Some churches/organizations enriched by the contributions of all groups

Negative

- Higher density
- Housing prices up
- Some want to leave
- Fields and forests gone (except for parks)
- Some churches and voluntary orgs. lose their identity

Futures History

- 2014 Hydrogen-powered 30 passenger buses every 15 minutes to whole city/metro area
- 2010 Multi-family housing limited to main corridors
- 2010 Bike path lanes required – all resurfacing
- 2012 Historical “overlay” to supplement housing code
- 2009: R. J. Reynolds grant for E.C. Arts cluster – public schools/Columbia College
- 2011 Ordinance limiting negative effects of gentrification and requiring diversity (cost) of new housing stock.
- 2007 Gentrification impact committee formed.

Participant #10, Age 70s

Goal Statement

Neighborhood (Burton Heights-Standish Acres)

Small green space with sitting area, flower garden, and fountain

Neighborhood (Eau Claire/North Columbia)

An arena stage for outdoor drama – transportation for seniors

Indicators

Neighborhood

More interaction with neighbors

Community

Improved appreciation for the arts

Consequences

Neighborhood

Upkeep and monitoring for safety

Community

Lack of funding

Futures History

Neighborhood

2015 Beautiful sitting garden

2012 Solicit volunteers – sign up party

2008 Identify area

2008 Present plans to neighbors and city

Community

2015 Arena Stage dedication

2012 Make proposals to Dept. of Transportation

2008 Identify site, bidding process, PR blitz

2006 Present plans with documented study of other such facilities – seek collaboration with other organizations

Participant #11, Age 70s

Goal Statement

I would like to have a community center in the Burton Heights Standish Acres neighborhood for recreation purposes and a gathering place for seniors. Senior day care center – seniors get lunch, medications, etc.

IN the Eau Claire community, I'd like to see a variety of grocery stores and vacant houses replaced with livable homes.

Indicators

Burton School demolished to build homes

Consequences

Negative

Increase of traffic; traffic lights not necessarily put where needed

Positive

Our community has grown

Futures History

- All new homes have been sold
- Educational programs at community center, also health and wellness
- Community monthly meetings at new community center as well as other events, e.g., summer picnic and Christmas celebration

North Columbia Master Plan

Participant #12

Goals

- Clean-up neighborhood
- Drug free neighborhood
- Sidewalks in neighborhood
- Facility for teens and adult seniors
- Signs for neighborhood
- Improve telecommunication situation

Indicators:

Visual

New beautification projects; signs, new homes, children, new buildings

Scents

Floral from plants and flowers; spicy, pungent, sweet, etcetera from cookouts in the parks, new restaurants.

Sounds

Children’s laughter while playing and talking; seniors out in the neighborhood participating in recreation and or social activities; and teens in cars; out at the malls, socializing, participating in recreational and social activities in the community.

Consequences

Positive

Plus for everyone; better education; ability to own home; places to eat and shop and visit; area free of drug dealers.

Negative

Influx of more or unwanted traffic, ridding community of drug dealers; higher taxes; new roads to accommodate increased traffic.

Futures History

- 2020 A drug free world
- 2017 Anyone can purchase a home. Ability to purchase will not be based on Race or Money (financial status).
- 2010 The area will have new malls, shopping centers and restaurants.
- 2008 There will be sidewalks, area for teens and adults (recreational and social)

Participant #13

Goals

- At a minimum maintain current condition of community. Stop/control any further deterioration. Keep the pine trees.
- Consider privacy fences for private property factoring in safety concerns.
- Strive for a combination of younger and older residents.
- Increase the number of walking and biking paths.
- New Businesses too since current ones are moving away (grocery now and department stores in the future). Increase and maintain a Public transit system that remains safe and is handicap and senior friendly.
- Consider location of school bus pick-up and drop off locations. Groups of

students congregating can be disruptive sometimes.

- Create more single-family homes.

Consequences

Positive

Additional dollars spent in community keeping current businesses and encouraging new ones; Residents will purchase needed goods in the community which can decrease the amount of time they spend travel to shop and the amount of money they spend for automobile fuel.

Additional single-family homes may decrease the growth of multiple apartment complexes.

Negative

- Additional single-family homes may decrease the growth of multiple apartment complexes.
- Increased traffic/decrease in safety
- Tax increases
- Privacy fences can create hiding places for criminals in neighborhoods and around homes.

Participant #14

Goals

Recreational access to the river front from Sunset Drive; Boating, fishing, lighted walkways, restaurants, shops, riverfront living units—single family homes, townhouses, condos on the east side of the river off Sunset Drive. Replace Broad River Terrace with more attractive housing.

North Columbia Master Plan

Add community entertainment, shopping nearby, movies, restaurants and coffeehouses. Remove Wall-Mart from the old Sam’s Club site and convert into townhouses and condos along North Main. Add attractive lighting and cross walks along North Main.

Farrow Road is an unfriendly place for pedestrians and cyclists. I would love to see parking on both sides and medians added to slow traffic down. And too, more stop lights added and bike lanes.

Residents on Farrow road in the vicinity where Burton Elementary School once stood have no park or place for kids to play. Twenty-two homes are to be built in the area, as is a proposed shopping center. We will be bombarded with additional traffic.

I hope to see restaurants and other businesses at the intersection of Farrow Road and 277. Presently that intersection is an eyesore. Hopefully all the check cashing and title loan businesses will be gone.

Hyatt Park needs a tennis facility and a pool. Monticello Road is too dark between ECHS and I-20. No lighting to speak of.

Indicators

Being able to live at my current address without a car and to do my grocery shopping, my banking, and eat out at a nice restaurant will let me know some things have changed. Presently, I have to drive four or five miles to the Vista, Five Points, or Forest Acres accomplish these activities.

OR

If I no longer want the upkeep of a home, I can move to a town house or condo in North Columbia without leaving the neighborhood. Right now, there are none.

If my property value goes up like they have in Shandon, Elmwood Park or in Cotton town, then I’ll know something has changed. Right now, I consider my neighborhood in decline.

Participant #15

Goals

To Create an Excitement about Eau Claire for development and investments.

Indicators

Visual/financial stats:

- Self- sustaining community of retail businesses (large and small)
- Upgrade infrastructure (streets, waste water management)
- Improve and upgrade recreation facilities

Visual/intuitive:

- Establish an image of the area as a community of diversity and involvement.

Consequences

Negative

Overheated/over-saturated market.

Positive

A place of choice for living and walking

Futures History

That Eau Claire becomes a self-sustaining community reminiscent of it’s history. That it becomes an area known for it’s distinct neighborhoods.

- 2020 Older houses/newer commercial districts—retail hubs (small mom & pops) exists with newer houses and older neighborhood foot prints. Active, involved residents empowered to maintain high quality of life for .all – seniors and children (education).