

North Lemacks Street Village Renaissance Comprehensive Revitalization Study

City of Walterboro, South Carolina



Wood+Partners, Inc. • 7 Lafayette Place • Hilton Head Island, SC 29926

Introduction

The North Lemacks Street neighborhood in the City of Walterboro, South Carolina has experienced decline and is in need of revitalization. This neighborhood has many properties in excellent condition, is in close proximity to the City core and is well positioned for improvements, but existing conditions threatening the livelihood of study area residents need to be identified. In an effort to adequately assess the study area, to position the neighborhood for a Renaissance, and in order to provide an enhanced community fabric for residents, this study was commissioned. Wood+Partners Inc. (WPI) served as the master planners with the support of Walterboro's City Staff and the Lowcountry Council of Governments.

The City of Walterboro has recognized that opportunities exist within the North Lemacks Street Neighborhood and together with the Lowcountry Council of Governments has obtained a CDBG grant to develop this study that assesses existing conditions and opportunities to improve the neighborhood. This report lays the foundation for implementation and includes the inventory and assessment of the study area's existing conditions and provides recommendations to improve walkability and pedestrian access, eliminate certain deteriorating buildings, clear overgrown lots, and provide limited infrastructure improvements. A two phase capital improvement cost estimate reflecting the proposed improvements has also been prepared to support recommendation implementation.

Community Involvement:

The building of this plan began and ended with input from the neighborhood. In early 2009 the City formed the North Lemacks Street Revitalization Committee. It is made up of a cross-section of the residents and business owners from the area. This committee met monthly in an effort to gather existing conditions and assess the needs in the community. From this series of meetings the initial application was composed and submitted in early 2010. In August of 2010, the Department of Commerce informed the City that the application was not sufficient. They then issued the City an application for up to \$25,000 to properly conduct a study and compose a plan. The information gathered in the initial process was then revisited by re-convening the exiting committee and again reviewing conditions and needs. This was done in coordination with Wood and Partners Inc. as they were the winning bidder for study and plan composition. As for implementation of the plan, the committee, as it has been throughout the process, serves as our eyes, ears, and marketing arm in conjunction with City staff and elected officials. See Appendix B for a list of committee members.

Existing Conditions:

In the last decade, the City of Walterboro has invested a great amount of its financial resources and available grant funding in better serving this neighborhood. The North Lemacks Street area houses a 1,000,000 gallon ground storage tank and two wells. This water meets all federal and state requirements. In the way of safety, The Water Department has replaced multiple fire hydrants from two barrel hydrants to three barrel hydrants which include pumper nozzles for fire protection improvement. In addition to these hydrant replacements for safety, the Water Department completed a waterline looping project on Lincoln Street to improve flow and water availability. Another looping project on North Lemacks St., Valley St., and Springwood St. was completed this year as well.

All of these projects are in the North Lemacks Street area and further improve fire protection and maintain water availability and pressure. See Appendix A for a map and detailed cost estimate of proposed water system improvements.

In the area of Sewer service, the Public Works Department maintains the gravity sewer system. In the North Lemacks Street area, there have been a number of the gravity sewer lines rehabbed over the past several years with both slip-lining (the least invasive method to residents as it is the least inconvenient) and pipe-bursting, where an increase in flow was needed. In addition to line rehab, manhole refurbishing was done where inflow and infiltration issues were detected. They also installed cleanouts at the front property line of each residence where the rehabilitation of sewer lines took place.

The existing conditions of public facilities within the study area can be broken down into three sub-sections: public right-of-way and storm water management, solid waste collection and disposal, and parks.

1. Public Right-of-Way and Storm Water Management – Despite the fact that these systems were installed by and are owned by SCDOT, the City of Walterboro, in an effort to better serve its citizens does maintain catch basins when needed, potholes in the streets, and obstruction to pedestrian areas.
2. Solid Waste Collection and Disposal – With twice a week curbside garbage collection, yard waste collection, and the soon to begin curb-side recycling, these services are well covered.
3. Parks – The City of Walterboro recently took over all parks in the City from the joint City/County Recreation Commission. The City formed a Parks Department prior to taking over the parks to better serve and maintain the city overall. This department is now able to undertake certain improvement projects and maintain city parks such as the Sankee B. Maree Park, located within the N. Lemacks study area. This park had greatly deteriorated under the previous system in which the Commission maintained the park. Since forming the Parks Department, the City has commissioned a comprehensive parks plan to offer higher quality recreation experiences to neighborhoods throughout the City (see the City of Walterboro’s Comprehensive Park Master Plan Study for additional information.). Sankee B. Maree Park has already seen basketball court repairs, new and refurbished play equipment, and will see ball field improvements and much more as the plan is accomplished phase by phase totaling \$199,276. The City is funding this through a bond issue.

Public Services/Safety is broken into two sub-sections: Fire Department and Police Department.

1. Fire Department – The Fire Department has 10 full-time fire fighters and five pumper trucks. In addition to these, the City has submitted grant applications to USDA Rural Development and FEMA for the purpose of adding a ladder truck and another pumper truck to our fleet. These additional improvements will allow the City to pursue the upgrading of our current I.S.O. rating of 5 to a rating of 3.

2. Police Department – The force maintains 25 full-time officers. Walterboro has one of the highest sworn officers per thousand ratios in the state of South Carolina, with the average being below 3 per thousand residents. Walterboro maintains 5.05 per thousand residents. In addition to manpower, the City has enacted innovative techniques and planning through a Council implemented “10-point Plan” (Appendix C) and coordination of actions between our Department, SLED and the County Sherriff’s Office. Please see attached report (Appendix D) on progress achieved through these tactics.

Inventory and Kickoff:

Per the Department of Commerce issued application, the Village Renaissance Comprehensive Revitalization Study process began in June, 2011 with data collection and preparation of the existing conditions map. Data used for mapping existing conditions was obtained through a variety of sources. Previous planning data and research from the North Lemacks Street Revitalization Committee provided by the City of Walterboro, aerial photography and GIS data obtained through Colleton County’s GIS department, and on-site observations supplied by City Staff were instrumental in mapping efforts. These data sources served as the basis for preparing the Existing Conditions and Planning Recommendations Plans.

The planning process progressed with a kickoff meeting held July 27, 2011 with City Staff and representatives of the Steering Committee. During this meeting, existing conditions were reviewed and general discussion of the strengths, weaknesses, and improvement opportunities of the study area were explored. That same day, the planning team familiarized themselves with the study area and inventoried, confirmed, documented and photographed neighborhood conditions. Based on team observations and input obtained from the kickoff meeting, recommendations for Phase II and Phase III improvements were formulated and follow in this report.

The planning process was geared toward open ended collaboration aimed to develop solutions that would enhance residents’ quality of life. Through the process the essential solutions became evident. Alternative solutions not presented in this report were explored in the initial stages of public input with the North Lemacks St. Revitalization Steering Committee, Lowcountry Council of Governments, and the City of Walterboro. Ideas such as the addition of a high rise condominium complex within the neighborhood, building new Habitat for Humanity homes for certain residents, and utilizing the City’s abatement fund vs. grant funds to demolish condemned structures were explored and ultimately abandoned. Other proposed alternatives included road resurfacing and additional street light installation. It was determined that these items could be funded from other City programs and therefore were not included as part of selected neighborhood improvements.

Rationale for phasing of improvements consisted primarily of prioritizing in Phase II those improvements that would generate the most impact in terms of health, safety and welfare, pedestrian connection and circulation, and aesthetics for the study area. Phase III expands pedestrian connections to link the neighborhood to the broader community and focuses its attention to creating a sense of civic pride. Two alternate Phasing tracks were also explored. The first prioritizing recommendations per geographic location with Phase II focusing on the east side of North Lemacks St. and Phase III focusing on the west

side. The second alternative is phasing the improvements so that Phase II recommendations meet basic community needs whereas Phase III exhibits aesthetic improvements. Graphic representations and cost estimates for all three Phasing options can be found at the end of the report.

Recommendations and Opinions of Probable Costs:

Written recommendations for the North Lemacks Study Area have been provided along with opinions of probable costs. Recommendations focus on health, safety and welfare; needed or missing infrastructure and facility improvements; aesthetics; and maintainability. Probable costs for improvements are based on historical data, comparable project costs, and current market rates and rely on outside contractors completing the work. Should the work be performed utilizing the City's own forces, these costs could conceivably be reduced.

The probable costs for Phase II and Phase III recommendations as included in this report exceed the \$500,000 allotted for each Phase per the CDBG grant (\$1 Million total potential award). Planning and design documents for this work should be prepared to reflect a base bid budget of \$500,000 and alternates within each phase to allow additional program elements to be added in the event that construction bids come in below the capital improvement cost estimates. Alternates will be identified during the detailed design phase. Also included in the cost estimates are items that the City may fund as required by the Grant's match requirements.

Phase II Recommendations:

As previously noted, the statements of probable costs have been broken into two segments; Phase II and Phase III recommendations. Those items listed as Phase II recommendations consist of items that will generate the most impact within the study area. Items indicated as part of Phase II are listed below.

1. Provide aesthetic, exterior improvements to select residential structures along primary thoroughfares. The City of Walterboro initially has performed a review of the housing stock in the target area. Units that will eventually be worked on will have to meet low-to-moderate income eligibility requirements to be considered for assistance. Priority will be given to those homes in higher traffic areas of the target area and to homes that are owner occupied as opposed to rental units. Of the roughly 158 properties proposed for rehabilitation within Phase II, approximately 43 are owner occupied units. Pursuant to funding requirements, if rental units are considered, agreements will be made with investor owners to contribute to the rehabilitation effort and to keep rental rates affordable for a reasonable period of time once the work on the property is completed. Rehabilitation costs as indicated in the opinion of probable cost accompanying this report are based on comparable rehabilitation projects completed within the last two years. The cost as shown is an average based on high and low cost projects. Improvements could include roof repair or replacement, exterior painting, ramp construction, landscaping, window/door replacement or repair, fence replacement or repair, etc. Some examples of structures recommended to receive aesthetic improvements are shown in the photos on the following page. Refer to the recommendations map at the end of the report for all recommended rehabilitation locations.



Structure on N. Lemacks in need of aesthetic improvements



Structure on Gruber in need of aesthetic improvements



Structure on Lewis in need of aesthetic improvements



Structure on Collins in need of aesthetic improvement

2. Demolish existing structures that are condemned, pose a threat to the health, safety, and welfare of area residents, and/or no longer serve non-conforming commercial use. Demolition should include the complete removal of the entire structure and foundation, grading to level the lot, and clearing of undesirable vegetation and debris. There are an estimated 18 properties that need to have structures demolished. The City of Walterboro has an active code enforcement unit that works with owners to keep properties maintained. There are cases where possible clearance activities would be conducted as a voluntary action; however, in the event that a property owner is unwilling to address the need to demolish a structure the City is prepared to go through their condemnation process to proceed with demolition activities for the identified properties. After clearing, these lots will become opportunities for residential infill. Some examples of structures slated for demolition are shown on the following page. Refer to the recommendations map at the end of the report for all recommended demolition locations.



Condemned house on Lewis



Condemned house on Lincoln



Condemned house on Durham



Property in poor condition at corner of N. Lemacks and Gruber



Commercial Building on N. Lemacks to be demolished



Commercial Building on N. Lemacks to be demolished

3. Clear, grub, and selectively remove invasive species on vacant, overgrown lots throughout the entirety of the lot or merely within the front setbacks (setbacks per Walterboro Zoning Ordinance). Lots overgrown with vegetation often serve as dumping sites or hiding places and pose a safety hazard to residents. They also contribute to the general untidiness of a neighborhood. The vacant lots that contain vegetative overgrowth as indicated on the recommendations plan shall have all debris, vines, dead trees, and non-native and invasive species removed, returning the lot to a more natural, maintainable state. Removing the overgrowth will also retain a better balance between mature vegetation and visibility. Areas that are slated to receive clearing and grubbing shall undergo revegetation with native grass/meadow seed and hardwood and pine seedlings (approximately 10' x 10' spacing) in order to mitigate long term maintenance concerns.



Overgrown vacant lot at the corner of Sweat and Verdier



Overgrowth along south side of Gruber

4. Purchase three properties that link North Lemacks Street to Sankey B. Maree Park. These parcels allow for park expansion and will accommodate the construction of a proposed 4' gravel fines trail that will increase pedestrian connectivity to the Park. One of the major goals of this project is to make this neighborhood a safer, more walkable area, as many of the residents' only means of transportation is walking or riding a bicycle. The acquisition of the proposed properties allow this park and its facilities that include a playground, ball park, common picnic areas and basketball court, to be more accessible, safer due to property clearing, and therefore more utilized by the neighborhood as a whole. This park is located in the southeastern corner of the neighborhood and only accessible from the southeast. These acquisitions expand picnic and common areas, clear dangerous properties and provide the opportunity for pedestrian paths with trail lighting and security cameras so that the park will be safe and accessible from the west, and north. Additionally, it makes the community center in the area more accessible as well. As required by the planning process when acquisition is proposed, the titles for the three acquisition properties as indicated on the recommendations map have been pulled, reviewed and placed on file. Please reference the City of Walterboro's Comprehensive Parks Master Plan Study for additional information regarding how the park is slated to serve neighborhood residents.

5. Repair existing sidewalks and make necessary connections to intersections and/or crosswalks. Sidewalks are vital in this neighborhood as many of the residents' only means of transportation is on foot or bicycle. Additionally, the Walterboro Comprehensive Plan encourages pedestrian and bike friendly streets. In the Comprehensive Plan approved in 2010 the City stated the following vision and goal:

Pedestrian and Bicycle Amenities

Walterboro's urban scale and form together should encourage walking and bicycle riding as a form of transportation, as well as for recreation and exercise. Large numbers of residents of all ages and socio-economic groups should be able to safely and efficiently navigate around the community by either foot or bicycle. At the present time that is not generally possible due to several obstacles that can be overcome, including:

- Pedestrian walkways or sidewalks on both sides of the street not provided in all parts of the City;
- Separate bicycle paths/trails or lanes not available in most areas;
- Safe bicycle/pedestrian connections not available between newer sections of Walterboro and the downtown and surrounding areas;
- Safe bicycle/pedestrian connections not available between residential areas and highway commercial areas and between the older part of the City and highway commercial areas.

Bicycle and Pedestrian Goal

GOAL:

Plan and Implement a Pathway, Sidewalk and Bike Lane System within Walterboro.

OBJECTIVE:

Ensure that the needs and safety of pedestrians and cyclists are met as they move through Walterboro.

- Working with SCDOT, ensure that all roadway improvement plans include the Pathway, Sidewalk and Bike Lane System Plan for purposes of right-of-way acquisitions, design and funding.
- Require all residential, commercial, industrial and mixed use development and redevelopments to provide bicycle and pedestrian amenities to meet the safety needs of their residents and business occupants and employees.
- Develop safe bicycle and pedestrian linkages among sections of the existing built-up area, including highway commercial areas, that are not currently safely linked to each other.
- Require all new developments to provide pedestrian and bicycle connections to other nearby and/or surrounding areas of the City.

The neighborhood renaissance plan addresses this directly.

The sidewalk system that currently exists within the study area boundary establishes the framework for a comprehensive pedestrian circulation network. However, there are several areas that require repair, either due to sidewalks being below street elevation or other general levels of deterioration such as cracking and buckling. Repairing damaged sidewalks throughout the study area and making ADA accessible connections at intersections and existing crosswalks is the first step to achieving a pedestrian friendly circulation network. Proposed sidewalk connections and areas of improvement can be found on the Recommendations Plans herein.



Sidewalk connection needed at Lemacks/Colleton intersection



Sidewalk connection needed at Colleton/Wiley intersection



Example of ADA sidewalk connections at Witsell and Church intersection (outside of study area)



6. Upgrade/expand the storm drainage system at the intersection of Springwood Drive and Witsell Street. The stormwater drainage system here is currently undersized, thus requiring additional inlets to tie into the existing storm system.



Drainage concerns at the intersection of Springwood and Witsell

Phase III Recommendations:

Phase III recommendations are those items that build upon the framework as outlined in Phase II and provide the final touches to set the stage for the North Lemacks neighborhood to become a desirable location for future development, bringing a vibrancy and sense of community back to the residents. Items indicated as part of Phase III include:

1. Install new sidewalks (4' wide, minimum) along the east side of North Lemacks Street, north side of Sweat Street, north side of Valley Street, and the north side of Gruber Street between Ackerman and Lincoln to further develop the study area as a pedestrian friendly neighborhood and to exhibit the vision as outlined in the City's 2010 Comprehensive Plan. Providing sidewalks on both sides of North Lemacks Street further develops the area as a pedestrian friendly neighborhood and perpetuates the vision as outlined in the 2010 Comprehensive Plan. As previously mentioned, many residents within the area rely solely on pedestrian and bicycle transportation and providing sidewalks on both sides of North Lemacks Street allows residents a safe pedestrian route along a heavy trafficked road. North Lemacks Street bisects the neighborhood and providing sidewalks on both sides allows equal access and pedestrian linkages to area residents, tying together two residential areas. Also, as North Lemacks Street is the main thoroughfare through the neighborhood, sidewalks (and ultimately street trees) on both sides also help visually denote the route as a prominent spine throughout the neighborhood, reinforcing the neighborhood's sense of place.
2. Paint new crosswalk striping at key intersections along North Lemacks and Gruber Streets.

3. Remove approximately 3' of the asphalt apron along the west side of North Lemacks Street between Sweat Street and Colleton Loop to make way for a planting strip between the existing sidewalk and road edge. Separating the sidewalk from the street edge adds a level of safety and comfort to the pedestrian. The planting strip also provides the opportunity to install street trees as noted below.



Asphalt apron at N. Lemacks – looking north



Asphalt apron at N. Lemacks – looking south

4. Install street trees along both sides of North Lemacks Street. Street trees species selection will respond to height limitations created by existing overhead power lines. Street trees reinforce a neighborhood's sense of place and civic pride and also provide environmental benefits through reducing urban heat island effects, improving air quality, and intercepting rainfall to help reduce stormwater runoff.
5. Create neighborhood gateways at entries into the neighborhood. Gateway creation provides a neighborhood the opportunity to exhibit neighborhood and civic pride and to create a positive first impression. They promote a neighborhood's identity and can describe the history, character, or quality of the place. Gateways also strengthen pedestrian and vehicular connections and promote a safer transportation environment by alerting passersby to changes in their surroundings. Gateway elements could include monument signage, lighting, landscaping, and/or public art that promote local artists and culture. Primary Gateways are suggested at the North Lemacks Street and Colleton Loop intersection at the northern boundary of the study area and North Lemacks Street and Valley Street at the southern boundary. Secondary entry points that should receive gateway treatment include the intersection of Sweat Street and Witsell Street and the intersection of Savage, Pearson, and Wichman Streets.
6. It is recommended that the large lot at the SW corner of Grant and Collins Street (currently owned by the Walterboro Community Center) be positioned for a Community Garden. This is an opportunity to provide a community amenity to the neighborhood and is recommended that the City of Walterboro work in conjunction with the Walterboro Community Center to program and implement the Community Garden.

The goal of all of the actions described within Phase II and III are for the very purpose of making this a vital and sustainable neighborhood.

Environmental Review:

Based on the plan findings an Environmental Review Record will be prepared by Lowcountry Council of Governments (LCOG). Initial letters for the tiered review were forwarded to the appropriate agencies on September 13, 2011. LCOG is currently awaiting responses to continue with the process.

Roles and Responsibilities:

Roles and responsibilities in planning and implementation are as follows:

City of Walterboro-

Zoning and Code enforcement – The City adopted a zoning ordinance in 2003 to begin the process of removing blight from this area. In 2011, a new ordinance will go into place that will further assist the revitalization of this neighborhood by facilitating development and re-development. Code enforcement will be a major component of this project and the City will continue to be active in this area as a full time Code Enforcement Officer has been added to the staff.

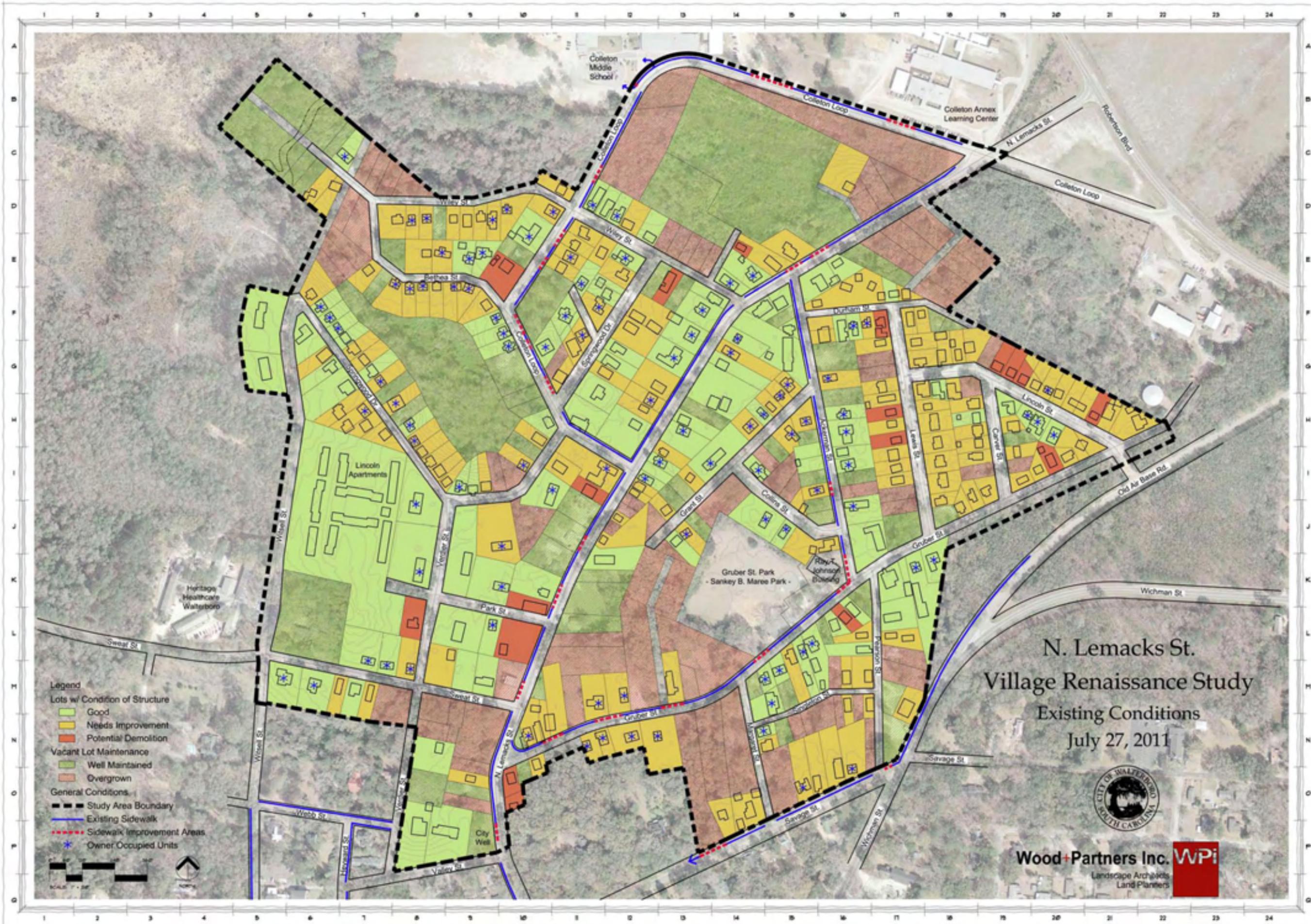
The City has already undertaken blight removal with an abatement fund and condemnation. The City also purchased a key property in the early 2000's that was a known problem due to drugs, underage drinking, and therefore violence and other crimes. These actions started the process that is to be completed by this neighborhood revitalization project. Due to the City having limited resources, the use of CDBG funding is the only way to truly make a difference and accelerate the re-vitalization in this area that is badly needed.

Bid Solicitation Etc.- The City will be administering the solicitation, qualifying, and deciding on all applicable actions to be undertaken, from bids for sidewalks, demolition, or improvements to purchases.

Project Management and Follow-Up- As actions are undertaken, code enforcement, public works, and the finance office will handle and document all activities and expenditures.

**This report was prepared with the support of the SC Department of Commerce, Community Development Block Grant Program. However, any opinions, findings, conclusions, recommendations expressed herein are those of the author and do not necessarily reflect the views of the Department of Commerce.*

The City of Walterboro does not discriminate on the basis of age, color, religion, sex, national origin, familial status or disability in the admission or access to, or treatment or employment in its federally assisted programs or activities. The town will provide reasonable accommodations for any disabled individual provided it does not constitute an undue financial or administrative burden. Assistance will be provided to accommodate the special needs of disabled persons, upon request.



N. Lemacks St.
 Village Renaissance Study
 Existing Conditions
 July 27, 2011



Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners

- Legend**
- Lots w/ Condition of Structure
 - Good
 - Needs Improvement
 - Potential Demolition
 - Vacant Lot Maintenance
 - Well Maintained
 - Overgrown
 - General Conditions
 - Study Area Boundary
 - Existing Sidewalk
 - Sidewalk Improvement Areas
 - Owner Occupied Units



Legend

- Proposed Building Recommendations**
- Aesthetic Improvements to Structures
 - Demolition of Structure

- Proposed Vacant Lot Recommendations***
- Selective Hand Removal of Invasive Species
 - Clear/Grub Undergrowth & Remove Debris on Entire Lot
 - Clear/Grub Undergrowth & Remove Debris w/in 25' Front Setback
 - Clear/Grub Undergrowth & Remove Debris w/in 30' Front Setback
 - Clear/Grub Undergrowth & Remove Debris w/in 35' Front Setback

* Note: Areas denoted as "Clear/Grub Undergrowth..." shall undergo revegetation within the cleared areas to bring back native species and mitigate long term maintenance concerns.

- Proposed Infrastructure Recommendations**
- Sidewalk Improvement Areas
 - Proposed Sidewalk Connections
 - Proposed Pedestrian Trail
 - Proposed Property Acquisition
 - Proposed Drainage System Upgrade

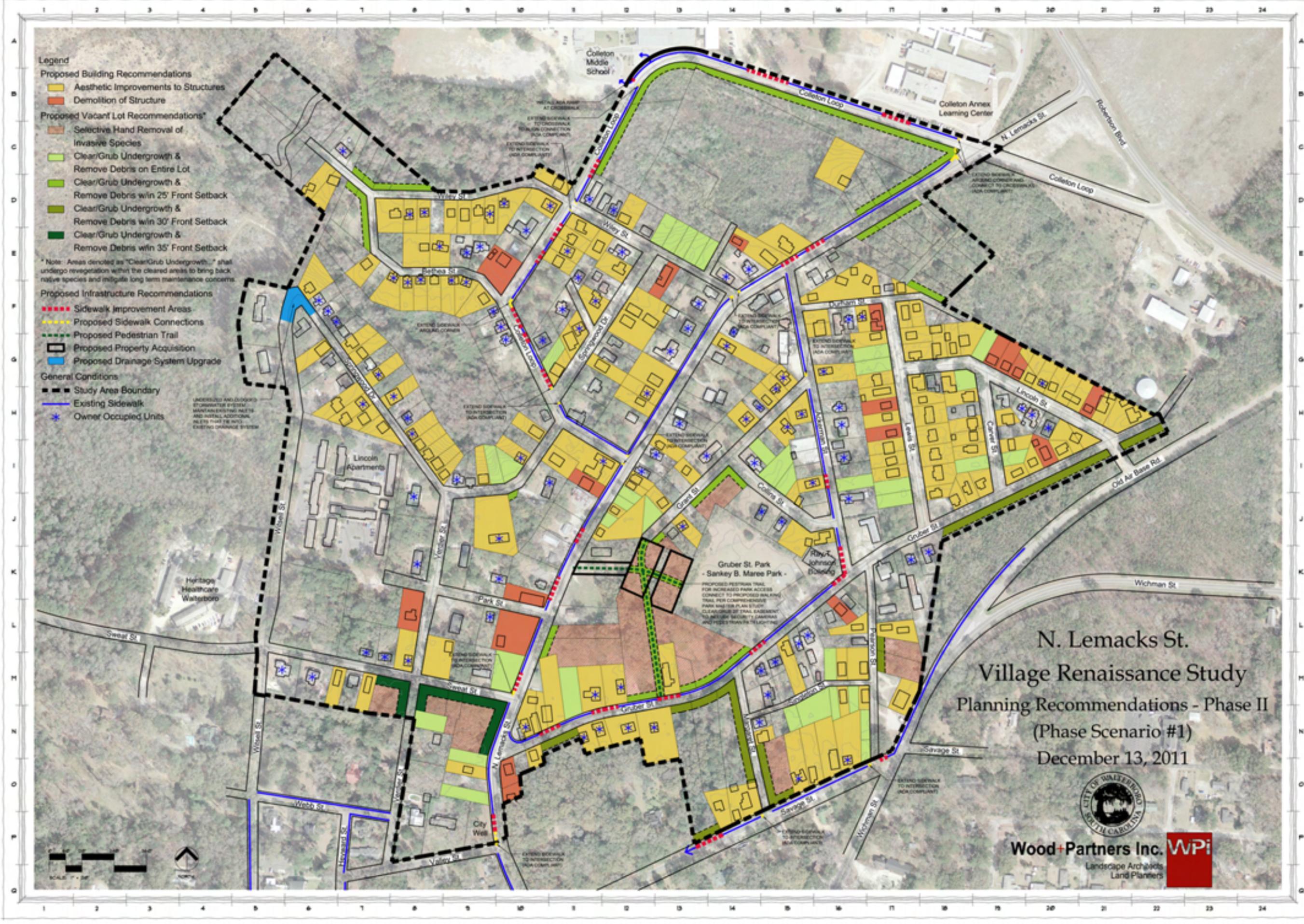
- General Conditions**
- Study Area Boundary
 - Existing Sidewalk
 - Owner Occupied Units

UNDERGROUND AND OVERGROUND STORMWATER SYSTEM MAINTENANCE (SM) UNITS AND INSTALL ADDITIONAL UNITS THAT FEED INTO EXISTING DRAINAGE SYSTEM

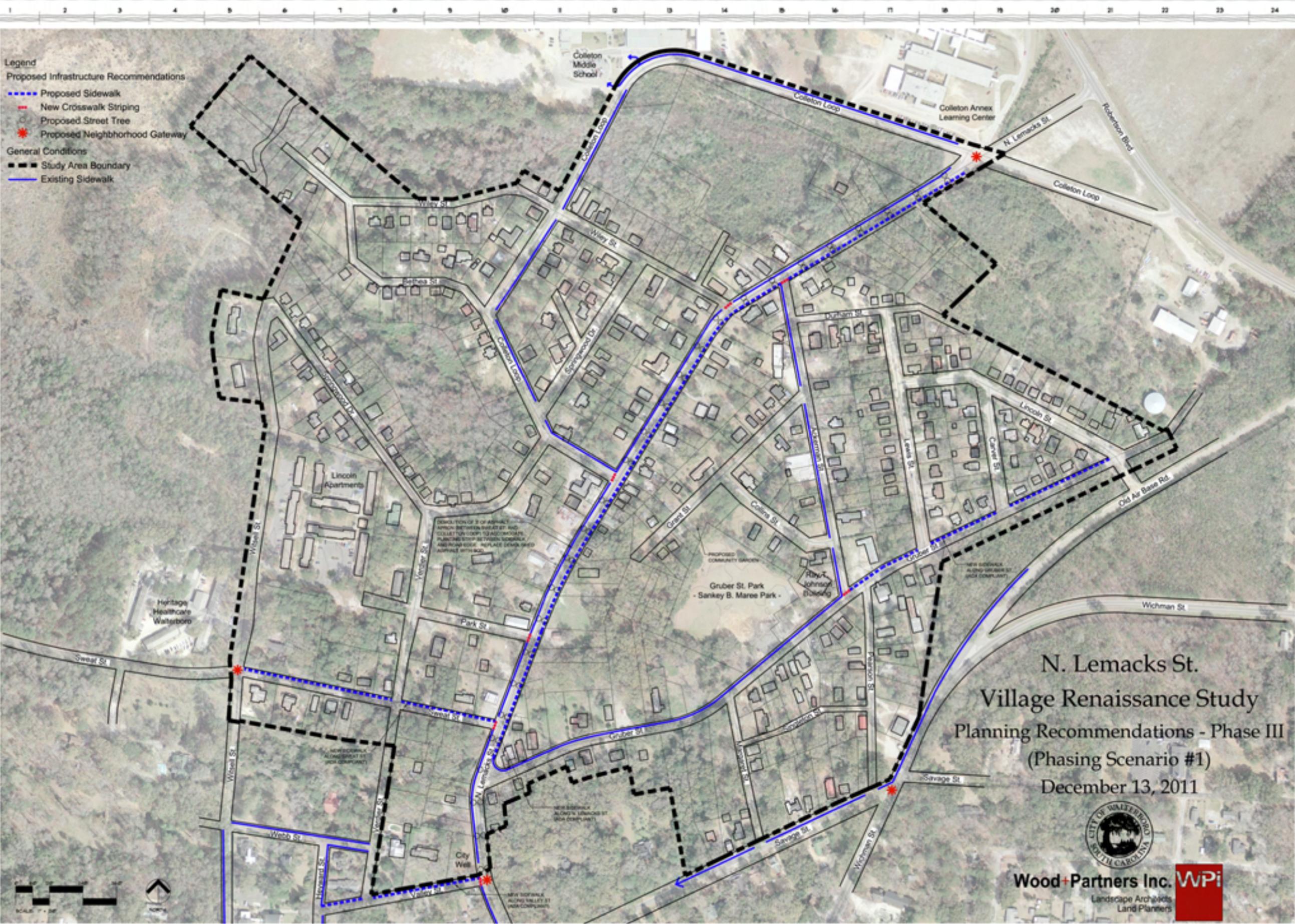
N. Lemacks St.
Village Renaissance Study
Planning Recommendations - Phase II
(Phase Scenario #1)
December 13, 2011



Wood+Partners Inc. WPI
Landscape Architects
Land Planners



- Legend**
- Proposed Infrastructure Recommendations**
- Proposed Sidewalk
 - - - New Crosswalk Striping
 - Proposed Street Tree
 - ★ Proposed Neighborhood Gateway
- General Conditions**
- Study Area Boundary
 - Existing Sidewalk



N. Lemacks St.
 Village Renaissance Study
 Planning Recommendations - Phase III
 (Phasing Scenario #1)
 December 13, 2011



Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners



Legend

- Proposed Building Recommendations**
- Aesthetic Improvements to Structures
 - Demolition of Structure

- Proposed Vacant Lot Recommendations***
- Selective Hand Removal of Invasive Species
 - Clear/Grub Undergrowth & Remove Debris on Entire Lot
 - Clear/Grub Undergrowth & Remove Debris with 25' Front Setback
 - Clear/Grub Undergrowth & Remove Debris with 30' Front Setback

* Note: Areas denoted as "Clear/Grub Undergrowth..." shall undergo revegetation within the cleared areas to bring back native species and mitigate long term maintenance concerns.

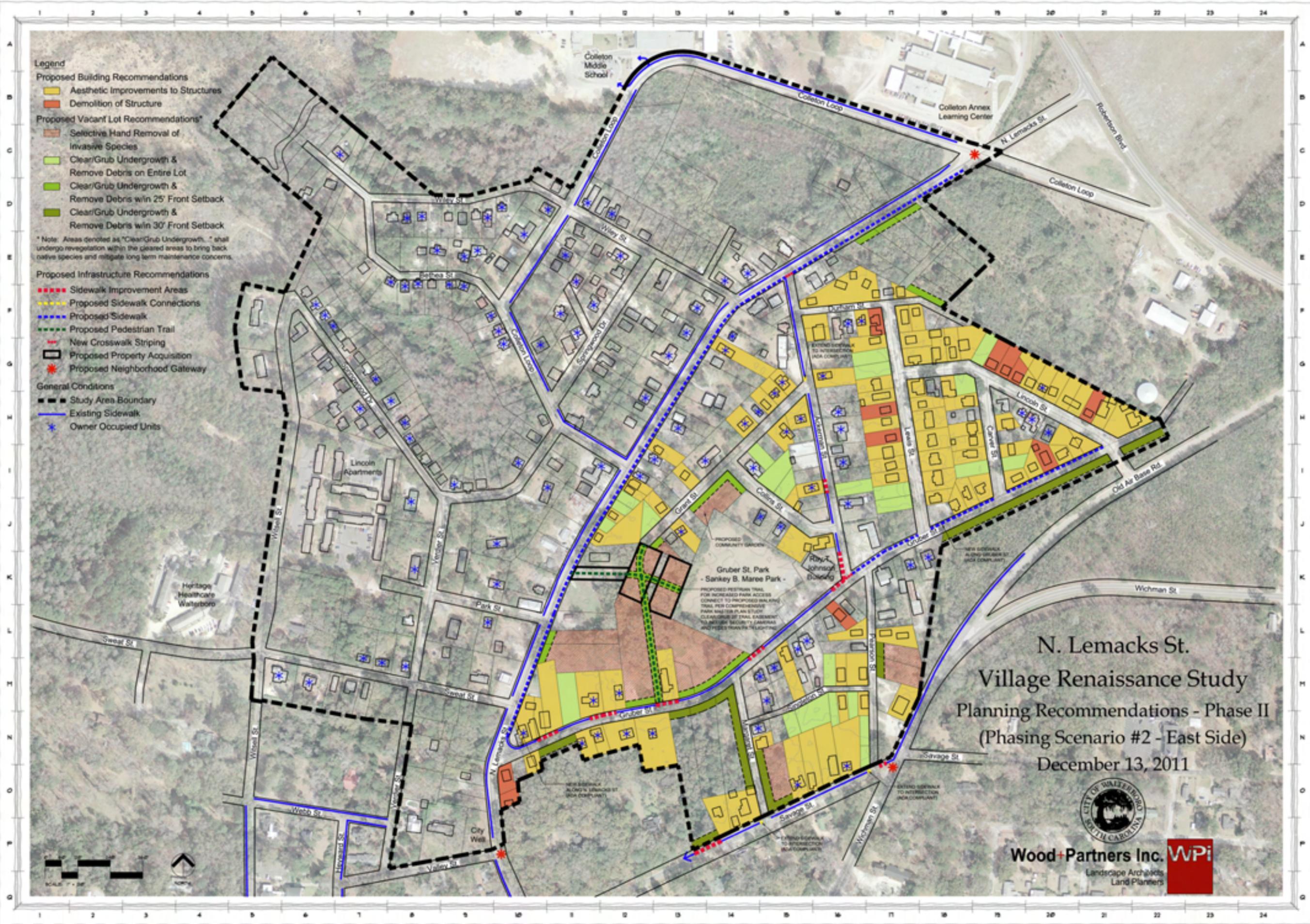
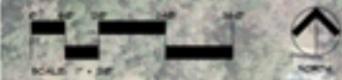
- Proposed Infrastructure Recommendations**
- Sidewalk Improvement Areas
 - Proposed Sidewalk Connections
 - Proposed Sidewalk
 - Proposed Pedestrian Trail
 - New Crosswalk Striping
 - Proposed Property Acquisition
 - Proposed Neighborhood Gateway

- General Conditions**
- Study Area Boundary
 - Existing Sidewalk
 - Owner Occupied Units

N. Lemacks St.
Village Renaissance Study
Planning Recommendations - Phase II
(Phasing Scenario #2 - East Side)
December 13, 2011



Wood+Partners Inc. WPI
Landscape Architects
Land Planners



Legend

Proposed Building Recommendations

- Aesthetic Improvements to Structures
- Demolition of Structure

Proposed Vacant Lot Recommendations*

- Selective Hand Removal of Invasive Species
- Clear/Grub Undergrowth & Remove Debris on Entire Lot
- Clear/Grub Undergrowth & Remove Debris with 25' Front Setback
- Clear/Grub Undergrowth & Remove Debris with 35' Front Setback

* Note: Areas denoted as "Clear/Grub Undergrowth..." shall undergo revegetation within the cleared areas to bring back native species and mitigate long term maintenance concerns.

Proposed Infrastructure Recommendations

- Sidewalk Improvement Areas
- Proposed Sidewalk Connections
- Proposed Sidewalk
- New Crosswalk Striping
- Proposed Drainage System Upgrade
- Proposed Street Tree
- Proposed Neighborhood Gateway

General Conditions

- Study Area Boundary
- Existing Sidewalk
- Owner Occupied Units

UNDERGROUND AND OVERGROUND STORAGE TANK SYSTEM MAINTENANCE (INSPECTION AND INSTALL ADDITIONAL INLETS THAT FEED INTO EXISTING DRAINAGE SYSTEM)

DEMOLITION OF 2 OF 3 ADJACENT LOTS BETWEEN 5th STREET AND COLLETON LOOP TO ACCOMMODATE PUMPING STATION BETWEEN SIDEWALK AND ROAD EDGE. REPLACE DEMOLISHED ADJACENT WITH SOG.

EXTENDING SIDEWALK TO INTERSECTION (FOR COMPLIANT)

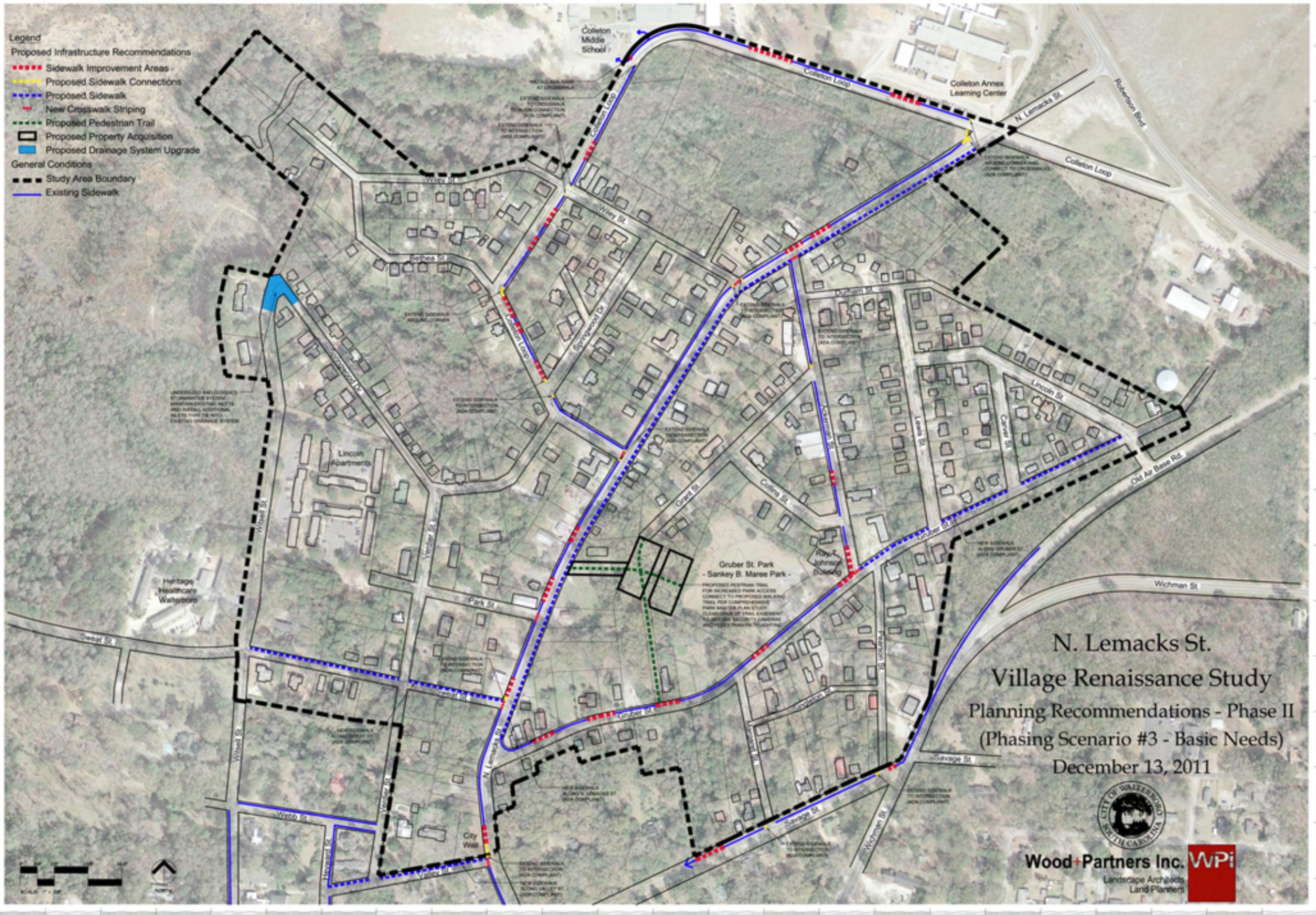
N. Lemacks St.
Village Renaissance Study
Planning Recommendations - Phase III
(Phasing Scenario #2 - West Side)
December 13, 2011



Wood+Partners Inc. WPI
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Land Planners



- Legend**
- Proposed Infrastructure Recommendations**
- Sidewalk Improvement Areas
 - Proposed Sidewalk Connections
 - Proposed Sidewalk
 - New Crosswalk Striping
 - Proposed Pedestrian Trail
 - ▭ Proposed Property Acquisition
 - ▭ Proposed Drainage System Upgrade
- General Conditions**
- ▭ Study Area Boundary
 - ▭ Existing Sidewalk

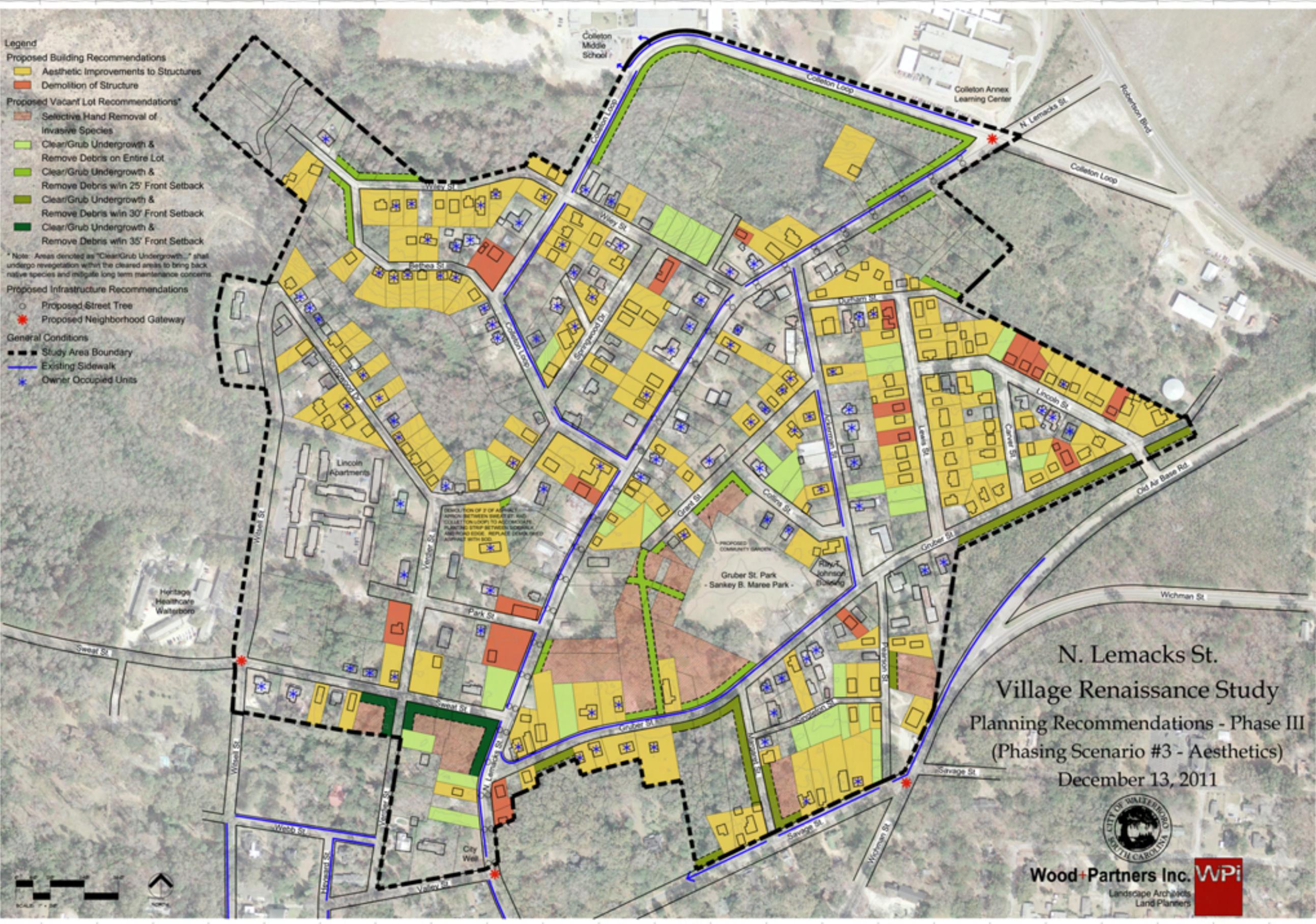


N. Lemacks St.
 Village Renaissance Study
 Planning Recommendations - Phase II
 (Phasing Scenario #3 - Basic Needs)
 December 13, 2011



Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners

- Legend**
- Proposed Building Recommendations**
- Aesthetic Improvements to Structures
 - Demolition of Structure
- Proposed Vacant Lot Recommendations***
- Selective Hand Removal of Invasive Species
 - Clear/Grub Undergrowth & Remove Debris on Entire Lot
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 - Clear/Grub Undergrowth & Remove Debris w/in 35' Front Setback
- * Note: Areas denoted as "Clear/Grub Undergrowth..." shall undergo revegetation within the cleared areas to bring back native species and mitigate long term maintenance concerns.
- Proposed Infrastructure Recommendations**
- Proposed Street Tree
 - Proposed Neighborhood Gateway
- General Conditions**
- Study Area Boundary
 - Existing Sidewalk
 - Owner Occupied Units



N. Lemacks St.
 Village Renaissance Study
 Planning Recommendations - Phase III
 (Phasing Scenario #3 - Aesthetics)
 December 13, 2011



Wood+Partners Inc. WPI
 Landscape Architects
 Land Planners



Legend

- Proposed Building Recommendations**
- Aesthetic Improvements to Structures
 - Demolition of Structure

- Proposed Vacant Lot Recommendations***
- Selective Hand Removal of Invasive Species
 - Clear/Grub Undergrowth & Remove Debris on Entire Lot
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 - Clear/Grub Undergrowth & Remove Debris with 35' Front Setback

* Note: Areas denoted as "Clear/Grub Undergrowth..." shall undergo revegetation within the cleared areas to bring back native species and mitigate long term maintenance concerns.

- Proposed Infrastructure Recommendations**
- Sidewalk Improvement Areas
 - Proposed Sidewalk Connections
 - Proposed Sidewalk
 - Proposed Pedestrian Trail
 - New Crosswalk Striping
 - Proposed Property Acquisition
 - Proposed Drainage Upgrade
 - Proposed Street Tree
 - Proposed Neighborhood Gateway

- General Conditions**
- Study Area Boundary
 - Existing Sidewalk
 - Owner Occupied Units

ENLARGED AND CLOGGED STORMWATER SYSTEMS MAINTAIN EXISTING ALLEYS AND INSTALL ADDITIONAL ALLEYS THAT FEED EXISTING DRAINAGE SYSTEM

DEMOLITION OF 2 OF 3 ADJACENT UNITS BETWEEN SWEET ST. AND COLLETON LOOP TO ALLOW FOR PLANTING STRIP BETWEEN SIDEWALK AND ROAD EDGE. REPLACE DEMOLISHED ALLEYS WITH SOI.

REMOVE CURBS AND CONCRETE WITHIN 10' OF NEW SIDEWALK ALONG WILSON ST (SOI COMPLIANT)

REMOVE CURBS AND CONCRETE WITHIN 10' OF NEW SIDEWALK ALONG WILSON ST (SOI COMPLIANT)

REMOVE CURBS AND CONCRETE WITHIN 10' OF NEW SIDEWALK ALONG WILSON ST (SOI COMPLIANT)

**N. Lemacks St.
Village Renaissance Study
Planning Recommendations
December 13, 2011**



Wood+Partners Inc. WPI
Landscape Architects
Land Planners



**North Lemacks Street Village Renaissance
 Comprehensive Revitalization Study
 Capital Improvements Opinion of Cost
 Phasing Scenario #1
 City of Walterboro, South Carolina
 December 13, 2011**

Wood+Partners Inc.
 Landscape Architects
 Land Planners



Item	Description	Quantity	Units	Unit Price	Total
I. PHASE TWO RECOMMENDATIONS					
A. Demolition and Site Preparation					
1	Demolition of Existing Structures	19	EA	\$5,000	\$95,000
2	Selective Hand Removal of Invasive Species	5.5	AC	\$3,500.00	\$19,250
3	Clearing / Grubbing Undergrowth	10	AC	\$3,000.00	\$30,000
Subtotal: Demolition and Site Preparation					\$144,250
B. Hardscape and Area Improvements					
1	Misc. Water System Improvements*	1	LS	\$238,585	\$238,585
2	Property Acquisition	1	LS	\$7,000	\$7,000
3	Structures to Receive Aesthetic Improvements (Owner Occupied Units only)	43	EA	\$7,500	\$322,500
4	New Concrete Sidewalk Connections (at intersections/crosswalks)	945	SF	\$4.25	\$4,016
5	Repair Existing Concrete Sidewalks (3' wide)	5,490	SF	\$4.25	\$23,333
6	New Pedestrian Trail (4' wide gravel fines)	4,028	SF	\$3.00	\$12,084
7	Lighting at Pedestrian Trail / Park Expansion	10	EA	\$3,000.00	\$30,000
8	Security Cameras at Pedestrian Trail / Park Expansion	5	EA	\$2,000.00	\$10,000
9	Additional Storm Drain Inlets at Springwood Dr and Connection to Existing Drainage System	1	LS	\$20,000.00	\$20,000
Subtotal: Hardscape and Area Improvements					\$667,518
C. Landscape					
1	Revegetate Vacant Lots Where Cleared	10	AC	\$350.00	\$3,500
Subtotal: Landscape					\$3,500
Subtotal Costs:					
A. Demolition and Site Preparation					\$144,250
B. Hardscape and Area Improvements					\$667,518
C. Landscape					\$3,500
All Categories Subtotal					\$815,268
10% Contingency					\$81,527
Soft Costs - 15% (includes Design Fees, Permitting Fees, and Surveying)					\$134,519
Phase Two Recommendations Total					\$1,031,314

**North Lemacks Street Village Renaissance
 Comprehensive Revitalization Study
 Capital Improvements Opinion of Cost
 Phasing Scenario #1
 City of Walterboro, South Carolina
 December 13, 2011**

Wood+Partners Inc.
 Landscape Architects
 Land Planners



Item	Description	Quantity	Units	Unit Price	Total
II. PHASE THREE RECOMMENDATIONS					
A. Demolition and Site Preparation					
1	Demolition of 3' of Asphalt Apron - west side of N. Lemacks From Sweat St. to Colleton Loop (replace with sod)	308	SY	\$4.65	\$1,432
Subtotal: Demolition and Site Preparation					\$1,432
B. Hardscape and Area Improvements					
1	New Concrete Sidewalk (4' wide)	20,452	SF	\$4.25	\$86,921
2	Crosswalk Striping	500	LF	\$1.00	\$500
3	Neighborhood Gateway Treatment (signage, landscape, lighting, etc.)	4	EA	\$10,000.00	\$40,000
Subtotal: Hardscape and Area Improvements					\$127,421
C. Landscape					
1	Street Trees along N. Lemacks St. (2" Cal. 120' spacing)	53	EA	\$165	\$8,745
2	3' Sod strip at N. Lemacks from Sweat St. to Colleton Loop	2772	SF	\$0.30	\$832
3	Community Garden	1	LS	\$5,000.00	\$5,000
Subtotal: Landscape					\$14,577
Subtotal Costs:					
A. Demolition and Site Preparation					\$1,432
B. Hardscape and Area Improvements					\$127,421
C. Landscape					\$14,577
All Categories Subtotal					\$143,430
10% Contingency					\$14,343
Soft Costs - 15% (includes Design Fees, Permitting Fees, and Surveying)					\$23,666

Phase Three Recommendations Total **\$181,439**

SUMMARY

Total Phase 2 Recommendations	\$1,031,314
Total Phase 3 Recommendations	\$181,439
Grand Total	\$1,212,752

- Notes:**
- 1 Planning Recommendations Plan is based on GIS information provided by the client, site observations, and is not comprehensive. Field survey information was not available at the time of this study.
 - 2 It is the intent to structure the construction bid for each phase to maintain a \$500,000 base bid budget. Alternates may be comprised of items listed above and be identified at time of bid.
 - 3 Figures are based on Planning Recommendations Plans dated December 13, 2011 and are preliminary in nature.
 - 4 Included in this cost estimate are items the City may include as part of Grant's match requirements.
 - *5 See Appendix A for Water Distribution System map and detailed cost estimate.

**North Lemacks Street Village Renaissance
 Comprehensive Revitalization Study
 Capital Improvements Opinion of Cost
 Phasing Scenario #2
 City of Walterboro, South Carolina
 December 13, 2011**

Wood+Partners Inc.
 Landscape Architects
 Land Planners



Item	Description	Quantity	Units	Unit Price	Total
I. PHASE TWO RECOMMENDATIONS - East Side of Study Area					
A. Demolition and Site Preparation					
1	Demolition of Existing Structures	12	EA	\$5,000	\$60,000
2	Selective Hand Removal of Invasive Species	4.6	AC	\$3,500.00	\$16,100
3	Clearing / Grubbing Undergrowth	6	AC	\$3,000.00	\$18,000
Subtotal: Demolition and Site Preparation					\$94,100
B. Hardscape and Area Improvements					
1	Misc. Water System Improvements*	1	LS	\$146,483	\$146,483
2	Property Acquisition	1	LS	\$7,000	\$7,000
3	Structures to Receive Aesthetic Improvements (Owner Occupied Units only)	20	EA	\$7,500	\$150,000
4	New Concrete Sidewalk Connections (at intersections/crosswalks)	124	SF	\$4.25	\$527
5	Repair Existing Concrete Sidewalks (3' wide)	2,125	SF	\$4.25	\$9,031
6	New Concrete Sidewalk (4' wide)	14,748	SF	\$4.25	\$62,679
7	Crosswalk Striping	150	LF	\$1.00	\$150
8	New Pedestrian Trail (4' wide gravel fines)	4,028	SF	\$3.00	\$12,084
9	Lighting at Pedestrian Trail / Park Expansion	10	EA	\$3,000.00	\$30,000
10	Security Cameras at Pedestrian Trail / Park Expansion	5	EA	\$2,000.00	\$10,000
11	Neighborhood Gateway Treatment (signage, landscape, lighting, etc.)	3	EA	\$10,000.00	\$30,000
Subtotal: Hardscape and Area Improvements					\$457,954
C. Landscape					
1	Revegetate Vacant Lots Where Cleared	6	AC	\$350.00	\$2,100
2	Community Garden	1	LS	\$5,000.00	\$5,000
Subtotal: Landscape					\$7,100
Subtotal Costs:					
A. Demolition and Site Preparation					\$94,100
B. Hardscape and Area Improvements					\$457,954
C. Landscape					\$7,100
All Categories Subtotal					\$559,154
10% Contingency					\$55,915
Soft Costs - 15% (includes Design Fees, Permitting Fees, and Surveying)					\$92,260
Phase Two Recommendations Total					\$707,330

**North Lemacks Street Village Renaissance
 Comprehensive Revitalization Study
 Capital Improvements Opinion of Cost
 Phasing Scenario #2
 City of Walterboro, South Carolina
 December 13, 2011**

Item	Description	Quantity	Units	Unit Price	Total
II. PHASE THREE RECOMMENDATIONS - West Side of Study Area					
A. Demolition and Site Preparation					
1	Demolition of Existing Structures	7	EA	\$5,000	\$35,000
2	Selective Hand Removal of Invasive Species	0.9	AC	\$3,500.00	\$3,150
3	Clearing / Grubbing Undergrowth	4	AC	\$3,000.00	\$12,000
4	Demolition of 3' of Asphalt Apron - west side of N. Lemacks From Sweat St. to Colleton Loop (replace with sod)	308	SY	\$4.65	\$1,432
Subtotal: Demolition and Site Preparation					\$51,582
B. Hardscape and Area Improvements					
1	Misc. Water System Improvements*	1	LS	\$92,102	\$92,102
2	Structures to Receive Aesthetic Improvements (Owner Occupied Units only)	23	EA	\$7,500	\$172,500
3	New Concrete Sidewalk Connections (at intersections/crosswalks)	821	SF	\$4.25	\$3,489
4	Repair Existing Concrete Sidewalks (3' wide)	3,365	SF	\$4.25	\$14,301
5	New Concrete Sidewalk (4' wide)	5,704	SF	\$4.25	\$24,242
6	Crosswalk Striping	350	LF	\$1.00	\$350
7	Neighborhood Gateway Treatment (signage, landscape, lighting, etc.)	1	EA	\$10,000.00	\$10,000
8	Additional Storm Drain Inlets at Springwood Dr and Connection to Existing Drainage System	1	LS	\$20,000.00	\$20,000
Subtotal: Hardscape and Area Improvements					\$336,985
C. Landscape					
1	Revegetate Vacant Lots Where Cleared	4	AC	\$350.00	\$1,400
2	Street Trees along N. Lemacks St. (2" Cal. 120' spacing)	53	EA	\$165	\$8,745
3	3' Sod strip at N. Lemacks from Sweat St. to Colleton Loop	2772	SF	\$0.30	\$832
Subtotal: Landscape					\$10,977
Subtotal Costs:					
A. Demolition and Site Preparation					\$51,582
B. Hardscape and Area Improvements					\$336,985
C. Landscape					\$10,977
All Categories Subtotal					\$399,543
10% Contingency					\$39,954
Soft Costs - 15% (includes Design Fees, Permitting Fees, and Surveying)					\$65,925
Phase Three Recommendations Total					\$505,422
SUMMARY					
Total Phase 2 Recommendations					\$707,330
Total Phase 3 Recommendations					\$505,422
Grand Total					\$1,212,752

- Notes:**
- 1 Planning Recommendations Plan is based on GIS information provided by the client, site observations, and is not comprehensive. Field survey information was not available at the time of this study.
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 - 3 Figures are based on Planning Recommendations Plans dated December 13, 2011 and are preliminary in nature.
 - 4 Included in this cost estimate are items the City may include as part of Grant's match requirements.
 - *5 See Appendix A for Water Distribution System map and detailed cost estimate.

**North Lemacks Street Village Renaissance
 Comprehensive Revitalization Study
 Capital Improvements Opinion of Cost
 Phasing Scenario #3
 City of Walterboro, South Carolina
 December 13, 2011**

Wood+Partners Inc.
 Landscape Architects
 Land Planners



Item	Description	Quantity	Units	Unit Price	Total
I. PHASE TWO RECOMMENDATIONS - Basic Needs					
A. Hardscape and Area Improvements					
1	Misc. Water System Improvements*	1	LS	\$238,585	\$238,585
2	Property Acquisition	1	LS	\$7,000	\$7,000
3	New Concrete Sidewalk Connections (at intersections/crosswalks)	945	SF	\$4.25	\$4,016
4	Repair Existing Concrete Sidewalks (3' wide)	5,490	SF	\$4.25	\$23,333
5	New Concrete Sidewalk (4' wide)	20,452	SF	\$4.25	\$86,921
6	Crosswalk Striping	500	LF	\$1.00	\$500
7	New Pedestrian Trail (4' wide gravel fines)	4,028	SF	\$3.00	\$12,084
8	Lighting at Pedestrian Trail / Park Expansion	10	EA	\$3,000.00	\$30,000
9	Security Cameras at Pedestrian Trail / Park Expansion	5	EA	\$2,000.00	\$10,000
10	Additional Storm Drain Inlets at Springwood Dr and Connection to Existing Drainage System	1	LS	\$20,000.00	\$20,000
Subtotal: Hardscape and Area Improvements					\$432,439
Subtotal Costs:					
A. Hardscape and Area Improvements					\$432,439
All Categories Subtotal					\$432,439
10% Contingency					\$43,244
Soft Costs - 15% (includes Design Fees, Permitting Fees, and Surveying)					\$71,352
Phase Two Recommendations Total					\$547,035

**North Lemacks Street Village Renaissance
 Comprehensive Revitalization Study
 Capital Improvements Opinion of Cost
 Phasing Scenario #3
 City of Walterboro, South Carolina
 December 13, 2011**

Wood+Partners Inc.
 Landscape Architects
 Land Planners



Item	Description	Quantity	Units	Unit Price	Total
II. PHASE THREE RECOMMENDATIONS - Aesthetics					
A. Demolition and Site Preparation					
1	Demolition of Existing Structures	19	EA	\$5,000	\$95,000
2	Selective Hand Removal of Invasive Species	5.5	AC	\$3,500.00	\$19,250
3	Clearing / Grubbing Undergrowth	10	AC	\$3,000.00	\$30,000
4	Demolition of 3' of Asphalt Apron - west side of N. Lemacks From Sweat St. to Colleton Loop (replace with sod)	308	SY	\$4.65	\$1,432
Subtotal: Demolition and Site Preparation					\$145,682
B. Hardscape and Area Improvements					
1	Structures to Receive Aesthetic Improvements (Owner Occupied Units only)	43	EA	\$7,500	\$322,500
2	Neighborhood Gateway Treatment (signage, landscape, lighting, etc.)	4	EA	\$10,000.00	\$40,000
Subtotal: Hardscape and Area Improvements					\$362,500
C. Landscape					
1	Revegetate Vacant Lots Where Cleared	10	AC	\$350.00	\$3,500
2	Street Trees along N. Lemacks St. (2" Cal. 120' spacing)	53	EA	\$165	\$8,745
3	3' Sod strip at N. Lemacks from Sweat St. to Colleton Loop	2772	SF	\$0.30	\$832
4	Community Garden	1	LS	\$5,000.00	\$5,000
Subtotal: Landscape					\$18,077
Subtotal Costs:					
A. Demolition and Site Preparation					\$145,682
B. Hardscape and Area Improvements					\$362,500
C. Landscape					\$18,077
All Categories Subtotal					\$526,259
10% Contingency					\$52,626
Soft Costs - 15% (includes Design Fees, Permitting Fees, and Surveying)					\$86,833

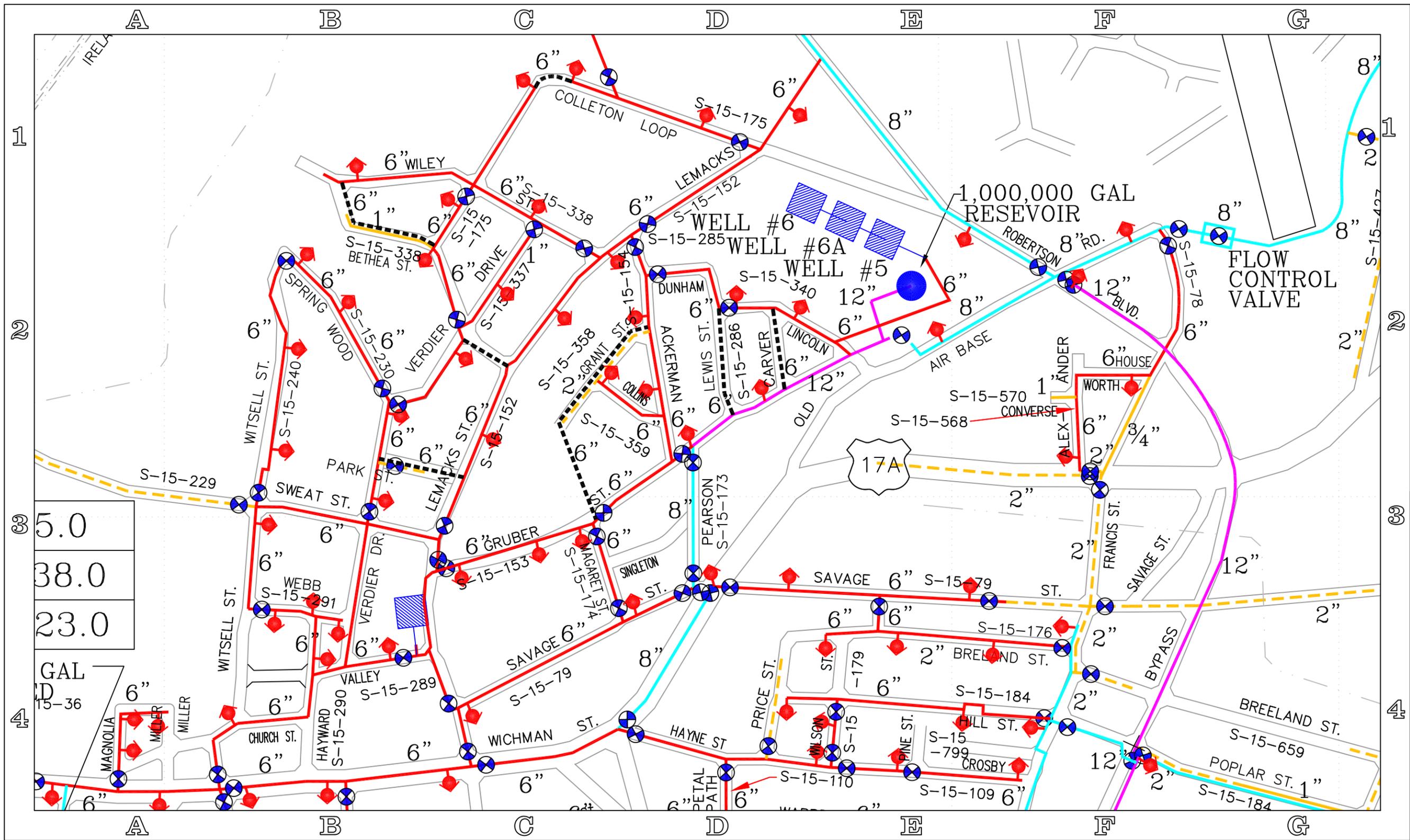
Phase Three Recommendations Total \$665,717

SUMMARY

Total Phase 2 Recommendations	\$547,035
Total Phase 3 Recommendations	\$665,717
Grand Total	\$1,212,752

- Notes:**
- 1 Planning Recommendations Plan is based on GIS information provided by the client, site observations, and is not comprehensive. Field survey information was not available at the time of this study.
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 - 4 Included in this cost estimate are items the City may include as part of Grant's match requirements.
 - *5 See Appendix A for Water Distribution System map and detailed cost estimate.

Appendix A



5.0
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23.0

GAL
15-36

LEGEND

PAVED ROAD	====
UNPAVED ROAD	- - - -
RAILROAD	+ + + +
WATERWAY	~~~~
WELL	■
ELEVATED STORAGE TANK	●
RESIVOIR	●
HYDRANT	●
VALVE	⊗
16" WATER LINE	16"
12" WATER LINE	12"
10" WATER LINE	10"
8" WATER LINE	8"
6" WATER LINE	6"
6" WATER LINE (proposed)	- - - -
<6" WATER LINE	3/4" - 4"

bpb
BP Barber

Engineering • Experience • Excellence

WATER DISTRIBUTION SYSTEM
FOR
WALTERBORO, SOUTH CAROLINA

SCALE: 1"=500'	DATE: NOVEMBER 2011	SHEET No.
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**Preliminary Cost Estimate
Misc. Water System Improvements
City of Waltherboro
December-11**

Carver Street					
Item No.	Est. Qty	Unit	Description	Unit Price	Total
1	220	LF	6" PVC Water Line	\$ 25.00	\$ 5,500.00
2	200	LF	6" RJ PVC Water Line	\$ 32.00	\$ 6,400.00
3	0.25	TON	Fittings	\$5,500.00	\$ 1,375.00
4	1	EA	Fire Hydrant Assembly	\$3,750.00	\$ 3,750.00
5	3	EA	6" Gate Valve with Valve Box & Marker	\$1,250.00	\$ 3,750.00
6	6	EA	Water Service Connection - Long	\$ 250.00	\$ 1,500.00
7	5	EA	Water Service Connection - Short	\$ 500.00	\$ 2,500.00
8	11	EA	Water Meter & Yoke Box	\$ 750.00	\$ 8,250.00
9	1	EA	Tie-in to Existing 6" Water Line	\$1,250.00	\$ 1,250.00
10	1	EA	Tie-in to Existing 12" Water Line	\$1,500.00	\$ 1,500.00
11	25	LF	Cut and Replace Asphalt (Driveway)	\$ 30.00	\$ 750.00
12	50	LF	Cut and Replace Asphalt (Highway)	\$ 60.00	\$ 3,000.00
Subtotal					\$ 39,525.00
Lewis Street					
Item No.	Est. Qty	Unit	Description	Unit Price	Total
1	360	LF	6" PVC Water Line	\$ 25.00	\$ 9,000.00
2	200	LF	6" RJ PVC Water Line	\$ 32.00	\$ 6,400.00
3	0.3	TON	Fittings	\$5,500.00	\$ 1,650.00
4	1	EA	Fire Hydrant Assembly	\$3,750.00	\$ 3,750.00
5	3	EA	6" Gate Valve with Valve Box & Marker	\$1,250.00	\$ 3,750.00
6	8	EA	Water Service Connection - Long	\$ 250.00	\$ 2,000.00
7	8	EA	Water Service Connection - Short	\$ 500.00	\$ 4,000.00
8	16	EA	Water Meter & Yoke Box	\$ 750.00	\$ 12,000.00
9	1	EA	Tie-in to Existing 6" Water Line	\$1,250.00	\$ 1,250.00
10	1	EA	Tie-in to Existing 12" Water Line	\$1,500.00	\$ 1,500.00
11	110	LF	Cut and Replace Asphalt (Driveway)	\$ 30.00	\$ 3,300.00
12	75	LF	Cut and Replace Asphalt (Highway)	\$ 60.00	\$ 4,500.00
Subtotal					\$ 53,100.00
Grant Street					
Item No.	Est. Qty	Unit	Description	Unit Price	Total
1	300	LF	6" PVC Water Line	\$ 25.00	\$ 7,500.00
2	150	LF	6" RJ PVC Water Line	\$ 32.00	\$ 4,800.00
3	0.3	TON	Fittings	\$5,500.00	\$ 1,650.00
4	1	EA	Fire Hydrant Assembly	\$3,750.00	\$ 3,750.00
5	3	EA	6" Gate Valve with Valve Box & Marker	\$1,250.00	\$ 3,750.00
6	5	EA	Water Service Connection - Long	\$ 250.00	\$ 1,250.00
7	5	EA	Water Service Connection - Short	\$ 500.00	\$ 2,500.00
8	10	EA	Water Meter & Yoke Box	\$ 750.00	\$ 7,500.00
9	2	EA	Tie-in to Existing 6" Water Line	\$1,250.00	\$ 2,500.00
10	15	LF	Cut and Replace Asphalt (Driveway)	\$ 30.00	\$ 450.00
11	25	LF	Cut and Replace Asphalt (Highway)	\$ 60.00	\$ 1,500.00
Subtotal					\$ 37,150.00
Colleton Loop (North)					
Item No.	Est. Qty	Unit	Description	Unit Price	Total
1	160	LF	6" RJ PVC Water Line	\$ 32.00	\$ 5,120.00
2	60	LF	6" HDD Water Line	\$ 120.00	\$ 7,200.00
3	0.2	TON	Fittings	\$5,500.00	\$ 1,100.00

4	2	EA	6" Gate Valve with Valve Box & Marker	\$1,250.00	\$ 2,500.00
5	3	EA	Water Service Connection - Short	\$ 500.00	\$ 1,500.00
6	3	EA	Water Meter & Yoke Box	\$ 750.00	\$ 2,250.00
7	2	EA	Tie-in to Existing 6" Water Line	\$1,250.00	\$ 2,500.00
8	25	LF	Cut and Replace Asphalt (Driveway)	\$ 30.00	\$ 750.00
9	25	LF	Cut and Replace Asphalt (Highway)	\$ 60.00	\$ 1,500.00
Subtotal					\$ 24,420.00
Betha Street					
Item No.	Est. Qty	Unit	Description	Unit Price	Total
1	450	LF	6" PVC Water Line	\$ 25.00	\$ 11,250.00
2	250	LF	6" RJ PVC Water Line	\$ 32.00	\$ 8,000.00
3	0.5	TON	Fittings	\$5,500.00	\$ 2,750.00
4	1	EA	Fire Hydrant Assembly	\$3,750.00	\$ 3,750.00
5	3	EA	6" Gate Valve with Valve Box & Marker	\$1,250.00	\$ 3,750.00
6	37	EA	Water Service Connection - Long	\$ 250.00	\$ 9,250.00
7	6	EA	Water Service Connection - Short	\$ 500.00	\$ 3,000.00
8	13	EA	Water Meter & Yoke Box	\$ 750.00	\$ 9,750.00
9	2	EA	Tie-in to Existing 6" Water Line	\$1,250.00	\$ 2,500.00
10	50	LF	Cut and Replace Asphalt (Driveway)	\$ 30.00	\$ 1,500.00
11	25	LF	Cut and Replace Asphalt (Highway)	\$ 60.00	\$ 1,500.00
Subtotal					\$ 57,000.00
Plan Inclusive					
Item No.	Est. Qty	Unit	Description	Unit Price	Total
1	250	LF	Silt Fence	\$ 5.00	\$ 1,250.00
2	12	EA	Inlet Structure Protection	\$ 220.00	\$ 2,640.00
3	3	EA	Fire Hydrant Assembly Upgrade	\$4,500.00	\$ 13,500.00
4	400	LF	6" Bell Restraints	\$ 25.00	\$ 10,000.00
Subtotal					\$ 27,390.00
Total Construction					\$ 238,585.00
Contingencies (10%)					\$ 23,415.00
Engineering					\$ 20,750.00
Construction Observation					\$ 14,250.00
Total Project					\$ 297,000.00

Appendix B

February 11, 2011

North Lemacks Revitalization Committee
(reactivated March 24, 2009)

1. Ms. Alease Samuels
58 Cross Street
P.O. Box 501
Walterboro, SC 29488
Phone: 549-1072
2. Mr. Ethel Ford
110 Grant Street
Walterboro, SC 29488
Phone: 549-7396
3. Mr. Charlie Sweat
213 N. Lemacks Street
Walterboro, SC 29488
549-5445 (H)
4. Mr. Horace J. Garrett
502 Sweat Street
Walterboro, SC 29488
Phone: 549-2687
5. Ms. Vera Youngblood-Cooper
400 Wiley Street
Walterboro, SC 29488
Phone: 549-5890

The Mayor meets with this Committee.
Hank Amundson serves as staff:

City Council Liaison:
Paul Siegel, City Council Member

Also notify the press of any meetings:
Press & Standard 549-2586
The Colletonian, Hal Welch 782-3477

Appendix C

A 10 Point Action Plan to help make Waltherboro a safer place for its citizens

From Mayor Bill Young, City Manager Jeff Lord, and members of City Council

April 1, 2010

- 1) **Continue and improve community policing by cross training and adding additional public safety officers.** The City has already added three sworn officers by cross-training some of its firefighters. A public safety officer is trained as both a firefighter and as a police officer. They must graduate from the police academy and receive on the job patrol training. They must reach "Firefighter I" certification to qualify on the fire side. "Firefighter I" is not the minimum legal requirement and is in fact advanced beyond that. Therefore, patrol officers can assist in case of a fire call, and the firefighters can be brought in to fill gaps during an incident or to add to other "forces" on duty for additional coverage.

The city has also added a **community resource officer** with the assistance of the COPS (Community Oriented Policing Services) Grant Program through the United States Justice Department. This officer's job is to coordinate the community policing effort and crime watch areas. This officer will also work with the communities and organize the community outreach program, which is already in place. Two crime watch groups currently in development are Padgett Loop and North Lemacks. A grant has been awarded to add two more officers this year for the drug team.

- 2) **Encourage and support crime watch groups and enlist help from the citizenry.** As the public safety officers make contacts through community engagement, they will conduct and facilitate meetings among interested citizens to create and then train for crime watch initiatives. Thus far, meetings such as this have been held in three areas. City officials and enforcement officers, public safety officials, and others are reaching out to members of the community one-by-one and through community organizations to build trust so citizens will keep us informed of potential problem areas and stay engaged when something does happen.
- 3) **Reinstate the night field interview program.** The night field interview program has been reinstated. If an officer sees somebody out at night, that officer will stop and make friendly contact with that person to let them know that an officer presence is out there if needed. It's designed to be sure potential victims and perpetrators are aware that officers are there and watching at all times.
- 4) **Work for neighborhood improvement through code enforcement.** Code enforcement is using municipal codes that restrict property owners from certain acts that may contribute to the undesirability of an area. For instance, there are codes against "accumulation," which give cause to force someone to clean-up their yard and remove any blight. Other codes for abandoned vehicles and unsecured structures exist and will be enforced. Code enforcement requires individuals to keep their property well maintained, presentable and not a potential target or haven for crime. This raises community pride, economic independence and the overall welfare of the community.

Additionally, the Public Safety Department and the Code Enforcement Department are working together to enforce laws. This is a coordinated effort where public safety officers

may have access to a search warrant, and when they identify a possible code enforcement issue, they will bring the code enforcement officer in so the problem may be addressed.

- 5) **Partner with the sheriff's office and SLED division office set to be located in Walterboro.** While the City has been working with SLED to pursue outstanding warrants outside of our jurisdiction, SLED has already assigned two permanent agents to the area as part of an enhanced enforcement agreement. They have also worked with the County to establish their regional office here, which brings many more agents to the area. It should be noted that they are not moving here because of crime. They are coming because it is a better location for their regional office, and because Walterboro is still a great place to live, work and play.
- 6) **Partner with SCE&G for improved lighting in high crime areas.** SCE&G has been expanding the use of dense street lighting in targeted areas to promote safe neighborhoods and has placed additional lights (about a dozen) in the area of the drive-by shooting. The cost is nominal (\$15 per light/month), but the effect has been immediate. This has been very successful in the Gerideau and McDaniel Street area. We are not seeing people hanging out on the street like they used to do. A priority of Council is to expand the use of such lighting in other areas as well.
- 7) **Work with the legislature to support legislation aimed at reducing crime and getting repeat offenders off the streets.** We have also been working with other jurisdictions that have had success fighting the same problems, most notably North Charleston. Further, we are continuing to work with schools and churches in mentoring and at-risk programs.
- 8) **Partner with the Colleton Ministerial Alliance and schools, and continue with the Gun Buy Back Program.** This is a program that will allow us to work with local businesses and community groups to reduce the accessibility of guns to those who may possess them illegally.
- 9) **Use City of Walterboro Youth Advisory Commission as a resource.** This commission has been created, and the city is in the process of recruiting members.
- 10) **Partner with County Council to address issues countywide.** Just as our partnership with SLED allows us to get out and serve some of our warrants, we have been working together with the county to do the same. SLED has assigned people specifically for us and they are available for that purpose. We have done the same with the county. Their ongoing investigations are tied with ours, and there is cross-communication between those. They have more incidents than we have, and we have been trying to assist them whenever we can. SLED has been the coordinating entity.

“Walterboro is still a wonderful place to live work and play, and we are committed to doing all we can to assertively fight the crime issue we have witnessed recently. It is our belief that with the help of every citizen, every city official, every community leader and partner organization, as well as our legislators in Columbia, we **will** be successful, and we **will** return

a sense of safety to those who live here and those who visit the many attractions and treasures that make this a special part of the Lowcountry.”

Mayor Bill Young

Appendix D

Walterboro Public Safety

Crime and Police Activity Report

2011

About the Report

Each year, law enforcement agencies are required to report criminal offenses to the FBI within their jurisdiction, according to Uniform Crime Reporting (UCR) guidelines. Within these there are two sections:

- (1) Violent Crime, which consists of Murder, Forcible Rape, Robbery and Aggravated Assault, and
- (2) Property Crime, which consists of Burglary, Larceny Theft, Motor Vehicle Theft (FBI list arson but not does include it in the totals for property crime).

The following report consists of a brief description of current and historic trends followed by programs and activities undertaken by law enforcement in addressing the problems. Raw data is available at <http://www.fbi.gov/about-us/cjis/ucr/ucr>.

All projected data is based upon a linear analysis of year to date data. Example: There have been 75 reported incidents of crime X this year and we are 75% through the year. Therefore, there would be a projection of 100 reports of crime X by the end of the year.

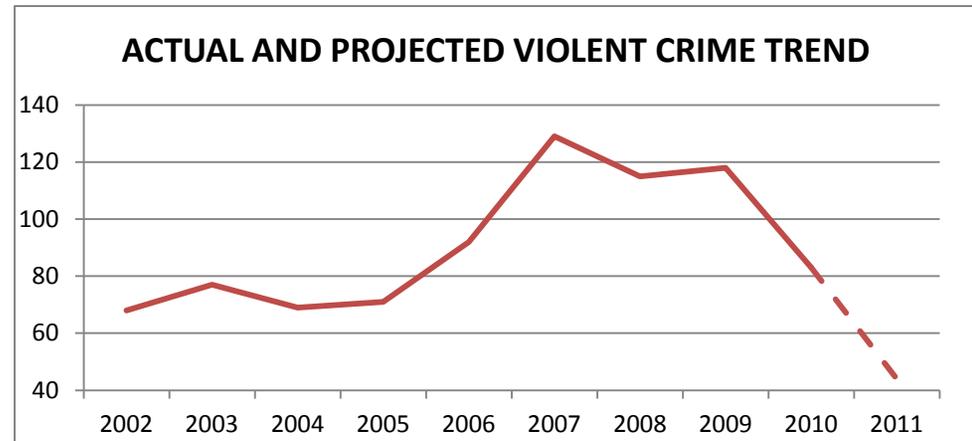
Executive Summary

Trend Analysis

Violent crime was relatively stable in the city for the first few years of the last decade with the number of reported incidents hovering between 68 and 77 for years 2002-2005. While violent crime began to climb in 2006 (30% increase over 2005), Walterboro actually reached its peak in violent crime in 2007 (another 40% increase over 2006).

Recognizing the significant increase from the prior years, the Public Safety Department began a community policing initiative in 2008. Community policing has officers engage the community at multiple levels to establish relationships and gain trust. This fosters the willingness of citizens to provide information both before and after a crime occurs.

The impact of this initiative was immediately but temporarily felt. By the end of 2008, violent crime dropped



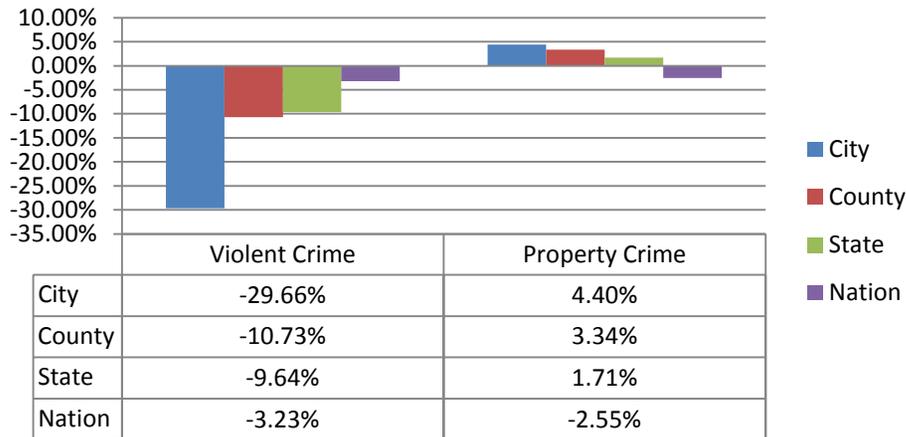
nearly 11% but rebounded 2.6% in 2009. In 2009 a wave of retaliatory violence occurred that was capped by the triple homicide late that year.

In response, City Council initiated several programs which came to be known as the “10 Point Plan”, a plan that built upon the community policing philosophy, engaged other agencies, and partnered with other levels of government. Violent crime dropped 30% (83 reported incidents) last year as a

result of these efforts and it is projected to drop significantly again this year as there have been 32 through the end of August. During this same time there have been less significant reductions at the county, state, and national level.

**“Violent crime dropped 30% ...
and it is projected to drop
significantly again this year...”**

Percent Change 2009 to 2010



Property crime has seen a similar but slower and less significant response most likely due to the focus given to violent crimes. While property crimes remain fairly constant from 2006-2010 (between 603 and 665) there are signs of improvement within the city with 355 reported to date in 2011, but it appears to continue to be on the rise regionally.

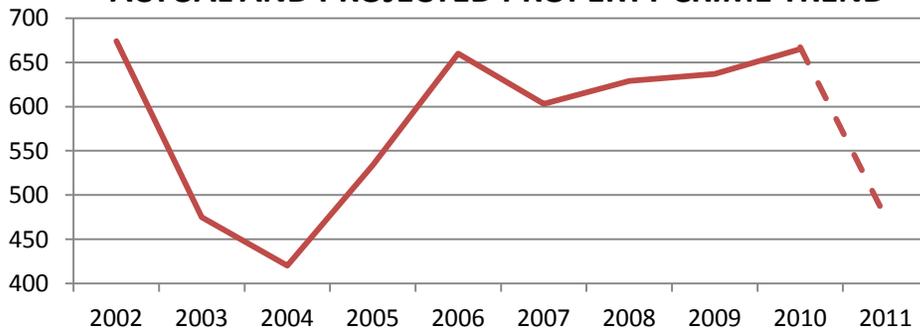
New programs like predictive patrolling, which uses data analysis to shift patrol resources to have the best coverage where a crime is most likely to occur, and the creation of a Street Crimes Unit, which serves as both a strategic reserve and an

investigatory unit, appear to have had a positive impact on property crimes. In addition, successes in drug enforcement have had an ancillary benefit because many larcenies and burglaries are committed to sustain a drug habit.

Larcenies continue to be the most common thus most predictive measure of the property crime trends and while there was a measurable decrease in 2010 (10%) there was an increase in reported burglaries which resulted in 4% increase in property crime. So far in 2011

the city has not experienced the same level of burglaries as 2010 and larcenies continue to fall. The combination of these two measures could lead the city to the lowest property crime rate since 2004.

ACTUAL AND PROJECTED PROPERTY CRIME TREND



AGGRAVATED ASSAULTS

Trend Analysis

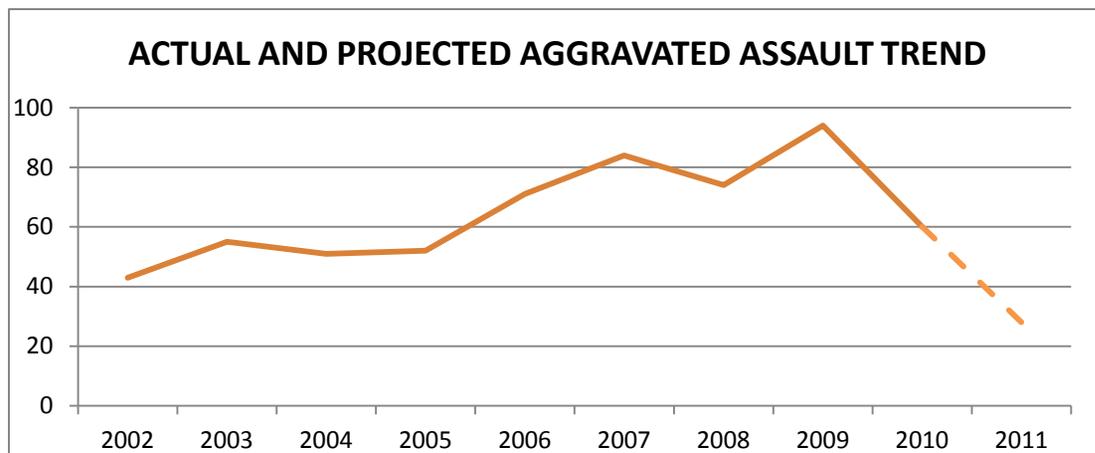
In 2009, 94 assaults occurred. This was during the time when the triple homicide occurred and we were dealing with reciprocal violence. Sixty (60) assaults occurred in 2010, a 36% reduction primarily due to aggressive enforcement, community involvement and several key arrests. In 2011, 21 aggravated assaults have occurred to date (8/30) which indicates a better than 50% reduction is possible for 2011.

“36% reduction [of Aggravated Assaults] in 2010 ... primarily due to aggressive enforcement, community involvement and several key arrests”

Current Activities

We consulted with other agencies and started using problem-solving kits. For example, if an area is very dark, we install and/or repair street lights (e.g., Gerideau Street). In addition, Gang members are identified and recorded through the state (Gang.net) which enhances penalties for being in a gang. We are also performing club checks and standing by until the clubs are closed and everyone has left the property and we have met with property owners and businesses to stop allowing loitering.

Effective communication with the Colleton County Sheriff’s Office, as well as assisting when they are dealing with investigative support issues; meeting with the judge during bond hearings to insure that the bond for suspects are set appropriately; meetings with the Solicitor’s Office to insure that the cases are complete and ready to be



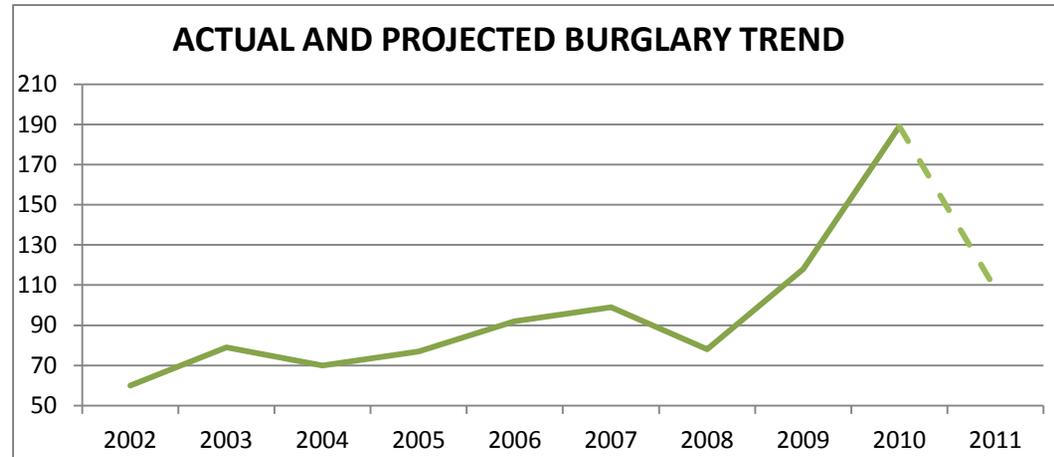
prosecuted in a timely manner, have been successful strategies. Also, we follow up with victims and suspects to diffuse any situations that may lead to revenge by identifying and monitoring known criminal suspects and the areas which they frequent through patrols and other investigative techniques.

BURGLARY

Trend Analysis

In 2009, 113 burglaries occurred. In 2010, there were 189 burglaries. In 2011 (January through August), 81 burglaries have occurred to date, a trend which may lead to a 40% reduction. The burglaries in the first few months of 2010 were due to a juvenile offender who was responsible for many of the burglaries that occurred around the Hampton Street area. He was caught in the act and is now serving a three-year prison term. Even with this significant reduction, the rate of burglaries remains above seven of the past nine years.

“... 81 burglaries have occurred to date [2011], a trend which may lead to a 40% reduction.”



Current Activities

Neighborhood watch groups were started in several areas. We created a Street Crimes Unit where patterns are recognized and the unit has the flexibility to react appropriately. There may be certain locations, times or other factors which appear to indicate the need for increased presence or surveillance. We also advise homeowners that when they are away from home for any period of time, they should utilize security checks wherein they provide headquarters the dates and times when they are going to be away and officers will periodically check the home. We have been advertising these services by using print and radio

media and through individual contact. Further, we have been doing field interviews, which helps deter someone from breaking into a home or business because they have been identified.

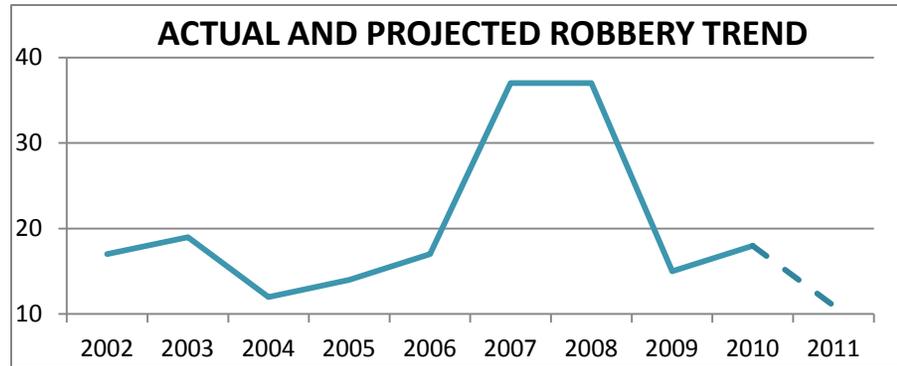
ROBBERY

Trend Analysis

In 2009, 15 robberies occurred. In 2010, there was a slight increase to 18 robberies. In 2011, to date, we have had 8 robberies, which may lead us to the lowest level in more than ten years. In 2007 and 2008, robberies were as high as 37 incidents. Many of these robberies occurred at the hotels near the interstate where the night clerks were not using the night window, leaving doors unsecured, or were sleeping.

Current Activities

Officers met with hotel managers and asked them to start using the night windows and officers started checking doors and making sure it was being done. This had an immediate and identifiable effect on hotel robberies. Staff will continue to evaluate and educate businesses and persons on how to not become a victim, through the community policing

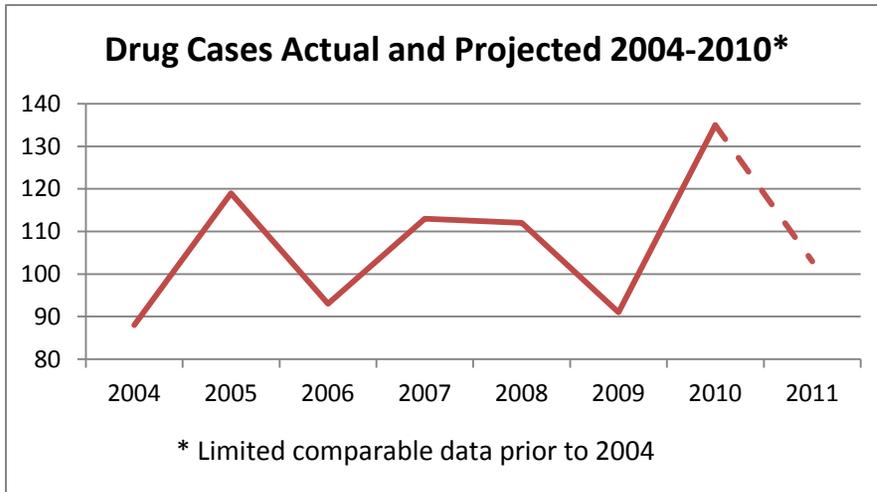


officer, community contacts and utilizing the Street Crimes Unit when a trend is recognized. Investigators review locations (businesses) and identify things that can be done to prevent robberies when one occurs, helping the business owners understand that officers need to be able to see through the windows so they may recognize potential problems. Officers are also available to do bank and vehicle escorts, day and night.

DRUGS

Trend Analysis

In 2009, there were 91 drug cases made. In 2010, there were 135 drug cases were made; an increase of 44 cases. This increase is primarily due to the focus on drug crimes as, unlike other crimes, drug cases tend to be initiated by the agency due to proactive investigations. In 2011, 77 drug cases have been



made to date, an apparent decrease, which may be due to successful interdiction in the prior year.

Current Activities

In April 2010, a Drug Suppression Team was established, made up of two officers. This team was made possible by a JAG grant which outfitted the team with vehicles, equipment, and salaries for two years. In the past, officers would make a traffic stop or arrest and the suspect would go to

“...In 2010, [Larcenies] dropped about 10% ... we may see another 20% or better decrease.”

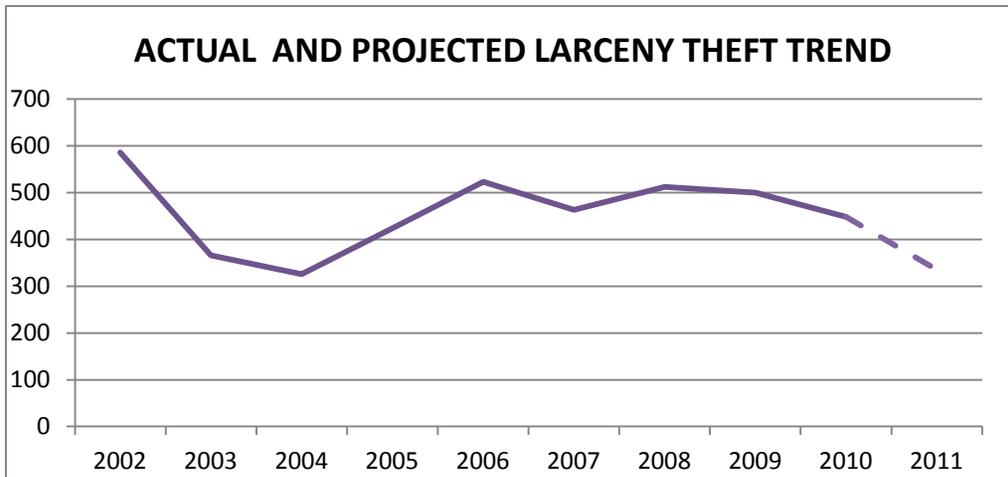
jail and any intelligence gathered may have only been used for that specific charge.

Now, officers are able to pass that information on to the team. In some cases, meth labs were found, search warrants were executed, numerous stolen guns were recovered, and several corrupt employees at drug stores were identified and arrested. We believe that 85% of the crime we deal with leads back to the use of drugs and the sale of drugs. If we identify and apprehend both users and dealers, the quality of life will improve.

LARCENIES

Trend Analysis

In 2009, there were 500 thefts. In 2010, it dropped by about 10% to 448 thefts. To date in 2011, there have been 251 thefts. At this rate we may see another 20% or better decrease. The increase from 2005 to 2009 shows how with the economy being down, thefts are expected to increase. The decrease over the past two years appears to buck that trend.



amount of thefts and burglaries. New laws that restrict the sale of non-ferrous metals may also help.

Another contributing factor may be inflated metal costs.

First, it was the catalytic converters and copper wire; then it turned to anything metal, old cars, scrap metal and even man-hole covers.

Current Activities

Due to the Community Contacts and Community Policing approach, Officers have educated the community on how not to become a victim and reduced the potential for crimes, which is why we believe that thefts have not risen as dramatically here as they have elsewhere. Re-instituting the field interview program, where officers stop individuals walking the streets and identify them, has also played a key role in reducing crime. This tactic prevents an immeasurable

PROGRAMS THAT WALTERBORO PUBLIC SAFETY USE TO HELP FIGHT CRIME

DMV ONLINE: DMV ONLINE is helpful in many ways. When the road patrol is out on traffic stops and a suspect gives them a name and date of birth, officers can then refer to DMV ONLINE from their in car computer to confirm the suspect is/is not who they say they are. From an investigation standpoint, while investigating a case, officers may get the name of a possible suspect. They can then pull up his/her picture for recognition in order to verify who they are looking for when they go out into the field. This is a very helpful tool in identifying suspects or even victims and most of the time provides an accurate address for the subjects.

BUSINESS CHECKS: Officers check businesses at night. With more patrols at night coming and going, this gives night clerks a sense of security due to more officer presence. Officers also escort individuals to the bank and their vehicles.

COMMUNITY CONTACTS: This was started in late 2008. This is a program wherein officers contact citizens at their residence, introduce themselves, and ask if there are any problems in the community or if there is any way we can better

serve. If there are concerns, it is followed up on through the proper channels. Each officer makes at least one contact per day. This is also an opportunity for the officer to learn more about the community and its citizens.

FIELD INTERVIEWS: Field interviews were initiated in 2009 to identify people walking or riding bicycles in high crime areas or areas where problems have been identified. This program gives officers the opportunity to interact with citizens. Officers have made several arrests, such as unlawful possession of a firearm and drug arrests and also deter crime.

MENTORING PROGRAM: The Mentoring Program was started by the Department of Juvenile Justice in 2009. At present, Walterboro Public Safety has three officers who are certified. Each officer is assigned a juvenile whom they are currently mentoring. Additionally, officers have been reading to kids at Black Street Elementary, Hendersonville Elementary, Northside Elementary, Campus A, Edgewood Baptist, Colleton County High School, along with participating in various activities at local churches.

GANGNET: Gangnet is a computer based program initiated and maintained by the South Carolina Law Enforcement Division. Gangnet allows officers to gather intelligence on gang members, so the information can be shared statewide. By being able to share this information, officers are able to achieve stiffer punishments for career criminals when they commit crimes in other jurisdictions. This program was successfully used in the apprehension of several members of the group that was directly responsible for the murders of three citizens of Walterboro. With the continued support of the State Law Enforcement Division, much success from this program should be seen in local law enforcement.