



**Urban Land  
Institute**

**South Carolina**

**TECHNICAL ASSISTANT PANEL**

**FAIRFAX COMMUNITY HUT  
May 11, 2011**

## **Mission**

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a non-advocacy research and education institution with some 30,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

- **Provide objective, multidisciplinary advice on complex land use and real estate issues**
- **ULI members from across the state volunteer their time to participate as panelists**
- **Panel members are participants in the ULI SC Sustainable Leadership Class**

## **Diverse Expertise**

- Developers
- Engineers
- Lawyers
- Architect and Urban Designers
- Economic Development Experts
- City Planners

## Panelists:

- **Chuck Black**, S&ME, Inc.
- **Chip Crane**, Hill Construction
- **Irene Dumas Tyson**, The Boudreaux Group
- **Jeff Fort**, Gramling Brothers
- **Bill Gore**, City of North Charleston
- **Mac Horton**, Clemson University
- **Ginny Stroud**, City of Greenville
- **David Tuttle**, Lake Carolina
- **Jeff Vinzani**, Nexsen Pruet
- **Elaine Worzala**, Center for Real Estate Clemson University

# FAIRFAX Community Hut

## The Panel's Charge:

Assist the Town of Fairfax with financial and development strategies for the redevelopment of the Fairfax Community Hut.



# Fairfax Community Hut TAP

## TAP Process:

Project Orientation (Rebecca Freeman & Wilbur Cave)

Site Tour

Background Research

Stakeholder Interviews

Panel Deliberations

- defined project scope
- identified opportunities and challenges
- defined guiding principle
- developed recommendations

Public Presentation



## Overarching Vision – “Our Town”

**This Old Town; though small yet very dear  
to those of us whose years are speeding by,  
our minds recall the many golden memories,  
but few hardships and bumps we had to bear.  
I can remember the many peoples labor  
given to add a touch of beauty to our town,  
inspired by pride and loving dedication,  
they wore their smiles and never showed a frown.  
Now their influence to the ones who follow,  
is as small seed to the wind are sown....**

**(Max Lightsey & Mrs. Nick Harter)**

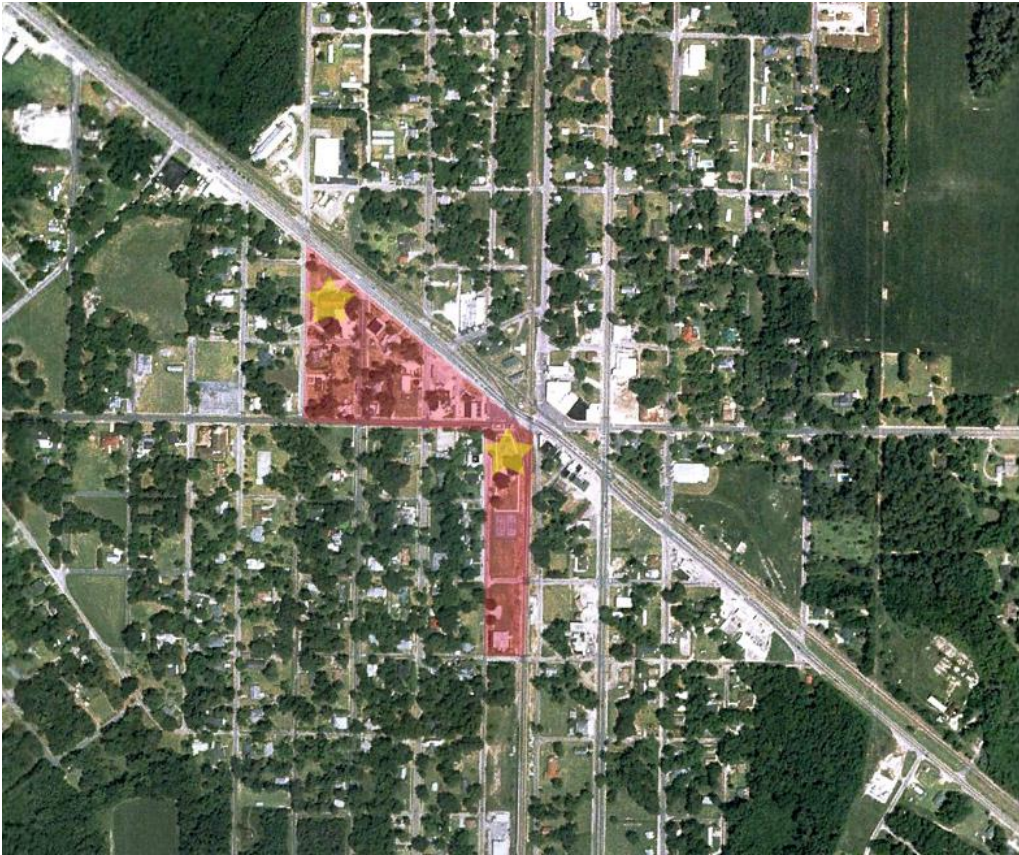


## PERCEIVED STRENGTHS

- **Sense of place**
- **Emotional value**
- **Location**
- **Parking**
- **Passion**
  - Community “Loves” the Hut



## PERCEIVED STRENGTHS



**Strong Civic Core**

## PERCEIVED CHALLENGES

- **Unknown cost**
- **Lack of consensus**
- **Sense of urgency**
- **Long-term operating expenses**



## MARKET OPPORTUNITIES

- **Regional community center**
- **Venue for reunions/weddings**
- **Site along the historic trail**
- **Renewed sense of energy for community**
- **Catalyst for future community events**
  - conferences, festival, artist show, holiday vendors
- **Educational extension opportunity**
- **Training room (IT center, job training)**
- **Space for museum**



Laurens Avenue

80' 7/8"

City Map

100' 00" 00"

Playground

West S. E. 1/4

Union Avenue

100' 00" 00"  
4' 7/8"  
100' 00" 00"  
100' 00" 00"



Plat of Property of The Town of Fairfax, a body politic

Reference: deed book 6--8 page 482 -- block # 28  
County of Barnwell County courthouse

## MARKET CONSTRAINTS

- **Small town**
- **Decreasing population in county**
- **Ability to generate revenue to meet operating costs**
- **Operating and administrative leadership**
- **Marketing/branding**

## Recommendations

- 1. Commit to existing The Hut site for renovation or new building**
- 2. Conduct feasibility study (cost estimate study)**
  - USDA planning grant, local funds
- 3. Pursue renovation if cost is 20% more than building new**
- 4. Maintain the character of the building if new construction.**
- 5. Reach out public and private partners**
  - USC Salkahachie (Anne Rice), local banks, Scotsman, Georgia Pacific, Lower Savannah COG
- 6. Develop regional marketing strategy with partners**

### **Pursue grant options**

Georgia-Pacific Foundation

SCE&G Charitable Foundation

USDA Community Facilities Grant

State Historic Preservation Office

Save America's Treasures

### **Shared revenue sources**

County contribution

USC Salkahatchie

### **Town of Fairfax**

- Bonding: general obligation bond

- real estate rental revenue



**Commit to The Hut in its current location in order to maintain a sense of place and energize the community of Fairfax.**

