



RAILROAD CORNER DEVELOPMENT: BRIDGING THE DIVIDE

a presentation by Sidney Evering, II



AGENDA

3	HISTORY
6	DEVELOPMENT PROCESS
7	GUIDING PRINCIPLES
16	BRIDGING THE DIVIDE
17	QUESTIONS



HISTORY

Early to Mid-20 Century African-American Hub

Orangeburg Massacre

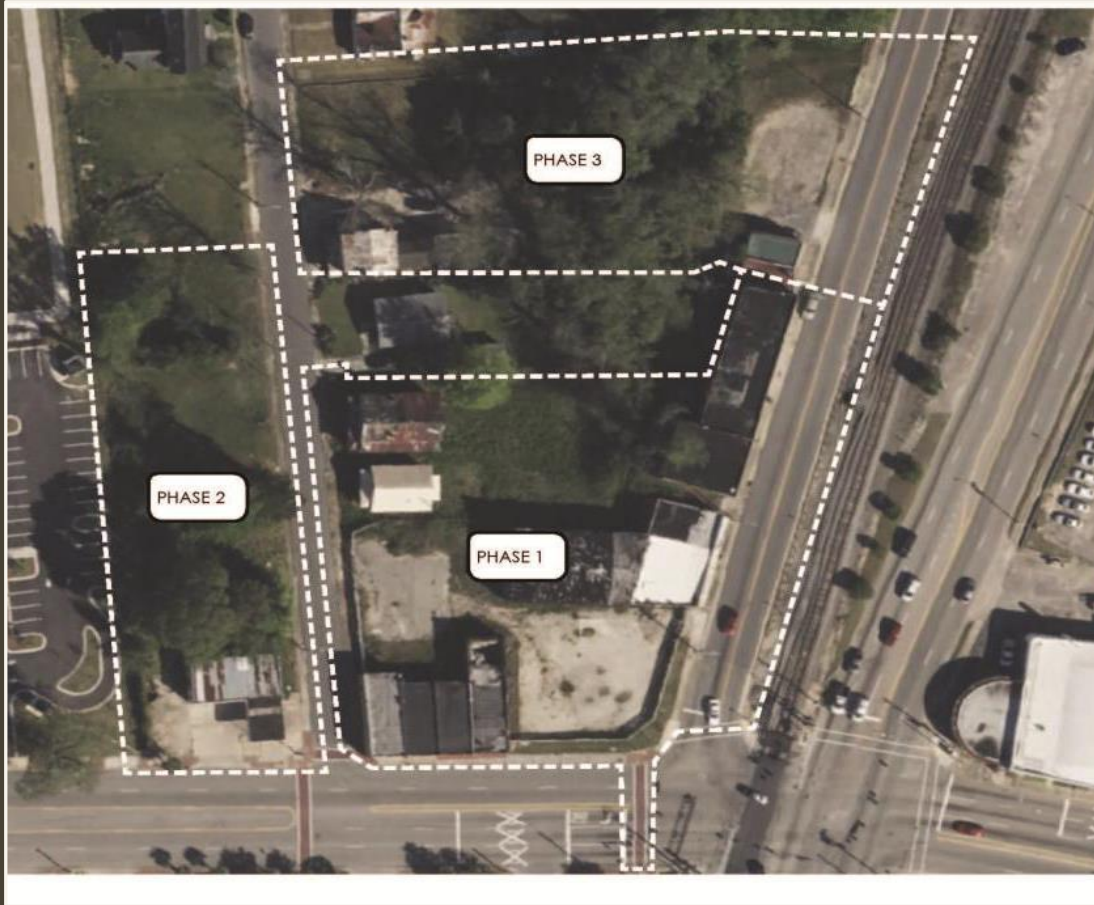
Railroad Corner Redevelopment - 20 plus years in the making



ORANGEBURG MASSACRE (1968)



THE DEVELOPMENT

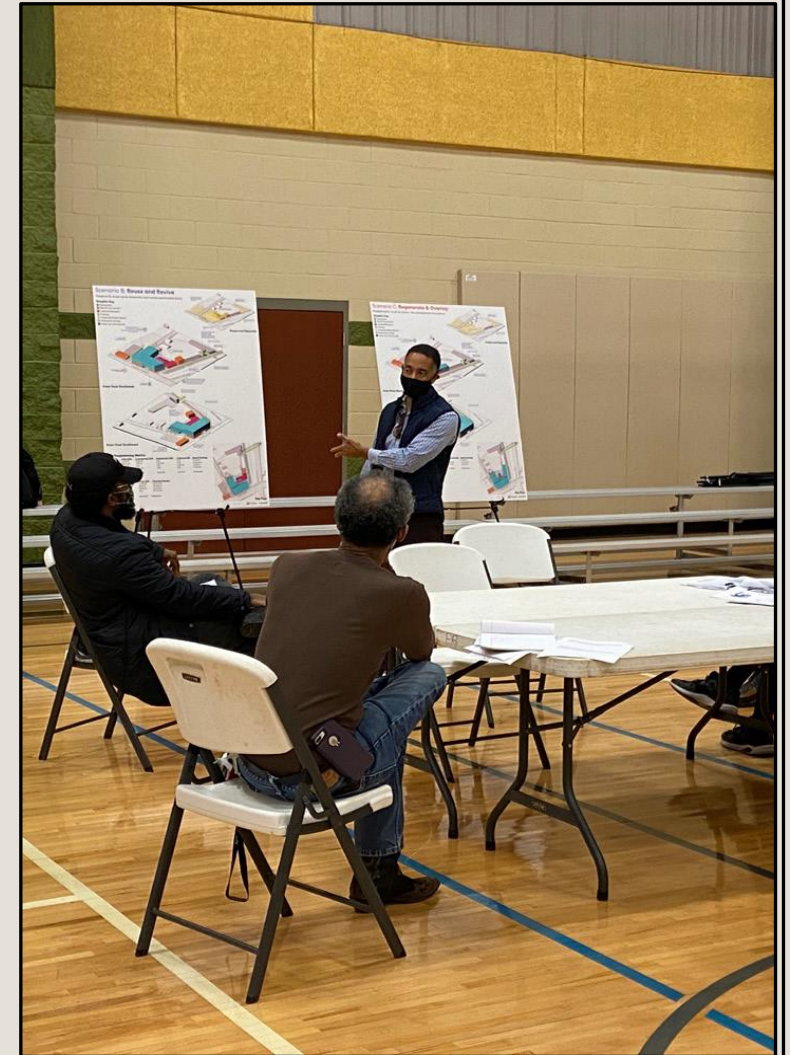


PROCESS

- Property Acquisition
- Engage Consultant - (UNC) Development Finance Initiative
- Market Analysis
- Public Input/ Stakeholder Support
- RFP for Developers
- Award of RFP

GUIDING PRINCIPLES

- Catalytic Mixed-Use Development
- Respect Historical Significance/ Preservation
- Engaging for the Community and Students
- Enhanced walkability to increase pedestrian activity from Universities
- Optimize public investment/ Maximize private investment



Catalytic Mixed-Use Development



Respect Historical Significance/ Preservation



Respect Historical Significance/ Preservation



Respect Historical Significance/ Preservation



South Carolina Civil Rights Museum | Orangeburg, SC

STUDIO 2LR
ARCHITECTURE + INTERIORS

Respect Historical Significance/ Preservation



South Carolina Civil Rights Museum | Orangeburg, SC

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Engaging for the Community and Students



Enhanced Walkability from Universities



Optimize public investment/ Maximize private investment





BRIDGING THE DIVIDE

REDEMPTION

RECONCILIATION

REVITALIZATION

QUESTIONS
