



Final Report



Celebrating South Carolina Community Design Activity Report & Vision for Glendale

**Presented By
AIA Spartanburg
& the SC Design Arts Partnership**

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Introduction

In 2007, the American Institute of Architects (AIA) celebrated its 150th anniversary nationwide. In honor of this historic event, AIA created Blueprint for America: a Gift to the Nation. This initiative was designed to engage elected officials and fellow citizens to outline and illustrate a path for creating a healthy, livable, and sustainable future through a series of community service initiatives. In South Carolina, AIA components joined forces with the South Carolina Design Arts Partnership (a joint program of the South Carolina Arts Commission, Main Street SC, and Clemson University) to conduct a statewide Blueprint for America program. Together with representatives from their allied design professions (planning, landscape architecture, and historic preservation), AIA teams worked closely with more than 400 South Carolinians to create collaborative visions for the future through a series of educational opportunities and design forums engaging six local communities.

AIA Spartanburg sponsored a community-design-service initiative for the village of Glendale in Spartanburg County, South Carolina. In Glendale, as in all six SC communities selected to participate in Blueprint for America (Chesterfield, Clearwater, Greer, Johnsonville, and Summerton), volunteers were presented with a diverse array of challenges and opportunities. By working one-on-one with stakeholders, AIA volunteer teams were able to produce preliminary plans and ideas for achieving quality design and community development in the 21st century. The following report specifically outlines and describes a vision for Glendale's future and accounts the process through which this vision was achieved.

AIA Spartanburg and the South Carolina Design Arts Partnership are pleased to have provided the services and opportunities reflected in this report as a means to help Glendale achieve its community goals. This vision represents an important first step toward community revitalization. County officials, state leaders, businesses, and concerned citizens alike will have to continue working together to make this effort successful. It will be important to know, as this project moves forward, that additional design and planning assistance will be required. The SC Design Arts Partnership, the American Institute of Architects, the American Society of Landscape Architects, and the American Planning Association can connect the community with experienced professionals and valuable resources to assist in guiding this effort to fruition.



Community History & Development

Entrepreneur Joseph Buffington, attracted by the water power available at the Shoals of Lawson's Fork of the Pacolet River, developed an ironworks in 1773. He quickly lost his claim to William Wofford, who assumed the operation of the business. In 1778, Wofford sold a major share of the enterprise, and it became known as Berwick's Iron Works. The business was a major feature of the Spartanburg district at the time of the revolutionary war, and a battle was fought at the site. The plant was destroyed in 1781. The Old Georgia Road crossed Lawson's Fork at the Shoals and led to increased settlement, including the large plantations of William and Littleton Bagwell. Dr. James Bivings built the first large mill in the Spartanburg District at the Shoals after moving from Lincolnton, North Carolina, in 1832. With 1,200 spindles and 24 looms, it was one of the largest antebellum mills in the state. New owners purchased the mill in bankruptcy proceedings in 1856, and Dexter Converse was chosen its manager. The mill produced goods for the Confederacy during the Civil War. In 1868, Converse and his brother-in-law Albert Twitchell became the managers and principal owners of the mill. In 1880, the name of the village of 75 houses was changed from Bivingsville to Glendale. Converse and Twitchell steadily expanded the mill, and the community prospered. Around 1900, a trolley line extended from Spartanburg to Glendale and on to Clifton and Converse, and two nearby mill communities also developed by Converse and Twitchell. Glendale Park, on the lake above the mill, became a popular destination for outings, celebrations, and meetings. The trolley operated until 1935, when it was replaced by buses. The mill was sold to Indian Head Mills in 1957 and closed in 1961. It was partially used for warehouse space and small manufacturing concerns until it was destroyed by fire in 2004. Before the fire, the current owner had developed plans for conversion to condominiums, but work had not begun. Remaining on the site are the mill office, the dramatic stone foundations, and two brick towers.



Community Form and Character

The Glendale Community centers on the beautiful Shoals of Lawson's Fork, the mill dam, and a historic iron bridge now closed to vehicular traffic. The old company store building houses the post office and masonic lodge. The mill houses climb along narrow streets to the old Methodist church, Baptist church, and fire station at the top of the hill. Across the iron bridge are a few remaining structures of a small historic commercial district. Just to the west of Glendale is the country club area, and prestigious subdivisions such as Oak Creek, Glenn Forest, and Calhoun Lakes are nearby. To the east, the Lawson's Fork threads its way through a steep canyon to the Pacolet River. Much of the old lake has silted in and is overgrown with vegetation.



Design Challenges & Questions

Design Proposals and Challenges

The Spartanburg Area Conservation Endowment (SPACE) currently owns 13 acres of land near the mill, and has improved and beautified the site. The group wants to expand its property to include easements along the entire length of Lawson's Fork Creek as part of a larger system of greenways and trails.

In 2005, the Palmetto Conservation Foundation entered into discussions with the Methodist Church, which had closed its building in Glendale, and with the mill owners. The foundation is pursuing development of an Outdoor Learning Center and Leadership School that would use the church property and accept a donation of land at the mill site, including the large tower, the mill office, and the flood plain area near the river. The mill office has the potential to be rehabilitated as an environmental studies center.

Stakeholders

- Spartanburg Area Conservation Endowment
- Palmetto Conservation Foundation
- Upstate Forever
- Spartanburg County
- Residents of Glendale
- Spartanburg School District 3

Questions and Next Steps

- ❖ **Are recreation and natural beauty enough to attract people to Glendale?**
- ❖ **Would it be too ambitious to dredge out the lake and rebuild part of the trolley?**
- ❖ **Should the owner build new condominiums on the mill site to resemble the old mill? Or should the site be a destination park?**
- ❖ **Should the tower be used for a climbing tower as proposed by PCF, or is there a better alternative?**
- ❖ **How can Glendale's heritage best be preserved and used to stimulate revitalization?**
- ❖ **Can Glendale be linked to Pacolet, Clifton, and Converse? Should it be?**
- ❖ **For the charrette, how large should the study area be?**
- ❖ **Who should be included?**

Design Leadership Education & Project Development

State Representative Lanny Littlejohn and Glendale Community Leader B.G. Stephens participated in a series of educational opportunities designed to give them the tools and experience needed to provide leadership for the Clearwater project. Two flagship events, the SC Mayors Institute for Community Design Colloquium and the SC Community Design Summit, were critical to their leadership development.

Orientation

On August 15, 2006, community leaders attended the SC Mayors Institute for Community Design Orientation in Pacolet, South Carolina. This event was sponsored by AIA South Carolina through an AIA150 grant, the SC Design Arts Partnership, and the Town of Pacolet. The program was designed to include an introduction to the principles and practices of community design and an overview of South Carolina's [Blueprint for America](#) Initiative. Mayor Elaine Harris and SCAPA¹ President Tripp Muldrow gave an overview of Pacolet's community design efforts and achievements. The discussion focused on the importance of involving the public in the community design process. Mayor Harris emphasized that the process was as important as the end result because of its ability to build unity and a sense of purpose among community members. Lynn Craig, statewide champion for AIA150, introduced the [Blueprint for America](#) program and reviewed AIA's 10 Principles of Livable Communities. Craig explained that all [Blueprint for America](#) activities in South Carolina would have these ten principles at their core. Lindsey Moore, director of the SC Mayors Institute, gave an overview of the Mayors Institute philosophy and process and announced that all six South Carolina AIA components had agreed to sponsor a charrette for the participating Mayors' Institute communities. Discussion of how the AIA components and communities would work together to prepare for the charrettes followed. Irene Dumas Tyson, associate architect with The Boudreaux Group, delivered a keynote lecture about the relationship between design and politics. Orientation concluded with a tour of Pacolet. Mayor Harris engaged local residents to serve as the tour guides. Highlights included Native American storytelling by the river with Little Bear and a stop at the Pacolet Opry House to hear local musicians sing.



¹ SCAPA = South Carolina Chapter of the American Planning Association

AIA 10 Principles of Livable Communities

The Clearwater Vision strives to incorporate these principles of community design.

1. Design on a Human Scale

Compact, pedestrian-friendly communities allow residents to walk to shops, services, cultural resources, and jobs and can reduce traffic congestion and benefit people's health.

2. Provide Choices

People want variety in housing, shopping, recreation, transportation, and employment. Variety creates lively neighborhoods and accommodates residents in different stages of their lives.

3. Encourage Mixed-Use Development

Integrating different land uses and varied building types produces vibrant, pedestrian-friendly, and diverse communities.

4. Preserve Urban Centers

Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services and buildings and avoids the need for new infrastructure. This helps to curb sprawl and promote stability for city neighborhoods.

5. Vary Transportation Options

Giving people the choice of walking, biking, and using public transit, in addition to driving, reduces traffic congestion, protects the environment, and encourages physical activity.

6. Build Vibrant Public Spaces

Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.

7. Create a Neighborhood Identity

A "sense of place" gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.

8. Protect Environmental Resources

A well-designed balance of nature and development preserves natural systems, safeguards waterways from pollution, reduces air pollution, and protects property values.

9. Conserve Landscapes

Open space, farms, and wildlife habitat are essential for environmental, recreational, and cultural reasons.

10. Design Matters

Design excellence is the foundation of successful and healthy communities.



Glendale Site Visit

Representatives from AIA Spartanburg and the SC Design Arts Partnership conducted a site visit to Glendale in August. The purpose of the visit was to gather information and begin preliminary discussions with the community leaders about the charrette that would take place in January.

SC Mayors Institute Colloquium



The SC Mayors Institute for Community Design Colloquium was held November 14–16, 2007, at the Inn at USC in Columbia, South Carolina. Inspired by Charleston Mayor Joseph P. Riley, the SC Mayors Institute Colloquium was begun in 1999 as a program dedicated to enhancing the design and planning of South Carolina communities.

Organized around presentations and round table discussions, the colloquium provided participants the opportunity to solicit and participate in giving feedback on community projects. The invited group was small in order to create an intimate retreat-like setting where ideas, issues, and challenges could be freely shared and discussed. Lively debate and the generation of new ideas and perspectives were the rule. Overall, the colloquium reinforced and enhanced the participant's influence on the physical form and economic vitality of their communities. A summary of the Clearwater discussion from the colloquium is included in this report.

One key component of the colloquium was a series of inspiring keynote lectures that reflected broad views on design and development delivered by a distinguished faculty. Faculty members were as follows:

- ❖ Kimberly Brown, Director, Mississippi State's Small Town Center
- ❖ Rodney Swink, Director, North Carolina Main Street (Past President of ASLA)
- ❖ Craig Barton, Chair, University of Virginia Dept. of Architecture
- ❖ Karen Gagnon, Executive Director, Michigan Cool Cities Initiative
- ❖ John Knott, President & CEO, The Noisette Company
- ❖ Rich Sucre, Architectural Historian & Preservation Planner, Page & Turnbull

Finally, the colloquium featured several special events in celebration the 150th anniversary of the American Institute of Architects. Participants enjoyed a luncheon and tour of the Robert Mills House and a reception at the Columbia Museum of Art, during which they were able to experience the *Frank Lloyd Wright and the House Beautiful* exhibit. Participants also enjoyed a tour and picnic lunch at the Three Rivers Greenway, Columbia's flagship community design project.



SC Mayors Institute Mission ☞To elevate the public awareness, debate, and implementation of quality design and planning practices within the state of South Carolina in order to enhance the economic, natural, social, and built environments. ☞To engage elected officials and community leaders with design professionals in meaningful discourse and action on quality design. ☞To establish South Carolina and her cities and towns as models of quality design and planning in the United States.

SC Community Design Summit

On April 24–25, 2007, AIA South Carolina, the SC Design Arts Partnership, SCAPA, and others hosted the South Carolina Community Design Summit, a statewide symposium to highlight the critical role design can play in shaping the future of South Carolina communities. The Summit was a multi-disciplinary forum for designers, citizens, elected officials, and other community leaders to stimulate public discussion, gain practical knowledge, and encourage interdisciplinary collaboration and problem solving through design. The summit included three keynote lectures and six community presentations featuring the results of the AIA150 charrettes held in each SC Mayors Institute community. David Downey (AIA Center for Communities by Design), Robert Peck (The Staubach Company), and Bryan Bell (DesignCorps) were the keynote speakers.

Summit attendees participated in a series of Community Design Dialogues. Led by an outstanding team of professional facilitators, small groups worked together to identify the most critical design issues facing the state. Each group developed a preliminary strategic action plan to address the issues they deemed most important. On the final day of the event, the collective body of participants voted on the TOP 5 most critical issues. They were as follows:

TOP 5 Most Critical Design Issues Facing South Carolina

1. Supporting Design Education & Leadership Development
2. Safeguarding Environmental Quality
3. Promoting Responsible Growth & Curbing Sprawl
4. Eliminating Regulatory Barriers to Good Design
5. Design of Streets, Roads, and Highways

These TOP 5 Most Critical Design Issues are relevant to the Clearwater project. Any statewide efforts to address these concerns will have an impact on Clearwater in years to come. Clearwater community leaders have a crucial role to play in advocating for these important topics.



Blueprint SC: A Statewide Vision for South Carolina's 21st Century Communities

The SC Community Design Summit provided an opportunity for AIA South Carolina to present the culminating work of its AIA150 Blueprint for America effort, a document and exhibition titled *Blueprint SC*, to the public. Based on the valuable lessons and insights gained from working closely with the SC Mayors Institute cities and towns, including Glendale, *Blueprint SC* offers five strategic objectives and accompanying case studies for communities throughout the state to model.

Blueprint SC represents an important step toward achieving quality design, planning, and community development in South Carolina for the 21st century. The Town of Pacolet was presented with the very first *Blueprint SC* award and was designated an official *Blueprint SC* five-star community for its outstanding efforts and accomplishments that embrace the *Blueprint SC* objectives. AIA South Carolina and the SC Design Arts Partnership plan to continue the five-star community awards program. AIA Spartanburg hopes that Glendale will be among the future recipients of the award. Many of the *Blueprint SC* objectives are reflected in the Glendale vision.

Blueprint SC: Objective 1

Identify and Capitalize on Community Assets

As South Carolinians, we enjoy a uniquely rich heritage and culture and abundant natural beauty. Our hardworking and spirited people make us distinctive too. These assets are a sound foundation on which to build the future. By identifying, preserving, and revitalizing all the special things that already exist in our communities, we can promote South Carolina as an attractive global marketplace with quality of life as a valuable commodity.

Community Responsibilities:

- ***Engage citizens in mapping and collective storytelling.***
- ***Celebrate history, art, and culture in the public realm.***
- ***Renew community image and pride.***

Blueprint SC: Objective 2

Embrace the Environment & Support Sustainability

South Carolina has been endowed with irreplaceable natural resources and has a critical role to play in mitigating global climate change. By employing emerging technologies and ideas with a commitment to building more sustainable places, we can become a model for environmental leadership and responsibility.

Community Responsibilities:

- ***Create and support green infrastructure and environmental education with parks, trails, conservation areas, and open land.***
- ***Promote LEED principles for public and private development.***
- ***Recycle and restore materials and land whenever possible.***



Blueprint SC: Objective 3

Strengthen Civic Infrastructure & Build Partnerships

Civic infrastructure is defined by the National Civic League as the formal and informal processes through which communities make decisions and attempt to solve problems. Building capacity for leadership, supporting citizens to participate in civic dialogue, and engaging the special talents and creativity of all community members must be a top priority for the 21st century. In addition, communities must reach out to and collaborate with public and private partners at the local, regional, state, and national levels in order to make community projects and initiatives more viable and effective.

Community Responsibilities

- ***Create community centers and events where people can connect and be involved.***
- ***Prioritize support for projects that engage multiple parties and are the result of participatory planning.***
- ***Use state-of-the-art communication tools and techniques to keep citizens and partners informed.***

Blueprint SC: Objective 4

Employ Best Practices in Community Design

South Carolinians deserve to live in a quality built environment that meets high expectations for form and function. South Carolina communities should strive to achieve design excellence by modeling best practices such as the AIA's 10 Principles of Livability and other such tested and proven programs. Examples include hosting community design charrettes, preserving urban centers and rural landscapes, encouraging mixed-use development, and creating vibrant public spaces.

Community Responsibilities:

- ***Host and participate in civic design education programs and opportunities.***
- ***Enact public policies and regulations that encourage quality design.***
- ***Invest public resources in projects that make a positive contribution to community and sense of place.***

Blueprint SC: Objective 5

Promote Diversity and Balance

South Carolina needs all types of communities for all kinds of people with all kinds of lifestyles in the 21st century. A wide range of options for housing, employment, recreation, and education will be required. Communities should try to find balance between the needs of people, progress, and the environment by making values-based decisions with the bigger picture in mind.

Community Responsibilities:

- ***Emphasize holistic community well-being while respecting and valuing different perspectives.***
- ***Remove barriers to affordable housing, gainful employment, and meaningful civic life.***
- ***Promote inclusiveness, equality, and collaboration in the social, economic, and environmental realms.***

Legislative Lunch

On May 23, 2007, *Blueprint SC* was presented along with the TOP 5 Most Critical Design Issues to members of the South Carolina General Assembly at a special legislative reception held at The Summit Club in downtown Columbia. Community leaders discussed their yearlong work with AIA South Carolina with state officials who represent their community.

Recommended Development Approaches from SC Mayors Institute

Glendale is a historic mill village seven miles from downtown Spartanburg and only three miles from the city limits. It had an iron foundry in the Revolutionary War era, but really grew during the textile era under the leadership of Dexter Converse and Twitchell, who are better known for Converse College. From about 1900 to 1935, a trolley connected Spartanburg, Glendale, Clifton, and Converse, and many people traveled to a fine park on a lake that once existed in Glendale. Workers came from the mountains to work in the Glendale mill and houses could be rented in the village for 35 cents per month. Today, Glendale is located just off of Hwy 176 South on the Clifton Glendale Road. The community has about 1,000 residents and is surrounded by wealthy neighborhoods along Country Club Road. People living in the village have not been very engaged in the planning process for the community, most of the leadership is coming from the outside. This is something the AIA150 charrette will need to try to address. There are no gateways directing people to Glendale and the community has remained relatively unchanged for more than 50 years. It is tucked away in its own beautiful, magical corner of the world. Glendale has a mystique and authenticity rarely found in South Carolina today.

Glendale Methodist Church Project

The impetus for participation in the 2006 SC Mayors Institute for Community Design to help design a master plan for the Glendale community grew out of a project that started in 2005 to find ideas for the adaptive re-use of the Glendale Methodist Church. The church property includes six acres of land and a fellowship hall and sits at the top of the Glendale mill hill overlooking the village. After no longer being used as a place of worship, the church had the potential to become either a community asset or a community eyesore. The Palmetto Conservation Foundation sponsored a charrette for the church property which generated an idea to convert the church into an outdoor leadership and training center. The church already has seven classrooms with 1,500 sq. ft. per story and offers a lot of space. There is also a parsonage where athletes and trainers-in-residence could stay. The project now awaits funding.

Lawson's Fork Creek

Glendale is located on the banks of the Lawson's Fork Shoals, a beautiful creek that has a greater water flow than the Reedy River in Greenville. There used to be a 145-acre lake on the Lawson's Fork Creek that was reduced to a 15-acre lake due to chromium pollution. A sewer treatment plant and dam are also located on the creek. A historic bridge, called the Chattanooga, crosses over at the Glendale dam, and efforts are underway to preserve the bridge for the future.

Glendale Monuments & Historic Sites

Glendale has one National Register historic building in the village, the Bivings-Converse house, which dates back to the 1830s. The SC Department of Archives and History believes that other structures in Glendale are eligible for the National Register, but a formal survey of the village has not yet been done. A survey team will convene in Glendale on January 4–5, 2007, to gather information for potential National Register listing. The main feature of the historic Glendale community was always the Glendale mill. It burned several years ago. Now, all that remains are

the historic towers, which occupy a prominent position in the landscape along Lawson's Fork Creek. They create a picturesque ruins that have great potential for attracting visitors to the site.

Ideas for the Glendale Mill Site

Over the past several months, many ideas have been swirling around for what to do with the Glendale mill site. One idea is to keep the historic towers as a monument and possibly convert one of them into a climbing tower for outdoor enthusiasts. Another idea is to interpret the Lawson's Fork Creek and mill site in the old footprint of the burned-down mill. A case study to consider might be Mud Island in Memphis. The site has beautiful terraces that would work quite well for outdoor events. Mr. Glyn Morris, an Englishman who owns the mill, offered to donate the mill office, the tower, and the flood plain land along Lawson's Fork. This would be a great launching point for kayak and canoe trips. The owner is considering building condos on the other part of the site. If condos are built there, they need to be compatible with the rich historic character of the village, both the architecture and natural setting. Architects might want to consider the Inn at Middleton Place as a good example of contemporary design in a historic context. The new buildings should not be replicas of the old mill, but they should be something of their own time and place.

Chautauqua South

One concept that might work well in Glendale is to create a Chautauqua Center for intellectual thinking and education. With so many colleges nearby (including Converse, Wofford, and USC), this idea could work quite well. It would be compatible with the environmental leadership center that the Palmetto Conservation Foundation recommended. A Chautauqua Center would be a "softer" form of development that could work well with Glendale's historic character.

Chautauqua is a resort and retreat in upstate New York with a blossoming summer population. It is a major center for the arts that features open dialogue, opera, and symphonies. Presidential candidates come there to speak every four years. It is also a center for major philosophical and theological discourse. The terraced mill site would work well as an amphitheatre for outdoor concerts and plays; the site is phenomenal. The key is to think big for what Glendale could become. For example, the mill village houses could become cottage retreats that people could rent and stay in while they are attending the Chautauqua events.

Building relationships with the colleges will be very important. One person who might be interested in helping develop this idea is Elizabeth Fleming, the daughter of the president of Converse College. She was trained in London and could bring a wide array of artisans to the table. She has enough energy to power two cities and is very intent on leaving a big mark. She is also looking for a project like this. Betsy could help with getting Roger Milliken involved in the project. Milliken had been a trustee of Wofford since 1956 and could help the school get involved in the Chautauqua idea. He is still a vibrant man and he really gets behind projects that he is interested in. If he saw enough resources coming in from the colleges and elsewhere, he'd be willing to come to the table. If Milliken's people get involved, the project can become anything it wants to. Betsy could also lead a study team on a field trip to Chautauqua that could then come back to Spartanburg County to assemble a larger planning team. This could be the beginnings of a wide network working for the future of Glendale. Plus, B.G. Stephens is the classic model for becoming "Head of the Chautauqua."

Possible Pacolet Connection

The Town of Pacolet, located only four or five miles away, already has a spectacular amphitheatre nearby. It might be wise to coordinate planning efforts with them to have a bigger impact. Even though the trolley never originally went to Pacolet, perhaps the trolley could be rebuilt to go there and perhaps it could become the Glendale-Pacolet area.

Regional Thinking

Along those lines, it will be important to think in terms of the broader region as well, in other words, establish Glendale as a regional center. Connect it to Spartanburg, Greenville, Charlotte, and Atlanta. It is in close proximity to an airport, so think about the executive jet traffic coming in and the use of Glendale as a leadership retreat and an intellectual place. Eventually, Spartanburg growth will begin to move South. Plan for having a string of pearls (Pacolet-Glendale-Clifton) connected by a trolley. Moreover, make sure to plan for new residential communities of good quality rather than the average subdivision. Be involved in regional planning and a big player in making it happen.

Mill Village Character

The Glendale mill village is a typical mill village that was once owned by the mill but eventually sold into the hands of private individuals. The history and character of the village are extraordinary and the future possibilities are great. The homes exhibit a certain character and quality and scale that need to be respected and protected. The village is centralized with two nodes at each end being the mill site and the Methodist church. The middle of the community has attractive stone walls and the potential to have a beautiful boulevard setting.

Historic Preservation...Make It the Law!

The Mayors Institute faculty was nervous about the potential of developing Glendale. They strongly felt called to preserve the place just as it is. Some of the faculty members even wanted to move to Glendale. Because of Glendale's power as a place—there is potential for attracting too much interest—strong master planning and zoning are needed for protection. Currently, Glendale is in an unzoned area of Spartanburg County. With the right zoning, big box retailers can even follow suit to preserve the character of the place. McDonald's has been persuaded into having white linen table cloths (in the right setting). It is critical to map the historic resources before making any plans. The watersheds and tributary systems should be included in the mapping, as natural resource conservation is an important issue too. Create a historic overlay zone; look to other community based planning models for examples. If people understand the benefits of creating a historic district, they will be likely to support it. Pursue National Register Historic District nomination.

Pure Glendale

Faculty member Karen Gagnon cited the example of the Pure Michigan advertising campaign as a concept that applied to Glendale. Through research, they learned that people were searching for places to de-stress and relax. The commercials showed different natural places across the state that provided this opportunity. It appealed to urbanites, especially. This same idea and experience could be easily translated to Glendale with the amphitheatre and trolley car along with outdoor dining experiences, etc. Getting there would be an experience in and of itself with

the trolley and Glendale could become a great destination or venue, with the characteristics it already has; it definitely does not need to be over-built. There is a sense of place and mystique there that cannot be recaptured once it is gone. Make sure there are protective measures in place to guard it. Glendale is pure South Carolina textile heritage.... The only thing not original to the community is the gym, but even it is tied to the textile heritage.

To Grow or Not to Grow, That Is the Question....

The water system in Glendale is undersized for any major expansions. Some members of the faculty felt this was a good thing because condos and development have the potential to destroy the place.

To Incorporate or Not to Incorporate, That Is the Other Question....

Rebecca Rhodes suggested the possibility of incorporating the community to help add a level of control for the situation. In the event Glendale does not want to incorporate, John Knott suggested that a non-profit conservation community foundation could retain control of properties by leasing them rather than selling them. It could be called the Glendale Conservation District and Land Trust and be established immediately to begin acquiring property. It would need to be set up as a community foundation rather than a regular non-profit to retain more control going forward. The key is to never sell anything out of the trust, only lease things.

Charrette Structure

The Glendale AIA150 charrette needs to be structured at two level: One part of the charrette should focus on the Glendale village, and the other part needs to focus on Glendale as part of a larger environmental watershed and region. The charrette can be used as an opportunity to build partnerships. Converse College and Wofford definitely need to be represented there. Milliken needs to be represented there, too.

The Glendale Survey

On January 4–5, 2007, AIA Spartanburg sponsored a historic resources survey of the Glendale community. More than 140 properties were surveyed by a team of five historic preservation students from the University of South Carolina and team leaders from AIA Spartanburg, the SC Design Arts Partnership, and the SC State Historic Preservation Office at the Dept. of Archives and History. The survey results were presented to the National Register review committee for South Carolina, and it was determined that the central core of the mill village is eligible for listing under Criteria A & B. Additional work needs to be done to complete the survey cards and reports. The team completed the project by taking measurements for drawings of the Glendale mill office, Methodist church, and the Bivings-Converse House.

The Glendale Charrette

On January 25–26, 2007, AIA Spartanburg hosted its Celebrating South Carolina Community Design Charrette in Glendale, South Carolina. Participating AIA Spartanburg members were Glenn Boggs, Dean Trakas, Harry Forehand, William Gray, Gilbert Parker, Donna Holcombe-Burnett, and Donnie Love. Other participants included Bob Bainbridge (lead facilitator, Clemson University), Lindsey Moore (Design Arts Partnership), Jacquelyn Fehler, Adrea Hughes, Avril Fabian (Clemson University students), Tipton Pitts (ASLA), and Tripp Muldrow (President, SC Chapter of APA).

During the charrette, three public-input sessions were held. Topics of discussion included regional planning, historic preservation, parks and recreation development, adaptive re-use of the Glendale mill site, and more. Seventy-two community members, elected officials, and non-profit organization representatives attended the sessions over the course of the two days. Majorities of this group attended the final presentation and were pleased to see that their feedback had been incorporated into the design recommendations. The *Spartanburg Journal* provided media coverage of the event.

Several key stakeholders were among the attendees including state Representative Lanny Littlejohn and the Mayor and Mayor Pro Tem from nearby Pacolet. The owner of Clifton Mill, the owner of Glendale mill and representatives from Palmetto Conservation Foundation, and Upstate Forever participated as well.

Following the input sessions on the first day, the design team met to define the goals and objectives of the project. The entire second day was spent producing deliverables, which included maps, renderings, logos and more. The information was presented to the public on January 26 at 5:30 p.m. at the School District Administration building in Glendale.

The most significant deliverable to result from the intense two-day study was a master plan for the Glendale mill site, a proposal for a new town square, a digital photo movie featuring images of the Glendale landscape and specific recommendations for implementation.

Charrette Recommendations & Preliminary Designs



Glendale in the 1970's (Source: Hembree and Crocker, 1999)

Overview

The Glendale Community is a former textile mill village just east of the City of Spartanburg, South Carolina. It is unincorporated, but has its own ZIP code (29346) and is recognized as a place on maps and by the U.S. Census.

In 2000, 282 people resided in Glendale itself. The census tract (221) surrounding the community had 5,321 residents, many in modern suburban homes. Spartanburg County had grown to a population of 253,791. Because of the suburban neighborhoods, Glendale's census tract had a high median household income of \$60,217.

Glendale sits on a ridge above the dramatic shoals of Lawson's Fork of the Pacolet River. At the village, the gently sloping Piedmont landscape is transformed by steep river and stream channels into a powerful landscape of fields, forests, and splashing water.

Because of the dramatic landscape, the Spartanburg Area Conservation Endowment has developed a park at Glendale's shoals, and the Palmetto Conservation Foundation is planning an Outdoor Learning and Leadership Development Center based at the former United Methodist Church.

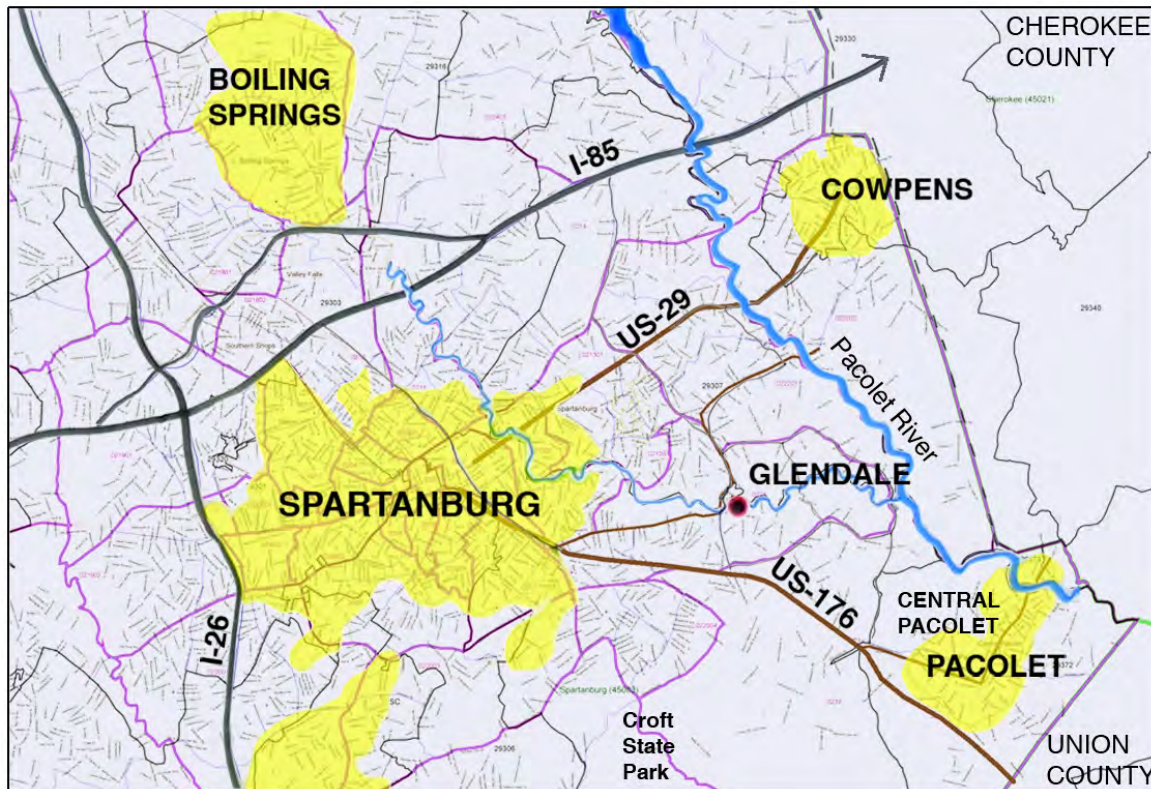
The new activity calls for development of a broader Master Plan for the future.

Glendale in the Regional Context

Glendale is located in eastern Spartanburg County along Lawson's Fork of the Pacolet River. It is within a mile of the Spartanburg City limits and about five miles from downtown.

It lies between two major highways but is reached by two-lane roads. To the north of Glendale, US-29 connects northeast to Cowpens and Gaffney. To the south, US-176 extends to Pacolet and into Union County. I-85 lies north of US-29 and I-26 passes west of the main part of the City of Spartanburg. Interstate 295 is proposed to run east from I-26 between Spartanburg and Croft State Park to the Pacolet area.

Pacolet, like Glendale, is a former textile mill community experiencing a modest resurgence after the decline brought about by the closing of the mills. Current growth in Spartanburg County is strongest to the north around Boiling Springs and in the west toward Greenville, though some new development continues near the strong and established Country Club neighborhood just west of Glendale.



Glendale and Eastern Spartanburg County

Rivers and Hydrology

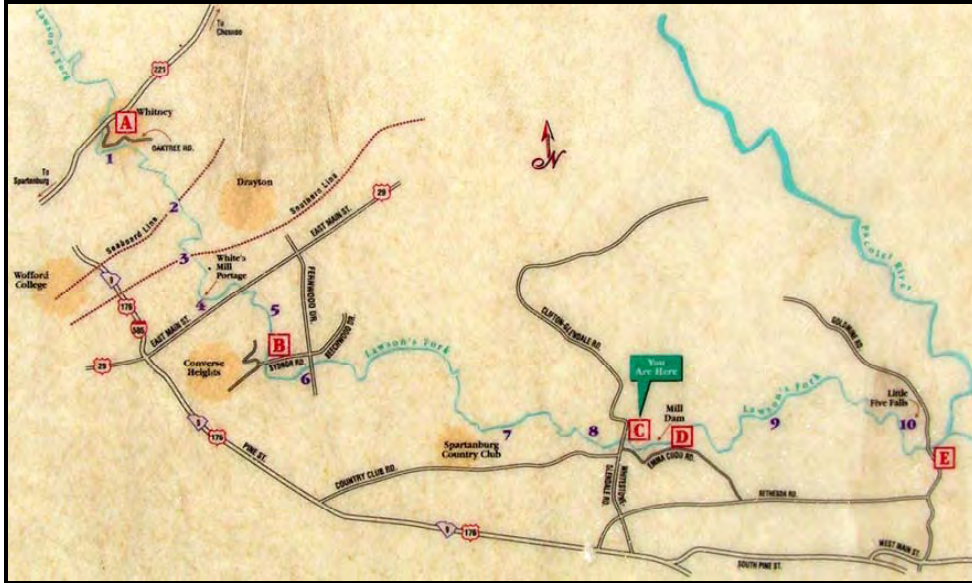
The Pacolet River is the dominant feature of northern and eastern Spartanburg County. Its headwaters are near Saluda, North Carolina, and it flows generally east-southeast to join the Broad River.

Lawson's Fork of the Pacolet River arises near Inman, passes through the eastern part of the City of Spartanburg, and flows through Glendale to a junction with the Pacolet River. It is often described as "Spartanburg's River" because its entire length is within the county.



The Pacolet River Watershed

Both the Pacolet River and Lawson's Fork have great potential for paddle trails, greenways, and walking trails. Some sections, such as the Cottonwood Trail in eastern Spartanburg, have already been improved.



Glendale is a major site on the Lawson's Fork Paddling Trail.

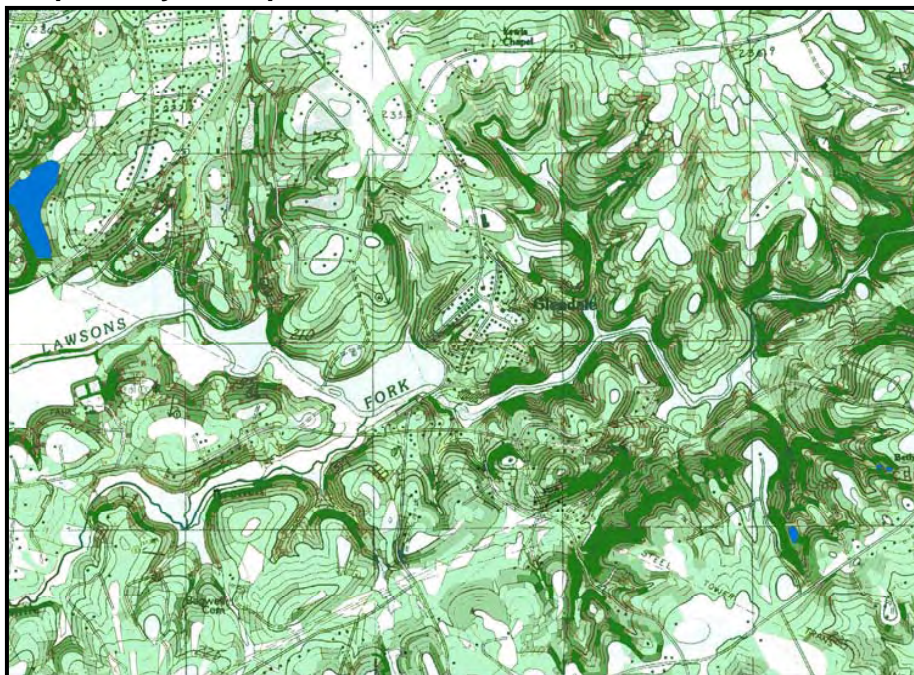
Topography

Much of Spartanburg County is dominated by nearly flat or gently sloping land that characterizes the Carolina Piedmont. In the area near Glendale and along the Pacolet River from Converse to Pacolet, the terrain near the rivers is much steeper and more dramatic. The shoals at Glendale are particularly impressive, and providing early water power and a place for roads to cross the river.

In the slope analysis map shown below, the white and light green areas have the gentlest slopes. Many of the areas west and northwest of Glendale have been developed as suburban communities.

The areas shown in dark green are steep areas with dramatic scenery. The steep areas east of Glendale are hard to build on and many remain forested. Ponds are shown in blue.

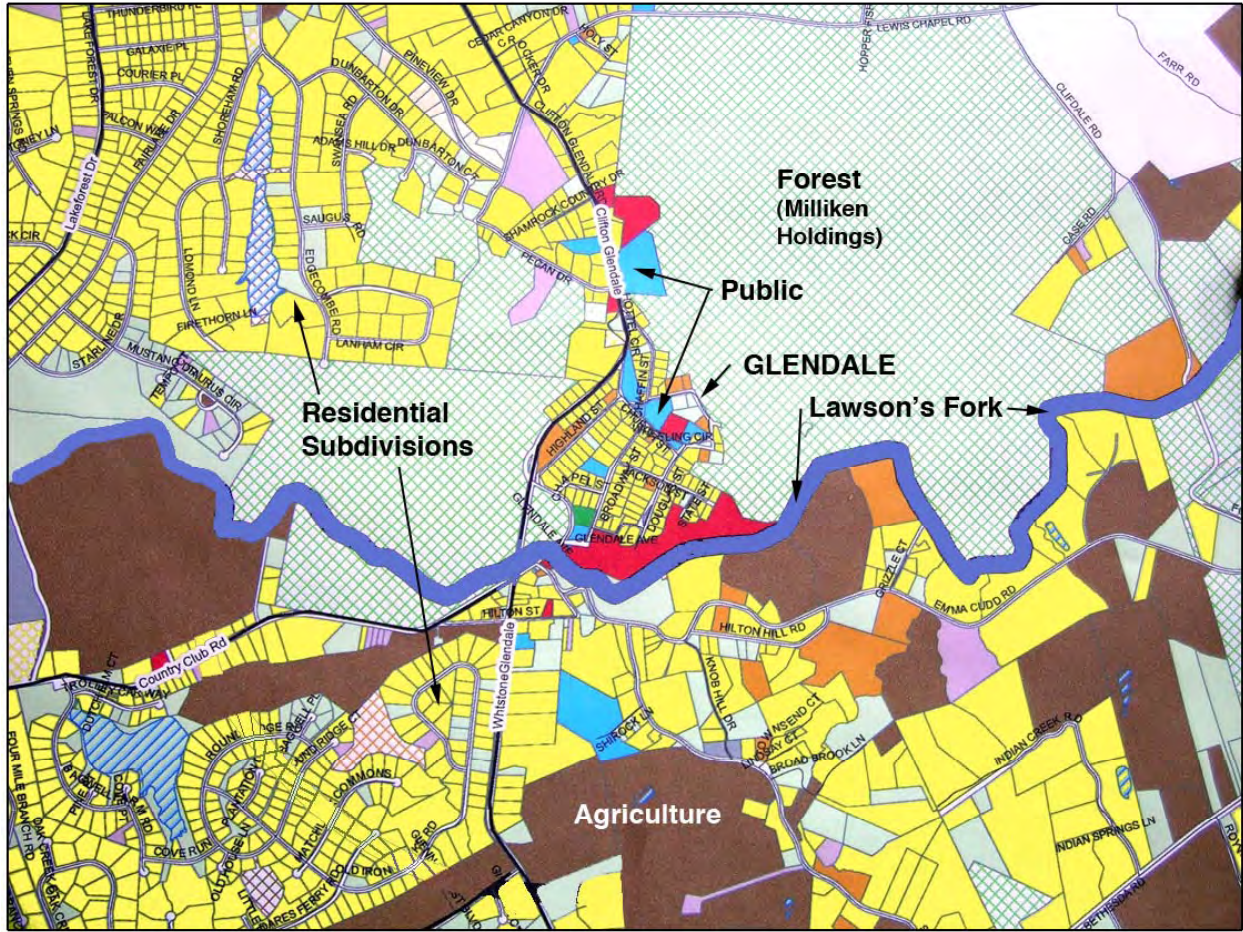
Slope Analysis Map



Land Use

The topography of the Glendale area directly impacted growth and development, with residential subdivisions (shown in yellow) principally on slopes of 10 percent or less. Some flatter areas south of Glendale are still in agricultural use and are brown on the map. The brown areas also include a golf course and some low-lying areas along Lawson’s Fork.

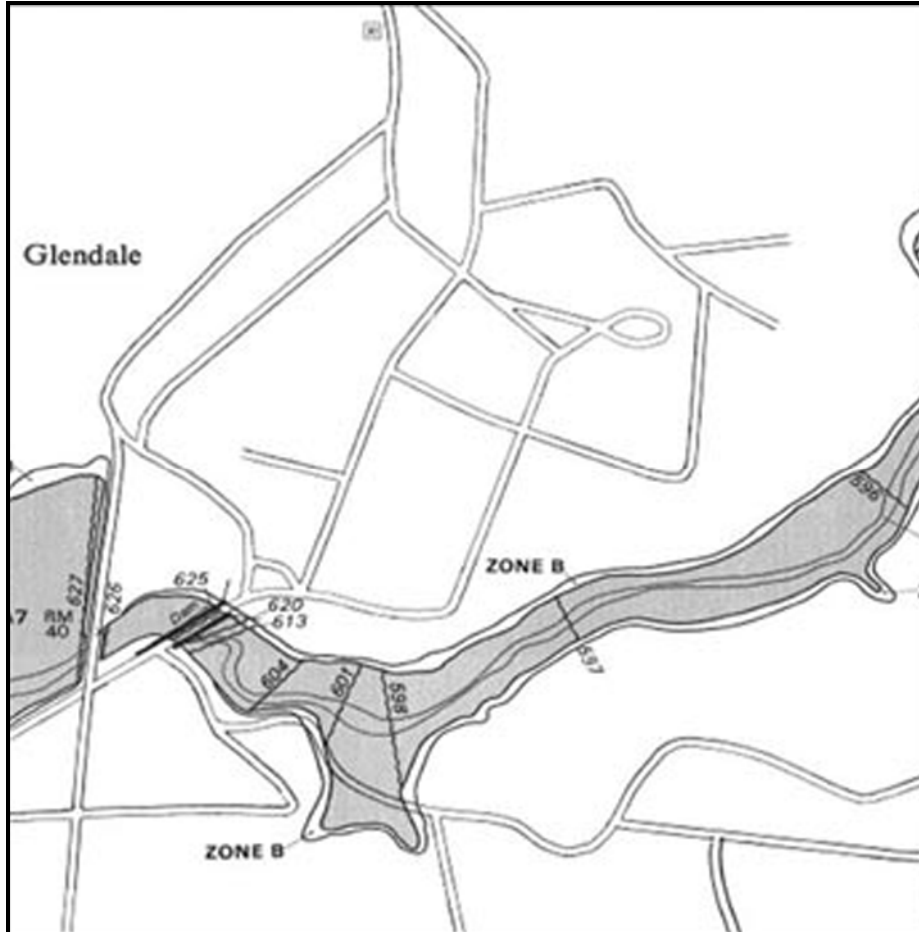
The large area around Glendale with crosshatched grey lines is principally forested land, much of which is owned by Roger Milliken. This land virtually surrounds the village of Glendale.



Glendale Area Land Use

Flood Plain

Lawson's Fork of the Pacolet River at Glendale is a substantial river with water flow greater than that of the Reedy River in Greenville. Major floods, such as the devastating flood on the Pacolet River in 1903, are relatively rare, but can be extremely powerful. West of Glendale, the millpond and flat areas above it have a broad flood plain area that narrows in the lower canyon. The land is suitable for trails and recreational use, but is not appropriate for development. The current owner of the mill site has indicated a desire to donate the flood plain area to the Palmetto Conservation Foundation for recreational development.



Flood Plain Boundaries at Glendale
Economic and Demographic Profile and Market Recommendations
Market study by Arnett-Muldrow Associates

Defining the Glendale Area

Glendale does not have a geographic zip code so three distinct “drive time radii” were used for the market study. The first is a two-minute drive time from the intersection of Broadway and Glendale that includes the “original” mill village. The next larger area uses a five-minute drive time. This includes Clifton and extends to US-176.

The largest area is defined by a 10-minute drive time. It includes much of East Spartanburg roughly bounded by the Pacolet River, US 29, and US-176. Some communities south of US-176 are included.

Maps of the drive-time areas are shown below.



Two-minute Drive Time Map



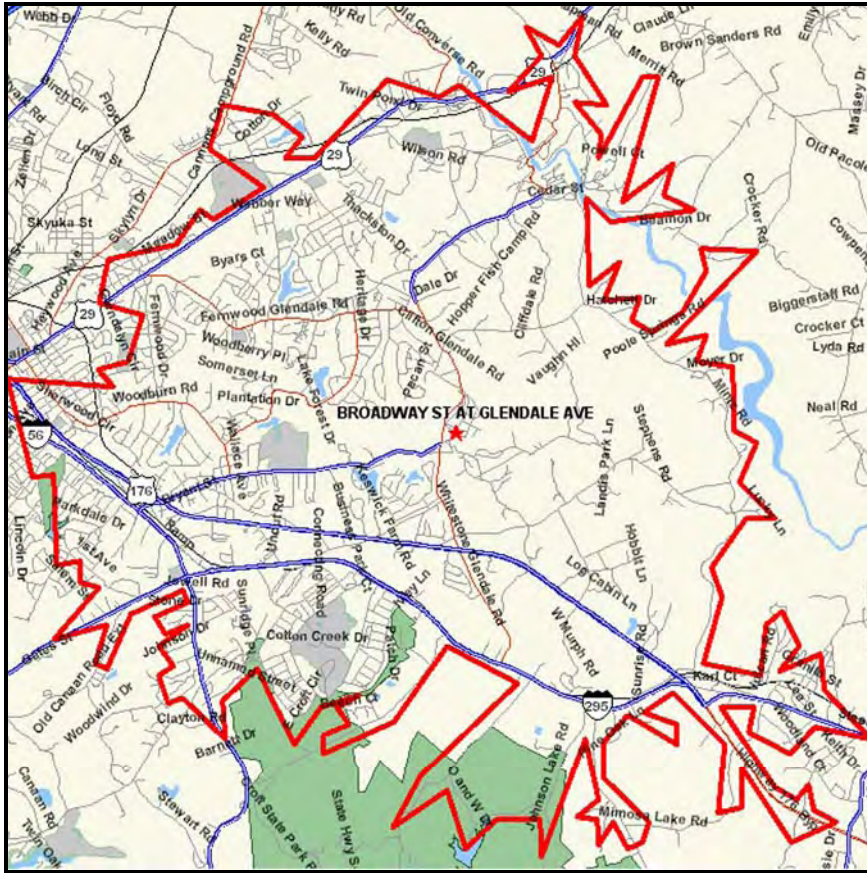
Five-minute Drive Time Map

Demographic Observations

The village of Glendale is a relatively isolated community of small mill houses, but the surrounding area is clearly an affluent portion of the Spartanburg County with income levels that far exceed those of both Spartanburg as a whole and the state of South Carolina. This contrast positions Glendale as a unique place, even if the two-minute drive time income level is exaggerated.

The population of this part of Spartanburg does seem to be aging as evidenced by the reduction in family size and the decline in population compared with overall growth in the county.

The 2000 population of Glendale was 282, which represented a 19 percent increase since 1990 (237 to 282). By 2006 population estimates suggest a bit of a decline to 273 or -3.19 percent. Forecasts show the population increasing by one person to 274, a change that is too small to be precisely predicted and makes little statistical difference.



10-minute Drive Time Map

In 2006, the median household income was \$73,026 for the smallest area. For the 5-minute drive time area, it was \$55,136, and for a 10-minute drive time, it was \$45,799. For South Carolina, the median was \$38,349. The income for the smallest area is suspiciously high and almost certainly includes houses in the more affluent subdivisions adjoining Glendale. Still, the Glendale area is clearly prosperous.



A gas station/ convenience store on Country Club road is the closest place to Glendale to shop.

Retail Leakage Study

A retail leakage study compares the buying power of a community with the actual retail sales that are made in the community. If the purchasing power exceeds the actual sales in any category, that spending is considered to be leaking away to another location.

Retail store sales figures show sales of about \$150,000 per year in Glendale, though none of the charrette participants could explain where that might actually be taking place as there really aren't any stores in the community.

Glendale residents, on the other hand, spent \$5.1 million. Thus the two-minute drive time is NET LEAKING virtually all this money, which is going to other stores in the Spartanburg area. The 10-minute drive time is also leaking sales to the tune of about \$34 million per year.

The local population is not large enough to support any individual category of retail store located in the community. The most feasible retail opportunity might be a destination restaurant when looking only at the retail leakage data.



A Possible Restaurant Concept for Glendale

Visions for Glendale

Public input sessions described Glendale as a small pastoral community in a spectacular physical setting. Most participants wanted to maintain and enhance that existing character.

Glendale's history was mentioned often, extending from the days of the Cherokees to the Revolutionary War and the Textile Age. Because of the importance of Dexter Converse and his association with Glendale, participants agreed that Glendale laid the foundation for the modern city and county of Spartanburg.

While many houses have been altered and the mill burned, many felt that Glendale was the best remaining mill town in Spartanburg County to understand and interpret mill village life. The vision emphasizes preserving that experience, rehabilitating historic buildings, providing interpretive signs, and attracting tourists and visitors. Reconstruction of a small mill would allow people to understand the process of creating textile products.

Of special interest to many participants was the historic trolley line from Spartanburg through Glendale to Clifton. Some suggested restoring part of the trolley line, and with it, the town lake.

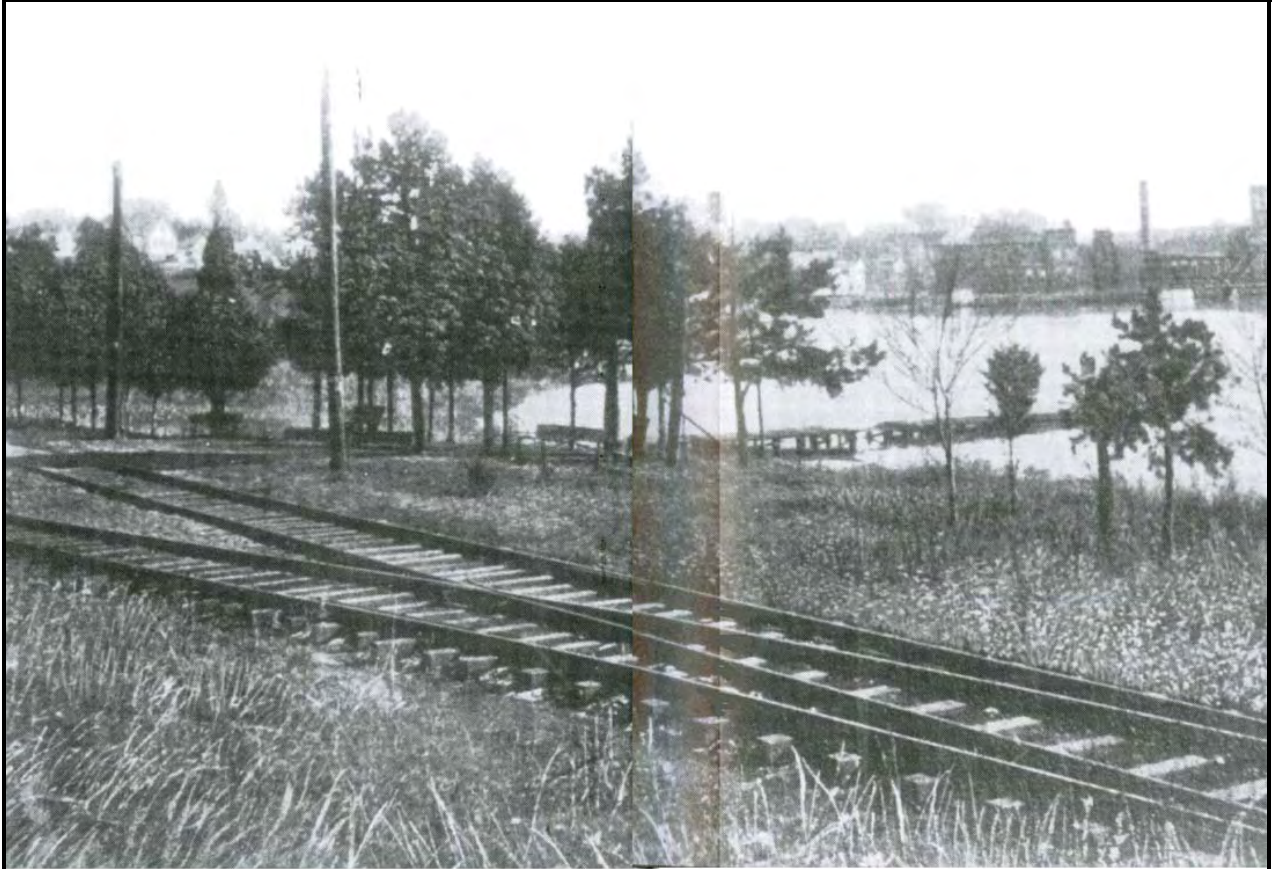


The old trolley bridge and the line around the Town Lake could be restored as a tourist attraction or as a walking trail with a trolley exhibit and interpretive signs.

Glendale's natural setting is cherished as much as its history. From the dramatic shoals of the Lawson's Fork of the Pacolet River to deep forests and steep canyons, the area is a beautiful place to visit. Paddlers use the river, with the boldest ones even taking their kayaks right over the top of the dam. Hunting and fishing also attract people to Glendale. Preserving the natural setting is a high priority.

While many participants in the charrette process were residents of Glendale and nearby subdivisions, others had family connections with the community, and still others had no historic connection to Glendale but were attracted to it as a very special place. Most people agreed that the plan needed to involve and embrace all three groups.

While preserving Glendale was a top priority, new draws or attractions are needed to maximize the value of the resources and bring more life and vitality to the village. The Palmetto Conservation Foundation's proposed Outdoor Learning Center would make a major difference. The use of the mill office as a base for an Environmental Research and Education Center would add a different dimension. Completion of a greenway trail and paddle trail from Spartanburg to the Pacolet River would link Glendale to the larger world.



Glendale Park and Lake with dock

Source: Hembree and Crocker, 1999, 18-19

At the Mayors Institute Colloquium in November 2006, John Knott suggested that Glendale could be an excellent location for a cultural institution/community similar to Chautauqua in New York. The whole village could be come a part of a center for the environment, outdoor recreation, education, history, and culture. The Outdoor Learning Center and Environmental Center would become part of a much larger vision.

But comments, and the plan, dealt with humbler and more immediate needs as well, including litter cleanup, streetlights, pedestrian walkways, and traffic safety. A restaurant and artists shops would create life on a smaller scale. A swimming pool and grocery store were suggested but generally were considered impractical.

Glendale and the Chautauqua Concept

The Chautauqua Institute and the village of Chautauqua are located in the western part of upstate New York between Buffalo and Cleveland, Ohio. Founded in 1874 as a camp for Sunday School Teachers, the institute is today nationally known for programs in the arts, education, religion, and recreation. Programs are intentionally open to people of all ages to emphasize lifelong learning and personal development.

The lakeshore village is totally intertwined with the institute. It is an excellent retreat from the big cities of the northeast yet offers diverse activities and programs, both in classrooms and outdoors. It offers far more than just a vacation retreat as a place for renewal and growth. No vehicles are used within the village except for service tasks.

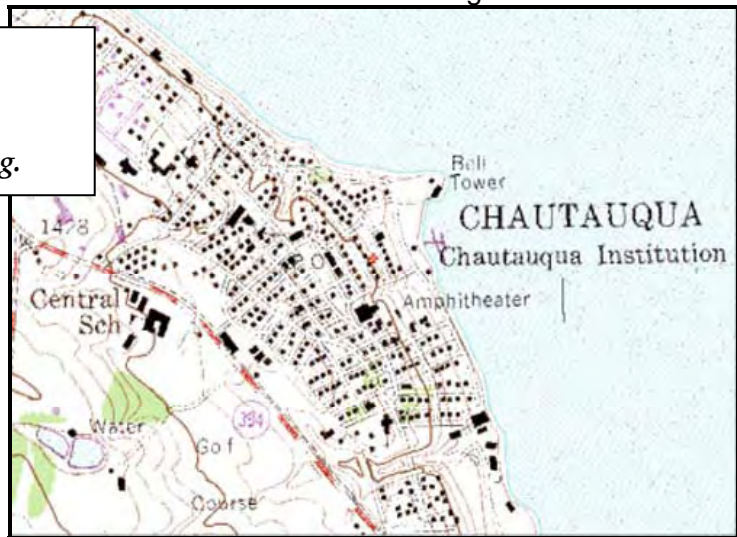
The Institute's 2005 financial report shows the value of property and equipment at almost 50 million dollars. The annual budget is approximately 20 million dollars, most of which comes from earned revenues. Philanthropic or charitable support comes from thousands of contributors from New York and around the nation.

While the scale of Chautauqua seems large in comparison to Glendale, the South Carolina village has an appropriate scale, a good sense of peace and escape, yet a location convenient to a large regional population. The activities of Chautauqua would enliven and revitalize the village.

The Chautauqua Institution is nationally known for educational, artistic, religious and recreational programs in a relaxed retreat setting.



The Chautauqua Institution



Map of Chautauqua, New York

While there are no other institutions quite like Chautauqua, the Aspen Institute is comparable. Founded by Chicago businessman Walter Paepcke in the late 1940s, the institute has had a broad vision for culture, environmental concerns, and national leadership. The Aspen Design Institute first met in 1951, and the later Aspen Music Festival is world-renowned.

Construction of the center at Aspen Meadows began in 1953 with architecture inspired by the Bauhaus school of design in Germany. The architecture highlights and contrasts with a spectacular mountain setting in western Colorado.

Aspen Meadows today includes conference and meeting spaces, recreational and performance facilities, and accommodations. Like Chautauqua, it offers a spectacular combination of a peaceful retreat and an intense center of ideas and culture.



The Aspen Institute: Aspen Meadows



Map of Aspen Meadows

Aspen Meadows is just outside Aspen, Colorado, now an internationally known ski-resort. But the city was originally a silver mining camp that shut down and remained economically depressed from 1893 into the 1940s.

Following a gift of land in Maryland, the Aspen Institute opened a second center at Wye River. Convenient to the nation's capital, the center is a retreat that offers a place to contemplate, discuss, and argue the fate of the nation.

Prospects for Glendale

Glendale's resources are well-suited to a center along the lines of a Chautauqua or an Aspen Institute. It has a beautiful setting and the walkable physical form of a village. It has a sense of isolation or intense privacy while being remarkably close to the bustling Spartanburg area. It has good access from the Greenville-Spartanburg International Airport and I-85 and I-26.

The area also has excellent educational institutions. Converse College, founded by Dexter Converse out of the proceeds of the textile industry, has direct ties to Glendale. Wofford College has less direct ties but has developing programs in environmental education. USC-Upstate is also within 15 minutes of Glendale. Working together or independently, the universities could build the educational and cultural components of a strong center.

Such a center would offer a complete package not otherwise available to the southeastern United States. The area does have urban resorts such as Ballentyne in the Charlotte area, religious retreat centers such as Kanuga in western North Carolina, rural retreats such as Middleton Place in South Carolina and the Greenbrier in West Virginia. But most meeting and conference centers are urban or associated with University Campuses such as the Maddren Center at Clemson. Roger Milliken has an excellent facility at Campobello, but it is not open to the public.

The concept and competing attractions are summarized in the following diagram.

Defining the Concept



Diagram of the Glendale Concept in comparison with other sites
(Diagram by Arnett-Muldrow & Associates)

Glendale has the potential to be a unique retreat setting with rich educational, cultural, and leadership development programs. It can offer a distinctive image based on healthy, walkable communities, environmental stewardship, and a distinctive regional culture. And it can be a vibrant daily reminder of the textile revolution that built the modern south.

Outline of a Master Plan for Glendale

The planning team for the village concentrated on the area between the Glendale United Methodist Church and the old informal commercial district across the river that is called "Dodge City" on the map below. The Superintendent's Home was built as the Bivings Residence and later became the home of Dexter Converse. Since the mill burned, the house and the company store/post office/Masonic Hall building, and the old mill office are the key town landmarks. The church will house an outdoor education and leadership center, and the mill office will anchor the environmental learning center.

The team noted the need to improve the entry intersection on Clifton-Glendale Road and Glendale Avenue and to create a more identifiable town center. The area labeled as wetland was formerly the town lake. Some of the old commercial buildings south of the river are in bad condition, but could possibly be rehabilitated for new businesses. Douglas Street can serve as the main pedestrian connector, while the old trolley route would make an excellent walking and biking trail between the Methodist Church and the Town Center.

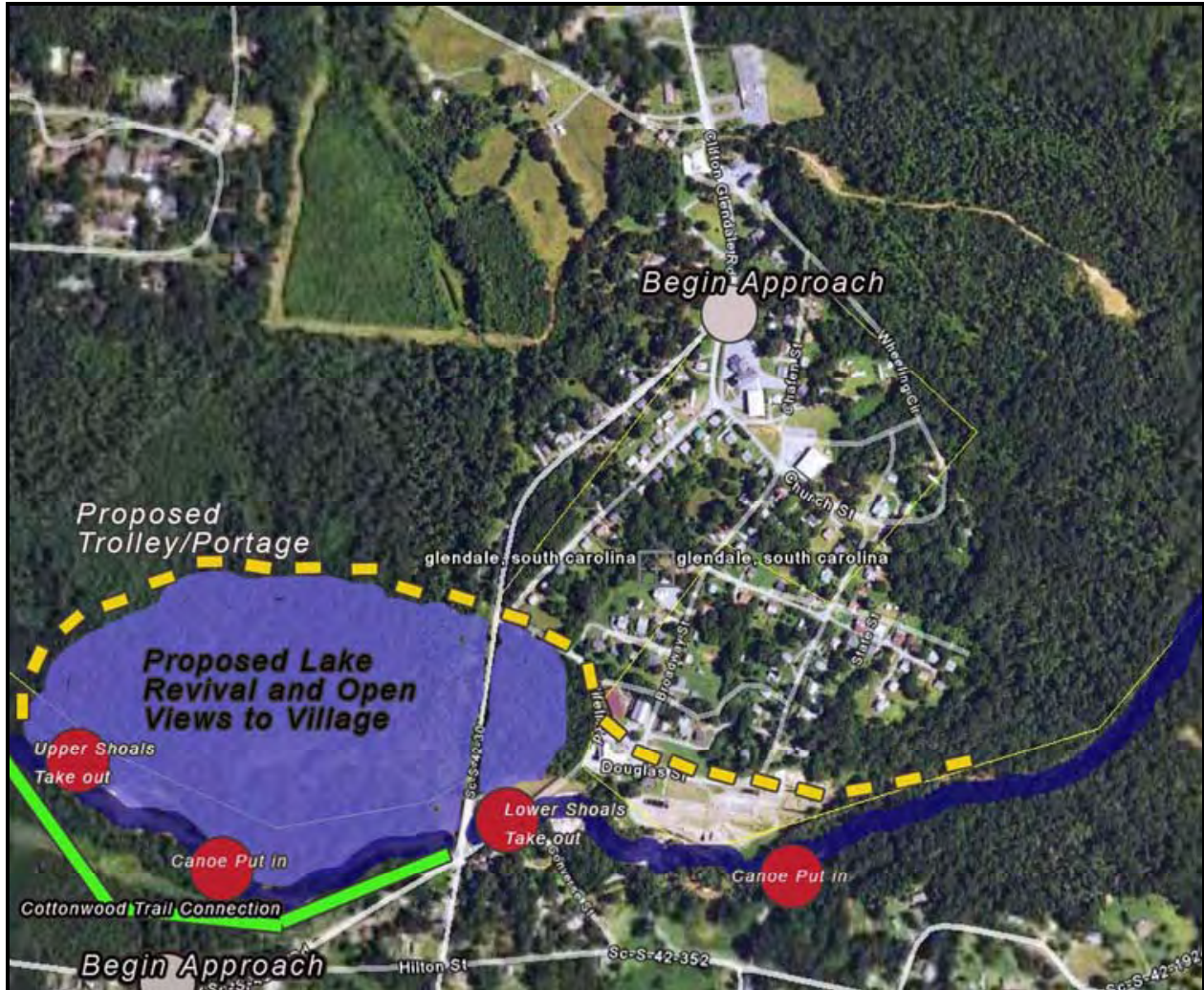


Analysis Map: the Village of Glendale

Public input suggested and the planning team supported re-creating the five-foot dam extension in order to refill the town lake. The old trolley line around the lake could be a walking trail and could ultimately have a restored trolley. In the future, Glendale Park could be rebuilt on the edge of the lake.

Entryways shown as grey circles would be the priority sites for entry signs and adjacent landscaping. Traffic calming should be initiated on the residential section of Clifton-Glendale Road.

A small park area is recommended at the Upper Shoal with a canoe and kayak put-in. The old trolley trestle could be rebuilt to connect with the lake trail. A connector should be built to tie into the Cottonwood Trail and the Palmetto Trail. A new canoe and kayak put-in could be created on the mill site below the main shoals.



Town Lake Restoration and Trolley Route Trail



Proposed Entryway Signage

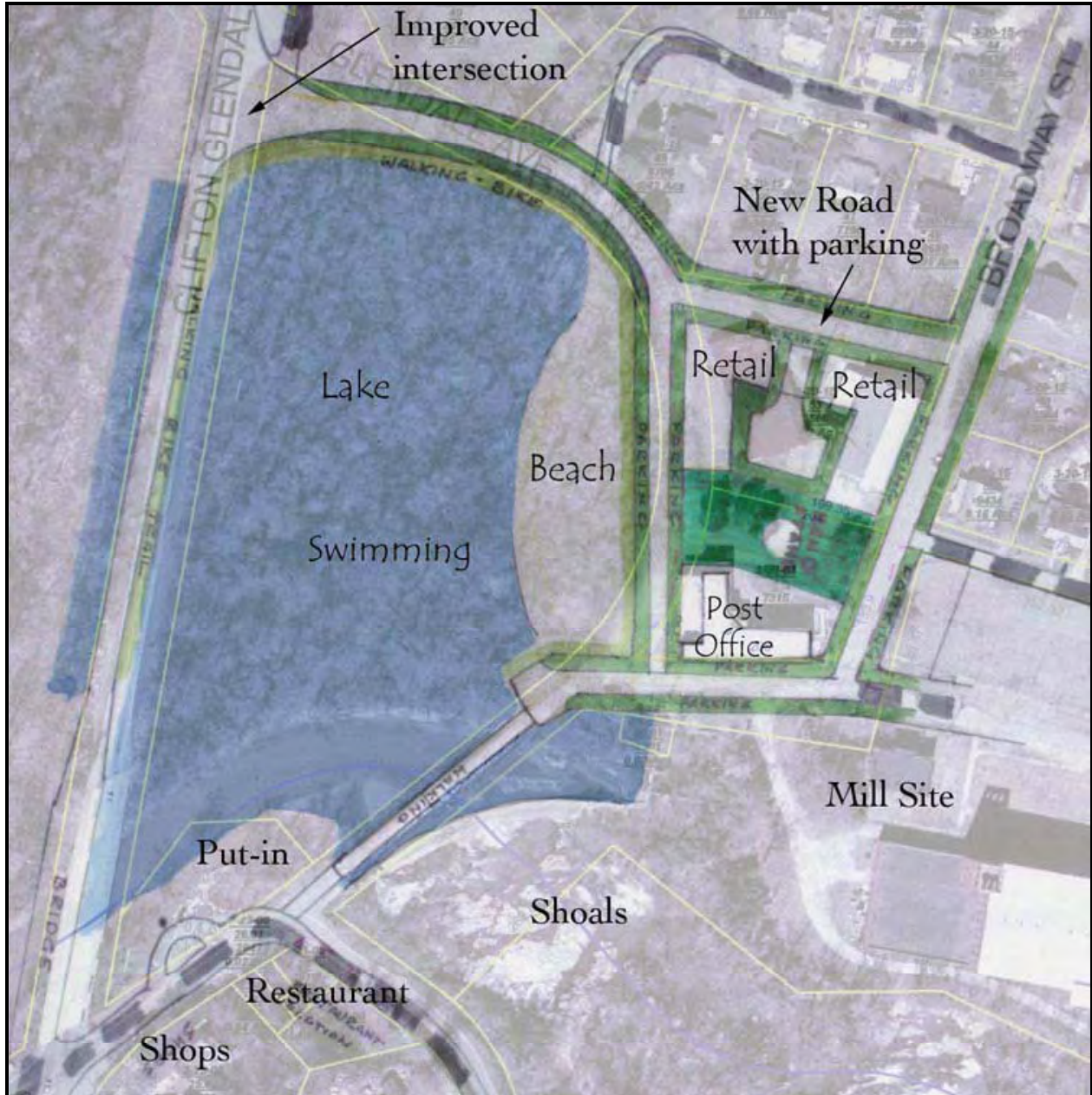


Existing Entryway Sign

The existing Glendale sign is a standard green sign with only the name of the village. The sign is poorly maintained and hard to see. The proposed sign would be an enameled metal sign with a steel post, iron brackets, and a decorative finial on the top of the pole. The flower image is from a photograph of the safe in the mill office.

The area around the signs can be landscaped with low maintenance plants such as lirioppe (Monkey Grass), evergreen shrubs such as Japanese holly, or flowering shrubs such as azaleas.

If the signs are placed on state-maintained roads, the placement and plantings would need to be approved by SCDOT.



Town Center, Revised Entryway, Town Lake, and Beach

A new road between Glendale Avenue and Broadway defines an expanded town center. All streets around the town center should have on-street diagonal parking so that parking lots can be kept to a minimum. The town center could have two new retail buildings that might have apartments on the second floor.

The town center would have a beach on the restored town lake. A walking and bicycle trail would follow the old trolley line around the lake edge.

A restaurant and some small shops such as art galleries could go in the old informal commercial district across the river.

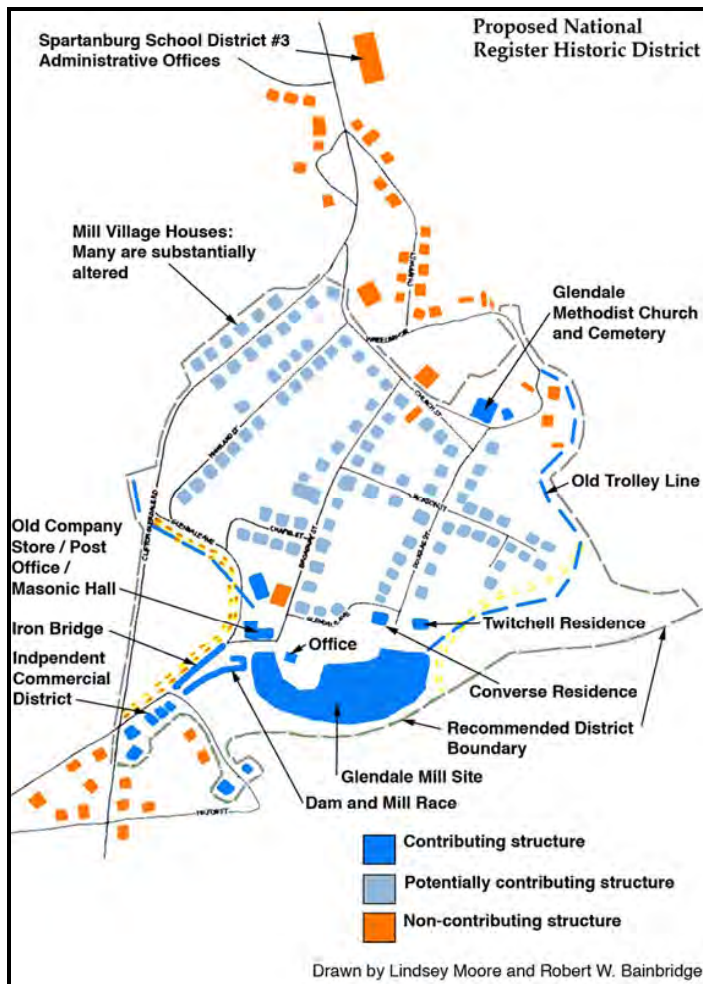
The intersection at Clifton-Glendale Road is relocated slightly to create a safer 90-degree intersection that can be enhanced with plantings and new signs.

Historic Preservation

Because of Glendale’s numerous historic resources, preservation professionals and students from the Public History program at the University of South Carolina gathered in Glendale on January 4 and 5 to survey resources in the community. For each building and resource, teams took photographs and completed a survey form. The package was reviewed by the South Carolina Department of Archives and History.

The preliminary determination suggested that most of the mill houses had been altered too much to be contributing structures, but that the resources associated with Dexter Converse and the mill were significant and formed the basis for formal nomination as a National Register Historic District. The historic resources are shown on the map below along with a suggested district boundary.

The historic resources can be protected with a Historic Preservation Overlay District as provided for by Spartanburg County ordinance. The character of the mill houses can be steadily improved by following design guidelines that are suggested in more detail in the appendix.



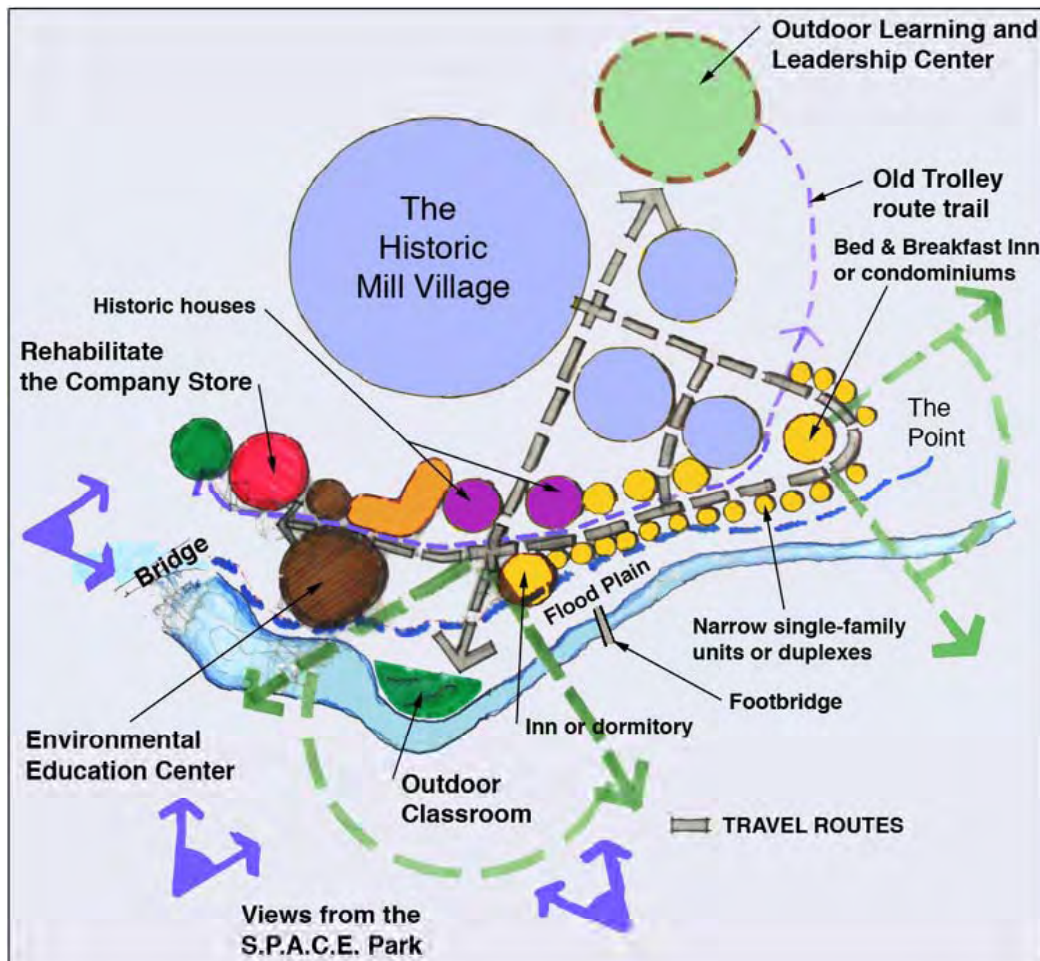
The Mill Site

The Glendale Mill was the historic center of the community, and its reason for being. The current owner of the mill site, Glyn Morris, who participated in the charrette, has proposed a condominium development roughly re-creating the form of the old mill. Most participants did not consider the condominiums feasible and suggested other possibilities.

Based on public input and brainstorming sessions, the mill site team proposed the concept plan shown below. In the diagram, the Environmental Education Center starts in the existing mill office, but expands to include new buildings. The central part of the mill site is left open to preserve views of the Bivings/Converse House that must stay as a residence by deed restrictions, but becomes the focal point of the plan. In the open area is an outdoor classroom for the Environmental Center.

New residences extend across the eastern part of the site. They are visualized as small individual structures that may be owned or rented like cabins. A larger condominium or bed-and-breakfast inn is shown at the point, and an inn or dormitory is shown near the Converse House.

A new street through the mill site connects from the town center to an extension of Douglas Street and on to the Point.

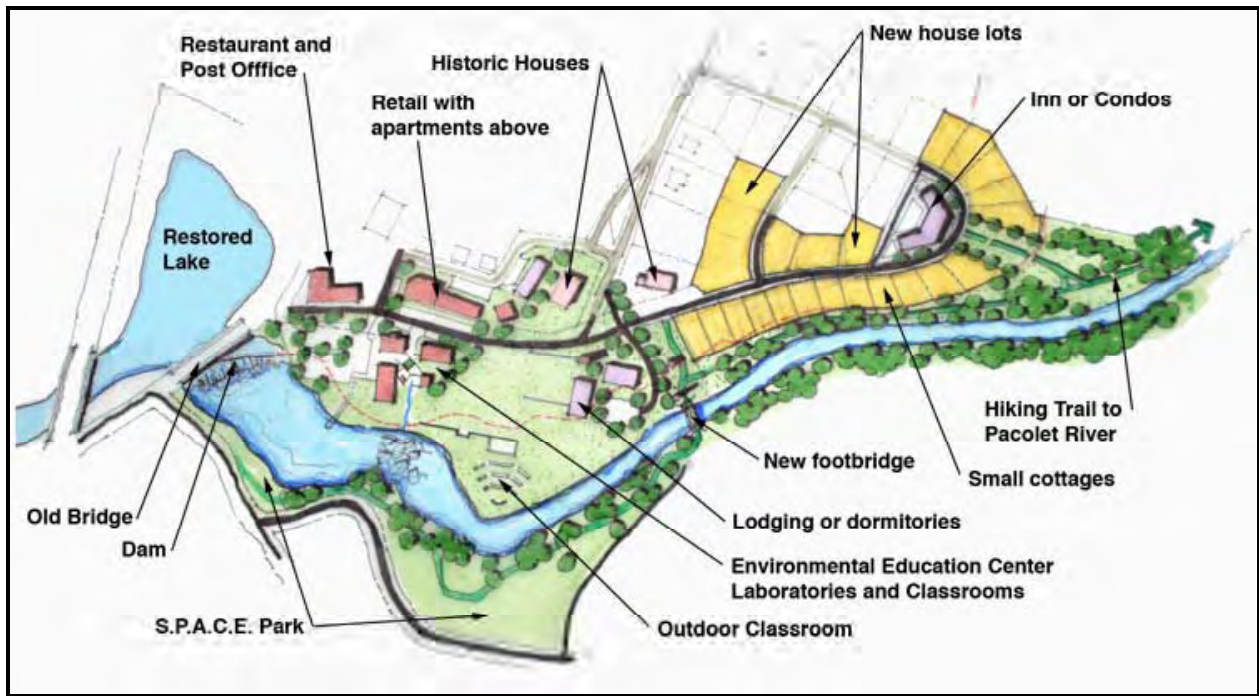


Plan Diagram for the Glendale Mill site and surrounding areas

The plan below shows what the mill site could look like based on the diagram. The plan also shows the restored lake and replacing the historic footbridge across the Lawson's Fork to the S.P.A.C.E. park. A hiking trail extends downstream to the Pacolet River. No development other than the outdoor classroom can be placed within the flood plain which becomes a public park.

The largest parking area is near the dam, as most movement within the site should be by walking or electric vehicles such as golf carts.

All new buildings should be designed to L.E.E.D. standards for energy conservation and environmental appropriateness.



Proposed Plan for the Existing Mill Site (Drawing by Tipton Pitts)



Directional signs and Gateways

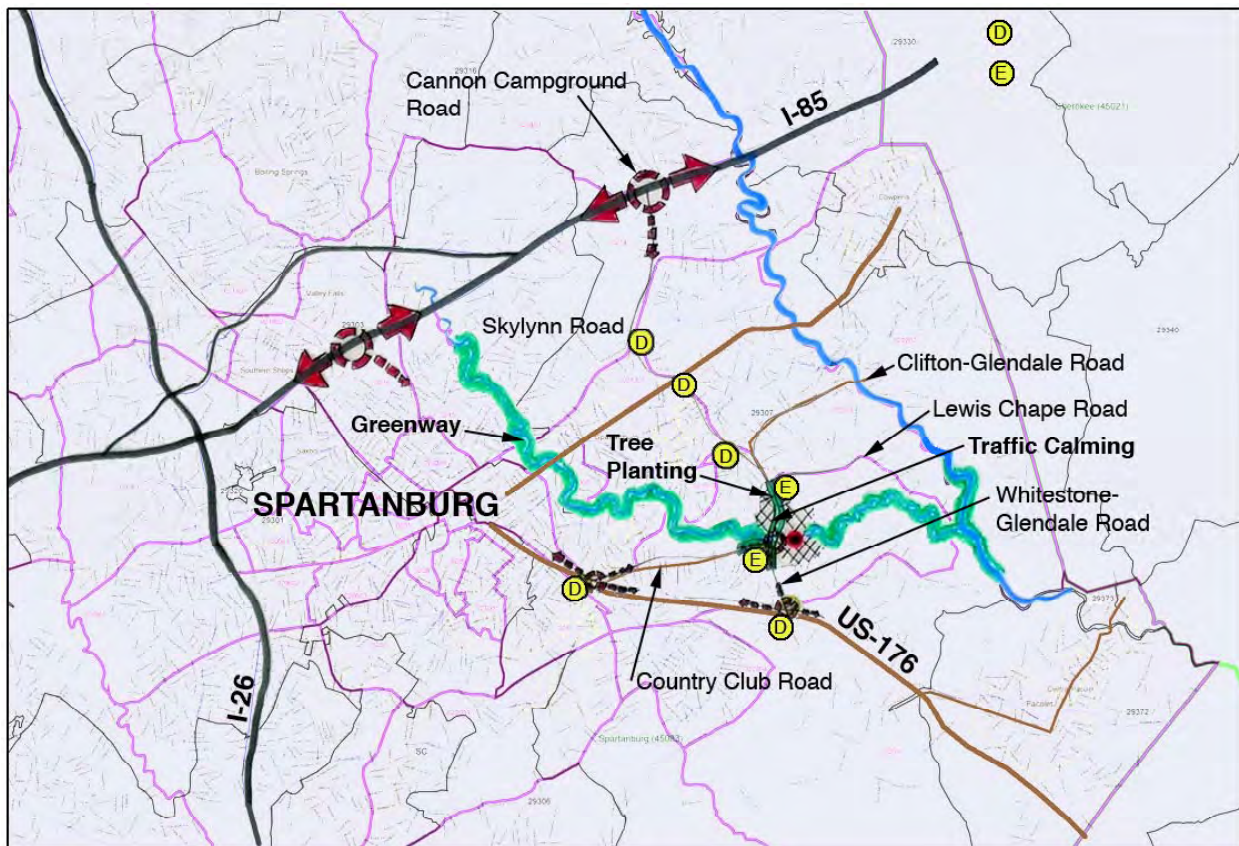
While Glendale is very close to Spartanburg, it is not easy to find. The most common route is down Country Club Road from South Pine Street/US-176, but there are no signs to mark the turn. An alternate route comes from US-176 by Whitestone-Glendale Road.

Approaching from Charlotte on I-85, the shortest route to Glendale is cross-country and several turns would need to be marked.

The directional sign shown at right meets SCDOT requirements for signs directing visitors to historic sites or points of interest.

In the map below, directional signs are noted with a 'D' while entryway signs are marked with an 'E'.

Suggested Directional Sign

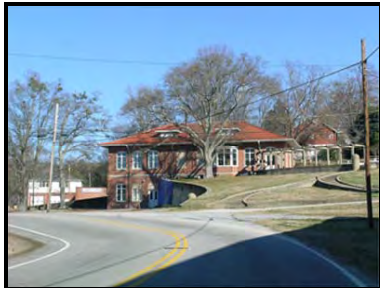


Glendale Gateway, Directional Signs (D), and Entry Signs (E)

Regional Trail Connections and Proposed Driving Tour

While Glendale is a special place on its own, its significance is enhanced by connection to the larger region. In terms of the environment, the principal connections are paddling trails and walking trails. The old trolley trail along or near Club Road would connect Glendale to the Palmetto Trail and the Spartanburg rail-trail.

In terms of history, Glendale is closely connected with Clifton and Converse because Dexter Converse developed both of the later mills. The beautifully restored City Hall in Pacolet and a spectacular amphitheater would also help make an interesting driving tour.



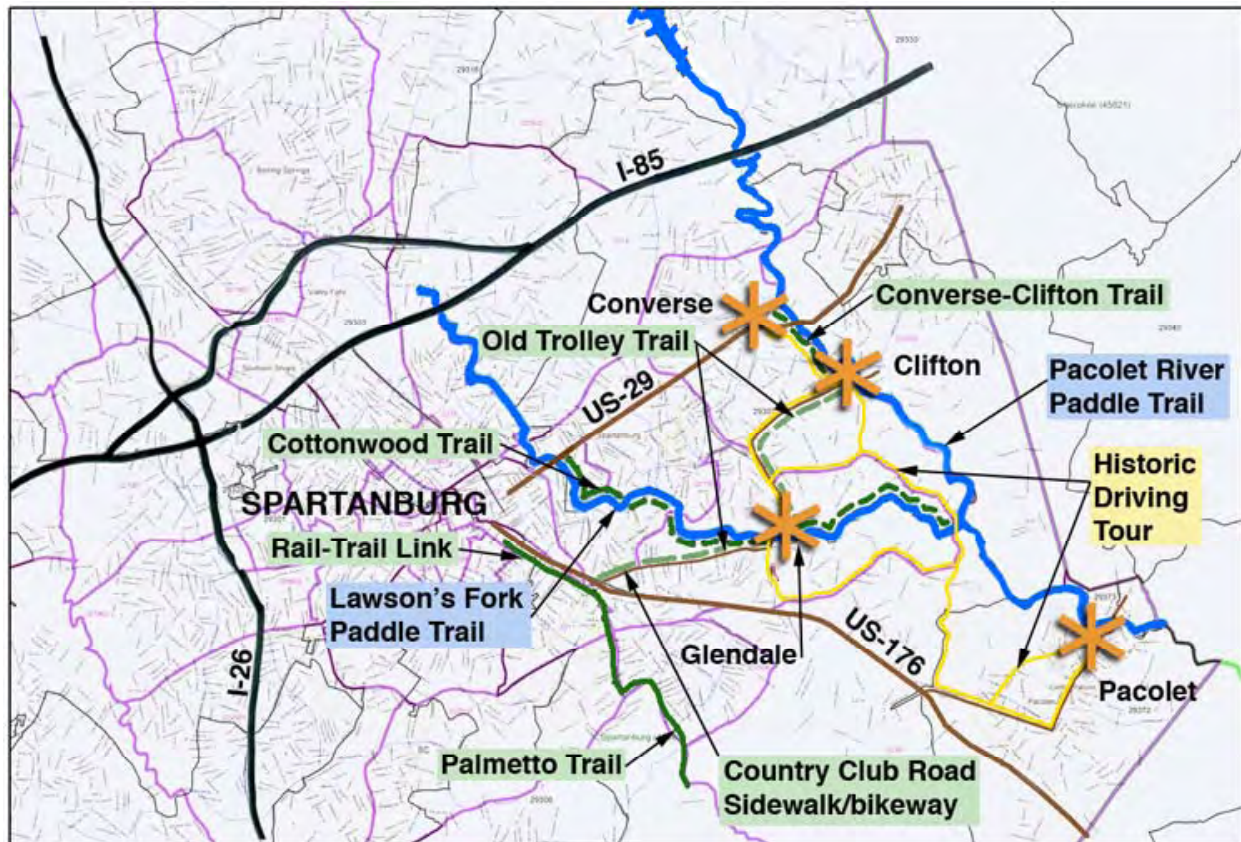
Pacolet City Hall



Historic Clifton Mill



Converse Mill



Glendale Trails, Paddle Trails, and Historic Driving Tour

Development in the Glendale Area

Most of the land between Spartanburg and Glendale has already been developed, with numerous subdivisions and commercial development along arterial highways. Substantial land still remains between Glendale and Clifton and between Glendale and Pacolet. While development pressures are strongest to the north and west of Spartanburg, some growth to the east is possible as earlier subdivisions are sold out.

The charrette team feels strongly that it would be desirable for these areas to be developed as conservation subdivisions as described by Randall Arendt and as provided in the Spartanburg County Zoning Ordinance.

In order to illustrate the concept, Professor Bainbridge had his student in Site Planning and Infrastructure at Clemson prepare designs for a parcel of land just east of Glendale. (The property may be part of the Milliken holdings.) The site includes a high ridge near Lewis Chapel that was formerly used for agriculture, and several steep forested draws that extend down to Lawson's Fork.

In a conventional subdivision, the land is usually all made into roads and lots, which would block potential development of a trail along Lawson's Fork. The conventional subdivision that could result is shown below.



Yield Plan

Planner Randall Arendt describes the typical suburban community as one that places as many lots on a property as are allowed by zoning or other laws, dividing all the land into privately owned lots. The only land not built on is flood plains, wet soils, and very steep slopes. There is no common area except street rights-of-way and no possibility of a trail along the river. This plan uses one-acre lots and generates the possibility for 59 houses.

A Conventional Subdivision near Glendale

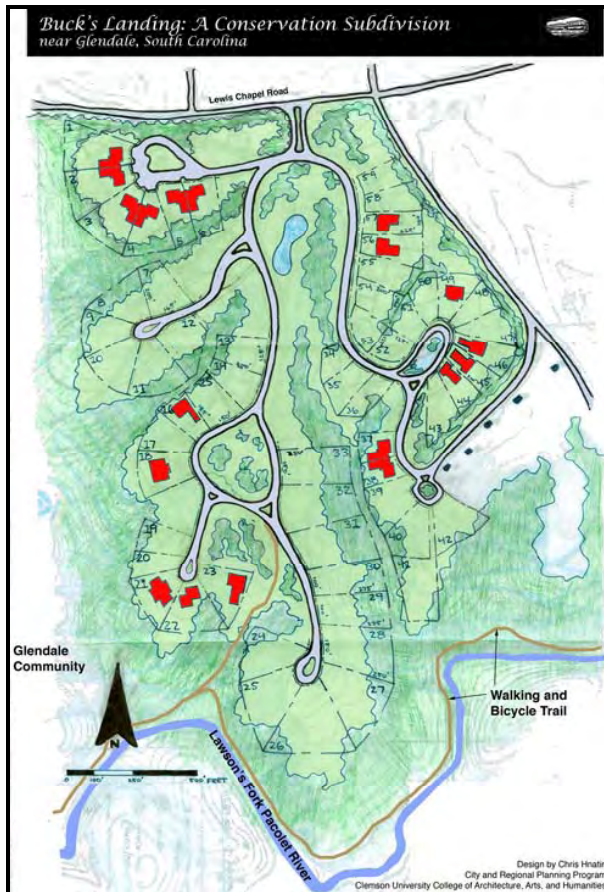
Design by Robert W. Bainbridge

The designs by Chris Hnatin and Brian Graham are shown below. They include the same number of houses, but use smaller lots. The result is the preservation of secondary conservation areas such as the land along the Lawson's Fork of the Pacolet River, heavily forested areas, or even open fields. The student designs show how this could work on a site near Glendale.

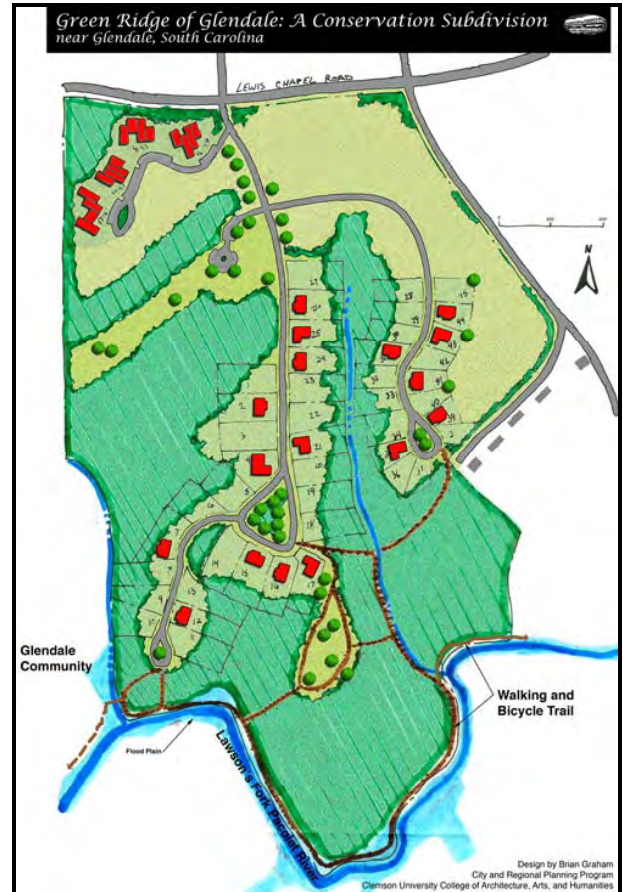
In both cases, the lots are smaller and include some cluster units. In exchange for the smaller parcel, each property owner gains access to common areas including forests, a pond, picnic area, and trails. In particular both plans reserve a conservation easement along Lawson's Fork with room for a hiking trail.

The Spartanburg County Zoning Ordinance provides for Conservation Subdivisions, and with careful design these subdivisions can meet the new L.E.E.D. standards for community development. Houses could be built to Earth Craft standards for environmentally responsible homes.

These designs were exhibited and discussed at the Glendale charrette.



Design by Chris Hnatin



Design by Brian Graham

Implementation

Glendale is not an incorporated municipality like Pacolet, so it does not have elected officials, a government, or a budget. Yet to carry out a plan, it needs central leadership on community projects. It needs an organization with regular meetings that are structured to continually receive input and new ideas and to coordinate with other groups that are interested in Glendale.

The possibility of incorporating as a town was discussed at the Colloquium, but the general consensus was that it made more sense to set up a non-profit foundation.

The charrette team recommended formation of the **Glendale Community Foundation** as a powerful public-private partnership. It would be a 501 (c)(3) tax-exempt organization with a 15- to 25-member board of directors. Its mission would be to pursue the Glendale Vision. It could have a real estate subsidiary to own and manage property.

The membership of the **Glendale Community Foundation** could include the following:

- Wofford and Converse (2)
- Business and Community Leaders (4-10)
- Community Members (2-3)
- County Government/School District 3 (2)
- State Legislative Delegation (1)
- Arts Partnership of Spartanburg (1)
- Preservation Trust of Spartanburg (1)
- SPACE, Palmetto Conservation Foundation (2)
- Local Property Owners (1-2)
- Glen Forest or other subdivision Representative (1)
- Pacolet, Clifton Representative (1)
- Others to be determined

The **Glendale Community Foundation** could take a lead role in important projects identified in the plan such as those listed below.

- Pursuing a joint venture with the Palmetto Conservation Foundation on the Outdoor Education and Leadership Development Center
- Pursuing a joint venture with Wofford and Converse Colleges for an Environmental Studies Center
- Possibly receiving (if required) donation of the dam and iron bridge and pursuing grants for funding restoration and interpretation of the sites
- Promoting restoration of the Town Lake
- Promoting or funding directional signs, walking and driving tour brochures, historic markers, and interpretive signage
- Developing design objectives and helping find the right developer for the mill site
- Pursuing historic designation with the South Carolina Department of Archives and History
- Working with Spartanburg County to secure local historic designation and setting up a Design Review Commission
- Assisting residents with historic preservation tax credits

Spartanburg County and the State Legislative Delegation

Spartanburg County should take the lead on the following items.

- Helping set up a Glendale Local Historic District and design review commission
- Implementing and promoting the Conservation Subdivision Ordinance with Upstate Forever and the Glendale Community Foundation
- Serving as grantee or fiscal agent for grants such as SCDOT enhancement & SCDHAH grants which are required to go to local governments
- Securing funds for lake restoration with South Carolina State Legislative Delegation

The Spartanburg Area Conservation Endowment

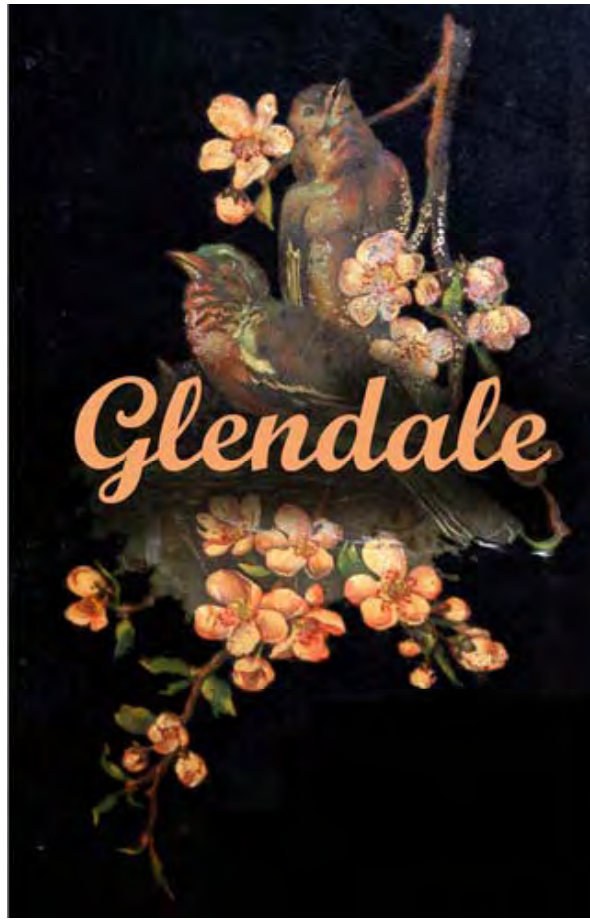
The Spartanburg Area Conservation Endowment, or S.P.A.C.E., already owns the park across the river from Glendale. They are committed to promoting and seeking funds for greenway connection/paddling trail along the Lawson's Fork and Pacolet Rivers. They can seek and accept land donations or easements for access, put-ins or take outs, portages, or wildlife habitat.

The Palmetto Conservation Foundation

The Palmetto Conservation Foundation is already working to implement Outdoor Learning and Leadership Training Center at the Methodist Church, and formation of the Glendale Community Foundation may strengthen that effort. They also need to continue research and archaeology on the early history of Glendale area, and can work with Glendale Community Foundation to implement interpretive signage. Since the Palmetto Conservation Foundation is the prime force behind the Palmetto Trail, they also need to be part of the team in efforts to build a connecting trail to Glendale and Pacolet River

Glendale Residents / Glendale Improvement Group

Residents are already working to organize a litter cleanup campaign, and support an organization to maintain the Community Cemetery. It would be useful to form a regular organization, tentatively the Glendale Improvement Group, to formally carry out additional tasks. Pursuit of entryway signs and later directional signs could be part of the mission of the new group. The group could also work to find ways to assist older residents in repairing and improving



The Glendale Covenant

We the People of Glendale do hereby promise

- **To protect the peaceful spirit of this community for future generations;**
- **To cultivate a dynamic and sustainable development ethic which protects and celebrates our natural and cultural beauty;**
- **To creatively endeavor to steward the memory of our textile heritage;**
- **To engage residents and visitors in the pursuit of knowledge and nurture understanding and appreciation of the historic built and natural environments; and**
- **To prosper in such a way that it uplifts the human spirit and intellect.**

In friendship and community, we dedicate ourselves to the future of the Glendale.

Appendix

Comments from Public Input Session #1

1. What is Glendale's Role in the Region?

- Glendale is the root that gave birth to the Spartanburg region
- Canon's/Pre-Revolution
- Troops to Cowpens
- Old Georgia Road
- Textile Heritage
- Recreation & Natural Beauty
- Hunting, Paddling, Fishing
- Early Swimming Pool
- Goldmines
- Trolley
- New Bridge
- Small Shops

Present Role

- Preserve History/Land
- Hub of School District 3
- As It Was- No Big Roads
- Uniqueness
- People from Glendale

What is Special/Unique about Glendale?

- Mill Site
- Shoals/River
- Trolley
- Old Bridge
- Old D.T.
- Christmas Lights
- People – Know Everyone
- Security
- Peacefulness
- Old Gym
- Old Café (Old Gym) – Masonic
- View Bridge to Town
- Superintendent's House
- Victorian Across River
- History/Natural Resources
- Old Office/Bldg Store

Special

- Towers on Mill Site
- Deer/Beaver/Turkey
- Cemetery-Methodist Community

3. Why Has It Not Prospered?

- Mill Closed
- Not Replaced
- People Aged
- Lack of Unity
- Apathy
- Not Incorporated
- No Shops/Services Nearby
- No Restaurants
- Reputation
- Shopping moved to Wal-Mart

4. What are your VISIONS for Glendale?

- Keep Basically As Is
- Preservation of Past
- Natural Resources/Cultural
- Bring Swimming Pool
- Mark Canyons/Archaeology
- Mark Indian Graveyard
- Walking Tour
- Grocery Store
- Art Store
- Community Helps Other People
- Save Mill Houses
- New Draw to Bring People

4A. What are your ideas for the Mill Property?

- Amphitheater
- Playground
- Community Hub
- Reedy River-Housing, Shops, Recreation
- Environment Center
- Residential

Miscellaneous Comments

Traffic – Speed Bumps

Fear of outsiders taking over

Don't Push People Out

Glendale Reunions

Art Competition- Past Sites

Glendale Reunions draw people

Art Competition could be re-initiated

Involve Kids

Local People not invited to Jazz on Bridge

Clifton Improvement Association

Comments from Public Input Session #2

1. What is Glendale's Relationship to/Role in Spartanburg County?

- Mills supported county
- Last Redevelopment Opportunity

- Sites of Historic Interest, Iron Works
- Best/Most Unique “Mill Hill”
- Lawson’s Fork
- Ecotourism Opportunity
- Early Success of Mill (Converse and Wofford)
- Civil War Hospital
- Trolley
- Recreation
- Rental Cabins
- Bridge

2. What is Special/Unique about Glendale?

- Bridge
- Shoals
- Post Office Building
- Peace and Quiet
- Security
- Old Jott’s Barbershop
- Bivings/Converse House
- Remains of Mill (Towers/Office)
- Water Tower
- History/Natural Resources
- Indian Artifacts/Gold Mines
- Swimming Pool, Picnics
- Hank Garland, musician
- People’s Memories/Oral Histories
- Mill Village itself
- Old Baseball Park on Country Club Road

3. Why has there been no change or actual decline in Glendale?

- Change of Bridge
- Like It the Way It Is
- Closing of the Mill (shops close)
- Shops Closed
- Lack of Political Voice
- School Moved
- Few Newcomers
- Nothing Replaced the Mill
- Young People Move Away

4. What is your vision for Glendale?

- More Pride: Clean Up
- Vibrant/Lively Community
- Historic Preserved Community
- Re-assimilate Community Back Into County
- Historic Preserved Community

- Restore Hines House B&B
- Understand Community/Organize
- Community Watch Group
- Place to Eat!
- Place for Younger People, Gym?
- Amenities: Sidewalks, Drainage, Roads
- Entrance Signs
- Small Grocery Store
- Grants for Houses
- Park
- Bus Service

Miscellaneous Comments

- A little Interpretive Mill could help people understand what the textile industry was like
- Environmental Education
- Used to Be Out in Country -Not Now
- Special Attraction
- Diversity of People
- Integrity of Community
- Savannah, Charleston, Beaufort

Comments from Public Input Session #3

1. What is the place of Glendale in the larger area?

- Nature, Beauty, Peace
- Shoals
- Retreat Close to City
- SPACE Tract
- Sense of History-Indians
- Affordable/Safe
- Loss of Mill - Frees Future
- Off Beaten Path/Isolation
- Beauty/Architecture
- Opportunity- Fix-Up
- Lawson's Fork
- Pacolet Preserve
- Trails

2. What is special or unique about Glendale?

- Architecture (Victorian, Brickwork)
- Bigger Lots of Mill Houses
- Bridge (Old, Very Old)
- Topography
- Mills Site/Ruin - Office Towers
- Dam (Both)
- Shoals
- Relationship-Bridge, Dam, Shoals
- Swimming Pool

- Undeveloped Property
- Iron Works
- Old Gym
- Company Store/Post Office
- Stone Storefronts (Dodge City)
- Gateway Park
- Kayaks
- Wide- Douglas Street

3. Why has Glendale declined?

- Mill Closing
- Sewing Machine Shut downs
- Strike of 1934
- Drift After Closing- Flux of People
- Population, Aging
- Isolation
- Organizational Vacuum
- (especially grassroots)
- Move to School
- People (Young People) Leave

4. What is your vision for Glendale?

- Small Pastoral Community
- Diversity and Pride
- All Homes Owner Occupied
- Street Lights
- No Litter
- Walkable-Sidewalks, Paths, Bicycles
- Organizations, Town Meeting, Inc
- Students Learn About Community
- Park/Playground, Children Activities
- Housing Overlook River
- Historic Restoration/Tours
- Greenways
- Artists Studios, Shops, Music Venue
- Restaurant!
- Village Feel
- Community Garden
- Truck Traffic-Clifton-Glendale

Miscellaneous Comments

- Hydropower from dam
- South facing houses for Solar Power
- Problem: Stray Dogs
- Not Destroy Beauty