



Downtown Living Comes to Life



Item File Photo

The first upper-level downtown apartments are presently being planned at the historic Piedmont building on Caldwell Street.

The October 25, 2009 issue of *The Item* headlined some of the most exciting news in recent downtown history—the arrival of upper-story housing in downtown Sumter. After years of studies, planning, and even a couple of false starts, downtown living is becoming a reality!

“We are so excited about this development,” says Ray Reich, Downtown Development Manager. “Bringing people in to make downtown their home is a critical stage in the revitalization of any central business district. I’m pleased to say that Sumter is ready to support this crucial step.”

Downtown living is a popular trend across the United States, and other downtowns have achieved results with upper-level living that show it to be not only a key economic factor in revitalization, but also a smart investment. “This is the time to get in on the ground floor,” Reich says. “There are federal and state tax credits available, as well as the incentives that the City is able to offer through the funds generated through the Capital Sales Tax.” He cautions, however, that the favorable conditions will not last forever. “There’s only so much to go around, and when the funding

runs out, so will these particular opportunities.”

The new apartments will feature modern amenities with a distinct historic ambience, including exposed brick walls, hardwood floors and balcony views. Initial plans are already underway for renovations at 13 Caldwell Street, which will feature six units when finished. These spaces will overlook Brody Pavilion, which offers convenient parking and live entertainment during the summer months.

“There are four upstairs units and two downstairs,” Reich says, “and

CONTINUED ON PAGE 3

Downtown

AFTER FIVE

November 11

Veteran's Day Ceremony

Sumter County Courthouse, 11 a.m.

November 13

3rd Annual Winefest Sip 'n Stroll

Main Street, 6 p.m.

November 20

Sumter's House of Classic Movies

Sumter Opera House, 7:30 p.m.

December 4 & 18

Big Screen Fridays at the House

Sumter Opera House, 7 p.m. & 10 p.m.

December 4

Sumter County Christmas Tree Lighting

Sumter County Courthouse, 4:30 p.m.

December 6

Christmas Parade

Main Street, 2 p.m.

December 11

Sumter's House of Classic Movies

Sumter Opera House, 7:30 p.m.

January 8

Sumter's House of Classic Movies

Sumter Opera House, 7:30 p.m.

January 11

Tapas and Wine

Hamptons Restaurant,

January 15 & 22

Big Screen Fridays at the House

Sumter Opera House, 7 p.m. & 10 p.m.

February 5, 19, 26

Big Screen Fridays at the House

Sumter Opera House, 7 p.m. & 10 p.m.

February 12

Sumter's House of Classic Movies

Sumter Opera House, 7:30 p.m.

Sumter Winefest Sip 'n Stroll

This year's WineFest season will kick off with the 3rd Annual Sumter *Sip & Stroll*. Thirteen businesses in historic downtown Sumter will offer a wide variety of wines paired with wonderful artisan breads, fruits and cheeses. Attendees will enjoy music, a stroll through our historic business district, visiting with friends and will have the opportunity to become familiar with the continuing redevelopment of our downtown. Make sure to visit all the venues and get your tickets stamped at each one for a chance to win a wonderful gift. At 8:30 p.m. in the City Center the talents of Hampton's pastry chef will be the sweet finish to your evening along with desert wines and a special cordial bar.

Participating Locations:

- Naomi & Warner
- LaBella Vita
- Main Street Antiques
- Tavern on Main
- Coldwell Banker Commercial Cornerstone
- Angels Mexican Restaurant
- My Favorite Things
- Sumter Board of Realtors
- Clark Law Firm
- Thompson & Turner Construction
- Brick Street Coffee Break
- Kolb Law Firm
- Hamptons Alley



Due to funding cuts in 2009, "An Old-Fashioned Christmas" will not be held in downtown Sumter this year. However, merchants are strongly encouraged to participate in independent promotions during the holiday season. If you are in need of holiday decorations, please contact Becky Bean at (803) 436-2635. The City of Sumter cannot provide labor, but will furnish lights and other decorations on a limited temporary basis.



Printing of this edition of the *Downtown Business News* was graciously donated by X-DOS, 18 E. Liberty Street.

Downtown Updates



For more information regarding downtown developments, please call the Downtown Development Office at (803) 436-2635 or e-mail rreich@sumter-sc.com.

The City of Sumter, in cooperation with the SC Department of Transportation for the new West Liberty Streetscape, which will incorporate architectural lighting, trees, underground utilities and bumpouts for traffic-calming purposes. The City will be notifying business owners prior to the start of construction in January, in order to solicit input and provide information on the project. **Every effort will be made to minimize traffic disruption.**



City of Sumter Downtown Development Office
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