



## HOW TO USE THIS PLAN

The Vision Plan is a three-part document with sections tailored to each user's needs.

Together, the three documents within the Vision Plan describe the existing conditions; the planning process; a public investment framework; a private development strategy for Downtown, Oakbrook, and Sheep Island Parkway; an assessment of development regulations; a policy strategy; and a variety of implementation tools.



### RECONNAISSANCE REPORT

Background and literature review that documents existing conditions, pinpoints the gaps to be addressed, and records the planning process used to complete the Vision Plan.

- Introduction & Overview
- Comprehensive Plan Review
- Other Plans & Studies
- The Planning Process

*Useful for: planners, policymakers, researchers*



The **Action Plan** highlights the 10 most important projects for Summerville in the next 5 years. This is a good place to start for all users who are interested in the Vision Plan's most important recommendations.

### INFRASTRUCTURE & DEVELOPMENT STRATEGY

Illustrative document showing the high-level framework plan for civic and infrastructure improvements throughout town, and the parcel-level details for each of the three Vision Plan focus areas.

#### » Framework

- Growth
- Civic Buildings
- Parks & Trails
- Streets for People

#### » Focus Areas

- Downtown
- Oakbrook
- Sheep Island Parkway

#### » Action Plan

- Ten Projects for the Next Five Years

*Useful for: economic development officials, business owners, elected officials, property owners in subject areas, planners*

### CODE & POLICY REPORT

Analysis of current regulatory approaches and recommendations for public sector interventions to implement the Vision Plan.

#### » Code Assessment & Recommendations

- Structure & Organization
- Process & Administration
- Districts & Uses
- Building & Site Design
- Streets & Infrastructure

#### » Implementation Strategies

- Leadership
- Marketing
- Financing

*Useful for: planners, policymakers, elected officials*

## IN 2040 WHAT WILL YOUR CHILDREN SEE?

Summerville is rich in opportunities. As a foundation of the Vision Plan, the following questions should be tested with each recommendation.

- Does the recommendation make Summerville a family-friendly place with transportation choices?
- Does the proposed infrastructure create economic opportunities?

One will find that if decision making follows the guiding principles the town will reap the benefits, resulting in a vibrant Summerville future generations will want to be a part of. This Summerville is described in the principles below.

### Principle 1: A Summerville that is family-friendly by putting people first.

Summerville is a place where families of all ages thrive. People of all ages and abilities are able to walk, bike, drive, skate, or skip to a wide range of amenities. Parks, trails, shops, and attractions are accessible, drawing a wide range of visitors and residents to the town. People will be able to live in Summerville for their entire life and always have a high quality of life, finding all types of housing; townhomes, apartments, and houses - both big and small.

### Principle 2: A Summerville that is connected to the region with transportation choices.

Summerville is a place with transportation choices. Residents can work in Summerville or take the bus to North Charleston or the train to Downtown Charleston. People can carpool to Boeing or hop on a circulator from downtown to get to Nexton. Children can ride their bikes to the ice cream shop

from their neighborhood. Summerville will not be a place that mandates that the only way to survive comfortably is by driving a car.

### Principle 3: A Summerville that is rich in economic opportunities.

Summerville is an employment hub in the region. Summervillians can live and work in the community in a wide range of industries that build on the regional draw of aeronautics, technology, and medical fields. Equally important, Summerville will be a place where homegrown businesses thrive and flourish, bolstering Summerville as a place open for business in the region.

### Principle 4: A Summerville with more small town charm.

Summerville will be recognized as a unique place, distinct and historically significant, in the Southeastern United States. Visitors and residents will attribute the charm to the beauty and scale of the downtown, the friendliness of the people, and the preserved architectural character of the historic district. Regardless of population, residents will offer site the “small town charm” as the deciding factor in choosing the Town of Summerville as home.

### Principle 5: A Summerville with vision, leadership, and a road map to get there.

Summerville will have a team of leaders that make smart, creative investments that yield high results. Leaders will work together towards a vision, endorsed by community stewards and residents alike. Future generations of Summervillians will be invested in the community, sharing the passion and will to see the vision realized.

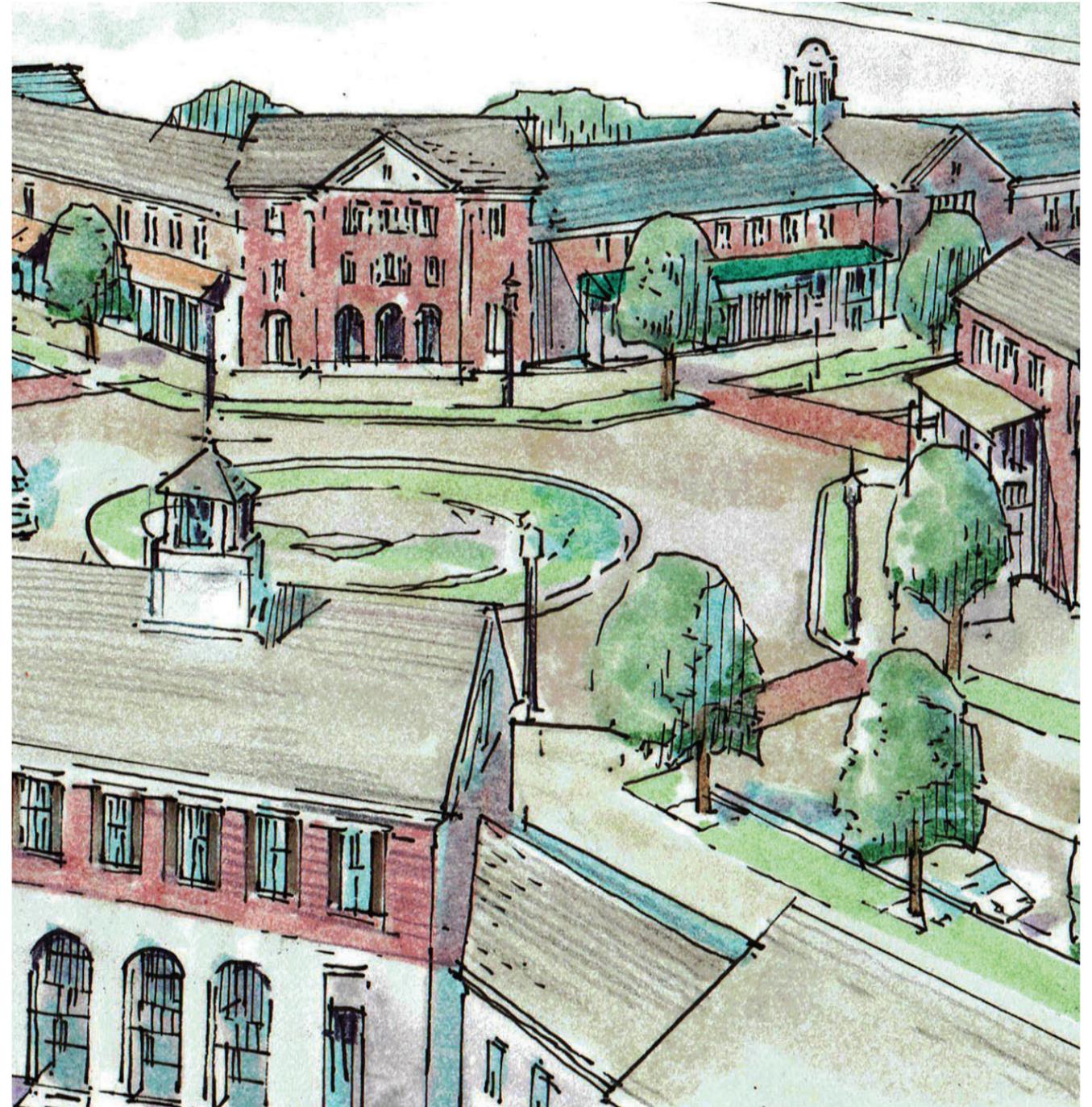


Illustration of Sheep Island Parkway: A new mixed-use gateway to Summerville where residents can live, work, play, shop, and worship all within walking distance.