



Hutchinson Square Master Plan

Town of Summerville, SC

EXECUTIVE SUMMARY

The Hutchinson Square Master Plan is a framework for improvements for the redevelopment of the park to provide an engaging and highly functional amenity within the downtown core of Summerville. The location could not be more significant. The investment in the park is a commitment to the quality of life for the downtown communities and the Town at large.

Created through a process of analysis, public involvement, and meaningful design, the Master Plan expresses a vision for Hutchinson Square that fulfills its potential as the signature urban park within the Town's core. This vision was guided by the following goals:

- Signature gateway entry to the downtown core
- Improve circulation and make destinations accessible
- Increase safety and visibility
- Open pavilion for event space
- Integrate public art into the project
- Improve the visibility of the lawn areas for events
- Protect and save the grand live oaks

The Master Plan balances the introduction of new elements, such as the open air pavilion, with the unique forms and charm of the original park. New seating opportunities and plazas are planned to provide access and a safe visitor experience into the park.

This update in the design of the park now makes a strong/historic connection between Town Hall through the core of the park terminating at the open air pavilion that is reflective of the original train depot. The increased visibility in and through the park makes the spaces feel safer by opening the center core to pedestrian traffic and pulling plant beds to the edges.

Circulation

Pedestrian circulation was carefully studied and walkways and paths are proposed to safely and comfortably allow patrons to experience the park. A central walkway, once historic to the original Hutchinson Square, is incorporated into the Master Plan once more, providing a strong pedestrian and visual connection from Town Hall to the proposed open air pavilion. Additionally, the central walkway is focused around a garden feature that also connects patrons from the businesses on Little Main Street to the existing parallel parking on Main Street. There are also interior paths that guide patrons to one of two plazas that anchor both ends of the park. Lastly, the sidewalk abutting the businesses on Little Main Street is proposed to be upgraded with pavers, lighting, and granite curbing to aesthetically tie the area into the rest of the park.

In an effort to reclaim land for the park edges, Doty Avenue is proposed as a two lane road and the existing parking at the north end of the park is to be reclaimed. Additionally, the striped asphalt along West Richardson Avenue will be incorporated into Hutchinson Square to provide an additional area for an urban plaza that celebrates the Town's Christmas holly while providing provides a functional, usable, aesthetic space for pedestrians.

Parking

The parking surrounding Hutchinson Square has been evaluated and it is proposed to be the Master Plan that the parking along Little Main Street be re-designed. The angled parking space design shall be maintained but the layout will

be reworked to provide for landscape islands and a better organized lot. There will be a total of 59 spaces on Little Main Street with 14 of those allocated to be blocked off for large public events with removable bollards. The existing parallel parking along Main Street will be retained and 10 new spaces are proposed along Doty Avenue.

Lighting

Lighting updates are proposed for Hutchinson Square and include the removal of SCE&G cobra heads at Little Main Street and the replacement of the existing acorn fixtures along Main Street with LED fixtures. Lighting within the park and along Little Main Street will match the fixtures and posts along Main Street. Additional low level pedestrian lighting will be included in the park upgrades. Landscaping uplighting on the grand oak trees and within the landscape beds is proposed. Lighting at the holly near Town Hall is also included within the project.

Utilities

Many of the existing utilities within the park will be removed or relocated to more appropriate locations within the park. New meters and power centers will be installed and electrical outlets placed for use during public events.

Grading and Drainage

The topography within the park is relatively flat. Minimal grading will be performed within the park with the exception of what is necessary to create the two plazas at each end of the park. In contrast, there is a large crown in the drive aisle of the parking area at Little Main Street. Regrading of this parking area will allow for a gentler slope that will connect the edges of the park and the businesses along Little Main Street for pedestrian circulation when larger events occur.

Vegetation

Vegetation is an important feature of the Hutchinson Square Master Plan. Using the existing grand live oaks as a main feature, a series of landscape beds and understory trees are proposed on the perimeter of the Park to provide safety and open the center for lawn area / multi-use space. Plant material used will be native to the area.

A Grand Lawn is proposed under the oaks facing the signature gateway entry feature and open air pavilion at the corner of Doty Avenue and Main Street. This lawn will provide an additional multi-use space for outdoor events.

Architecture

The Master Plan proposes two architectural features; an open-air pavilion at the plaza at the intersection of Doty Avenue and Main Street and at this prominent corner, a gateway entry feature that pays tribute to the historical sign that once existed upon entering downtown Summerville.

Capital Cost of Project

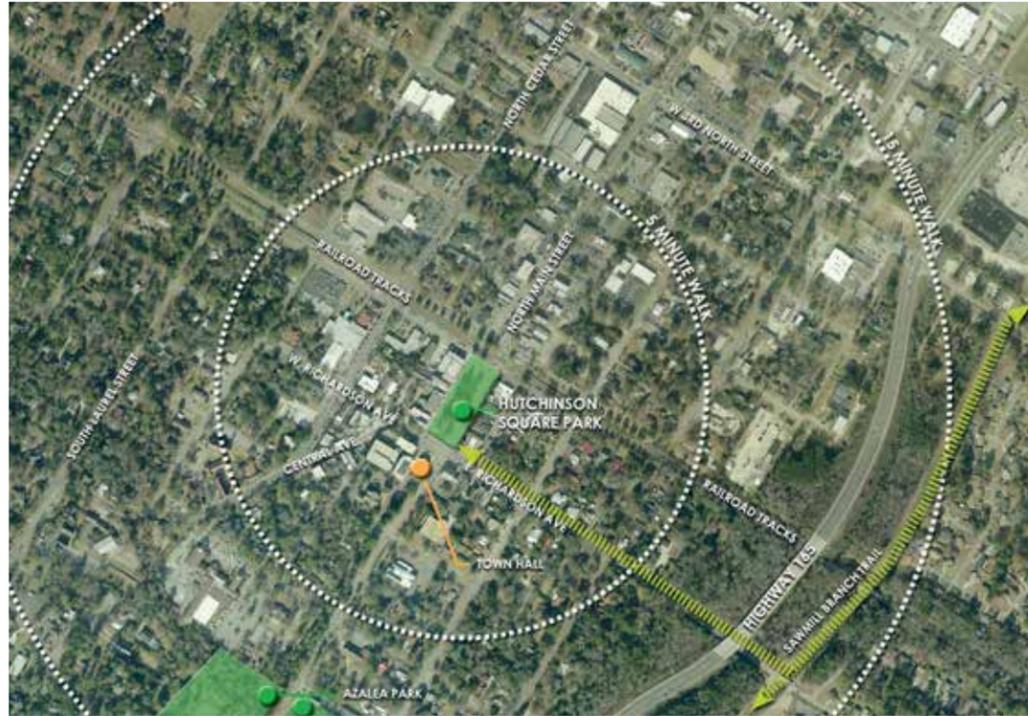
The total Capital Cost investment for the project is estimated at \$ 2,374,103 million. The project is anticipated to be executed in five phases:

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| • Phase 1 - Utilities Improvements: | \$ 333,794.00 |
| • Phase 2 - Landscaping and Hardscaping of Existing Square: | \$ 805,660.00 |
| • Phase 3 - Pavilion Courtyard and Doty Avenue Improvements: | \$ 467,741.00 |
| • Phase 4 - Little Main Street Parking Area: | \$ 568,683.00 |
| • Phase 5 - South Main Street Vegetated Median: | \$ 198,225.00 |



PROJECT OVERVIEW

The proposed improvements included in the Master Plan for the 0.67 acre Hutchinson Square have been developed through close coordination and design workshops with the Town of Summerville, the general public and the Design Team comprised of Landscape Architects, Engineers, and Architects. The following is a project overview of Hutchinson Square and the master planning process.



Hutchinson Square is a rectangular park centered in the heart of Downtown Summerville. It is bordered by Doty Avenue to the north, Little Main Street to the west, Main Street to the east and West Richardson Avenue to the south. The central business district for downtown lines Little Main Street and Main Street and attracts residents and visitors alike to the area.

As part of the Summerville Vision Plan, Hutchinson Square was identified as one of the key sites within the Town that was a priority for improvements thus a master planning process was initiated by the Town.

Prior to the beginning this process, guiding principles were developed that served as the cornerstones for the project. The guiding principles for Hutchinson Square are as follows:

1. To expand the **INFLUENCE** of the square on the surrounding commercial and civic uses;
2. To **RESPECT** the historic significance of the square;
3. To **ENHANCE** the utilization of the square and expand its appeal for citizens of all ages and;
4. To **CREATE** opportunities for a variety of activities.

Upon the development of these guidelines, the Town and the Design Team began the master planning process through a very detailed site analysis of available survey, GIS, and historical data. The Team attended numerous site visits, observing

the existing conditions and way in which the park is currently used. Things like safety, circulation, lighting, vegetation, and parking among many other items were studied in order to gain an understanding of the constraints and opportunities that exist at Hutchinson Square today.

The Design Team then synthesized that data and created a list of programmatic elements that were suggested for the Park. These elements included items like water features, landscape lighting, parking, concerts/music, gateway features, and events among many others. These were presented prior to the development of two conceptual master plans to the public at a workshop and voted on both at the workshop and in an on-line survey. The information was collected and the preferences of the public were used as a guide as the Team developed the two master plan concepts.



A few months after the initial workshop, the Design Team presented the two master plans at a second public workshop. The two master plan concepts were presented and the public provided feedback on elements within each that they liked and disliked. A preferred conceptual master plan was identified to be further developed.

The Design Team created the final master plan, incorporating comments received at the workshop and further guidance by the Town into the final master plan. The final product is a master plan, as included in this document, for Hutchinson Square that fits within the parameters of the Town of Summerville’s Vision plan, and also pays homage to history of Hutchinson Square while providing a usable space that residents and visitors can enjoy.

PARK MASTER PLAN

Parking Calculations

Existing Parking Spaces:

Main Street (Park Side):	12
Doty Avenue:	06
Little Main Street:	66

TOTAL: 84

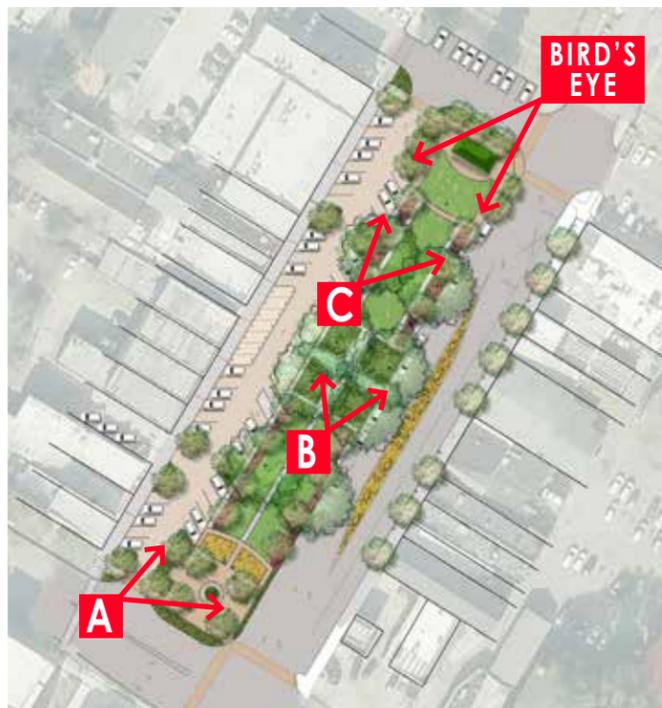
Proposed Parking Spaces:

Main Street (Park Side):	12
Doty Avenue:	10
Little Main Street:	59

TOTAL: 81

* Net Loss of 3 Spaces.

PERSPECTIVE KEY PLAN



VEGETATED MEDIAN

Visual character to Main Street is improved by installing a planted median, where the painted median exists today, complete with decorative fencing and native vegetation.

GRAND LAWN

Positioned under the existing Live Oaks is a multi-purpose lawn that is perfect for public events.

WALKWAYS

Throughout the park, blue stone walkways lead patrons to various areas. Sculptures and art installations are strategically placed along these walkways.

PARKING

Parking at Little Main Street will be redesigned to include specialty paving, and landscaped islands.

LIGHTING

Lighting will be updated throughout the park and on Little Main Street and Main Street.

STREET TREES

Street trees are proposed to replace the existing hollies along the businesses at Main Street to create cohesion and visual unity between Hutchinson Square and the businesses on both sides of Main Street.

PARALLEL PARKING

The parallel parking along both sides of Main Street will be retained.

GATEWAY FEATURE

Modeled after the historic entrance sign that once welcomed visitors to the Town, is a proposed gateway feature at the corner of Main Street and Doty Avenue.



GATHERING PLAZA

Anchoring this end of the park, a brick gathering plaza is proposed. Additionally, the walkways in this area incorporate the historic bricks that remain from the historic location of Main Street.

PAVILION

An open air pavilion with its architectural style inspired by the historic train depot that once existed near Hutchinson Square, this is the perfect place for a small concert or event.

LANDSCAPED PARK EDGE

Landscaped edges are created to frame the park visually, and provide added safety for patrons.

PERSPECTIVE A: VIEW FROM WEST RICHARDSON AVENUE



PERSPECTIVE B: CENTRAL WALKWAY LOOKING TOWARDS PAVILION



PERSPECTIVE C: VIEW FROM GRAND LAWN TO PAVILION





EXISTING CONDITIONS AT HUTCHINSON SQUARE



PROPOSED CONDITIONS AT HUTCHINSON SQUARE

LIGHTING LEGEND

- Existing Acorn Fixture to be Retrofitted to LED Lamp
- New LED Summerville Standard Acorn Area Light
- ▲ Power for Tree Lighting
- ◆ New Meter and Power Station

LIGHTING IMPROVEMENTS

The lighting Master Plan for Hutchinson Square incorporates the use of existing site lighting, as well as the addition of new lighting fixtures. Existing pedestrian acorn fixtures on the Town of Summerville's standard green light pole will be updated with LED fixtures. These fixtures currently line both sides of Main Street.

New pedestrian lighting, matching the existing acorns and pedestals, will be added throughout the park and along Little Main Street. Landscape uplighting will be strategically placed to not only highlight the existing grand live oaks, but also the understory trees that are proposed in the Master Plan. The Christmas holly across from Town Hall will also be highlighted with lighting.

The existing electrical panels will be removed and replaced with new, smaller panels at more appropriate locations.



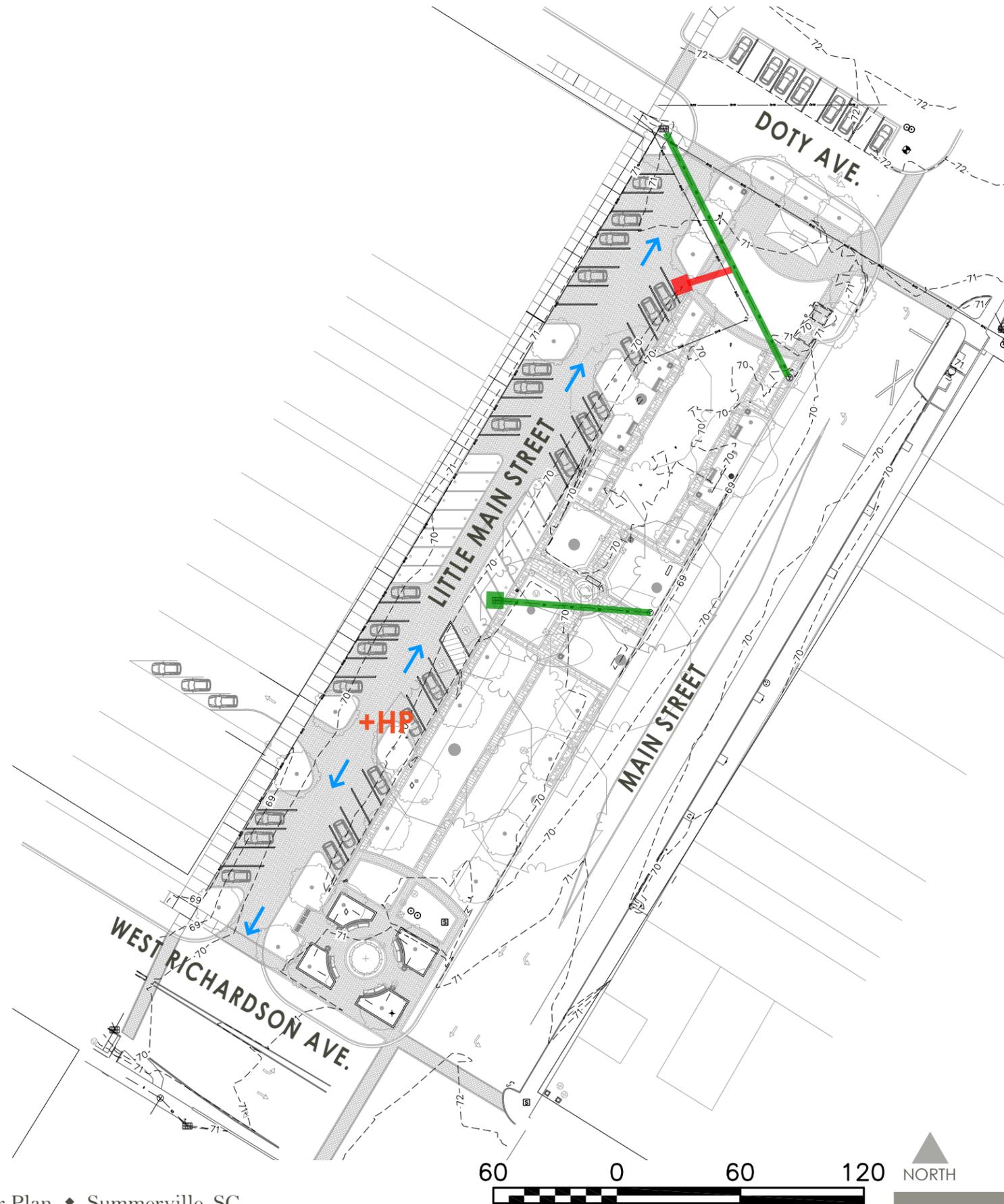
Town of Summerville Standard Pedestrian Light

DRAINAGE LEGEND

- Existing Stormwater Pipe to be Cleaned
- Existing Drainage Inlet to be Replace
- Proposed Stormwater Pipe
- Proposed Drainage Inlet
- +HP High Point
- ↙ Flow Direction of Stormwater Runoff

DRAINAGE IMPROVEMENTS

The Drainage Master Plan suggests that existing pipe be replaced with additional stormwater pipe added to those existing runs, for additional drainage improvements. The parking lot at Little Main Street will be regraded and the existing crown in the drive aisle softened. The grades will slope towards existing drainage structures, as well as those that are proposed. Drainage pipes and structures that will remain as is should be cleaned to ensure that they are functioning properly. Grading within Hutchinson Square will remain primarily as is.



Existing Steep Crown at Little Main Street Parking

PAVILION

Taking architectural inspiration from the historic train depot that once existed adjacent to Hutchinson Square, the proposed pavilion provides a visual terminus to the Park. The structure measures approximately 780 square feet and sits on a slightly elevated platform. It provides a place for a multitude of activities and public gatherings.





GATEWAY / ENTRANCE FEATURE

Upon arriving into downtown Summerville, visitors and residents are greeted by a unique gateway feature at the corner entrance into Hutchinson Square. Located at the corner of Main Street and Doty Avenue, this gateway has been designed to pay tribute to the previous entrance sign that once stood over Main Street. The gateway features two brick columns framing a signage archway. The text style reflected in the sign is to match the historic text as much as possible.

