

TOWN OF
SUMMERVILLE



VISION PLAN

INFRASTRUCTURE & DEVELOPMENT STRATEGY

Why the Summerville Vision Plan?

**Summerville has never planned
beyond a Comprehensive
Planning Level**

While the areas around you have planned projects and growth:

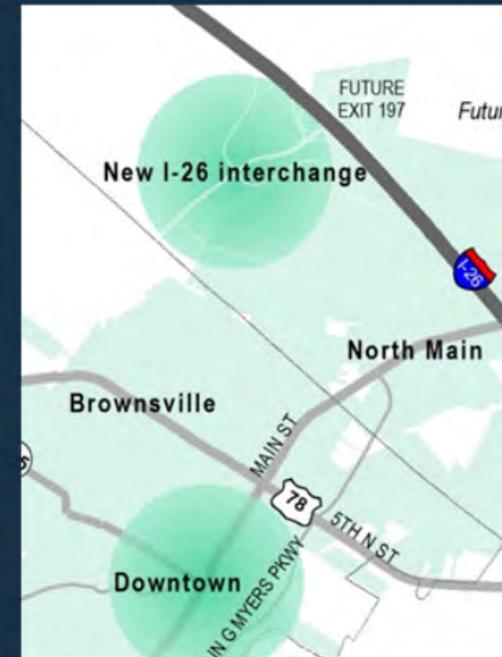
plan for Nexton

ings together offices, shopping, dining, homes, parks and schools to create a smart, invigorating work environment.



nexton.
nextonsc.com

MWV Community Development and Land Management
180 Wenden Road
Summerville, SC 29483



“ A vision is not a forecast, but a strategy to preserve the best options.”
-Robert Grow, Envision Utah

What is a Vision Plan?

What will attract future residents to Summerville? How will the road network accommodate growing numbers of commuters? Will there be jobs in Summerville for the children growing up here today? How will the construction of the Nex-ton community affect downtown?

These are the types of questions that the Summerville Vision Plan will address. The final plan will provide a prioritized program of public infrastructure investments, policy revisions, and private development opportunities to be completed over the next 20 years. These recommendations will be based on the realities of current and projected market demand, public agency budgets, and existing state and local regulations.



The Bell Tower of St. George's Anglican Church, erected in 1751 by some of the area's first settlers, still stands today in Colonial Dorchester State Park. Summerville was shaped by the decisions of people living hundreds of years ago. How will our decisions affect future generations?

Why the Vision Plan is Important to Summerville

By Mayor Bill Collins

Summerville is among the fastest growing towns in South Carolina. During the last census it moved from the 14th largest town in the state to the 7th.

New people and new businesses are moving here at an unprecedented pace.

If we are to maintain the special small-town atmosphere Summerville has enjoyed for 166 years, we must find a plan to manage this growth.

In the 30 months I have served as mayor, I have cut ribbons for dozens of new businesses and been privy to multiple discussions on economic development projects for our town. Late last year, town council approved a contract for The Lawrence Group to conduct a Master Plan that will examine housing, transportation, infrastructure, parks, playgrounds and business development and recruitment in Summerville.

"I want Summerville to be the best place to live in South Carolina."

Over the next several months their team will interview land owners, service providers, developers, elected officials, business professionals and citizens to develop consensus on a path forward for Summerville. As part of this process, in February they will stage a charrette—that's a fancy French word for a planning and design workshop—that will be open to the public and last for a week. It will be held at the Cuthbert Center in Azalea Park and you will have an opportunity to see and comment on sketches of buildings, parks, and pedestrian paths proposed for various locations in our town.

Once their research and input from stakeholders and citizens is com-



pleted, The Lawrence Group will prepare a report and a schedule for implementing its recommendations.

This will not be just another report to be put on the shelf to collect dust. I plan to use it as a handy roadmap for our future and plan to work with council to make those recommendations a reality.

I want Summerville to be the best place to live in South Carolina. I want our young people to like it so much that they want to stay here, work here and raise families here. I want corporations to provide job opportunities for our citizens so they don't have to leave town to go work. I want retirees to find us user friendly and I want tourists to spend their money here.

Summerville has been blessed with natural beauty—live oaks, towering pines, camellias, azaleas and dogwoods—and by a temperate year-round climate. The railroad interest in 1838 commissioned the Detmold Plan for the town which laid out and named streets from 9th North Street to 6th South Street on either side of the railroad tracks.

This new Master Plan will enhance what we have and provide suggestions for steps we can take going forward on development.

I ask you to give this process your attention, your input and your support. Together we can make this happen and manage what happens to our community.

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Downtown Walking Tour



Downtown Walking Tour



District One Civic Association Meeting

Over 500 Residents Participated!

Guiding Principles:

- 1** A Summerville that is family-friendly by putting people first.
- 2** A Summerville that is connected to the region with transportation choices.
- 3** A Summerville that is rich in economic opportunities.
- 4** A Summerville with more small town charm.
- 5** A Summerville with vision, leadership, and a road map to get there.



TOWN OF
SUMMERSVILLE



VISION PLAN
RECONNAISSANCE REPORT

TOWN OF
SUMMERVILLE



VISION PLAN

INFRASTRUCTURE & DEVELOPMENT STRATEGY

TOWN OF
SUMMERSVILLE



VISION PLAN
CODE & POLICY REPORT





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
- Land Use & 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

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

» Focus Areas

- Downtown
- Oakbrook
- Sheep Island Parkway

» Action Plan

- Ten Proposals 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

- Zoning & Organization
- Process & Administration
- Districts & Use
- Business Development
- Streets & Infrastructure

» Implementation Strategies

- Leadership
- Marketing
- Financing

Useful for: planners, policymakers, elected officials

1



Background information and the process

1



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



**Ideal for: Planners, Policymakers, Researchers,
People who love information**

Drawings, Action Items, Public and Private Projects

2

- Framework (including transportation, open space, and civic needs)
- Focus Areas (Downtown, Oakbrook, Sheep Island)
- Action Plan



Ideal for: Economic Development Officials, Planners, Engineering Staff, Business and Property Owners

Policy recommendations and how we get there

3



- Code Assessment and Recommendations
- Implementation Strategies

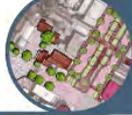


**Ideal for: Planners, Engineering Staff,
Redevelopment Commission, Summerville
DREAM**



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REIMAGINE HUTCHINSON SQUARE



BUILD HOUSING DOWNTOWN



IMPROVE PEDESTRIAN CROSSINGS ON DORCHESTER ROAD



ELEVATE THE DESIGN STANDARDS



COMPLETE THE SAWMILL BRANCH TRAIL



REDEFINE THE ENTRANCES TO SUMMERVILLE



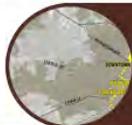
CONNECT SHORT CENTRAL TO LITTLE MAIN



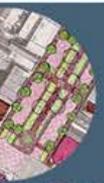
ORGANIZE IN OAKBROOK



PROVIDE A TRANSIT OPTION TO CONNECT TOWN

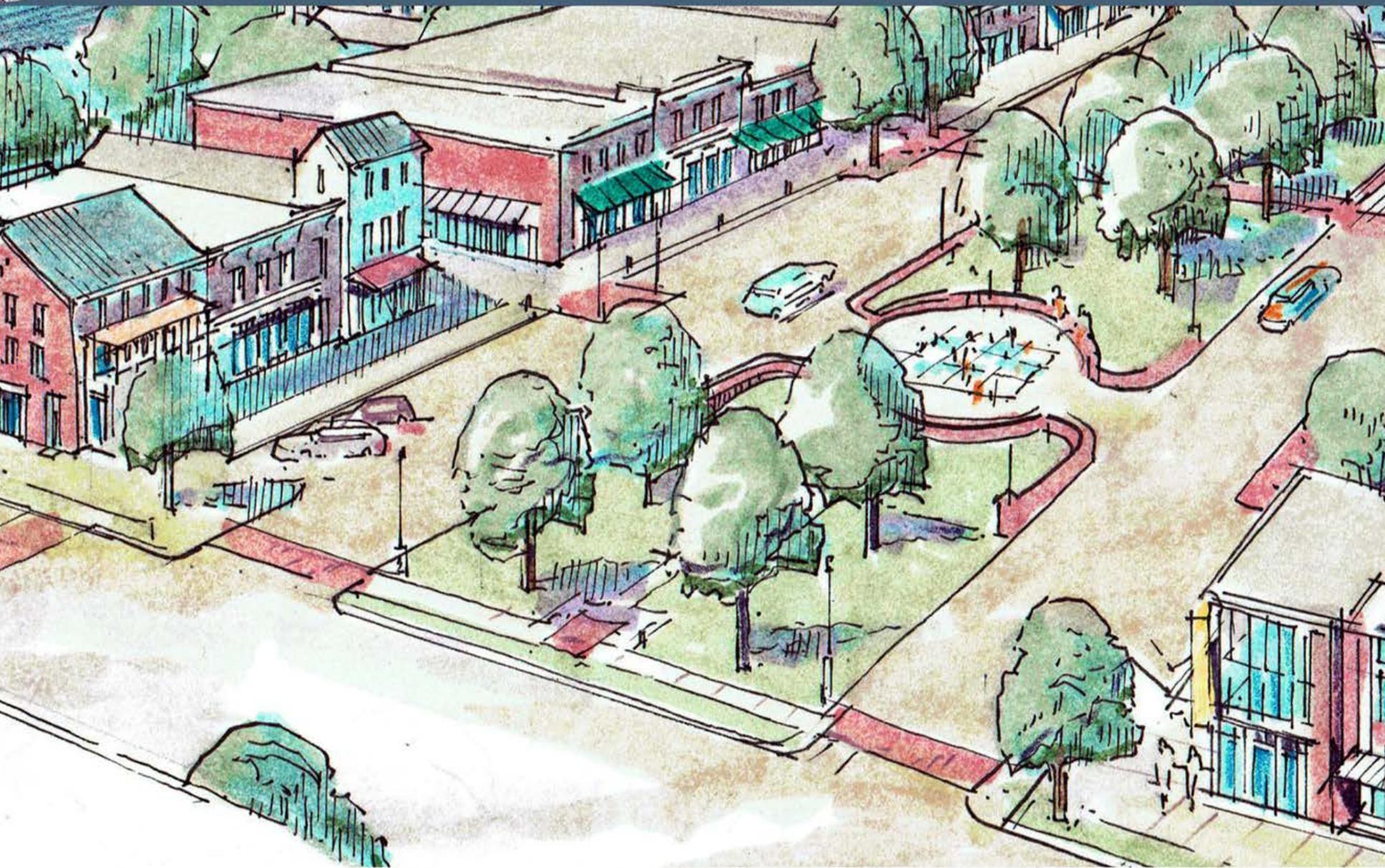


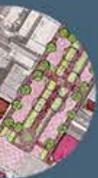
IMPLEMENT A COMPREHENSIVE ANNEXATION STRATEGY



REIMAGINE HUTCHINSON SQUARE

Hutchinson Square is the heart of Summerville. People fall in love with the charm, the businesses, and the sense of place in the square. The square must be a people place that invites Summervillians to relax, stay, play, and experience the charm of Summerville.

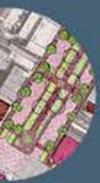




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BUILD HOUSING DOWNTOWN

Summerville residents are clamoring for housing choice - condominiums, cottages, townhouses, and apartments. To respond to the changing demographics and ensure an economically successful downtown Summerville must have more residents living within walking distance of Main Street.





anging





IMPROVE PEDESTRIAN CROSSINGS ON DORCHESTER ROAD

94% of residents in Summerville would not feel safe crossing Dorchester Road in its current condition. Improvements must be made - crosswalks, a planted median, narrower travel lanes, and separation between pedestrians and moving traffic are all necessary.

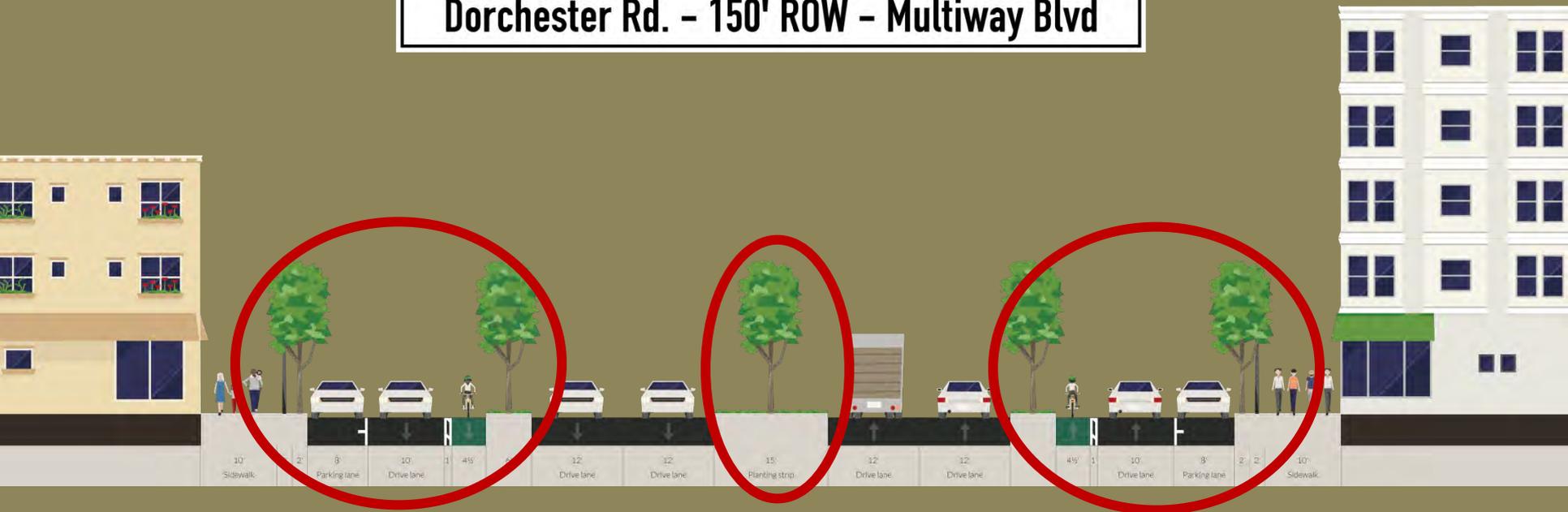




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Dorchester Rd. - 150' ROW - Multiway Blvd



95% of people would not cross road today.



ELEVATE THE DESIGN STANDARDS

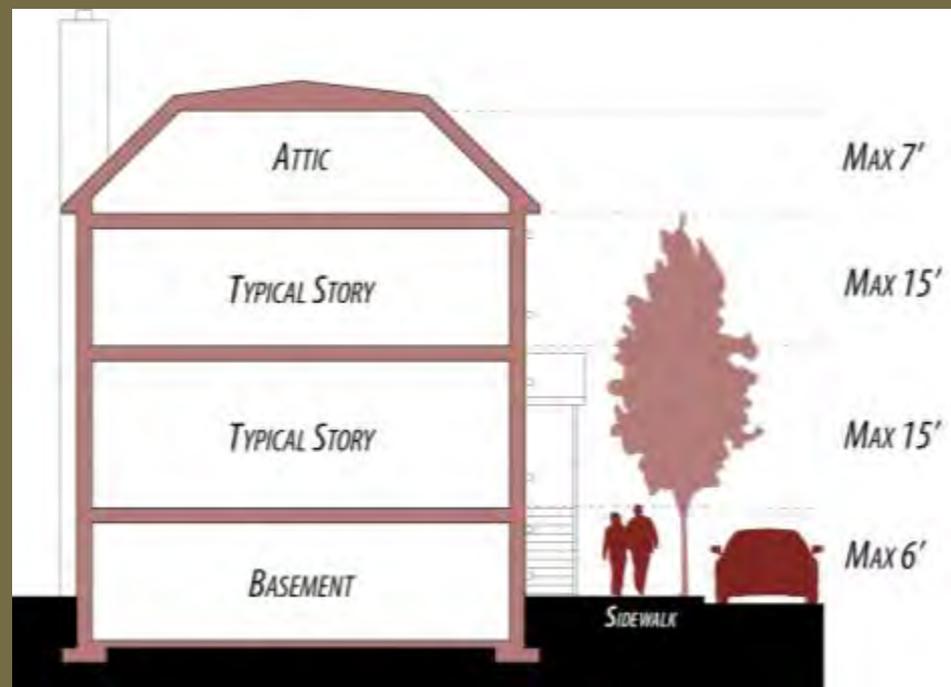
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COMPLETE THE SAWMILL BRANCH TRAIL

Expanding the trail to include Eagle Creek and the riverfront will give people a choice in recreation and transportation, connecting neighborhoods to downtown and to Gahagan Park.



Sawmill Branch Canal Trail – Today



Sawmill Branch Canal Trail – 2040



REDEFINE THE ENTRANCES TO SUMMERVILLE

Design the Sheep Island interchange to be a gateway to Summerville. Provide development guidelines to set a high standard for future development. Included in this is redefining Main Street with incremental improvements.





CONNECT SHORT CENTRAL TO LITTLE MAIN

Downtown Summerville is currently constrained by the harsh realities of the street network and the development that fronts on them. Little Main and Short Central are the heart of downtown and should feel unified to the visitor.



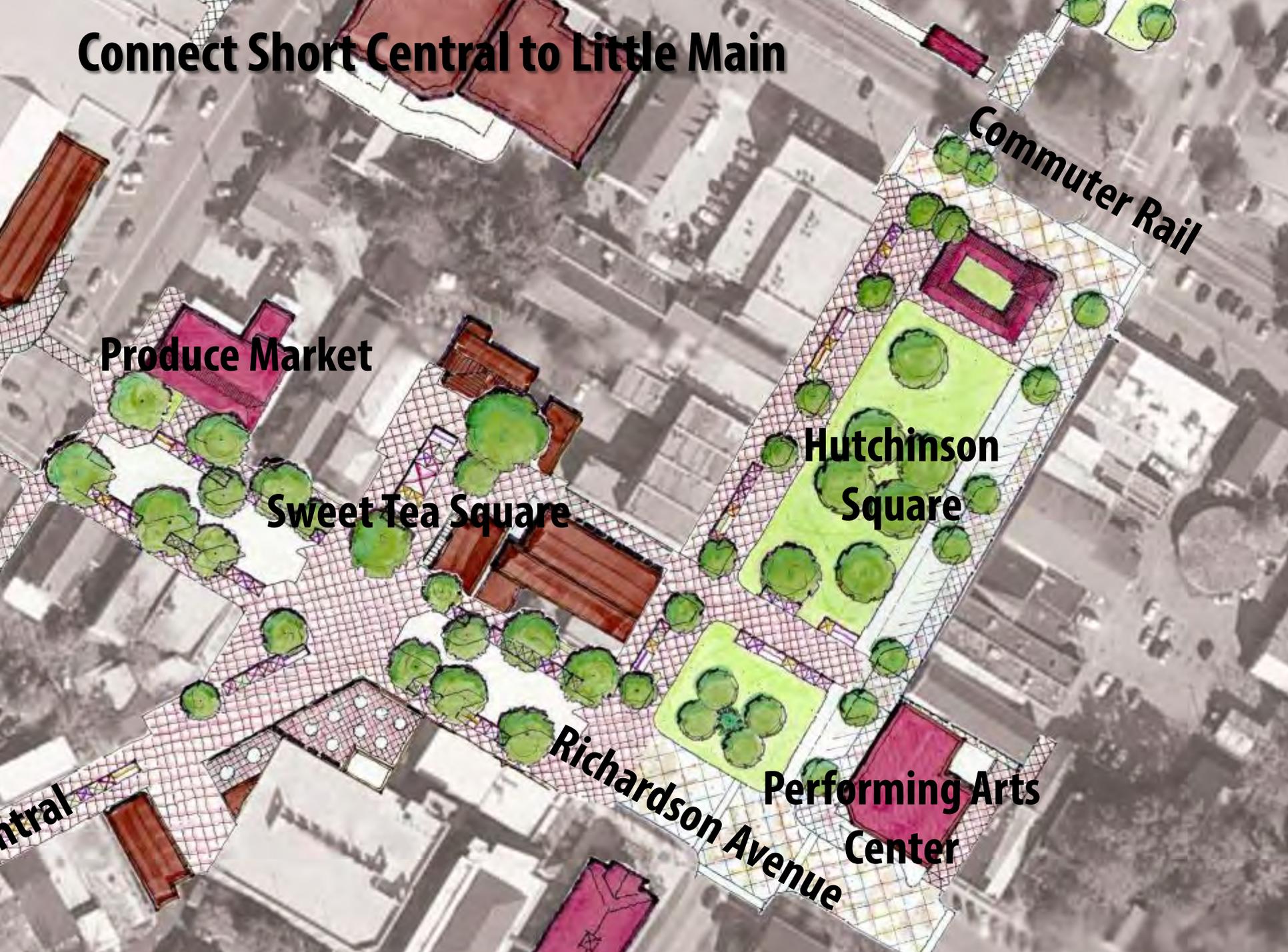


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Connect Short Central to Little Main



Commuter Rail

Produce Market

Sweet Tea Square

Hutchinson Square

Performing Arts Center

Richardson Avenue

Central



ORGANIZE IN OAKBROOK

Get property owners to organize and work together to reinvest in the area.





ORGANIZE IN OAKBROOK

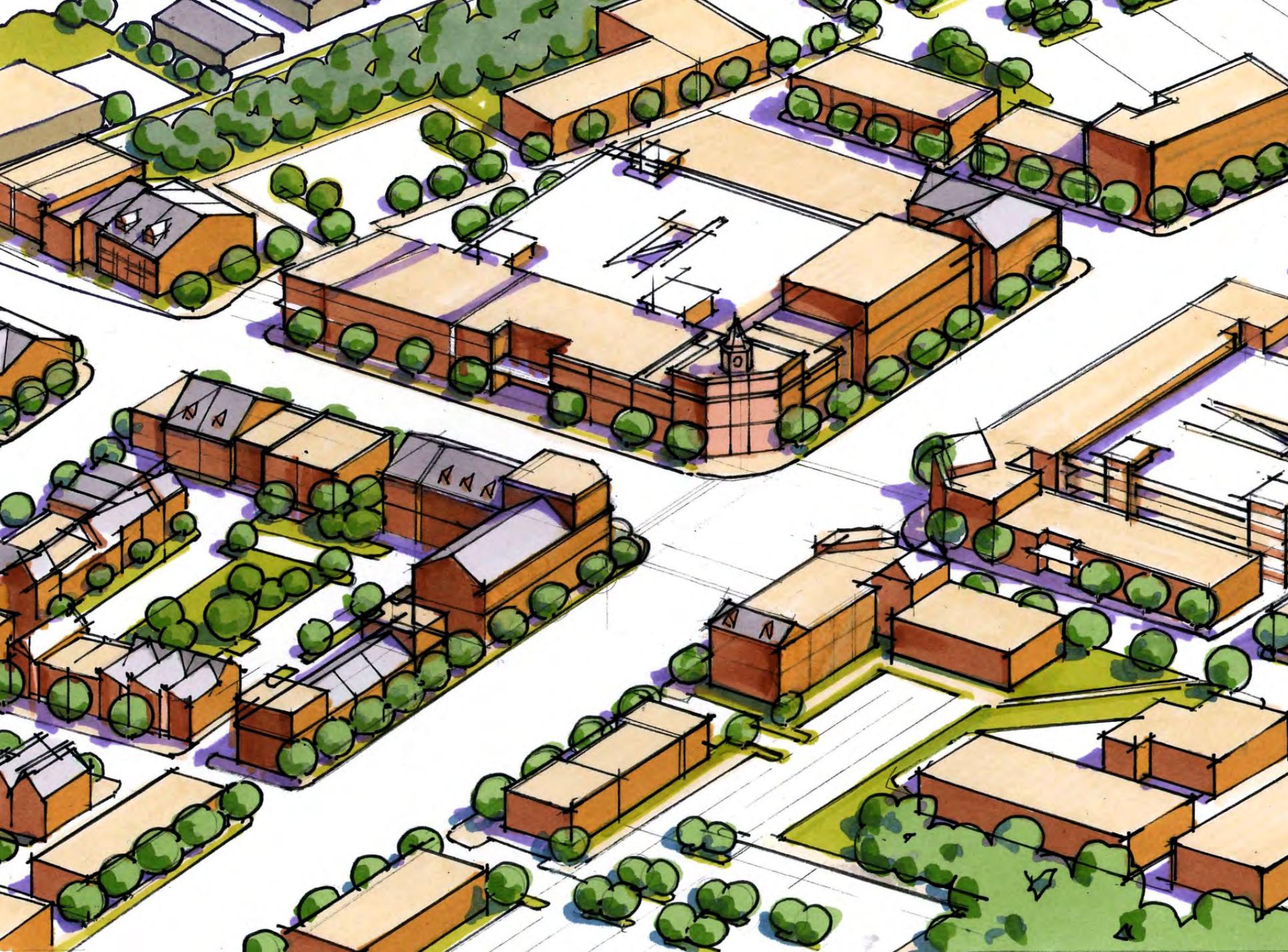
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Dorchester Road
Old Trolley Road
Ladson Road

Oakbrook – Mixed Use Town Center – River Park









PROVIDE A TRANSIT OPTION TO CONNECT TOWN

A Summerville Circulator would connect residents from Nexton to Oakbrook and all of the amenities in between.



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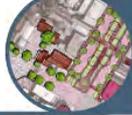
- TRANSIT
- MULTI-PRONGED APPROACH
- CONNECT PEOPLE TO:
 - JOBS
 - SHOPPING
 - ACTIVITY CENTERS
 - ENTERTAINMENT



IMPLEMENT A COMPREHENSIVE ANNEXATION STRATEGY

Annexation is critical to the survival of Summerville. Summerville is a wonderful small town that people should be excited to be a part of.

- PRIORITIZE AREAS AND PARCELS
- IDENTIFY NEW STICKS
- TARGET SPECIFIC PROPERTIES
- KEEP AN OPEN DIALOGUE
- ADVOCATE STATE POLITICIANS WHILE EDUCATING LOCAL RESIDENTS
- FOCUS ON MAKING SUMMERVILLE STRONGER
- HOLES AND INLETS ARE ONLY IMPORTANT IF THEY ARE ON KEY CORRIDORS, ARE OVER A CERTAIN SIZE, AND ARE ALREADY BEING SERVED BY THE TOWN



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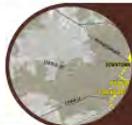
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