



Summerville Vision Plan

March 6, 2014



Schedule

Monday February 24

- 10:30 am Environmental Protection & Sustainability
- 1:00 pm Parks, Recreation, and Youth
- 2:30 pm Sidewalks, Greenways, Pedestrians, and Bicycles
- 4:00 pm Residential Building and Development
- 6:30 pm Public Kick-Off Workshop

Tuesday February 25

- 9:00 am Marketing, Events, and Parking in Downtown
- 10:30 am Downtown Development Opportunities
- 1:00 pm Job Growth and Economic Development
- 2:30 pm Exit 199/17A/Main Street Commercial
- 4:00 pm Marketing
- 6:30 pm Daily Project Update

Wednesday February 26

- 9:00 am Hospital Area and Wellness
- 1:00 pm Implementation and Funding
- 2:30 pm Public Safety
- 4:00 pm Oakbrook Revitalization
- 6:30 pm Daily Project Update

Thursday February 27

- 9:00 am Zoning and Commercial Building Standards
- 10:30 am Signage and Landscape Standards
- 1:00 pm Civic Groups and Grassroots Projects
- 2:00 pm-5:30 pm Open Studio
- 6:30 pm Daily Project Update

Friday February 28

- 9:00 am – Noon Open Design Studio
- 1:00 pm Daily Project Update

Thursday March 6

- 6:30 pm Closing Presentation

Why do you live in Summerville?



63%

Small Town Lifestyle



40%

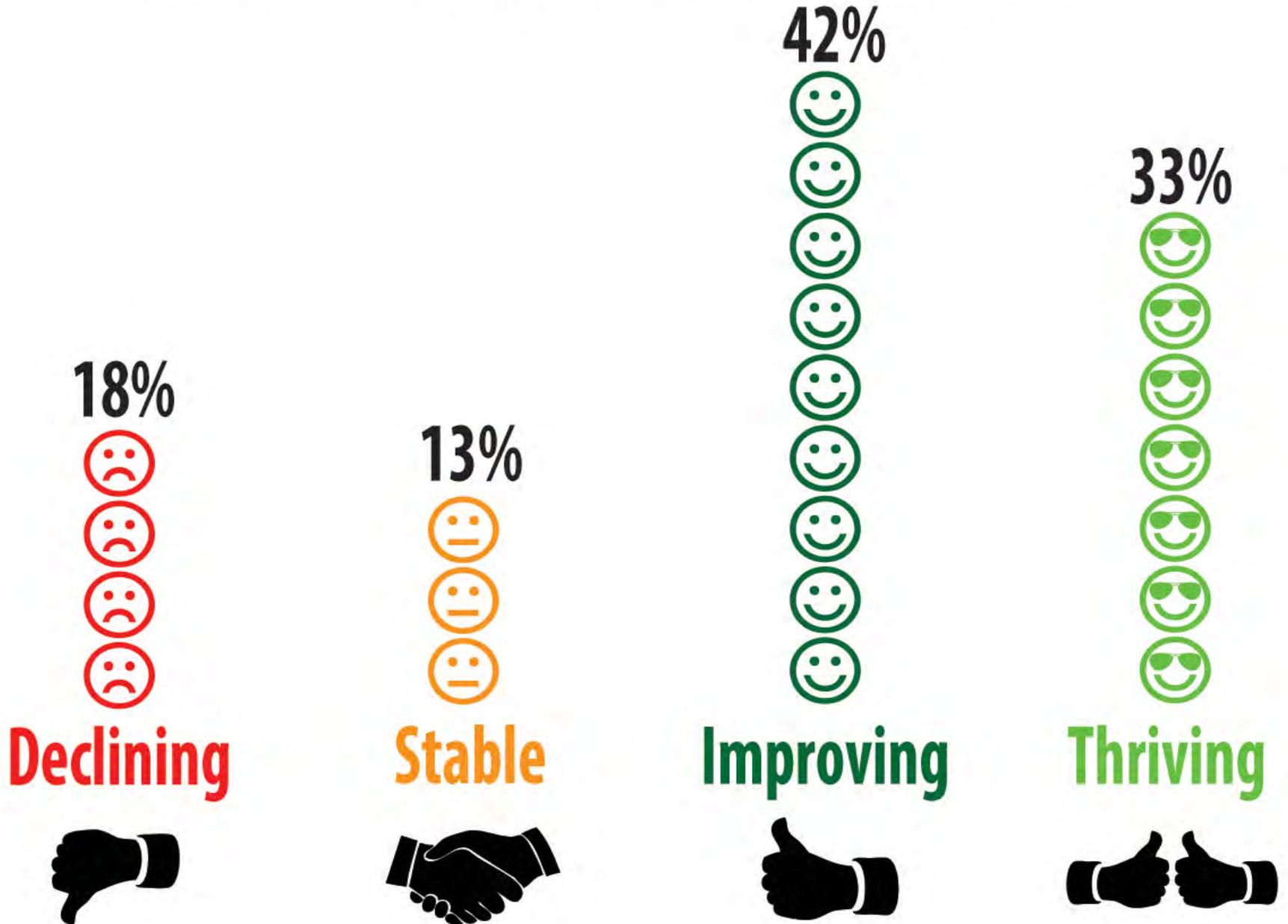
Schools and Education



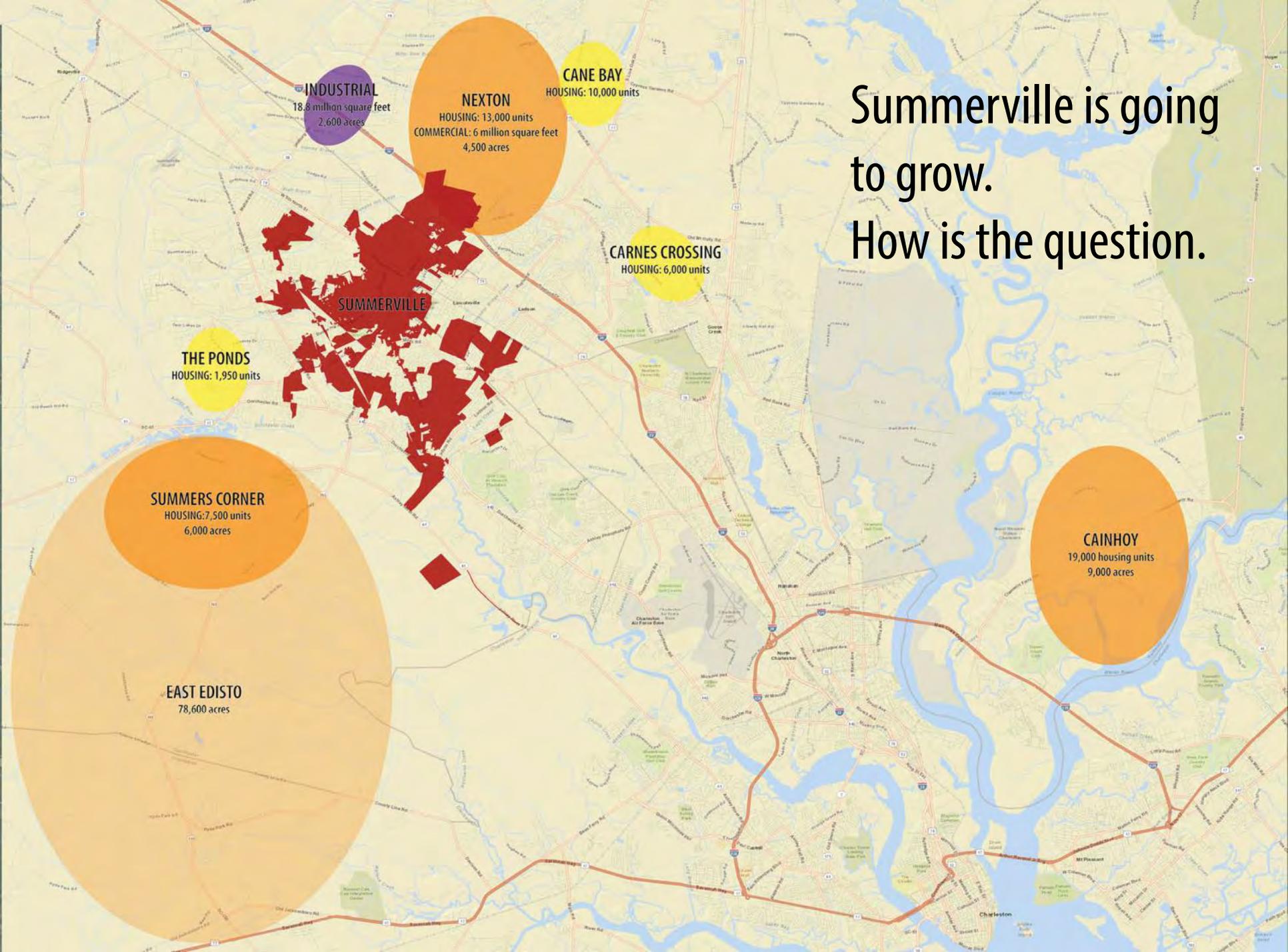
41%

Cost of Living and
Housing Choices

"I believe the Summerville area is ..."



Summerville is going to grow.
How is the question.

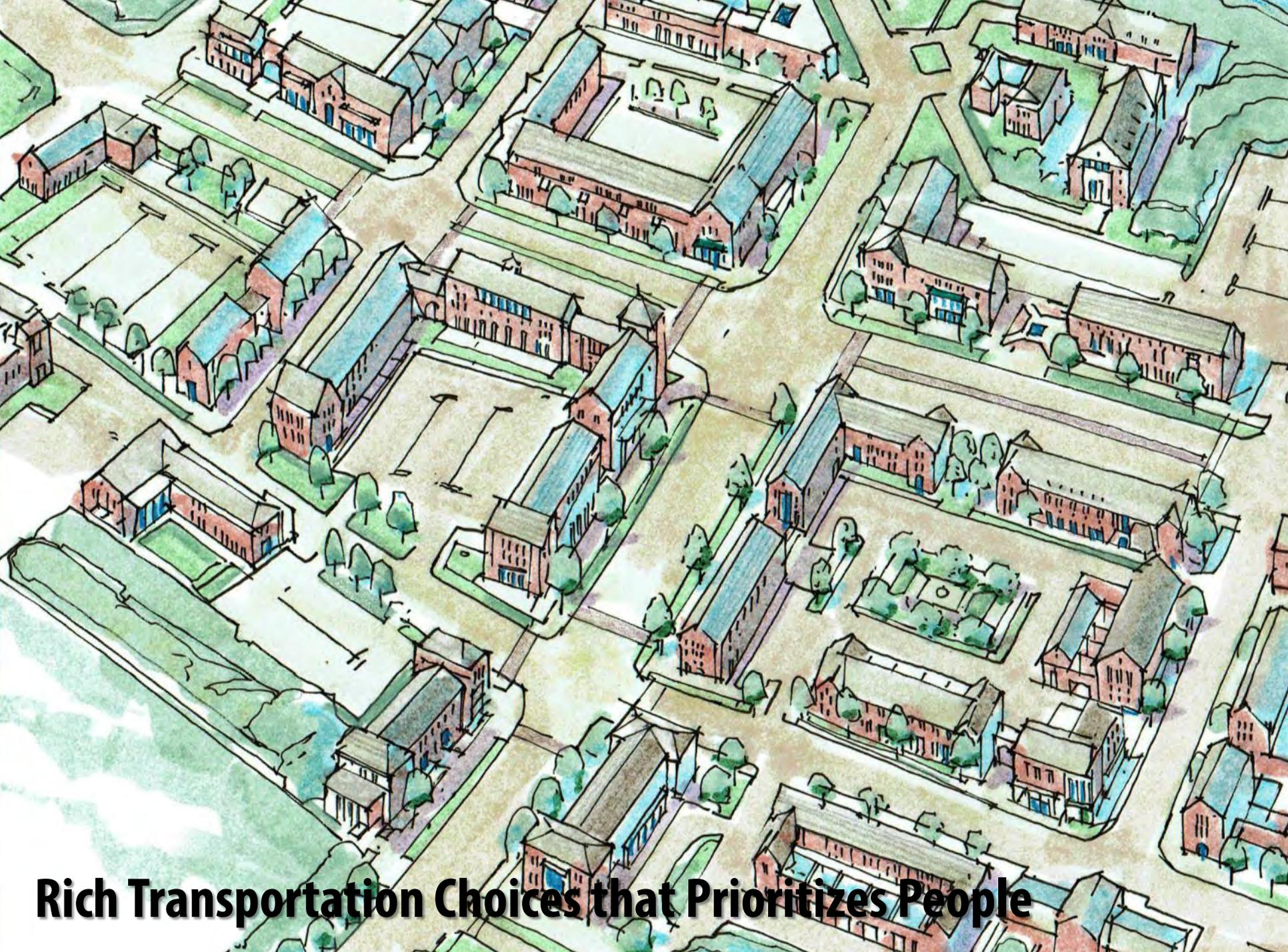




In 2040....What will your children see?

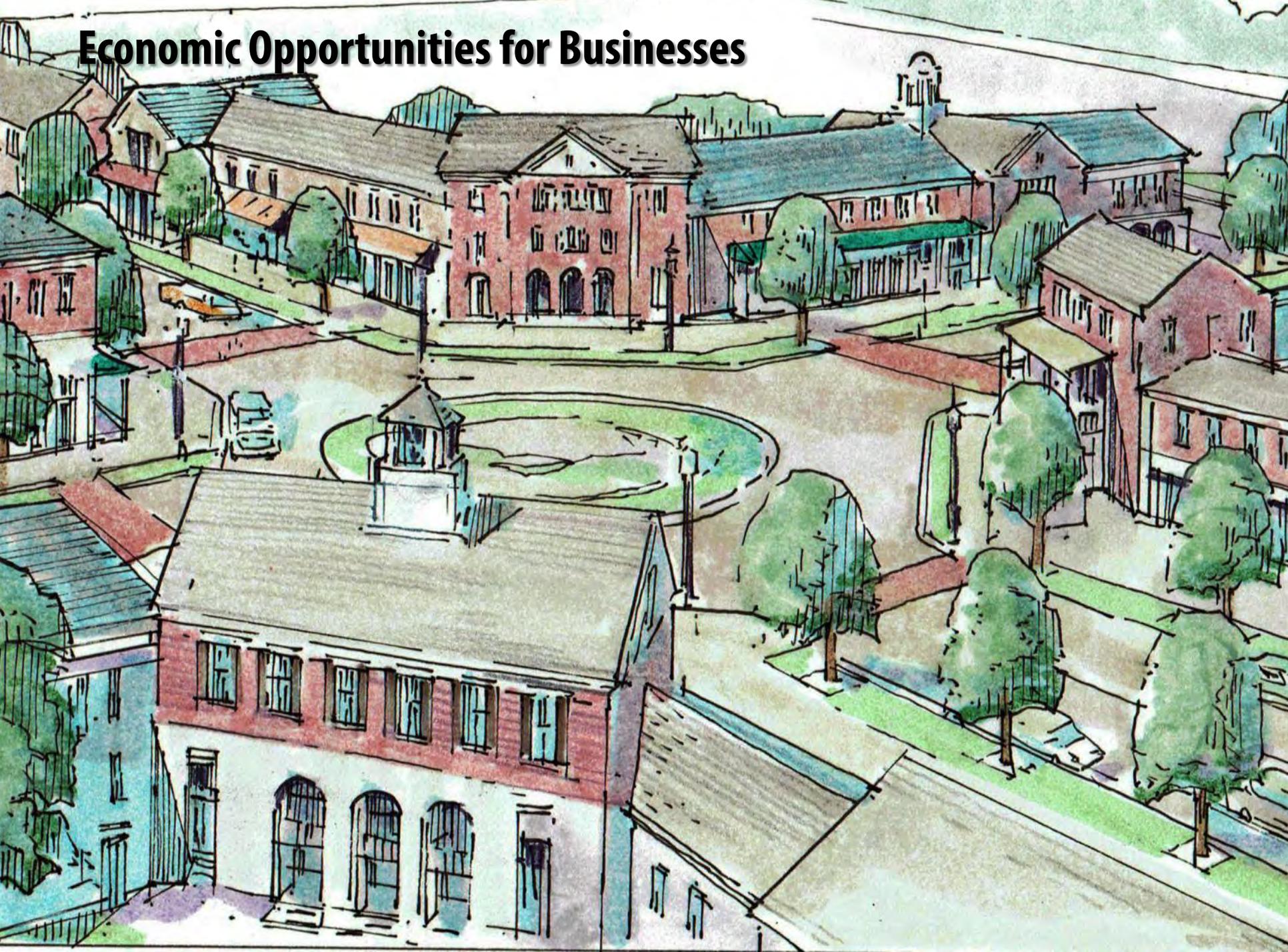


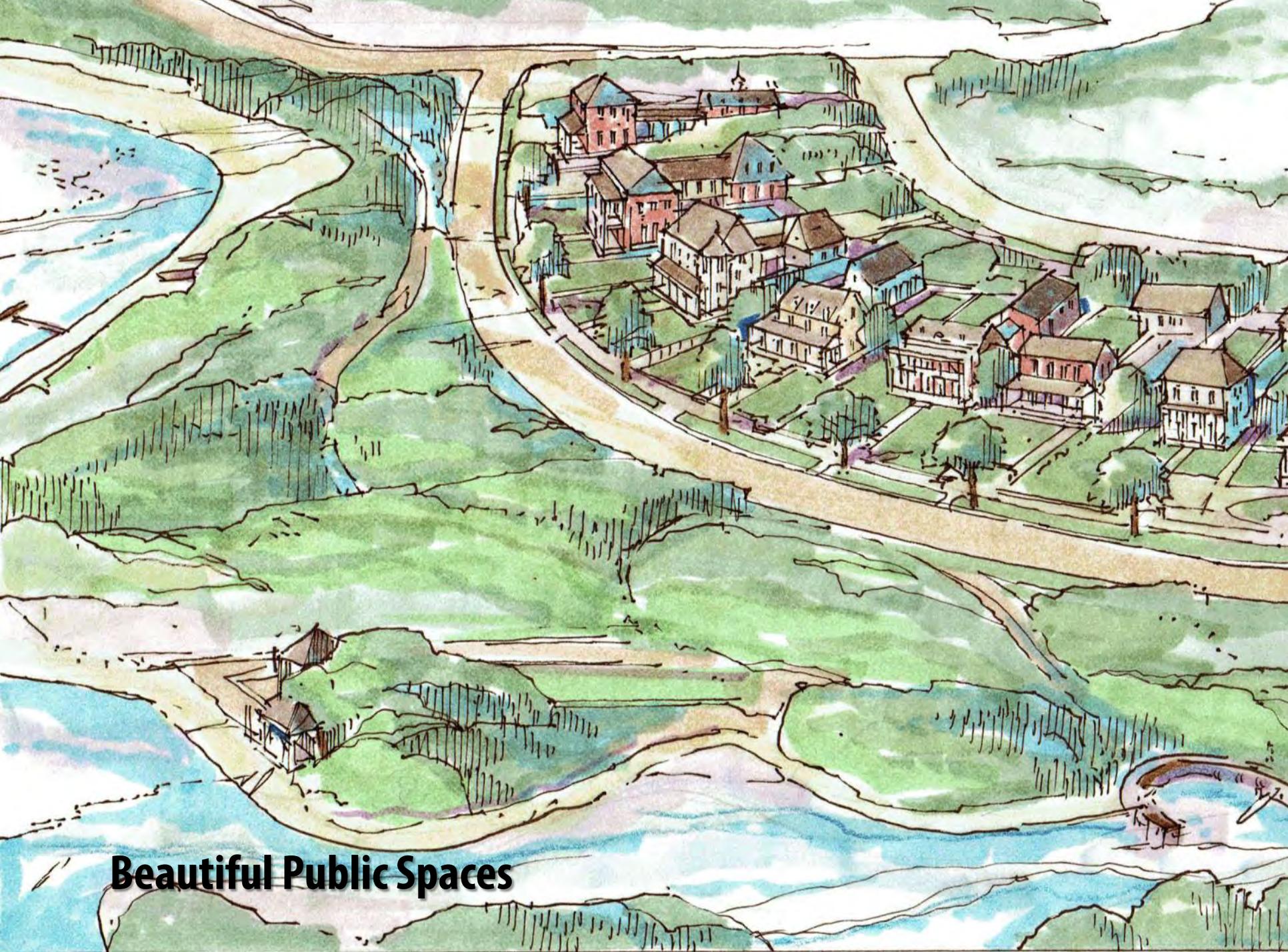
**A Summerville that is
FAMILY-FRIENDLY
BY PUTTING PEOPLE FIRST.**



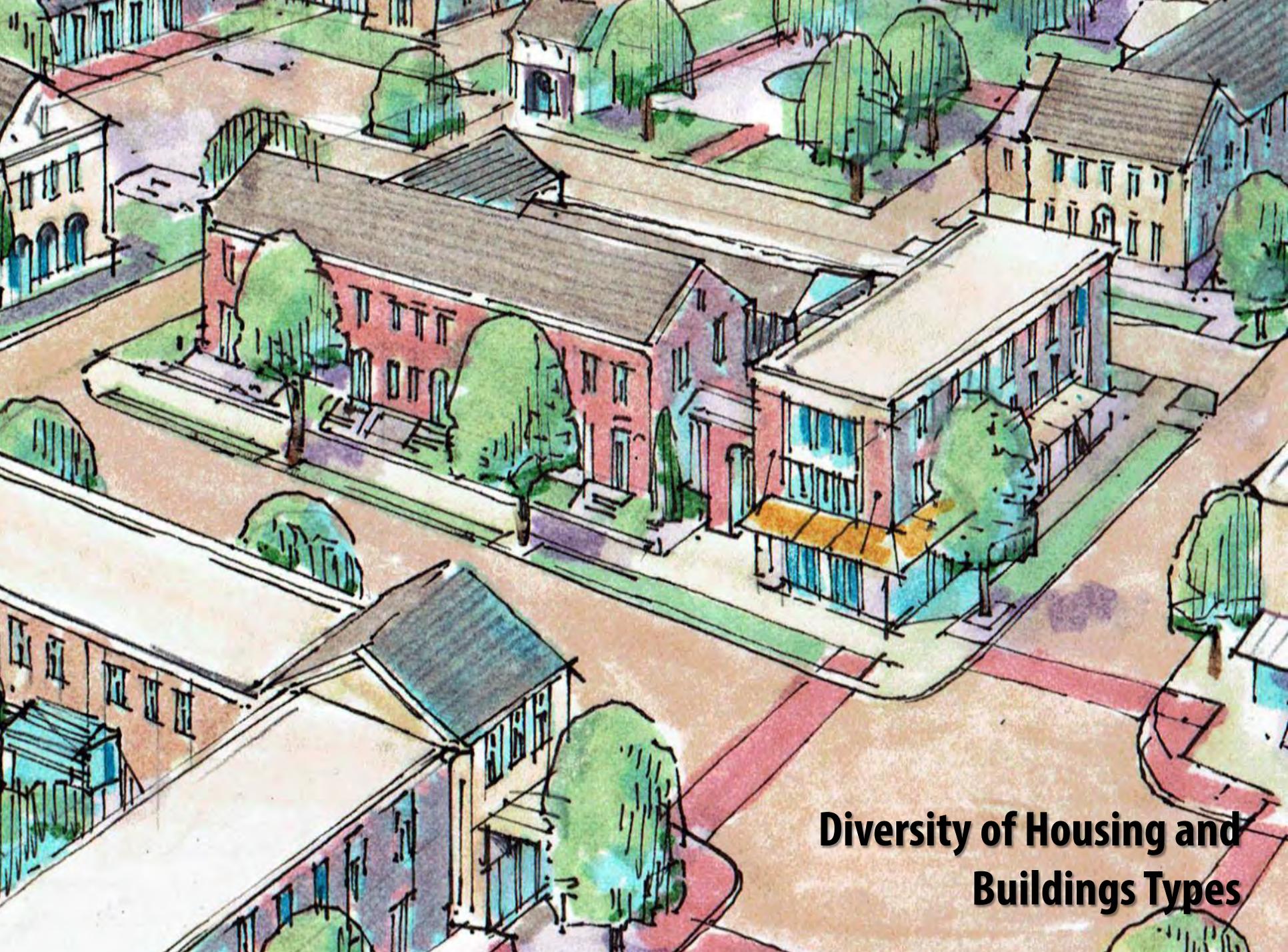
Rich Transportation Choices that Prioritizes People

Economic Opportunities for Businesses



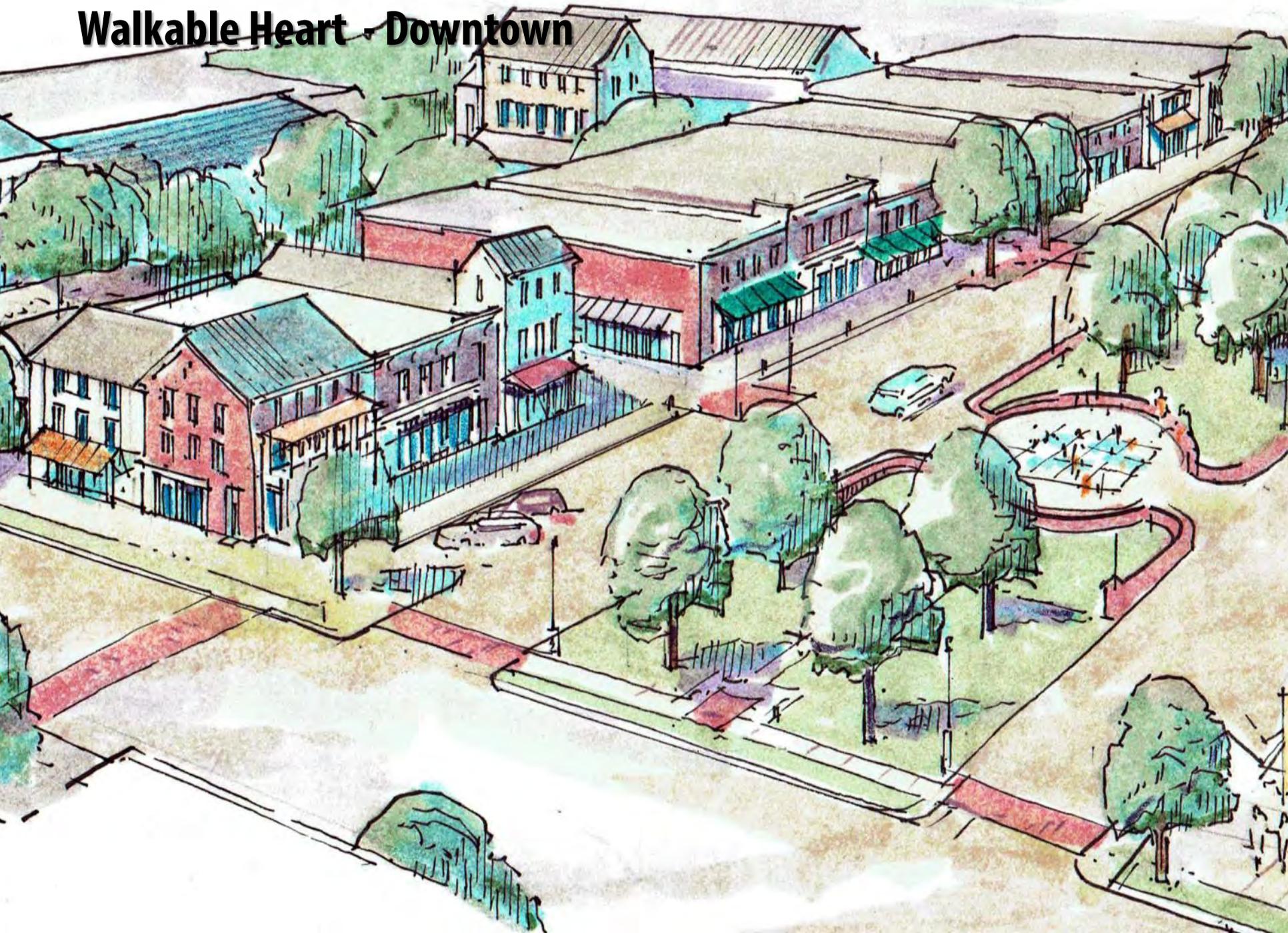


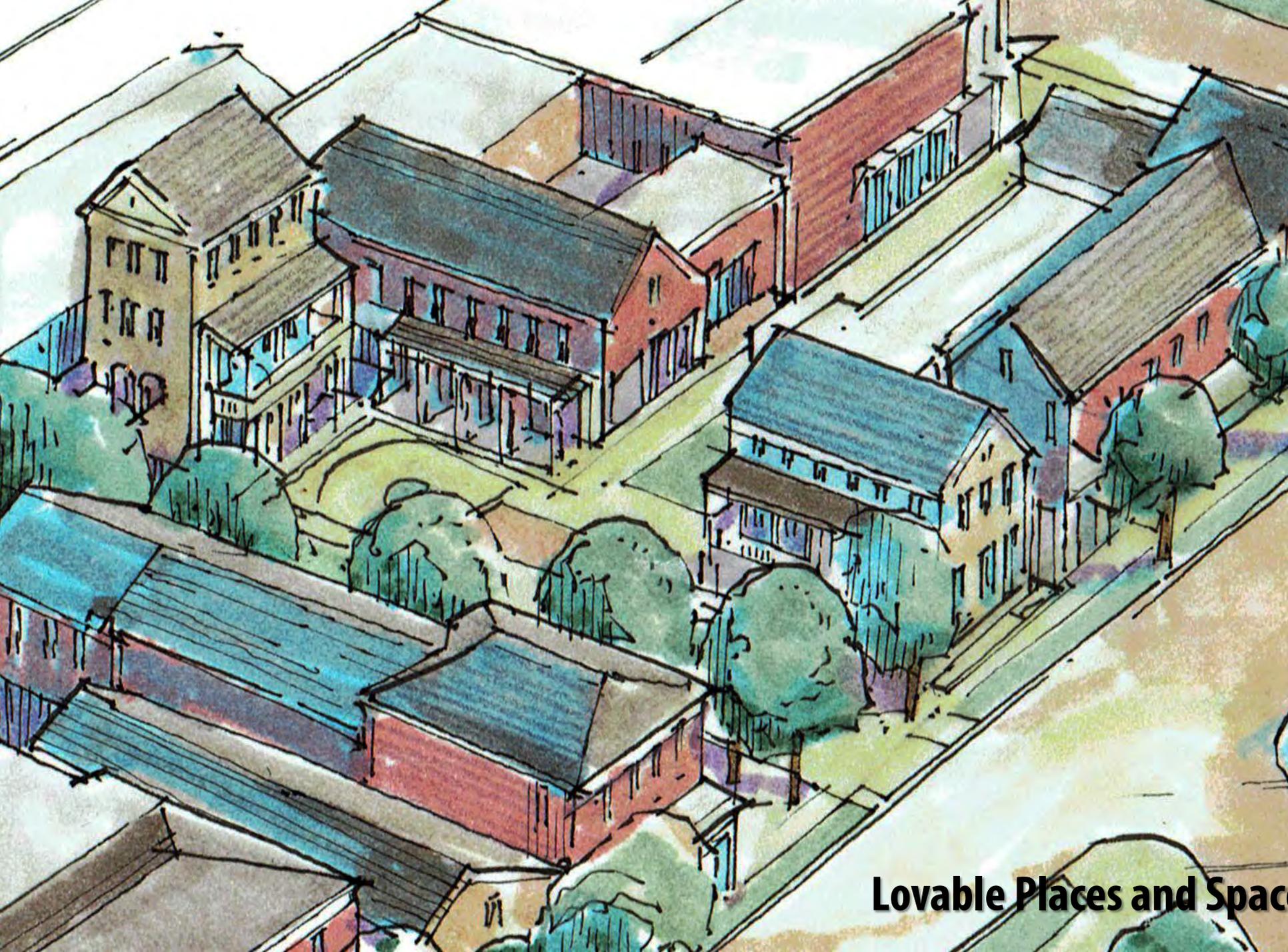
Beautiful Public Spaces



**Diversity of Housing and
Buildings Types**

Walkable Heart - Downtown





Lovable Places and Space



**A Summerville that is
CONNECTED TO THE REGION WITH
TRANSPORTATION CHOICES**

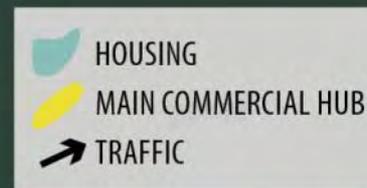
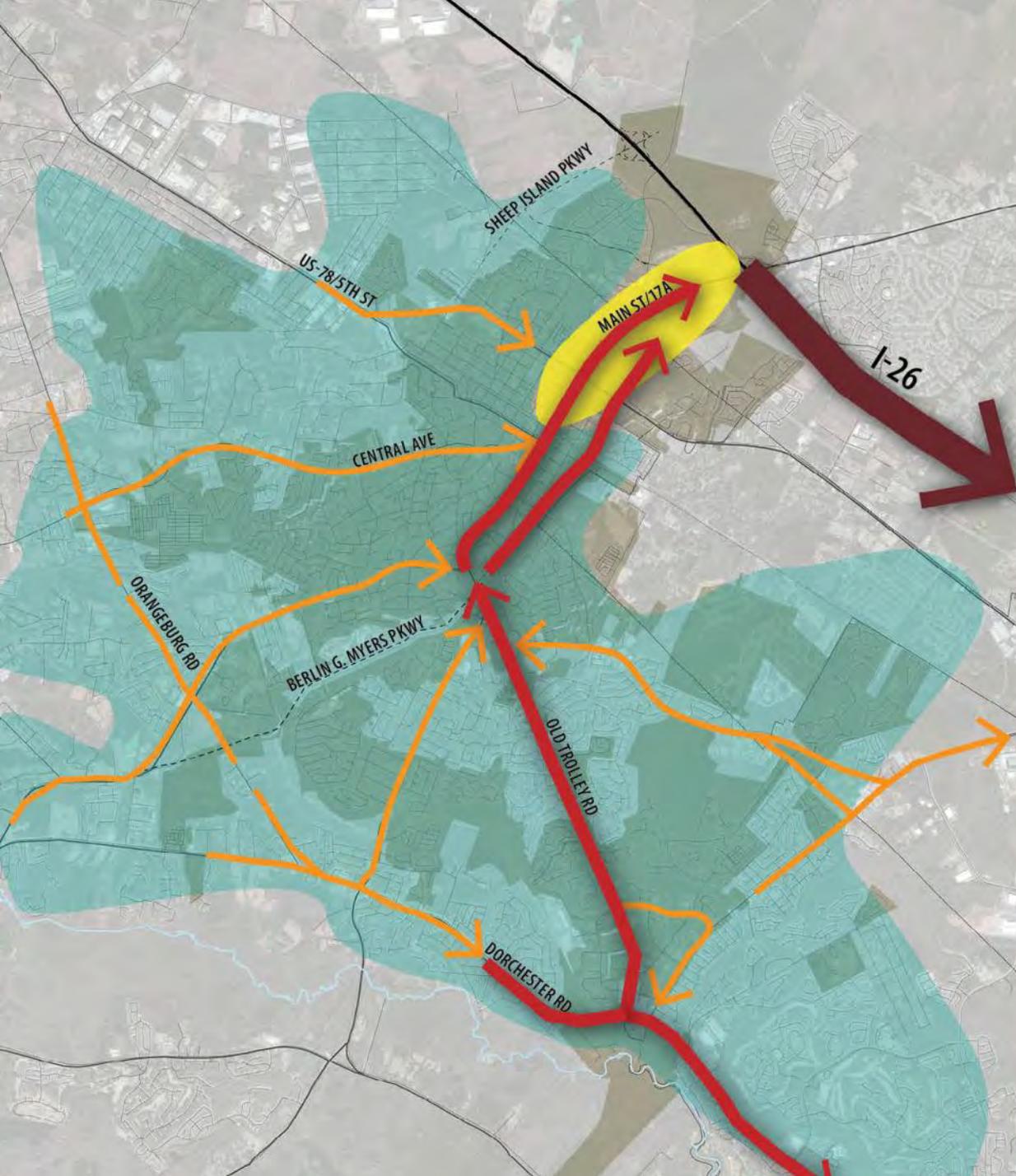
Where are people going?

To Work:

- North Charleston
- Downtown Charleston
- Nexton?

To Shop/Play:

- Azalea Square
- Downtown Summerville
- Downtown Charleston
- Mount Pleasant
- North Charleston
- West Ashley

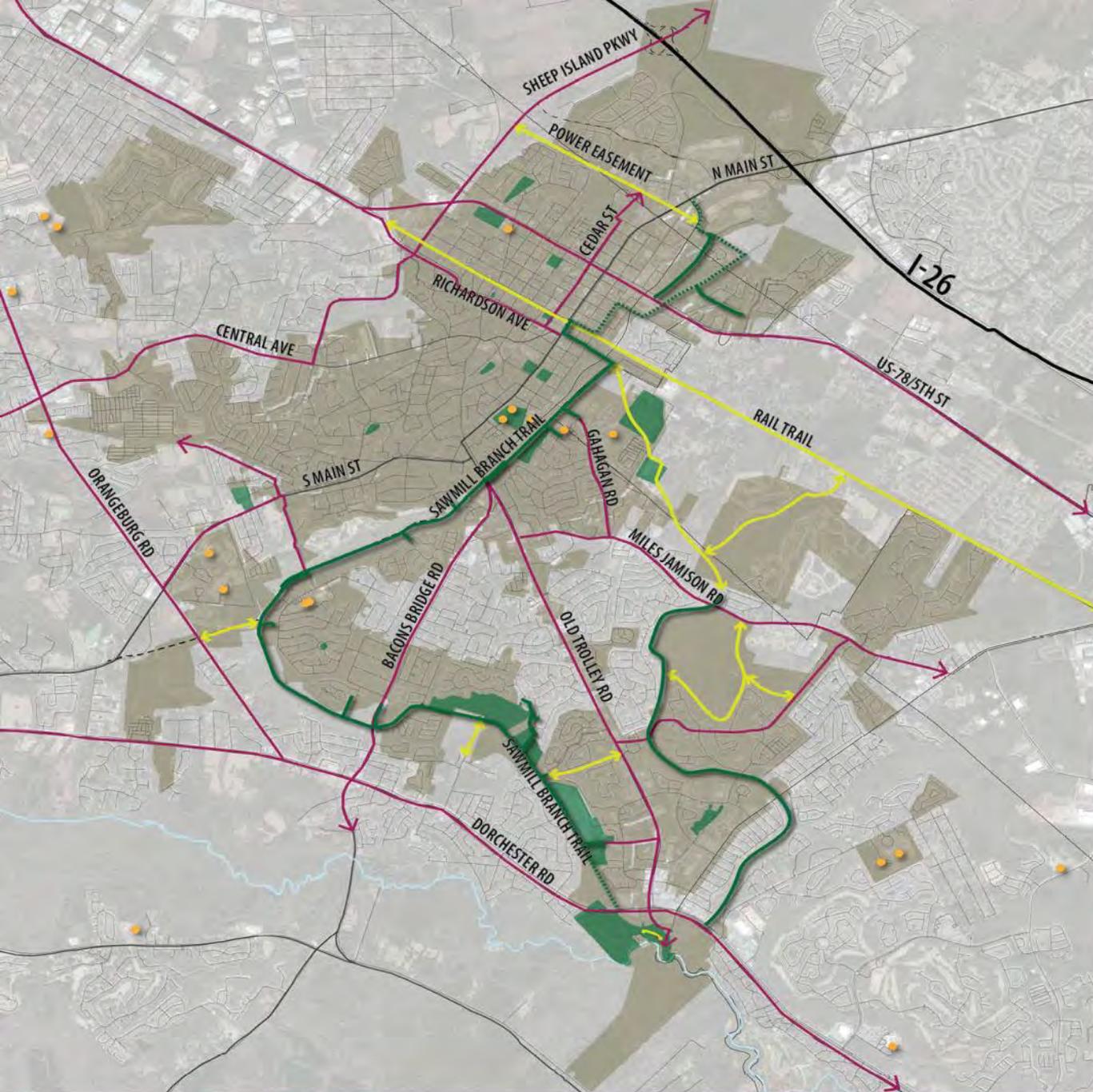


Prioritize People

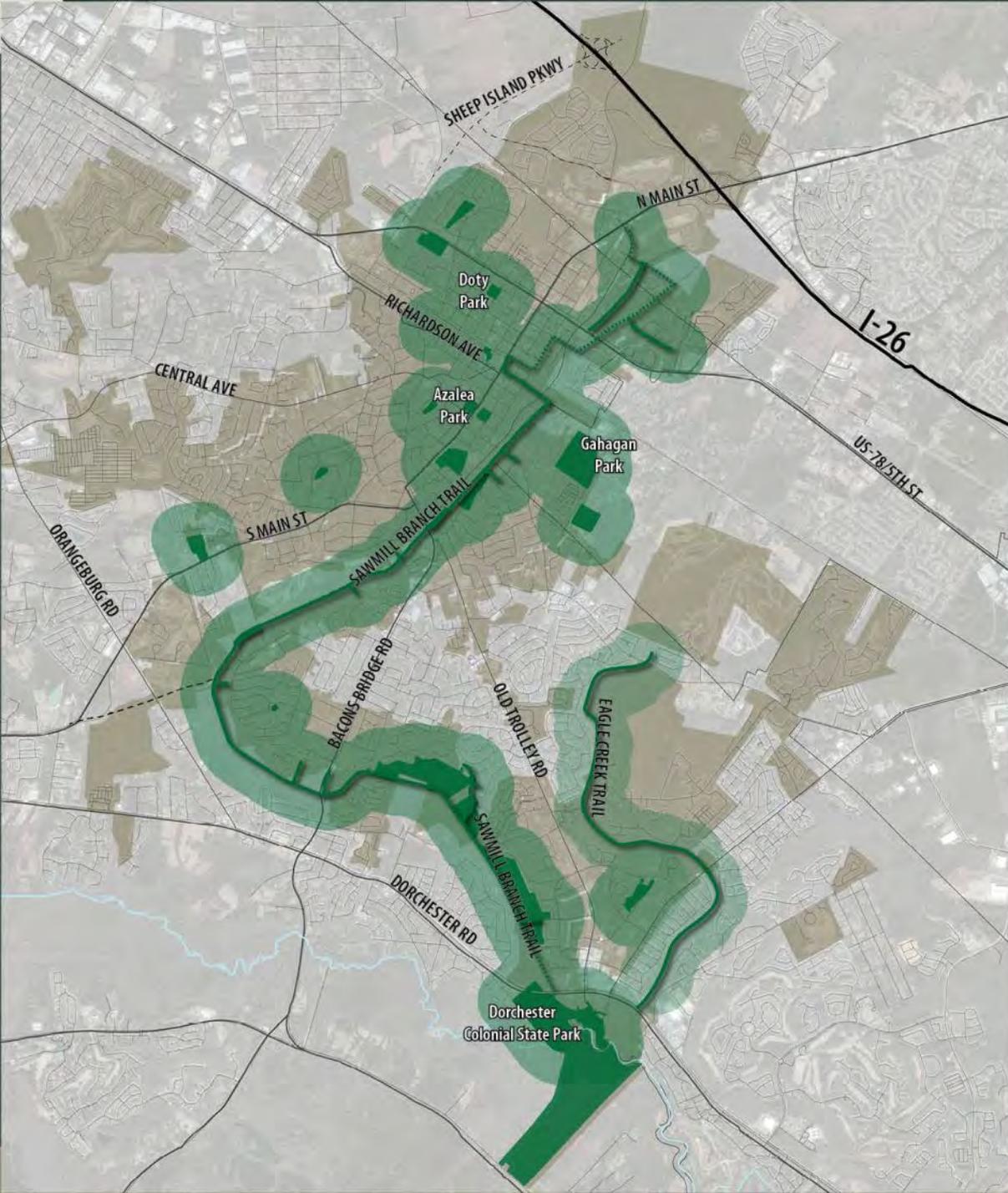
- Currently only 1 choice – CARS
- Improve Streets to include People – Walkers, Cyclists, Families



Bike and Trail
Improvements
= recreational
and
transportation
choices

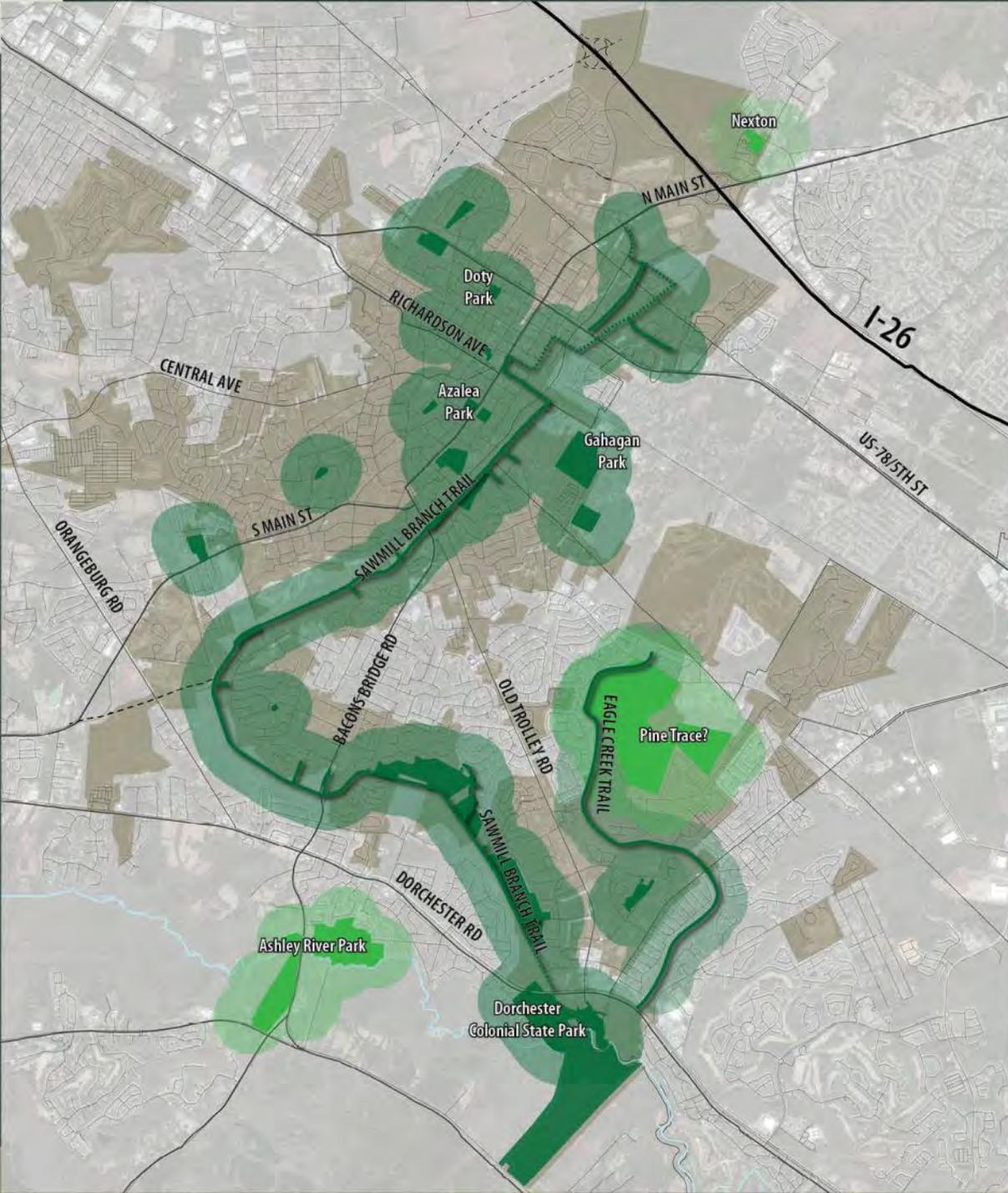


Existing Parks and Trails



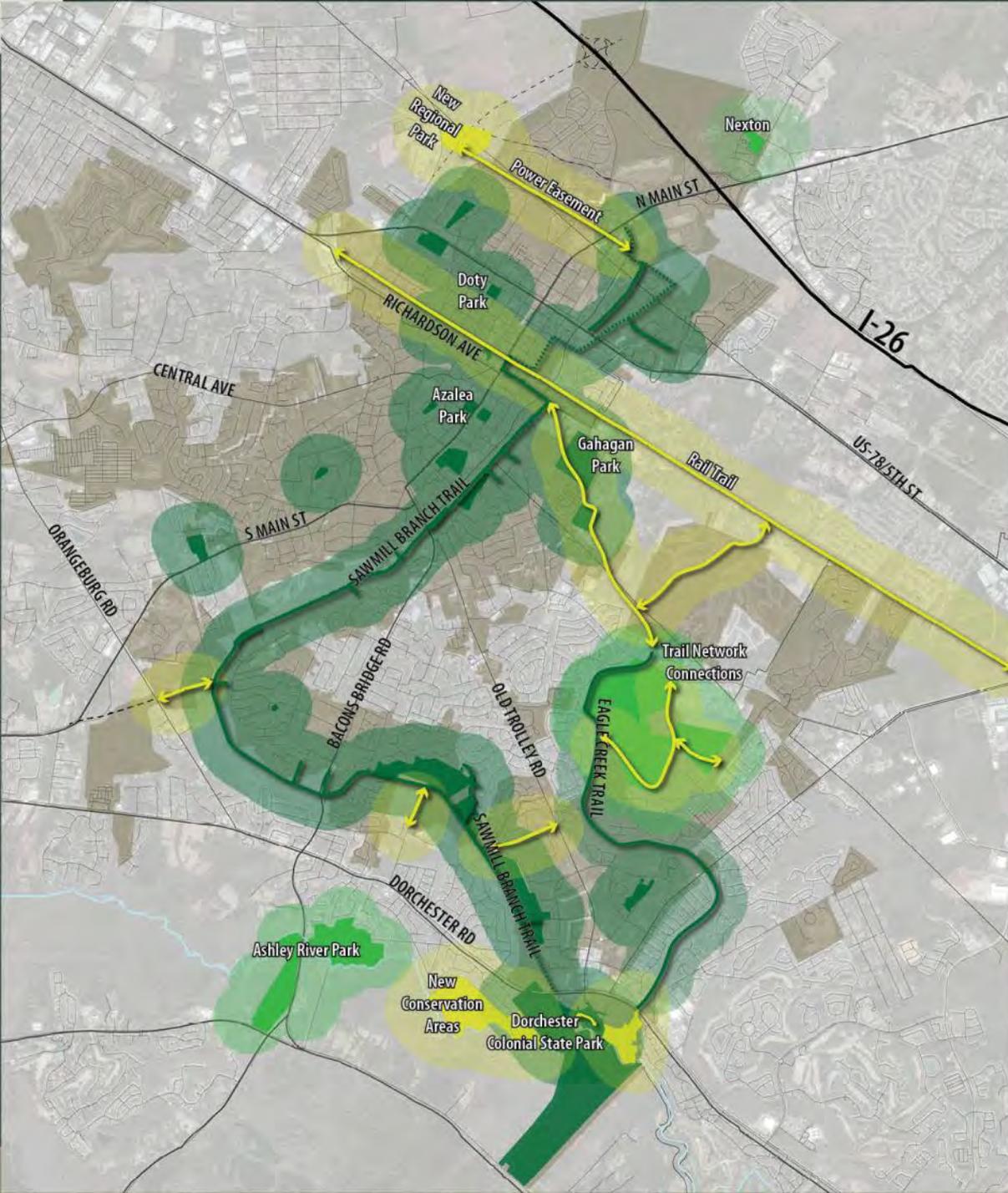
-  EXISTING PARKS & TRAILS
-  EXISTING 1/4 MILE ACCESS

Currently Planned New Parks



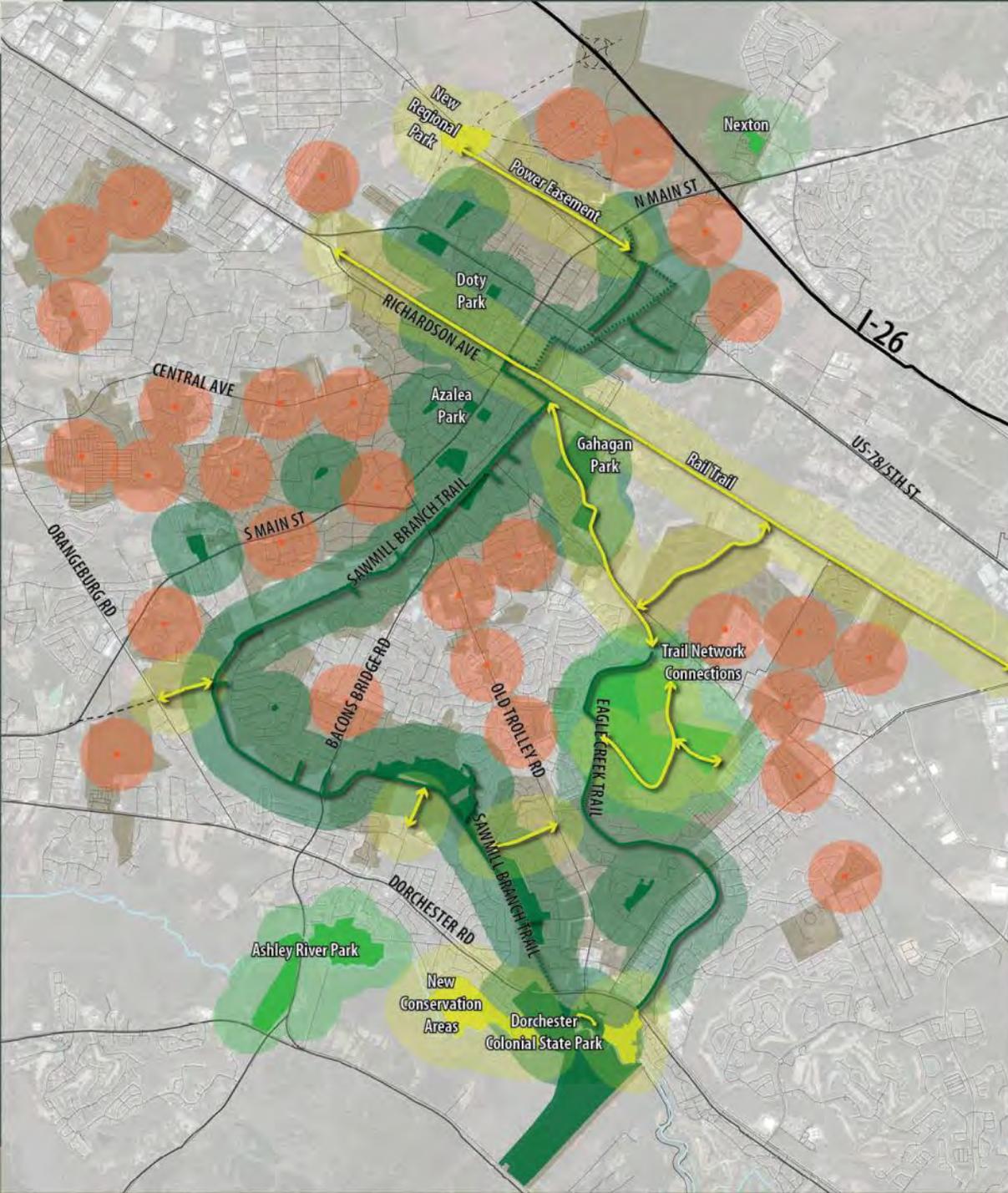
- EXISTING PARKS & TRAILS
- EXISTING 1/4 MILE ACCESS
- PLANNED PARKS
- PLANNED 1/4 MILE ACCESS

Potential Parks in the Framework Plan



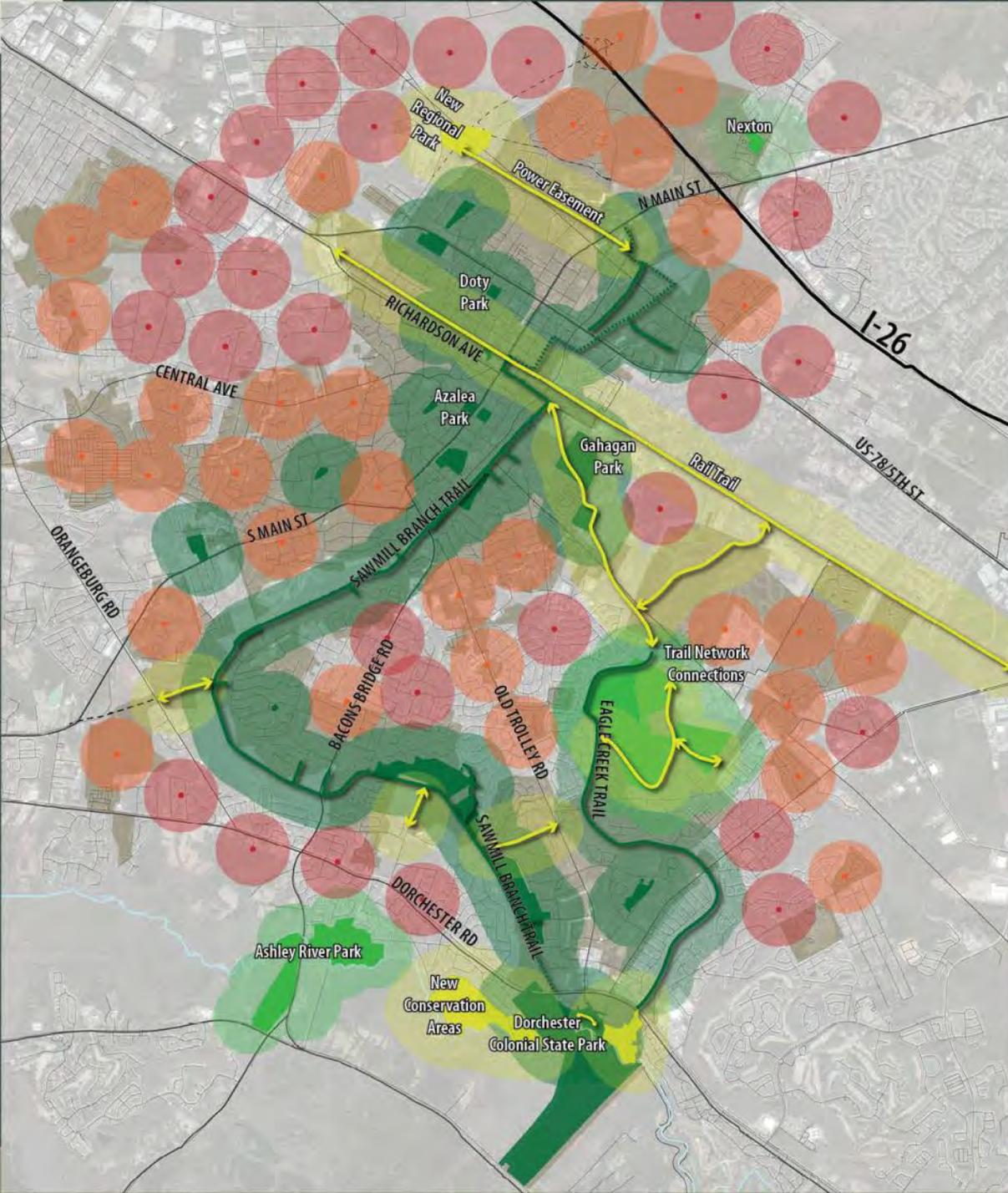
- EXISTING PARKS & TRAILS
- EXISTING 1/4 MILE ACCESS
- PLANNED PARKS
- PLANNED 1/4 MILE ACCESS
- PROPOSED PARKS & TRAILS
- PROPOSED 1/4 MILE ACCESS

Remaining Parks Access Gaps in Town of Summerville



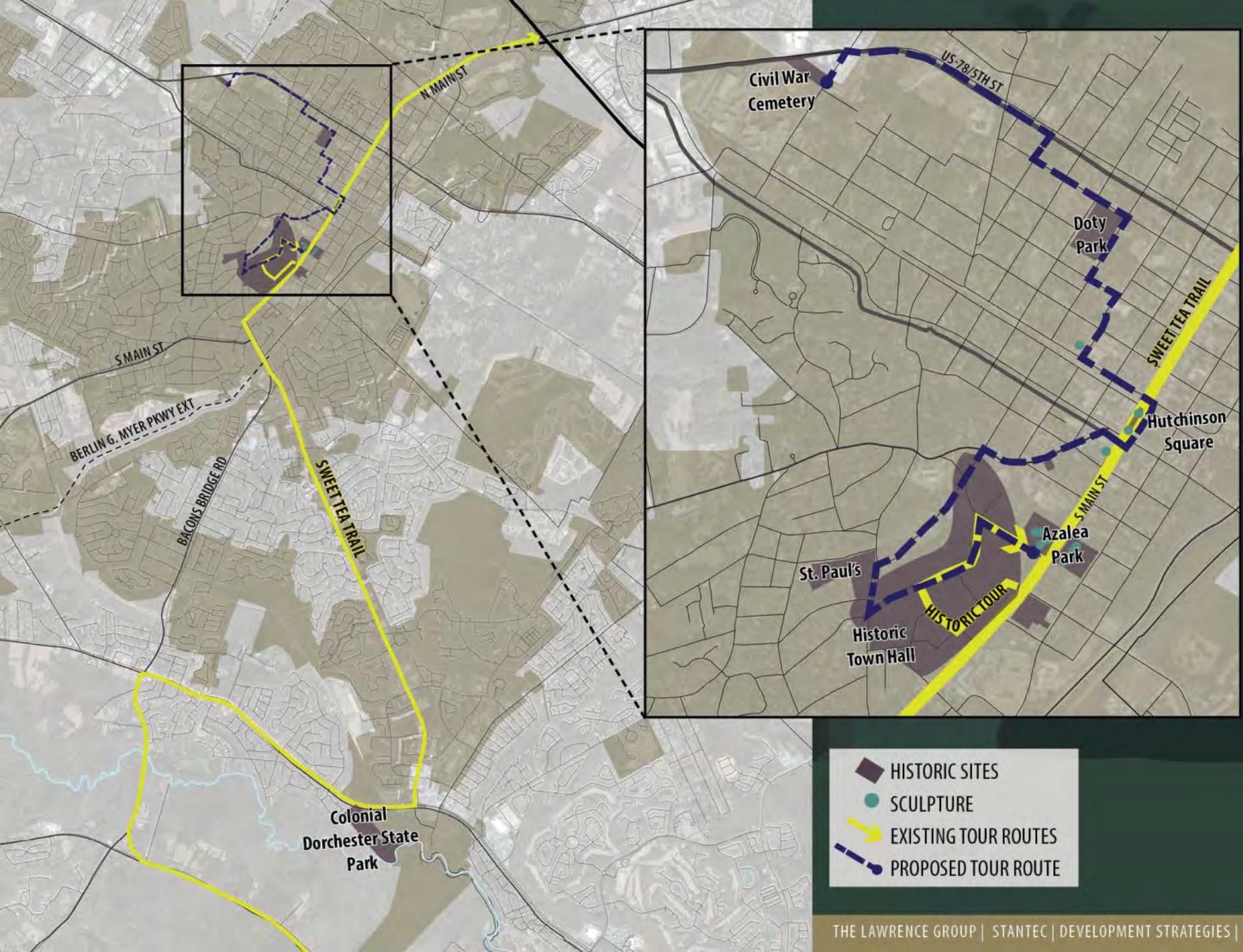
- EXISTING PARKS & TRAILS
- EXISTING 1/4 MILE ACCESS
- PLANNED PARKS
- PLANNED 1/4 MILE ACCESS
- PROPOSED PARKS & TRAILS
- PROPOSED 1/4 MILE ACCESS
- PARK ACCESS GAPS WITHIN TOWN

Remaining Parks Access Gaps in Greater Summerville



- EXISTING PARKS & TRAILS
- EXISTING 1/4 MILE ACCESS
- PLANNED PARKS
- PLANNED 1/4 MILE ACCESS
- PROPOSED PARKS & TRAILS
- PROPOSED 1/4 MILE ACCESS
- PARK ACCESS GAPS WITHIN TOWN
- PARK ACCESS GAPS WITHIN TOWN'S REACH





Civil War Cemetery

US-78/5TH ST

Doty Park

SWEET TEA TRAIL

Hutchinson Square

S MAIN ST

Azalea Park

St. Paul's

Historic Town Hall

HISTORIC TOUR

Colonial Dorchester State Park

S MAIN ST

BERLIN G. MYER PKWY EXT

BACON'S BRIDGE RD

SWEET TEA TRAIL

N MAIN ST

-  HISTORIC SITES
-  SCULPTURE
-  EXISTING TOUR ROUTES
-  PROPOSED TOUR ROUTE

Existing Underpass of Railroad to North Main Street Area



Northern extension of Sawmill Branch Trail



Sawmill Branch Canal Trail – Today



Sawmill Branch Canal Trail – 2040

SAWMILL BRANCH WALK/BIKE TRAIL

TO BE USED FOR YOUR ENJOYMENT BETWEEN THE HOURS OF 6 A.M. AND 10 P.M. USE AT YOUR OWN RISK

- NO MOTORIZED VEHICLES (EXCEPT OFFICIAL VEHICLES)
- ALL PETS MUST BE ON A LEASH
- HANDLER OR ANIMAL TO REMOVE WASTE
- NO HORSES ALLOWED
- NO WEAPONS ALLOWED
- NO LITTERING • NO ALCOHOL OR DRUGS
- NO FIREWORKS ALLOWED
- UNAUTHORIZED DIGGING IN CANAL IS PROHIBITED BY TOWN ORDINANCE OFFENDERS COULD BE PROSECUTED AND FINED UP TO \$500.

Town of Summerville

- 40 MINUTE WALK: DORCHESTER COUNTY LIBRARY
- 30 minute walk: Azalea park
- 25 MINUTE WALK: SUMMERVILLE HIGH SCHOOL
- 5 minute walk: Soccer Complex
- 25 MINUTE WALK: OLD FORT DORCHESTER STATE PARK
- 25 MINUTE WALK: GARBROOK BOAT LANDING
- 5 minute walk: Single Seals Cribbe



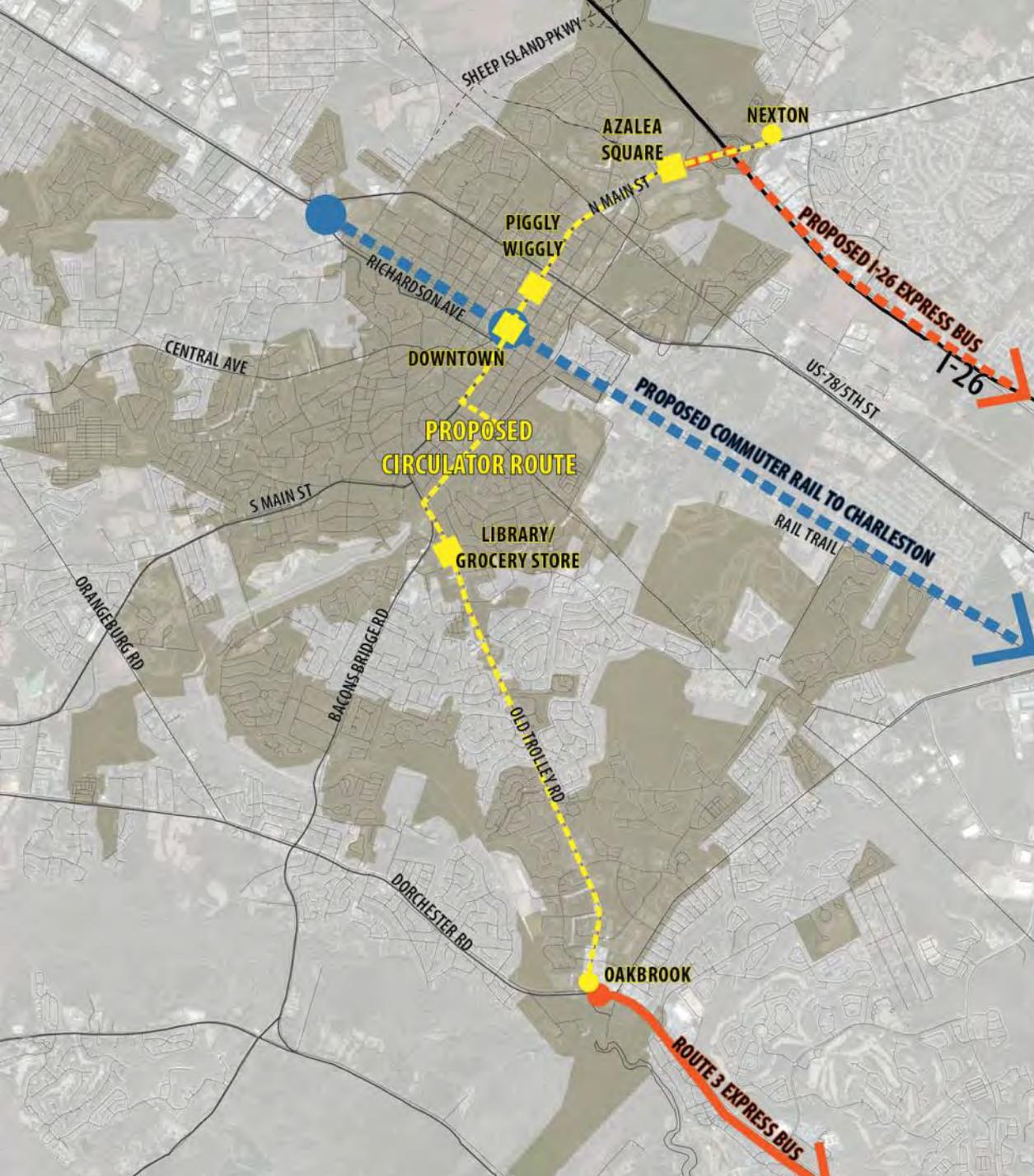
0.1 Miles
Butterfly Garden

Richardson Street at Berlin G. Myers Parkway



Richardson Street at Berlin G. Myers Parkway Sawmill Branch Connection

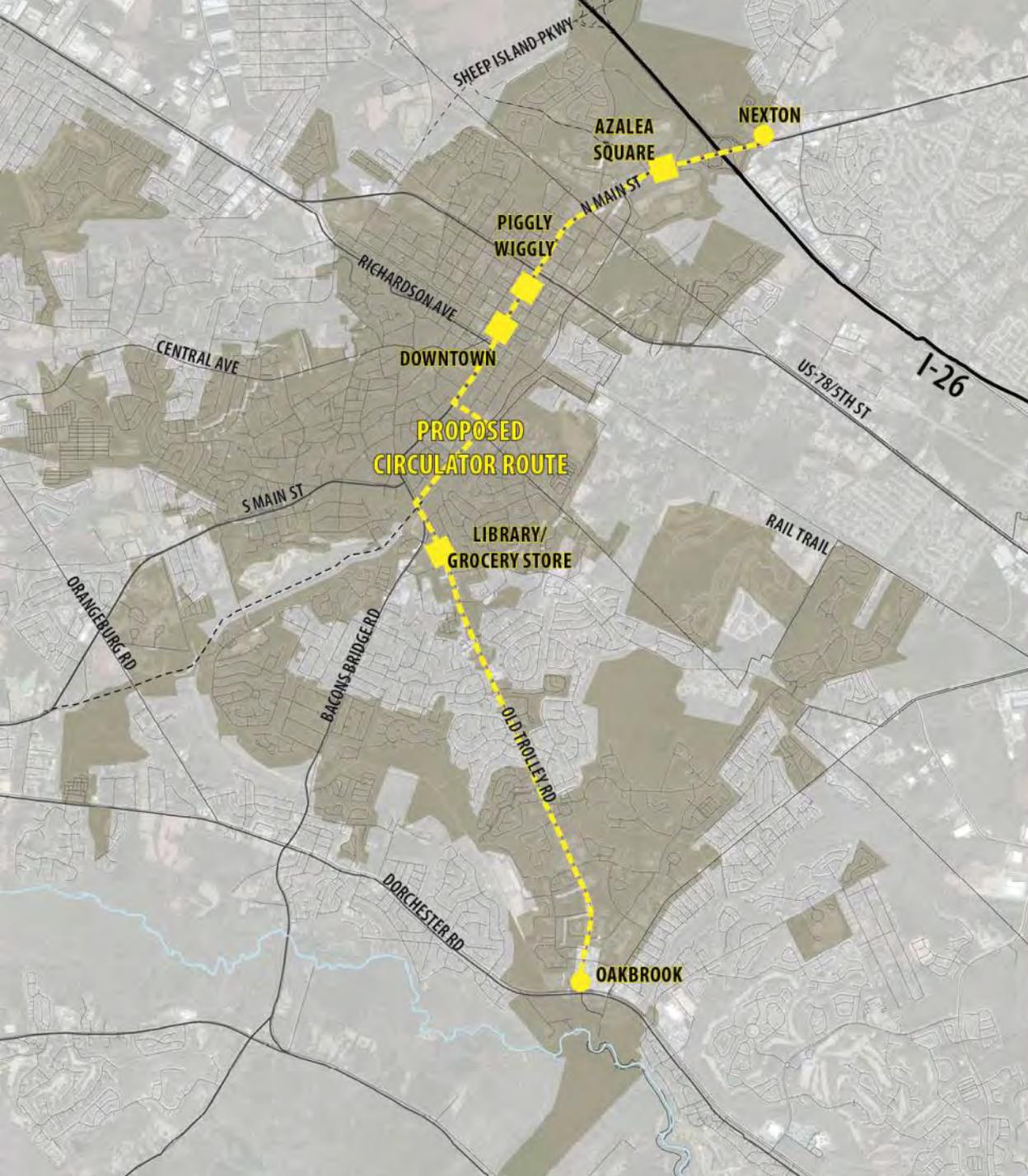




Transit

Multi-pronged approach
Connect people to:

- Jobs
- Shopping
- Activity Centers
- Entertainment



Local Circulator Route:
Provide a way to “shrink”
Summerville so that
everything is a short bus
ride away.

DOT Special Roads



Old Trolley Road – DOT Special



Old Trolley Road – DOT Retrofit



Old Trolley Road – DOT Retrofit



Existing North Main Street



What enhancements to Exit 199 on North Main Street are the most important?

~50%



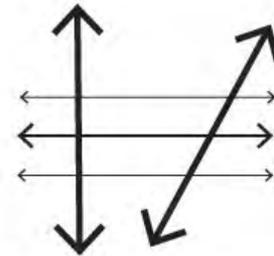
Planted
Median



Get rid of
overhead
utility lines



Street trees
between the
sidewalk and the
road



Better organized
parking and
connections

responses wanted these features

Existing North Main Street



Walkable, Bikeable, Driveable North Main Street



Connecting to Downtown – Richardson Avenue



Sawmill Branch Path into Downtown – Future

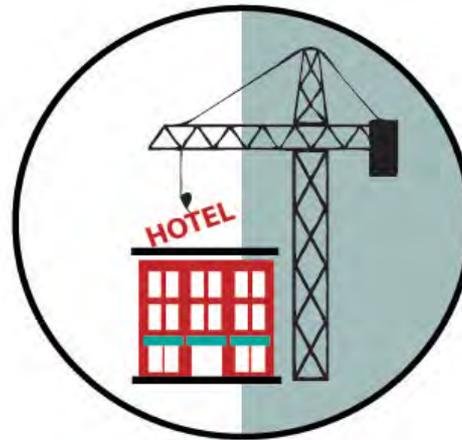


What town-wide investment has the biggest impact on Summerville?



59%

Building new roads



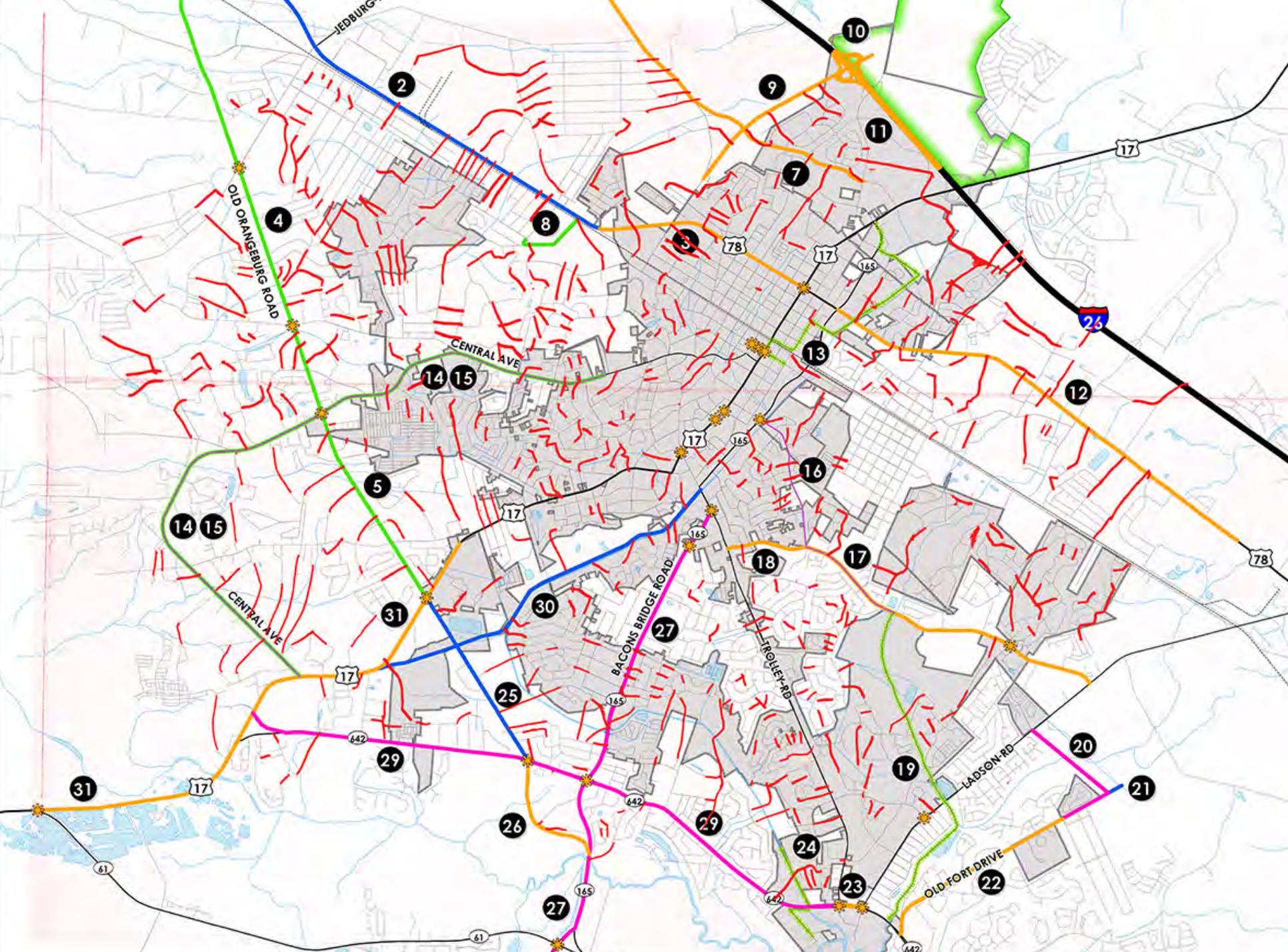
50%

Public/private
partnerships for new
development in
Downtown

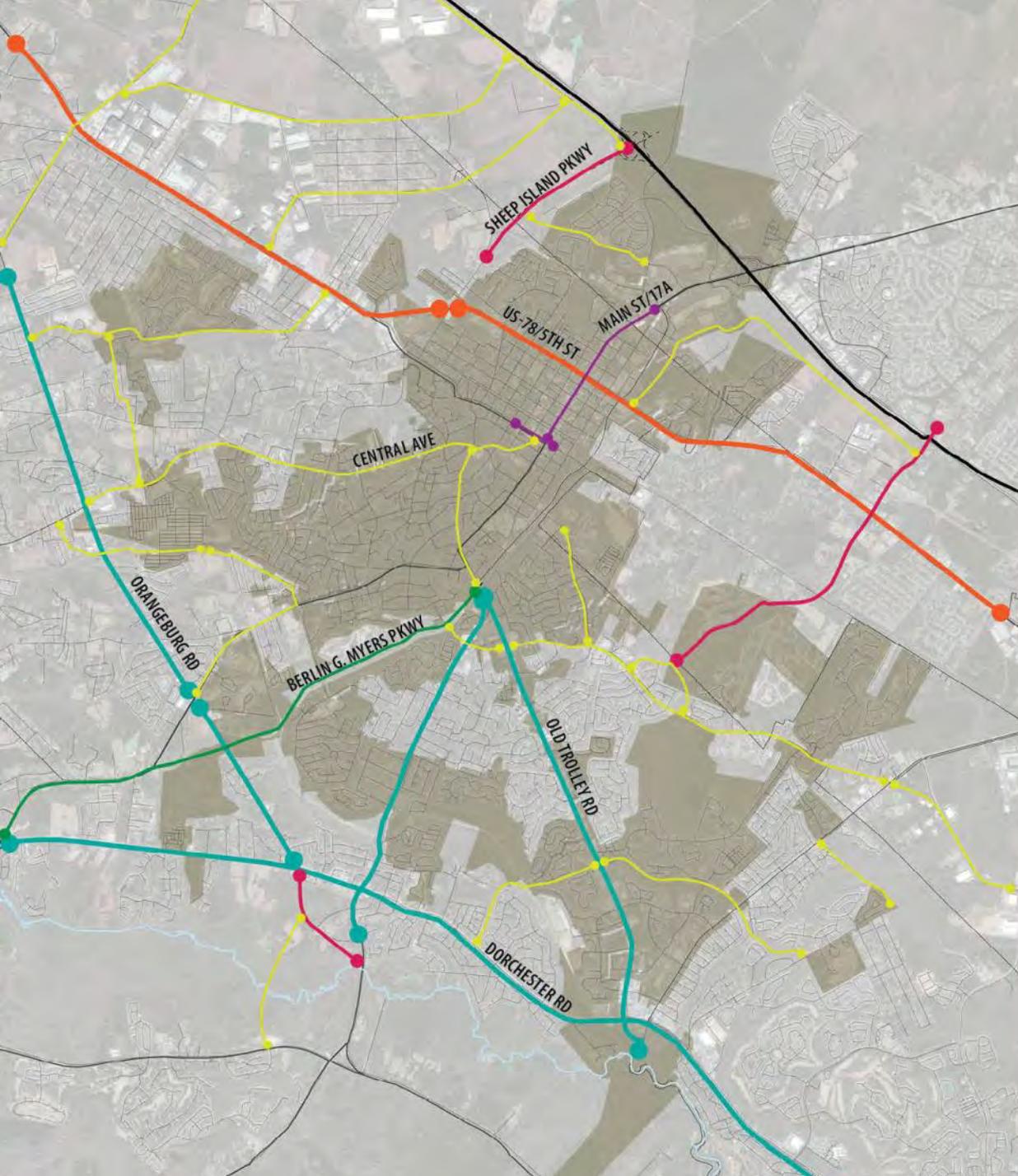


39%

Streetscaping projects
in Downtown



Road Network Transportation Improvements



- DOT 5-LANE RETROFIT
- US-78 URBAN STREET
- NEIGHBORHOOD MAIN STREET
- LIMITED ACCESS PARKWAY
- GATEWAY STREET
- NEIGHBORHOOD CONNECTION

Gateway Street



Residential Street



Shopping/Commercial Street



Connector Street



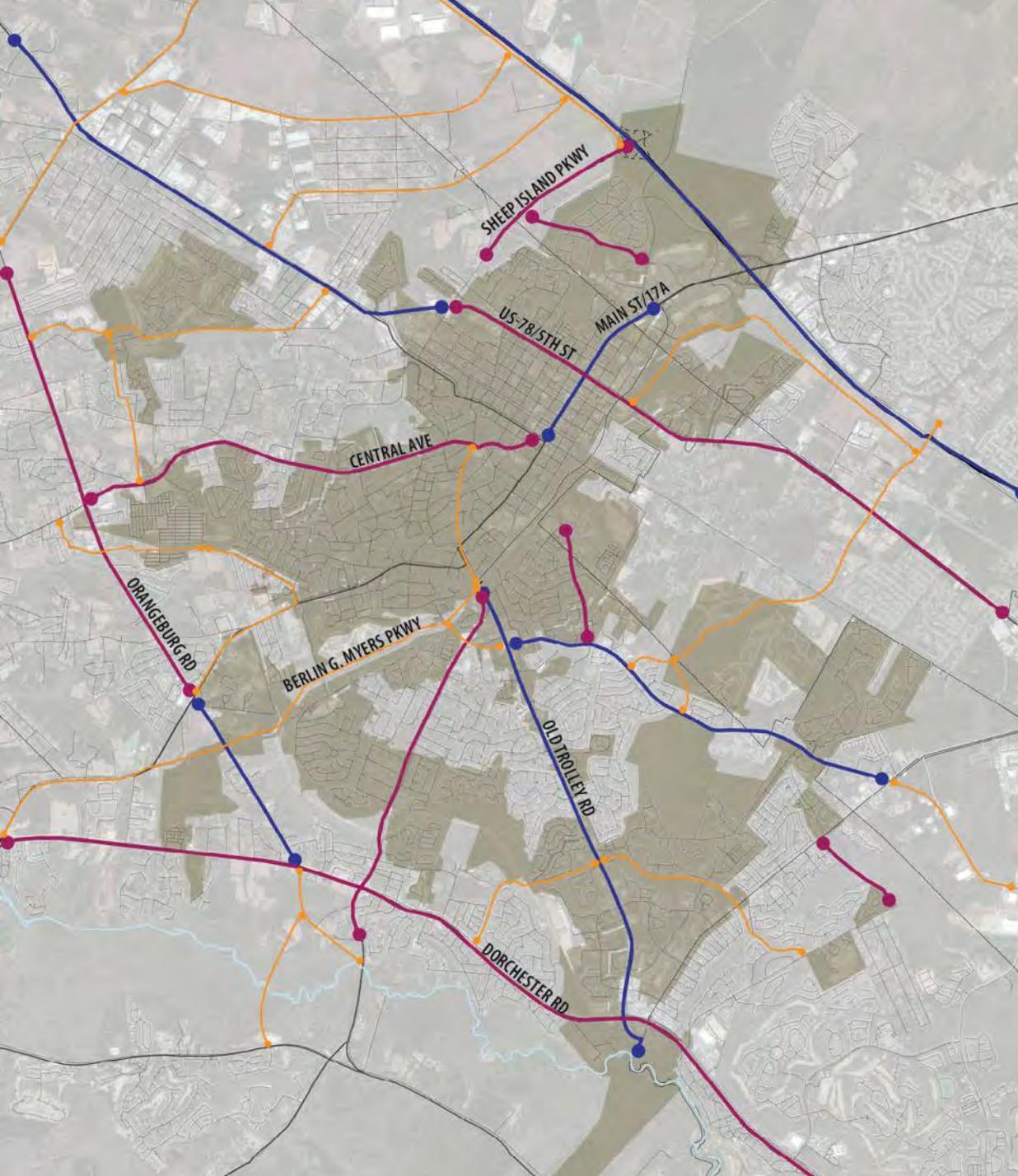
Neighborhood Connector



Bike Lane – Commercial Street



Road Network Phasing Improvements



- PHASE 1 IMPROVEMENTS
- PHASE 2 IMPROVEMENTS
- ADDITIONAL IMPROVEMENT OPPORTUNITIES

Prioritize People.

- Transportation Choices
- Improve Streets to include People – Walkers, Cyclists, Families



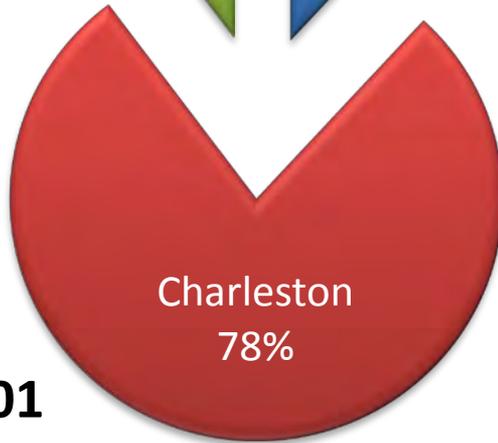


A Summerville that is RICH IN ECONOMIC OPPORTUNITIES

Dorchester
10%



Berkeley
12%



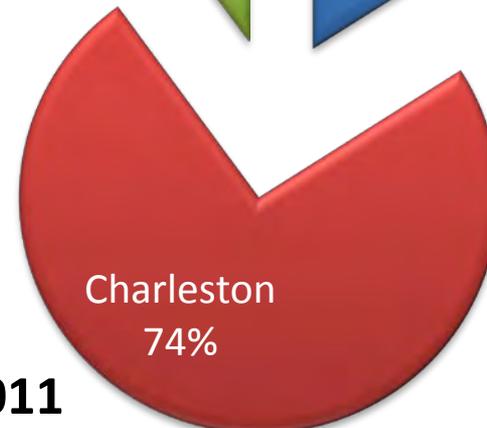
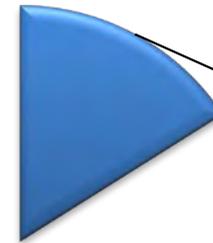
Total Metro Jobs
Private: 312,300

Employment 2001

Dorchester
10%



Berkeley
16%

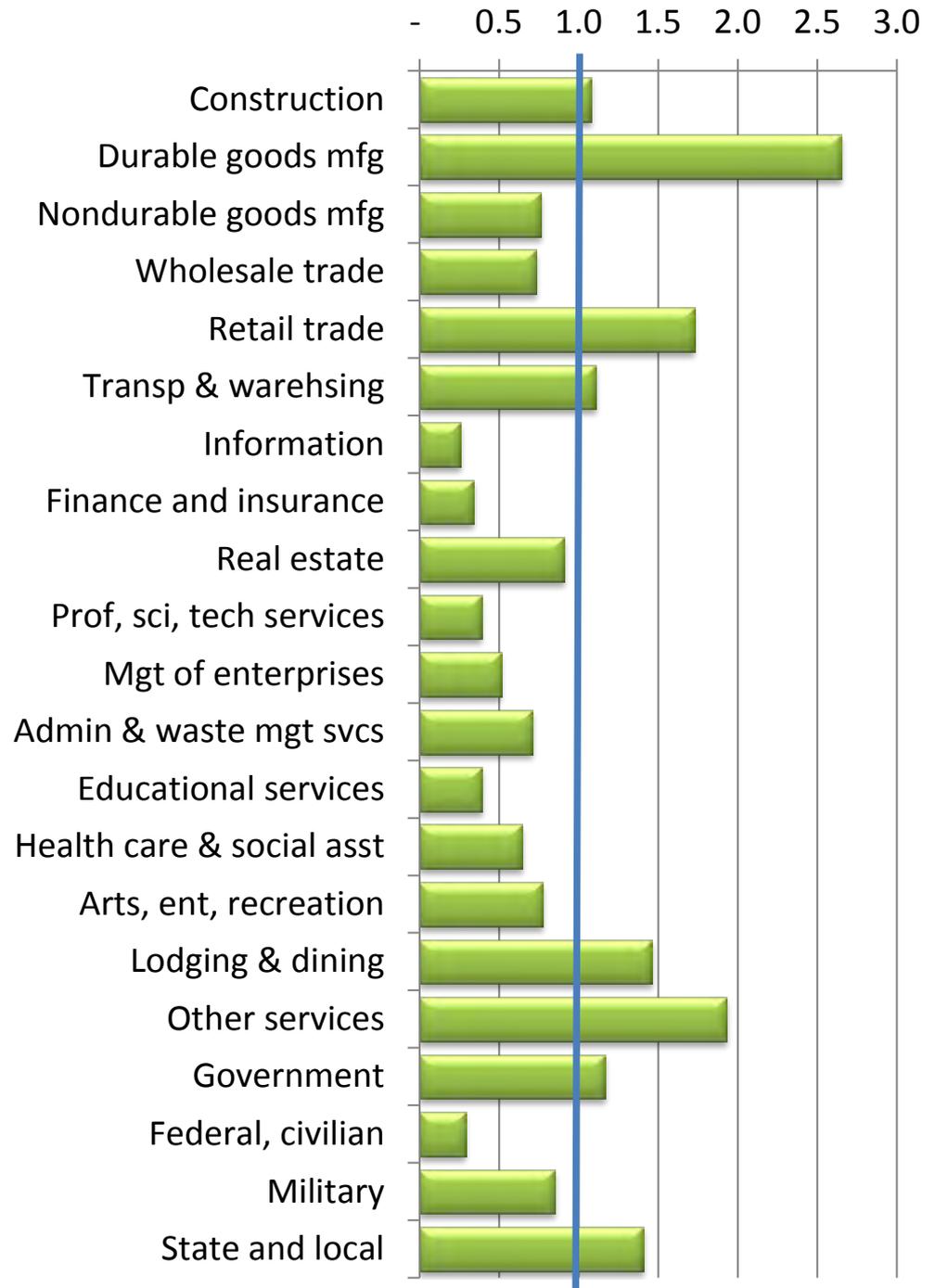


Total Metro Jobs
Private: 355,000

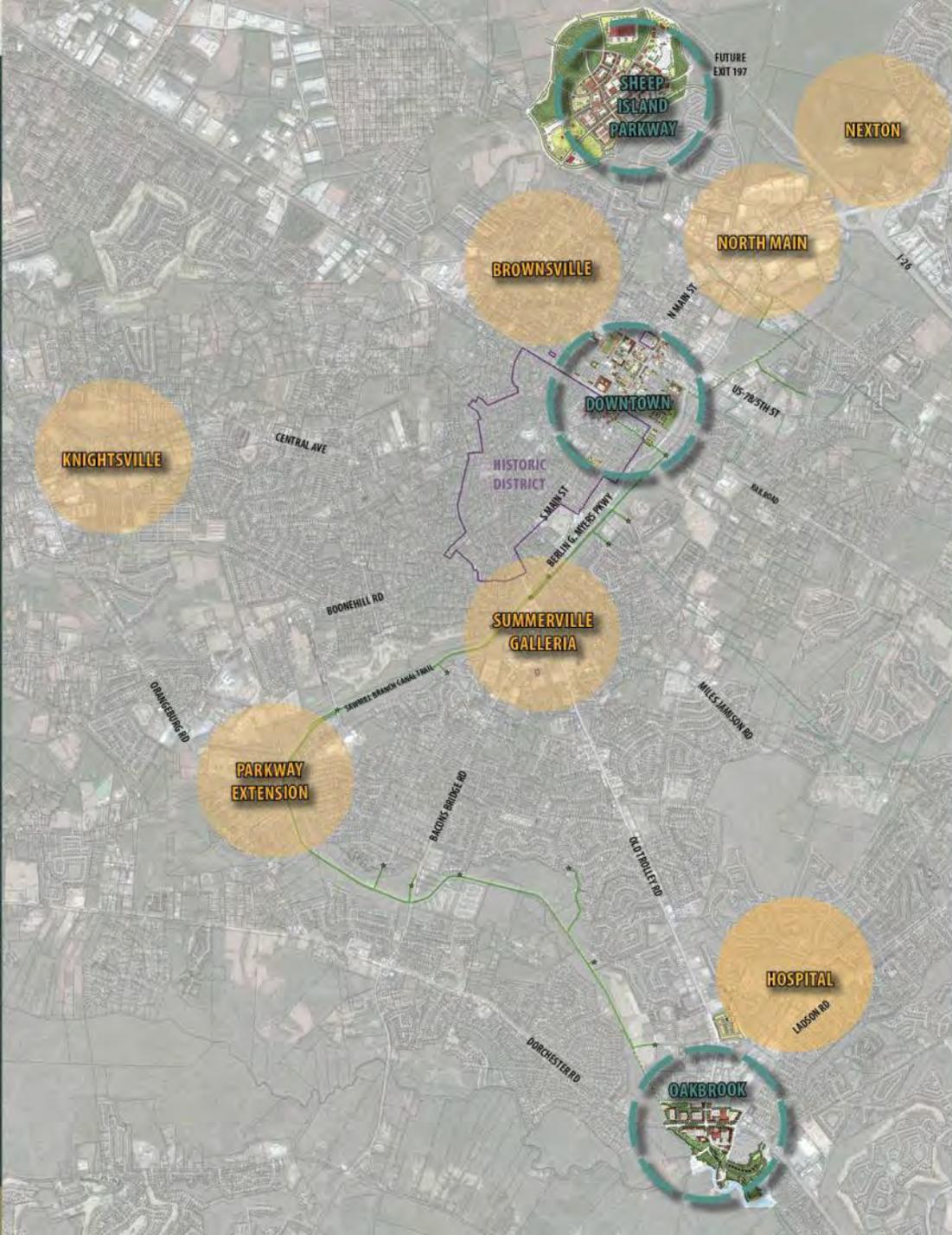
Employment 2011

Major Employment Sectors by Location Quotient

Dorchester County, 2012



Activity Centers = Economic Opportunities



-  ACTIVITY CENTERS STUDIED FOR VISION PLAN
-  OTHER TOWN ACTIVITY CENTERS

Leveraging Resources

- Oakbrook
 - Creating value in the Riverfront
 - Using the volume of traffic and concentration of people to drive new development
- Sheep Island
 - Use new interchange to attract jobs
 - Build a new gateway into Summerville



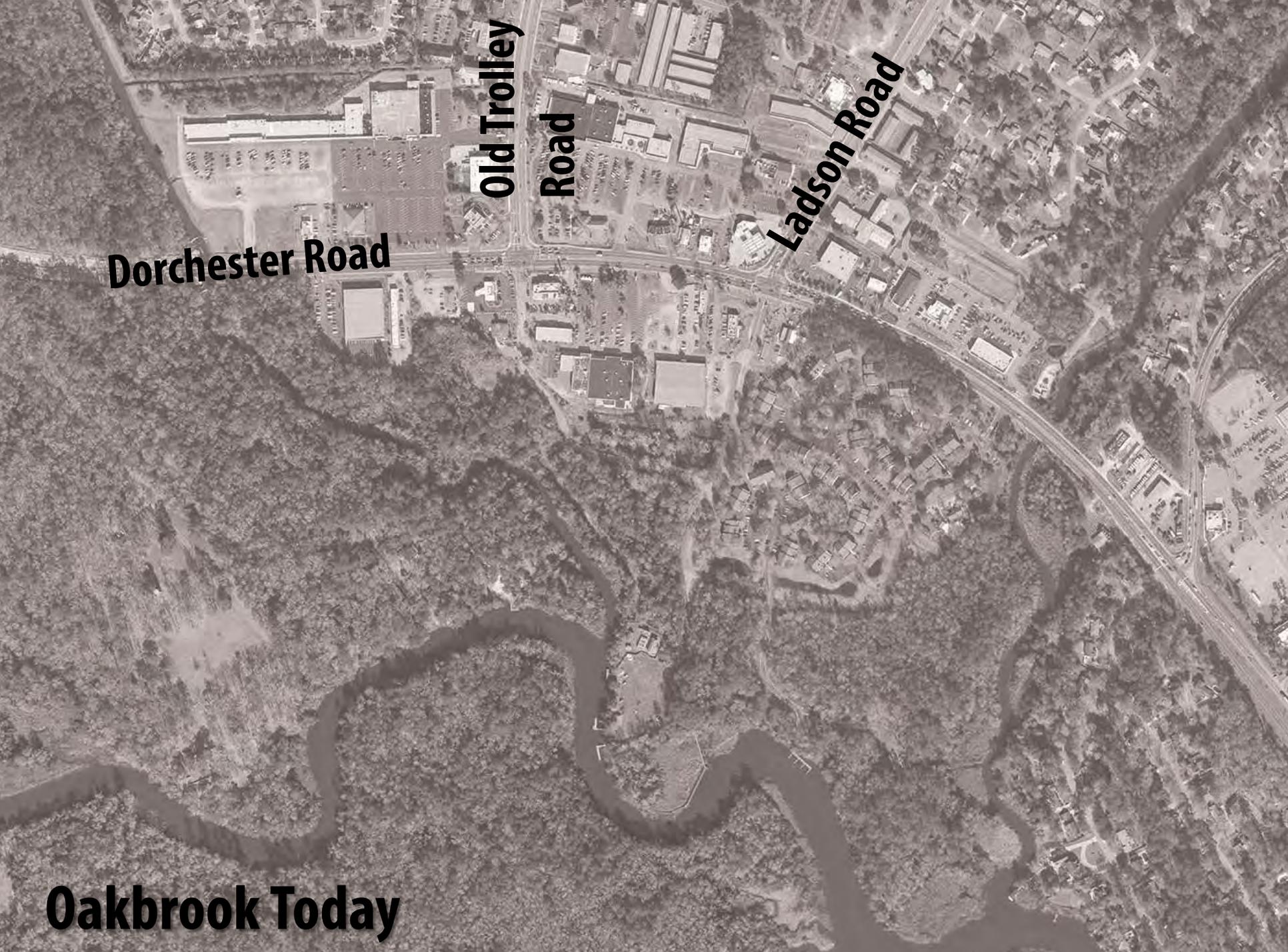
What type of development would you like to see in Oakbrook?

Natural
Resource
Destination



Mixed-Use
Town
Center





Dorchester Road

Old Trolley Road

Road

Ladson Road

Oakbrook Today

Dorchester Road
Old Trolley Road
Ladson Road

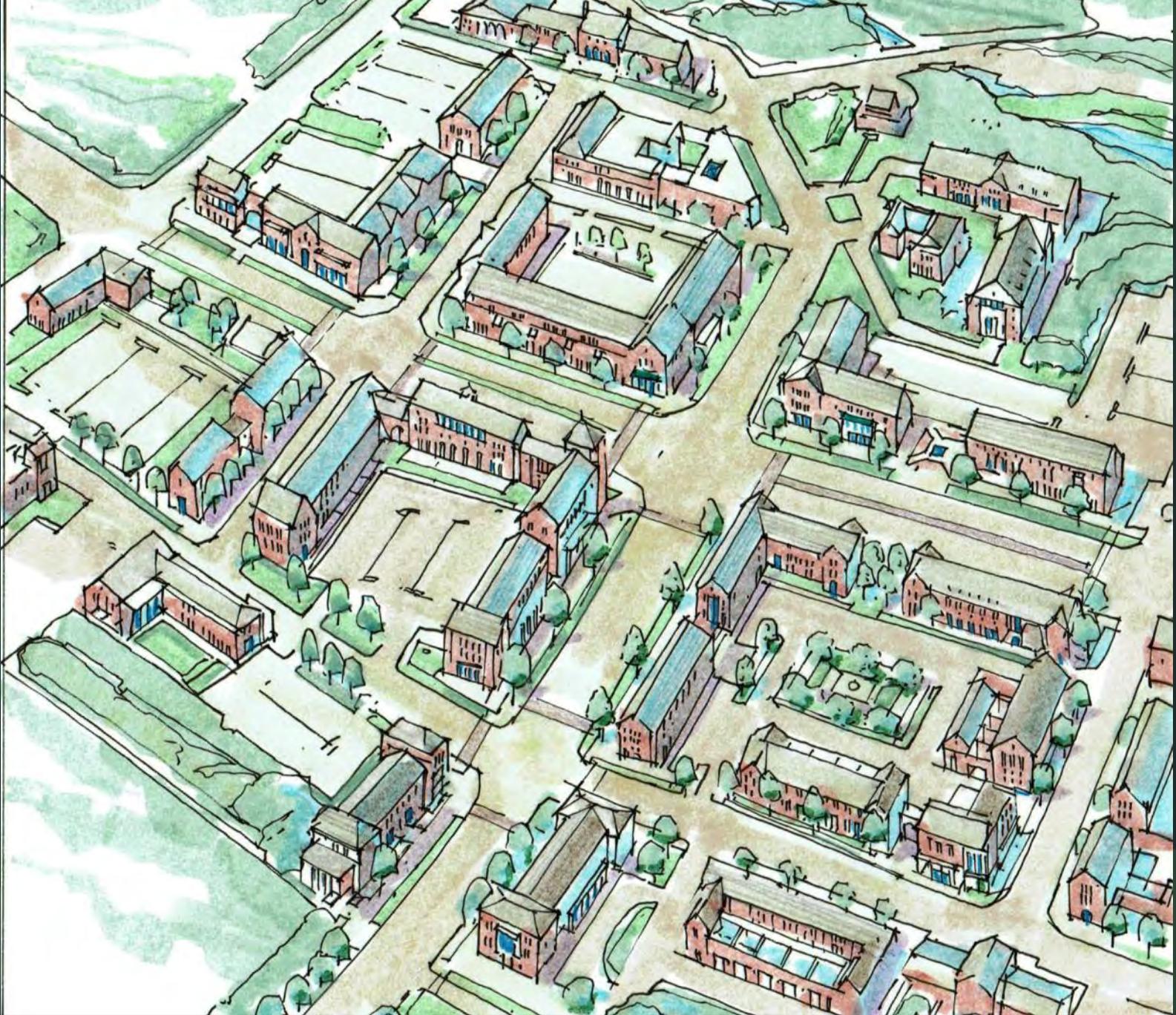
Oakbrook – Mixed Use Town Center – River Park

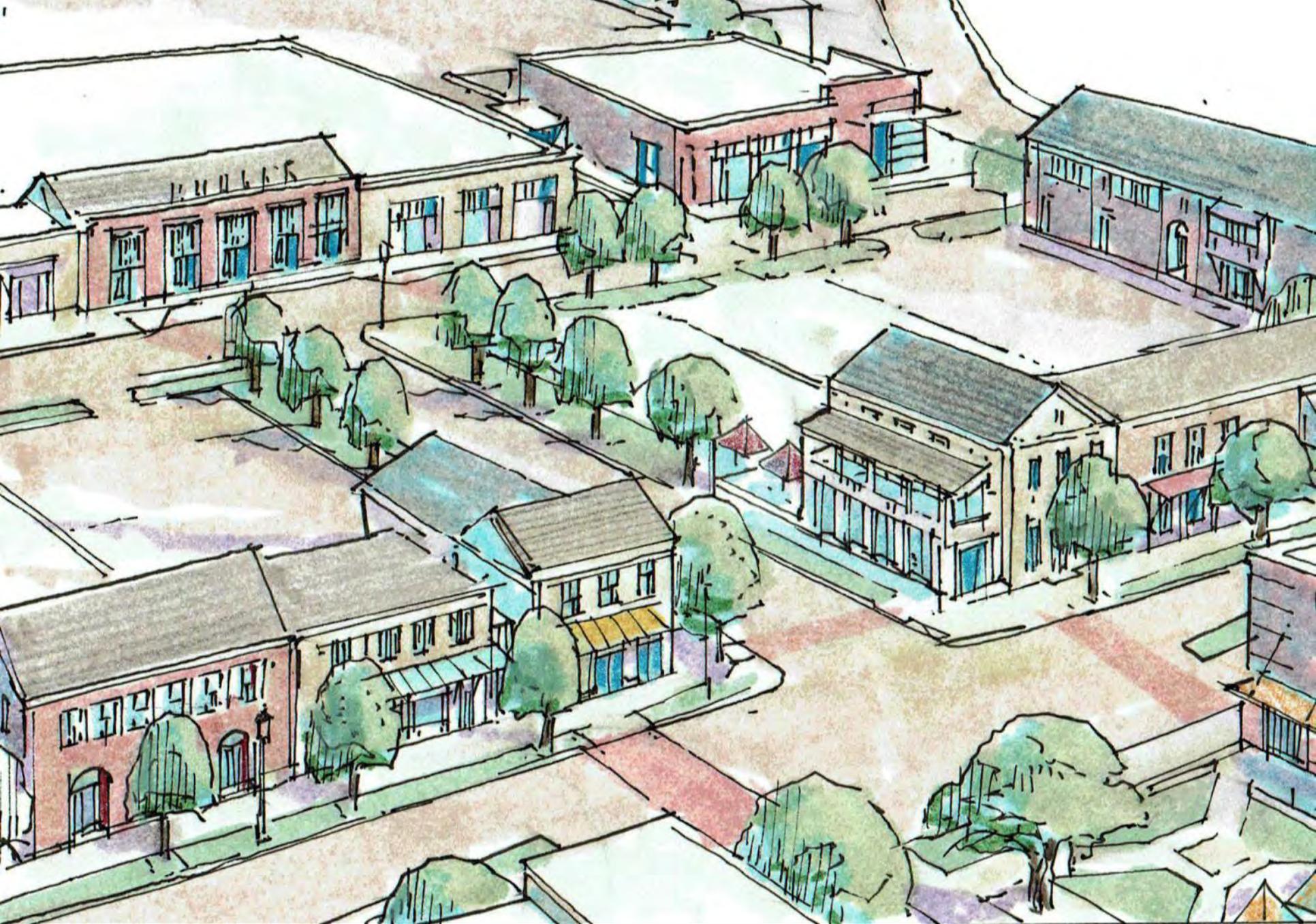


Dorchester Road
Old Trolley Road
Ladson Road

Oakbrook – Mixed Use Village – Passive River Park





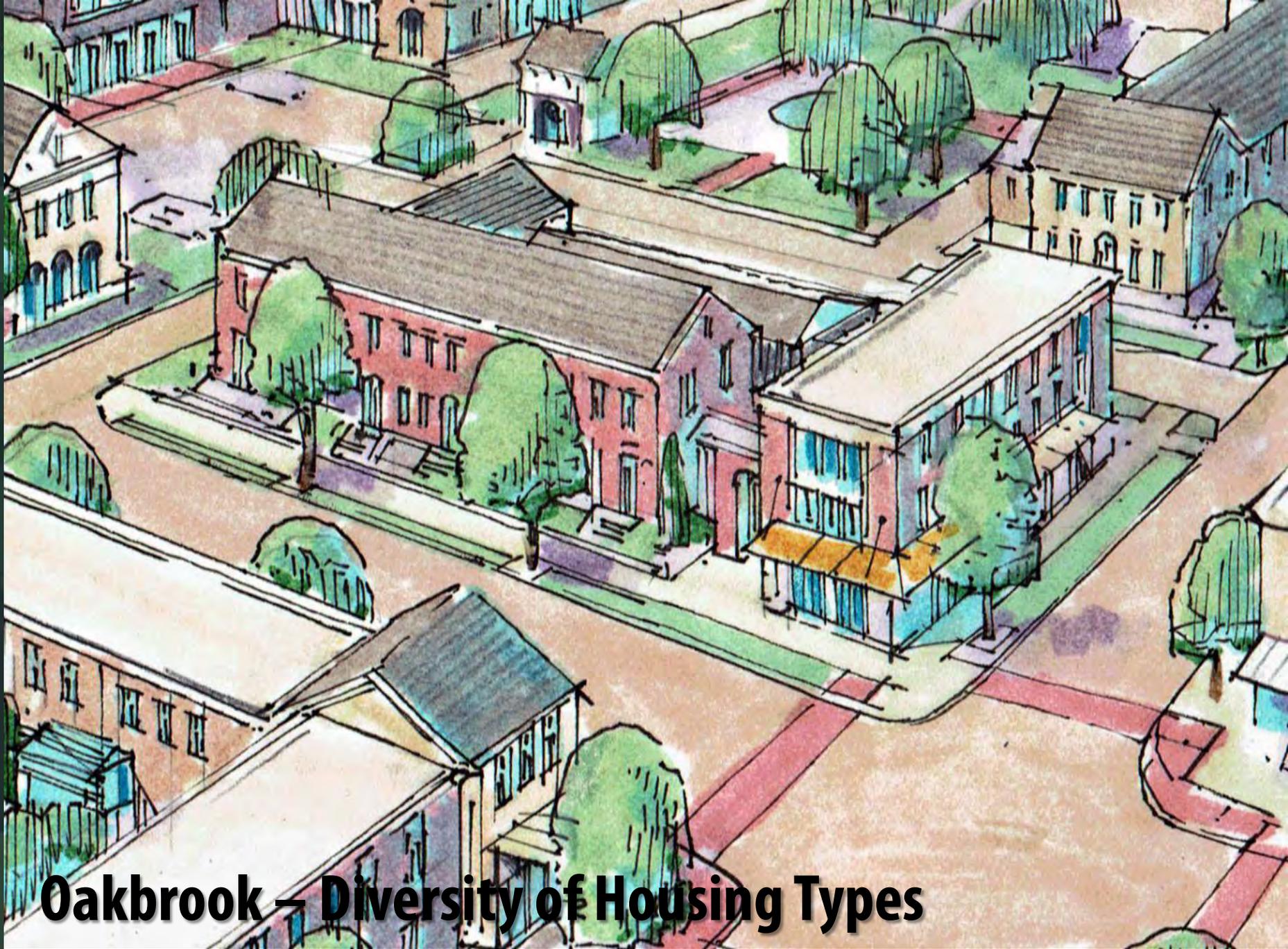




Old Trolley Road

Springview Lane

Oakbrook – Diversity of Housing Types



Oakbrook – Diversity of Housing Types

Library



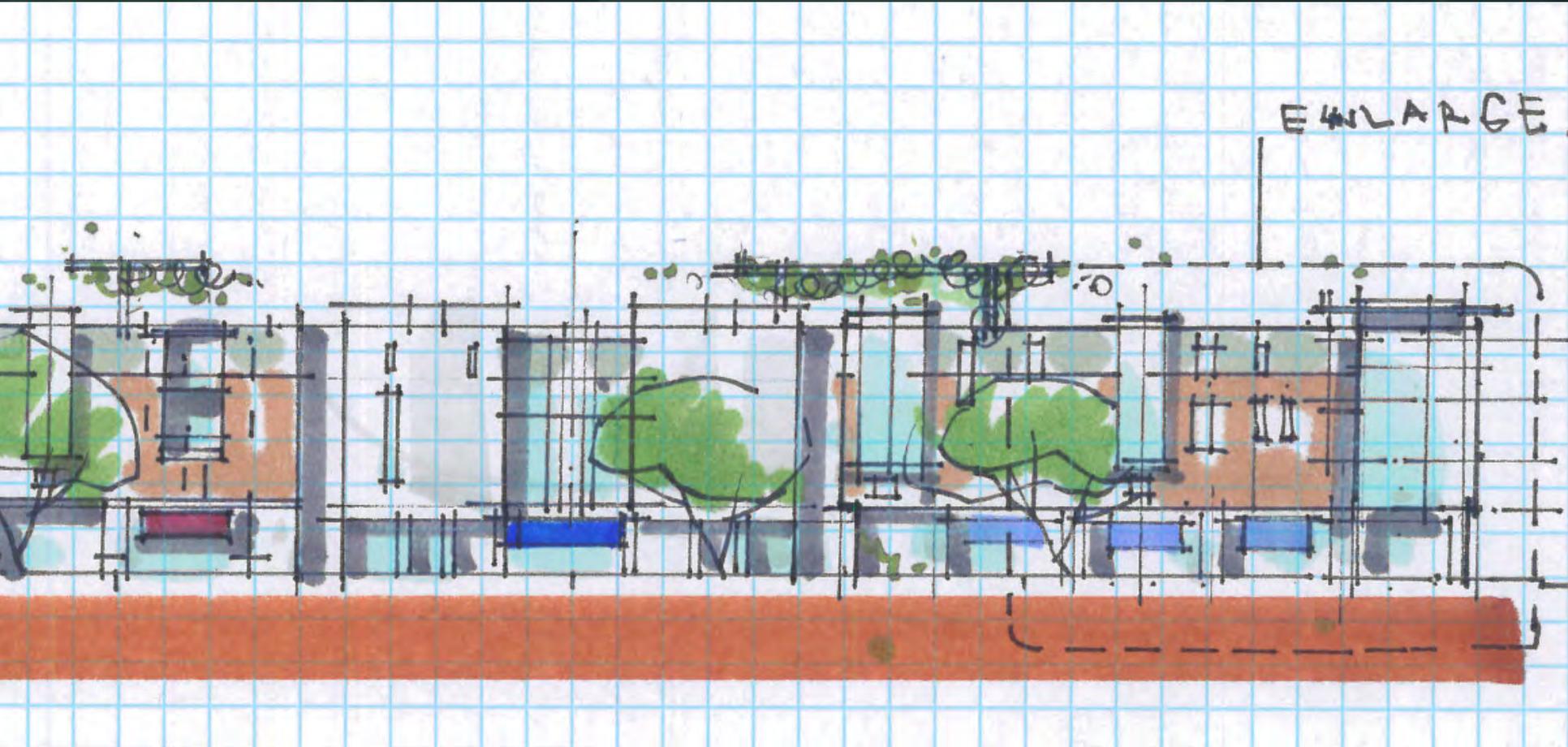
Office Building



Mixed Use Building



Mixed Use Buildings



Old Trolley Road – Today



Old Trolley Road – With Pedestrian Improvements



Old Trolley Road – 2040



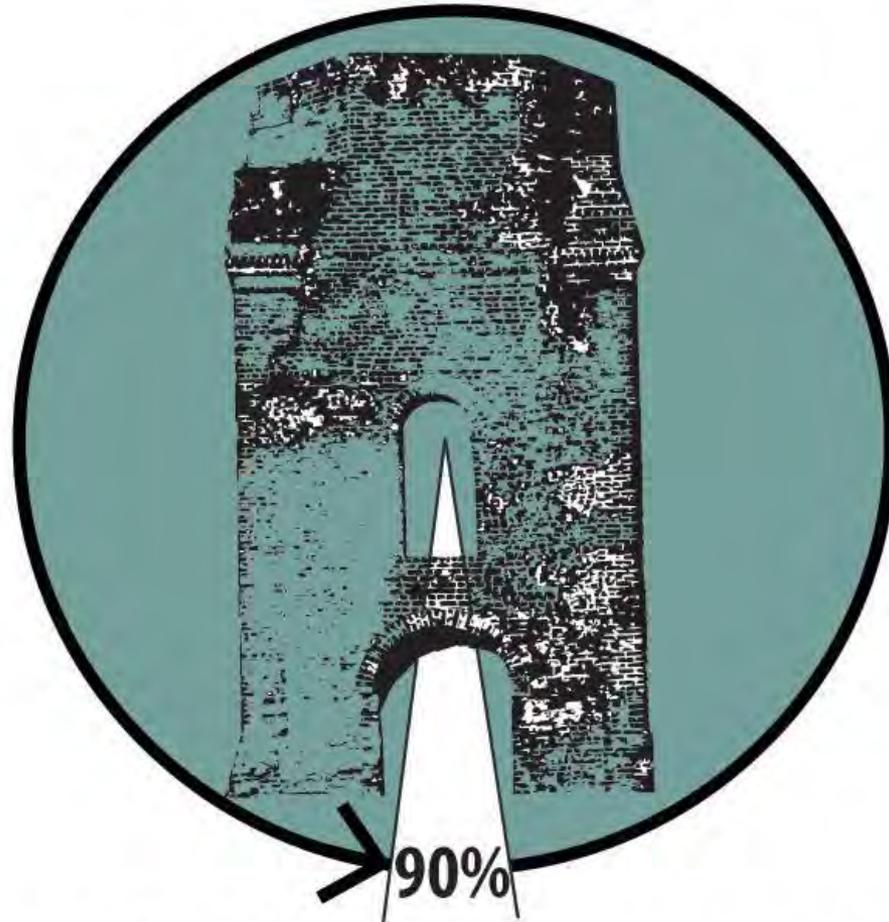
Dorchester Road Today



Dorchester Road 2040

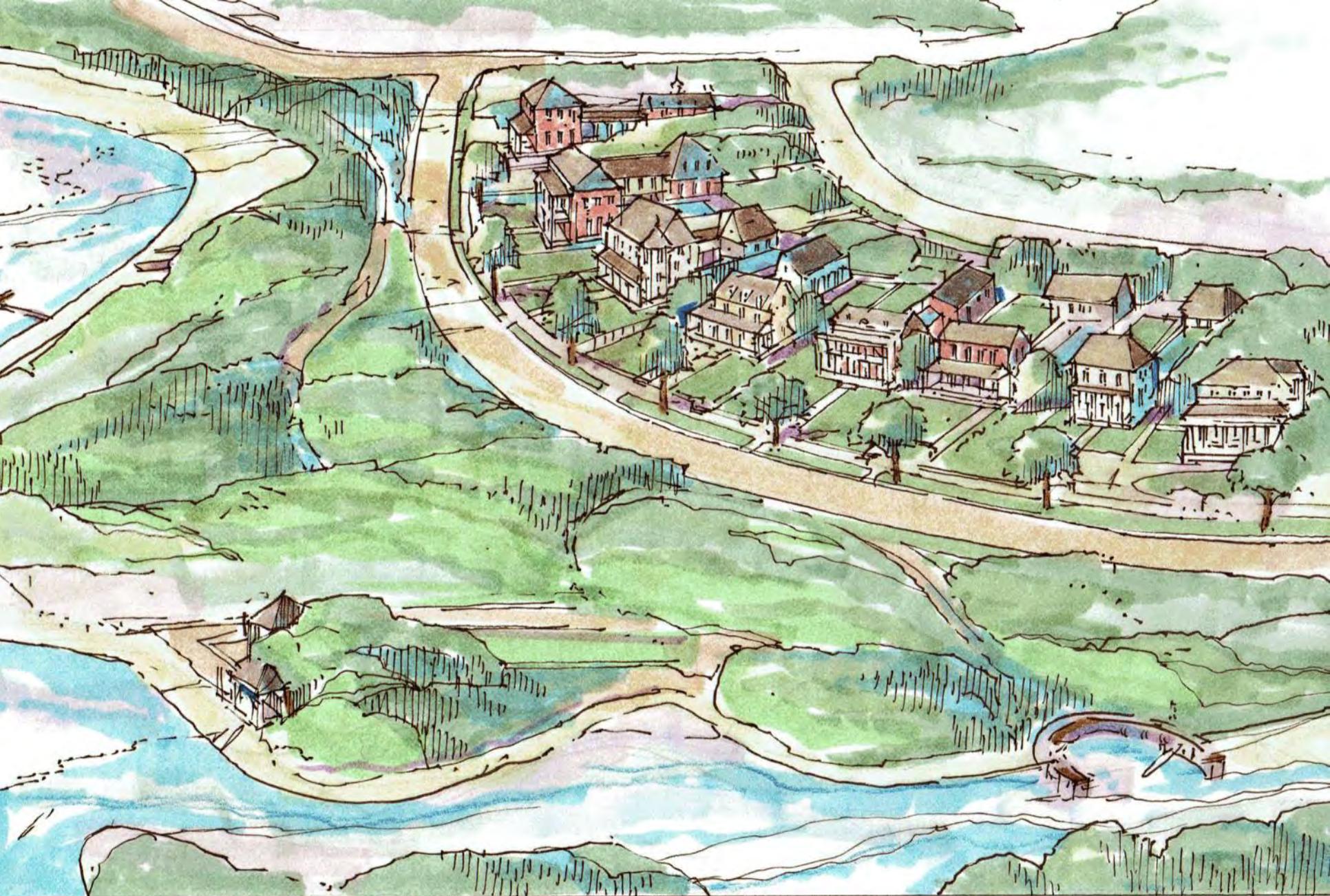


How frequently do you visit Jessen Boat Landing or Fort Dorchester Colonial Park?

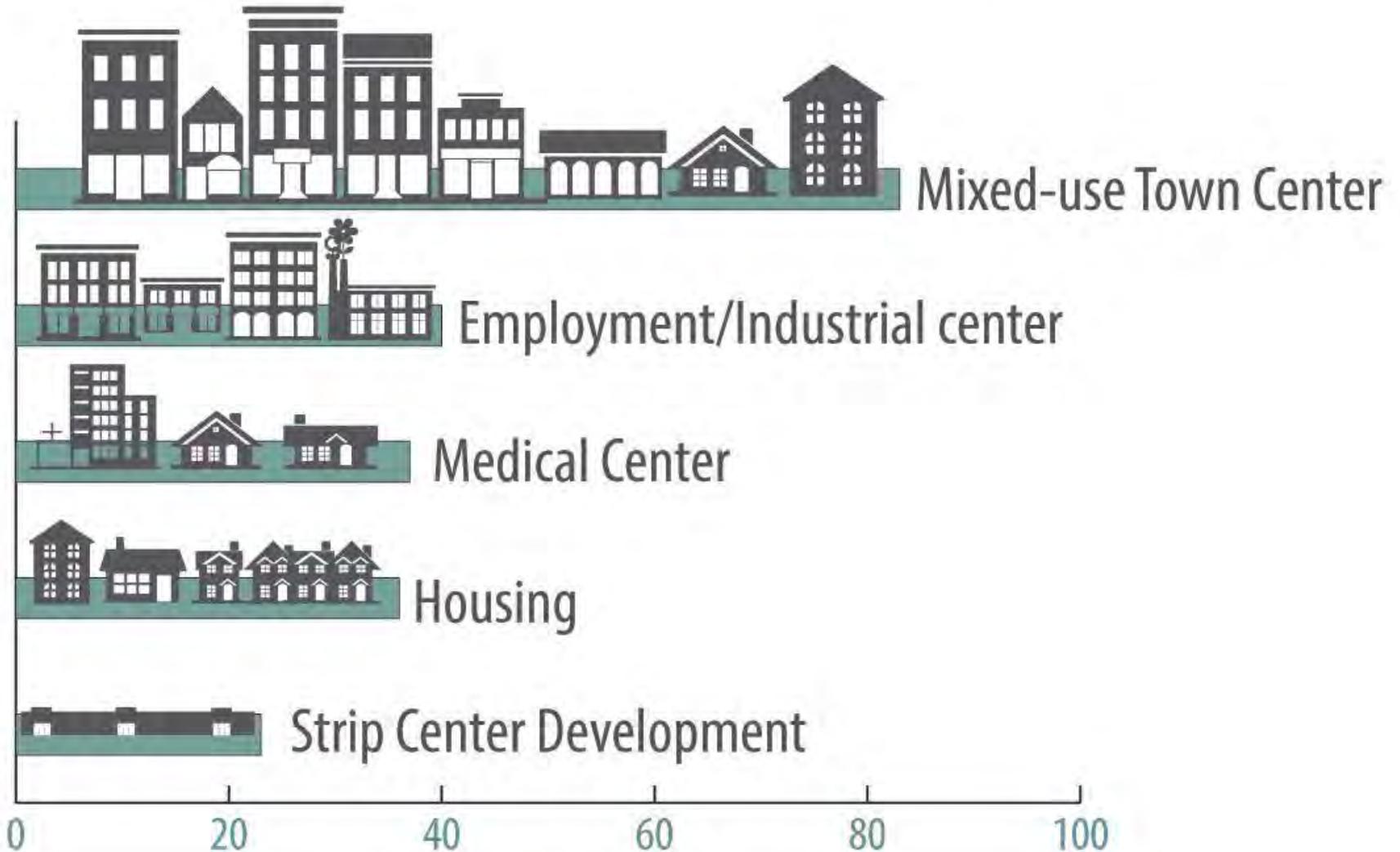


visit once a year or
NEVER





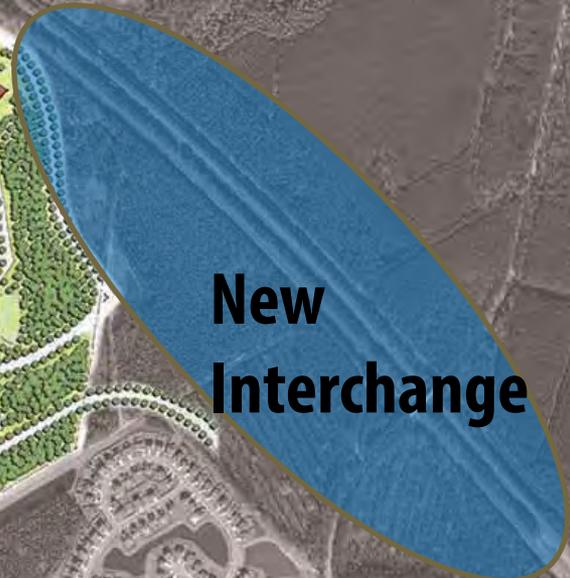
What type of development would you like to see around the new Sheep Island Parkway interchange?



Nexton



Sheep Island Village



New Interchange

Bear Island Road

Sheep Island Today

Nexton



Sheep Island Village

**New
Interchange**

Bear Island Road

Sheep Island 2040



Village Center

Residential

New Town Park

Bear Island Road

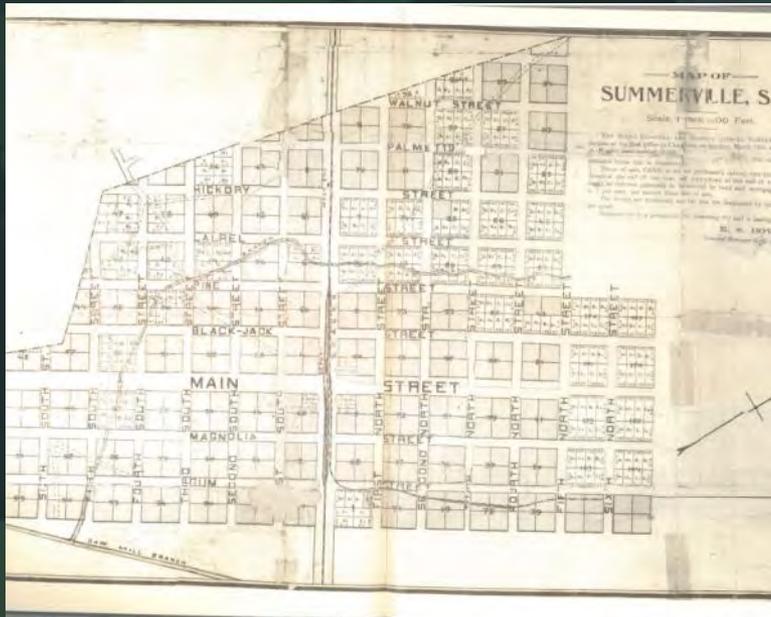
Sheep Island Village Center 2040







A Summerville with **MORE SMALL TOWN CHARM**









Great Downtowns ...

- Have places people want to go within a short walk (a couple of blocks max.)

- Are beloved by their citizenry
- Are able to overcome obstacles

- Are walkable and have pedestrian scale

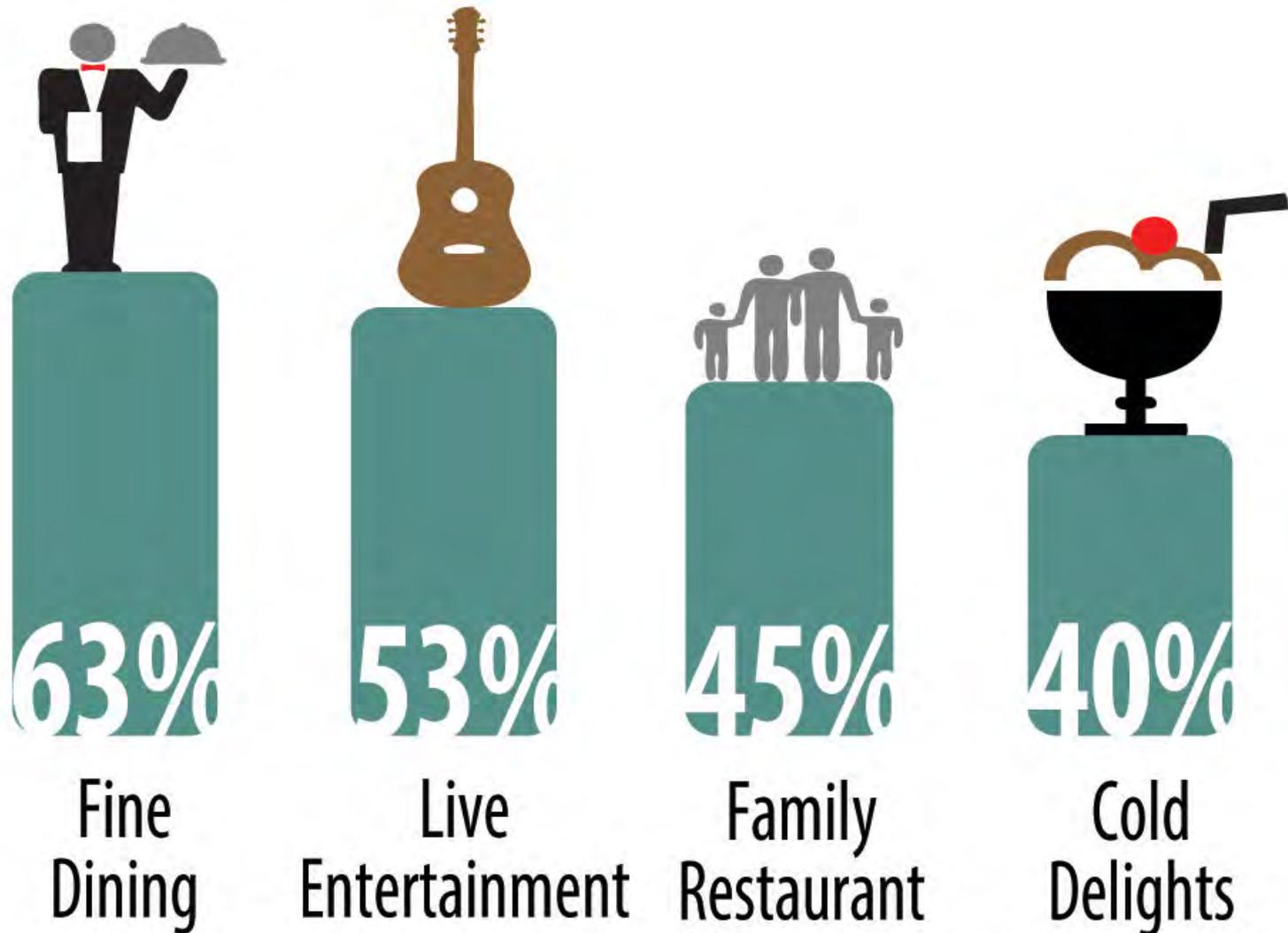
- Have downtown housing underway or prevalent and the market is strong.

- Have a commitment to mixed-use development

- Have broad public/private investment in the future of downtown

- Have a prevalence of strong, adjacent residential neighborhoods that are within walking distance

What new businesses and amenities would you like more of in downtown?



Retail Analysis

Supportable Retail: 67,800 sf - \$24.0 million in sales by 2018

Gibbs Planning Group

Restaurants – 14,100 sf



Apparel & Shoes – 7,700 sf



General Merchandise – 16,100 sf



Electronics – 2,900 sf



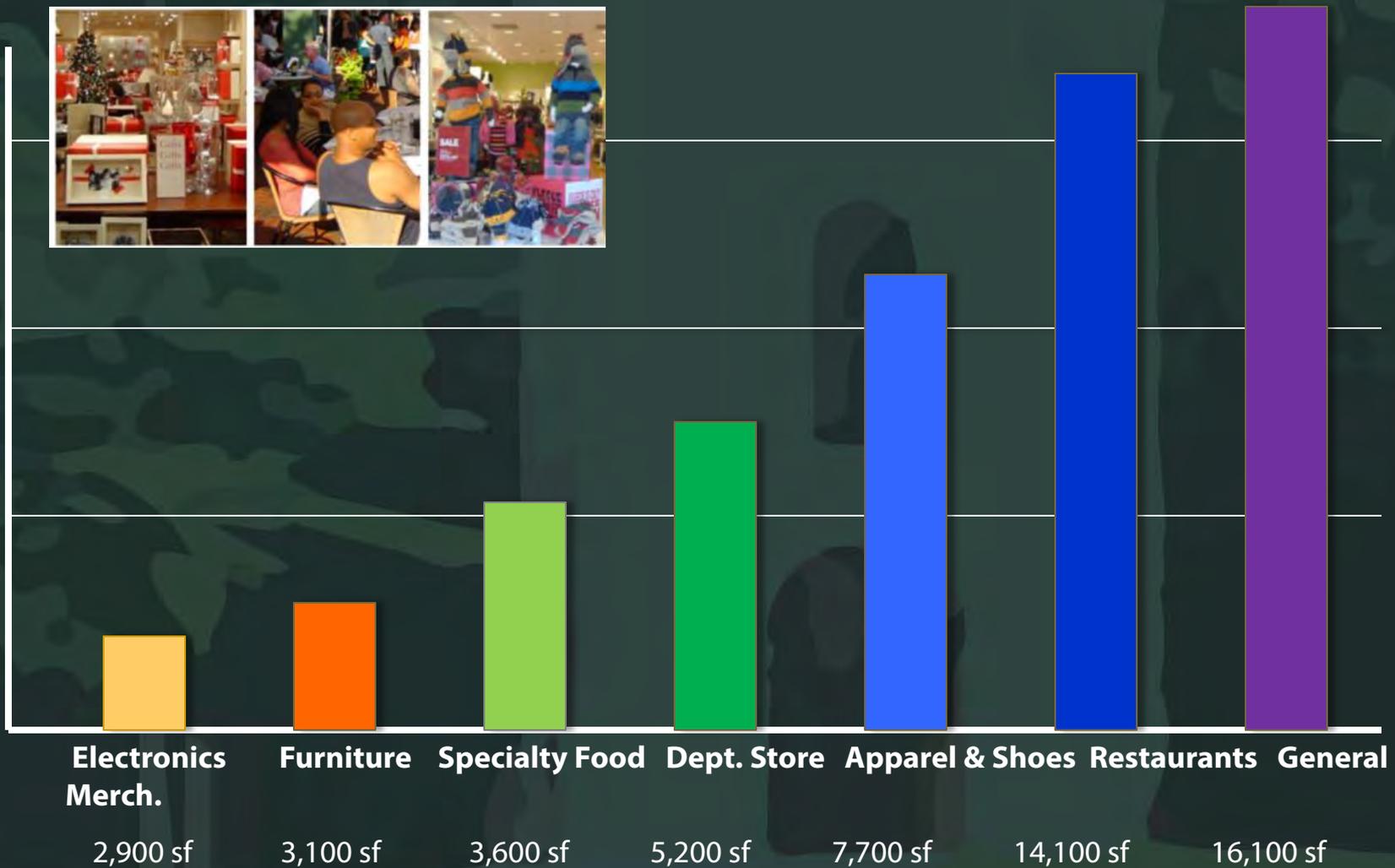
Jewelry – 2,700 sf



Specialty Food Stores – 3,600 sf

Apparel, Electronics, Furniture, Jewelry, Restaurants, etc

Supportable Retail: 67,800 sf - \$24.0 million in sales by 2018





Downtown
Summerville



Richardson Avenue

Short Central

Little Main

Downtown – 2040



Library

Commuter Rail

Boutique Hotel

Sweet Tea Square

Hutchinson Square

Performing Arts Center

Short Central



Richardson Street Today



Richardson Street – Farmer's Market



Entrance to Summerville Today



2040 Gateway to Downtown Summerville



History Museum Parking Today



History Museum Amphitheatre 2040



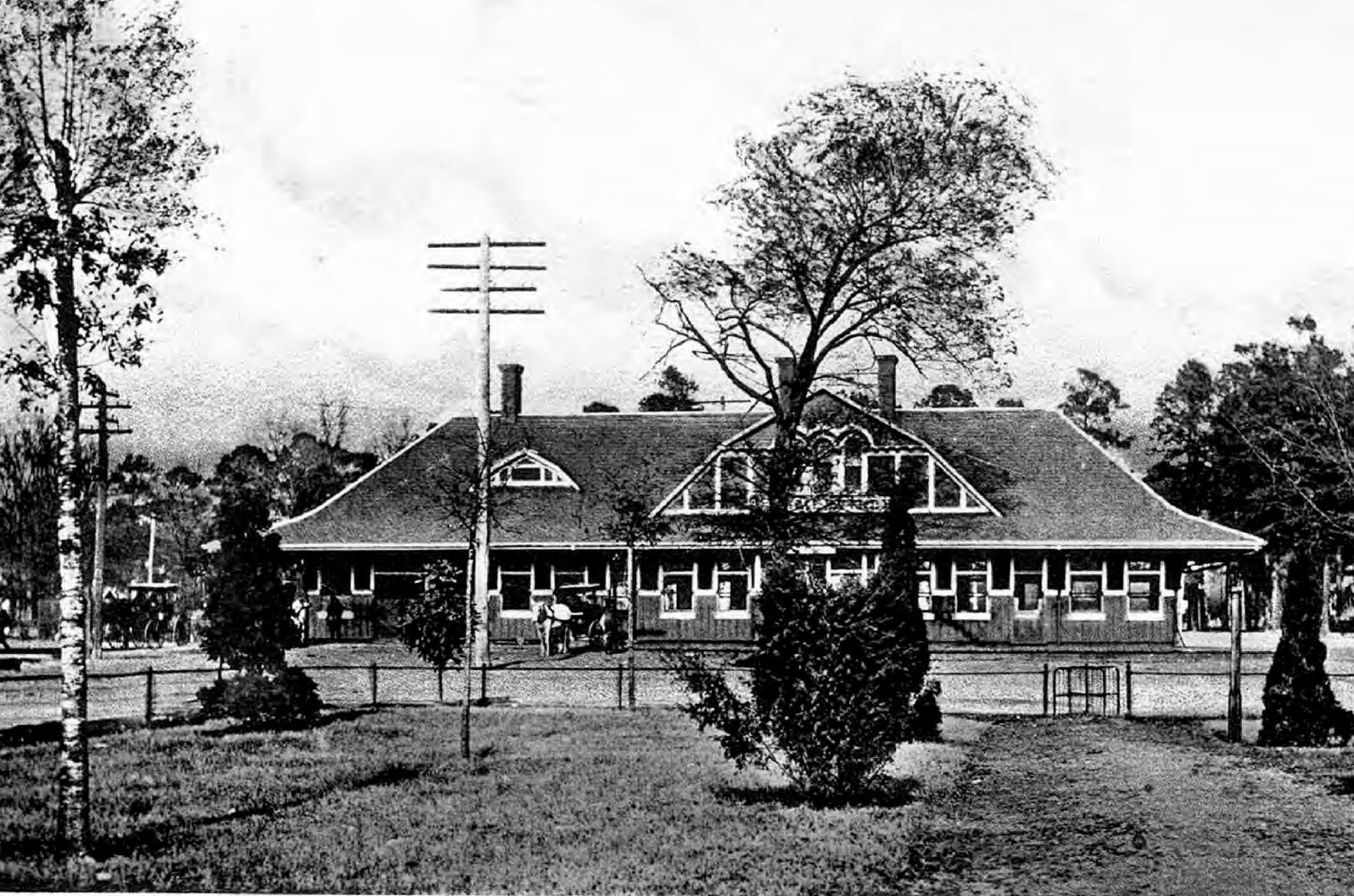




"Dorchester Town"

Main Street, Summerville, S. C.

Jan 2 - 1908 - wishing you all a "Happy New Year"



Southern R. R. Station, Summerville, S. C.

Downtown – 2040



Commuter Rail

Produce Market

Sweet Tea Square

Hutchinson Square

Richardson Avenue

Performing Arts Center

Central



Source: Adapted from Project for Public Spaces The Place Diagram

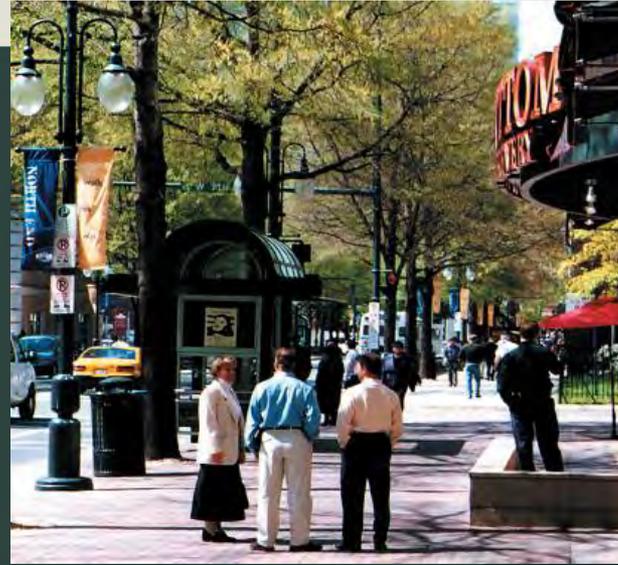
Sociability



Comfort & Image



Access and Linkages



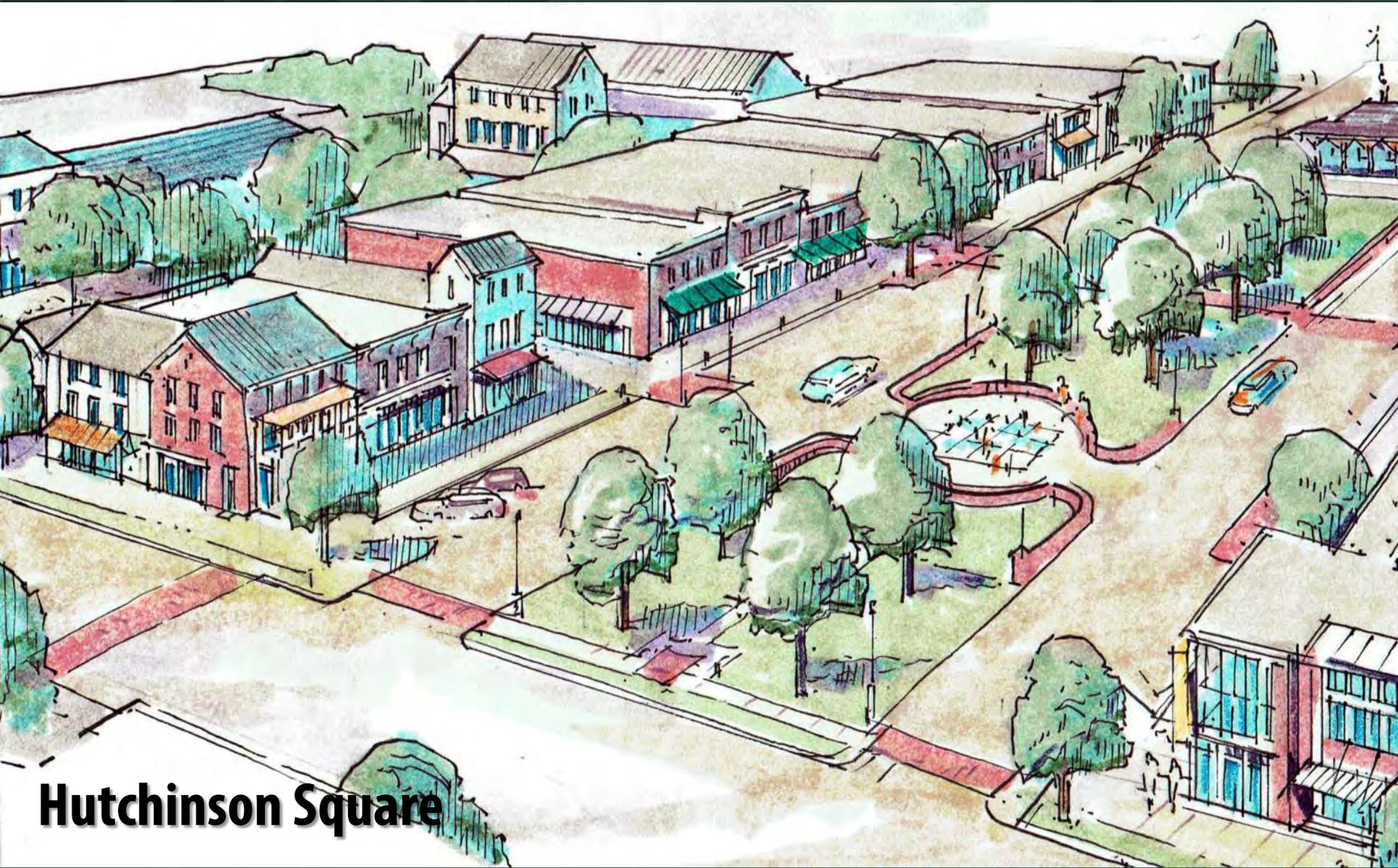
Uses and Activities





Hutchinson Square

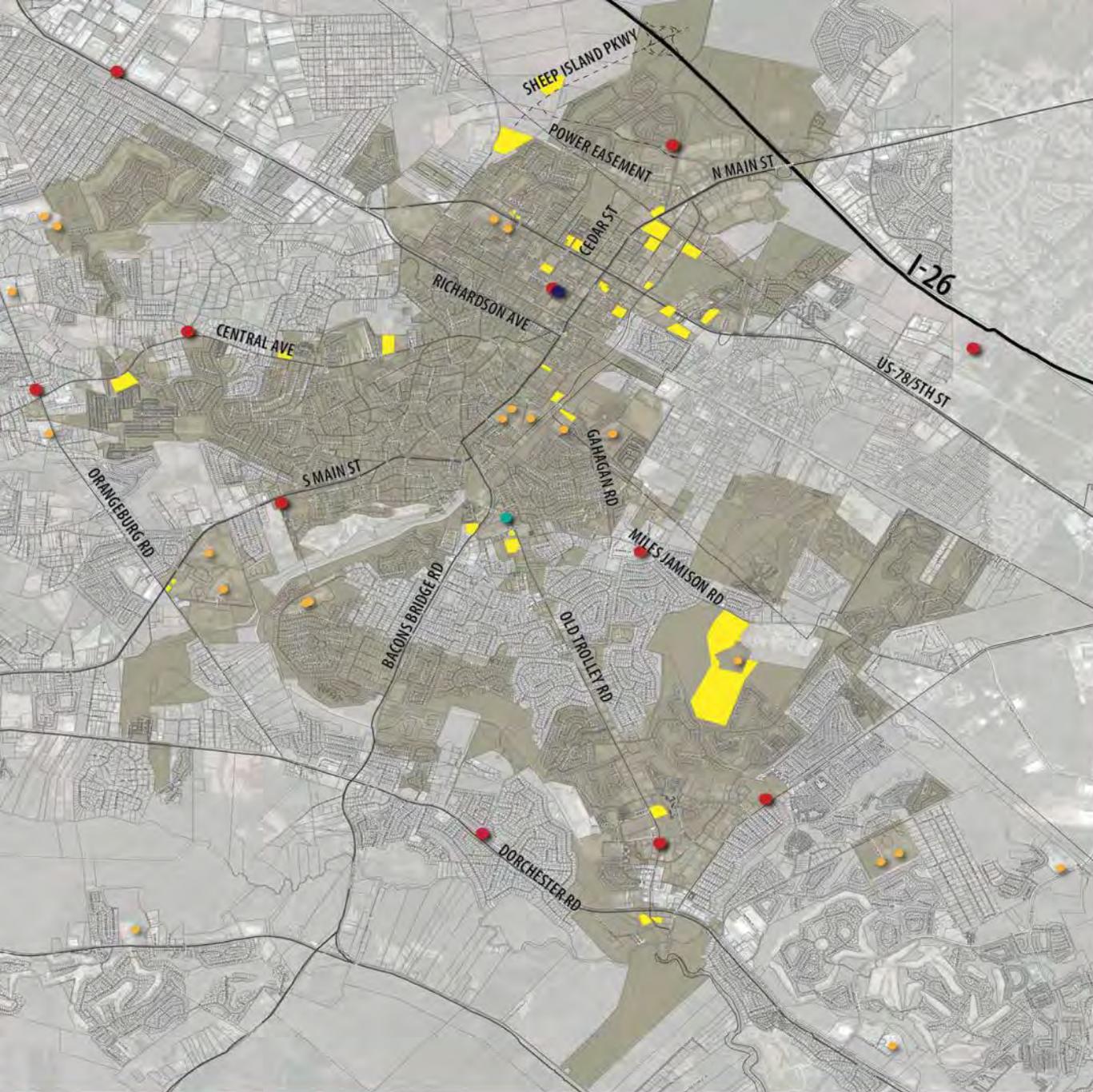
- Active vs. Passive
- Types of Uses
- Family – Friendly
- Connecting Both Sides of Main Street



Hutchinson Square



Opportunities for New Civic Buildings



-  POTENTIAL CIVIC SITES
-  EXISTING POLICE STATION
-  EXISTING FIRE STATIONS
-  EXISTING & PLANNED SCHOOLS
-  EXISTING LIBRARY

Library



Performing Arts Center



What types of housing do you think are appropriate for downtown?



Town Houses



Mansion
Apartments



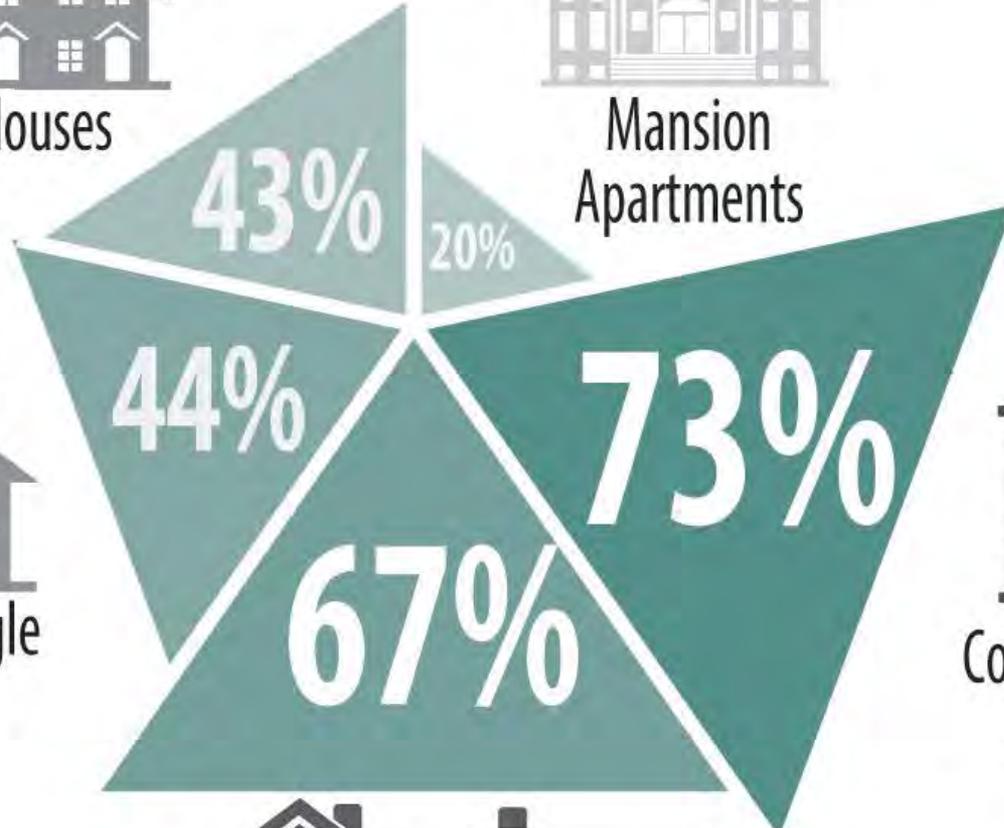
Large Single
Family



Condominiums
Mixed Use



Cottages / Bungalows



Housing

5th Street

Richardson Avenue

Historic Core

Main Street

Arlin G. Myers Parkway

Original Center



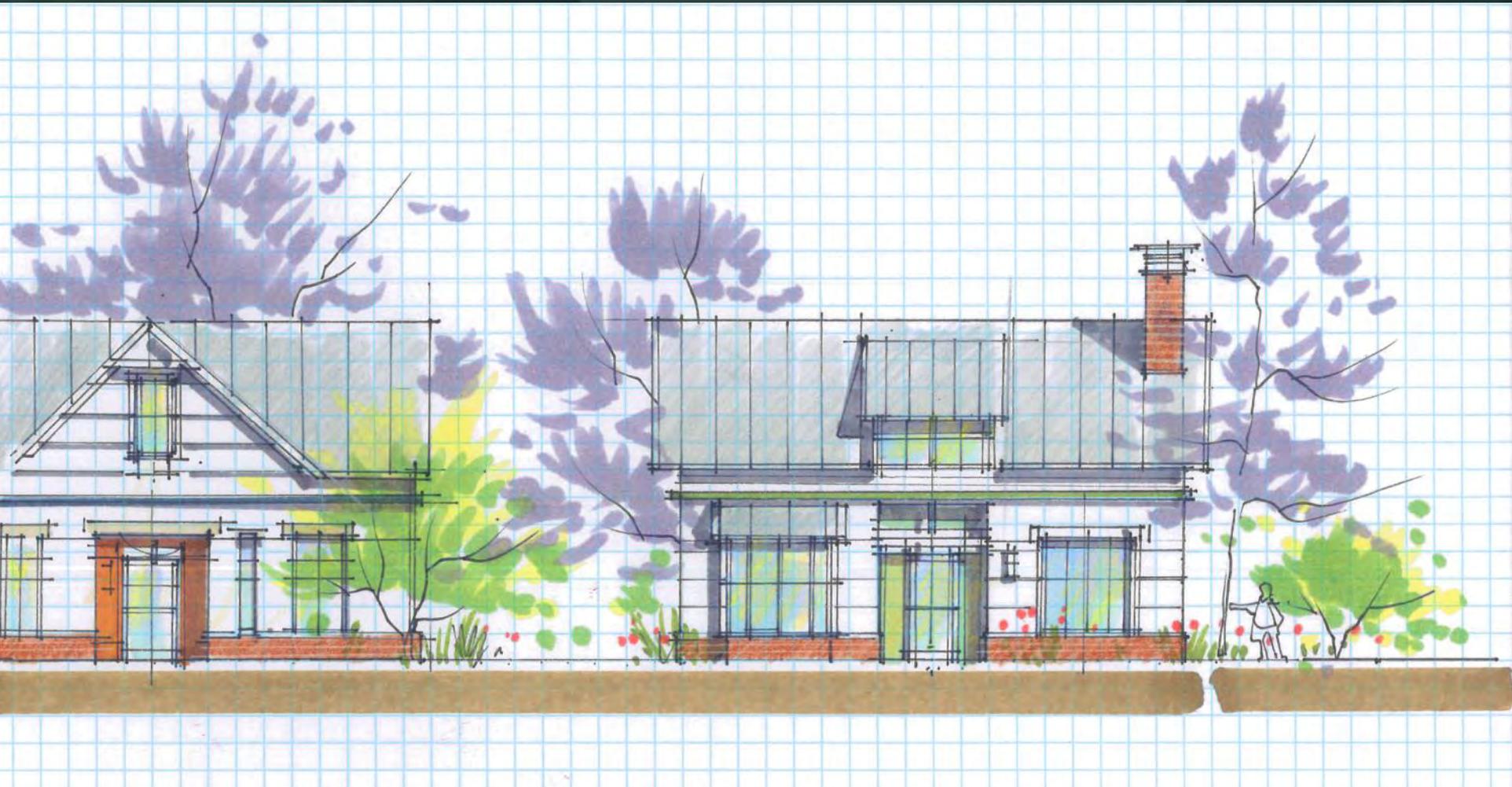
Historic Core



Greater Downtown

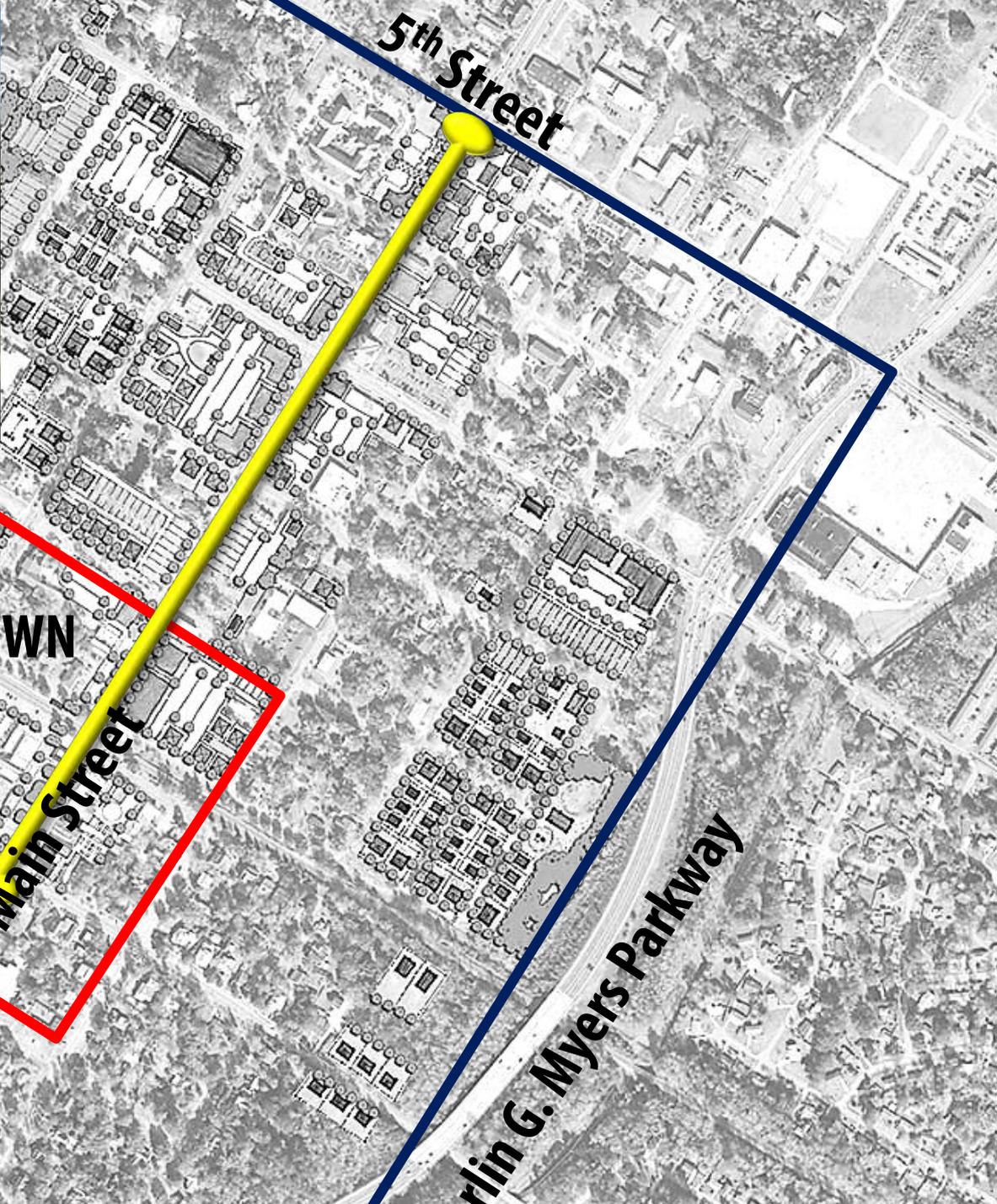


Infill Cottages



Infill Cottages





5th Street

Richardson Avenue

DOWNTOWN

Main Street

Arlin G. Myers Parkway



Existing Doty Avenue and Cedar Street



Connected Core





A Summerville with VISION, LEADERSHIP AND A ROAD MAP TO GET THERE

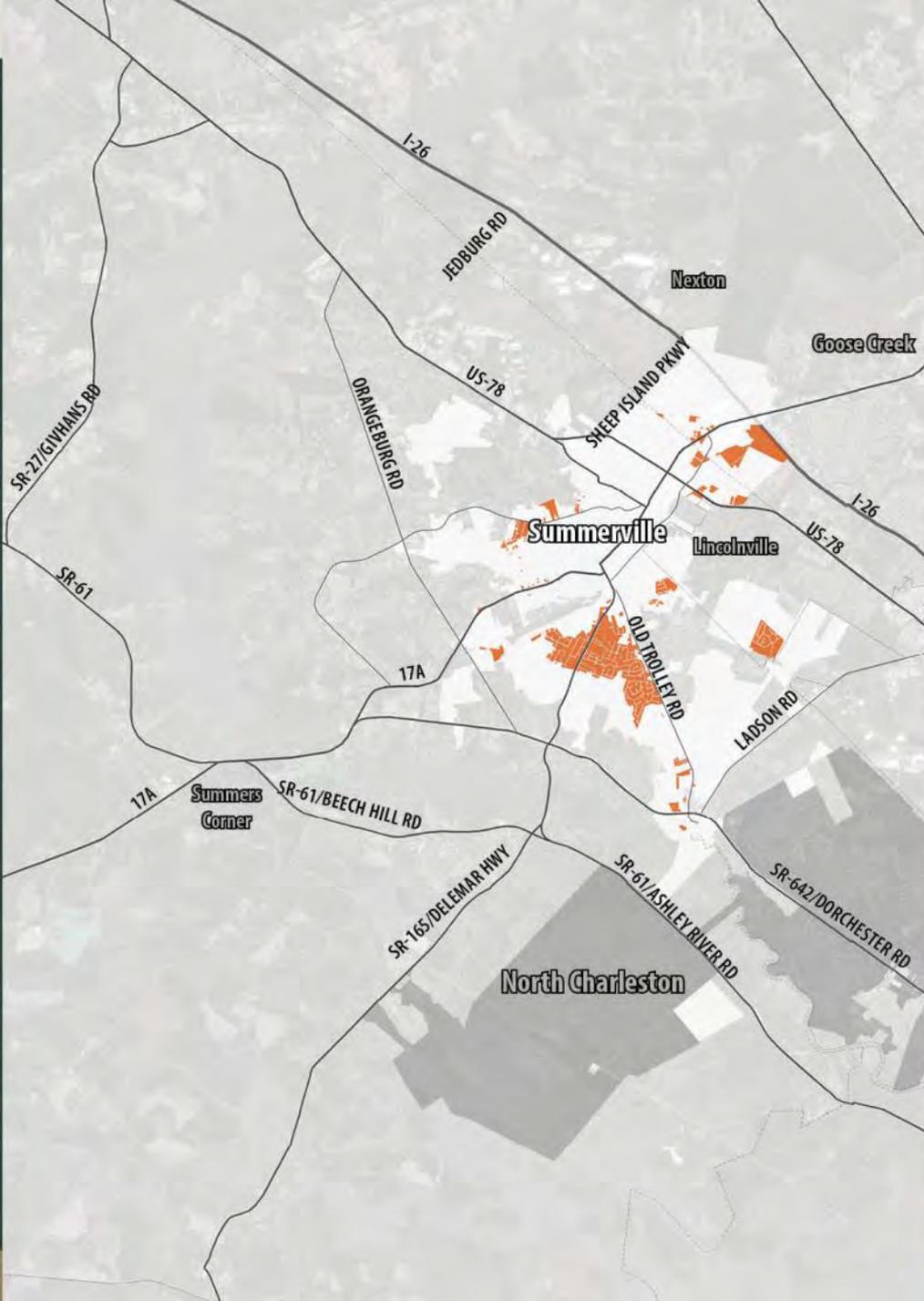


10 in 5 – Top Ten Things to do in 5 Years

1. Elevate the Design Standards
2. Organize in Oakbrook
3. Improve the pedestrian and bike crossings on Dorchester Road
4. Reimagine the Square
5. Complete the Sawmill Branch Trail Loop
6. Connect Short Central to Little Main
7. Redefine the entrance to Summerville
8. Build Housing Downtown
9. Provide a Transit Option to Connect Town
10. Implement a Comprehensive Annexation Strategy

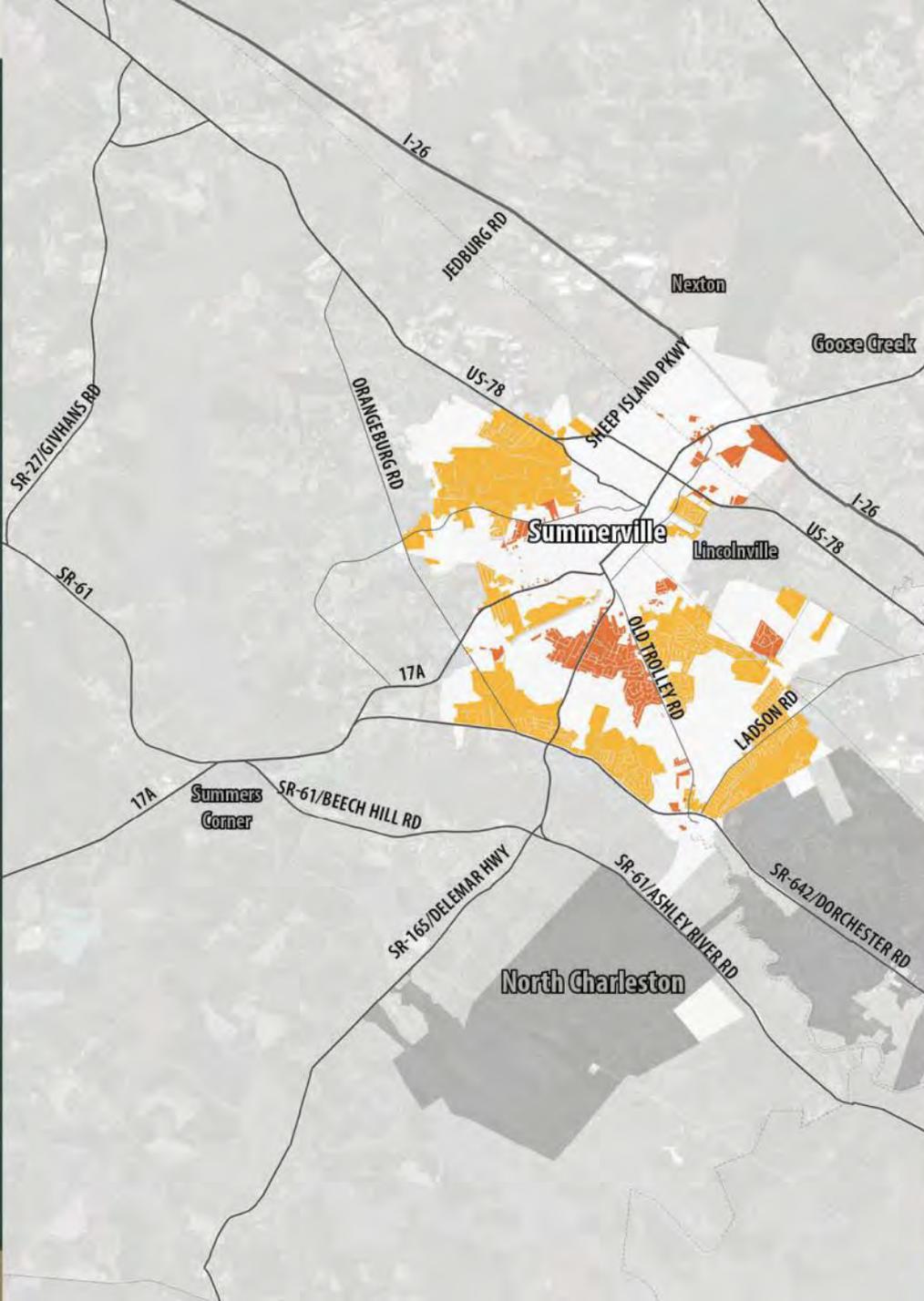
Annexation Priorities?

Filling in where Summerville is already surrounding parcel



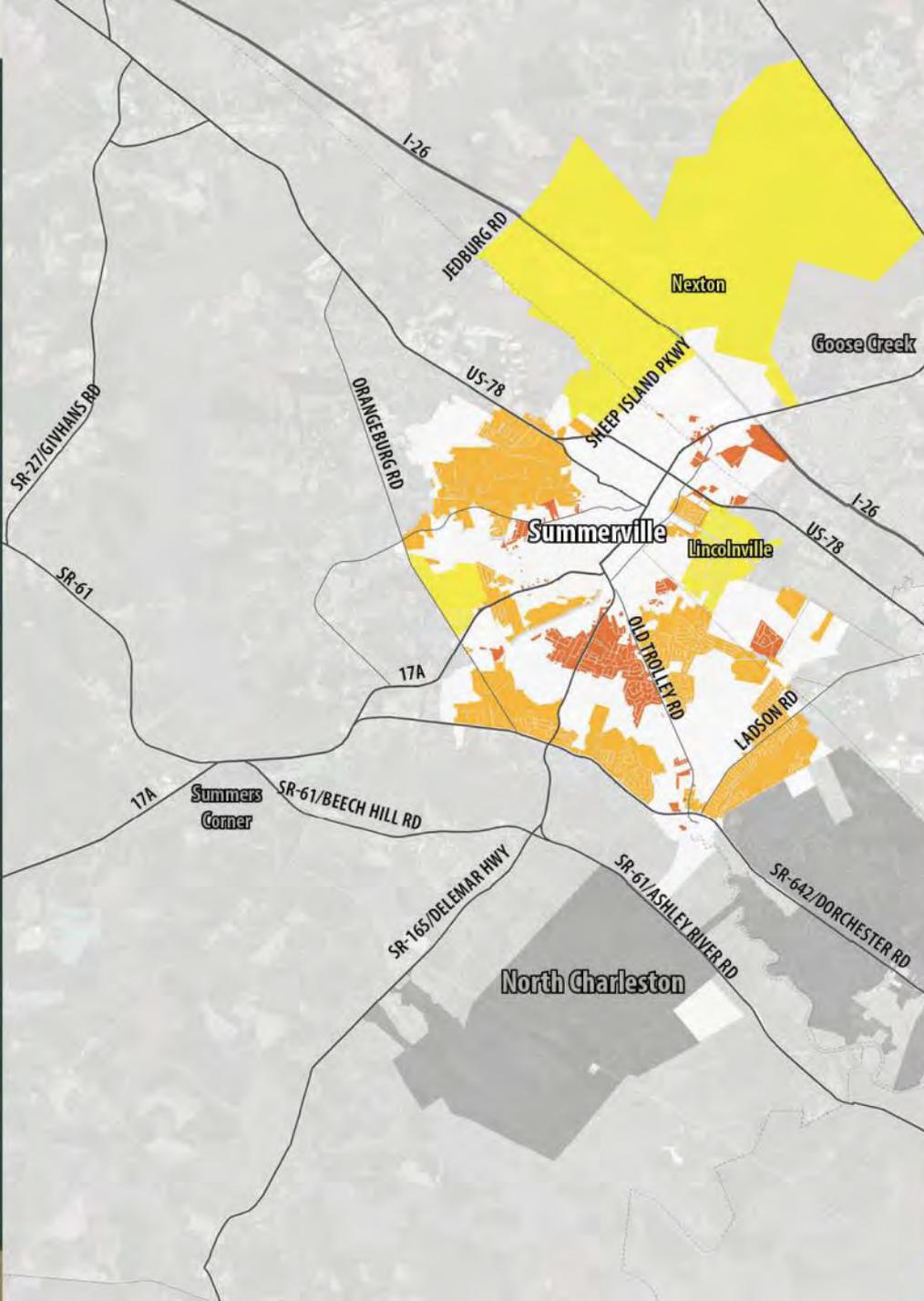
Annexation Priorities?

Filling in where Summerville is partially surrounding property



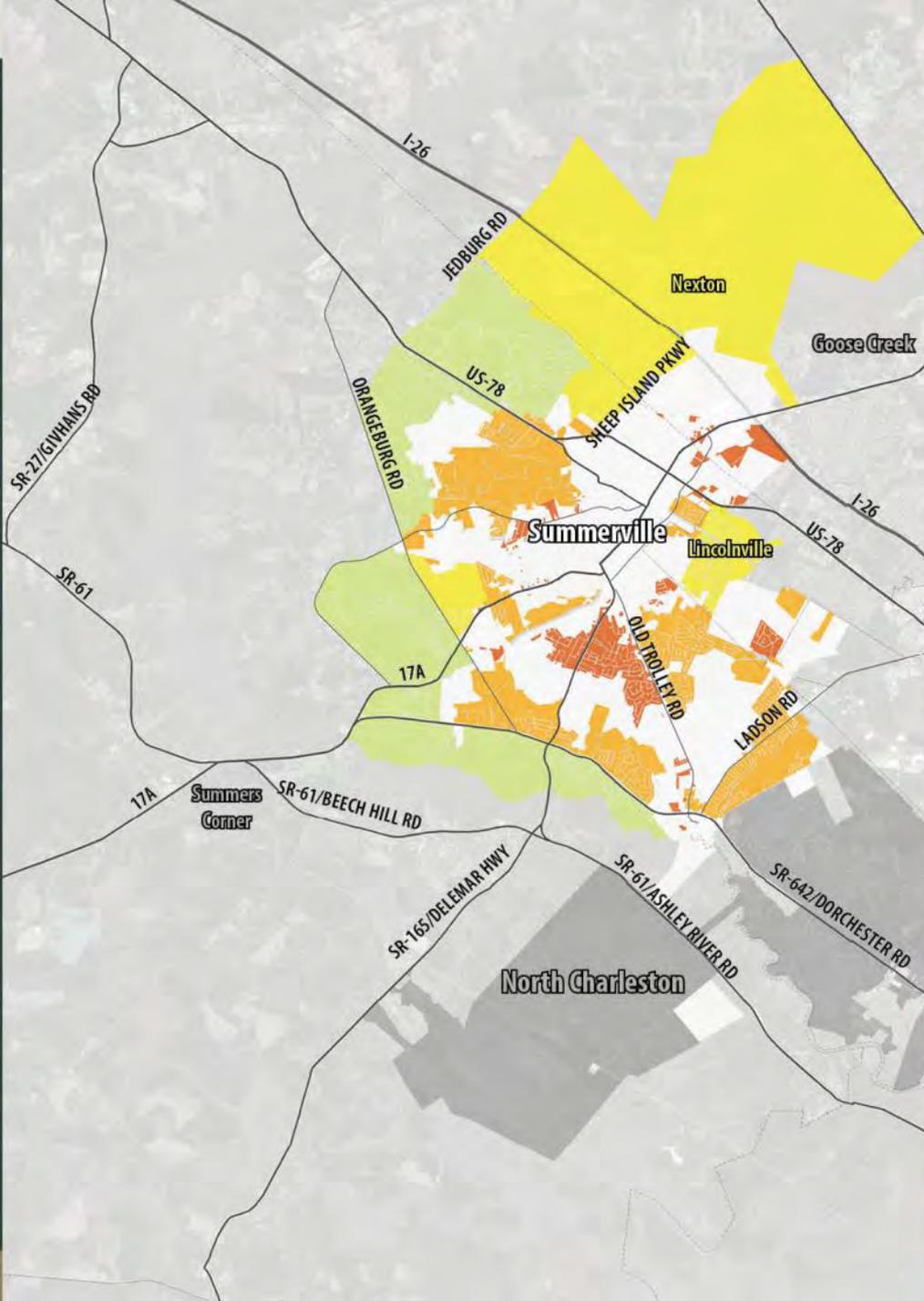
Annexation Priorities?

Filling in where Summerville is adjacent to the property and high growth areas



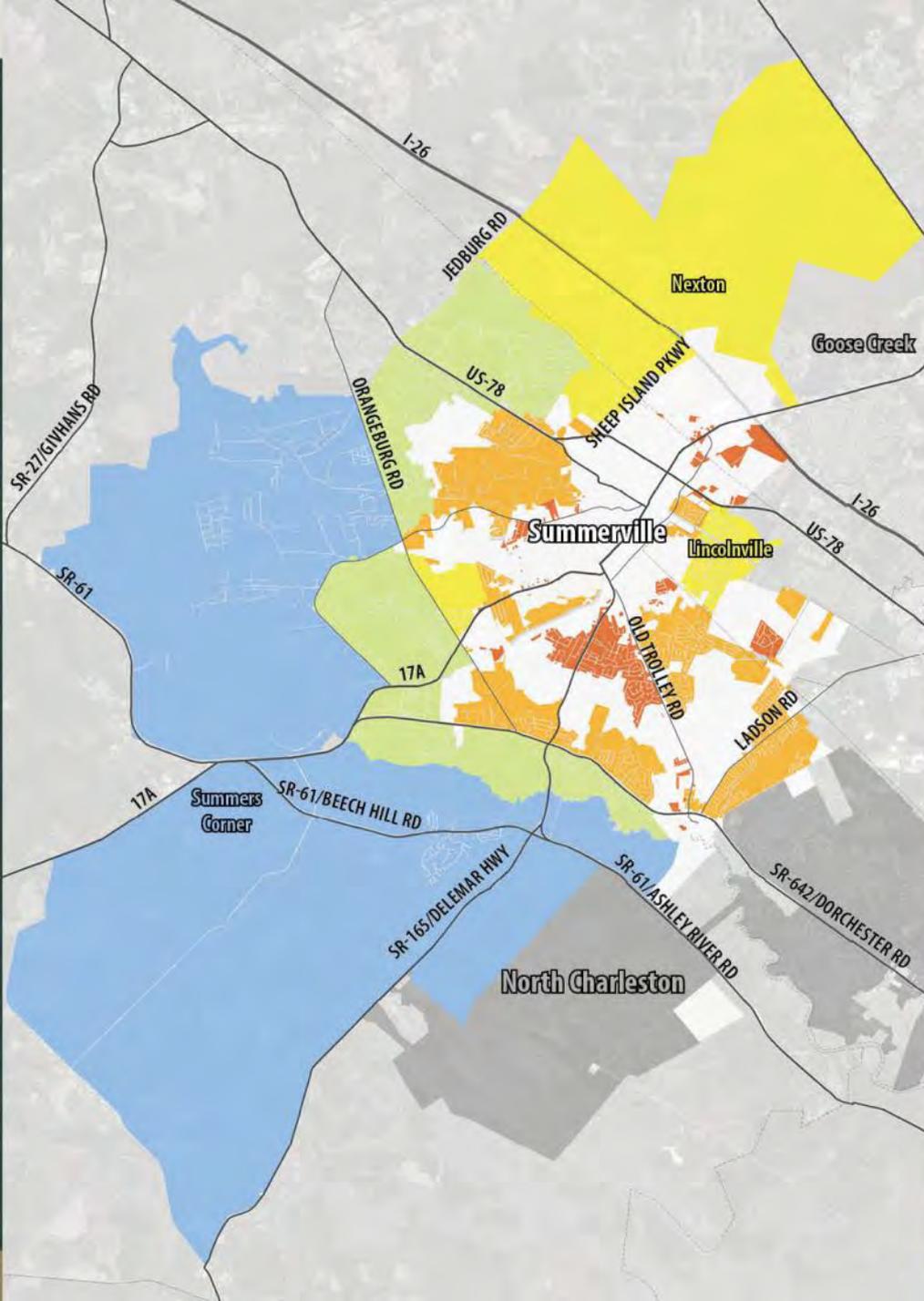
Annexation Priorities?

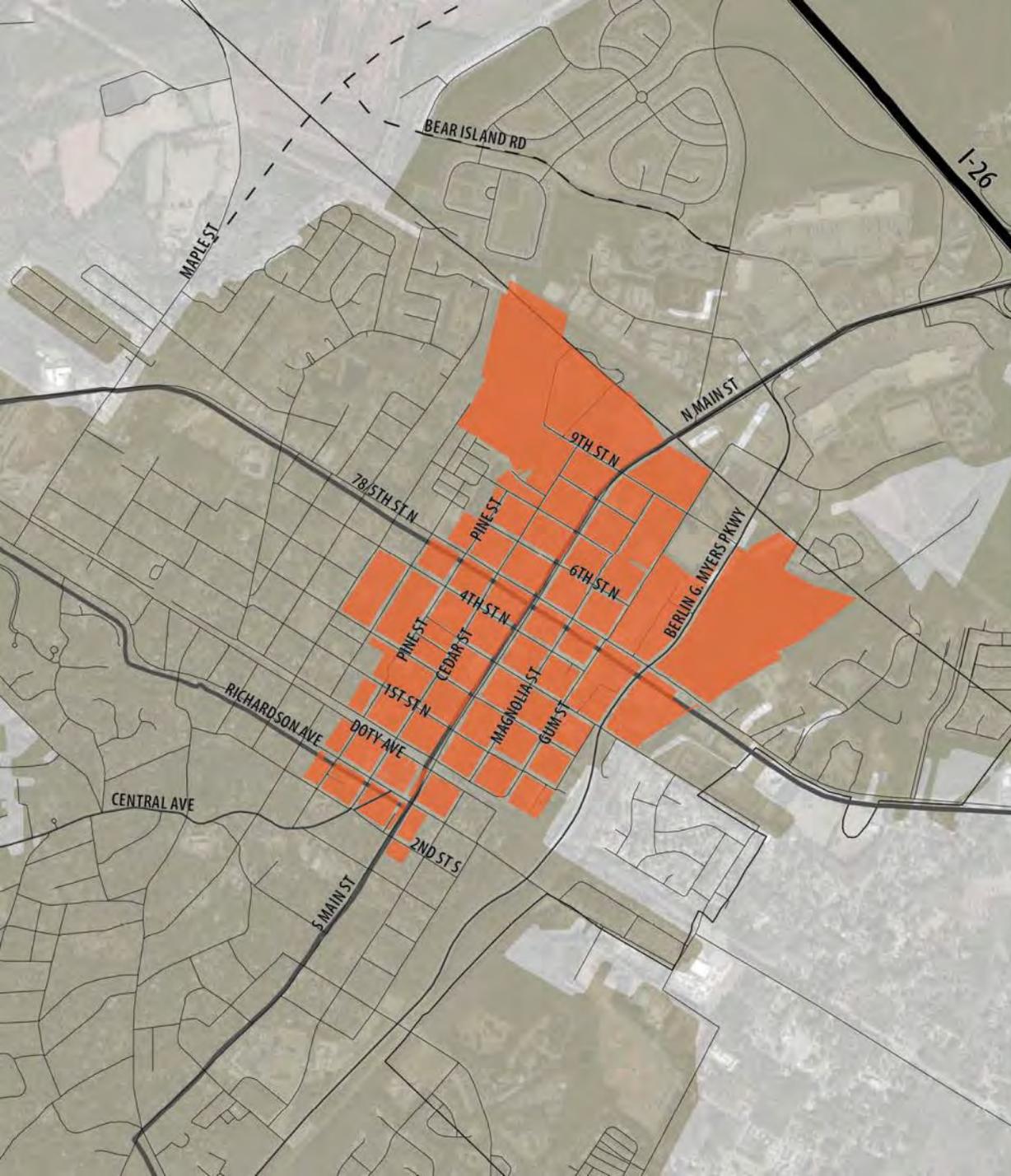
Filling in potential growth areas



Annexation Priorities?

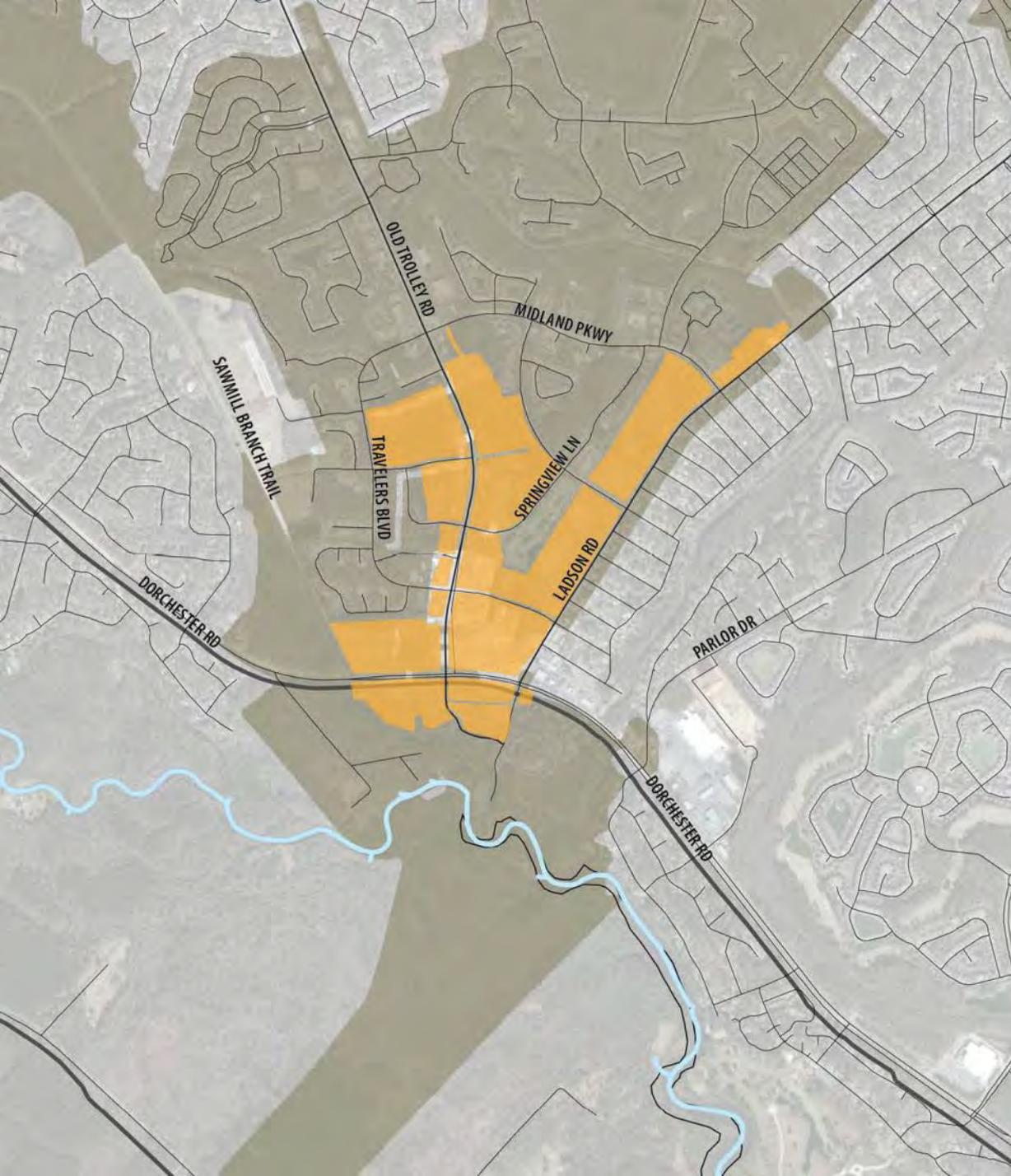
Filling in future growth areas



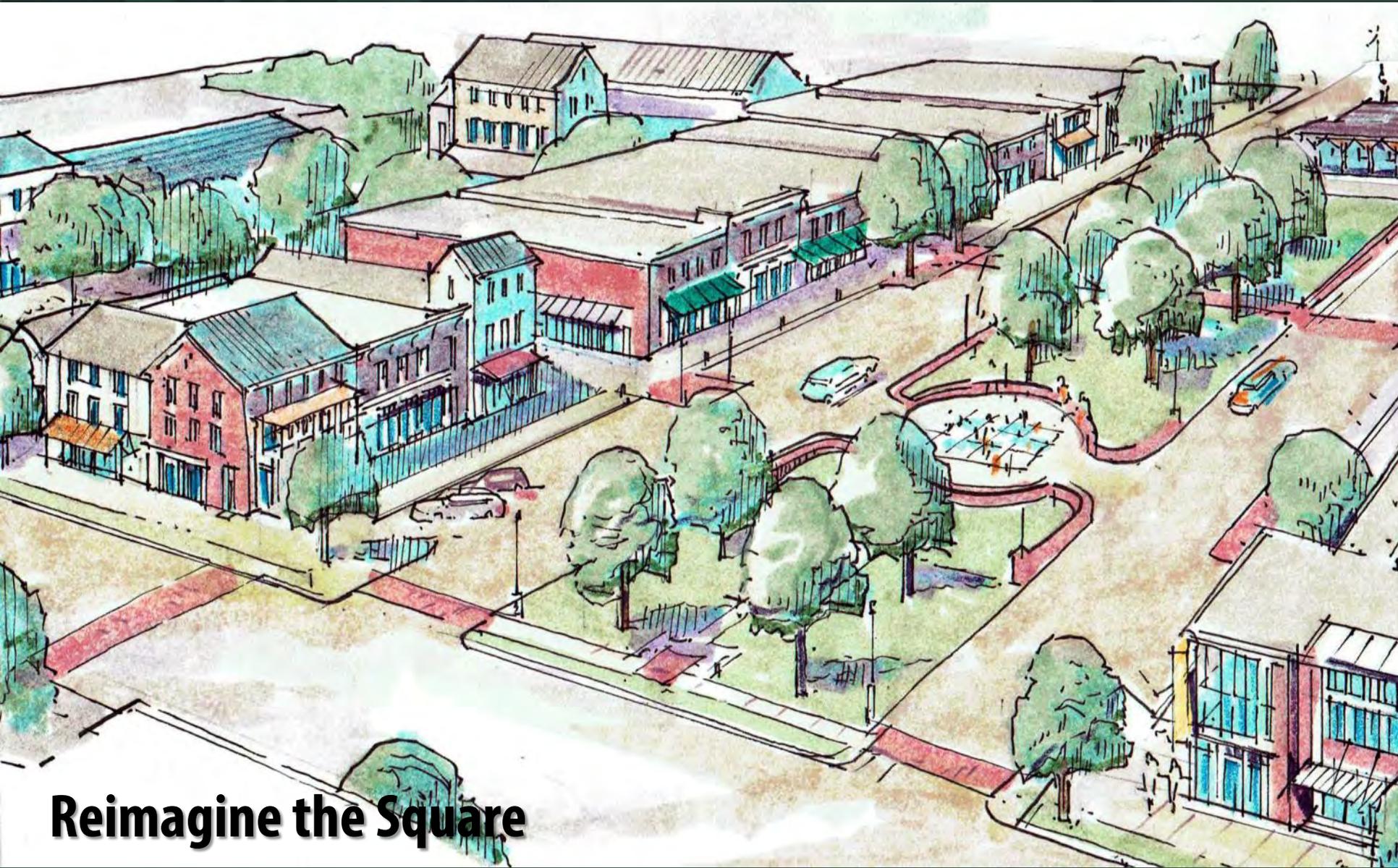


Downtown District

- TIF District?
- MID District?
- Civic Service Organizations?



- ## Oakbrook District
- MCIP – Multi-County Industrial Park?
 - Property Owners?
 - Civic Organizations?



Reimagine the Square

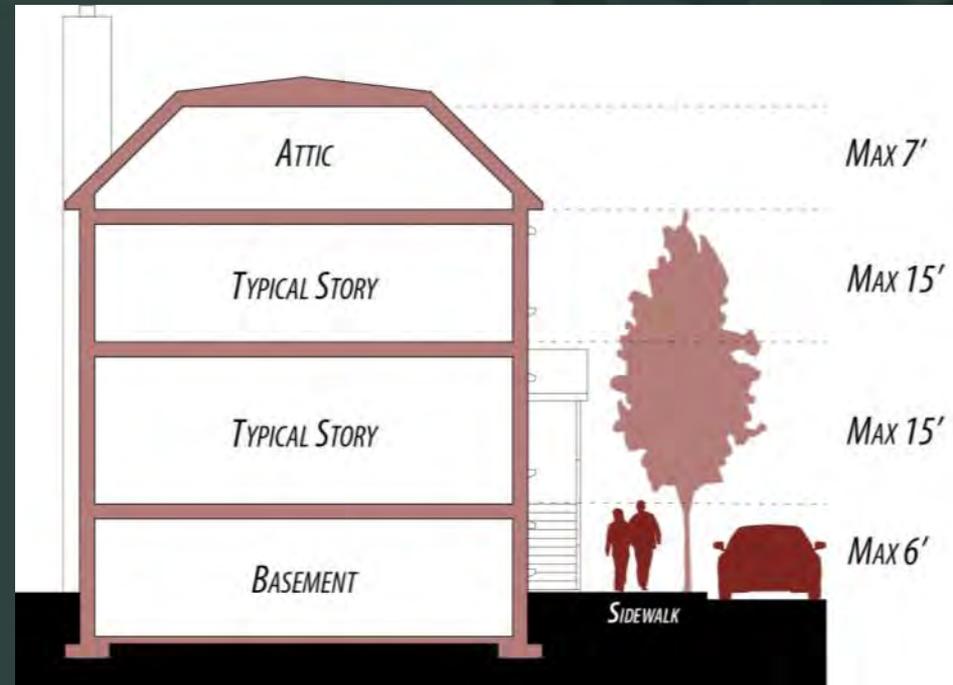
What you have now gives you this.....



Instead of this.....People first.....



Change the Code – Elevate Standards



Short Central Today



Short Central Connected to Main Street



