Commercial Node Plan
Devine Street/Jackson Blvd.

COLUMBIA, SC

LandDesign.

9.17.13

AGENDA

1 Introductions
2 Project Update
3 Concepts
4 Recommendations
5 Next Steps

1 Introductions

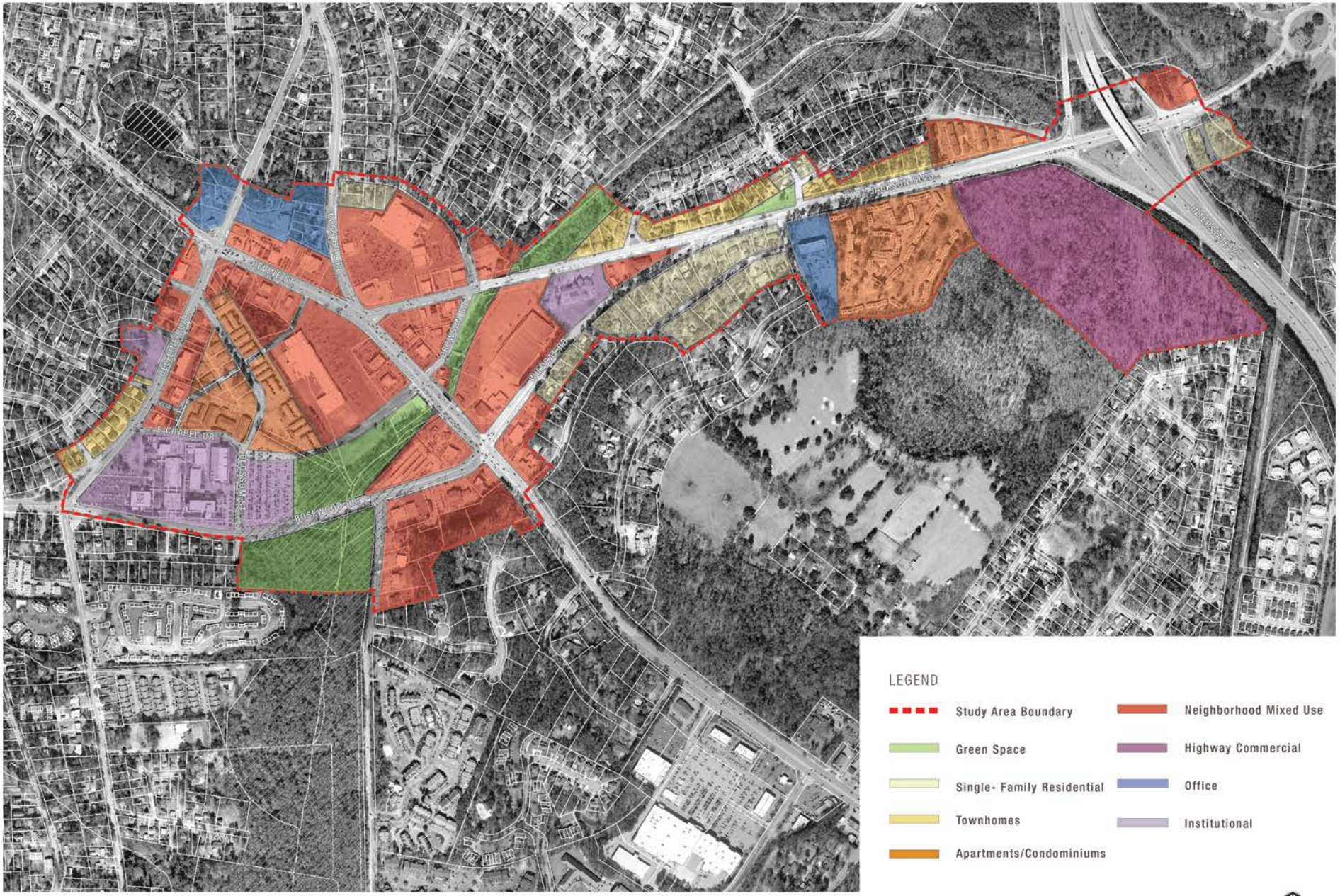
2 Project Update

Process | 5-Phase Process

01	PHASE 1	Project Initiation
02	PHASE 2	Existing Conditions Assessment
03	PHASE 3	Conceptual Plan
04	PHASE 4	Recommendations & Implementation Strategies
05	PHASE 5	Plan Report

Community Open House

3 Concepts & Recommendations



Land Use Diagram

Recommendations | Land Use

General:

- Modify Land Use Plan
- Ensure zoning reinforces uses and character envisioned
  - Consider form-based code/district
  - Allow/facilitate mixed-use development
- Annex parcels County jurisdiction
- Streamline entitlements process

Recommendations | Land Use

Nonresidential:

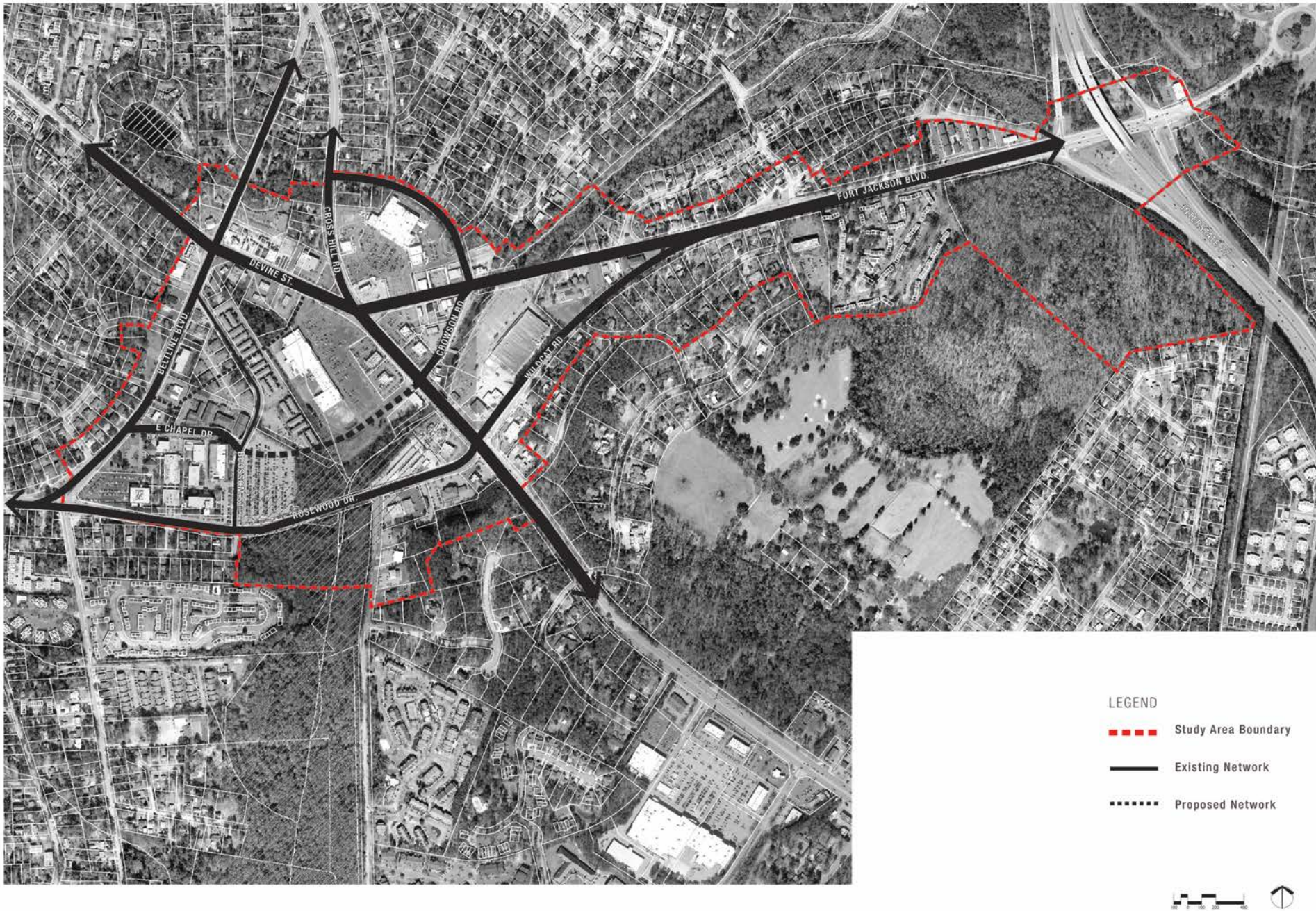
- Boost investor confidence with a municipal service district
- City participation in catalyst projects
  - Assemblage
  - Developer RFP
  - Support with site prep or infrastructure
- Attract investment with incentives
  - TIFs
  - Infrastructure grants
  - Bonds – GO and Revenue
  - Low Interest Loans

Recommendations | Land Use

Residential:

- Expand range of housing types (choices)
  - Townhouses
  - Redevelop multifamily – new product
  - Units above commercial
- Encourage more residential – density bonuses

BLOSSOM ST.
BELTLINE BLVD.
E CHAPEL DR.
CREATE A STREET CONNECTION TO BETTER INTEGRATE RESIDENTS WITH RETAIL OPPORTUNITIES.
OPPORTUNITY TO UTILIZE 'BACK OF HOUSE' SPACE FOR CONNECTION TO RETAIL ALONG DRIVING STREET.
UTILIZE FLOODPLAIN TO CREATE WETLANDS / HABITAT PARK TO SLOW & TREAT RUNOFF PRIOR TO ENTERING CREEK.
TRAIL CONNECTION TO GRAS CREEK.
ADDITIONAL WETLANDS TECHNICAL COLLEGE BUILDINGS FOCUSED ON GREEN SPACE & TRAIL.
OPPORTUNITY FOR FUTURE STRUCTURED PARK TO SERVE CAMPUS NEEDS
GREEN BUFFER ALONG CHAPEL DRIVE WITH CONNECTION TO TRAIL & WETLAND SYSTEM.
NEW STREET CONNECTIONS WOULD HELP CONNECT RESIDENTS TO RETAIL OPPORTUNITIES ON CROSS HILL
• RESIDENTIAL ALONG THE GREENWAY.
· CREATE A UNIQUE RESIDENTIAL NEIGHBORHOOD CONNECTED TO CAMPUS LIFE, RETAIL & ENTERTAINMENT OPPORTUNITIES & RECREATION ALONG THE GREENWAY.



Road Network Diagram

Recommendations | Transportation

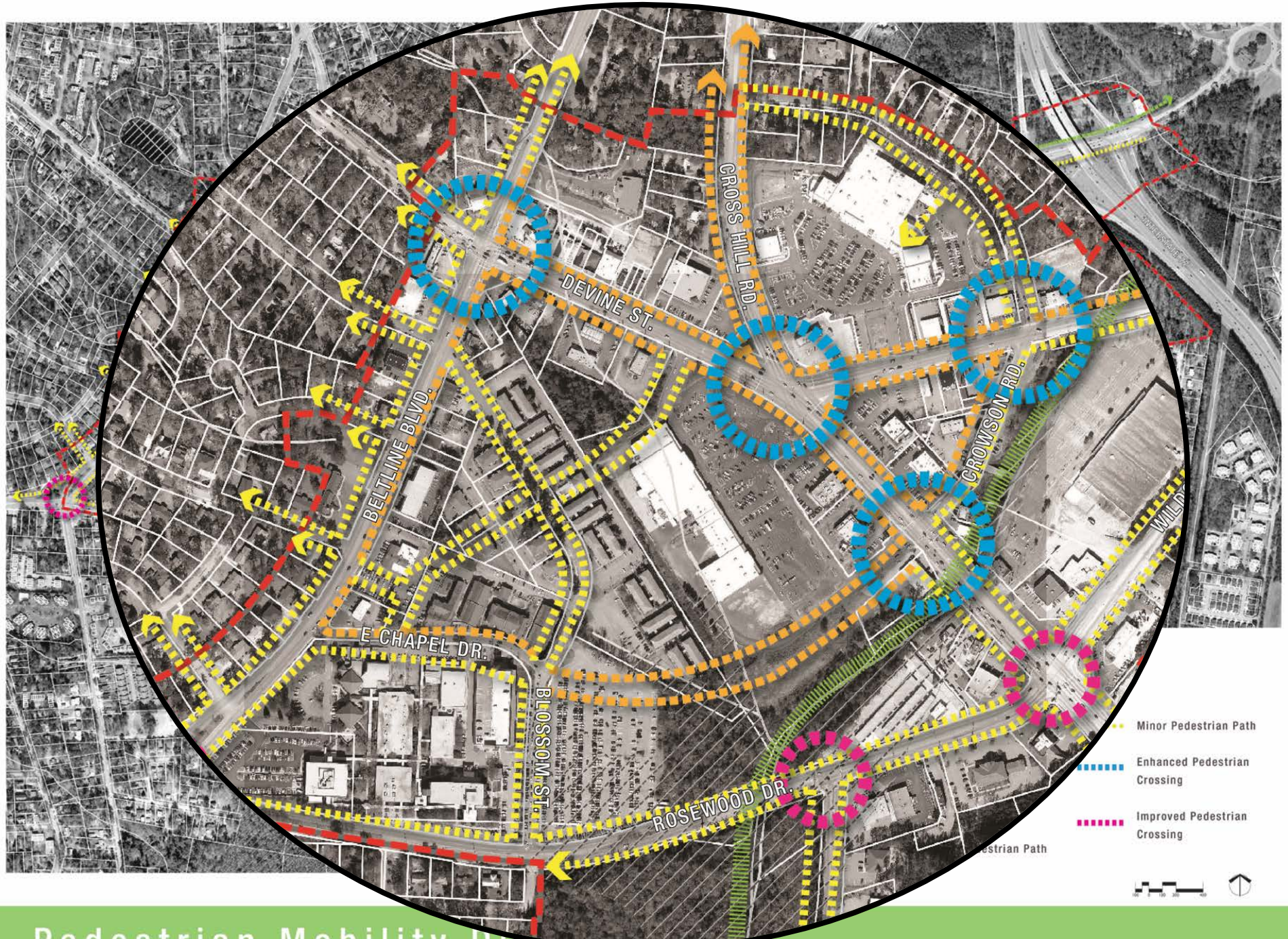
Roadways:

- New street connections
- Road diets
- Medians
- Bump-outs
- Intersections
  - Roundabouts
  - Signalization
- Signage

Recommendations | Transportation

Bicycles:

- Bicycle facilities plan
- Improvements per plan
  - Sharrows
  - Bike lanes
  - Bike boulevards
- Signage
- Bike parking



Pedestrian Mobility Diagram

Recommendations | Transportation

Pedestrians:

- Encourage connections (with development/ redevelopment) to adjacent
- Crosswalks
  - Well-marked, with lighting, signs
  - Refuge islands
  - Bump-outs
  - Signals

FedEx

Recommendations | Transportation

Transit:

- Transit study
  - Inventory
  - Service
- Connections
- Shelters

Recommendations | Transportation

Parking:

- Parking Study
  - Inventory supply
  - Mitigation, on as-needed basis
- Reduction on requirements
- On-street
- Shared parking (with agreements and cross-access easements)
- Safe ped circulation

DEVINE ST.
FORT JACKSON BLVD.
CROWSON RD.
BLOSSOM ST.
BELTLINE BLVD.
E CHAPEL DR.
DEVINE ST.
WILDCAT RD.
ROSEWOOD DR.

Recommendations | Urban Design & Placemaking

Design standards (codify)

- Buildings on street
- Compact, mixed-use
- Pedestrian friendly
- Outdoor seating and dining areas
- Connectivity
- Public spaces – parks, plazas, greenways
- Building scaled for surroundings
- Architecture – façade articulation (4 sides)
- Flexibility in street furnishings, displays, plantings

Recommendations | Urban Design & Placemaking

Gateway
- Devine and Beltline

Visual quality
- Streetscape
  - Streetscape plan
- Architecture
  - Façade grants

Enhance character
- Public art
  - Bus shelters

A NEW CORNER BUILDING PROVIDES A GATEWAY INTO THE DISTRICT

UTILIZE A SHARED PARKING CONCEPT FOR EXISTING RETAIL USES TUCKED BEHIND BUILDINGS

NHANCE PEDESTRIAN CROSSWALKS

TO CREATE A MORE PEDESTRIAN SAFE ENVIRONMENT, EXTEND SIDEWALK WITH PARALLEL IN-STREET PARKING.

NCE CORNER LANDSCAPE
GATEWAY

NEW BUILDINGS SHOULD BE DESIGNED IN A MANNER TO FRONT THE STREET WITH ACTIVE STOREFRONTS; ENTRANCES OFF THE STREET; PARKING BEHIND

FOR CORNER
I - COULD INCLUDE
S FOR LANDSCAPE,
NG AND PUBLIC ART

THE GATEWAY AT DEVINE AND BELTLINE

- CREATE A GATEWAY CORNER ENHANCED BY INFILL DEVELOPMENT AND STREETSCAPING THAT PROMOTES

CAROLINA
TAX
SERVICE

Recommendations | Urban Design & Placemaking

"24/7" environment

- Programs, events
  - Outdoor entertainment
- Vendor carts
- Pop-up retail

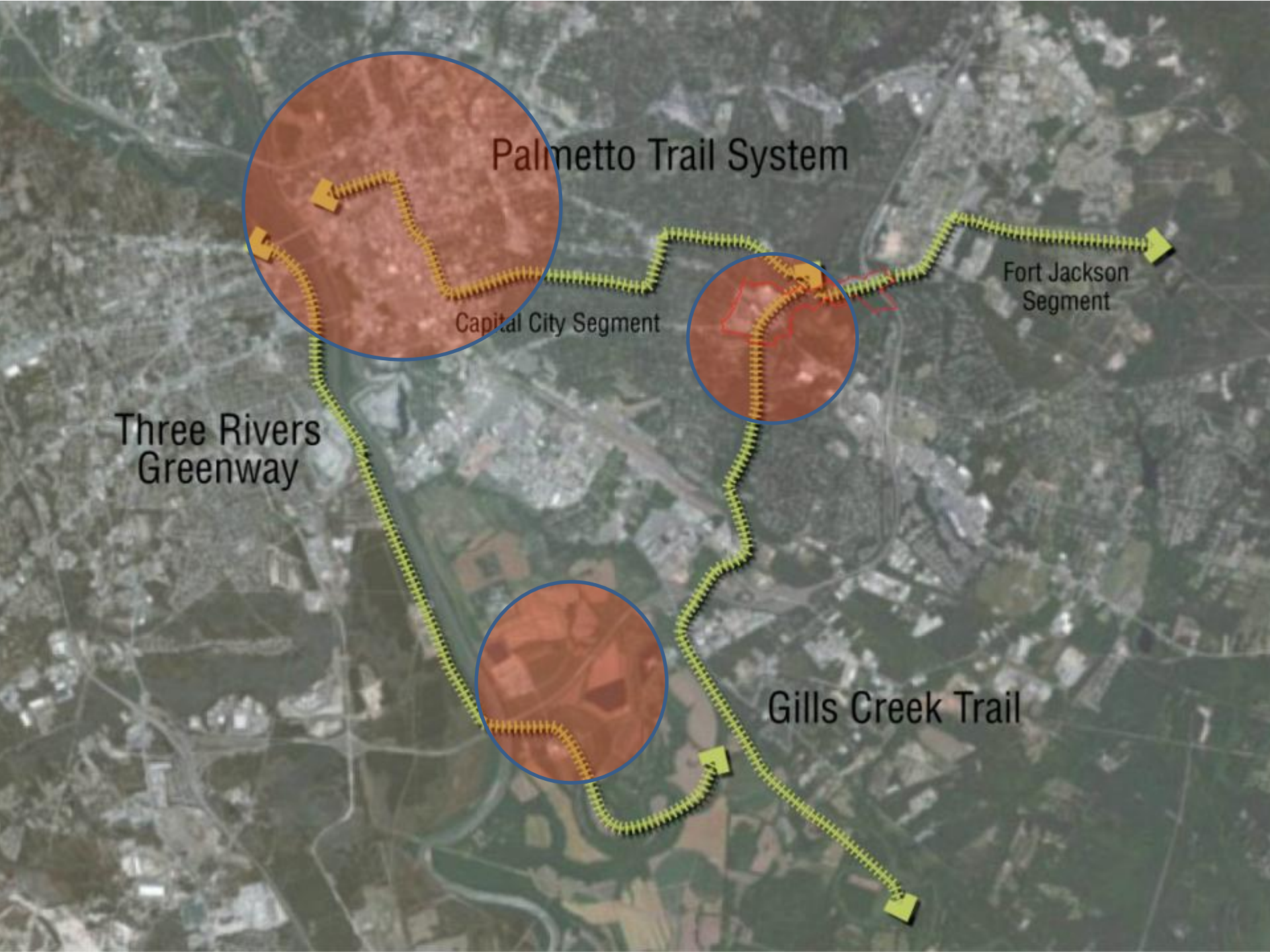
MTC campus

- integrated, seamless connection

PURA VIDA
OPEN

BRISKET
BOMBER
86

THE EVENING
MUSE
Open
GIRL POWER
FESTIVAL
THE LOCAL
TRAUMATIC
CHASING
PEDESTRIANS
LO ULTIMO
JOIE

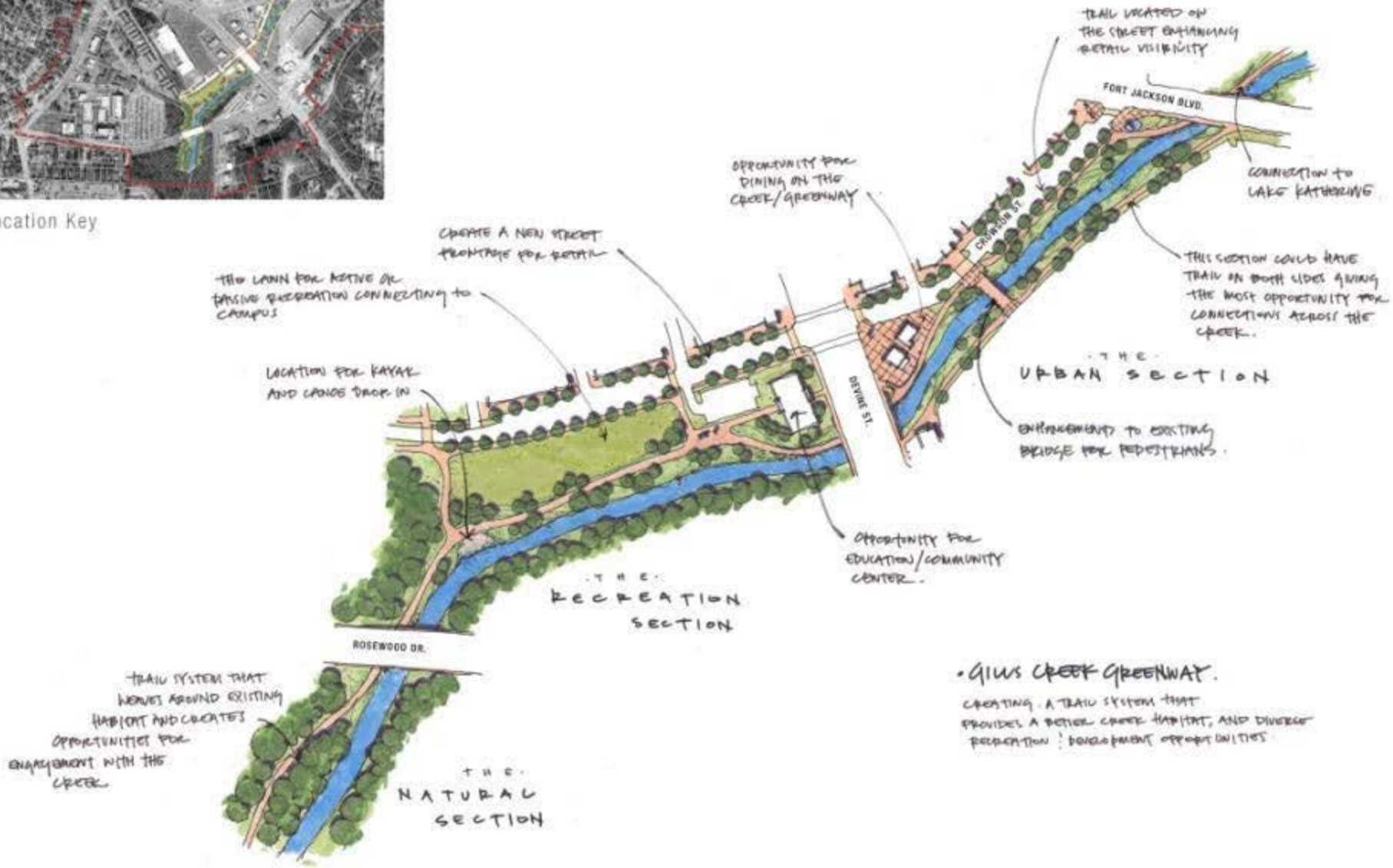

Palmetto Trail System
Capital City Segment
Fort Jackson
Segment
Three Rivers
Greenway
Gills Creek Trail

Recommendations | Urban Design & Placemaking

Gills Creek:

- Opportunity – system of greenways/ blueways
  - Greenway master plan
  - Marketing – Node as destination

Location Key



Gills Creek Greenway

Recommendations | Urban Design & Placemaking

Gills Creek:

- Community amenity and economic development asset
  - Attract additional investment

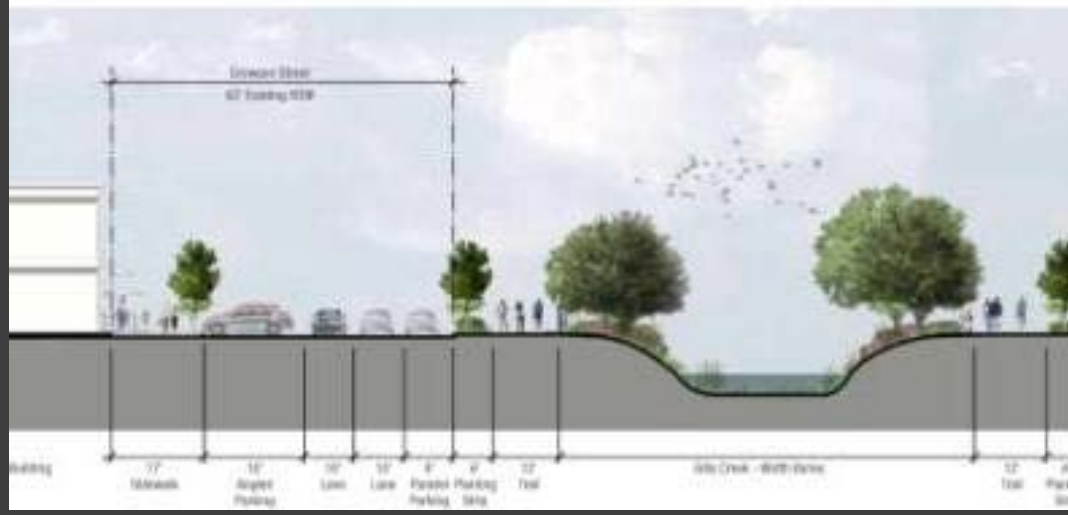
Recommendations | Urban Design & Placemaking

Gills Creek:

- Positive edge conditions
  - Adjacent property owners
    - Commercial - Infill/redevelopment: retail and restaurants fronting
    - MTC – Coordination for frontage design and access to activate greenway/campus
    - All – Access:
      - Parking
      - Sidewalk connections
      - Publicly accessible areas in private development

GRAB
BUDS

PHILIP E. INN EVERY



FORT JACKSON BLVD.
CROWSON RD.
DEVINE ST.
WILDCAT RD.
THE GREENWAY AT CROWSO
- CREATING AN AMENITY FOR ECONOMI
DEVELOPMENT & RECREATION OPPORTU

FedEx

CREATE CORNER NODE/ARCHITECTURAL ELEMENT FOR NEW REDEVELOPMENT
POTENTIAL TO TIGHTEN UP EXISTING STREETSCAPE TO CREATE A MORE PED FRIENDLY CROSSING.
ON-STREET PARKING FOR RETAIL/RESTAURANTS.
ROSEWOOD DR.

Recommendations | Urban Design & Placemaking

Gills Creek:

- Environmental benefits
  - Restoration
    - Support GCWA efforts
  - Environmental education, stewardship
    - Educational programs
      - Signs
      - Interactive displays

Wapato
Oak Savanna

COMMON CARP
YELLOW PERCH
Welcome to

Recommendations | Urban Design & Placemaking

Gills Creek:

- Recreational activities
  - Continuous greenway trail
    - Agency coordination
  - Promote “blueway”
    - Put-in/take-out points for kayaks, canoes
  - Public park space

5 Next Steps

Preparation of Draft Plan Report

Presentations to Planning Commission & City Council

NEXT STEPS

Recommendations | Stormwater

- Consider alternative means of compliance with stream buffer requirements in the urban sections of the Gills Creek Greenway.