



TRENHOLM ACRES/NEWCASTLE MASTER PLAN

Richland County, South Carolina





TRENHOLM ACRES/NEWCASTLE MASTER PLAN

Prepared for:
**Richland County
Neighborhood Improvement Program**



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October 2009



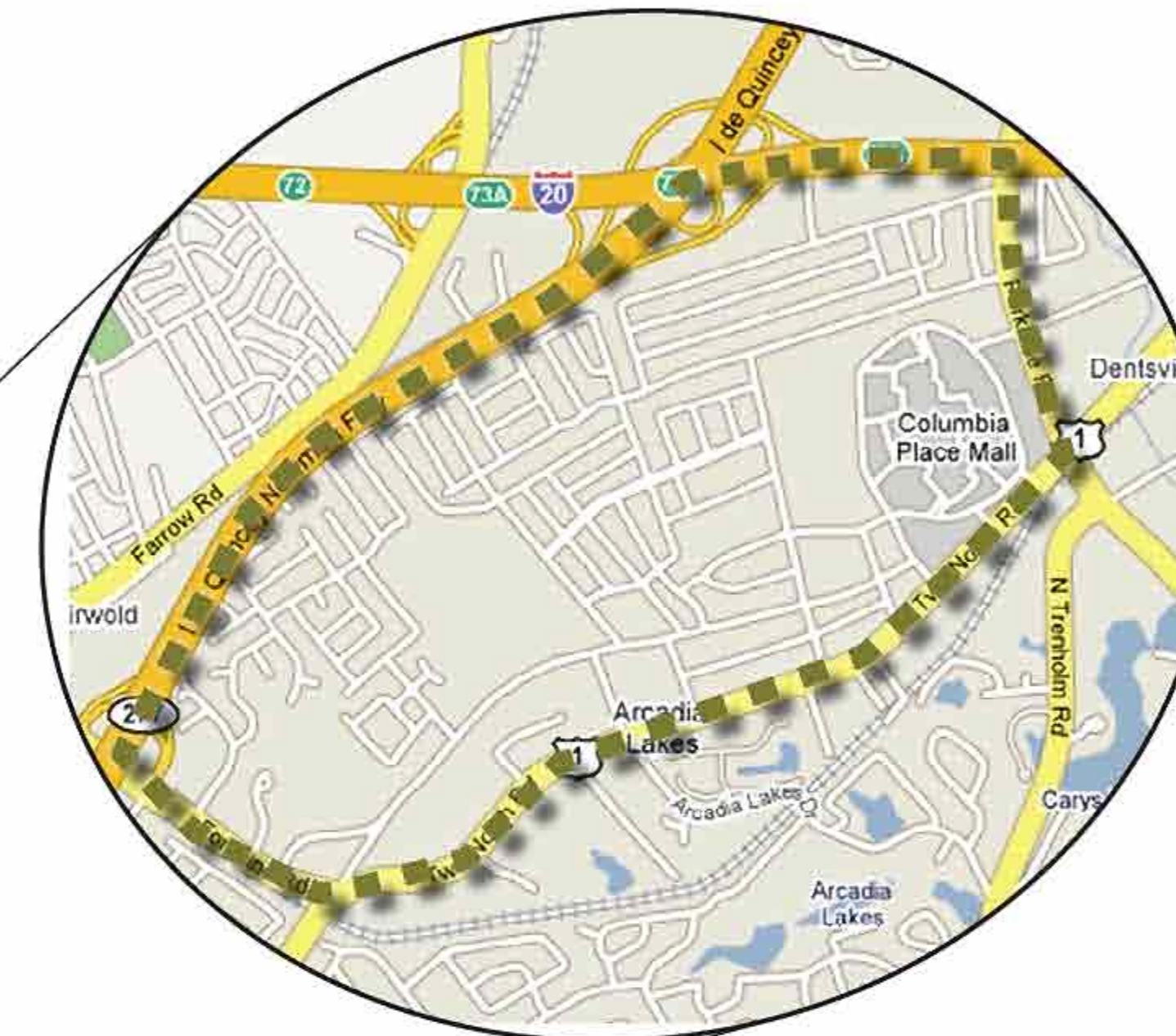
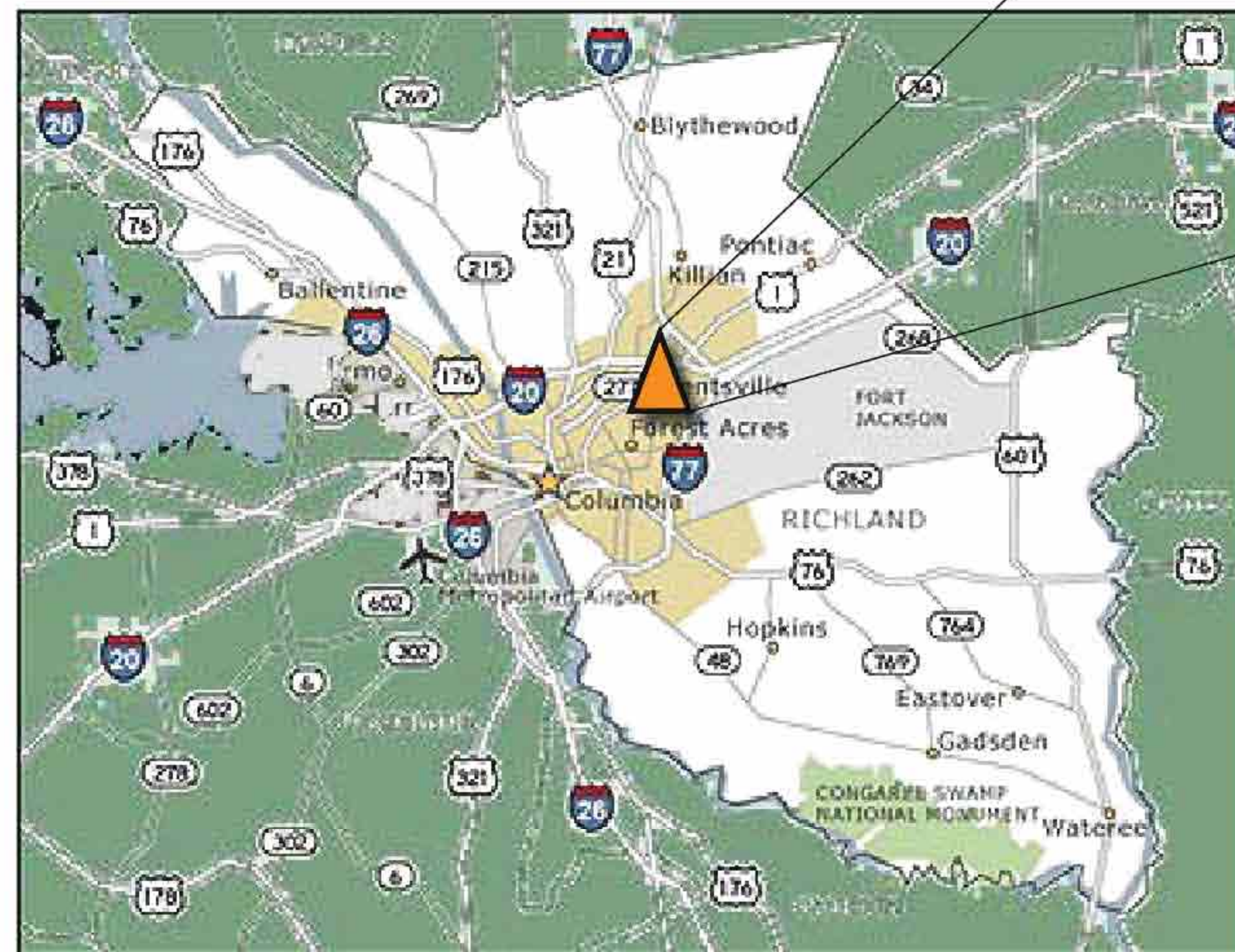
TABLE OF CONTENTS

TABLE OF CONTENTS	3
EXECUTIVE SUMMARY	4
OVERVIEW.....	5
PLANNING & DESIGN PROCESS.....	6
VISION & COMMUNITY GOALS.....	7
COMMUNITY ANALYSIS	8
EXISTING CONDITIONS.....	9
CONTEXT OF CHANGE.....	10
SITE ANALYSIS.....	11
SWOT ANALYSIS.....	20
COMMUNITY PREFERENCE SURVEY RESULTS.....	21
DESIGN CHARRETTE RESULTS.....	31
MASTER PLAN	37
DESIGN PROCESS.....	38
PROPOSED LAND USE PLAN.....	39
PROPOSED CIRCULATION.....	40
CATALYST PROJECTS.....	41
STREETSCAPES.....	47
ACTION PLAN	53
IMPLEMENTATION PLAN.....	54
APPENDICES	58



EXECUTIVE SUMMARY

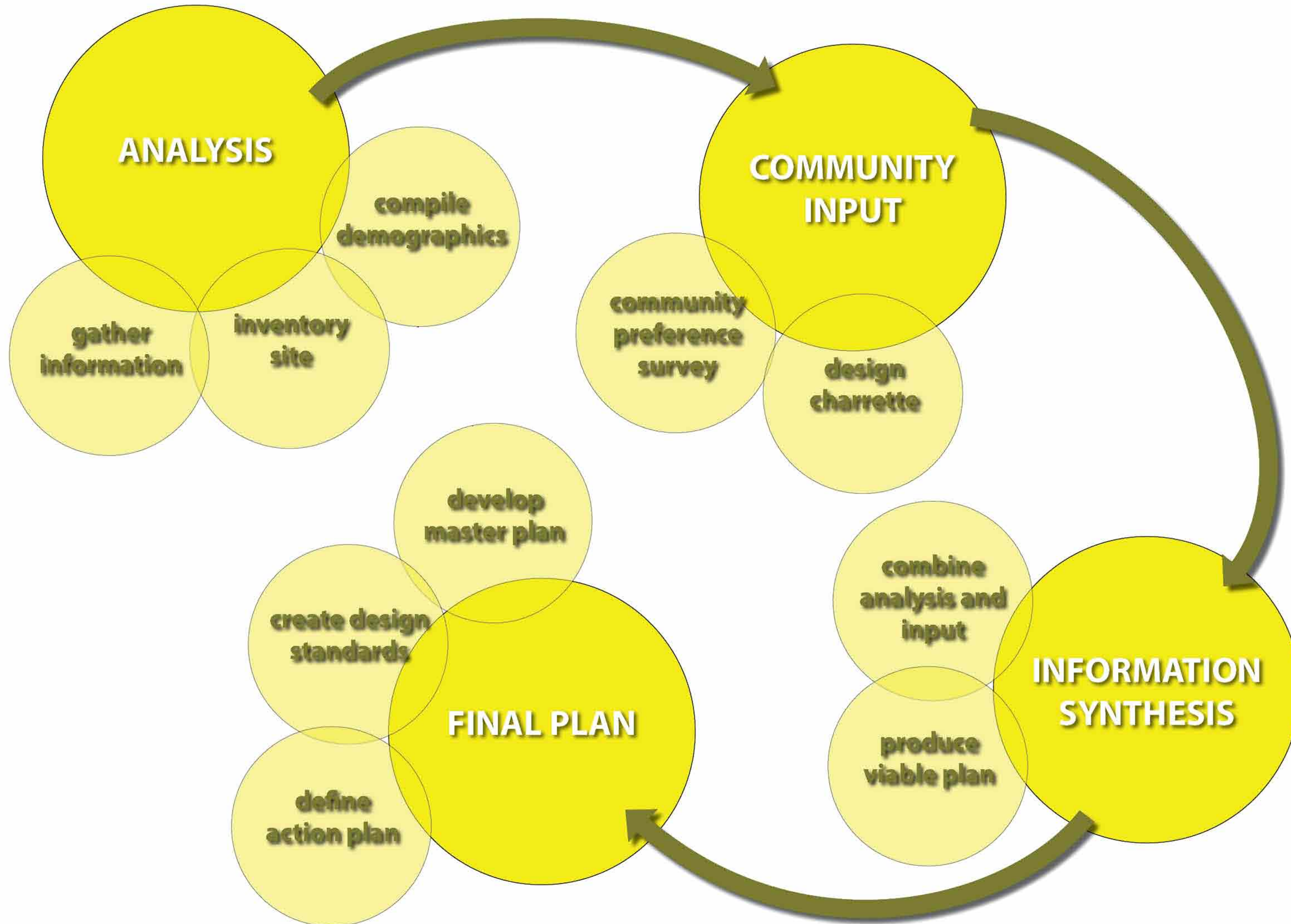




The Trenholm Acres/Newcastle Community is an approximately 1,050 acre neighborhood located in Richland County about 9 miles northeast of downtown Columbia.

The neighborhood is just southeast of Hwy. 277 and just south of Interstate 20 and is bound by Two Notch Road to the south and Parklane Road to the east and Fontaine Road to the west.

Trenholm Acres/Newcastle is located about 6 miles from Fort Jackson, a little over 5 miles from Sesquicentennial State Park, and about 18 miles from Lake Murray.



VISION : *Recreate the community of Trenholm Acres/Newcastle and direct the future development to allow for a green, sustainable area.*

Goals:

- 1** - Reinvent the image of Trenholm Acres/Newcastle community
- 2** - Preservation of existing single-family neighborhoods
- 3** - Develop local retail services and limit industrial zone expansion
- 4** - Create a walkable community with viable pedestrian and bike trails
- 5** - Increase community recreational facilities
- 6** - Preserve existing wetlands and create a community open space network
- 7** - Increase sustainable community educational services

COMMUNITY ANALYSIS

The Community Analysis section consists of 6 elements: Existing Conditions; Context of Change; Site Analysis; Strengths, Weaknesses, Opportunities and Threats Analysis; Community Preference Survey Results; and Community Design Charrette Results. The purpose of the analysis, surveys and charrettes is to develop as full an understanding as possible of the natural and cultural environment affecting the Trenholm Acres/Newcastle community and of the needs of the community. By developing this understanding we can know the steps needed to promote the preservation and enhancement of the community to benefit the residents.

EXISTING CONDITIONS

The Trenholm Acres/Newcastle Community is located in Richland County, South Carolina, northeast of downtown Columbia. The study area encompasses approximately 1,050 acres and consists of four major existing neighborhoods: Newcastle, Newcastle West, Oakside Terrace, and Trenholm Acres. The area is surrounded by Interstate 20 to the north, Highway 277 to the west, Two Notch Road to the south, Parklane Road to the east, and Fontaine Road to the southwest.

The predominate land uses include general commercial; low and medium density single family; and light industrial. The majority of the commercial is located along Two Notch Road and Parklane Road. These two commercial corridors are comprised of a mixture of both good and poor condition ranging from upscale shopping (Columbia Mall) and high-end auto dealerships (BMW, Volvo, Porsche) to abandoned buildings and lower scale services (check cashing and payday/title loan businesses).

Similarly, the residential areas range from good to poor condition with well-kept low and medium density single-family neighborhoods to unsafe low to medium density neighborhoods and trailer parks.

The industrial areas are located in the middle of several single family neighborhoods without any buffers separating the two uses.

Many of the major streets are in varying degrees of disrepair as are many of the neighborhood roads. There are some sidewalks in the area, but the overall site is lacking a pedestrian friendly road network.

The study area does not have a true recreational center and no parks. There are a few parks outside the study area, but they are not easily accessible by foot or bike.

There are many areas where illegal dumping takes place. The I-20 overpass on Parklane Road is also an issue because of the number of homeless people living underneath the overpass which causes safety issues.

Although the Trenholm Acres/Newcastle area is facing many challenges, it has its unique features: nice creeks and ponds; a few mature neighborhood streetscapes; one of the first African-American owned funeral homes in Richland County, the first regional mall in Columbia, SC and residents that have been living in the neighborhood for at least twenty years.



CONTEXT OF CHANGE

Over the next 30 years, the Trenholm Acres/Newcastle Community will face population growth alongside maturing infrastructure, an aging population, and a host of other challenges and opportunities. Planning adequately for this growth requires the consideration of projected population, household trends, and transportation concerns.

Population Trends

The total population in the Trenholm Acres/Newcastle Community decreased by 10.1% during the ten-year period from 1990 to 2000. As a result there are vacant lots and homes. Population is projected to increase very modestly over the next ten-year period (chart to the right) and census projections show an increase of up to 17.9% in 2035 in the area.

Year	Population	% of Change
1990	4,138	-
2000	3,722	-10.1
2006*	3,722	-
2011**	3,738	0.4

Year	Age over 45	% of Population	% of Change
1990	1,314	31.8	-
2000	1,462	39.2	11.3
2006*	1,622	43.6	10.9
2011**	1,743	46.6	7.5

Population growth has not, and will not in the future, occur equally among all age groups. The community is experiencing an increasingly older population. This major demographic shift will have a considerable impact on community needs and types of services required. (see chart to the left)

Household Trends

From 1990 to 2000, the average household income increased by 34%. The Per Capita income increased almost 50%. According to the 2011 population projection, this trend will continue.

Year	\$50K+ Income	% of Population	% of Change
1990	125	3.0	-
2000	443	11.9	254.4
2006*	526	14.1	18.7
2011**	592	15.8	12.5

Year	In Labor Force	% Employed	% of Change
1990	2,240	93.8	-
2000	1,958	92.9	-13.33
2006*	1,987	94.6	3.3
2011**	2,001	94.5	0.7

According to the 2000 Census, about 50.8% of the overall population work in manual skill jobs and 49.2% work in professional skill occupations. Unemployment in the study area is at 6.7% which is relatively low.

Community home ownership decreased during the ten-year period from 1990 to 2000. As a result those households renting a home have increased. The impact on the community will increase as the number of renters increases. Generally, once the rental percentage reaches 30-35% of the total housing stock, it makes it difficult for the community to increase home ownership as rental properties are not as well-maintained as occupant-owned properties and do not attract potential buyers.

Year	Home Ownership	% of Population	% of Change
1990	1,093	26.4	-
2000	1,050	28.2	-3.9
2006*	977	26.2	-7.0
2011**	942	25.2	-3.6

Year	4-yr + Degree	% of Population	% of Change
1990	254	6.1	-
2000	330	8.9	29.9
2006*	796	21.4	141.2
2011**	1,161	31.1	45.9

The education levels of the majority of local residents are from "Grade 9" to "Some College, No Degree". As the area changes through aging and redevelopment, more and more people will have better education. (see chart to the left)

Transportation Trends

The majority of households has vehicles for personal transportation. However, there are still 13% of households that do not own a vehicle based on the 2000 Census. Increasing those households' accessibility to surrounding areas for jobs and services becomes a critical issue. (see chart to the right)

Year	Personal Vehicle	% of Population	% of Change
1990	1,347	95.3	-
2000	1,231	88.2	-8.6
2006*	1,304	93.6	5.9
2011**	1,352	95.6	3.7

Conclusion

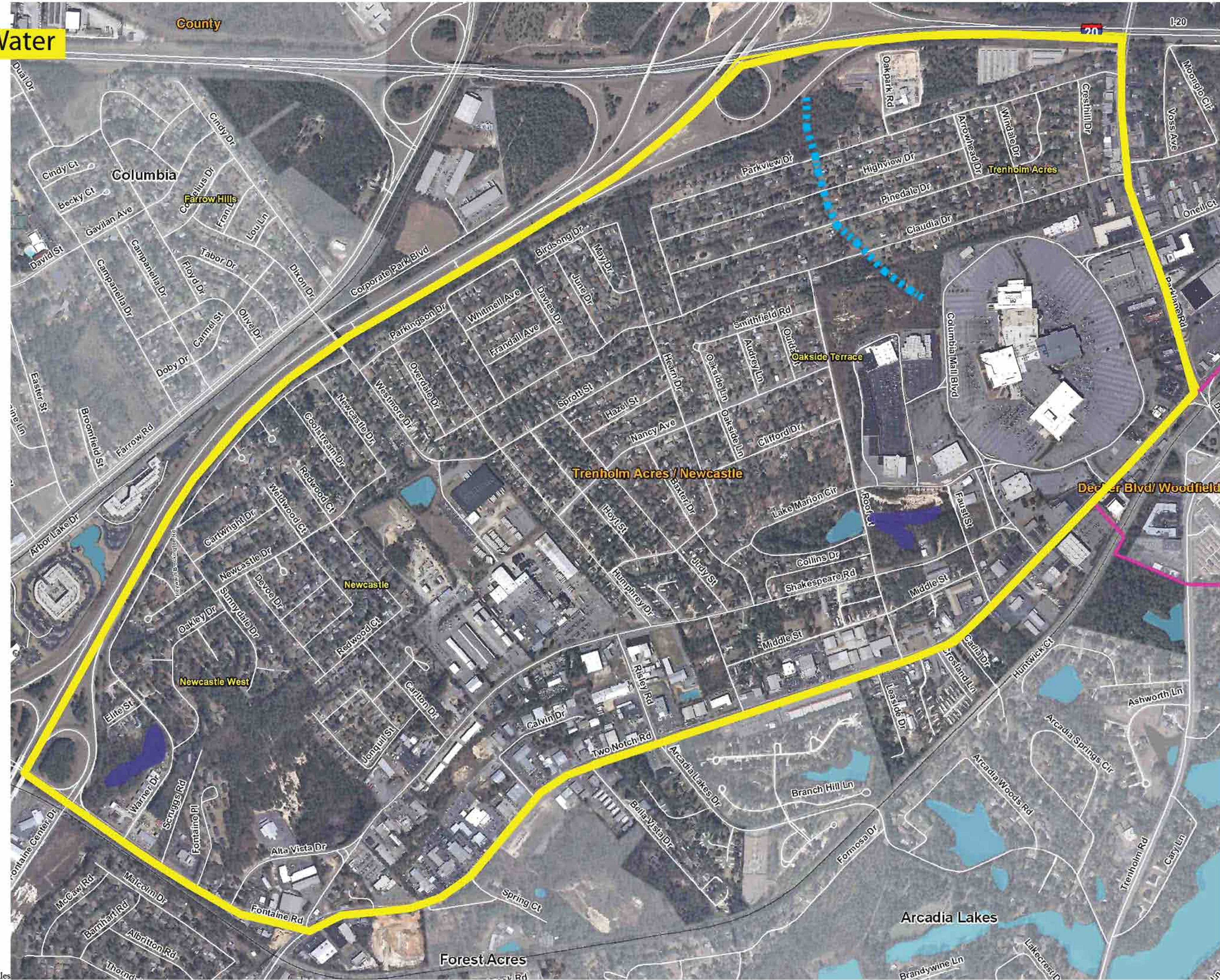
These projections and anticipated changes to the community are an estimate of what is likely to come. They should not be construed as inevitable outcomes but instead should serve as a framework for successfully planning for the future of the Trenholm Acres/Newcastle Community. The growth that will be seen over this 30 year period will largely be tied to the decisions of community leaders and other metropolitan agencies. By considering likely trends and desired outcomes in strategic decisions as Trenholm Acres/Newcastle Community moves forward, the community should work pro-actively and logically towards reaching its vision and goals.

*ESTIMATED **PROJECTED

SITE ANALYSIS

Wetlands and Water

-  Wetland
-  Water
-  Stream
-  Community Boundary

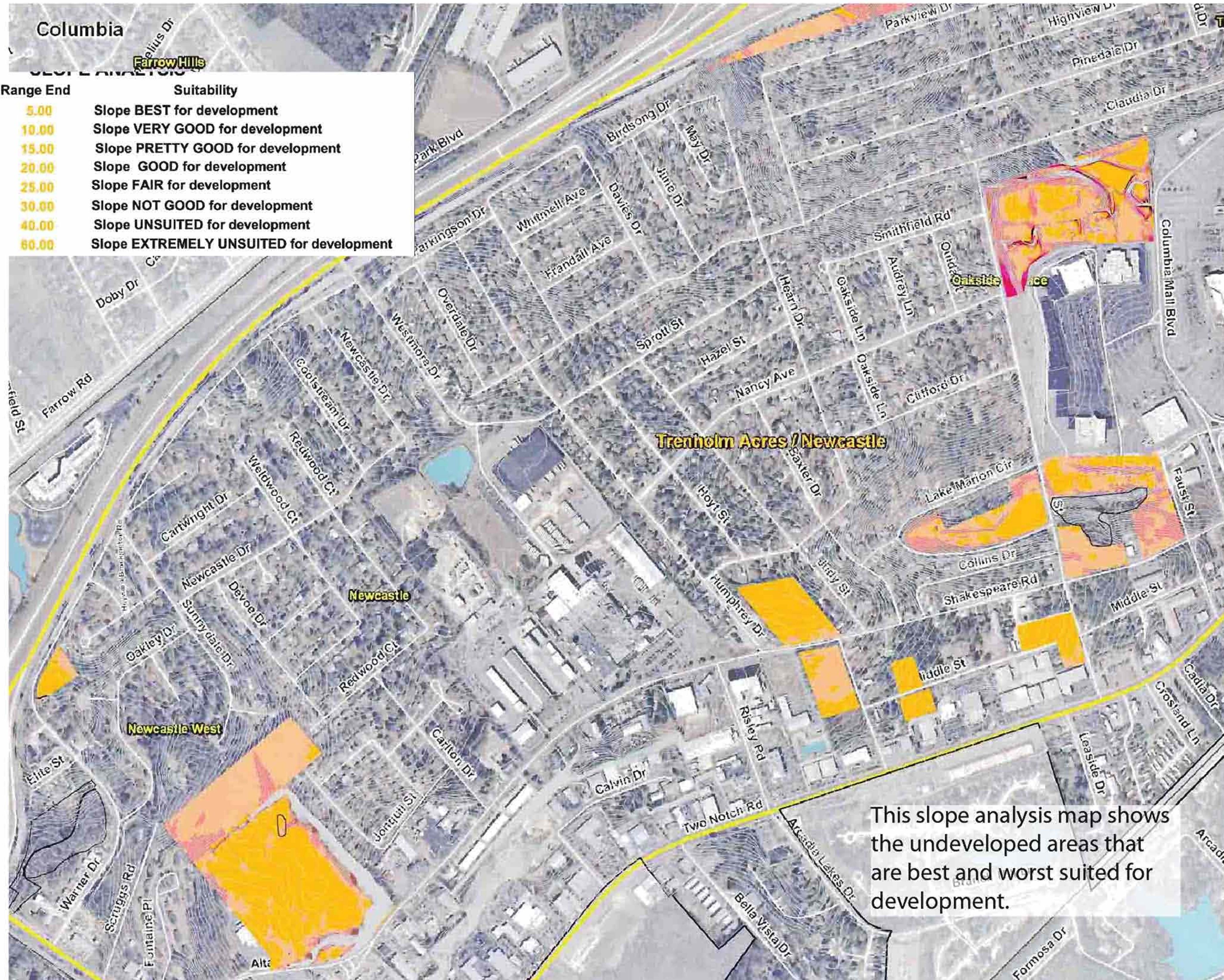


SITE ANALYSIS

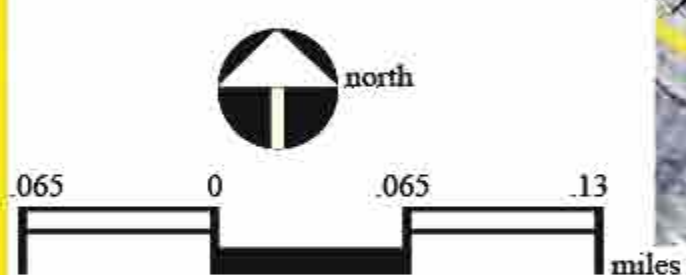
SITE ANALYSIS

Slope Analysis

Color	Range Beg.	Range End	Suitability
Lightest Yellow	0.00	5.00	Slope BEST for development
Light Yellow	5.01	10.00	Slope VERY GOOD for development
Yellow	10.01	15.00	Slope PRETTY GOOD for development
Light Orange	15.01	20.00	Slope GOOD for development
Orange	20.01	25.00	Slope FAIR for development
Dark Orange	25.01	30.00	Slope NOT GOOD for development
Red-Orange	30.01	40.00	Slope UNSUITED for development
Dark Red	40.01	60.00	Slope EXTREMELY UNSUITED for development



This slope analysis map shows the undeveloped areas that are best and worst suited for development.



SITE ANALYSIS

SITE ANALYSIS

Zoning Classification

Residential:

- RS-LD
- RS-MD
- RS-HD
- RM-HD
- RM-MD

Commercial:

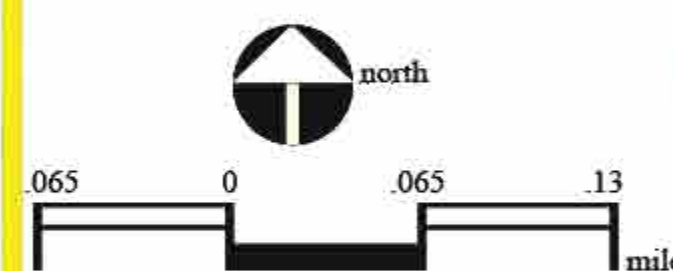
- OI
- NC
- GC

Industrial:

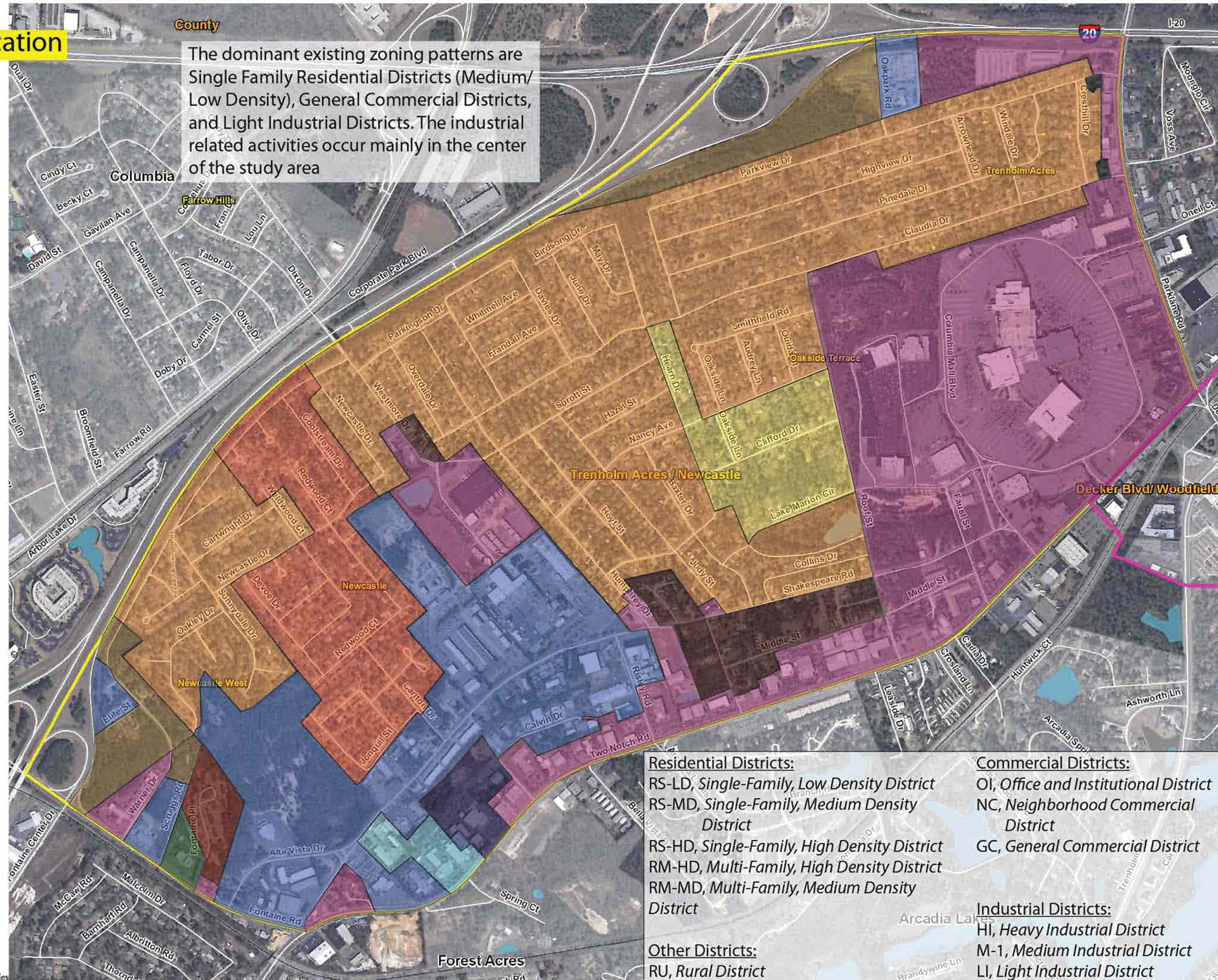
- HI
- M-1
- LI

Other:

- RU








The dominant existing zoning patterns are Single Family Residential Districts (Medium/Low Density), General Commercial Districts, and Light Industrial Districts. The industrial related activities occur mainly in the center of the study area

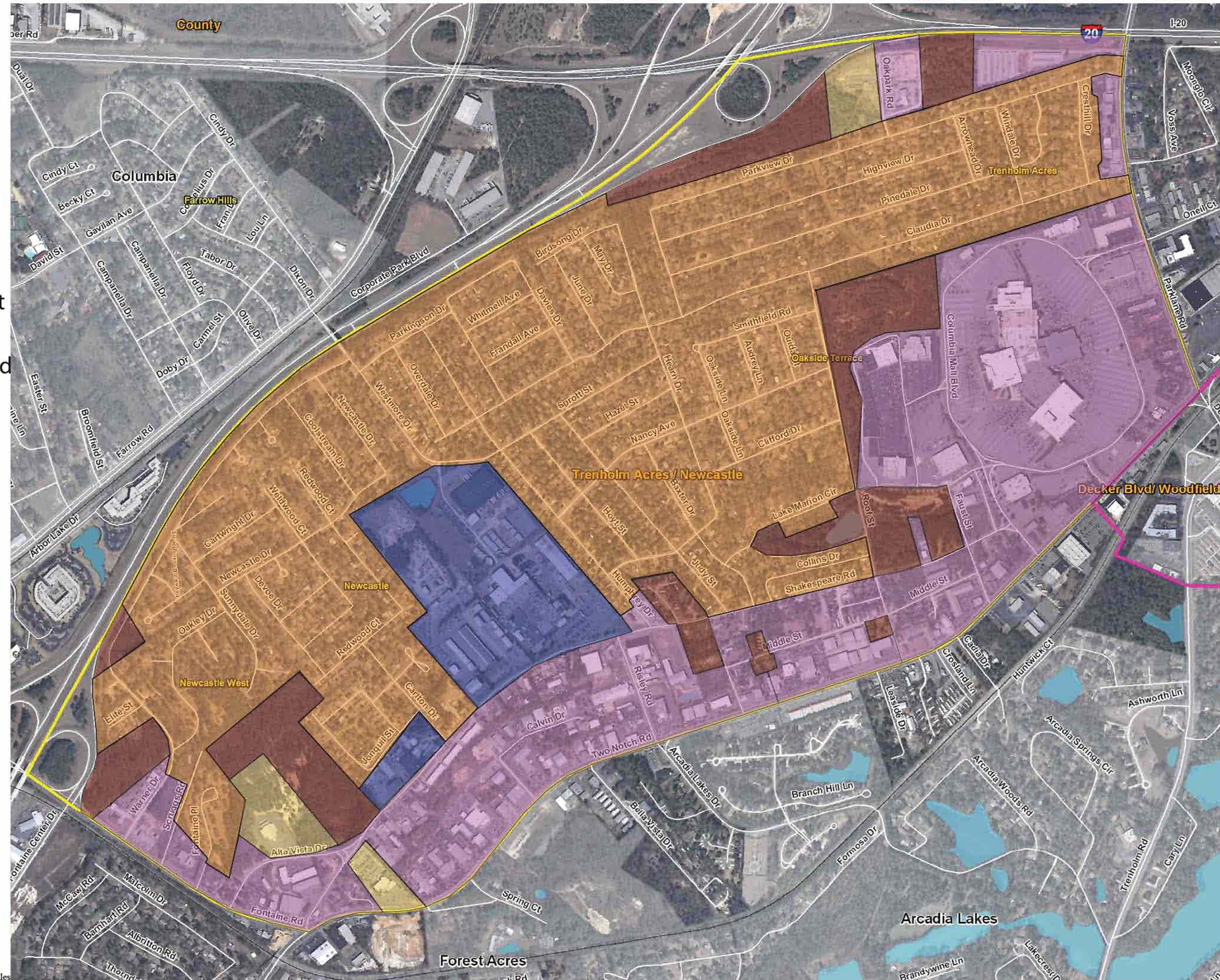


- | | |
|---|--|
| <p>Residential Districts:
 RS-LD, Single-Family, Low Density District
 RS-MD, Single-Family, Medium Density District
 RS-HD, Single-Family, High Density District
 RM-HD, Multi-Family, High Density District
 RM-MD, Multi-Family, Medium Density District</p> <p>Other Districts:
 RU, Rural District</p> | <p>Commercial Districts:
 OI, Office and Institutional District
 NC, Neighborhood Commercial District
 GC, General Commercial District</p> <p>Industrial Districts:
 HI, Heavy Industrial District
 M-1, Medium Industrial District
 LI, Light Industrial District</p> |
|---|--|

SITE ANALYSIS

Land Use

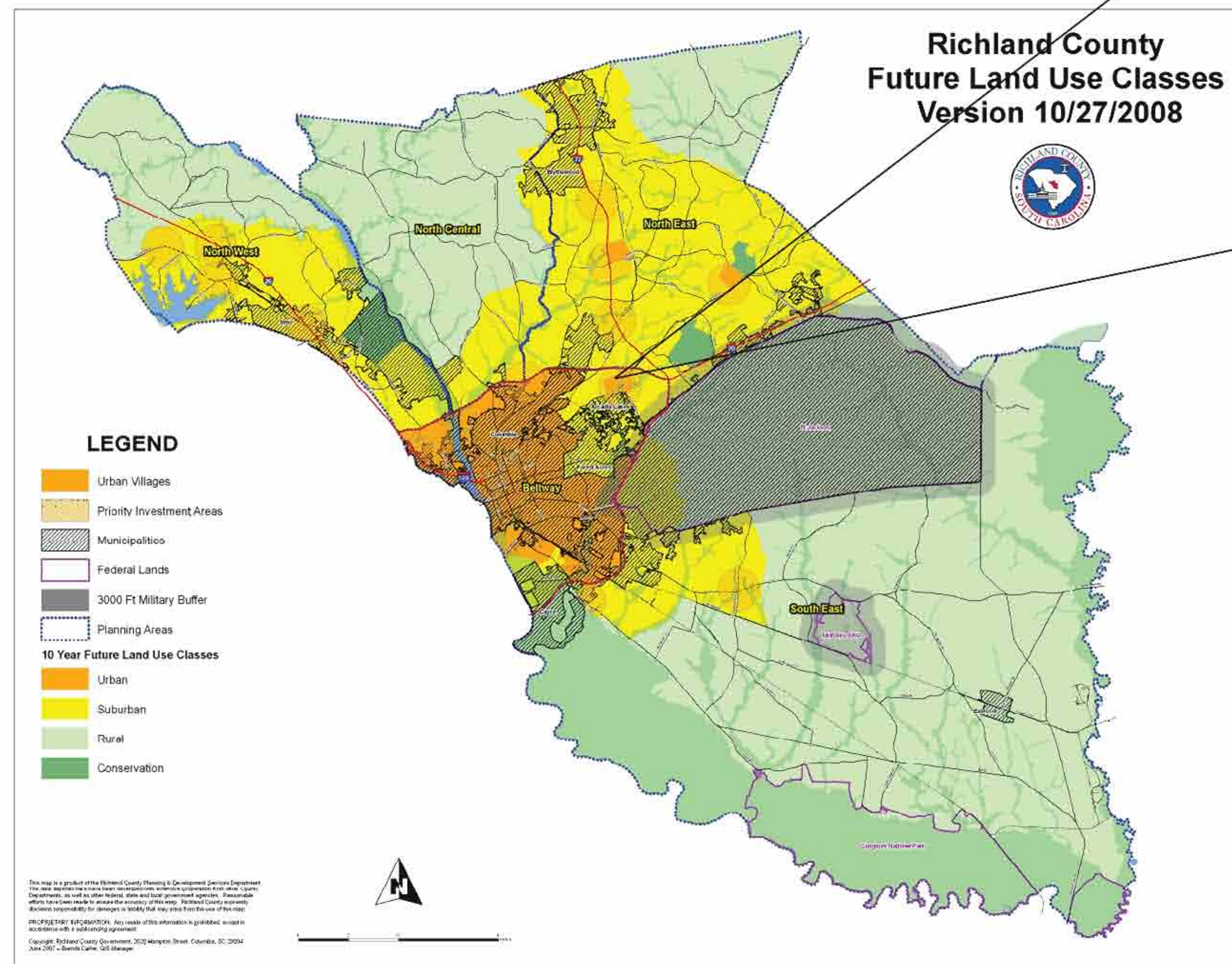
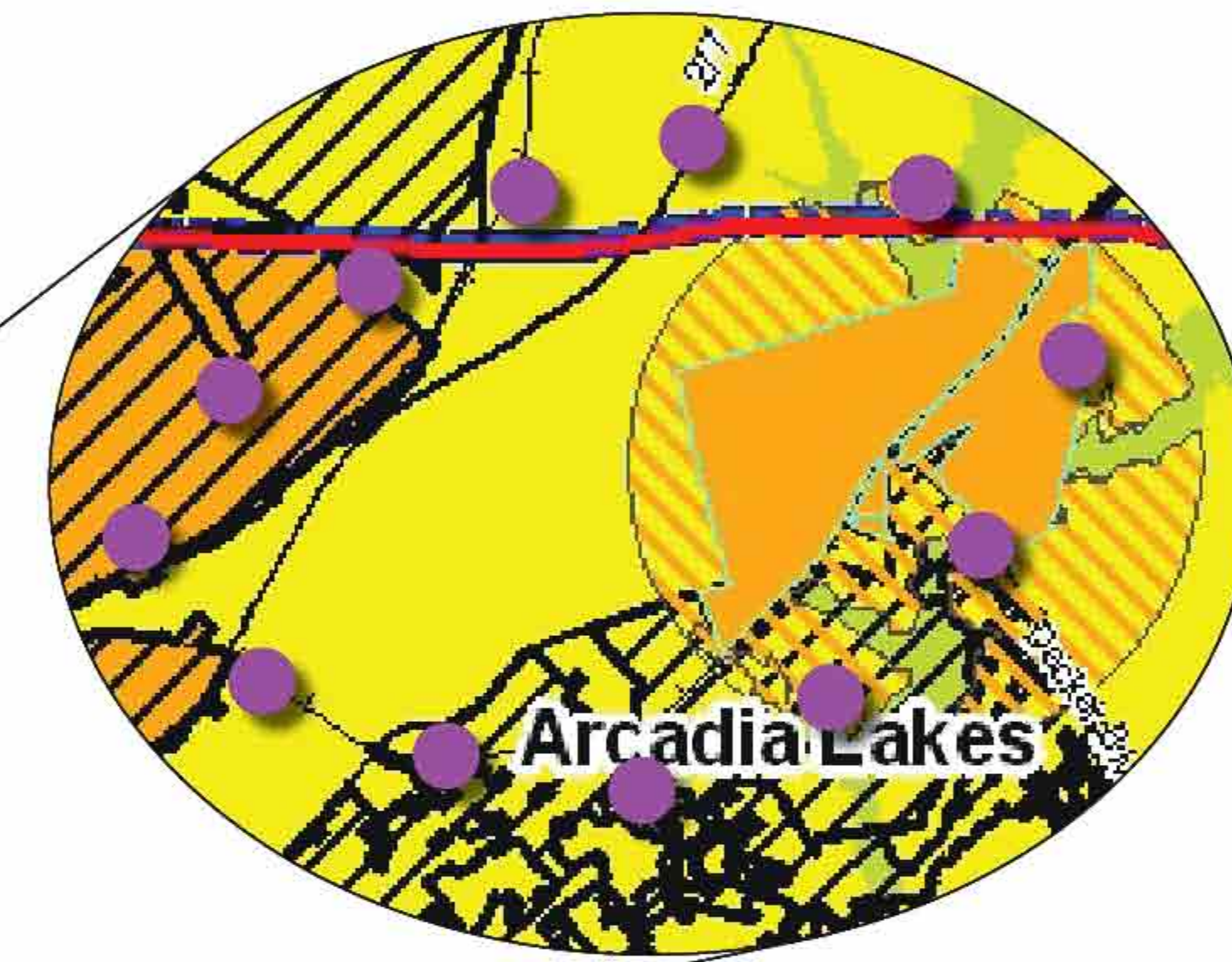
-  Residential
-  Industrial
-  Commercial
-  Church/Govt
-  Undeveloped



SITE ANALYSIS

Future Land Use Plan

According to the 2000 Census, all of the Trenholm Acres/Newcastle area has been identified as Urbanized Areas. Based on Richland County 10 Year Future Land Use Plan, Trenholm Acres/Newcastle area is a majority suburban but partially urban area. The community is located in one of the areas considered as “Priority Development Areas”. This shows how much of an impact it has on Richland County’s 10 year future land use classes.



Source: Richland County

Area Recreation Facilities

There are five (5) park facilities within a 2-mile radius of the center of the Trenholm/Newcastle study area. None, however, are easily accessible by walking or biking.

- 1- Greenview Park (City of Columbia):

 - *9 hardcourt, lighted tennis courts
 - *1 football/soccer field
 - *Community Center
 - Full-sized Gym
 - Exercise Room
 - *1 baseball/softball field
 - *Playground
 - *Pool

- 2- Meadowlake Park (Richland County):

 - *2 baseball fields
 - *1 football/soccer field
 - *Track
 - *Recreation Building
 - Gym
 - Game room
 - Kitchen
 - Racquetball court
 - *1 softball field
 - *2 lighted tennis courts
 - *Playground
 - *Picnic Shelters
 - Club room
 - Arts & crafts room
 - Weight room

- 3- Richland County Tennis Center (Richland County):

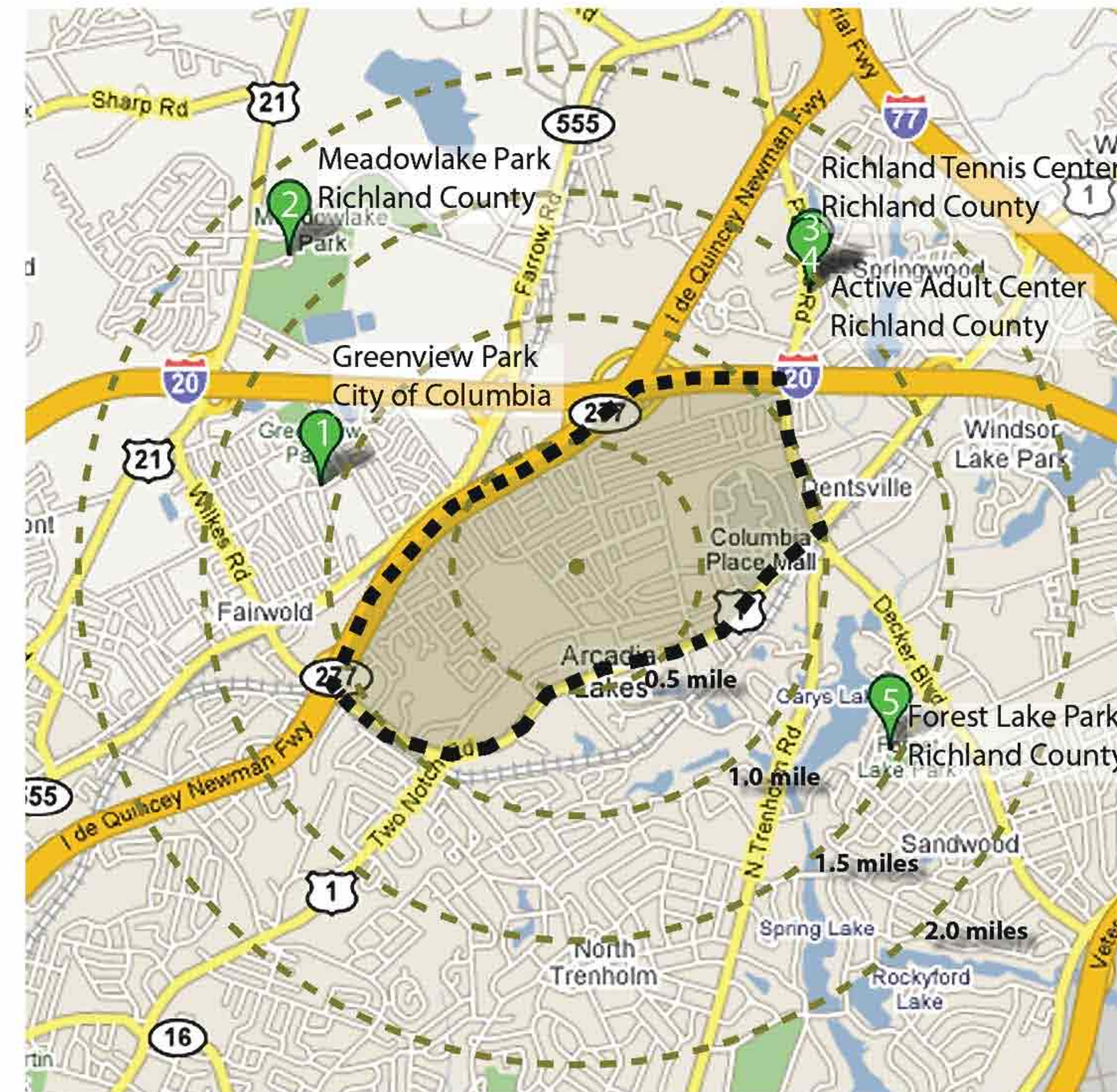
 - *12 tennis courts
 - *Picnic shelters
 - *Pro shop
 - *Restrooms
 - *Playground
 - *Concession building
 - *Service Building

- 4- Active Adult Center (Richland County) (for 21 years of age and older):

 - *Fitness Center
 - *Banquet facilities

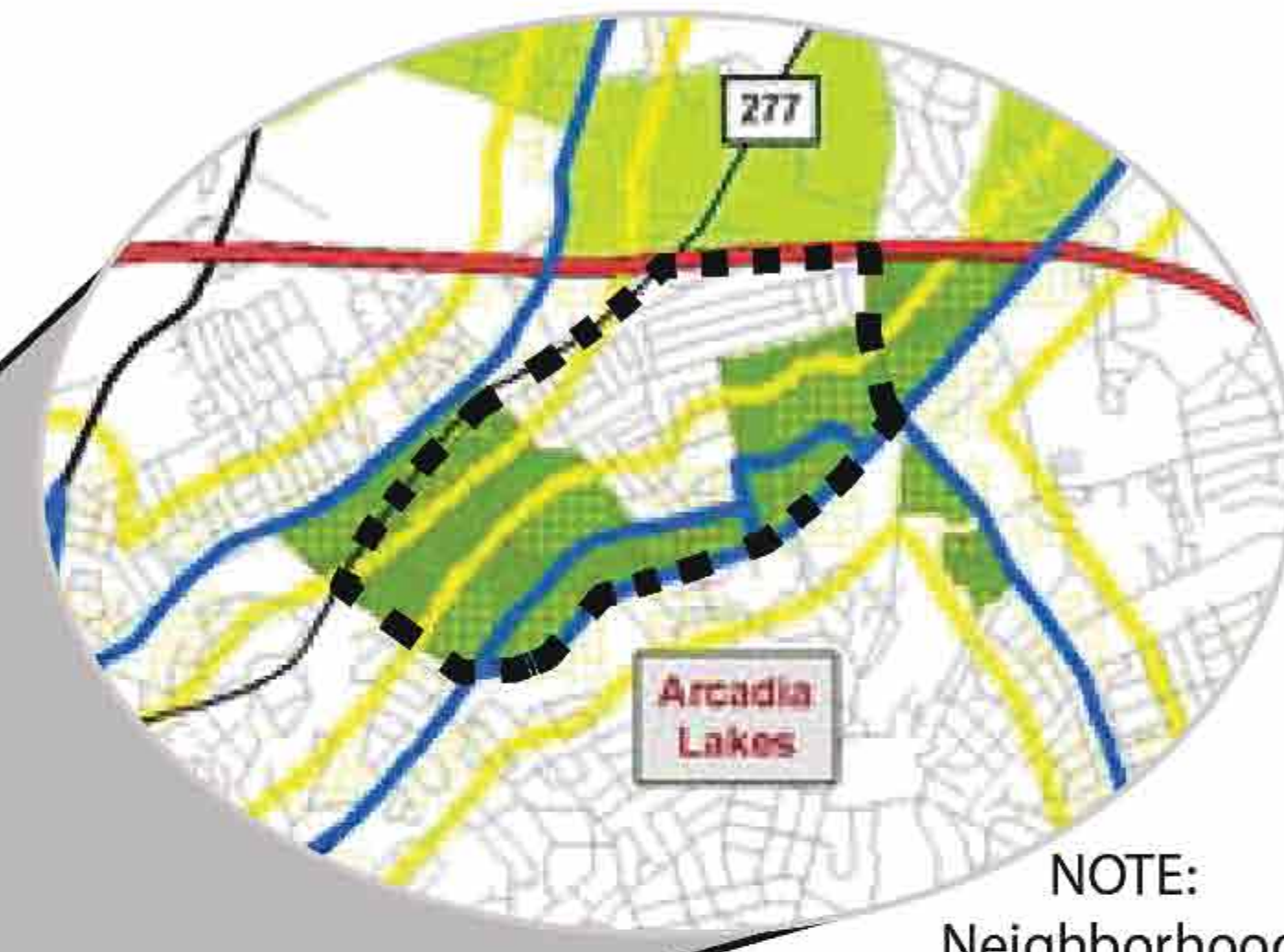
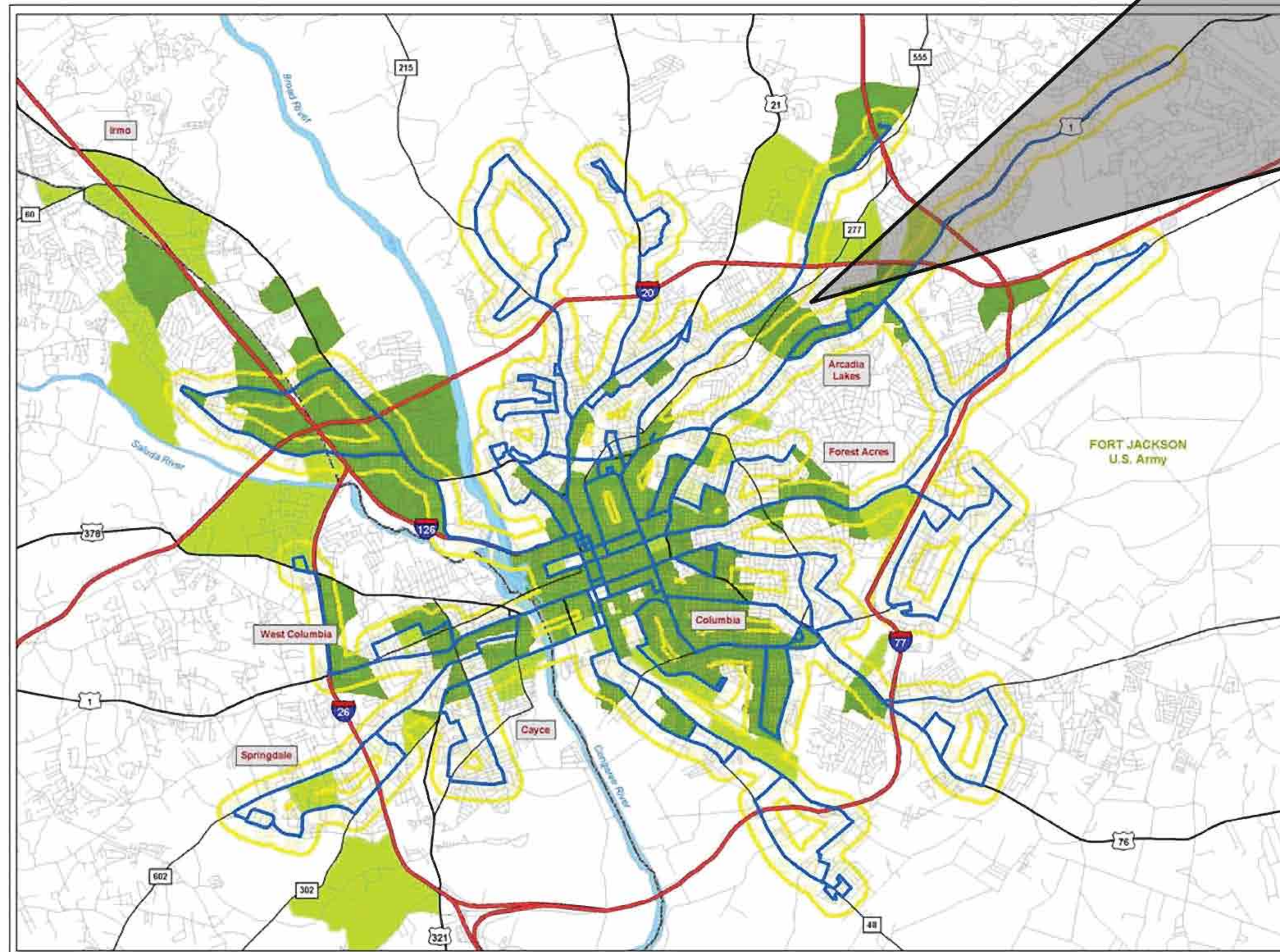
- 5- Forest Lake Park (Richland County):

 - *1 baseball field
 - *Recreation Building
 - Gym
 - Arts & crafts room
 - Kitchen
 - *2 playgrounds
 - Club room
 - Game room



County Transit Development Plan

According to the *Columbia Area Transportation Study Long Range Transportation Plan*, there are two major bus routes that run alongside the Trenholm Acres/Newcastle community. They have provided great accessibility to the City of Columbia; however, some residents still have to walk a distance to access those public transportation resources. All Sunday services, including all DART services and all services on July 4th and Labor Day on one of the routes will be cut effective January 4, 2009.



NOTE:
Neighborhood boundary shown by heavy dashed black line.

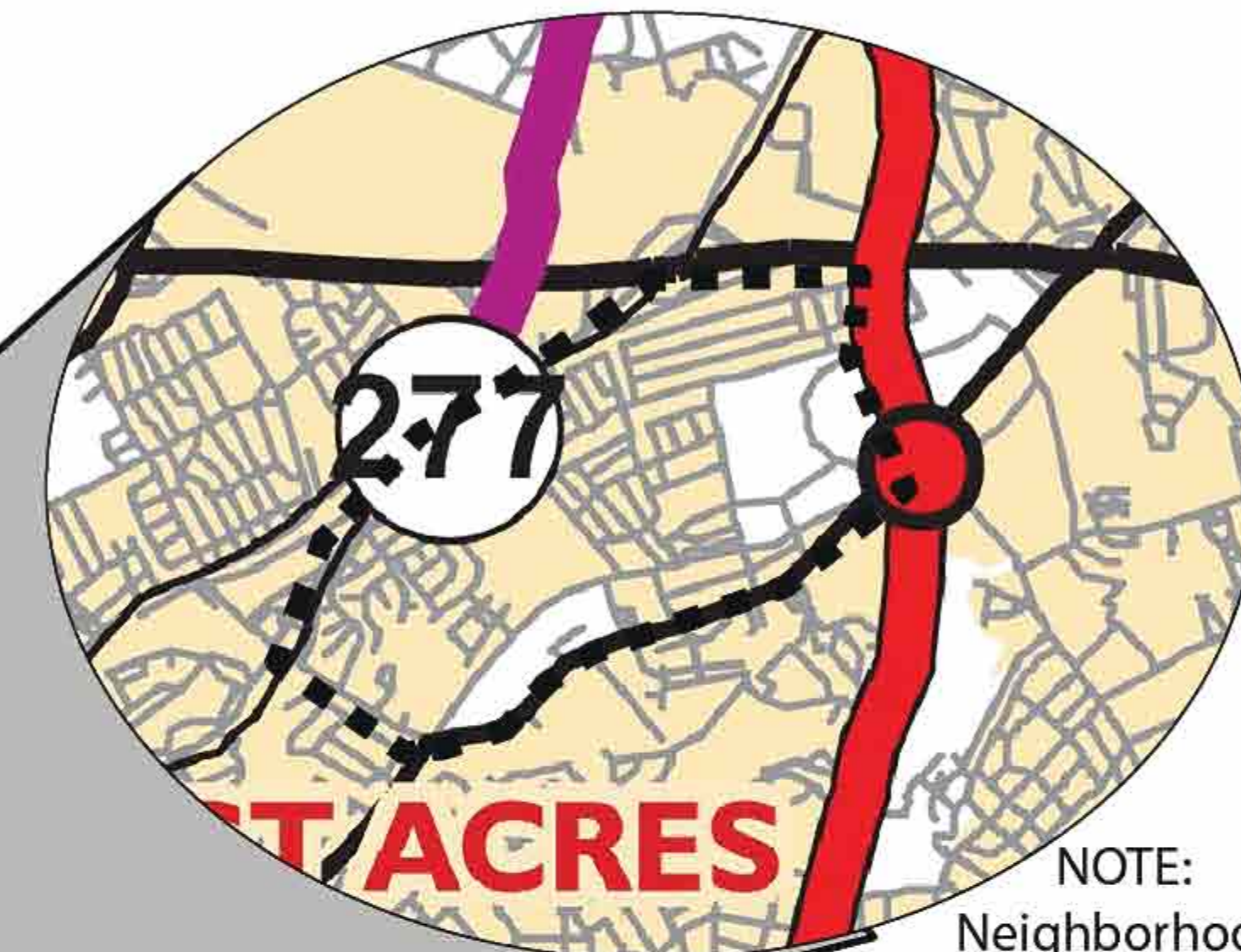
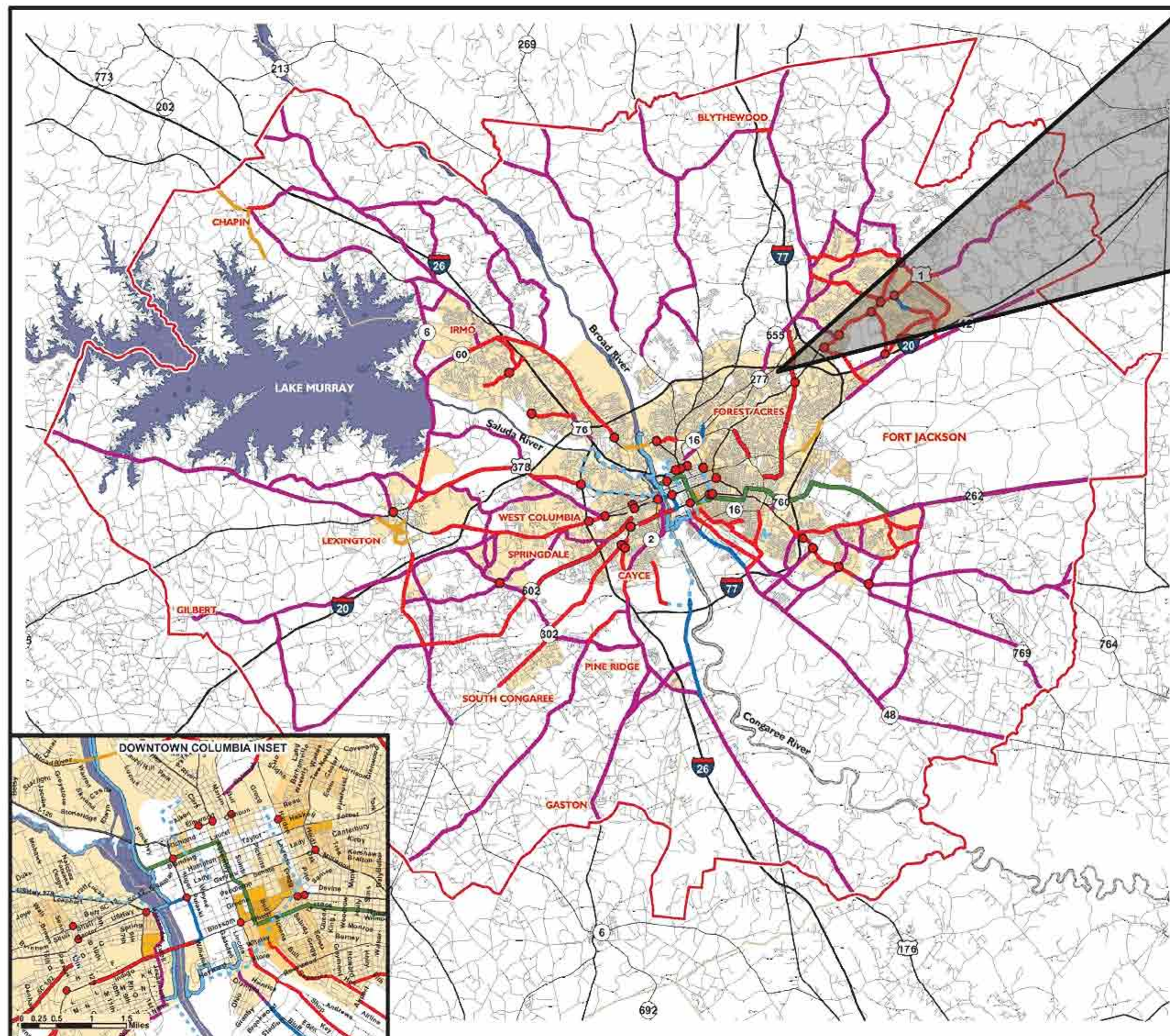
Legend

- Bus Routes
 - Interstate
 - U.S. Highway
 - S.C. Highway
 - Local Road
 - County Boundary
 - Waterway
 - 1/4 Mile Route Buffer
- Transit Supportive
- Year 2000 Only
 - Projected 2025
 - Supportive in both 2000 & 2025

Source: Central Midlands Council of Governments

County Transit Development Plan

According to the *Bike and Pedestrian Pathways Plan for the Columbia Area Transportation Study* (dated March 2006) there are no proposed bike paths in the Trenholm Acres/Newcastle community. This is something that should be incorporated into the neighborhood since the mall and other retail facilities are within easy biking distance.



NOTE:
Neighborhood boundary shown by heavy dashed black line.

LEGEND

PROPOSED PEDESTRIAN IMPROVEMENTS	POPULATION (Per Sq. Mi.)*
● Pedestrian Crossing Facilities	Under 1,000
— Sidewalks	1,000 - 4,999
— Sidewalk, One Side	5,000 - 9,999
— Sidepaths	10,000 - 24,999
— Shoulders	25,000 - 50,000
— Greenway Trail	
EXISTING FACILITIES	
— Bike Lanes	
— Shared-Use Path	
— Palmetto Trail	

□ COATS Study Area

*Population is for year 2000.

Source: PB & TDG 2005
Map Created: 12/30/05

This map is for conceptual presentation purposes only, and is believed to be fundamentally accurate; however, no guarantees as to its accuracy or completeness are expressed or implied.

Source: Central Midlands Council of Governments

Summary

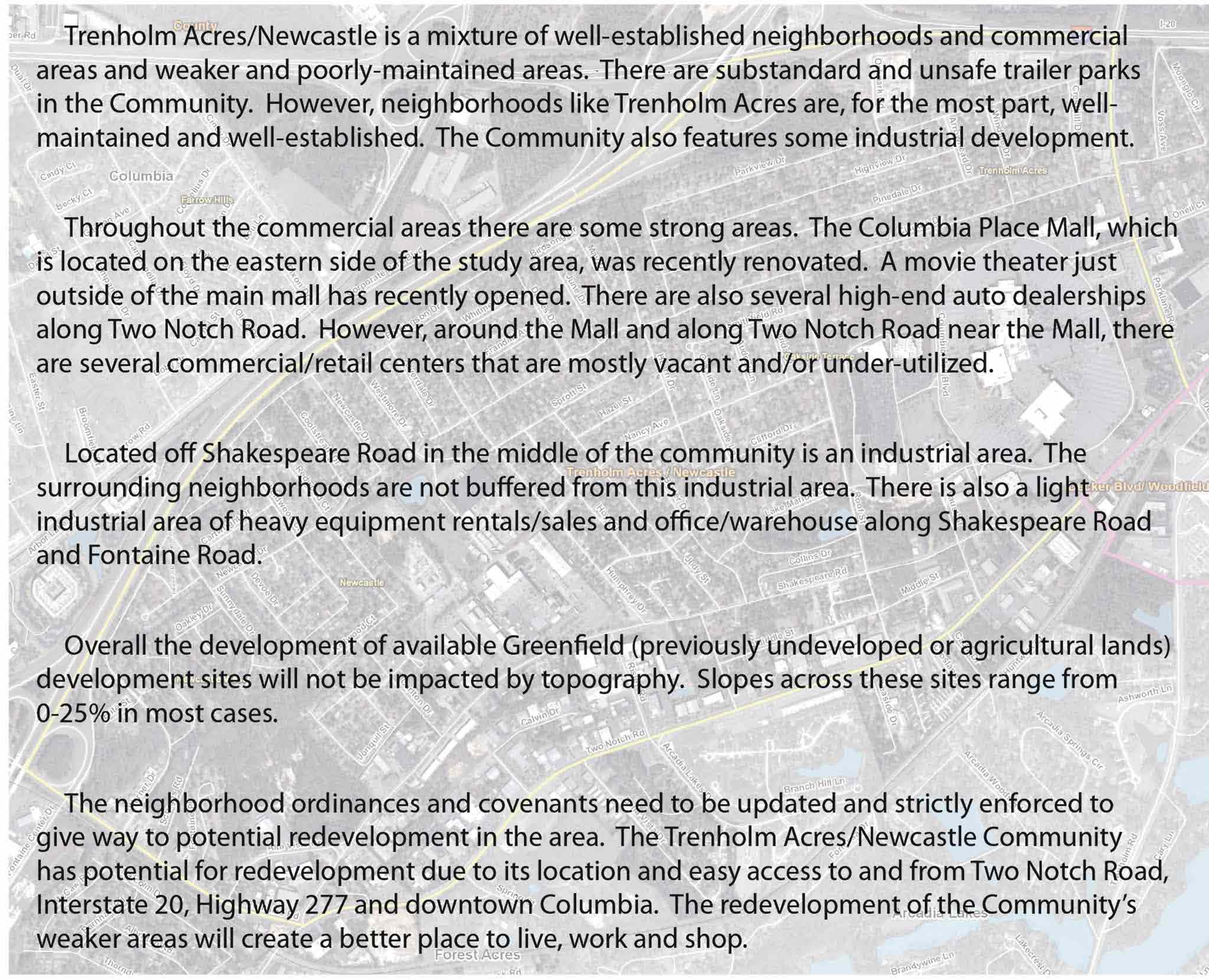
Trenholm Acres/Newcastle is a mixture of well-established neighborhoods and commercial areas and weaker and poorly-maintained areas. There are substandard and unsafe trailer parks in the Community. However, neighborhoods like Trenholm Acres are, for the most part, well-maintained and well-established. The Community also features some industrial development.

Throughout the commercial areas there are some strong areas. The Columbia Place Mall, which is located on the eastern side of the study area, was recently renovated. A movie theater just outside of the main mall has recently opened. There are also several high-end auto dealerships along Two Notch Road. However, around the Mall and along Two Notch Road near the Mall, there are several commercial/retail centers that are mostly vacant and/or under-utilized.

Located off Shakespeare Road in the middle of the community is an industrial area. The surrounding neighborhoods are not buffered from this industrial area. There is also a light industrial area of heavy equipment rentals/sales and office/warehouse along Shakespeare Road and Fontaine Road.

Overall the development of available Greenfield (previously undeveloped or agricultural lands) development sites will not be impacted by topography. Slopes across these sites range from 0-25% in most cases.

The neighborhood ordinances and covenants need to be updated and strictly enforced to give way to potential redevelopment in the area. The Trenholm Acres/Newcastle Community has potential for redevelopment due to its location and easy access to and from Two Notch Road, Interstate 20, Highway 277 and downtown Columbia. The redevelopment of the Community's weaker areas will create a better place to live, work and shop.



A *SWOT Analysis* is a strategic planning tool used to evaluate the Strengths, Weaknesses, Opportunities and Threats of a project. This analysis was conducted in a brainstorming fashion where current Trenholm Acres/Newcastle residents were asked to publicly state brief concepts or “catch phrases” that they felt belonged in each of the four categories. These statements are compiled below.

STRENGTHS

- Good Schools (located outside of neighborhood boundary)
- Library (located outside of neighborhood boundary)
- Community Center (located outside of neighborhood boundary)
- Tennis courts (located outside of neighborhood boundary)
- View on Fontaine looking east
- Long-time residents make community more stable
- Sheriff’s Department increases appearance of security
- Active community members
- Number of residents who are registered voters
- Familiarity with other homeowners
- Amount of churches in neighborhood

WEAKNESSES

- Trash pick-up is lacking
- No existing safe areas for kids to play
- Traffic by elementary schools
- Lack of “Mom & Pop” grocery stores
- Nowhere to walk/exercise
- Junk yards/trailer parks
- High rental percentage
- Floodway maintenance
- Drainage ditch on Lake Marion Rd.
- Road maintenance
- Underpass clean-up for I-20
- Limited code enforcement
- Expired neighborhood covenants

OPPORTUNITIES

- Nicer grocery stores
- Sidewalks
- Better and more restaurants
- Improve access to community center
- Better quality commercial along Shakespeare
- More appropriate businesses
- Mixed-use on Fontaine Rd.
- Walking trail along creek
- Warner Road improvements
- Upgrade roads
- Recreation Center (Kids)
- Lighting/Security for I-20 underpass
- Walking trail system
- Pond on Lake Marion
- Street lights

THREATS

- Gang activity
- Rental property
- Businesses that hurt the neighborhood
- Homeless population
- Nighttime activities
- Violence/crimes
- Limited code enforcement

In order to determine what the Trenholm/Newcastle Community residents wanted their neighborhood to look like, a Community Preference Survey was conducted. About 30 residents in attendance at the December 15, 2007 Neighborhood Meeting were given at least four choices to vote on in different categories. 68% of those residents in attendance live in Trenholm Acres, 24% in Newcastle, 4% in Oakdale, and 4% other areas. The results of the voting are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

SINGLE FAMILY - LOW DENSITY RESIDENTIAL



Of the participants, 64% voted on this example of a low density residential home for Trenholm/Newcastle. What they liked out the photograph include the following:

- Landscaping
- Single story
- Brick
- Windows
- Porch

SINGLE FAMILY - MEDIUM DENSITY RESIDENTIAL



36% voted on this example of a medium density residential home for Trenholm/Newcastle. They particularly noted that they liked the following:

- Nice architecture
- Trees in the yard
- Fenced-in yard

The results of the next two categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

SINGLE FAMILY - HIGH DENSITY RESIDENTIAL



Just over 58% of the participants voted on this example of a high density residential home for Trenholm/Newcastle Community homes. They liked the following:

- Architectural style
- Sidewalks
- Landscape strip between sidewalk and street

TOWNHOMES



Over 48% of the participants voted on this example of a townhome for the Trenholm/Newcastle Community. Their comments include the following:

- Greenspace
- Alley-fed garages
- Architectural style

The results of two more categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

MULTI-FAMILY RESIDENTIAL



Just over 46% of the participants voted on this example of multi-family residential for the Trenholm/Newcastle Community. They particularly noted that they liked the following:

- Gated
- Spacious entrance
- Community environment

RETAIL - LARGER SIZE



Just over 93% of the participants voted on this example of large sized retail for Trenholm/Newcastle. The things they liked about this example include:

- Blends with the community
- Multiple retail suitability
- Curb and gutter

The results of two more categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

RETAIL - SMALLER SIZE



Almost 38% of the participants voted on this example of smaller scale retail for Trenholm/Newcastle. They liked the following:

- Variety
- Parking is easily accessible

OFFICE - LARGER SIZE



The participants voting results were tied at almost 36% each for the two examples of large scale office shown above. They particularly noted that they liked the following:

- Easy access
- Buildings match with neighborhood
- Spacious

The results of two more categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

OFFICE - SMALLER SIZE



69% of the participants voted on this example of a smaller sized office for Trenholm/Newcastle. They particularly noted that they liked the following:

- Architectural style matches neighborhood

MIXED USE



Just over 33% of the participants voted on this example of mixed use developments for Trenholm/Newcastle. They particularly noted that they liked the following:

- Greenspace
- Balconies
- Awnings
- Residential look

The results of two more categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

INDUSTRIAL



Over 65% of the participants voted on this example of industrial development for Trenholm/Newcastle. They particularly noted that they liked the following:

- Gated
- Spacious entrance
- Community environment

PARKS - ACTIVE



The participants voted on four main activities for an active recreation space within Trenholm/Newcastle.

- Playground - 37.9%
- Gym - 37.9%
- Swimming pool - 10.3%
- Basketball - 3.4%
- Baseball - 3.4%

The remaining 6.9% voted for "other".

The results of the next two categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

PASSIVE RECREATION SPACE

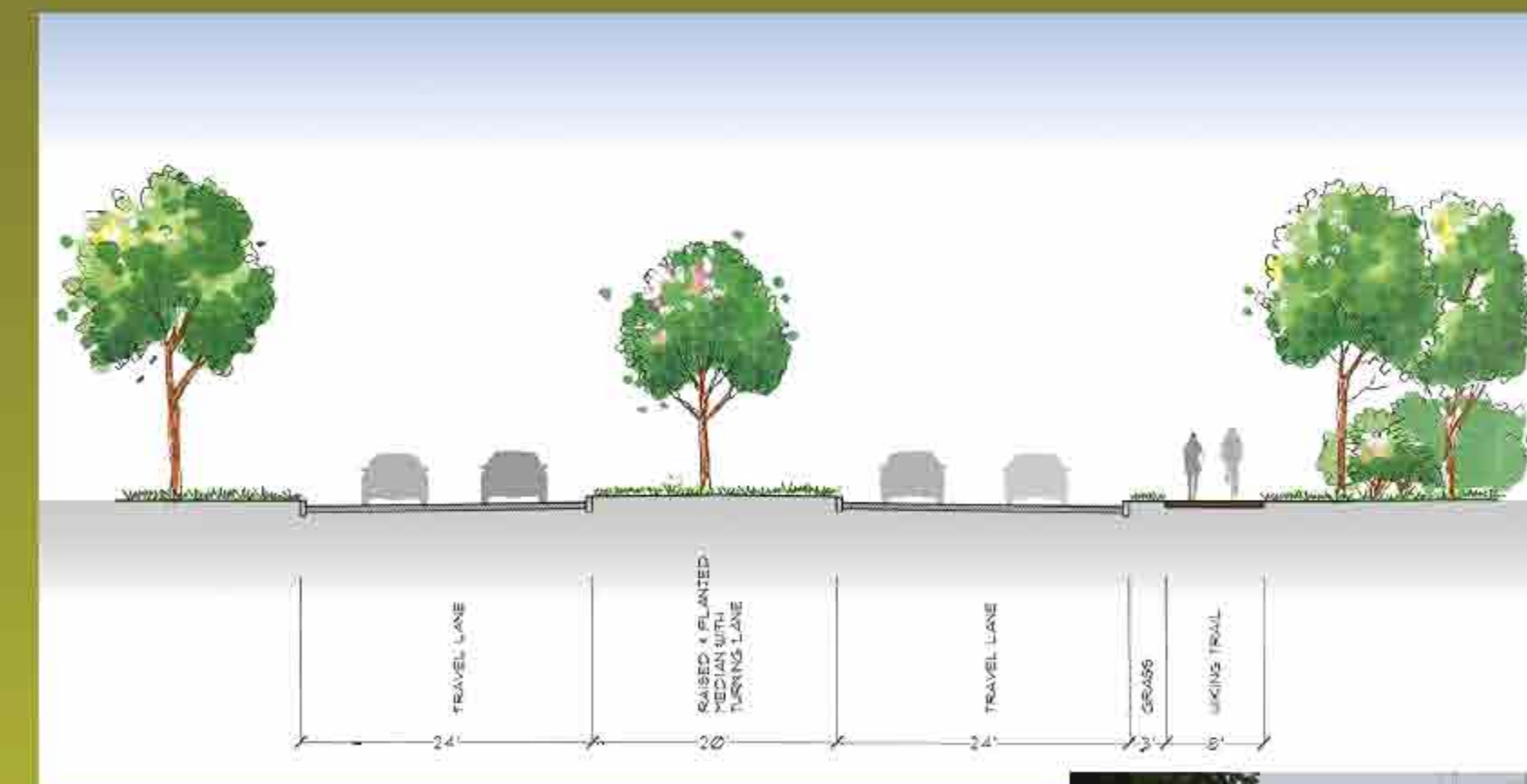


Over 46% of the participants voted that the community needs a greenway trail throughout Trenholm/Newcastle.

They commented that keeping natural areas preserved was a great positive for the neighborhood.

The participants also like that a greenway provides a nice area for kids to play while providing an activity for older people.

STREETSCAPE - MAJOR COLLECTOR



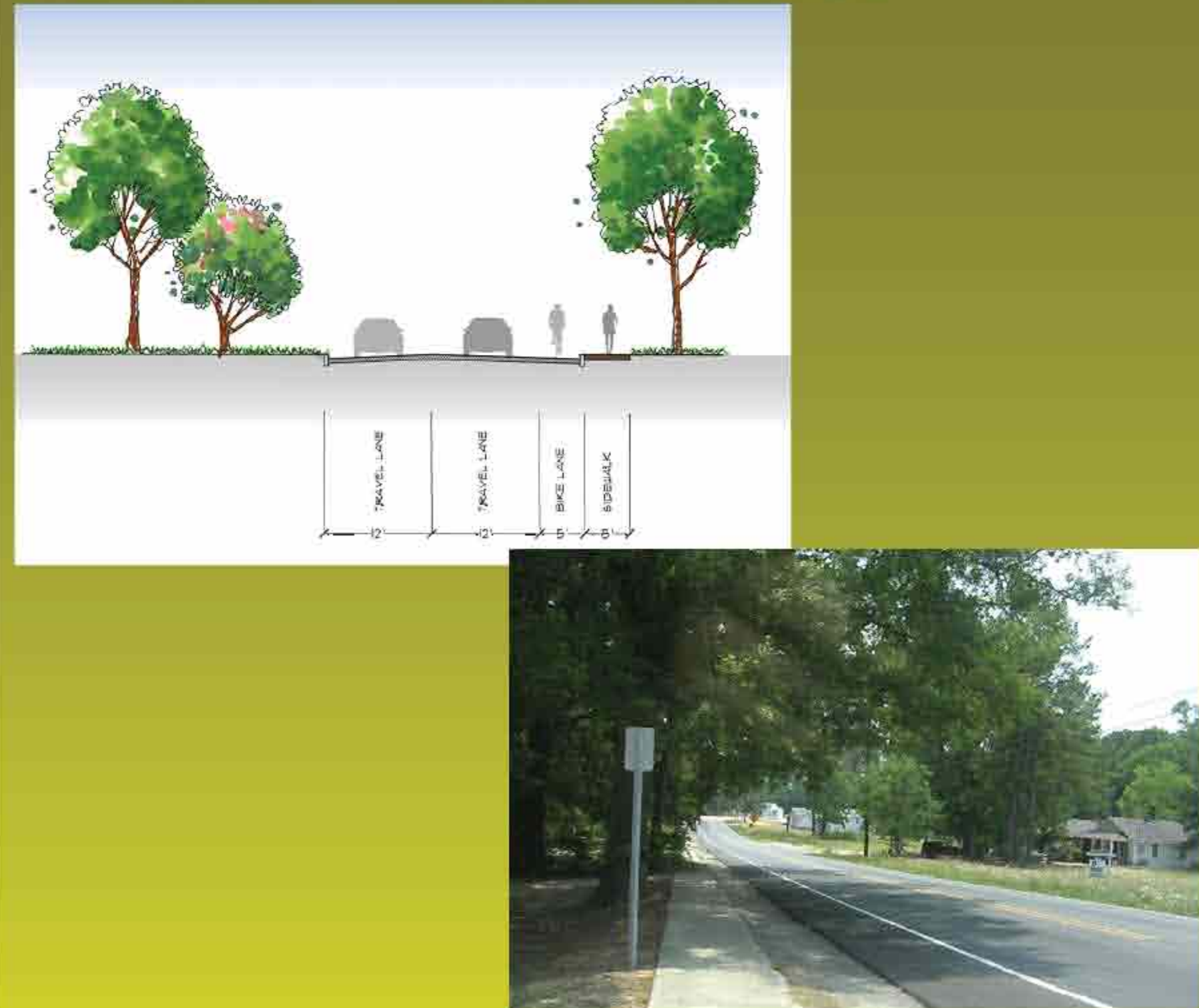
Just over 48% of the participants voted on this example of streetscape standards for major collector roads in Trenholm/Newcastle. They liked the following:

- Wide sidewalk
- Landscaped median
- Pedestrian safety

COMMUNITY PREFERENCE SURVEY RESULTS

The results of two more categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

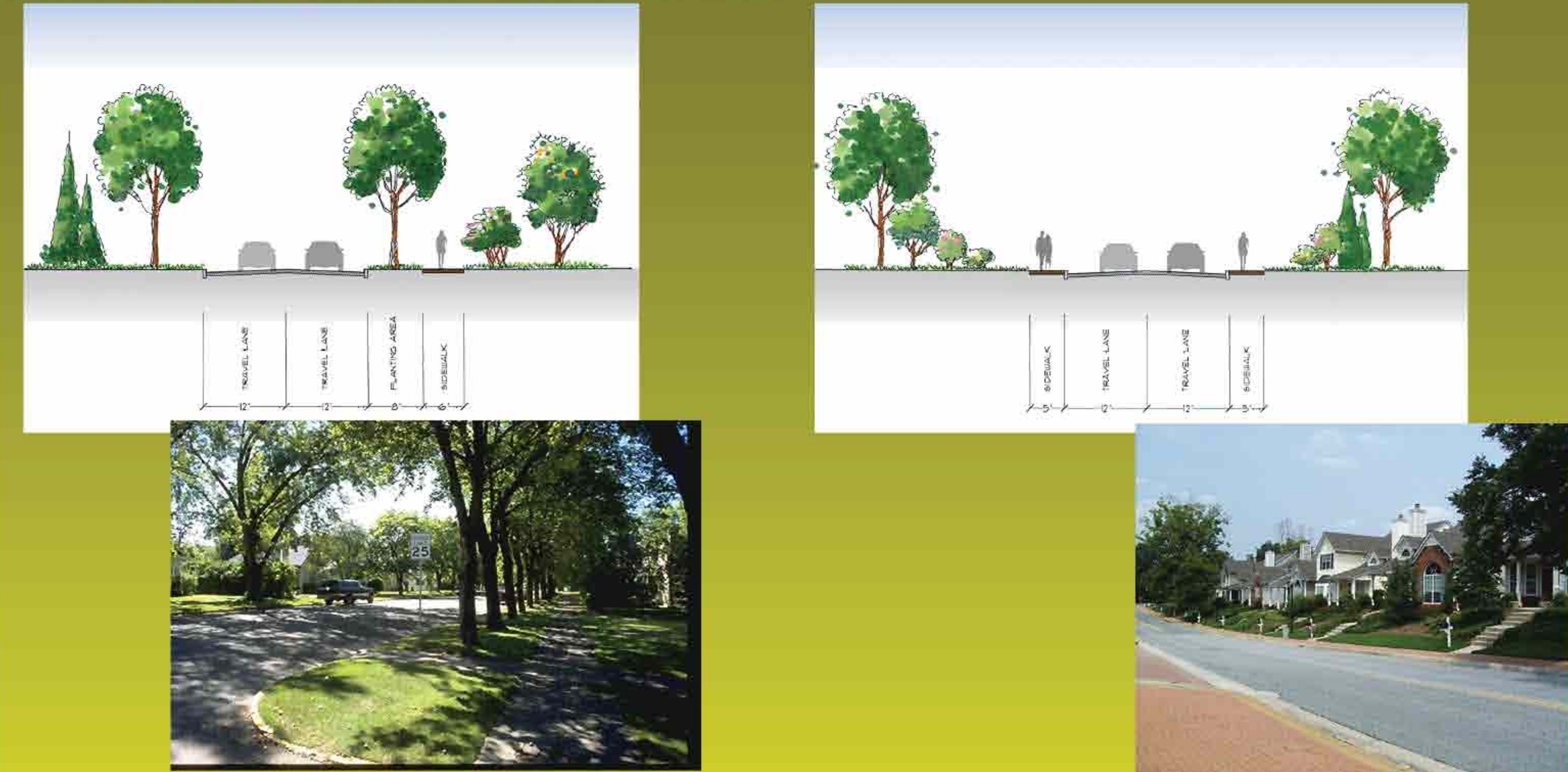
STREETSCAPE - MINOR COLLECTOR



Just over 59% of the participants voted on this example of streetscape standards for minor collector roads in Trenholm/Newcastle. They particularly noted that they liked the following:

- Sidewalk farther away from the street
- Bike lane

STREETSCAPE - NEIGHBORHOOD STREET



At 30% each, the participants tied in their vote on these two examples of streetscape standards for neighborhood streets in Trenholm/Newcastle. They particularly noted that they liked the following:

- Sidewalks
- Safer
- Looks nicer

The results of the final two categories of the Community Preference Survey are below. (Please see the Appendix for all of the options that were given as well as the voting breakdown.)

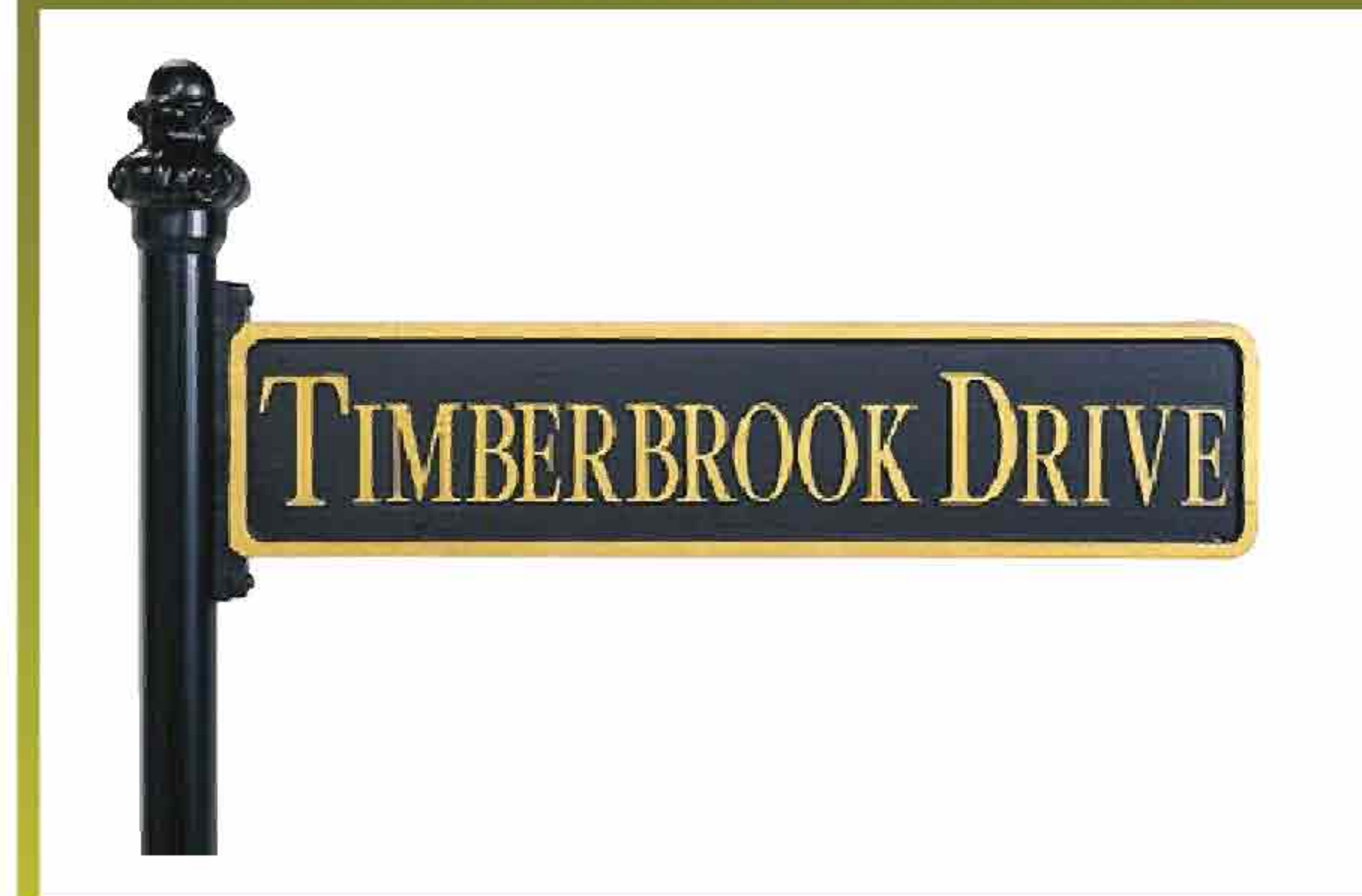
NEIGHBORHOOD IDENTITY - ENTRANCE SIGN



Just over 71% of the participants voted on this example of an entry sign for Trenholm/Newcastle. They particularly noted that they liked the following:

- Makes a "permanent" statement
- Creates a sense of neighborhood pride
- Newer look

NEIGHBORHOOD IDENTITY - STREET SIGNS



Almost 45% of the participants voted on this example of street signs for Trenholm/Newcastle.

They particularly noted that they liked that the street sign was stylish.

The participants did note that would like the option of having the specific neighborhood name on top of the sign.

COMMUNITY PREFERENCE SURVEY RESULTS

Summary

The traditional, well-landscaped ranch home is the favorite type of single family home for the residents of Trenholm Acres/Newcastle. They also preferred homes on larger lots that have a significant amount of space between them. Most residents were against multi-family housing in the community, except for a small portion of alley-fed townhomes and/or gated apartment homes.

Residents preferred small pedestrian scale retail. Larger retail structures with appropriate landscaping and setbacks are acceptable. Compact offices that blend in with the neighborhood were the preference for office developments. Mixed-use areas need to be well landscaped, provide proper building separation and contain a significant amount of green space. Industrial buildings need to be aesthetically pleasing in a contemporary style.

The study area is in need of multiple recreational facilities such as neighborhood parks and a recreational center for children and a fitness area that fulfills the need for active adults in the community. Greenway trails to connect parks are also needed.

The preferred streetscape for major collector roads (Two Notch Road, Parklane Road, Fontaine Road) is a well-landscaped median with sidewalks on each side of the street. The residents prefer a streetscape with bike lanes, wide sidewalks on each side and landscape strips separating the sidewalk from the street for minor collector roads (Shakespeare Road).

Overall, the Community Preference Survey has given design professionals great input about what the neighborhoods want and what the residents like. It is a step in the right direction for the planning of the community.



The Public Design Charrette is a creative process of visual brainstorming to develop solutions to a design problem within a limited time frame. It is a collaborative planning process that harnesses the talents and energies of all interested parties to create and support a feasible plan that represents transformative community change.

Charrettes provide a framework for creating a shared vision with community involvement, directed by consultants representing all key disciplines. It actively engages the public and key community stakeholders in the future of their community. The rewarding results of a public charrette are a better-informed public, a clearer understanding of issues and opportunities, and an actively engaged partnership of elected officials, community leaders, and citizens with a joint vision of where their community wants to go and how to get there.



At the December 15 2007, neighborhood meeting, participants were split into three teams to design what they wanted Trenholm/Newcastle to look and feel like. Each team had a facilitator from JJG, a note-taker and a presenter. The teams were assigned the task of creating a master land use plan that included circulation patterns and recreation/park areas.

The common concerns, ideas and interests of the participants as well as the results of each team's plans follow.

Before separating into the three design groups, the design charrette participants voiced their concerns, ideas and issues. These items can be grouped into six main categories: redevelopment/new development, open space, transportation, streetscape, utilities and neighborhood identity.

REDEVELOPMENT/NEW DEVELOPMENT

- Keep the same residential density; with a preference for large lots
- Eliminate residential areas with unsafe and substandard housing
- Redevelop the failing/unsatisfactory commercial areas along Two Notch, Parklane and Fontaine roads with mixed-use alternatives
- Add commercial and mixed-use developments in the abandoned shopping center behind the Columbia Place Mall
- Limit industrial growth
- Protect and enhance property value; prevent lower price point development near high ones
- Amend community by-laws to maintain property - add covenants
- Eliminate abandoned homes; new Codes for vacant lots - or enforce existing ones
- Plan areas for senior housing and other active adult facilities

OPEN SPACE

- Conserve open space
- Preserve existing trees
- Add parks; small parks throughout the neighborhoods with interconnecting trail systems
- Utilize the streams running through neighborhood as naturalistic walking trails
- Create a buffer system separating industrial and residential land uses

TRANSPORTATION

- Install traffic calming devices throughout the entire Trenholm Acres/Newcastle community
- Consider widening Fontaine Road as well as placing a traffic signal at the intersection of Fontaine Road and Scruggs Road

STREETScape

- Improve road conditions on Shakespeare Road, and Two Notch Road
- Locate sidewalks on each side of the roads all throughout the community
- Connect all communities with walking trails as well as creating a pathway to Columbia Place Mall
- Provide sufficient street lights throughout the entire community
- Build Community Gateways creating a stronger sense of pride in each neighborhood

UTILITIES

- Upgrade utilities (Broadband, underground utilities, electricity, etc)

NEIGHBORHOOD IDENTITY

- Improve neighborhood entrance signage
- Provide revised street signs indicating each neighborhood on the street sign

TEAM 1



TEAM 2



TEAM 3



While each team had their own designs, several common issues, concerns and ideas surfaced among all three teams. The master plan seeks to offer a viable design solution that resolves the neighborhood's issues, addresses their concerns, and incorporates their ideas.

TRANSPORTATION/ROAD NETWORK

- Roads will have some type of traffic calming devices throughout the residential neighborhoods
- Trails will connect public facilities, parks, neighborhoods and connection to Columbia Place Mall
- Complete/provide sidewalk network on each side of every street throughout the entire neighborhood
- Improvement of existing bus stops
- Major and/or minor community gateway/icon features will be placed or existing features will be improved on the following intersections:
 - Westmore Drive and Warner Drive
 - Parkland Road and Claudia Drive
 - Shakespeare Road and Roof Street
 - Shakespeare Road and Humphrey Drive
 - Shakespeare Road and Carlton Drive
 - Warner Drive and Fontaine Road

STREETSCAPES

- Parklane Road and Two Notch will have major collector streetscapes
- Shakespeare Road will have minor collector streetscapes
- Claudia Drive, Nancy Avenue, Hearn Drive, Roof Street and Humphrey Drive will all have major neighborhood road streetscapes.

PROPOSED LAND USE PATTERN

- Single family residential land use will be consistent with adjacent density
- Multifamily/town home and mixed-use area will be located along Two Notch Road between Two Notch Road and Shakespeare Road, behind Columbia Place Mall (Columbia Mall Boulevard) and along Parklane Road.
- There will be multiple parks throughout the neighborhood
- There will be buffers separating the industrial from the residential areas

NEIGHBORHOOD IDENTITY

- Each neighborhood will have sufficient street lighting
- Each neighborhood will have street signs that contain its name
- The neighborhood covenants updated and ordinances will be enforced

RECREATION/PARK SPACE

- There is a need for recreation space with the study area
- Recreation spaces will be linked through trails and sidewalks
- Recreation space is needed for the neighborhood's children
- Recreation space is needed for the older adult population

MASTER PLAN

The Master Plan section consists of four(4) elements: Future Land Use Plan, Circulation Plan, Catalyst projects, and Streetscape Plan . The goal of these plans is to create a viable plan that addresses the input of the Trenholm/Newcastle Community combined with the design team's expertise.

The design process for the Trenholm/Newcastle Master Plan consisted of analyzing community information and input, preparing a master plan, creating catalyst projects and creating an action plan to implement the master plan. The community analysis was used to make sure the plan was customized for the community. The master plan preparation was brought forth by the information received through the community analysis. The catalyst projects were created using input received from the community and the design team's expertise. The action plan was created to suggest ideas to get the master plan in motion.






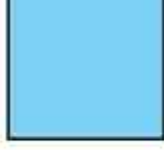

- I. COMMUNITY ANALYSIS
 - A. CENSUS DATA
 - B. SITE INVENTORY
 - C. PUBLIC INVOLVEMENT
 - 1. COMMUNITY PREFERENCE SURVEY
 - 3. SWOT ANALYSIS
 - 4. COMMUNITY CHARRETTE

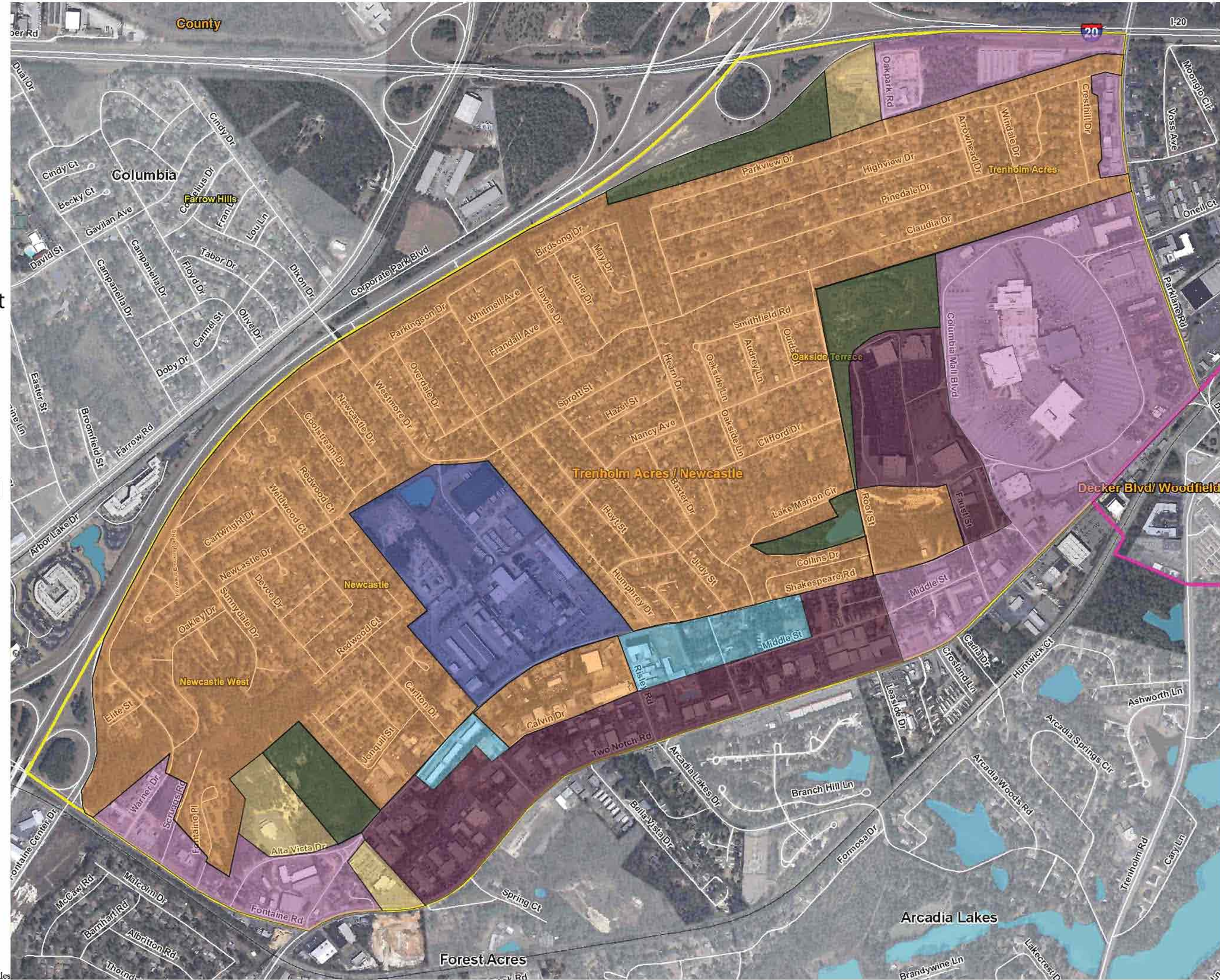
- II. MASTER PLAN PREPARATION
 - A. SYNTHESIS OF COMMUNITY ANALYSIS
 - B. FUTURE LAND USE PLAN
 - C. DEVELOP CATALYST PROJECTS

- III. CATALYST PROJECTS
 - A. IDENTIFY THE TYPE OF DEVELOPMENT THAT WOULD POSITIVELY IMPACT THE COMMUNITY
 - B. PREPARE A CONCEPT PLAN FOR CATALYST PROJECT

- IV. ACTION PLAN
 - A. IDENTIFY A SERIES OF STEPS THAT WILL ALLOW IMPLEMENTATION OF THE PLAN
 - 1. Code enforcement actions
 - 2. Community infrastructure improvements
 - 3. Community identity measures
 - B. IDENTIFY MECHANISMS WHICH CAN PROVIDE FUNDING DIRECTLY TO THE COMMUNITY
 - 1. Grants (public and private)
 - 2. Fees through an umbrella property owners association

PROPOSED LAND USE PLAN

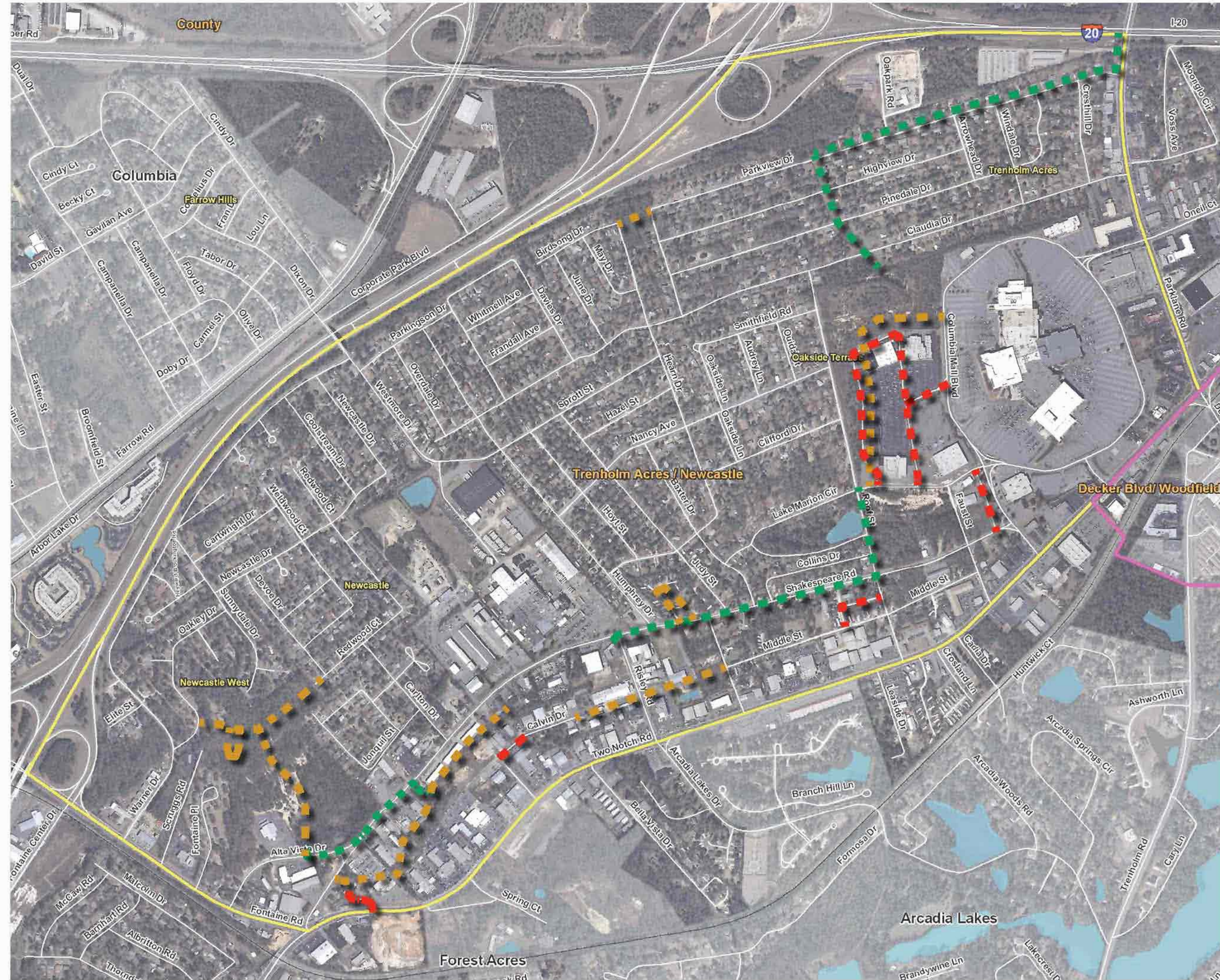
-  Residential
-  Industrial
-  Commercial
-  Church/Govt
-  Mixed Use
-  Office
-  Recreational



PROPOSED LAND USE PLAN

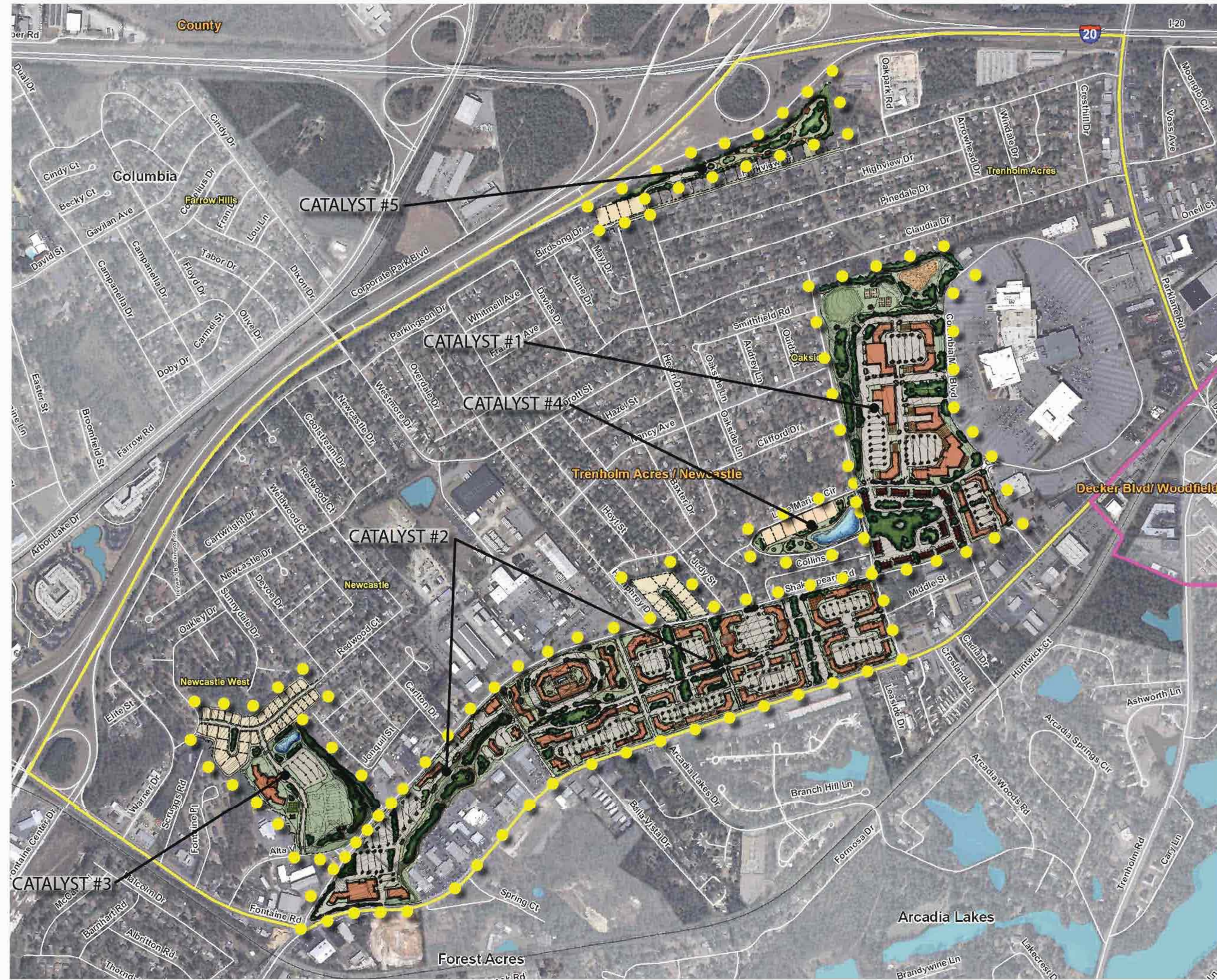
PROPOSED CIRCULATION PLAN

-  Proposed Road
-  Road to be Closed
-  Trail/ Recreation Connector



PROPOSED CIRCULATION PLAN

CATALYST PROJECTS



CATALYST PROJECTS

The following pages detail five catalyst projects for the Trenholm Acres/Newcastle neighborhood. These projects are pivotal to transforming the community. Different projects can be the catalyst for different types of re-development and transformation. Thus, each of the five catalyst projects proposed offer a different type of redevelopment from park and recreation areas to mixed use retail and living space to assisted living centers. The implementation of these projects require several tools in order to be successful. Each tool is briefly described below.

Overlay Zoning for Architectural Control

Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. Regulations and/or incentives are established to guide development within a particular area. In this case, the overlay would regulate architectural standards so that proper redevelopment is ensured.

Private Developer Incentives

Some municipalities may reduce property taxes or business income tax or the municipality may offer a less restrictive development ordinance if a private developer agrees to develop in a pre-determined underdeveloped area. Incentives can range from those stated to eligibility in grants or public-private partnership funding.

Retail and Commercial Incentives

Incentives, as described above, would be available to developers seeking to develop a retail or commercial development in a pre-determined underdeveloped area.

Tax Allocation District

A Tax Allocation District (TAD) is established for the purpose of publicly financing certain redevelopment activities in underdeveloped areas. Redevelopment costs are financed through the pledge of future incremental increase in property taxes generated by the resulting new development. Typically, upon creation, TADs have vacant commercial and residential properties, blighted conditions and numerous vacant buildings or are in need of significant environmental remediation.

Community Improvement District

A community improvement district (CID) is a powerful public-private partnership and can be successfully used to revitalize underdeveloped areas. It is an effective tool for financing improvements that directly enhance property values by allowing property owners to determine how funds are spent in their area. CID funds can be used to leverage public and private funds. Conservatively, CID funds can be used to leverage such funds at a ratio of 4 to 1.

CATALYST PROJECTS

Mixed-use developments are a valuable tool for urban areas on the decline. Retail areas become more profitable due to the increased number of residences; property values increase due to more development; and people are more connected to their neighborhood since most everything they need is within walking distance.

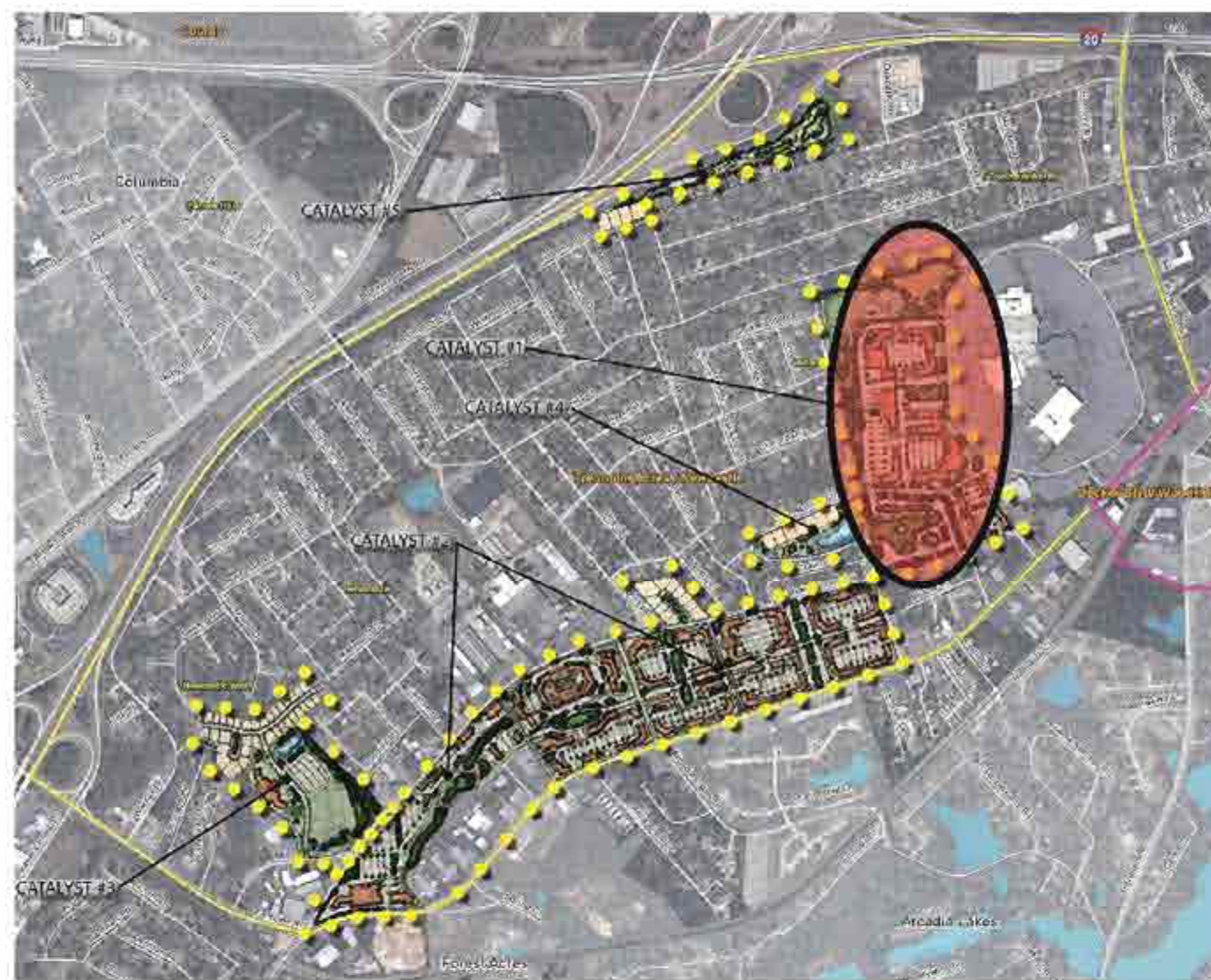
One of two mixed-use developments is proposed for the site located to the west of Columbia Mall. The location is optimum due to the strong commercial of the mall, the surrounding existing residential, and the several access roads (Two Notch, Parklane, Shakespeare, and Roof).

The development features three (3) larger size retail spaces as well as smaller scale retail space with loft apartments occupying the floor(s) above. There is also a "live/work" area that consists of living space above office/studio/retail space. Other living options include an area of townhomes surrounding the existing wetlands. A neighborhood park with trails offers a greenspace for residents, workers, and visitors to enjoy.

- RETAIL - +/-303,058 S.F.**
- REQ'D PARKING - 1,212 SPACES**
- TOTAL PARKING - 1,212 SPACES**
- LOFT APARTMENTS - +/-113 UNITS**
- LIVE/WORK**
- STUDIO/OFFICE - +/-48,788 S.F.**
- RESIDENTIAL - +/-48 UNITS**
- TOWNHOMES - +/-56 UNITS**
- PARK - +/-15 ACRES**

CATALYST 1 TOOLS

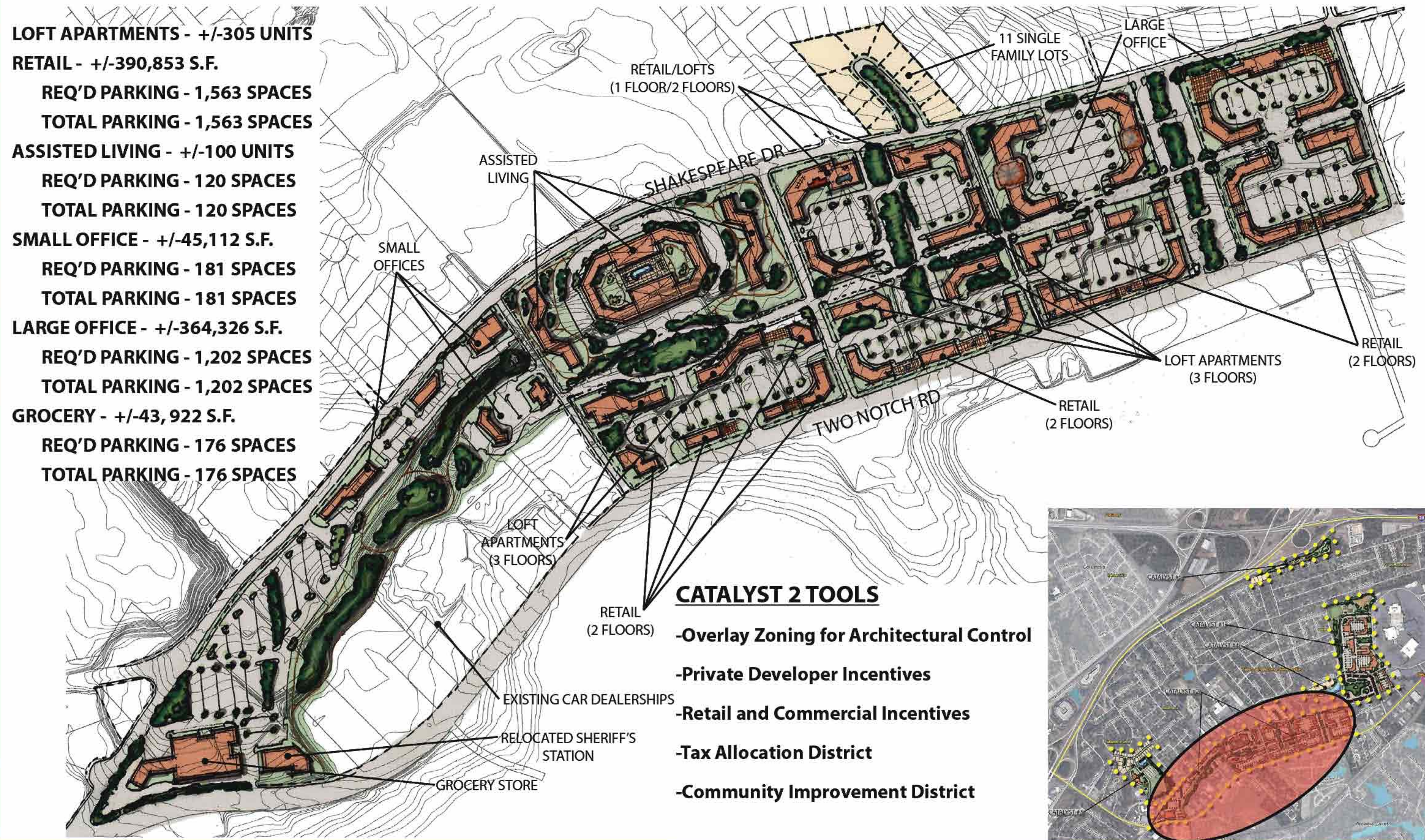
- Overlay Zoning for Architectural Control**
- Private Developer Incentives**
- Retail and Commercial Incentives**
- Tax Allocation District**
- Community Improvement District**



CATALYST PROJECTS

The second mixed-use development is located between Two Notch Road and Shakespeare Road starting at the Roof Street block and ending where Shakespeare, Two Notch and Fontaine Road intersect.

The development consists of several blocks of retail/office space with residential lofts on the floor(s) above as well as office buildings and an assisted living center. The existing high-end car dealerships and sheriff's station remain. A grocery store is proposed on the corner of Shakespeare, Two Notch and Fontaine. The whole redevelopment is connected by a greenway trail.



LOFT APARTMENTS - +/-305 UNITS

RETAIL - +/-390,853 S.F.

REQ'D PARKING - 1,563 SPACES

TOTAL PARKING - 1,563 SPACES

ASSISTED LIVING - +/-100 UNITS

REQ'D PARKING - 120 SPACES

TOTAL PARKING - 120 SPACES

SMALL OFFICE - +/-45,112 S.F.

REQ'D PARKING - 181 SPACES

TOTAL PARKING - 181 SPACES

LARGE OFFICE - +/-364,326 S.F.

REQ'D PARKING - 1,202 SPACES

TOTAL PARKING - 1,202 SPACES

GROCERY - +/-43,922 S.F.

REQ'D PARKING - 176 SPACES

TOTAL PARKING - 176 SPACES

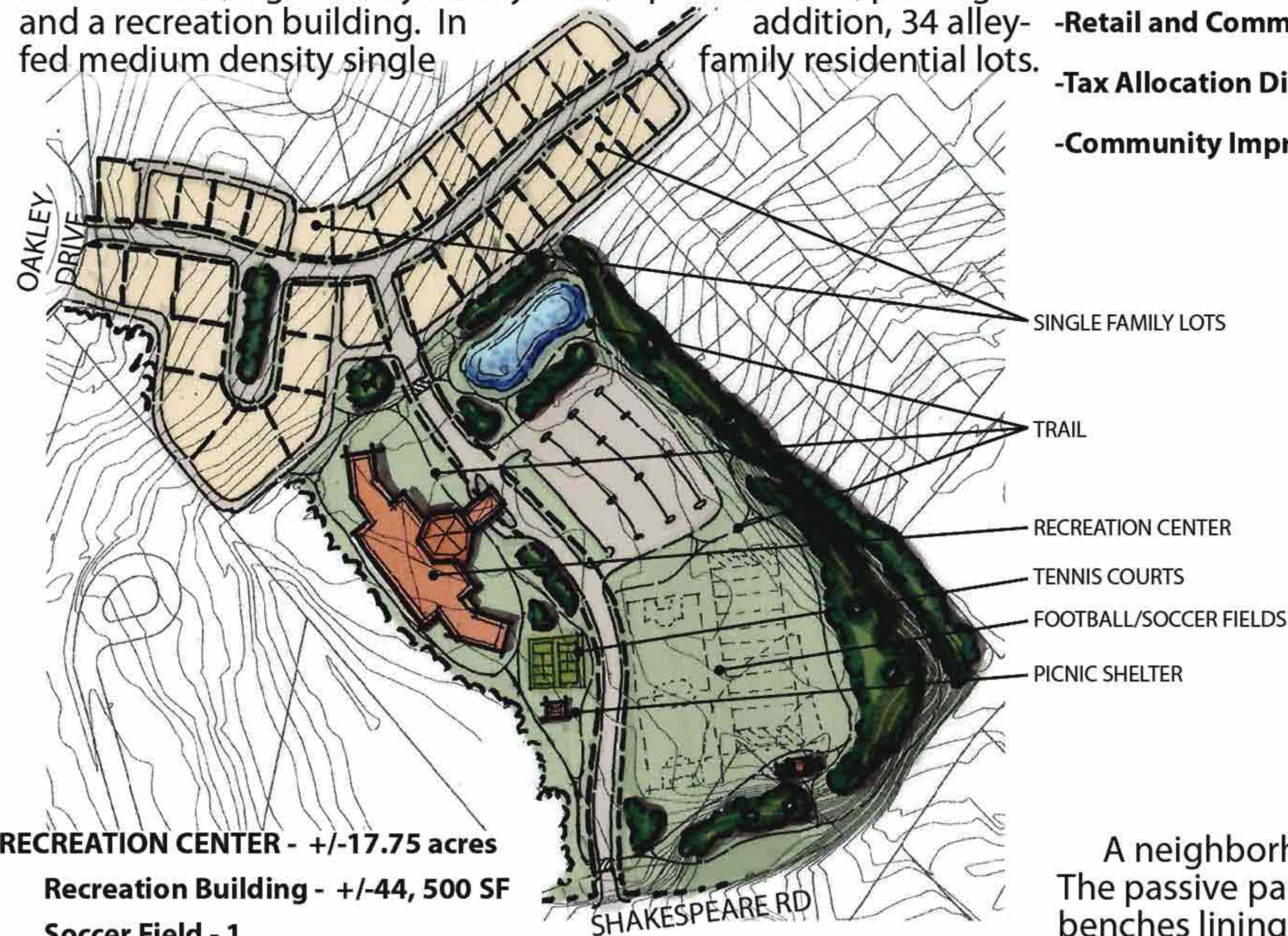
CATALYST 2 TOOLS

- Overlay Zoning for Architectural Control
- Private Developer Incentives
- Retail and Commercial Incentives
- Tax Allocation District
- Community Improvement District



CATALYST PROJECTS

This development, located off Shakespeare Road in between the Jonquil Street neighborhood and an existing church building, features a recreation center for the Trenholm/Newcastle neighborhood. It consists of a football field, a soccer field, two tennis courts, a greenway trail system, a picnic shelter, parking and a recreation building. In addition, 34 alley-fed medium density single family residential lots.



- RECREATION CENTER - +/-17.75 acres**
- Recreation Building - +/-44, 500 SF**
- Soccer Field - 1**
- Football Field - 1**
- TENNIS COURTS - 2**
- GREEN TRAIL - +/- 1.2 miles total**
- TOTAL PARKING - +/-89 spaces**
- 30'x25' PICNIC SHELTER**
- 60'x90' LOTS - 34**

CATALYST 3 TOOLS

- Overlay Zoning for Architectural Control
- Private Developer Incentives
- Retail and Commercial Incentives
- Tax Allocation District
- Community Improvement District



CATALYST 4 TOOLS

- Overlay Zoning for Architectural Control
- Private Developer Incentives
- Retail and Commercial Incentives
- Tax Allocation District
- Community Improvement District

A neighborhood park is proposed on Lake Marion Circle. The passive park includes trails around the existing pond, benches lining the trail and two (2) pavilions. Two (2) additional low density single family residential lots are also proposed.

- 100x130 lots**
- 4.35 ac park**
- 2 pavilions**
- 4 benches**
- 0.4-mile trail**



This fitness park is located along Interstate 20 with access from Parkview Drive. Birdsong Drive and Parkview will be connected by a proposed road extension and four (4) low density single family residential lots would be added.

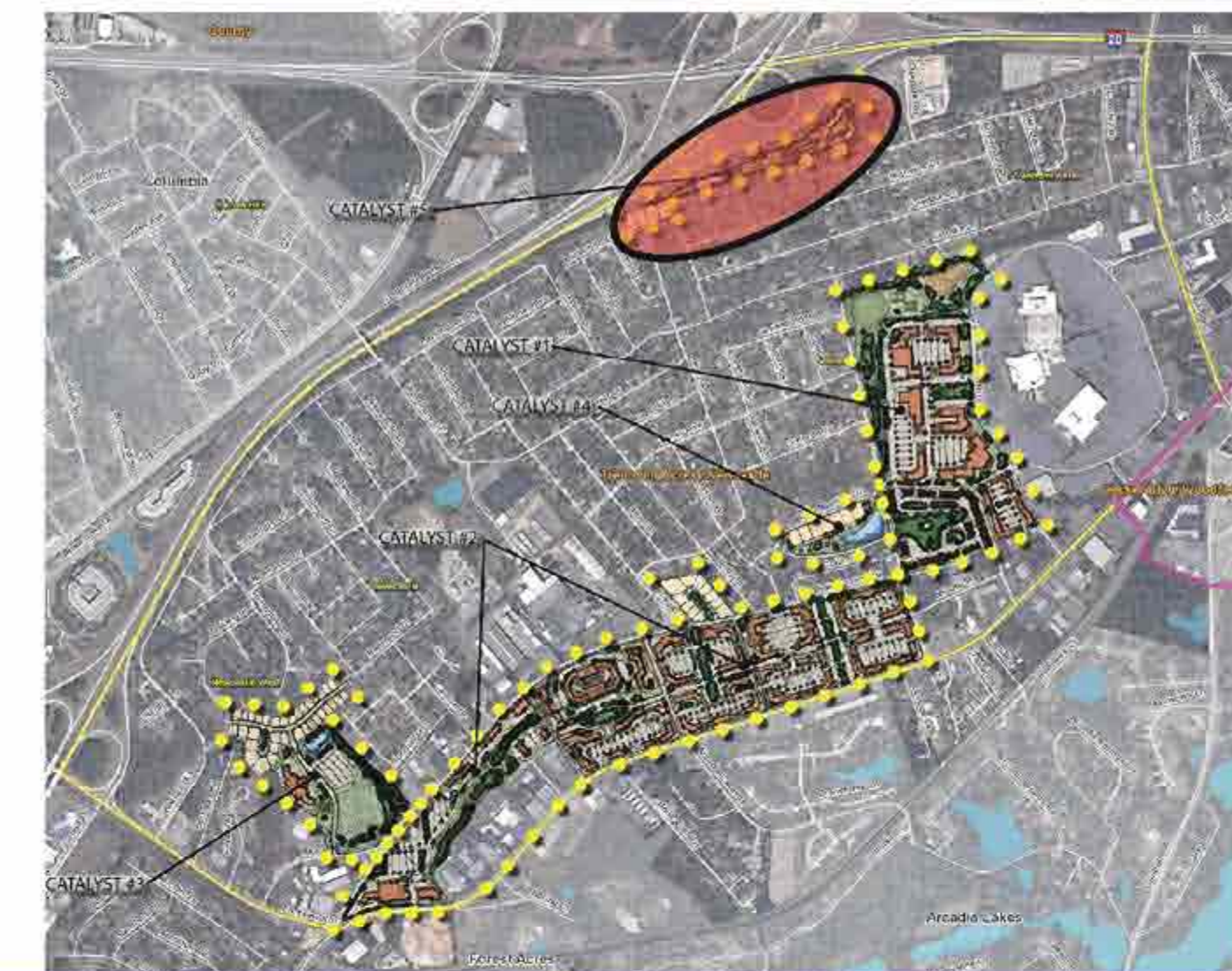
In an effort to meet the needs of the increasingly older population of the neighborhood, the new park and recreation area will incorporate fitness stations that target those who are 55 years of age and older. Ten (10) fitness stations along a half-mile walking trail incorporate upper and lower body strength exercises as well as balance and stretching. It will be connected to the Active Adult Center on Parklane just outside the study area through sidewalks.

- Community/Retail/Office - 436, 805 SF**
- Total Parking (5/1000SF) - 2189 spaces**
- Townhomes - 356**
- 95'x130' Lots - 67**



CATALYST 5 TOOLS

- Overlay Zoning for Architectural Control
- Private Developer Incentives
- Retail and Commercial Incentives
- Tax Allocation District
- Community Improvement District



STREETSCAPES

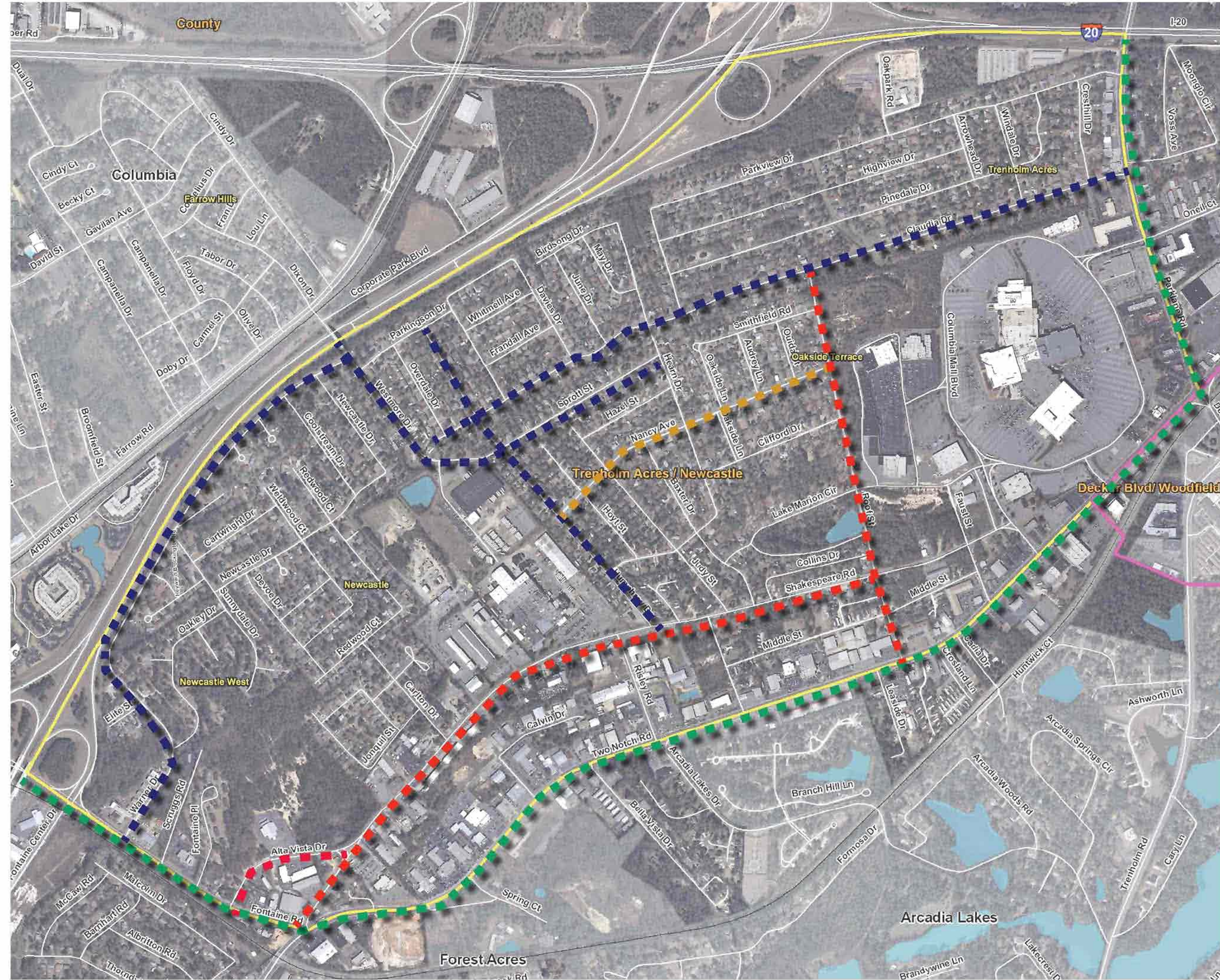
Streetscape "A"

Streetscape "B"

Streetscape "C"

Streetscape "D"

Streetscape "E"



STREETSCAPES

before

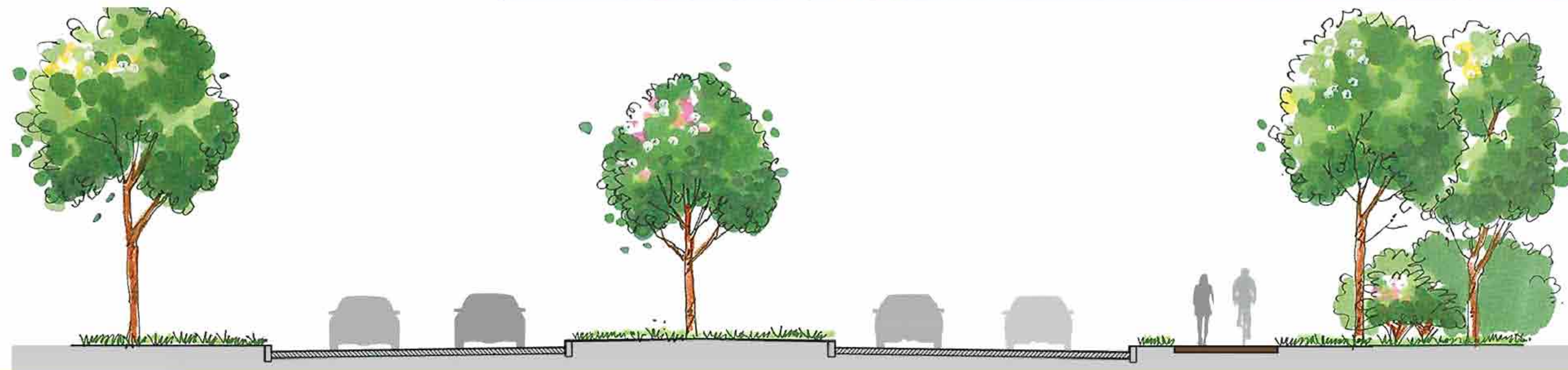


Streetscape "A"

This streetscape provides a planter strip for trees, low shrubs and groundcover in the current continuous left hand turn lane. Occasional openings for left turn lanes will be provided as necessary at major intersections. Where existing, sidewalks and planting strips will remain and be repaired as needed. Sidewalks and planting strips are proposed for those streets that do not currently have them. The sidewalks are 5 feet wide with a 3-foot planting strip between the sidewalk and the road.

Streets included in this streetscape include Two Notch Road, Parklane Road and Fontaine Road.

AFTER



before



Streetscape "B"

This streetscape provides street trees and sidewalks on both sides of the street. In contrast with Streetscape "A" there is no center landscaped median.

Streets included in this streetscape include Shakespeare Road and Roof Street.

AFTER



before

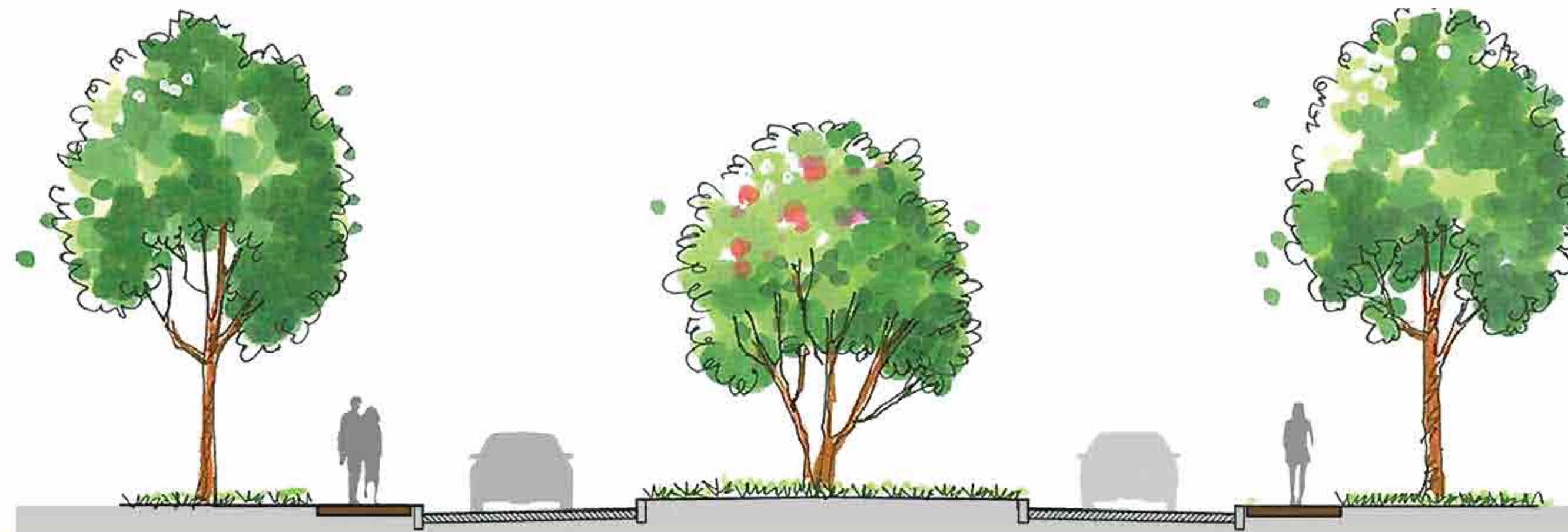


Streetscape "C"

Nancy Drive was the subject of an apparent streetscape project in the past. Some of the trees are missing along the center median and there are no existing sidewalks.

This streetscape improves upon the current streetscape on Nancy Drive. Trees are proposed where they are currently missing and low shrubs and groundcover are proposed in the center median. In addition, sidewalks on both sides of the street are proposed.

AFTER



before



AFTER



Streetscape "D"

This streetscape proposes sidewalks and street trees on one side of the street. These should be planted on the opposite side of the street from overhead power/telephone lines.

Streets included in this streetscape include Warner Drive, Westmore Drive, Sprott Street, Claudia Drive and Humphrey Drive.



before

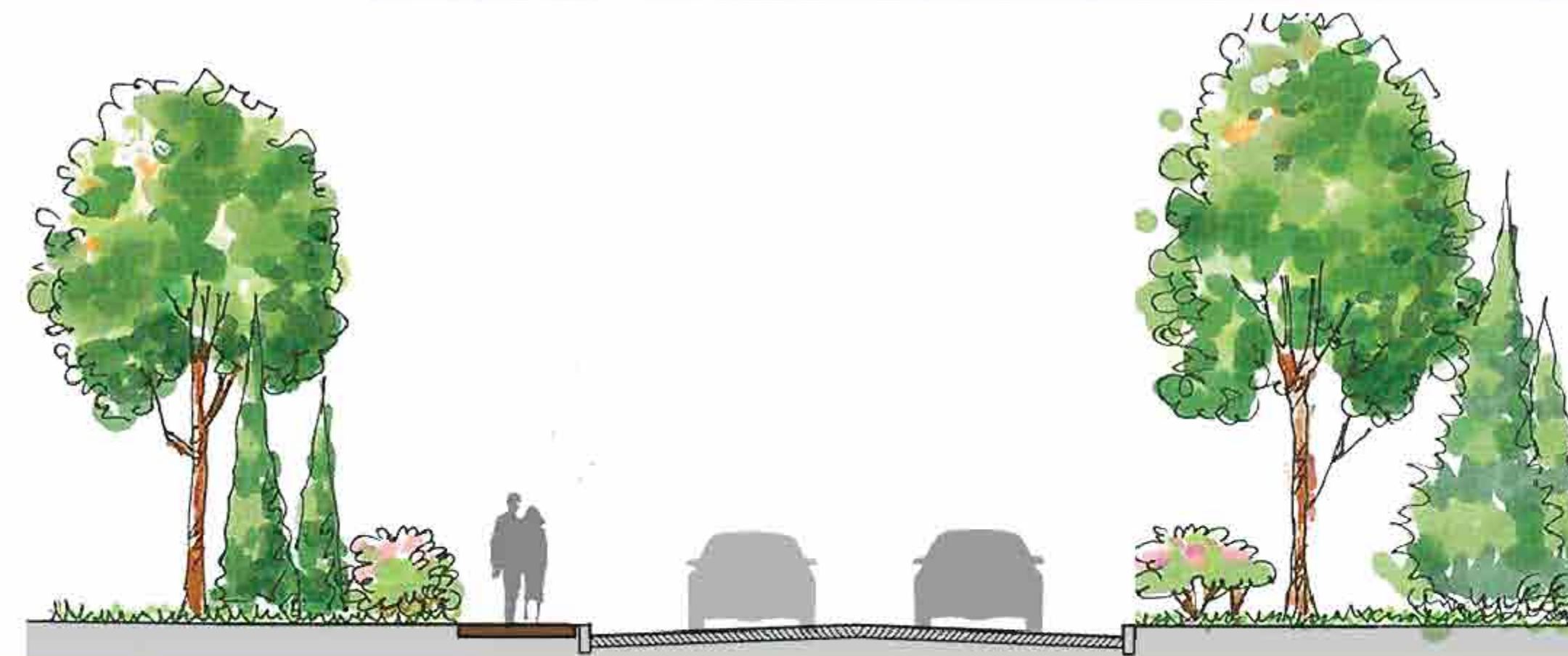


Streetscape "E"

In contrast to Streetscape "D", this streetscape proposes only a sidewalk on one side of the street and no street trees. The sidewalk will be 5-feet wide and serve to further connect the Trenholm/Newcastle study area.

All streets that have not previously been identified with a streetscape will be included in this streetscape.

AFTER



ACTION PLAN

The Action Plan consists of 6 goals: Reinvent the Image of Trenholm/Newcastle; Preserve Existing Single-Family Neighborhoods; Develop Supportive Local Retail Services and Limit Industrial Zone Expansion; Increase Community Recreational Facilities; Preserve Existing Wetlands and Green Corridors and Create Community Open Space Network; Increase Sustainable Community Education Services. These goals were a combined effort from community member input, county input and design team knowledge. These goals create plan of action for the Trenholm/Newcastle community to be a community people will love to call home.

To translate a future vision for the Trenholm Acres/Newcastle community into actual implementation an Action Plan must be created to make the master plan a reality. The Action Plan for the Trenholm Acres/Newcastle neighborhoods is based on five goals which are sequential and attainable. These goals, when accomplished, will lead to a redevelopment of the neighborhood and a strengthening of the underlying community and the values it cherishes.

Preservation and restoration of existing single-family neighborhoods

- o Code Enforcement and Regulatory Enhancements
The first step in re-inventing any area is to arrest the slide into blight and stabilize the area. While there are areas of Trenholm Acres/Newcastle in good condition there are areas where substandard housing, dilapidated structures, vacant homes and lack of adequate public services are evident. Code enforcement is a strong tool in the first phases of the redevelopment process. There should be increased patrols in the project area by code enforcement personnel to detect, identify and cite properties which are not in compliance with the requirements of the county planning and zoning codes and building codes. A strong enforcement effort will help to bring the structures in the area up to an acceptable minimum standard which will show those people who are attempting to keep their properties in good condition that the county cares about their efforts and will provide them with support. This effort must be shared by the people who live in the area. Their role will be to maintain their properties and report those who do not to the code enforcement officials.

- o Improve infrastructure
A comprehensive program should be developed to bring all of the public roads and utilities up to acceptable standards.
 - 1- Repair and repave existing roads.
 - 2- Pave all existing dirt roads within the neighborhood
 - 3- Repair and replace substandard sanitary sewer systems in the project area
 - 4-Improve the storm water systems in the area and add new system elements in those areas of the neighborhood where there are none

- o Rehabilitation of existing homes/New Development
Devise and adopt an overlay zoning district for Trenholm Acres/Newcastle which will help to control the architectural style and development types that are allowed in the neighborhood.

- o Infill development for vacant lots; build community park inside each neighborhood
 - 1-Acquire vacant lots in each neighborhood and develop them into small public parks. No resident should be more than a 15 minute walk from a park space.
 - 2-Acquire and develop the open space next to the Columbia Mall area to develop a major neighborhood park. This park will be passive in nature with trails, picnicking, and established activity nodes that have active play fields and courts.

- o Strengthen community association and leadership
The Neighborhood planning division will work with the existing residents associations to train the members for leadership roles. The existing leadership should be encouraged to take an active role in dealings with County Council, SCDOT, and other agencies that have an effect on the area.

Reinvent the image of Trenholm Acres/Newcastle Community

- o Establish Trenholm Acres/Newcastle Icon/Identification
- o Build Community Gateway Monuments
- o Develop a Community Marketing Campaign
- o Create Community Volunteer Team for cleanup

Develop supportive local retail services and limit industrial zone expansion

- o Provide retail services along primary road corridors
- o Create a pedestrian oriented mixed-use area for regional retail service and diversifying services
- o Develop neighborhood retail services
- o Regulatory enhancement to limit industrial growth

Increase community recreational facilities

- o Create community social space and provide recreational facilities
- o Identify issues/needs within existing parks
- o Acquire areas for new parks

Increase Sustainable Community educational services

- o Provide community cultural programs and events
- o Set up environmental education programs with local schools
- o Set up interpretive signs along trails

APPENDICES

APPENDIX A - Community Preference Survey

APPENDIX B - Resources



COST ESTIMATE

CATALYST #1 - MIXED USE AREA PARK			
8'Wide Asphalt Walking Trails	7,967 lf	\$24 lf	\$191,208
Outdoor Pavilion	3 structures	\$25,000 ea	\$75,000
Outdoor Basketball Courts	4 courts	\$41,000 ea	\$164,000
Playground	1 area	\$15,000 ea	\$15,000
			Subtotal
			\$445,208
			25% Contingency
			\$111,302
			TOTAL
			\$556,510
CATALYST #3 - RECREATION CENTER			
Recreational Building	44,500 sf	\$100 per sf	\$4,450,000
Tennis Courts	1 double court	\$50,000 ea	\$50,000
Soccer Fields	1 field	\$300,000 ea	\$300,000
Football Fields	1 field	\$500,000 ea	\$500,000
Parking Spaces	89 spaces	\$1,800 ea	\$160,200
Outdoor Pavilion	1 structure	\$25,000 ea	\$25,000
8'Wide Asphalt Walking Trails	6,336 lf	\$24 lf	\$152,064
			Subtotal
			\$5,637,264
			25% Contingency
			\$1,409,316
			TOTAL
			\$7,046,580
CATALYST #4 - LAKE MARION CIRCLE PARK			
8' Asphalt Walking Trails	1,620 lf	\$24 per lf	\$38,880
Lake Improvements	1 lump sum	\$125,000 lump sum	\$125,000
Picnic Tables	6 tables	\$1,500 ea	\$9,000
Outdoor Pavilions	2 structures	\$25,000 ea	\$50,000
			Subtotal
			\$172,880
			25% Contingency
			\$43,220
			TOTAL
			\$216,100
CATALYST #5 - FITNESS PARK			
8' Asphalt Walking Trails	2,640 lf	\$24 lf	\$63,360
Parking Spaces	50 spaces	\$1,800 ea	\$90,000
Fitness Stations	10 ea	\$4,000 ea	\$40,000
			Subtotal
			\$193,360
			25% Contingency
			\$48,340
			TOTAL
			\$241,700
			PARKS TOTAL
			\$8,060,890
STREETSCAPE "A"			
(Parkland Rd, Two Notch Rd, Fontaine Rd)			
4" Cal. Trees (2 per 40 feet)	499 trees	\$700 ea	\$349,300
2" Cal. Trees (1 per 25 feet)	493 trees	\$225 ea	\$110,925
Shrubs	1 lump sum	\$78,000 lump sum	\$78,000
Groundcover	1 lump sum	\$51,000 lump sum	\$51,000
Sidewalk Improvements	9,458 lf	\$30 per lf	\$283,740
			Subtotal
			\$872,965
			25% Contingency
			\$218,241
			3% for Inflation
			TOTAL
			\$1,091,206

COST ESTIMATE

STREETSCAPE "B" (Shakespeare Rd, Roof St)			
4" Cal. Trees (2 per 40 feet)	277 trees	\$700 ea	\$193,900
Shrubs	1 lump sum	\$39,000 lump sum	\$39,000
Groundcover	1 lump sum	\$25,500 lump sum	\$25,500
Sidewalk Improvements	9,866 lf	\$30 per lf	\$295,980
		Subtotal	\$554,380
		25% Contingency	\$138,595
		3% for Inflation	
		TOTAL	\$692,975
STREETSCAPE "C" (Nancy Dr)			
4" Cal. Trees (2 per 60 feet)	97 trees	\$700 ea	\$67,900
Shrubs	1 lump sum	\$35,000 lump sum	\$35,000
Groundcover	1 lump sum	\$15,000 lump sum	\$15,000
Sidewalk Improvements (both sides)	5,518 lf	\$30 per lf	\$165,540
		Subtotal	\$283,440
		25% Contingency	\$70,860
		3% for Inflation	
		TOTAL	\$354,300
STREETSCAPE "D" (Warner Dr, Westmore Dr, Spratt St, Claudia Dr, Humphrey Dr)			
4" Cal. Trees (2 per 60 feet)	537 trees	\$700 ea	\$375,900
Shrubs	1 lump sum	\$78,000 lump sum	\$78,000
Groundcover	1 lump sum	\$60,000 lump sum	\$60,000
Sidewalk Improvements	18,378 lf	\$30 per lf	\$551,340
		Subtotal	\$1,065,240
		25% Contingency	\$266,310
		3% for Inflation	
		TOTAL	\$1,331,550
STREETSCAPE "E" (Sidewalks only throughout neighborhood)			
Sidewalk Improvements	66,666 lf	\$30 per lf	\$1,999,980
		Subtotal	\$1,999,980
		25% Contingency	\$499,995
		3% for Inflation	
		TOTAL	\$2,499,975
		STREETSCAPE TOTAL	\$5,970,006
		GRAND TOTAL	\$14,030,896

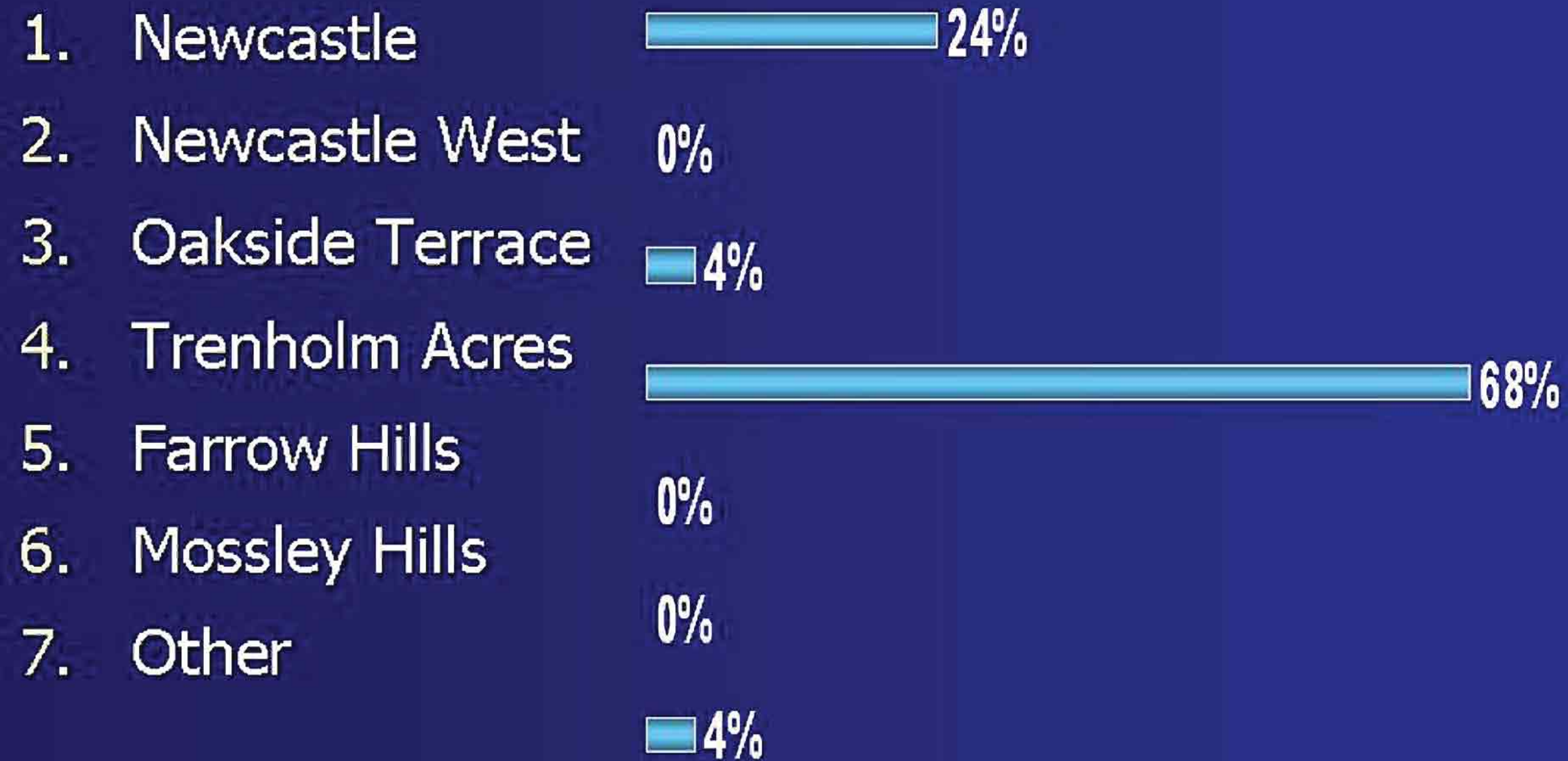
APPENDIX A

59

A Community Preference Survey was conducted at a public meeting on December 15, 2007. The following pages contain the images and voting results from the survey.

APPENDIX A

In which of these neighborhoods do you live?



Single-Family Residential: Group 1 – Low Density



1. Choice 1 (1) = 64.0%



2. Choice 2 (2) = 24.0%



3. Choice 3 (3) = 0.0%



4. Choice 4 (4) = 12.0%

Single-Family Residential: Group 2 – Medium Density



1. Choice 1

(1) = 12.0%



2. Choice 2

(2) = 36.0%



3. Choice 3

(3) = 20.0%



4. Choice 4

(4) = 32.0%

Single-Family Residential Group 3 – High Density



1. Choice 1 (1) = 58.3%



2. Choice 2 (2) = 16.7%



3. Choice 3 (3) = 4.2%



4. Choice 4 (4) = 20.8%

Townhomes



1. Choice 1 (1) = 48.1%



2. Choice 2 (2) = 33.3%



3. Choice 3 (3) = 11.1%



4. Choice 4 (4) = 7.4%

Multi-Family Residential



1. Choice 1 (1) = 7.1%



2. Choice 2 (2) = 35.7%



3. Choice 3 (3) = 10.7%



4. Choice 4 (4) = 46.4%

Retail: Group 1



1. Choice 1 (1) = 0.0%



2. Choice 2 (2) = 3.3%



3. Choice 3 (3) = 3.3%



4. Choice 4 (4) = 93.3%

Retail: Group 2



1. Choice 1 (1) = 20.7%



2. Choice 2 (2) = 31.0%



3. Choice 3 (3) = 37.9%



4. Choice 4 (4) = 10.3%

Office – Group 1: Large Size



1. Choice 1 (1) = 36.7%



2. Choice 2 (2) = 23.3%



3. Choice 3 (3) = 36.7%



4. Choice 4 (4) = 3.3%

Office – Group 2: Small Size



1. Choice 1 (1) = 69.0%



2. Choice 2 (2) = 6.9%



3. Choice 3 (3) = 13.8%



4. Choice 4 (4) = 10.3%

Mixed-Use



1. Choice 1 (1) = 10.0%



2. Choice 2 (2) = 30.0%



3. Choice 3 (3) = 26.7%



4. Choice 4 (4) = 33.3%

Industrial



1. Choice 1 (1) = 0.0%



2. Choice 2 (2) = 20.7%



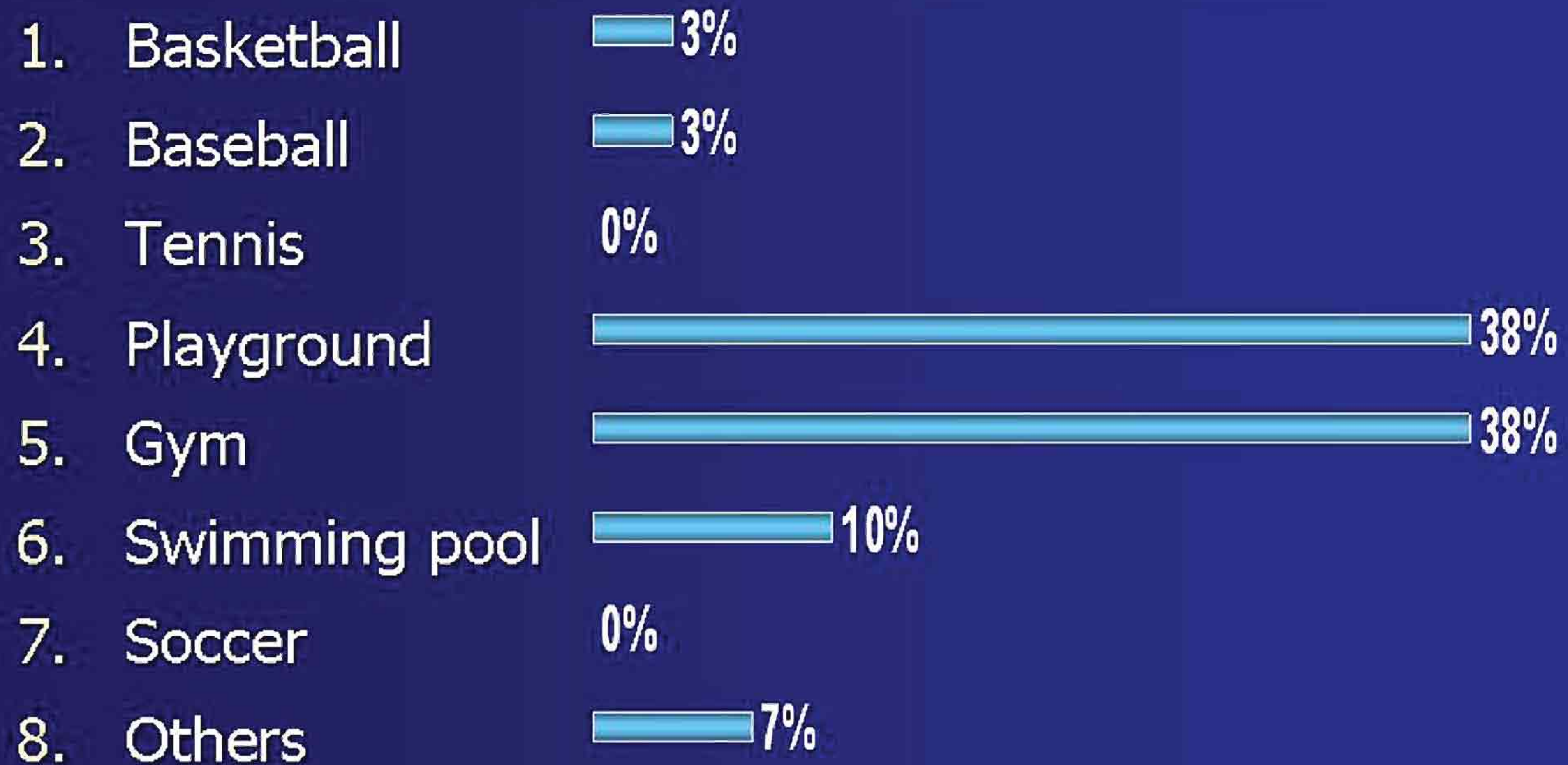
3. Choice 3 (3) = 65.5%



4. Choice 4 (4) = 13.8%

Parks & Greenways

Group 1 – Which facility would you prefer in the park?



Parks & Greenways: Group 2 - Passive



1. Choice 1 (1) = 10.7%



2. Choice 2 (2) = 3.6%



3. Choice 3 (3) = 39.3%



4. Choice 4 (4) = 46.4%

Streetscapes Group 1 – Major Collector



1. Choice 1 (1) = 6.9%



2. Choice 2 (2) = 24.1%



3. Choice 3 (3) = 20.7%



4. Choice 4 (4) = 48.3%

Streetscapes Group 2 – Minor Collector



1. Choice 1 (1) = 0.0%



2. Choice 2 (2) = 59.3%



3. Choice 3 (3) = 7.4%



4. Choice 4 (4) = 33.3%

Streetscapes Group 3 – Neighborhood Street



1. Choice 1 (1) = 10.3%



2. Choice 2 (2) = 31.0%

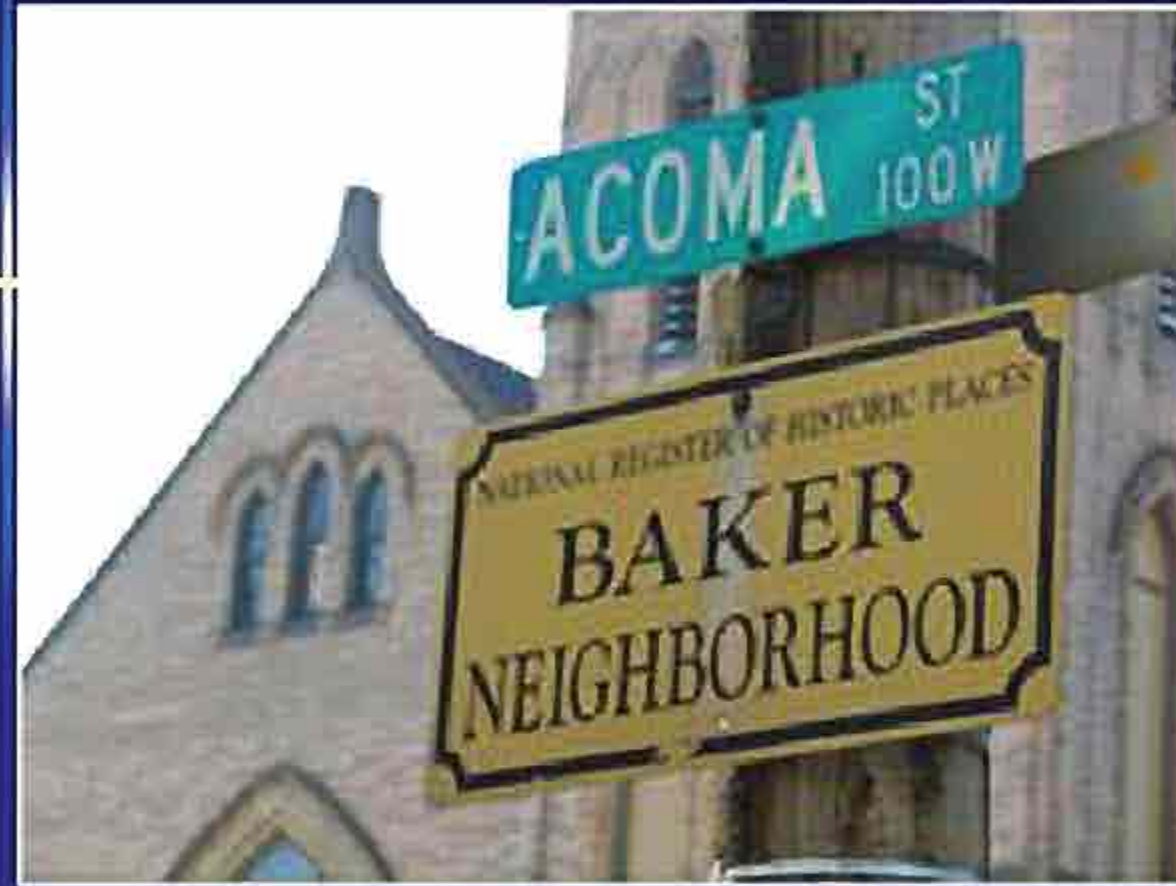


3. Choice 3 (3) = 27.6%



4. Choice 4 (4) = 31.0%

Neighborhood Identity: Entrance Signage



Choice 1
(1) = 3.6%



Choice 2
(2) = 17.9%



Choice 3
(3) = 7.1%



Choice 4
(4) = 71.4%

No change.

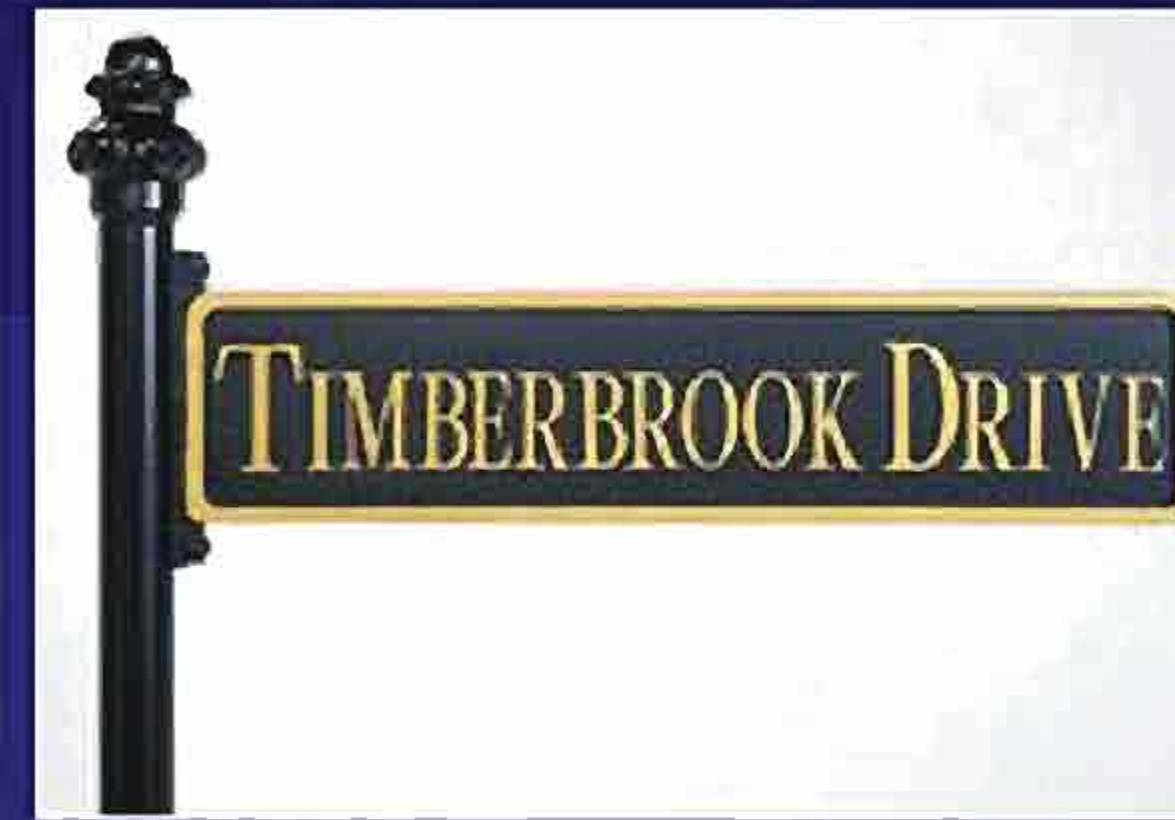
Choice 5
(5) = 0.0%

Neighborhood Identity: Street Signs



Choice 1

(1) = 31.0%



Choice 2

(2) = 44.8%



Choice 3

(4) = 6.9%

No change.

Choice 4

(3) = 17.2%

Resources

Street Signs:

Brandon Industries

www.brandonindustries.com

1601 Wilmeth Road

McKinney, Texas 75069

(800) 247-1274; (972) 542-3000

(972) 542-1015 (fax)

Allen Architectural Metals

www.allenmetals.com/home.html

P.O. Box 1210

100 Homer Drive

Talladega, Alabama 35161

(800) 204-3858

(256) 761-1967 (fax)

Lake Shore Industries

<http://www.lsisigns.com/>

1817 Poplar Street

P.O. Box 59

Erie, Pennsylvania 16512

(800) 458-0463

(814) 453-4293 (fax)

Senior Fitness Stations:

Life Trail Systems/ Playworld Systems, Inc

www.playworldsystems.com/lt/index.asp

1000 Buffalo Road

Lewisburg, PA 17837-9795

(800) 233-8404; (570) 522-9800

(570) 522-3030 (fax)

Playground and Tot Lot Play Systems:

Playworld Systems, Inc

www.playworldsystems.com

1000 Buffalo Road

Lewisburg, PA 17837-9795

(800) 233-8404; (570) 522-9800

(570) 522-3030 (fax)