

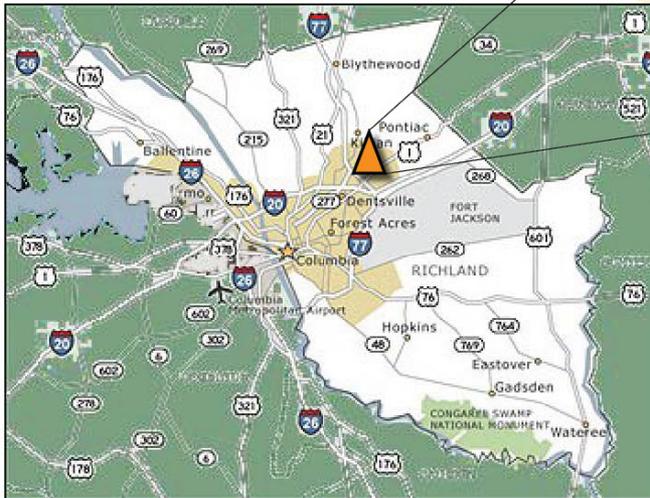


# **CANDLEWOOD MASTER PLAN**

**Richland County, South Carolina**



# PROJECT LOCATION

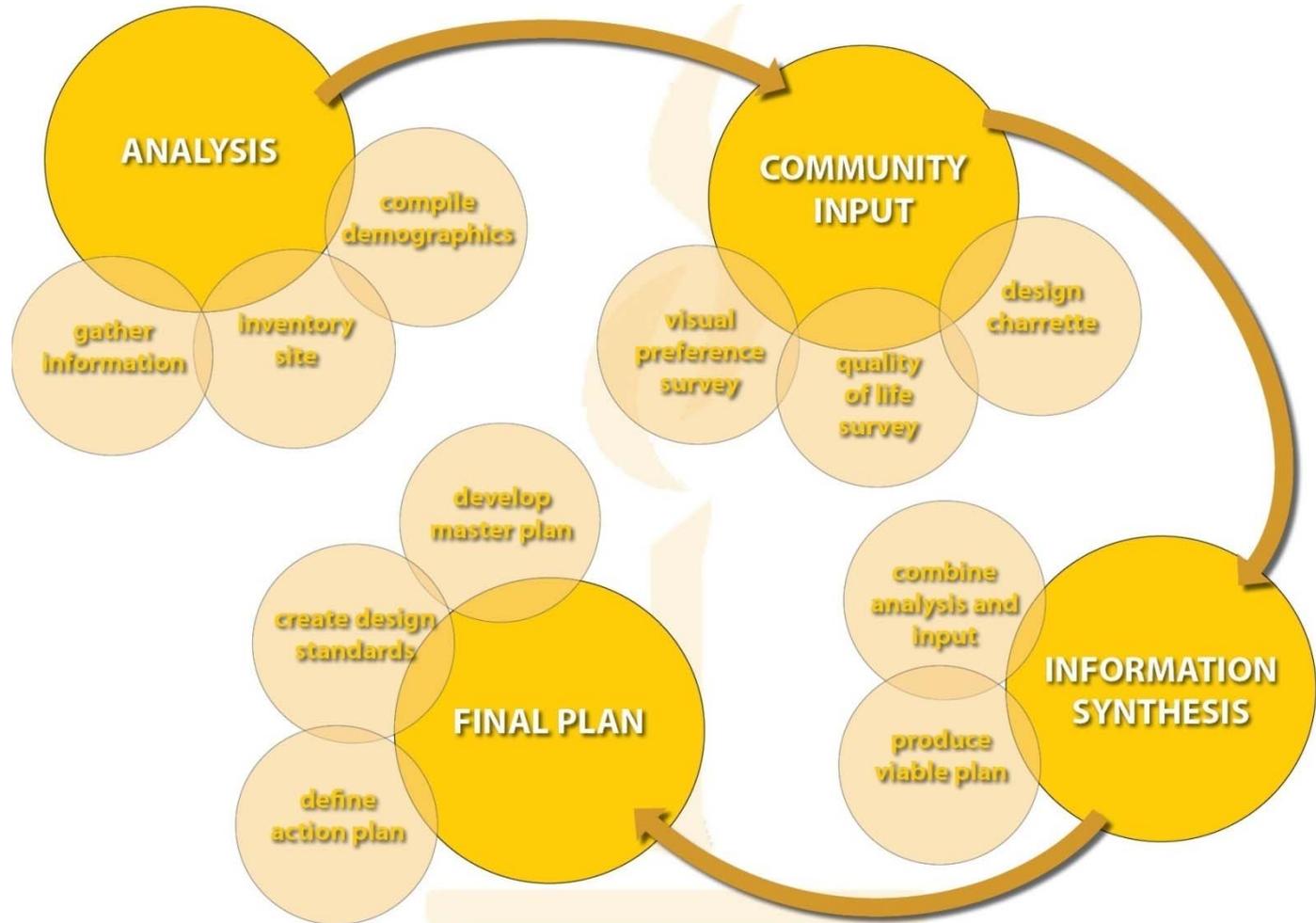


The Candlewood Community is an approximately 240 acre neighborhood located in Richland County about 15 miles northeast of downtown Columbia.

The neighborhood is just east of Interstate 77 and just north of Interstate 20.

Candlewood is located about 8.5 miles from Fort Jackson, less than 5 miles from Sesquicentennial State Park, and about 25 miles from Lake Murray.

# PLANNING AND DESIGN PROCESS



# VISION AND GOALS

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## VISION

- *Create a neighborhood-wide identity and a sense of place*
- *for all Candlewood residents to live, play and enjoy.*

### Goals:

- 1** - Establish an identity for the Candlewood community
- 2** - Create a streetscape and circulations plan
- 3** - Create a program and design for a neighborhood park and recreation area
- 4** - Increase neighborhood authority and code enforcement

# SWOT ANALYSIS

## STRENGTHS

- Neighborhood stability
- Location
- Good lot sizes
- Nice house design
- Good school district
- Lands not stripped
- Vegetation/trees remain and are not clear cut
- Convenient access to major highways
- Convenient to stores
- Neighborhood Association
- Pedestrian Friendly

## WEAKNESSES

- Poor lighting
- No sidewalks
- Lack of fire hydrants
- Lots of vehicles cutting through neighborhood.
- Lack of recreational facility
- Poor property maintenance
- Front/back yards
- Neighborhood association does not control regulations
- Low neighborhood participation rate
- Neighborhood improper funds

## OPPORTUNITIES

- Police substation
- Potential park area in the north end of the neighborhood
- Wetlands west of Green Springs
- Entrance enhancement
- Garages
- Traffic control/speed humps
- Opportunity to be aware of people coming in/out
- Sidewalks
- More activities in neighborhood
- Youth facilities
- Communication between neighbors

## THREATS

- Increased rental population
- Absentee landlords
- Speeders
- Increase in vandalism
- Maintenance of new facilities
- Traffic control

# DESIGN CHARRETTE RESULTS

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SAFETY

SIDEWALKS

ENTRANCE

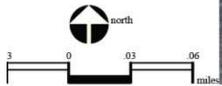
LIGHTING

RECREATION

TRAFFIC

# SITE ANALYSIS

- COMMUNITY BOUNDARY
- WATER
- UNDEVELOPED AREA
- STREETS WITH HIGH AMOUNTS OF TRAFFIC



# STREETSCAPE AND CIRCULATION PLAN - PEDESTRIAN

## PEDESTRIAN CIRCULATION PLAN

SIDEWALKS BOTH SIDES OF STREET



SIDEWALKS ONE SIDE OF STREET

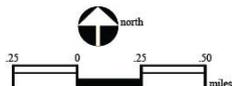


### KEY ELEMENTS TO MAKE A PLACE WALKABLE

- Destinations that attract people
- Pedestrians are reachable and interconnected
- Pedestrians feel safe from crime and traffic
  - eyes on the street
  - safe traffic speed
  - traffic control devices

### PEDESTRIAN METHODS TO MAKE CONNECTIONS

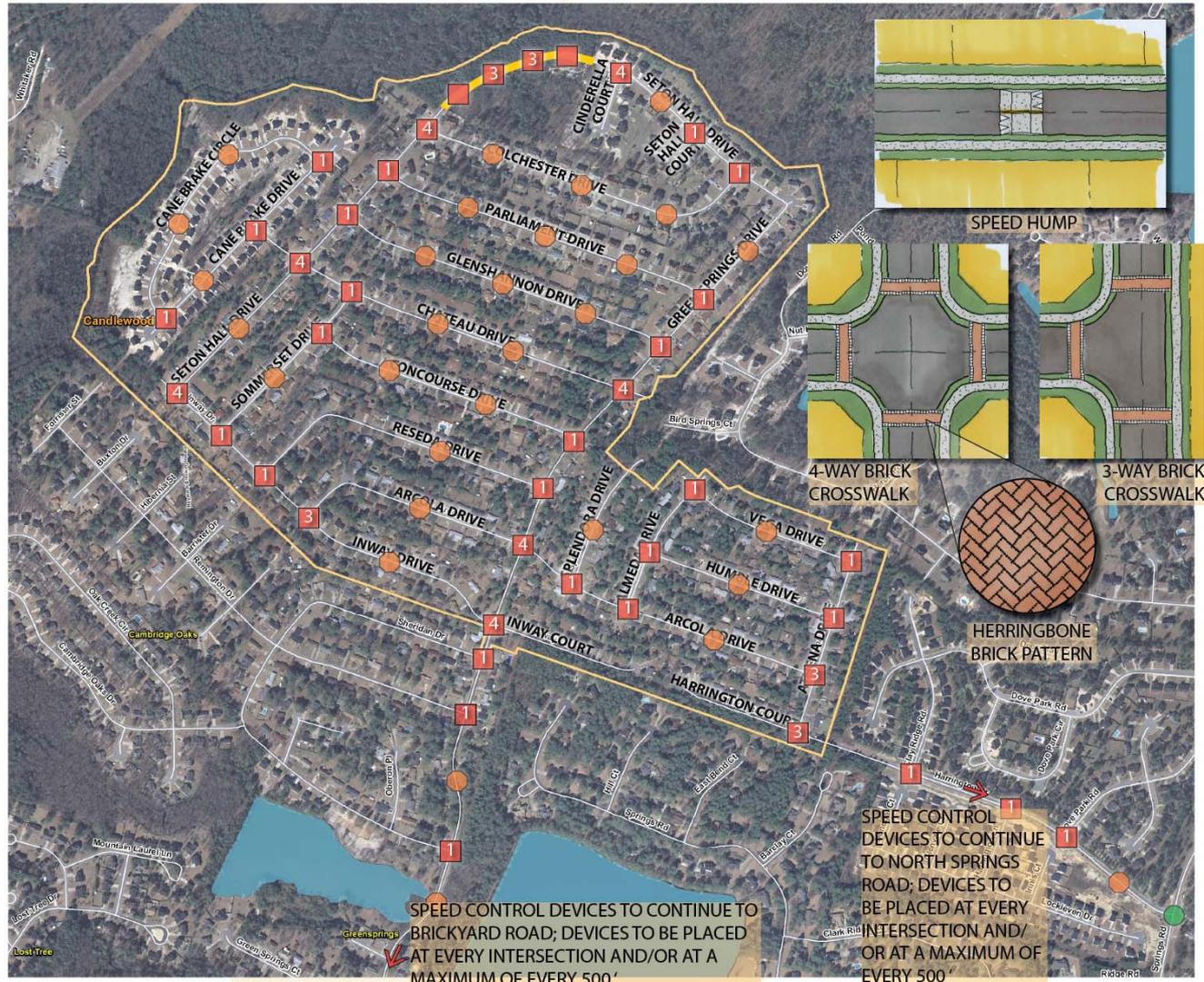
- Universal Access (ADA)
- Sidewalks
- Connection to County-wide pedestrian network



# STREETSCAPE AND CIRCULATION PLAN - VEHICULAR

## VEHICULAR CIRCULATION PLAN

-  BRICK CROSSWALK  
(NUMBER OF STOP SIGNS AT  
INTERSECTION DENOTED BY  
NUMBER WITHIN SYMBOL)
-  SPEED HUMP
-  TRAFFIC LIGHT
- PROPOSED STREET  

# STREETSCAPE AND CIRCULATION PLAN - STREET TREE

## STREET TREE SELECTION

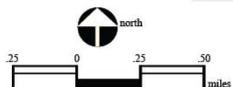
CHINESE PISTACHE



JAPANESE ZELKOVA



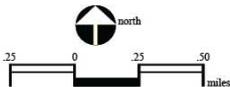
SCARLET OAK



# RECREATION/PARK PLAN

RECREATIONAL  
WALKING ROUTE

3.2 MILE  
WALKING LOOP



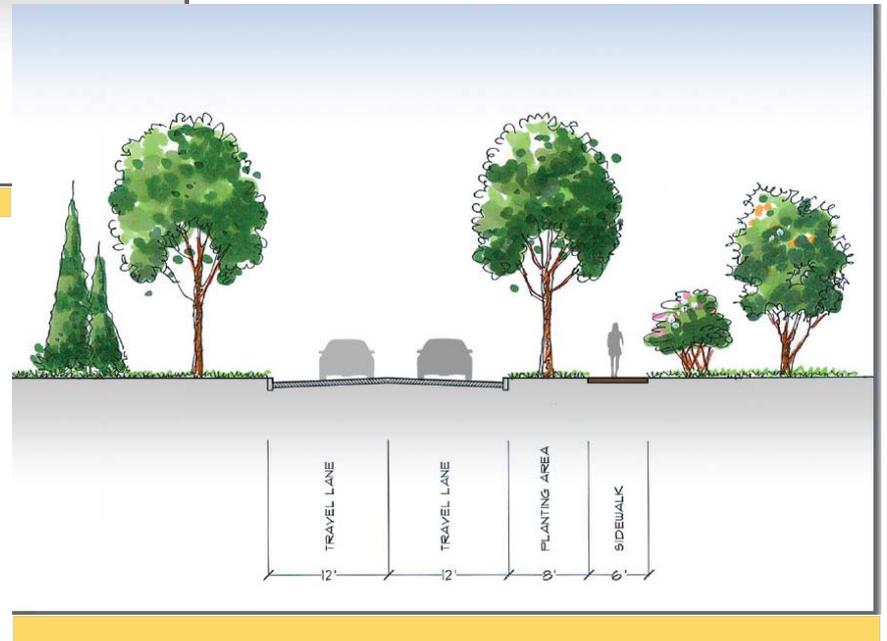
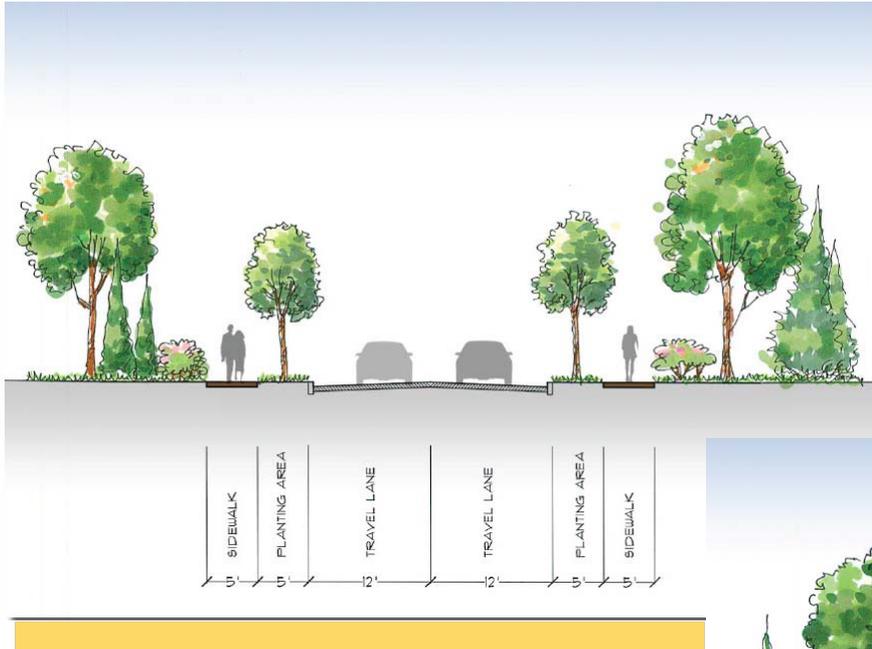
# PARK DESIGN



# PARK DESIGN



# STREETSCAPE



# NEIGHBORHOOD IDENTITY DESIGN



# IMPLEMENTATION PLAN

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## Establish an identity for the Candlewood community

- o Community signage theme
  1. Entrance Signs
  2. Street signs
  3. Lighting standards
  4. Mailbox standards
- o Build Community entrance signs
- o Develop a community marketing campaign
- o Create Community volunteer team for cleanup

## Create a streetscape/circulation plan

- o Determine street hierarchy
- o Secure funding for street/sidewalk improvements
- o Construct sidewalks per master plan
- o Install street trees per master plan

# IMPLEMENTATION PLAN

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## Create a program and design for a neighborhood park and recreation area

- o Set aside funding
- o Acquire undeveloped land in community
- o Identify community needs and wants for park/recreation space
- o Develop park design plan
- o Construct park

## Increase neighborhood authority and code enforcement

- o Establish neighborhood by laws giving the Neighborhood Board authority to establish and enforce covenants
- o Code Enforcement and Regulatory Enhancements

# COST ESTIMATE – CATALYST 3-PARK

## CATALYST 3-PARK

### Amenity Center

Clubhouse	10,000 S.F.	\$150 per S.F.	\$1,500,000.00
Total Street	1,081 L.F. of road	\$200.00 per L.F.	\$216,200.00
Sidewalk Improvements	3007 L.F.	\$30.00 per L.F.	\$90,210.00
Cross Walks	1870 S.F.	\$10.00 per S.F.	\$18,700.00
Fitness Stations	10 job	\$4,000.00 ea	\$40,000.00
8' Wide Asphalt Walking trails	2,670 L.F. of trail	\$24.00 per L.F.	\$64,080.00
Pavilions	3 structures	\$15,000 ea	\$45,000.00
Outdoor Basketball Courts	3 courts	41,000 ea	\$123,000.00
Parking Space Count	50 spaces	\$1,800 ea	\$90,000.00
4" Cal. Trees	69 trees	\$700.00 ea	\$48,300.00
Playground	1 area	\$15,000 ea	\$15,000.00
Tot Lot	1 area	\$10,000 ea	\$10,000.00
Dog Park	1 area	\$34,000 ea	\$34,000.00
Site Lighting	1 job	\$50,000 ea	\$50,000.00
		Subtotal	\$2,344,490.00
		25% Contingency	<u>\$586,122.50</u>
		<b>TOTAL</b>	<b>\$2,930,612.50</b>

# COST ESTIMATE - STREETScape

## CANDLEWOOD ROAD STREETScape

4" Cal. Chinese Pistache (+/- 1 per lot)	258	\$600.00 ea	\$154,800.00
4" Cal. Japanese Zelkova (+/- 1 per lot)	260	\$600.00 ea	\$156,000.00
4" Cal. Scarlet Oak (+/- 1 per lot)	166	\$700.00 ea	\$116,200.00
Sidewalk Improvements (double sidewalk)	25840 L.F.	\$30.00 per L.F.	\$775,200.00
Sidewalk Improvements (single sidewalk)	19680 L.F.	\$30.00 per L.F.	\$590,400.00
Speed Humps (on site)	27 job	\$240.00 ea	\$6,480.00
Speed Humps (off site)	2 job	\$240.00 ea	\$480.00
Raised Crosswalks (on site)	66 job	\$1,920.00 ea	\$126,720.00
Raised Crosswalks (off site)	6 job	\$1,920.00 ea	\$11,520.00
Traffic light (off site)	1 job	\$60,000.00 ea	\$60,000.00
Entry Signage	3 job	\$15,000.00 ea	\$45,000.00

SUBTOTAL	\$2,042,800.00
25% Contingency	\$510,700.00
<b>TOTAL</b>	<b>\$2,553,500.00</b>

<b>GRAND TOTAL</b>	<b>\$5,484,112.50</b>
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# Questions/Comments