

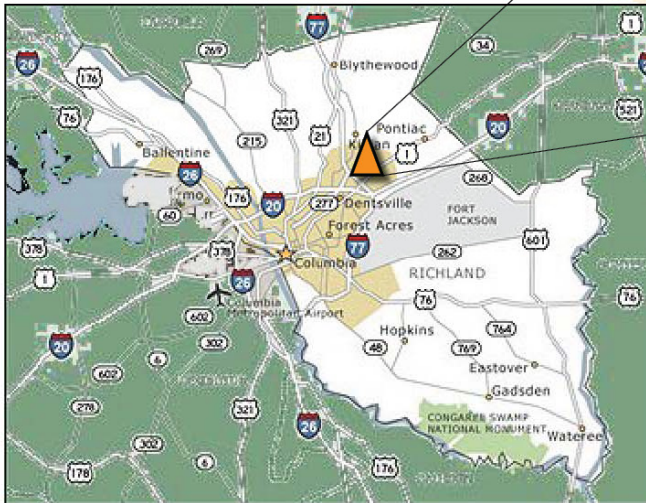


CANDLEWOOD MASTER PLAN

Richland County, South Carolina



PROJECT LOCATION

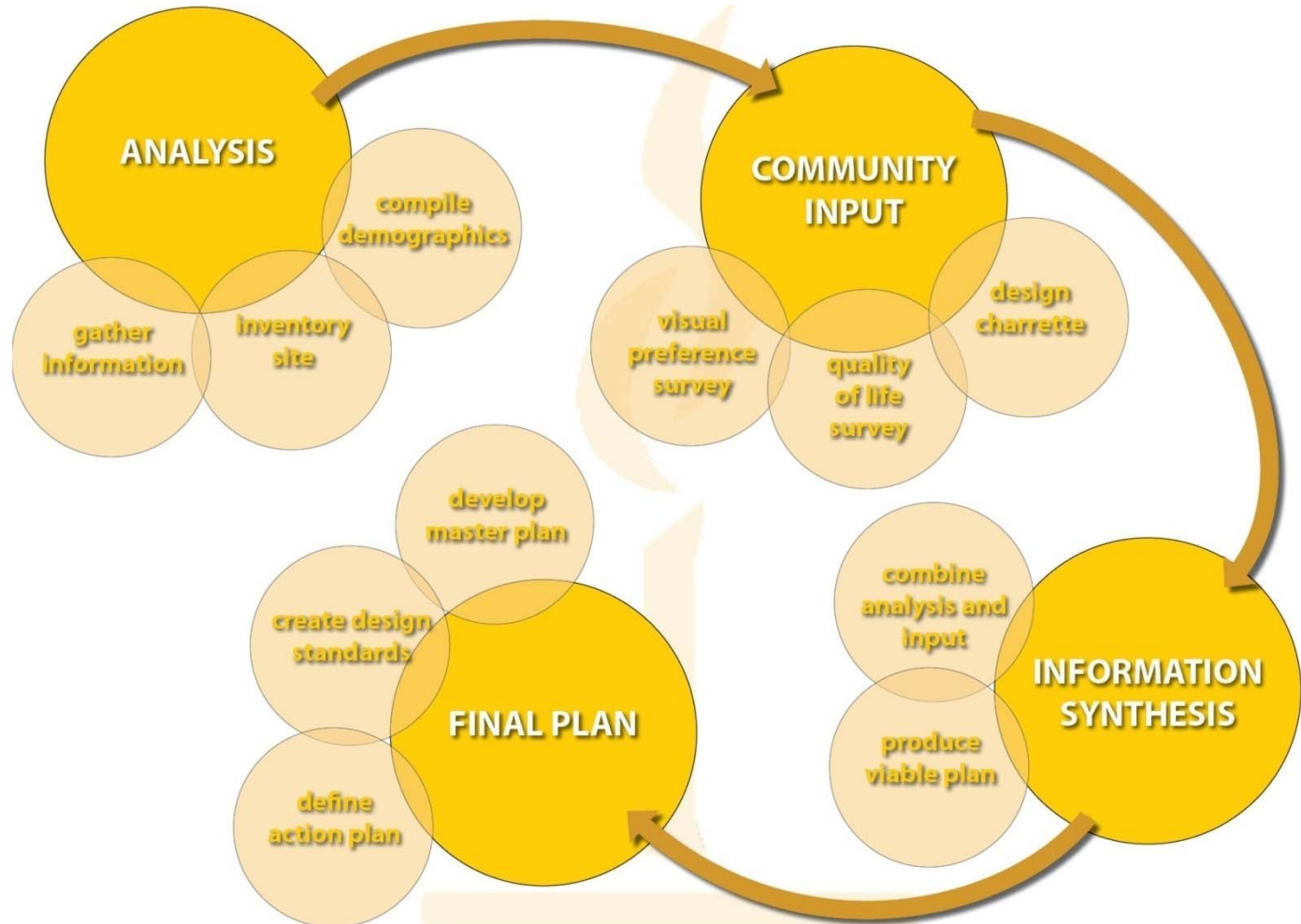


The Candlewood Community is an approximately 240 acre neighborhood located in Richland County about 15 miles northeast of downtown Columbia.

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

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

SAFETY

SIDEWALKS

ENTRANCE

LIGHTING

RECREATION

TRAFFIC

SITE ANALYSIS



STREETSCAPE AND CIRCULATION PLAN - PEDESTRIAN

PEDESTRIAN CIRCULATION PLAN

SIDEWALKS BOTH SIDES
OF STREET



SIDEWALKS ONE SIDE
OF STREET

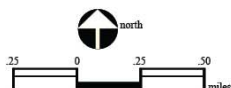
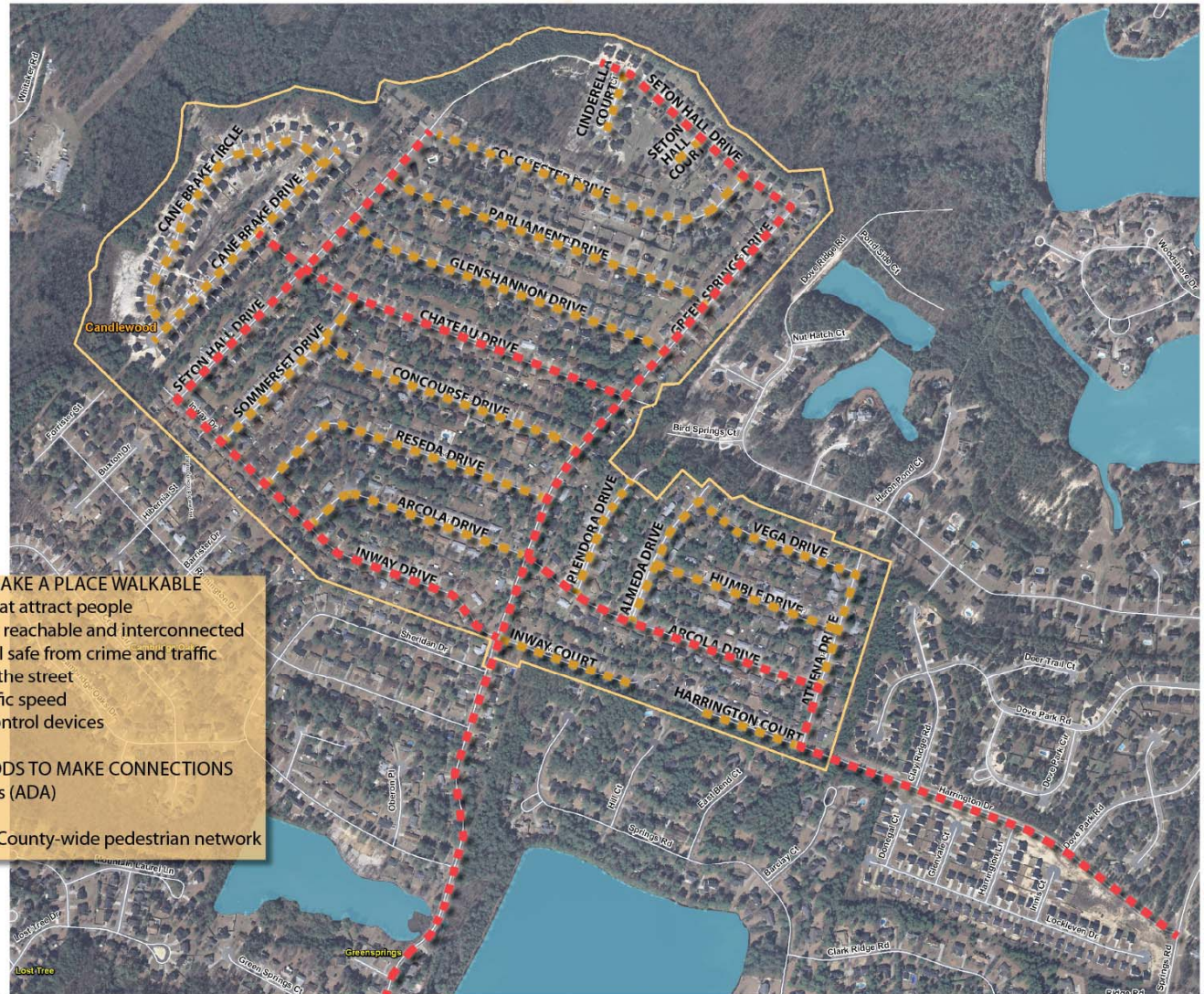


KEY ELEMENTS TO MAKE A PLACE WALKABLE

- 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

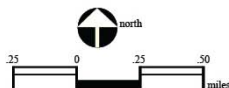
VEHICULAR CIRCULATION PLAN

 **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



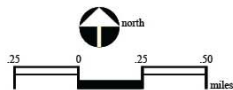
SCARLET OAK



RECREATION/PARK PLAN

RECREATIONAL
WALKING ROUTE

3.2 MILE
WALKING LOOP



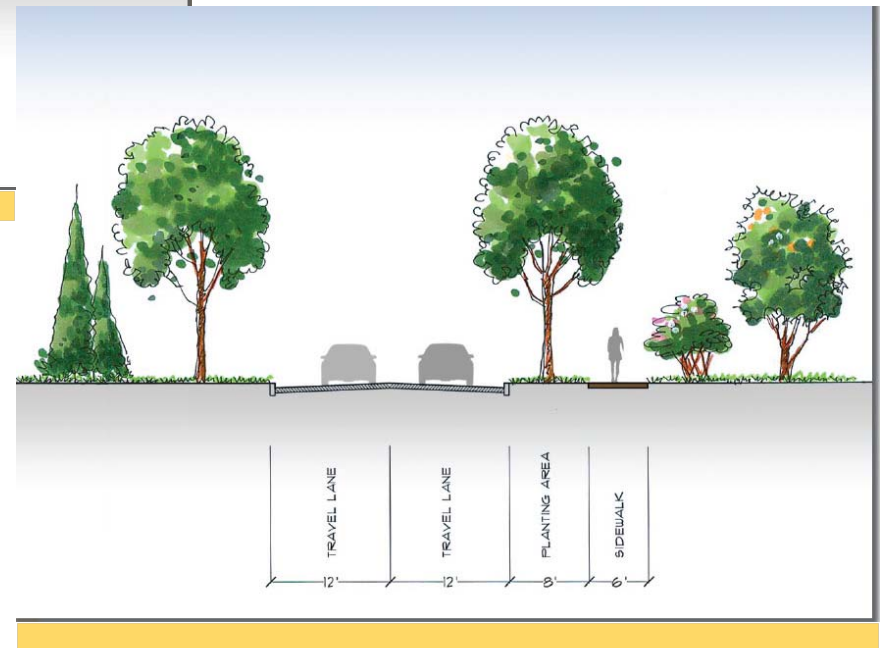
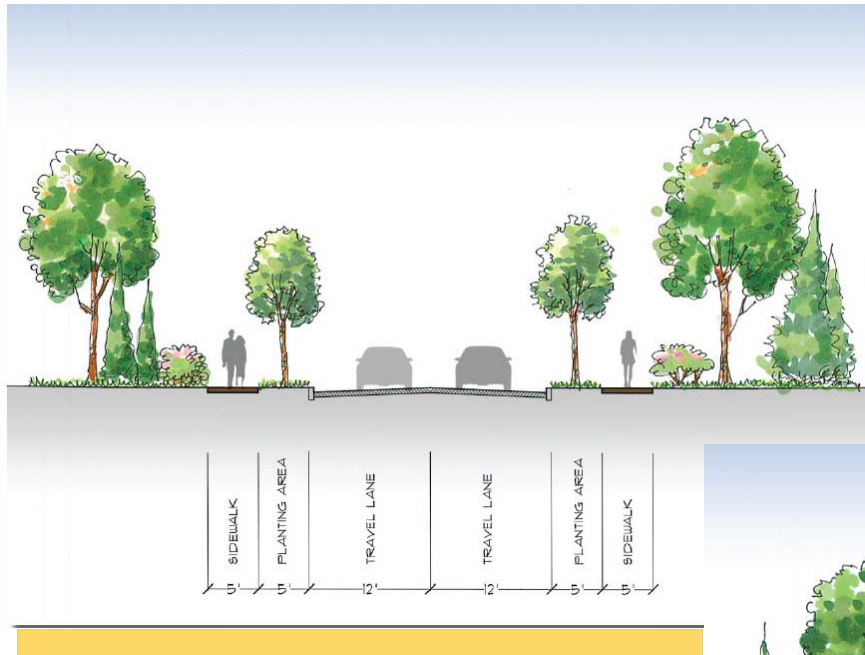
PARK DESIGN



PARK DESIGN



STREETSCAPE



NEIGHBORHOOD IDENTITY DESIGN



IMPLEMENTATION PLAN

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

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>
TOTAL	\$2,930,612.50

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
TOTAL	\$2,553,500.00

GRAND TOTAL	\$5,484,112.50
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Questions/Comments