CANDLEWOOD MASTER PLAN
Richland County, South Carolina
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

ANALYSIS
- Compile demographics
- Gather information
- Inventory site

COMMUNITY INPUT
- Visual preference survey
- Quality of life survey
- Design charrette

FINAL PLAN
- Develop master plan
- Create design standards
- Define action plan

INFORMATION SYNTHESIS
- Combine analysis and input
- Produce viable plan
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

COMMUNITY BOUNDARY

WATER

UNDEVELOPED AREA

STREETS WITH HIGH AMOUNTS OF TRAFFIC
STREETSCAPE AND CIRCULATION PLAN - PEDESTRIAN

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
- STREET TREE
RECREATION/PARK PLAN

RECREATIONAL WALKING ROUTE

3.2 MILE WALKING LOOP
PARK DESIGN

- Nature Area
- Walking Trail/Senior Fitness Stations
  (see Page 30)
- Pavilion
- Open Area
- Brick Crosswalk
  Typical
- Dog Park
- Community Center
  12,000 S.F.
- Walking Trail/Senior Fitness Stations
  (see Page 38)
- Open Area
- Basketball Courts
- Pavilion
- Playground
- Tot Lot
  Playground
- Street Map Inset
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
- Set aside funding
- Acquire undeveloped land in community
- Identify community needs and wants for park/recreation space
- Develop park design plan
- Construct park

Increase neighborhood authority and code enforcement
- Establish neighborhood by laws giving the Neighborhood Board authority to establish and enforce covenants
- Code Enforcement and Regulatory Enhancements
# COST ESTIMATE – CATALYST 3-PARK

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity/Unit</th>
<th>Cost/Unit</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Amenity Center</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clubhouse</td>
<td>10,000 S.F.</td>
<td>$150</td>
<td>$1,500,000.00</td>
</tr>
<tr>
<td>Total Street</td>
<td>1,081 L.F. of road</td>
<td>$200.00</td>
<td>$216,200.00</td>
</tr>
<tr>
<td>Sidewalk Improvements</td>
<td>3007 L.F.</td>
<td>$30.00</td>
<td>$90,210.00</td>
</tr>
<tr>
<td>Cross Walks</td>
<td>1870 S.F.</td>
<td>$10.00</td>
<td>$18,700.00</td>
</tr>
<tr>
<td>Fitness Stations</td>
<td>10 job</td>
<td>$4,000.00 ea</td>
<td>$40,000.00</td>
</tr>
<tr>
<td>8' Wide Asphalt Walking trails</td>
<td>2,670 L.F. of trail</td>
<td>$24.00</td>
<td>$64,080.00</td>
</tr>
<tr>
<td>Pavilions</td>
<td>3 structures</td>
<td>$15,000 ea</td>
<td>$45,000.00</td>
</tr>
<tr>
<td>Outdoor Basketball Courts</td>
<td>3 courts</td>
<td>41,000 ea</td>
<td>$123,000.00</td>
</tr>
<tr>
<td>Parking Space Count</td>
<td>50 spaces</td>
<td>$1,800 ea</td>
<td>$90,000.00</td>
</tr>
<tr>
<td>4&quot; Cal. Trees</td>
<td>69 trees</td>
<td>$700.00 ea</td>
<td>$48,300.00</td>
</tr>
<tr>
<td>Playground</td>
<td>1 area</td>
<td>$15,000 ea</td>
<td>$15,000.00</td>
</tr>
<tr>
<td>Tot Lot</td>
<td>1 area</td>
<td>$10,000 ea</td>
<td>$10,000.00</td>
</tr>
<tr>
<td>Dog Park</td>
<td>1 area</td>
<td>$34,000 ea</td>
<td>$34,000.00</td>
</tr>
<tr>
<td>Site Lighting</td>
<td>1 job</td>
<td>$50,000 ea</td>
<td>$50,000.00</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$2,344,490.00</td>
</tr>
<tr>
<td>25% Contingency</td>
<td></td>
<td></td>
<td>$586,122.50</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td><strong>$2,930,612.50</strong></td>
</tr>
</tbody>
</table>
# COST ESTIMATE - STREETSCAPE

## CANDLEWOOD ROAD STREETSCAPE

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

**SUBTOTAL** $2,042,800.00  
**25% Contingency** $510,700.00  
**TOTAL** $2,553,500.00  
**GRAND TOTAL** $5,484,112.50
Questions/Comments