

Town of Summerville Transit Oriented Development (TOD) Opportunities Public Meeting

April 19, 2021

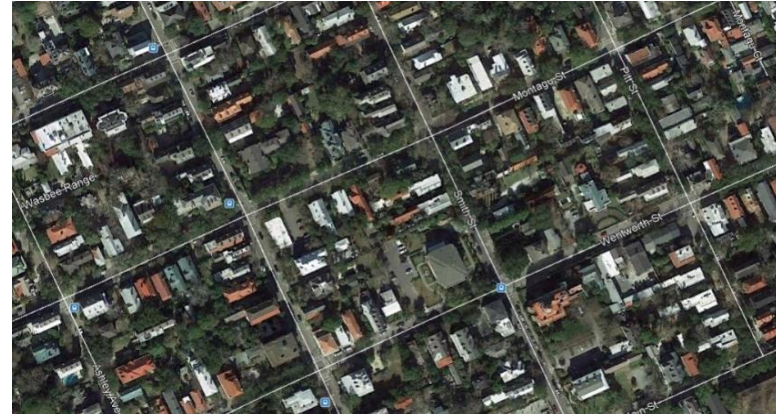
TOD & LCRT

Transit oriented development is a strategy for optimizing development patterns in station areas to support:

- High transit ridership
 - Targeting a high concentration of people and jobs into station areas
- Positive economic impact
 - Catalyzing infill and redevelopment and creating new employment clusters
- Equitable access
 - Improving walk/bike conditions, creating more housing options and supply close to transit and improving access to opportunity

Key Features of TOD

- A well-connected, complete street grid
- Development density within $\frac{1}{4}$ to $\frac{1}{2}$ mile of station
- Pedestrian-oriented building entrances, site design
- Bicycle and pedestrian infrastructure
- A strong mix of uses
- Housing at different price points
- Efficient parking
- Strong place making elements



Transit Impact on Real Estate Development

The addition of a BRT line can result in significant real estate investment along the line.



DEVELOPMENT
ABSORPTION

1.1 – 2.0x



DEVELOPMENT
SHARE

1.1 – 3.1x



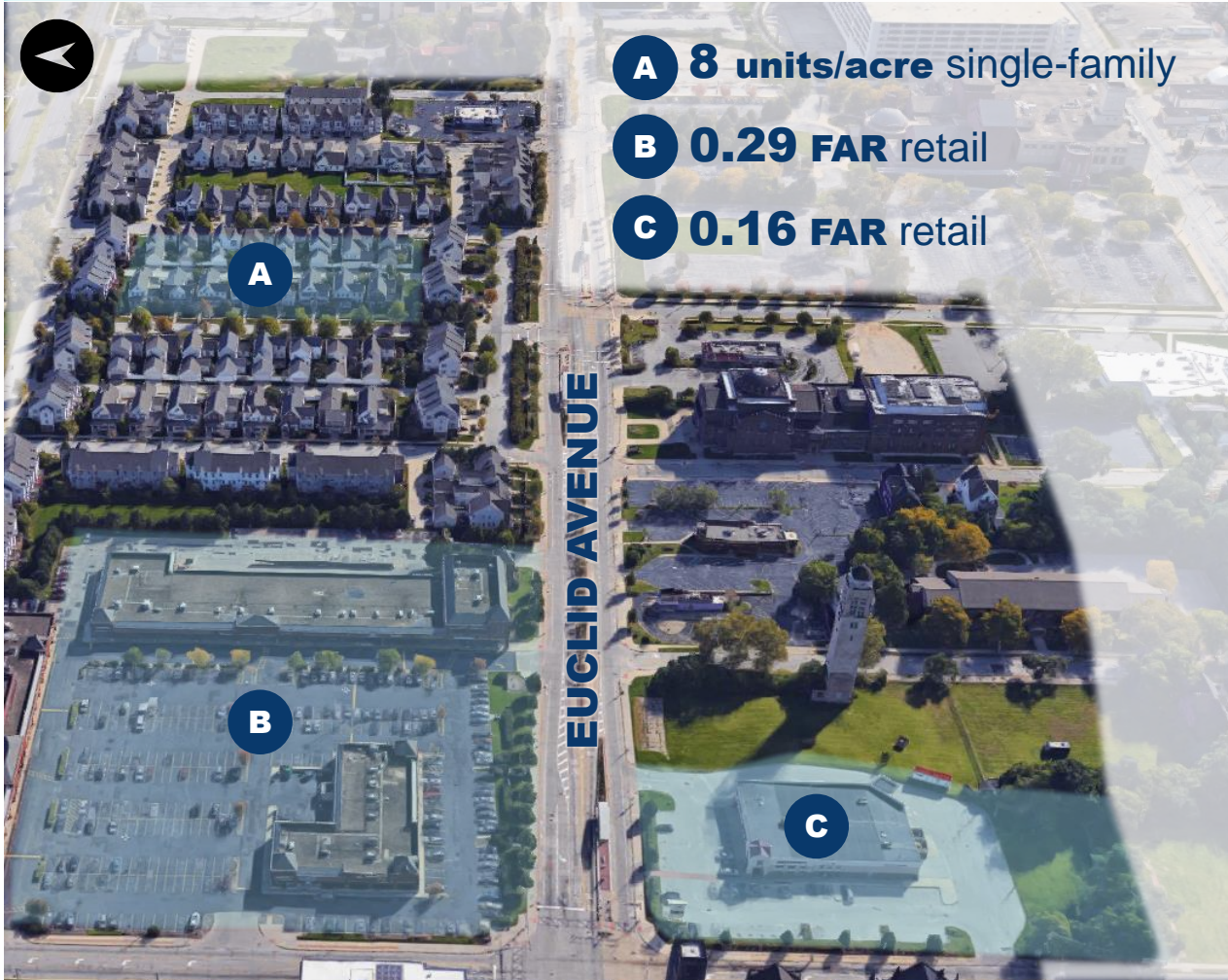
DEVELOPMENT
DENSITY

1.3 – 3.5x

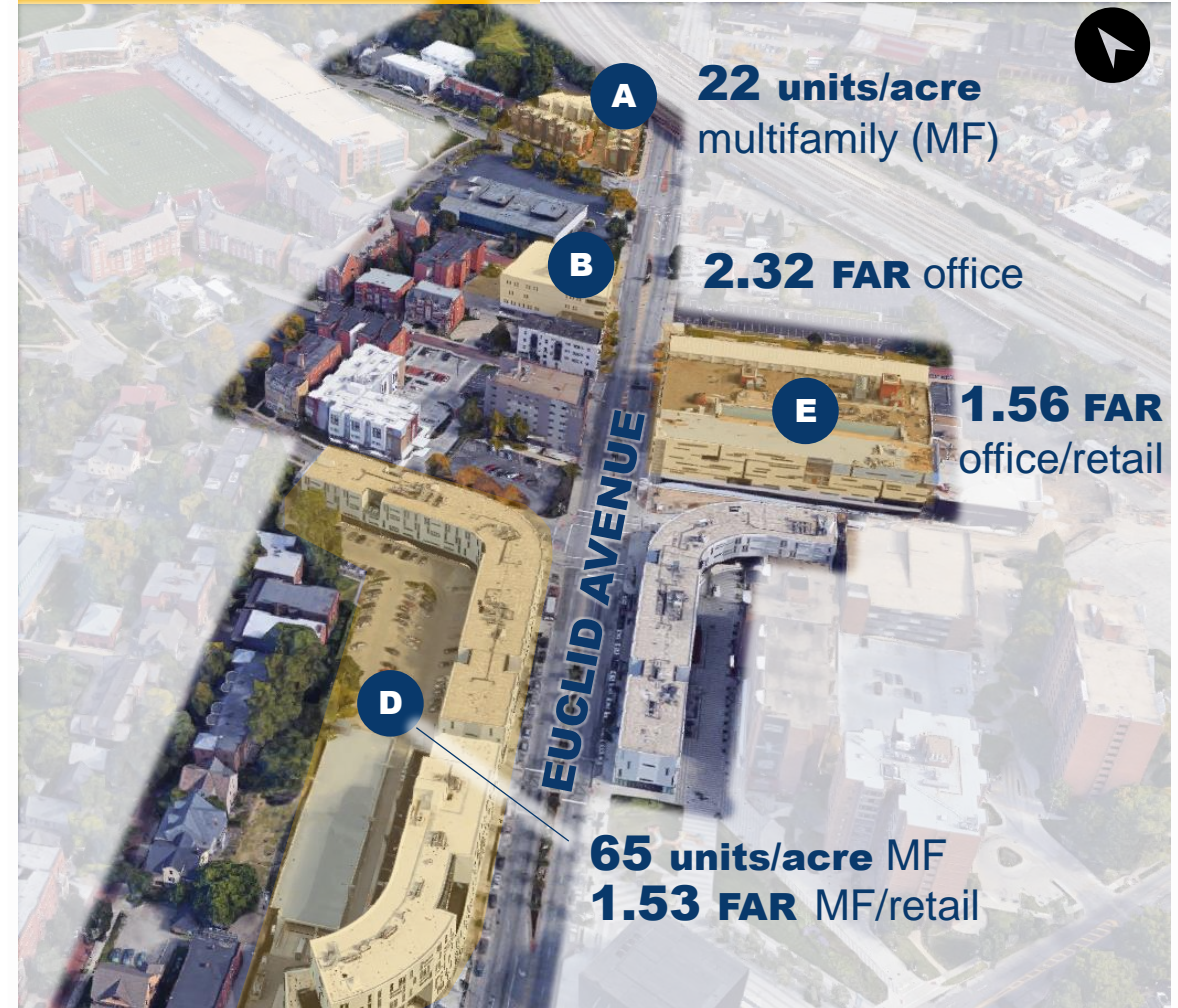


Example of Infill Development

Before Bus Rapid Transit



After Bus Rapid Transit



Corridor Market Demand



Table 5: Total Demand Allocation by Market Segment

	1: Historic Peninsula	2: The Neck	3: South End	4: I-526 Employment Corridor	5: Northwoods Mall/ Rivers Ave	6: US 78	7: Summerville/ Emerging Corridor	Total
Industrial (SF)	-	-	-	-	125,600	1,690,200	2,184,200	4,000,000
Retail (SF)	512,794	885,769	141,431	141,431	707,156	757,263	954,156	4,100,000
Multifamily (units)	4,383	6,981	655	1,332	1,310	3,173	4,965	22,800
Single Family (units)	581	587	1,453	1,680	1,453	6,781	7,265	19,800
Office (SF)	1,178,400	2,230,500	-	210,100	630,300	630,300	2,020,400	6,900,000
Hospitality (keys)	2,689	806	-	116	232	666	892	5,400

TOD Placetypes

- Naturally occurring TOD-like patterns already present in the region
- New TOD Typologies build from existing
- Help match market demand, complement existing character, support overall corridor goals

REGIONAL



Downtown Charleston

COMMUNITY



Downtown Summerville

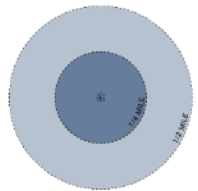
NEIGHBORHOOD



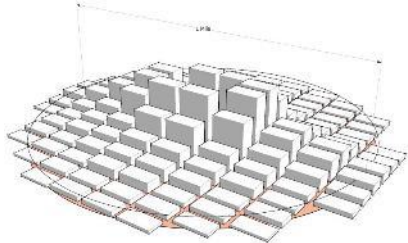
Park Circle

TOD Placetypes

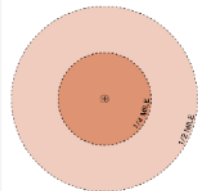
Downtown Employment



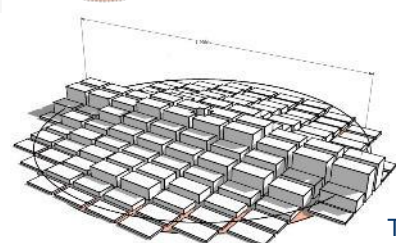
10+ stories
30 du/acre (min)
18,000 jobs
4,000 households



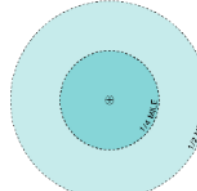
Downtown Neighborhood



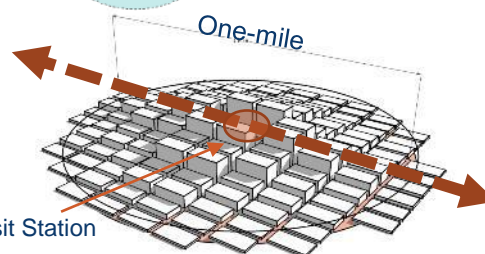
2-6 stories
25 du/acre (min)
4,000 jobs
8,000 households



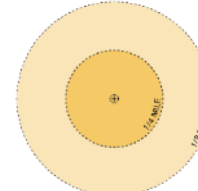
Employment Hub



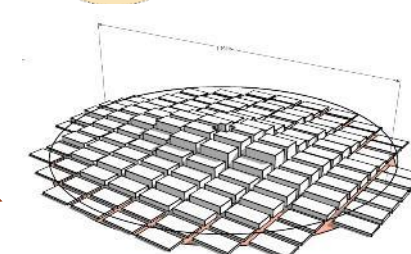
6-10 stories
20 du/acre (min)
12,000 jobs
3,000 households



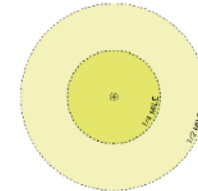
Town Center



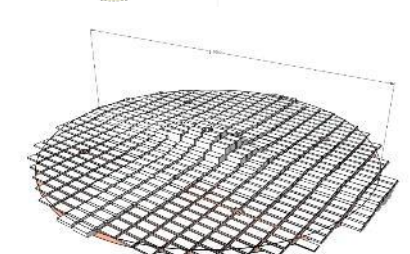
4-8 stories
20 du/acre (min)
4,000 jobs
4,000 households



Neighborhood



2-4 stories
15 du/acre (min)
1,500 jobs
3,500 households



The above diagrams illustrate prototypical building massing and density gradients for different TOD Placetypes

TOD Opportunities and Concepts

- Engagement with stakeholders and City of Summerville Staff
- Allocation of TOD Placetypes to Summerville Station Areas
- Focus on Berlin G. Myers for illustrative opportunity assessment
- Aligning market demand and redevelopment opportunity sites
- Station Area Concepts
 - Testing the program of the TOD Placetype
 - Mix of uses, building heights and long-term redevelopment and infill potential
 - Identifying key design themes
 - Assessing against current land use policies

SUMMERVILLE WORKSHOP

Date:
December 10, 2019

Location:
Alston-Bailey Elementary,
820 West Fifth N. Street,
Summerville

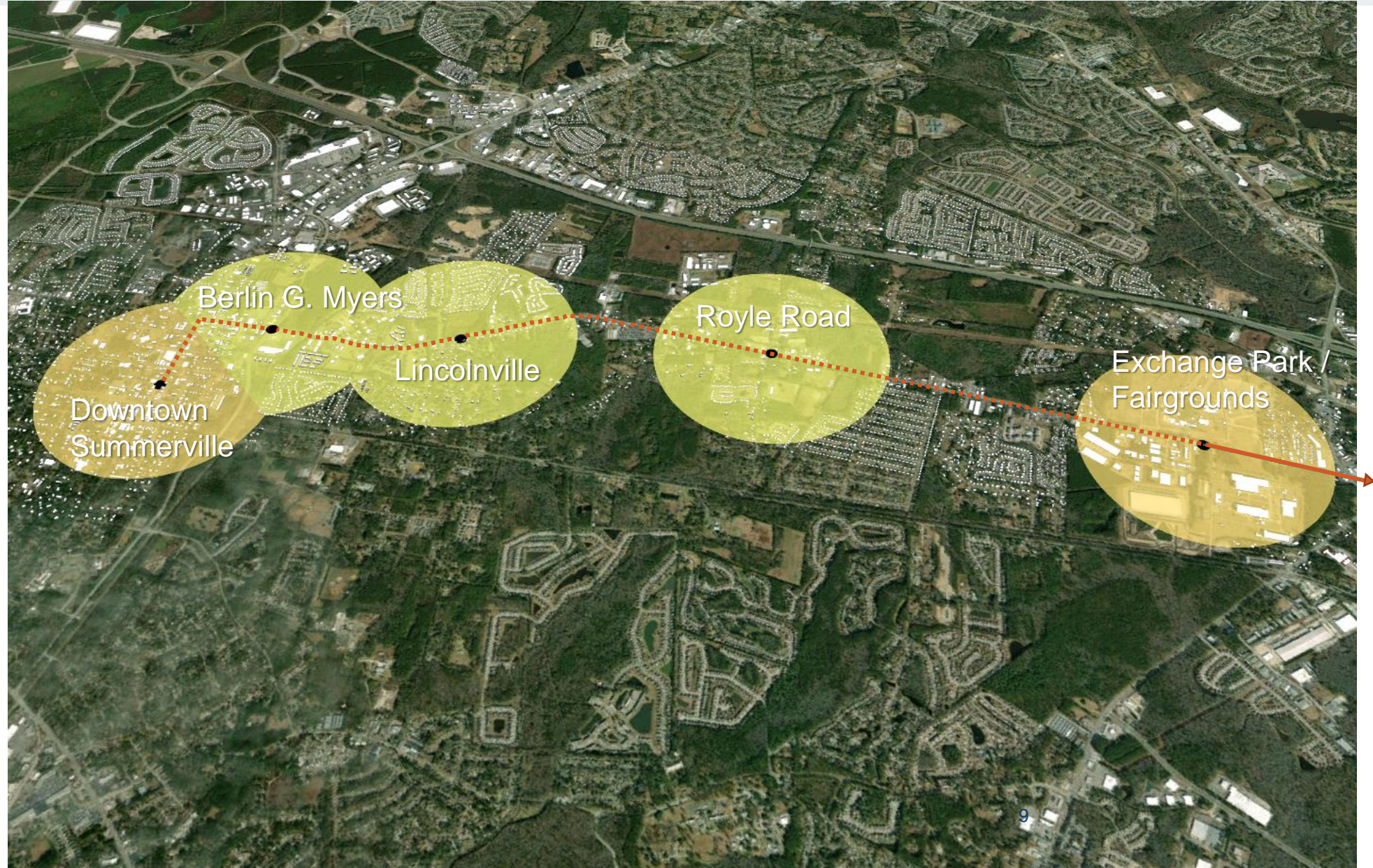
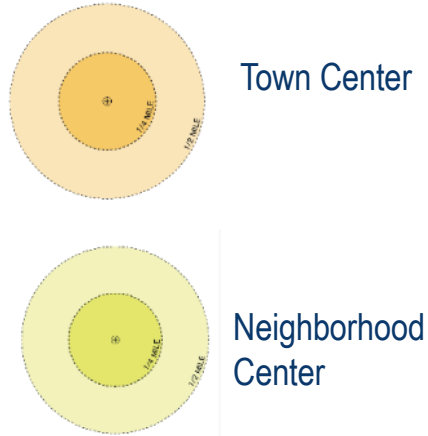
Attendance: 27



Participants share their vision for station locations and place types at the Alston-Bailey Elementary auditorium.

TOD Opportunity Areas

TOD Placetypes and Future Station Locations



Trends in Redevelopment and Infill

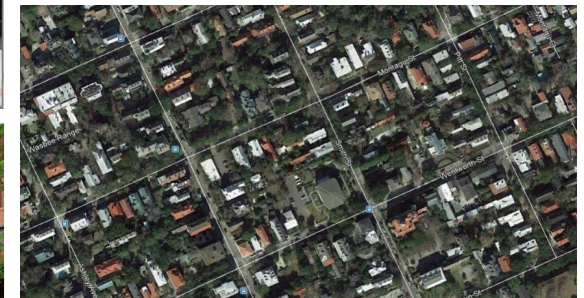
Citadel Mall investors outline Epic plans for Charleston shopping center

BY WARREN L. WISE wwise@postandcourier.com
AUG 15, 2019, UPDATED SEP 14, 2020



TOD Design Themes for Summerville

- Create connected **green infrastructure and open space**
- Expand downtown **street grid**
- Increase the **housing supply**
- Develop vertical and horizontal **mixed use** at of **2-6 stories**
- Focus **walkable commercial and residential streets** off of US 78 and Berlin G. Myers
- Concentrate **infill and redevelopment** of lower density commercial, vacant lands and parking areas
- Dedicate **less land to parking**



Berlin G. Myers - Station Area Opportunities






Large parcel presents notable opportunity – current plans call for mixed use

Repositioning of retail and ongoing regional pressures for more housing could prompt additional redevelopment demand



Station Area Opportunities – Near Term






- 1 Connected, walkable gridded street network
- 2 Connected green network
- 3 Employment and commercial node at station
- 4 Multifamily with ground floor retail
- 5 Single family and townhomes

	Employment Mixed Use
	Commercial Mixed Use
	Hotel
	Multi-family Mixed Use
	Single Family Residential



Station Area Opportunities – Buildout

- 1 Connected, walkable gridded street network
- 2 Connected green network
- 3 Employment and commercial node at station
- 4 Single family and townhomes
- 5 Multifamily with ground floor retail
- 6 Commercial edge on LCRT corridor

	Employment Mixed Use
	Commercial Mixed Use
	Hotel
	Multi-family Mixed Use
	Single Family Residential



Connected Green Network

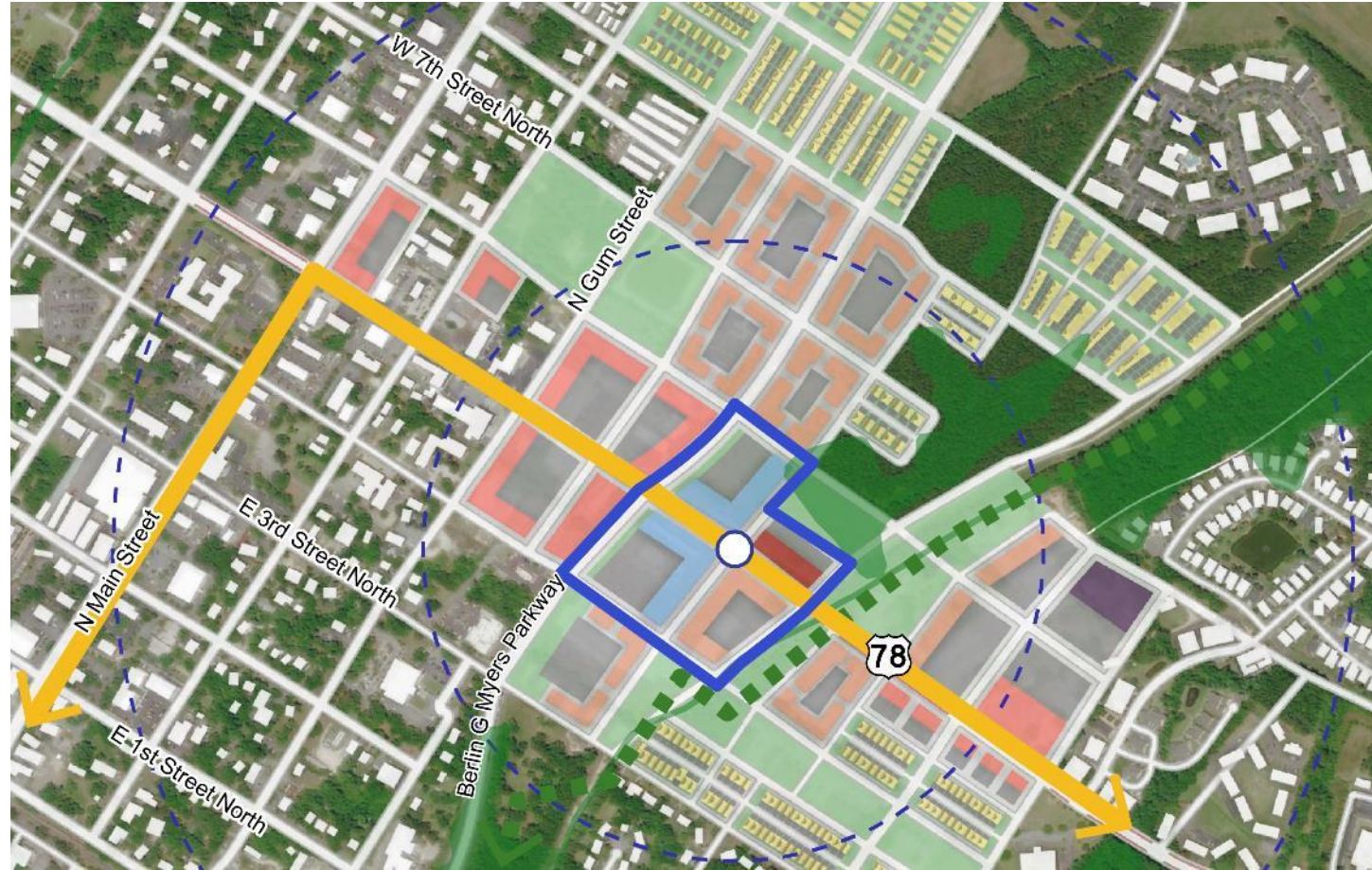
2

- Preserve existing lowlands and connected tributaries
- Stormwater treated with street ROW and conveyed to treatment ponds or treated on site
- Small parks and community parks utilized with stormwater features
- Rain gardens and other LID applications to be utilized where feasible



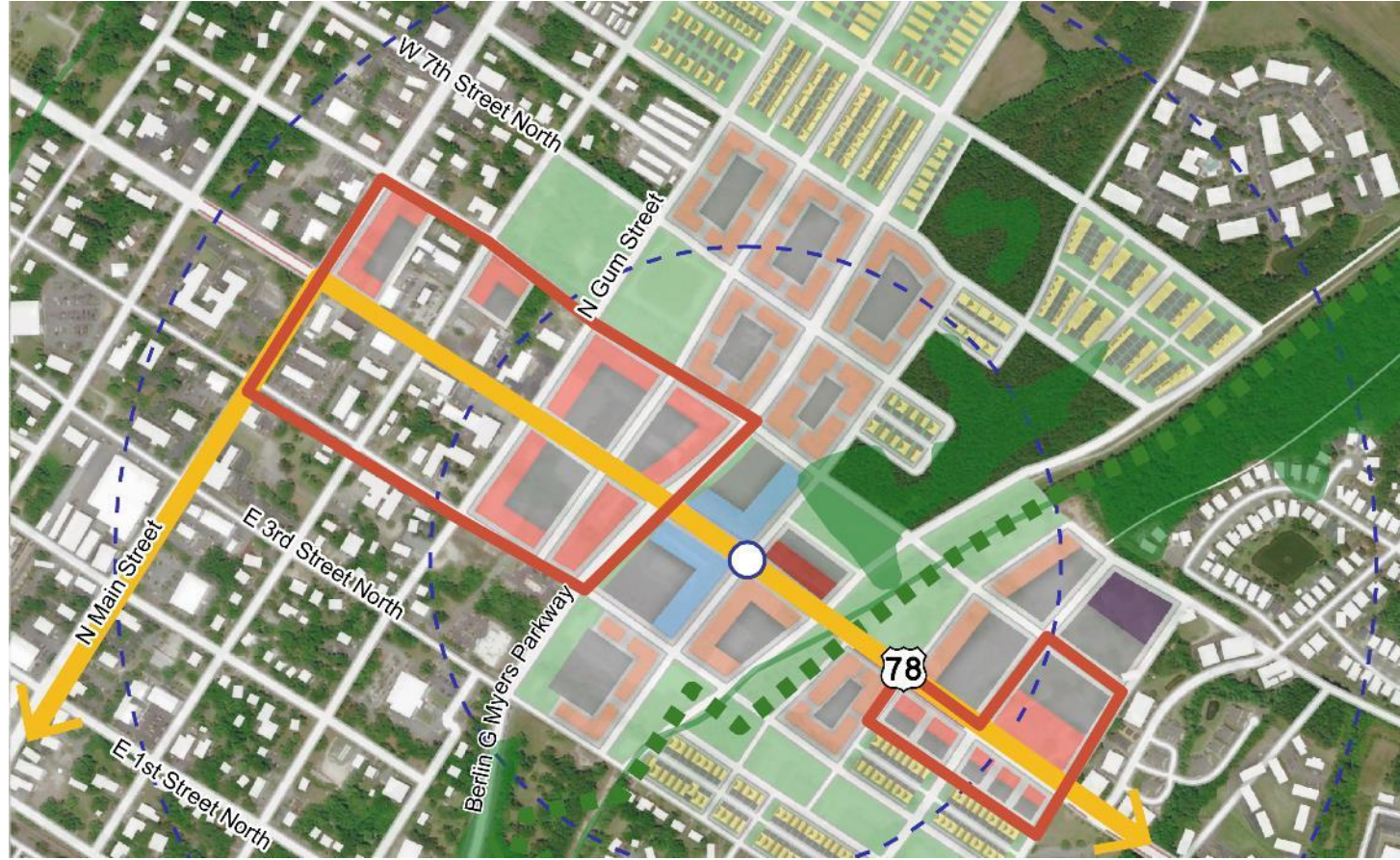
Concentrated Employment in Station Core

3



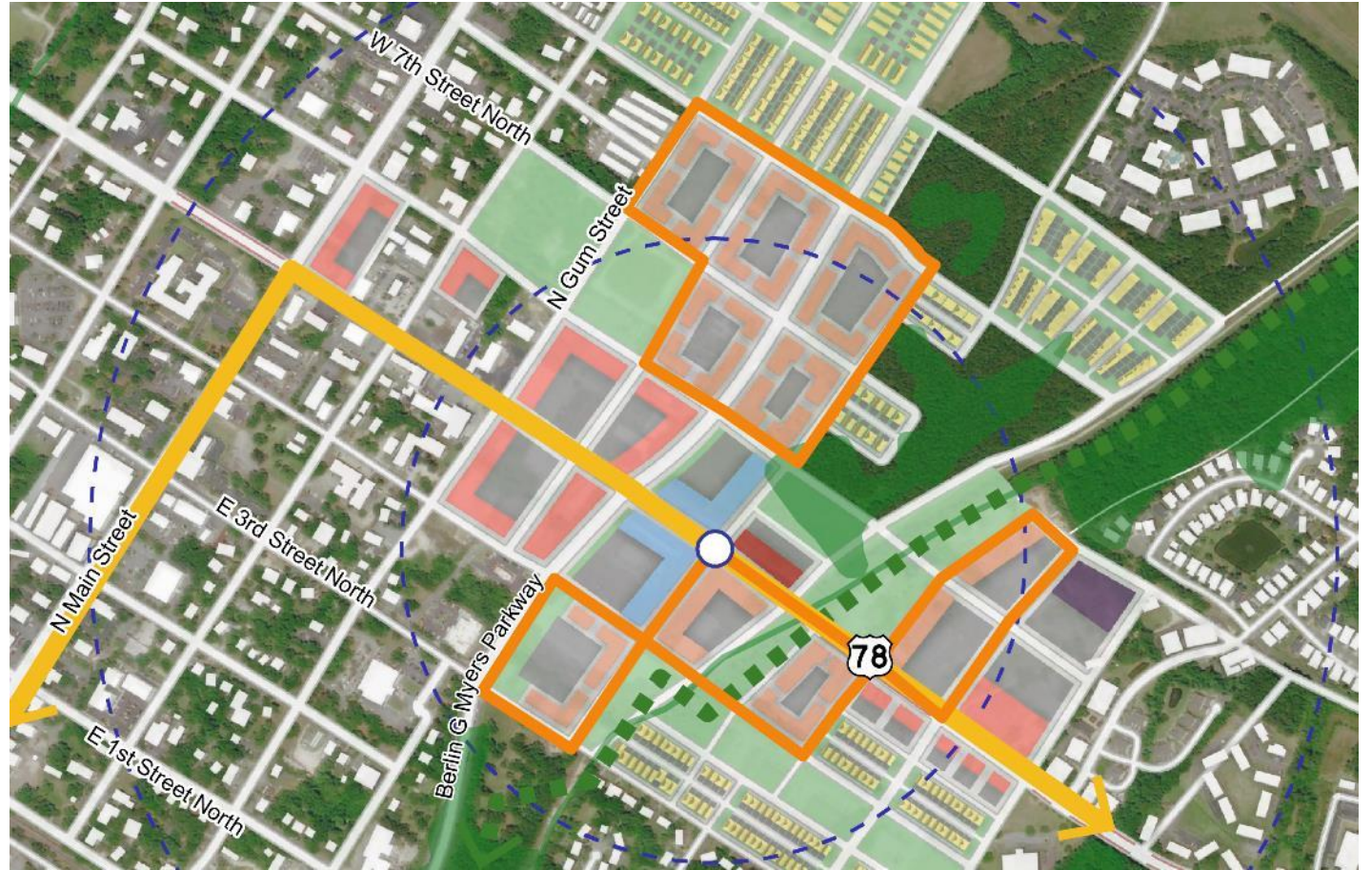
Commercial Corridor

4



Mixed-use Family Neighborhoods

5



Infill Single Family Housing

6



Development Program and Form



TOD Elements	Before	After
Housing Units	1,050	1,715
Dwelling units/acre	4.5	7.5
Office	115,000 sf	342,000 sf
Retail	730,000 sf	890,000 sf
Hotel	40,000 sf	81,000 sf
Building Heights	1-2 Stories	2-4 Stories

- Opportunity illustrations to help inform any additional policy recommendations
- Illustrations to provide tangible 'what ifs' for gentle density associated with TOD
- Facilitate discussions with private sector

Did we get it right?

- What is missing or what needs to be pulled back?
- What are the biggest barriers or opportunities to implementation?