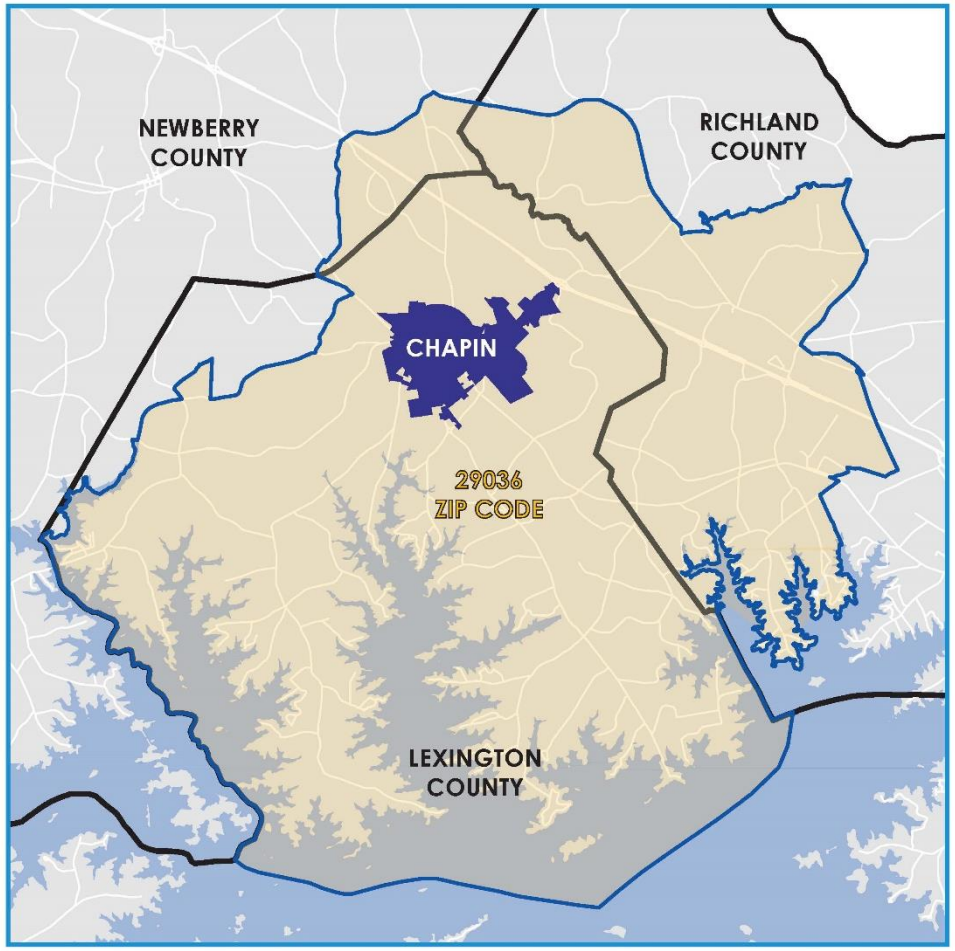
Town of Chapin :

Partnering on a vision for the future

Nicholle Burroughs, Director of Public Affairs and Economic Development

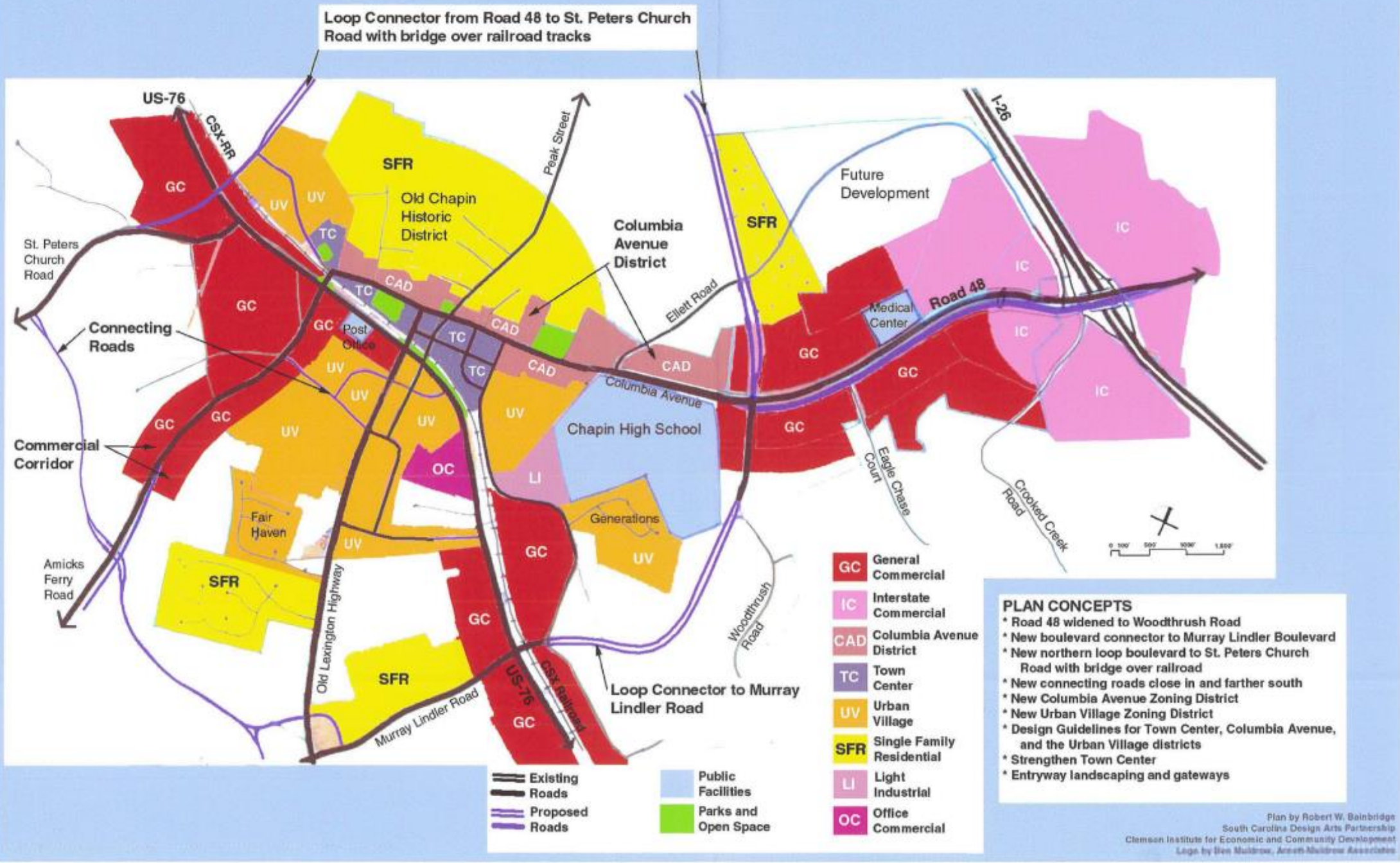
Town Facts

29036 ZIP CODE



CHAPIN

Chapin is an incorporated town located in northern Lexington County. As shown to the right, it is separated from the majority of the County by Lake Murray, and is near the borders of both Newberry and Richland Counties. The greater Chapin community surrounds the Town, extending far beyond the Town's boundary, and is best defined by the 29036 zip code, as shown below. The Town itself is just over 2 square miles.


Loop Connector from Road 48 to St. Peters Church Road with bridge over railroad tracks
US-76
CSX-RR
SFR
Peak Street
Old Chapin Historic District
Columbia Avenue District
Future Development
I-26
St. Peters Church Road
Connecting Roads
Commercial Corridor
Ellett Road
Road 48
Medical Center
Post Office
Columbia Avenue
Chapin High School
Eagle Chase Court
Crooked Creek Road
Fair Haven
Generations
Amicks Ferry Road
Old Lexington Highway
Murray Lindler Road
Woodthrush Road
Loop Connector to Murray Lindler Road
GC
UV
TC
CAD
OC
LI
IC
Existing Roads
Proposed Roads
Public Facilities
Parks and Open Space
General Commercial
Interstate Commercial
Columbia Avenue District
Town Center
Urban Village
Single Family Residential
Light Industrial
Office Commercial
PLAN CONCEPTS
* Road 48 widened to Woodthrush Road
* New boulevard connector to Murray Lindler Boulevard
* New northern loop boulevard to St. Peters Church Road with bridge over railroad
* New connecting roads close in and farther south
* New Columbia Avenue Zoning District
* New Urban Village Zoning District
* Design Guidelines for Town Center, Columbia Avenue, and the Urban Village districts
* Strengthen Town Center
* Entryway landscaping and gateways
Plan by Robert W. Bainbridge
South Carolina Design Arts Partnership
Clemson Institute for Economic and Community Development
Logo by Ben Muldrow, Arnett-Muldrow Associates

Concept Plan for the Town Center

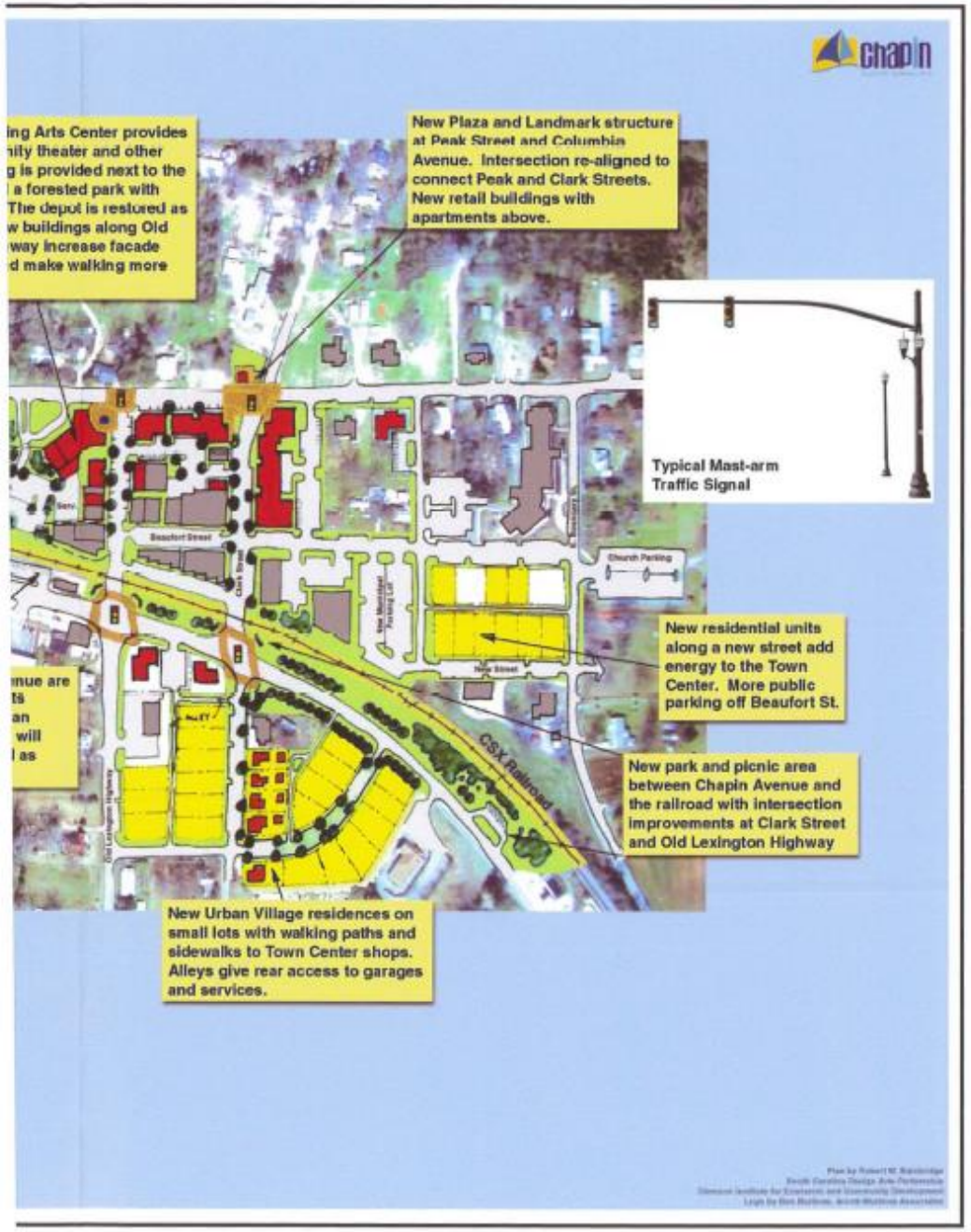
Downtown Chapin has consisted principally of one block of Beaufort Street that grew up near the railroad depot. Few buildings were required to meet the needs of the town residents and surrounding farms.

Commercial activity in downtown declined while traffic became more congested.

To deal with decline, the Town of Chapin encouraged development of a block of two-story buildings on the south side of Beaufort Street and installed streetscape improvements over 20 years ago.

The resulting district is attractive, but is too small to support an active retail district.

Lexington Avenue, Clark Street, and Amicks Ferry Road all cross the railroad line. The crossings are signalized, but are not friendly for pedestrians. Sidewalks and striped bike lanes follow Columbia Avenue toward the high school, but they are neither safe nor attractive.









Identify several short term implementation projects to continue the momentum and interest in the Charrette report
. Examples might include, but are not limited to:

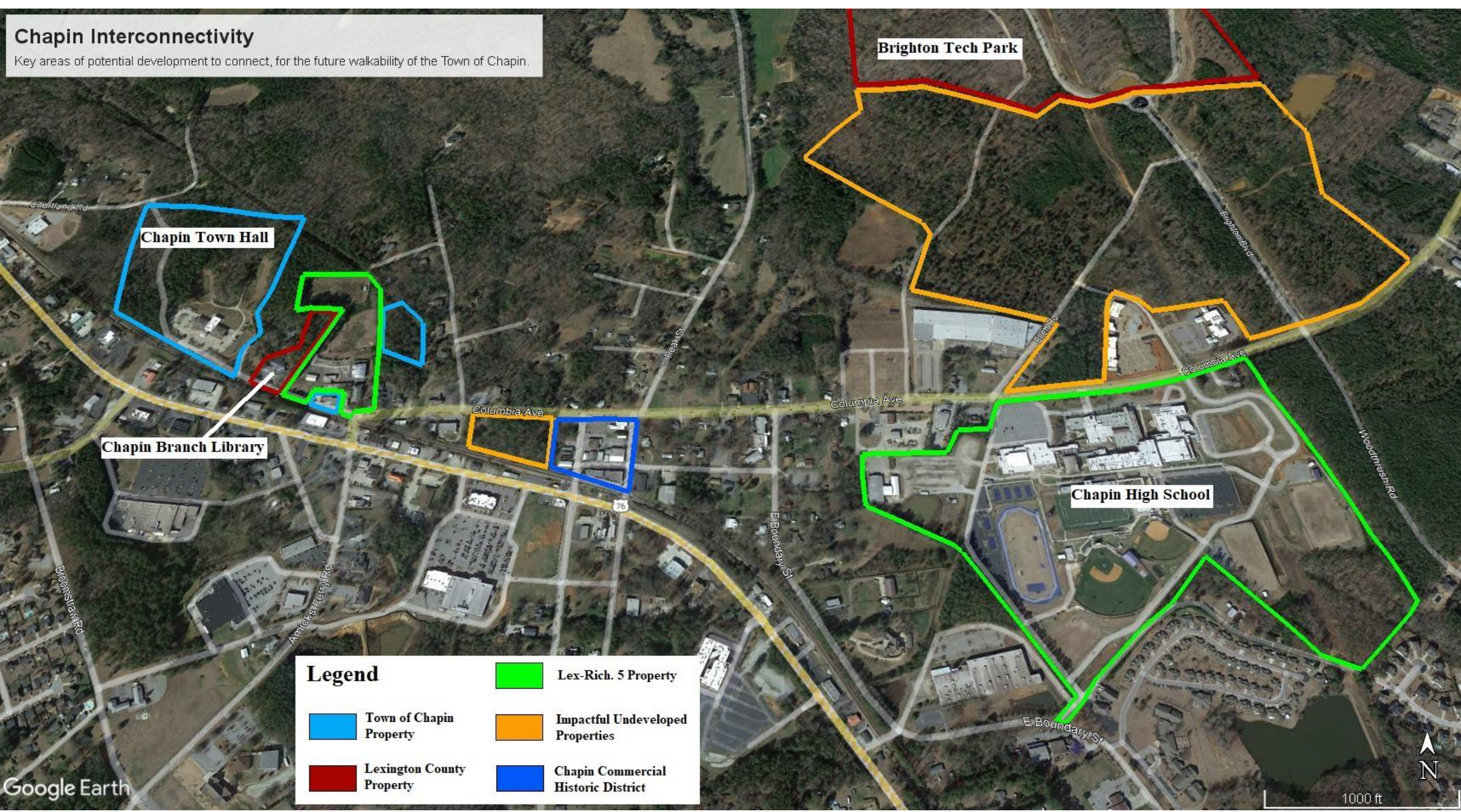
- streetscape treatments (already approved)
- sidewalk installations (already approved)
- adding bathrooms and lobby to the Community Theater
- undertake a feasibility study for the proposed Arts Center
- 1-26 gateway sign
- welcome package

Existing Conditions During the Charrette: The municipal buildings seem hidden away from public view *and access. Take advantage of the need for congregating municipal services in a single location to create a unified campus as shown below.*

Proposed Conditions: Create a Town Green terminus park at the west end of the Town Center area. Design recommendations include: an arrival to the Municipal Campus with public art --perhaps a sculpture of a founding father as illustrated, create a forecourt gathering plaza for the community theater, build a new Town Hall that is more architecturally appropriate and set back from its current location to create a Town Square/Green bordered by the Alternative School and Community Theater. Add vintage lights and banners to promote night time safety and to inject color and vitality into the space.




DECENTION POND
CREEK
ASPHALT TRAIL
MULCH WOODLAND TRAIL
PICNIC SHELTER
PLAYGROUND
SPLASH PAD
PARKING
ASPHALT TRAIL
MULCH TRAIL
TOWN BARBEQUE
PATIO EXTENSION / GAZEBO
TOWN HALL
AMPHITHEATER & STAGE
EXISTING PARKING
RESTROOM
ROADWAY / PARKING
OLD DEPOT
PICNIC SHELTER
"FUTURE" NORTHERN CONNECTOR
Chapin Town Hall Park
"Conceptual" Master Plan
30 Scale | September 20, 2016
chapin
N
RB TODD
GRIMBALL COTTERILL


Chapin Interconnectivity
Key areas of potential development to connect, for the future walkability of the Town of Chapin.
Brighton Tech Park
Chapin Town Hall
Chapin Branch Library
Chapin High School
Columbia Ave
Columbia Ave
Columbia Ave
Peak St
Ellen Rd
Brighton Blvd
Woodthrush Rd
E Boundary St
E Boundary St
Broomstraw Rd
Amicks Ferry Rd
Legend
Town of Chapin Property
Lexington County Property
Lex-Rich. 5 Property
Impactful Undeveloped Properties
Chapin Commercial Historic District
Google Earth
N
1000 ft

2017 Strategic Plan for Economic Development

- Plan for Sustainable Development
- Diversify the Economic Base
- Fund Strategic Public Investments
- Implement a Comprehensive Economic Development Program
- Promote Chapin as a Choice Location for Residents, Businesses, and Visitors

Strategic Plan Overview

- SWOT Analysis
- Community Input (300+)
  - Community Survey
  - Business Survey
  - Interviews
  - Steering Committee
- Research
- Best Practices
- Strategic Plan
- Implementation



SWOT Analysis



Strengths

- Schools
- Quality of life
- Location
- Business & Technology Park
- Residential base
- Attractive to families
- Workforce availability
- Lake Murray



Weaknesses

- Traffic congestion
- Quality jobs
- Skilled workforce
- Aesthetics of downtown
- Restaurants, shops
- Growth balance
- Space for new and expanding businesses
- Lack of central planning



Opportunities

- Transportation planning
- Annex contiguous areas
- Local jobs to reduce commuting
- Business & Technology Park
- Hospitality industry
- Historic district designation
- Recreational tourism
- Entrepreneur development



Threats

- Growth imbalance
- Lack of future planning
- Lack of infrastructure investment
- Loss of natural resources
- Sprawl
- School funding model
- Closing of major employer
- Lack of town center

Strategies Identified in 2017 Strategic Plan

- *Creation of a Master Plan*
- Set the Town apart through the incorporation of the arts
- Explore Small Business/ Arts/ Incubator/ Co-work Space
- Seek Artist Entrepreneurs
- Expand footprint to create Central Downtown Business District



What is your vision for the future of Chapin?



What type of gathering place would you like to see?



ENVISION CHAPIN VISION & GOALS

Goal 1: Embrace the Greater Chapin Community

Goal 2: Facilitate Well-Planned Growth

Goal 3: Improve Transportation Connections

Goal 4: Create a Central Gathering Place

Goal 5: Expand Housing Options

Goal 6: Preserve Our Natural & Cultural Heritage

Goal 7: Grow Our Local Economy

Goal 4:Create a Central Gathering Place

While our town has an active civic and social life, we desire to create a central gathering place that will be the focal point of the Town; serving as downtown and providing a location for festivals, events, performances, and similar activities.

The gathering place will integrate greenspace and businesses with the public realm in a walkable environment that enhances the quality of life for residents.

Strategy 2: Coordinate with the School District to acquire and/or develop the former school site as the focal point of the Town Center development.

Context: Although a detailed small area plan is needed for the entire Town Center area, immediate action is necessary to form a public-public partnership with the School District to ensure the former school site is preserved for future development as the focal point of the Town Center. This important site also includes the old town theater, which can potentially be a preserved cultural and historic asset. It can be reused for a variety of Town events and performances.

Strategy ties to important elements of the Comprehensive Plan such as Economic Development, Community Facilities, Historic and Cultural Resources and Priority Investments.

What if we built our communities around places?

- As both an overarching idea and a hands-on approach for improving a neighborhood, city, or region, **placemaking** inspires people to collectively reimagine and reinvent public spaces as the heart of every community.
- *Strengthening the connection between people and the places they share*, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value.
- More than just promoting better municipal design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well being.

Often, placemaking is intentional and planned. It requires funding, local leadership, collaborative engagement with artists, community members, and municipal businesses and others with a shared vision, and it results in a changed landscape in a city or town in which the arts play a vital role.



Reidville Conceptual Town Center



Church Street, Existing



Church Street, Proposed

Church Street has potential to connect Main Street to Maiden Lane and the Palmetto Collegiate Institute and proposed amphitheatre with new buildings and landscaping, extending the unique experience of downtown.



Lexington Vision Plan; Icehouse Amphitheatre

Creative placemaking supports economic diversity and place-based prosperity in the community, creating more opportunity for all.

In 2013 by the Dept. of Commerce that 3.2 percent of the 2011 gross domestic product (GDP), or $504 billion, was uniquely attributable to arts and cultural production.

For comparison, this figure is only slightly less than the construction industry's contribution to GDP—and slightly more than the travel and tourism sector's contribution.

Definitions

- A *strategic plan* lays out a vision of where a municipality wants to be in three to five years, as well as the steps it will take to get there. It's essentially a blueprint of the city's goals, planned projects to achieve those goals, and metrics to determine success.
- A *master plan* is a guideline for the future physical development of a community. It helps align the use and creation of land, public infrastructure projects, and buildings with the values of a locality.
- A *feasibility study* is an objective review of available options for development. It includes findings, analysis, and conclusions from the visioning and scoping exercises for a given site or inner-city area.
    - Indicates whether the chosen site is suitable for the intended function, taking into account the financial, social, and environmental aspects of each proposal.

- Many comprehensive master plans start with a feasibility study in order to understand the site's geographic, environmental, and historic context.
    - This process builds on the information collected and analysis developed during the scoping phase. Any background reports that are deemed necessary (that is, hydrology, environment, cultural heritage, transport, and so on) should also be commissioned at this stage to inform the master planning process

Former Site of Chapin High School

A brief history of a beloved landmark





1924

The former Chapin High School was built our of concrete blocks and brick. Prior to the Great Depression and the construction of Lake Murray.

1929

There are 150 students enrolled in the elementary school and 150 students enrolled in the high school

1935

In the midst of the Great Depression Chapin starts a recreational team sport of baseball and in 1935 the Dutch Fork League was formed.

1940

Chapin High School still doesn't have a gym and the auditorium is used for both the theater and a basketball court.

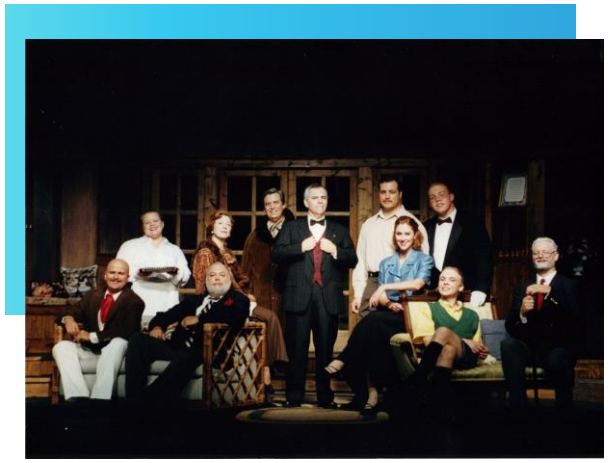
1948

12th grade is added as well as the first football team

Bostain, Addison (1989). Chapin, South Carolina The First 100 Years.

Former Site of Chapin High School

A brief history of a beloved landmark



1951

Lexington County Board of Education takes action to form what is known as District 5

1952

The former Chapin High School Gymnasium was built for $30,000

1952

Richland County Board of Education takes action to officially form Lexington- Richland School District 5

1971

The current Chapin High School opens

1952-1959

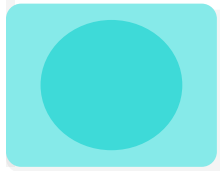
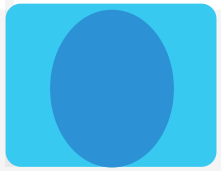
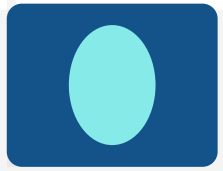
The Irmo and Chapin High School Football teams were combined and known as the Flying Dutchman

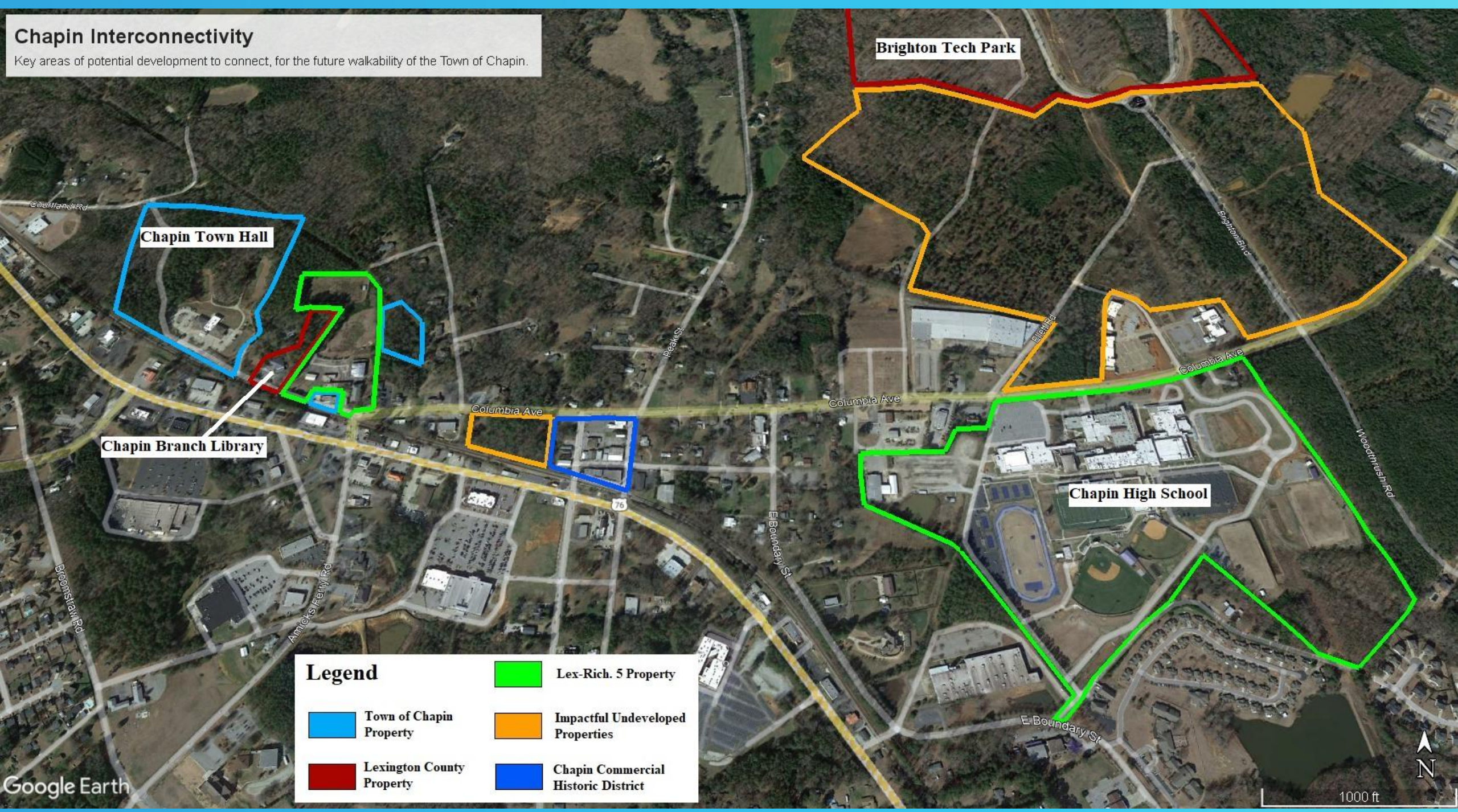
1979

The First Play of the Chapin Theatre Company is performed in the auditorium

TOWN OF CHAPIN

Town Center Master Plan and Feasibility Study

JAN. 2022- MARCH 2022	MARCH 2022- MAY 2022	MAY 2022- AUG. 2022	AUG. 2022- NOV. 2022	AUG. 2022- APR. 2023	APR. 2023- JUNE 2023
Council Process	Procurement Phase	Project Inception	Public Engagement	Research	Results
-RFA to Council -Steering Committee Selection -Funding Allocation	-Advertising Period -Selection Process -Bid Award	-Scope -Stakeholder Identification -Begin Market Analysis	- Public Meetings -Steering Committee Meetings -Visioning	-Economic Feasibility -Funding Options -Development Alternatives -Review	- Community Presentations -Final Discussions -Council Adoption
					
3+ Months	3- Months	3+ Months	4 Months	9 Months	3 Months


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Impactful Undeveloped Properties
Chapin Commercial Historic District
Google Earth
N
1000 ft

Questions

- Visit our website www.chapinsc.com
- Find us on Facebook: Town of Chapin
- Use #DiscoverChapin
- Contact me directly
  - Nicholle Burroughs
  - Director of Public Affairs
  - Communications@chapinsc.com

Chapin
SOUTH CAROLINA