



TOWN OF
Blythewood
SOUTH CAROLINA

Master Plan

Part 4: Implementation

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ACTION PROGRAM

The Action Program on the following pages outlines the next steps after this plan is adopted by the Town of Blythewood. It includes a list of projects, timelines and responsible parties, and is intended to serve as a blueprint for achieving the community's vision for its future.

The Action Program shows all of the projects described above in Section 3. They are divided into two main categories, "Transportation" and "Other," as well as a number of subcategories.

Stakeholders identified several efforts to assure implementation. These included continued diligence on the part of area residents, businesses, and the Town of Blythewood to monitor development in the community and ensure compliance with the vision of this plan. Part of this should involve revisions as needed. Stakeholders must also work with the town to implement land use and zoning changes which support the vision.

Recommendations are provided on an aggressive schedule. Projects in the near future represent those addressing areas with the most critical need for public improvement or those where public investment can spur private investment. Longer-term projects are less urgent, but equally key to the long-term success of this study.

- The program is based on a list of assumptions about the cost of materials and labor, which are calculated in 2008 dollars and are subject to change.
- A general time horizon is provided for each project to show whether it is to be implemented in the short, medium, or long term.
- For a more detailed description of each project, refer to the related text in Section 3 above.
- Each project on the program can be considered for implementation only if and when funds from the appropriate sources become available.
- All projects assume cooperating and willing public agencies, organizations, and private property owners.



Continued diligence on the part of the town and its residents will be crucial for implementation

Implementation Steps

This document is an aggressive, but achievable, plan for building on the rich history of Blythewood to create a model sustainable community. However, for the vision contained in these pages to become a reality there must be both short and long-term commitments to its principles. The following paragraphs are intended to provide steps that guide the short and long-term implementation processes.

Short-Term

Short term implementation should remove regulatory barriers to the vision contained herein. Plan approval should be accompanied by updates to the future land use plan, and zoning code amendments needed to support the vision.

Long-Term

The realization of the vision contained herein will also require a long-term commitment. The plan's aggressive vision cannot be achieved overnight, and must be regularly reviewed to remain relevant. Any plan that does not do this risks obsolescence.

As the Town of Blythewood moves forward with implementing the vision of this study, it is critical that the following are kept in mind:

- **The Plan's Lasting Vision:** Of all of the

components of this study, its policies should represent its most lasting legacy. The ideas contained in the Recommendations section are the results of an extensive and inclusive public involvement process. It is highly unlikely that the general vision and goals resulting from such process will change significantly, although the steps to achieving them may.

- **The Need for Flexibility:** While the vision is unlikely to change, it is critical that the community recognize that the ways in which the vision is achieved can and will change. The future addition or subtraction of policies or projects should not be viewed as a compromise of the plan, but rather its natural evolution in response to new conditions. Many of the assumptions used to guide this process, including the regional and national economy; land costs; transportation costs; transportation funding programs; and development trends are never fixed. The Town of Blythewood must be prepared to respond to changes of these and other factors in order to ensure a fresh, relevant plan.
- **A development Guide:** One of the greatest long-term values of this document, in addition to its role in procuring transportation funding, is that it lays out a detailed land use vision. To this end, as development proposals are submitted to the Town, said proposals should be reviewed for compatibility with the plan. The plan contains specific recommendations for specific sites, and the Town should use the development review process to work with the private sector to achieve this vision.

By being mindful of these four ideas, the Blythewood Master Plan can guide positive change in the town for years to come.

ID	Description	Units/Length (ft.)	Est. Cost	Timeline	Responsible Party	Funding Source
Transportation - Pedestrian/Bicycle						
T-1	Sidewalks on Blythewood Road I-77 overpass and approach	1,500	\$91,000	Short Term	Town	Town
T-2	Decorative street lights on Blythewood Road I-77 overpass and approach	30	\$190,000	Short Term	Town	Town
T-3	Shared bicycle lane markings on Blythewood Road between Locklier and Hwy. 21	4,200	\$19,000	Short Term	SCDOT	SCDOT
T-4	Streetscape improvements: Blythewood Road from I-77 west to Sandy Level Baptist	2,000	\$4,855,000	Short Term	SCDOT	SCDOT
T-5	Streetscape improvements: McNulty Avenue east of Boney Road	1,400	\$1,482,000	Mid Term	SCDOT	SCDOT
T-6	Streetscape improvements: McNulty Avenue west of Boney Road	1,200	\$474,000	Mid Term	SCDOT	SCDOT
T-7	Streetscape improvements: Boney Road from Blythewood Road to Bethel Hanberry	1,100	\$401,000	Mid Term	SCDOT	SCDOT
T-8	Streetscape improvements: Main Street, McLean Road south to St. Marks church	3,000	\$2,236,000	Mid Term	SCDOT	SCDOT
T-9	Install bicycle racks throughout central Blythewood	10	\$10,000	Mid Term	Town	Town
T-10	Multiuse trail: Boney Road/Blythewood Park connector	13,900	\$2,198,000	Mid Term		Federal, Town, Private
T-11	Multiuse trail: Creech Road extension	12,456	\$1,970,000	Mid Term		Federal, Town, Private
T-12	Multiuse trail: Langford/Fulmer	12,896	\$2,039,000	Mid Term		Federal, Town, Private
T-13	Multiuse trail: Round Top Trail	6,607	\$1,045,000	Mid Term		Federal, Town, Private
T-14	Multiuse trail: Beasley Creek Greenway	15,736	\$2,488,000	Mid Term		Federal, Town, Private
T-15	New pedestrian/bicycle crossings of railroad at proposed park & across from high school	2	\$2,530,000	Mid Term	Town, Norfolk Southern	Town
T-16	Streetscape improvements: Blythewood Road from I-77 east to Main Street	2,300	\$1,381,000	Long Term	SCDOT	SCDOT
T-17	Amend zoning ordinance to include minimum sidewalk standards	n/a	Admin. Time	Short Term	Town	Town

ID	Description	Units/Length (ft.)	Est. Cost	Timeline	Responsible Party	Funding Source
Transportation - Vehicular						
	Adopt street design guidelines as part of master plan	n/a	Admin. Time	Short Term	Town	Town
T-18						
T-19	New medians on Blythewood Road east of I-77	1,840	\$559,000	Mid Term	SCDOT	SCDOT
T-20	New traffic signal at Creech Road and Blythewood Road	1	\$115,000	Mid Term	SCDOT	SCDOT
T-21	Relocate Blythewood Road railroad crossing	1	\$506,000	Mid Term	SCDOT, Norfolk Southern	SCDOT
T-22	Reconfigure Blythewood Road/Langford Road intersection	1	\$464,000	Mid Term	SCDOT	SCDOT
T-23	Realign Boney Road to connect to Oakhurst Place	1	\$132,000	Mid Term	SCDOT	SCDOT
T-24	Upgrade the at-grade railroad crossing near Blythewood High School	1	\$727,000	Long Term	SCDOT, Norfolk Southern	SCDOT
T-25	New roundabout at Blythewood Road and Creech Road	1	\$299,000	Long Term	SCDOT	SCDOT
T-26	Locklier Road widening and paving	12,200	\$6,173,000	Long Term	Town, SCDOT	SCDOT
T-27	Extension of Creech Road south to Firetower Road and to new overpass	7,800	\$3,947,000	Long Term	Town, SCDOT	SCDOT
T-28	New I-77 overpass between exits 24 and 27	1	\$11,500,000	Long Term	SCDOT	SCDOT, Federal
T-29	New road from new overpass east to Hwy. 21	4,600	\$2,328,000	Long Term	SCDOT	SCDOT
T-30	New road from new overpass west to Locklier Road	7,600	\$3,846,000	Long Term	SCDOT	SCDOT
T-31	Reconfigure Blythewood Road/I-77 interchange	1	\$28,750,000	Long Term	SCDOT	SCDOT, Federal
T-32	Rimer Pond Road/railroad underpass feasibility study	1	\$40,000	Long Term	Richland County	County
Transportation - Transit						
T-33	New park-and-ride lot and bus stop west of I-77	1	TBD	Long Term	SCDOT	SCDOT
T-34	New multi-modal transportation center	1	TBD	Long Term	SCDOT	SCDOT, Federal
	Total Estimated Cost		\$82,750,000			

NOTES

All costs are in 2008 dollars. Estimated cost includes 15% of construction cost for engineering costs. Sidewalk costs are based only on width within right-of-way, not including supplemental width on private property for outdoor dining, etc. SCDOT: South Carolina Department of Transportation
Some numbers may not sum due to rounding.

ID	Description	Est. Cost	Timeline	Responsible Party	Funding Source
Land Use					
O-1	Implement changes to comprehensive plan	Admin. Time	Short Term	Town	Town
O-2	Catalytic project: redevelopment site including and south of existing town hall	TBD	Mid Term	Private	Private
O-3	Catalytic project: mixed-use development west of I-77	TBD	Mid Term	Private	Private
O-4	Enact updates to Blythewood zoning ordinance	Admin. Time	Short Term	Town	Town
O-5	Adopt master plan as a regulating plan	Admin. Time	Short Term	Town	Town
	Total Estimated Cost	\$0			
Architecture & Historic Resources					
O-6	Expand purview of Design Review Board	Admin. Time	Short Term	Town	Town
O-7	Install historic markers at various sites	\$7,000	Mid Term	Town, Garden Club	Town
O-8	Adopt design guidelines	Admin. Time	Short Term	Town	Town
O-9	Historic village: purchase land at McNulty and Main Street	\$320,000	Mid Term	Private	Private
O-10	Historic village: relocate threatened historic buildings from other sites	TBD	Mid Term	Private	Private
	Total Estimated Cost	\$327,000			
Infrastructure					
O-11	Seek legal council to initiate creation of town water authority	\$0	Short Term	Town	Town
O-12	Enter into water negotiations with Town of Winnsboro and City of Columbia	\$0	Short Term	Towns and City	Town
O-13	Conduct engineering evaluation on how to best operate water system	TBD	Mid Term	Town	Town
O-14	Conduct engineering evaluation on how to best expand sewer system	TBD	Mid Term	Town	Town
O-15	Investigate an ordinance to adopt the Richland County stormwater program	TBD	Mid Term	Town	Town
	Total Estimated Cost	\$0			
Facilities					
O-16	New Blythewood Town Hall	TBD	Mid Term	Town	Town
O-17	New Blythewood branch library	TBD	Mid Term	Richland County	Richland County
O-18	New sheriff super-precinct building	TBD	Mid Term	Richland County	Richland County
O-19	Reconstruct old depot	TBD	Mid Term	Town, Private	Town, Private
O-20	Transition fire department to full time	\$850,000/year	Mid Term	Richland County	Richland County
O-21	New community center space	TBD	Mid Term	Town, Private	Town, Private
	Total Estimated Cost	\$850,000			

ID	Description	Est. Cost	Timeline	Responsible Party	Funding Source
Environment & Open Space					
O-22	Proposed Park construction	\$7,565,000	Mid Term		
O-23	Stream buffer ordinance	Admin. Time	Mid Term	Town	Town
O-24	Adopt sustainable practices document	Admin. Time	Short Term	Town	Town
O-25	Establish community gardens throughout town	TBD	Mid Term	Town, Private	Private
	Total Estimated Cost	\$7,565,000			
Economic Development					
O-26	Catalytic project: technology village site in southwest Blythewood	TBD	Mid Term	Private	Private
O-27	Landscaping on Blythewood Road/I-77 overpass	\$0	Short Term	Town, Garden Club	Town
O-28	Landscaping and signage along I-77 approach	\$0	Short Term	Town	Town
O-29	Design & install wayfinding signs	\$0	Short Term	Chamber of Commerce	Town
O-30	Establish a Blythewood development authority	Admin. Time	Short Term	Town	Town
O-31	Annex designated areas of county	Admin. Time	Short Term	Town	Town
O-32	Blythewood welcome center	TBD	Mid Term	Town, Chamber of Commerce	Town
O-33	Identify and prepare key properties for redevelopment	TBD	Mid Term	Town, Chamber of Commerce	Town
O-34	Enact development and business relocation incentives	TBD	Mid Term	Town	Town
O-35	Develop marketing materials	TBD	Short Term	Town, Chamber of Commerce	Town, Private
O-36	Develop a web site based on the town's branding theme	TBD	Mid Term	Town	Town
O-37	Organize a business recruitment team	TBD	Mid Term	Town, Chamber of Commerce	Town
O-38	Establish a marketing implementation program	TBD	Mid Term	Town, Chamber of Commerce	Town
	Total Estimated Cost	\$0			

NOTES

All costs are in 2008 dollars

GROWTH PROJECTIONS

It is projected that development according to this master plan will add population and jobs to Blythewood as shown below.

Primary Study Area

	2008	2008-2013 Change	2013-2023 Change ³
Retail	172,100 sf	269,525 sf	740,825 sf
Office	44,816 sf	217,316 sf	989,916 sf
Hotel	211 rooms	387 rooms	387 rooms
Technology/Industrial¹	172,100 sf	547,150 sf	1,094,300 sf
Single-Family	280	778	1,775
Townhouses	0	139	261
Apartments	5	144	934
Condominiums	0	323	2,168

Town of Blythewood²

	2008	2008-2013 Change	2013-2023 Change ³
Retail	172,100 sf	269,525 sf	740,825 sf
Office	44,816 sf	217,316 sf	989,916 sf
Hotel	211 rooms	387 rooms	387 rooms
Technology/Industrial¹	172,100 sf	547,150 sf	1,094,300 sf
Single-Family	605	1,278	2,275
Townhouses	0	139	261
Apartments	5	144	934
Condominiums	0	323	2,168

Secondary Study Area⁴

	2008	2008-2013 Change	2013-2023 Change ³
Retail	n/a	200,000 sf	300,000 sf
Office	n/a	120,000 sf	240,000 sf
Hotel	n/a	150 rooms	250 rooms
Technology/Industrial¹	n/a	500,000 sf	750,000 sf
Single-Family	n/a	4,500	5,300
Townhouses	n/a	30	300
Apartments	n/a	200	600
Condominiums	n/a	0	200

1. Does not include the Google data center. Floor area and other data are not available.

2. Includes portion of Primary Study Area in current town limits. Assumes no change in Town limits.

3. Assumes build-out of Master Plan.

4. Excludes current town limits. Assumes no change in Town limits. Assumes cluster development model in currently rural areas.