



"Progressive Community with Hometown Spirit"



INSIDE THIS CHAPTER:

This chapter discusses the connections within Simpsonville which are critical to planning a successful village center. Certain opportunities and challenges to promoting future development are presented.

The following can be found in this appendix:

- Analysis
- District Connections Figure
- Existing Development
- Opportunities & Challenges Figure



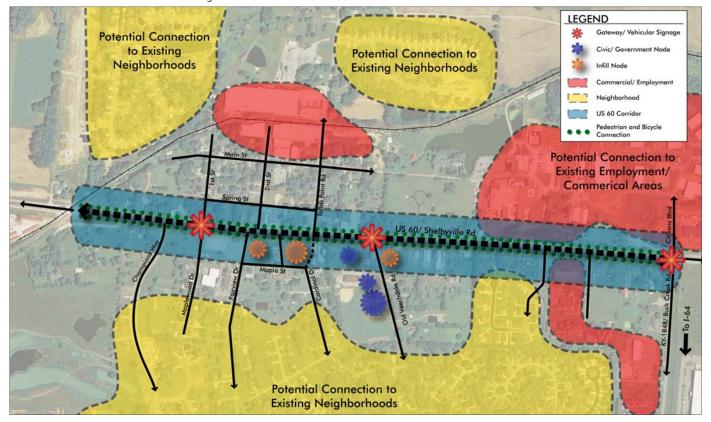
Surrounding Residential Development

ANALYSIS

Many factors will influence and direct the development of the Village Center including surrounding land uses and available connections to this district. The surrounding neighborhoods and commercial areas can provide a population base for this new community focal point. Six significant residential areas and commercial / employment areas exist within close proximity to the Village Center. Providing connections to these areas surrounding the Village Center will play an important role in the area's future. Connections should include sidewalks that would allow for pedestrians to safely navigate to the Village Center and could also include bicycle lanes on the street network. As the City grows and develops, sidewalks that provide a connection to the Village Center should always be considered.

Identifying opportunities for infill can show current gaps in development along the corridor as well as provide prime areas that can be developed easily. Three infill nodes exist along the U.S. 60 corridor. Infill nodes are lots currently vacant and available for sale; they can quickly and easily be developed.

A civic presence within the Village Center can provide stability and community identity. The City has made recent efforts to support the development of



Districts and Connections within the Village Center

reinvesting in this area by building the current City Hall on Old Veechdale Road. The City also owns the Simpsonville Gym, School and park that can become a catalyst for development.

Finally, visually defining the gateways of the Village Center is important in creating an identity. Three gateways have been identified along U.S. 60 at Maplewood Drive, Old Veechdale Road and KY-1848 / Buck Creek Road. The gateways are physical elements of the streetscape that visually define the entrances to the Village Center in addition to providing visual cues of the area's identity. These areas would signify to vehicles and pedestrians that they have entered the Village Center at Simpsonville with monument and / or directional signage.

EXISTING DEVELOPMENT

Existing development patterns within the Village Center do not reflect the character of a small downtown or center. Many developments are suburban in nature with parking between the roadway and building while others are built with a better relationship to the roadway but lack proper parking. The Figure To Ground map below can show many current trends by analyzing the relationship of parking, buildings and the road. The figure below depicts this relationship as well as many of the opportunities and challenges present within this area.

1,360



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Opportunity

Impervious Surface

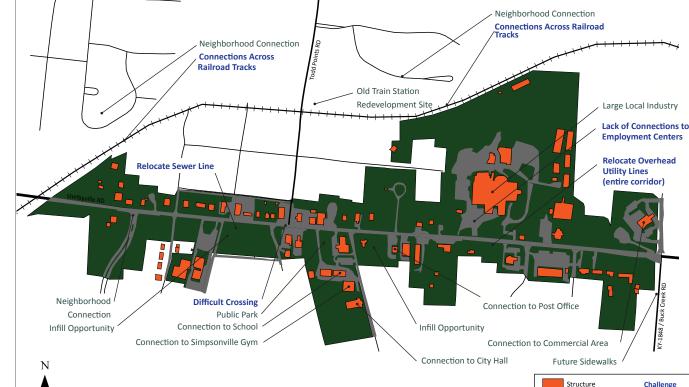


Figure to Ground Map: Opportunities and Challenges

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"As the City grows and develops, sidewalks that provide a connection to the Village Center should always be considered."



Examples of creating connections that bring a community together...

