#### **Provide outdoor dining**









**Encourage public development:** 

The S.C. Governor's School for the Arts and Humanities







# Improve Park Landscape













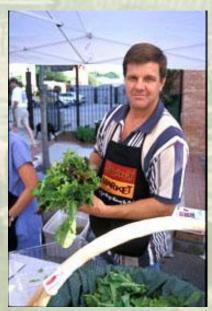




downtown

### Promote tourism & host events











## **Build trails and greenways for recreational opportunities**





### Create affordable housing









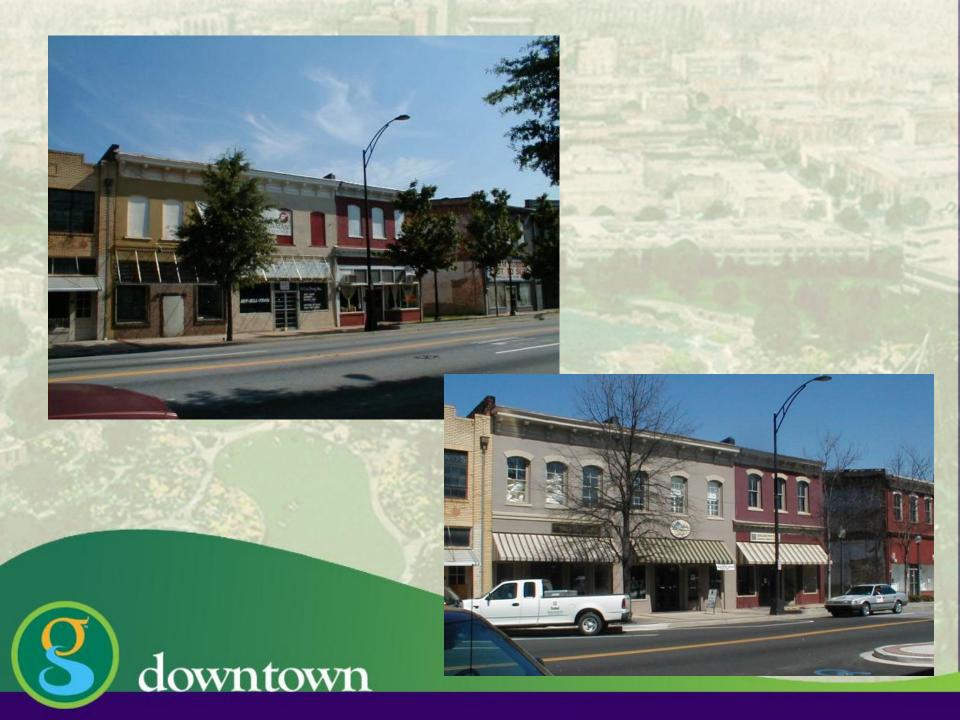
Infill
Development:
Before & After











Seek new anchors: Kroc Center & AJ Whittenberg Elementary School









Recruit
Office
Tenants







### **NEXT Innovation Center**

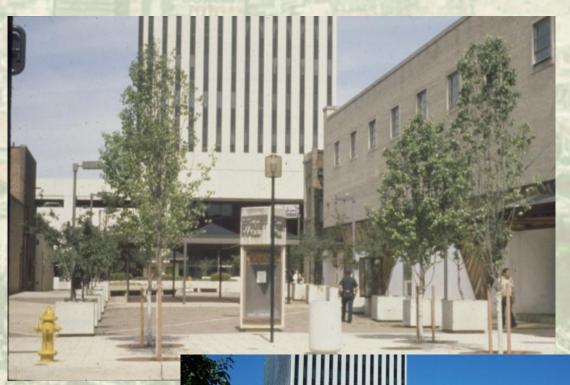






NEXT focuses on the growth and attraction of early stage downtown knowledge-based companies





Renovate Important Public Spaces:

Piazza Bergamo & Project One downtown









# Downtown Apartment Development "100 East"

- 7 stories
- •48 apartments
- •6,000 SF Retail (Anytime Fitness—24 hr. access)
- Rooftop pool...only one not on the SC coast
- •Triangle Construction—broke ground October 2011; completed in summer 2012





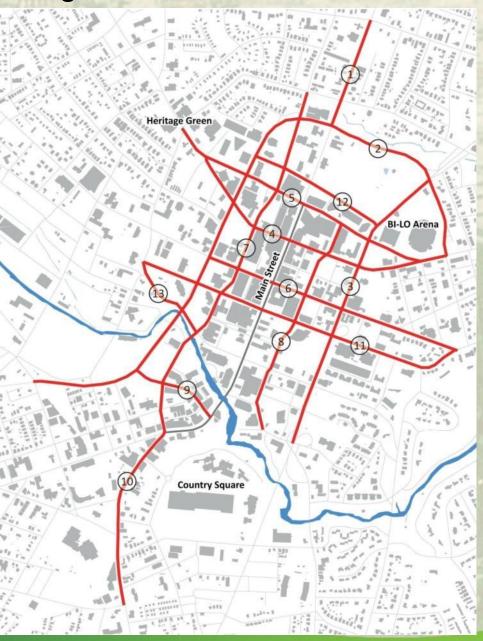
#### Downtown Master Plan: Branching Off Main Street











### **Forbes**

One of America's Best Downtowns
2011

#13: Best Cities for Young Professionals 2011

The #1 City for Jobs This Spring 2012



2011/2012
Top Micro City
Award Winner



2011
Best Places to Live:
Top 18 Coolest
Towns in America

**Men's Journal** 

**2011 #6 Top 100 Places to Live** 



Celebrating America's Top Places to Live, Work & Play since 1997





- •Growing the downtown apartment market—760 units planned or under construction now; others being discussed
- •Investing in City's Sewer System Needed to Support Additional Development/Capacity (Downtown/West End)
- •Filling in Key Sites (Peacock, Auditorium Site, RiverPlace continuation, and Project One)
- •Developing, Attracting, and Maintaining talent for high-technology firms (have companies ready to expand but cannot find the talent they need)
- •Growing the innovation that is happening here
- Using Downtown as a standard for major improvements along our gateway corridors





Capitalize on Assets and Uniqueness of Community

# **Use Public Investment to Leverage Economic Development**









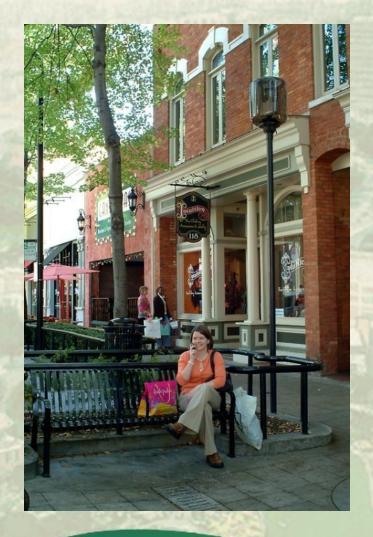


# Focus on Quality, Not Quantity









#### Seek a Balance of Uses













### **Be Willing to Take Risks**







Focus on Investments that are Centrally Located and Use Them as Catalysts







#### **Details are Important**









#### **Be Committed...It Takes Patience**

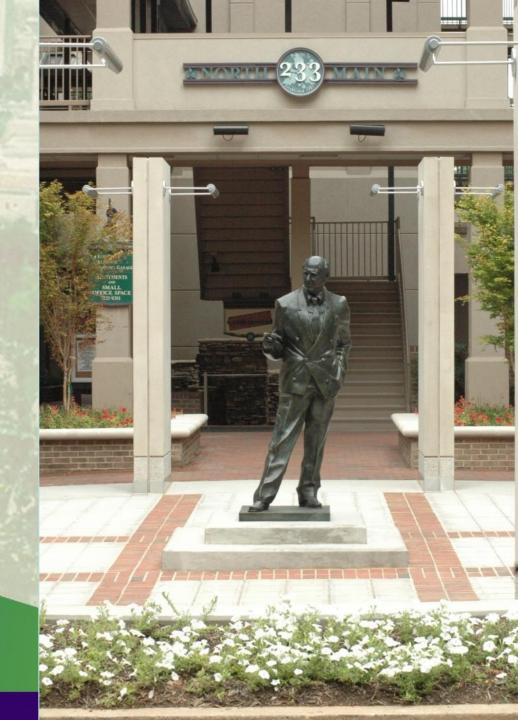




#### Leadership...

Vision is Important
But You Must Be Able to
Convert Your Vision
Into Reality





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