

CITY OF
SOUTH SIDE
Welcome

STRATEGIC MASTER PLAN

Open House

COMMUNITY INPUT

VISION

We want Southside to be a better connected town that is river-oriented, with an active town center, a strong economy, and more opportunities for recreation.

- Enhanced Connectivity
- River - Oriented
- Active Town Center
- Strong Economy
- Expanded Recreation

GOALS

- Foster a sense of community identity and pride
- Strategic support for smart housing development
- Improve the vibrancy of business districts
- Provide infrastructure for pedestrian and cycling opportunities
- Protect key environmental areas and features
- Revitalize and expand existing parks and recreation system
- Coordinate infrastructure improvements and pursue grants
- Grow the number of local employment opportunities
- Attract and retain youth population while allowing residents to "age in place"

PLAN ELEMENTS



What is a Strategic Master Plan?

A strategic guide that is shaped by the community's values and aspirations. It's a collective vision and a roadmap for the short and long-term actions needed to achieve that vision.

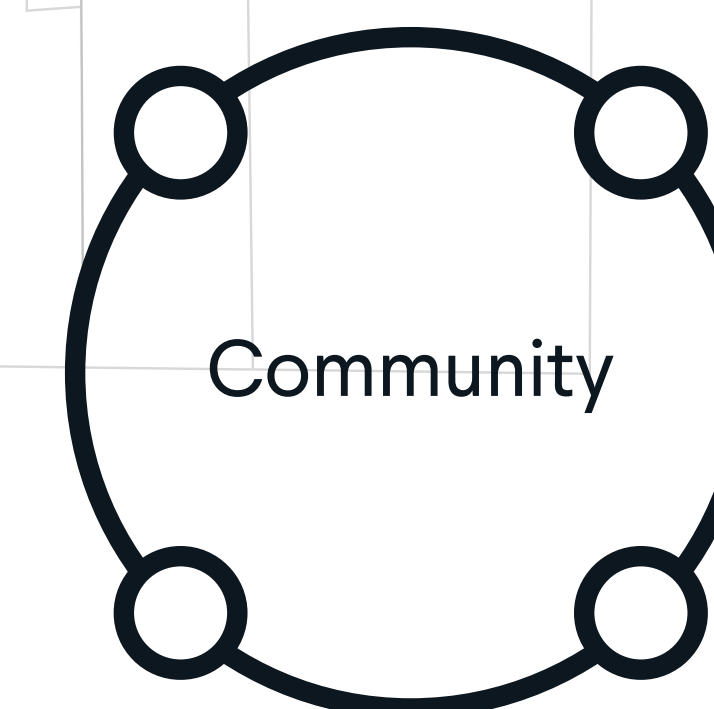
Why plan as a community?

To Unify

To develop a common vision that reflects the true values of your city

To Ensure

Definite strategic approach to investments and public spending



Be Proactive

To address current opportunities and tackle challenges

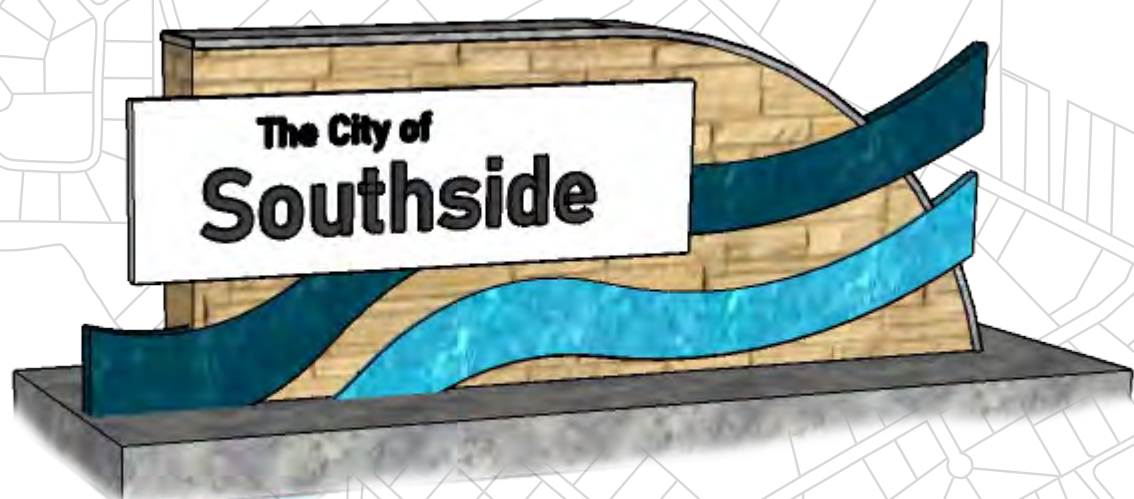
Be Intentional

Directly guides future land use and development

Development Plan

The development plan diagrams various initiatives being proposed in the comprehensive plan. The map highlights road connectivity improvements and major corridors that need to be a focus for the town as new development occurs. Town centers, where business and retail are being proposed are circled on the map as major nodes for the community.

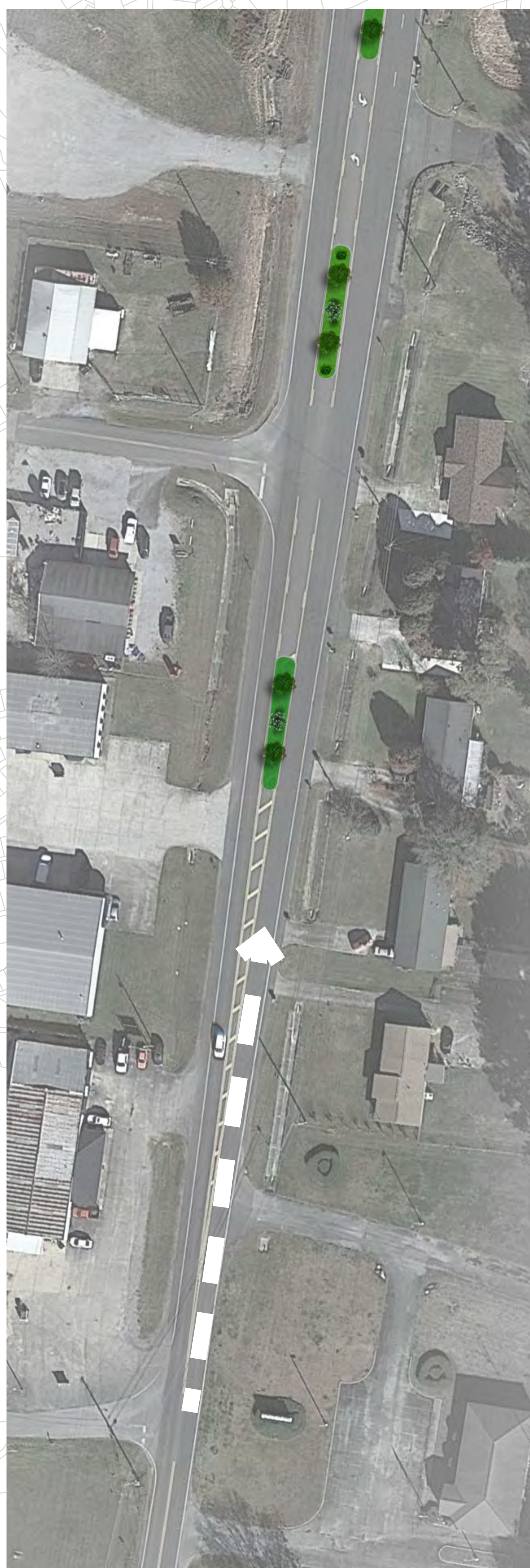
Comments or questions?



Entry signage concept



North entrance to town



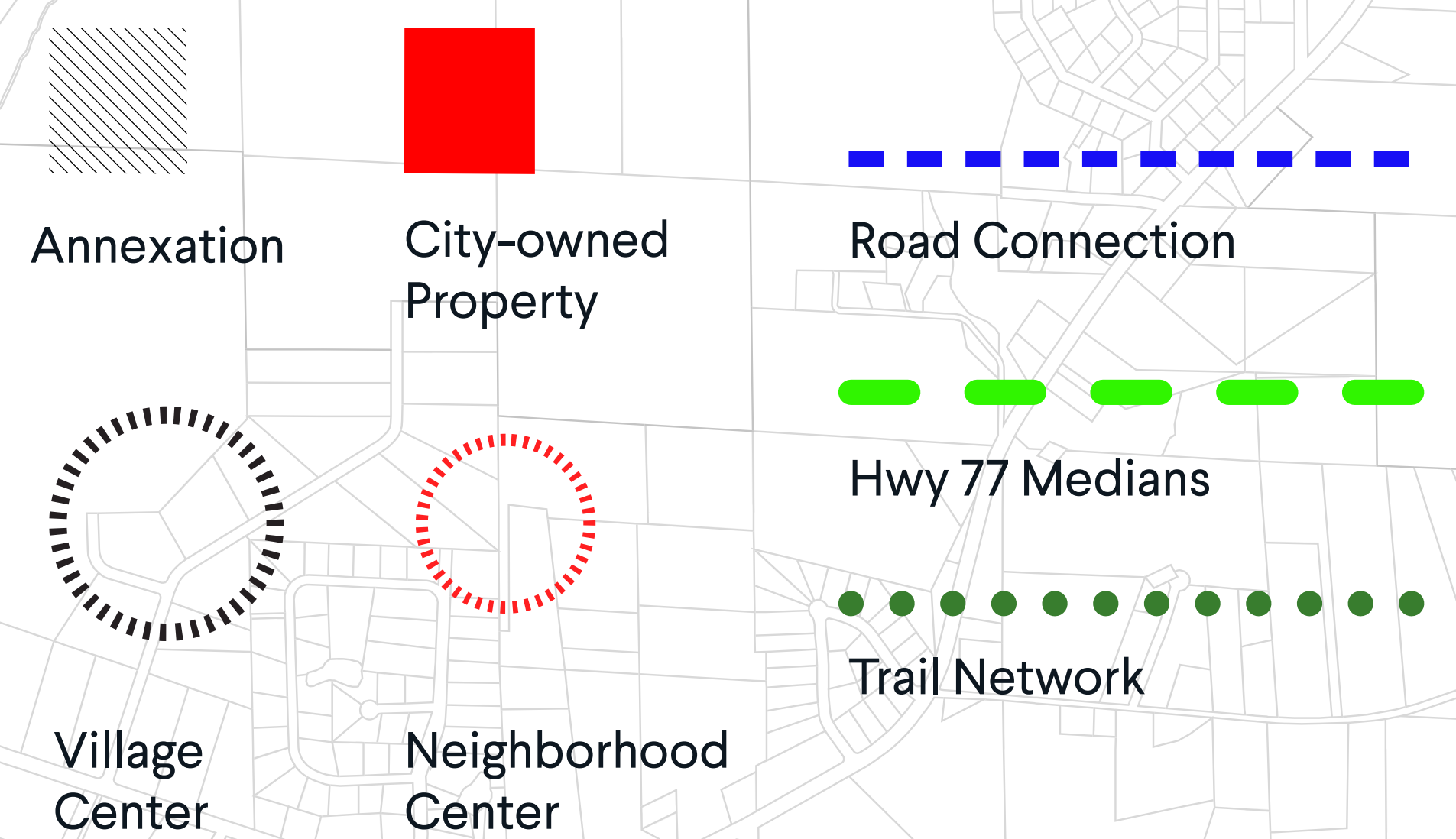
South entrance to town

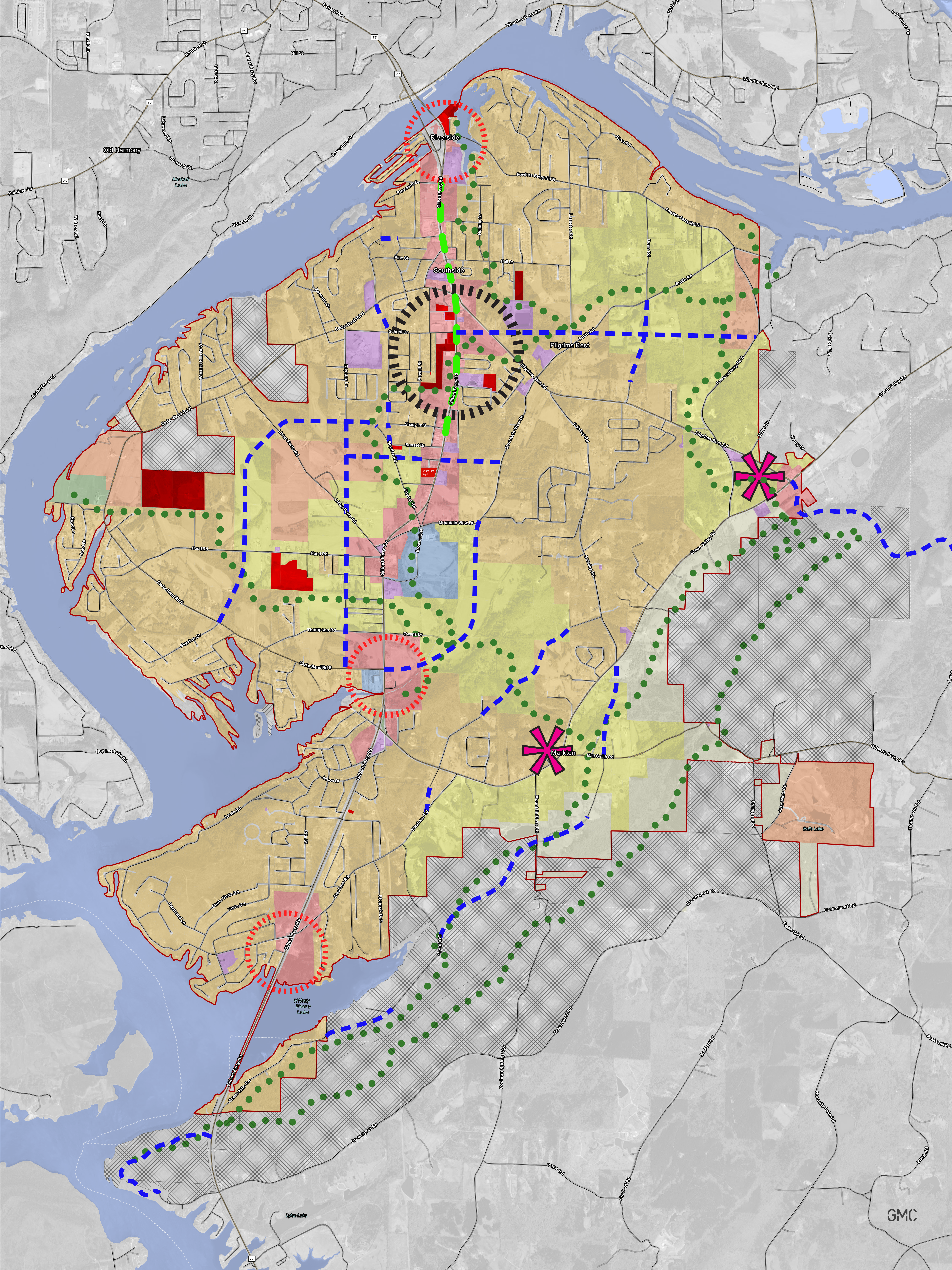


Hwy 77 Medians



Entrance to Southside





Old Harmony

Riverside

Southside

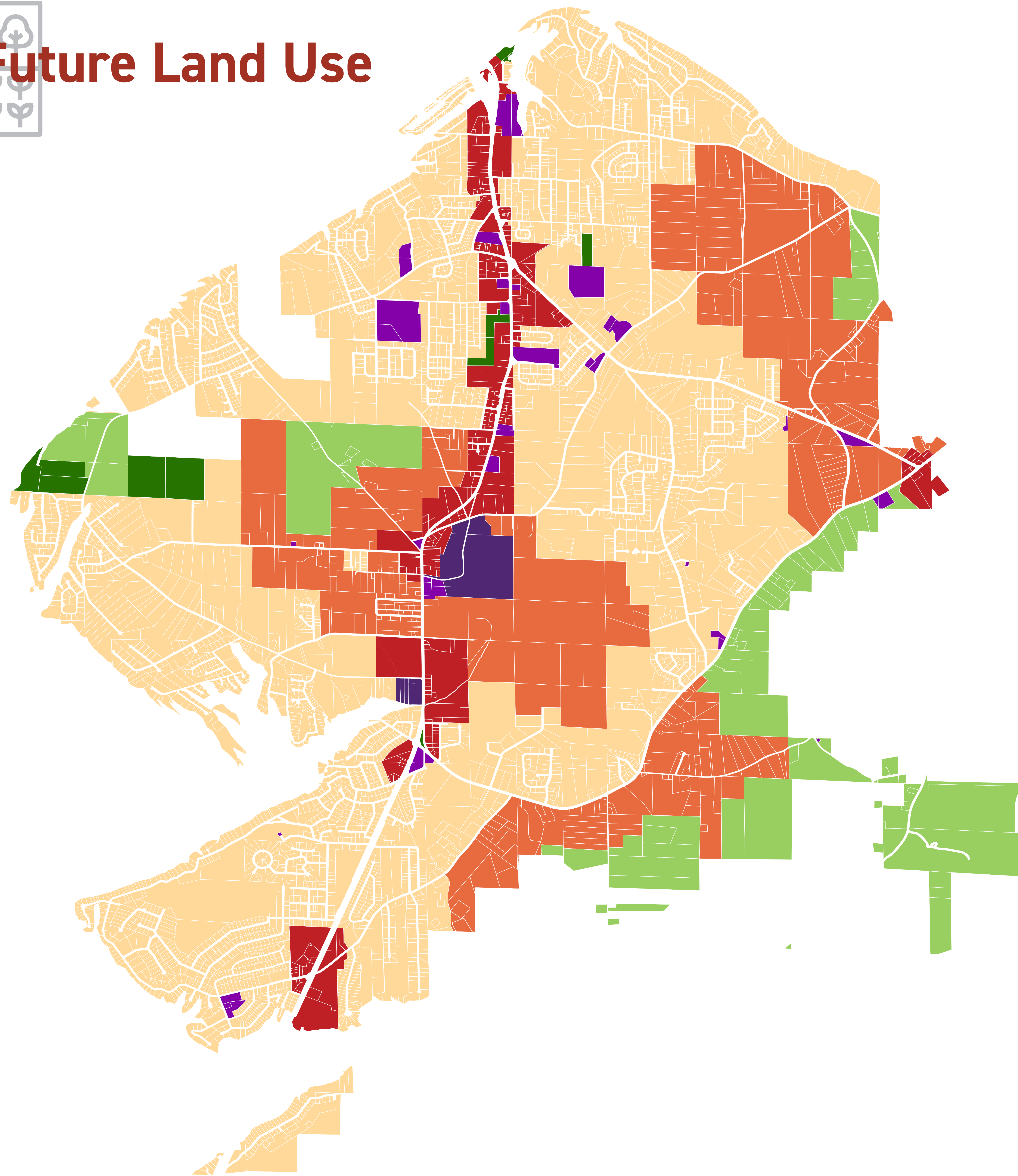
Pilgrims Rest

Markton


GMC



Future Land Use




ACTIVITY CENTER



PRIMARY LAND USES

- Office
- Retail
- Dining (full-service / sit-down)
- Entertainment
- Higher-density Residential (townhomes, garden homes, lofts, etc.)
- Civic
- Institutional
- Parks

INDUSTRIAL



PRIMARY LAND USES

- Office
- Light Industrial / Manufacturing


TRANSITIONAL RESIDENTIAL



PRIMARY LAND USES

- Mid to higher-density Residential (single-family homes, townhomes, garden homes, duplexes, apartments, etc.)
- Parks / Open Space

NEIGHBORHOODS



PRIMARY LAND USES

- Mid to lower-density Residential (single-family homes, garden homes, etc.)
- Parks / Open Space

RURAL



PRIMARY LAND USES

- Low-density Residential
- Active Agricultural / Pastoral land
- Parks / Open Space

PARK / OPEN SPACE



PRIMARY LAND USES

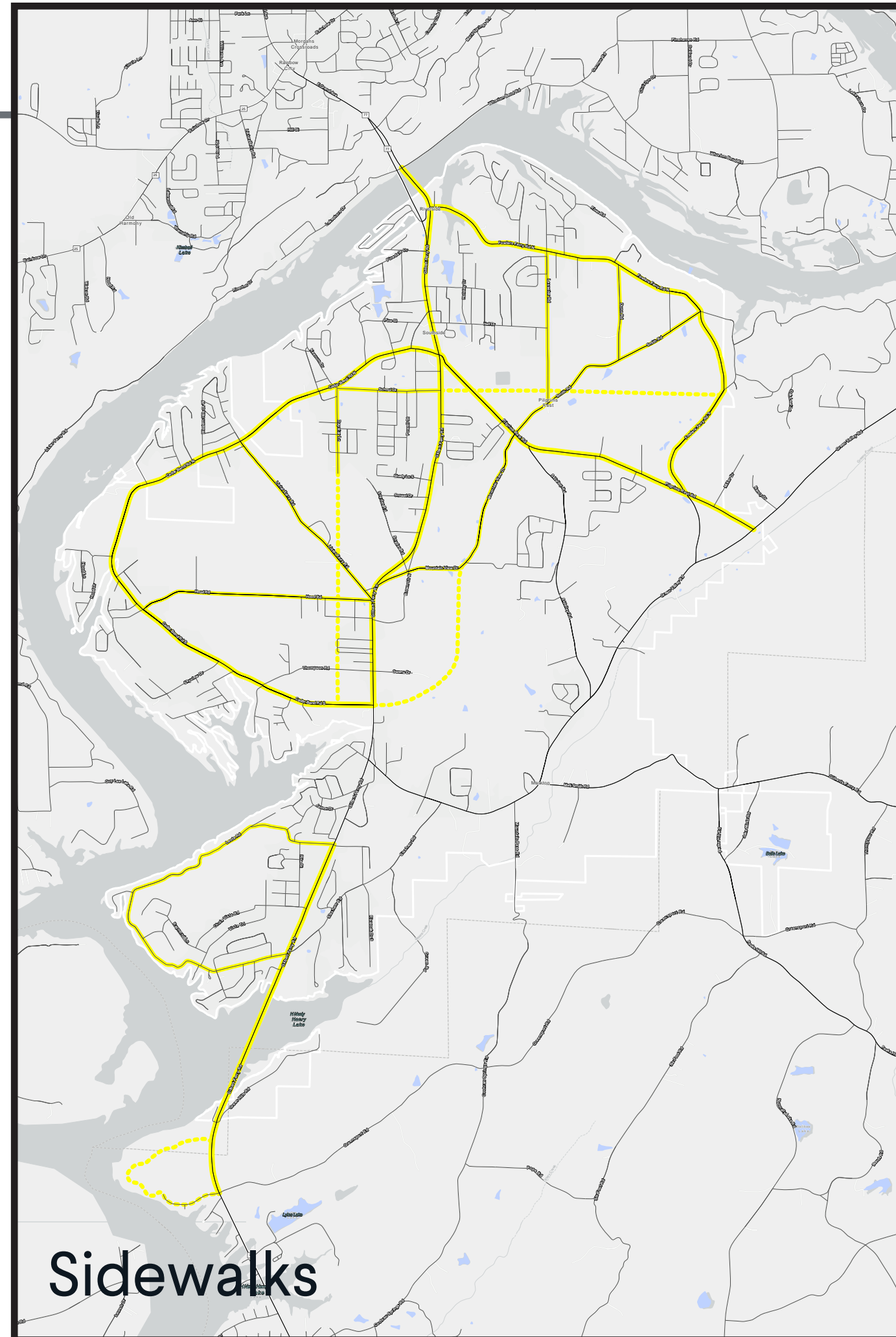
- Passive Parks / Open Space
- Active Recreational Uses (ball fields, recreational center, etc.)
- Trails / Greenways

Transportation & Connectivity



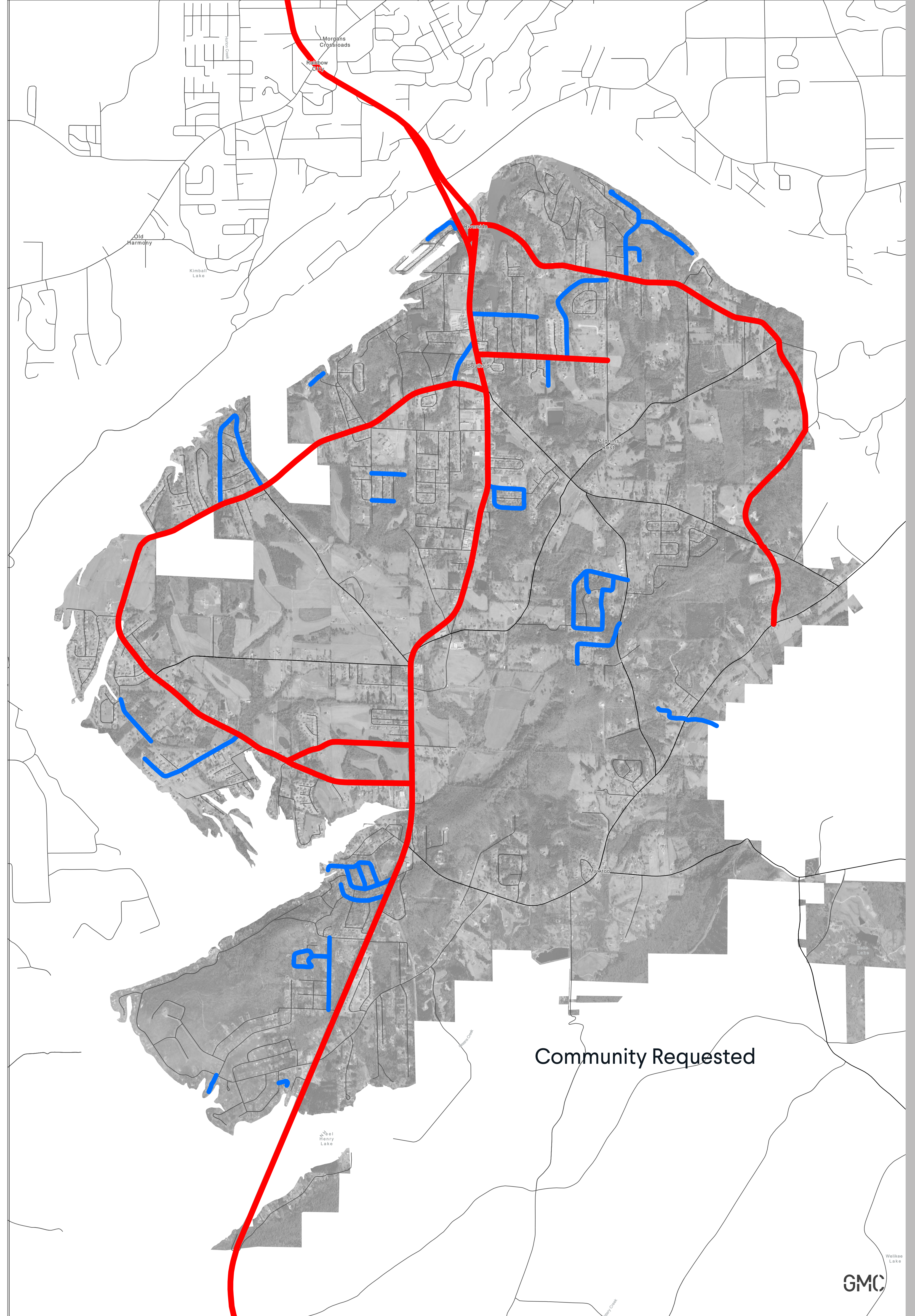
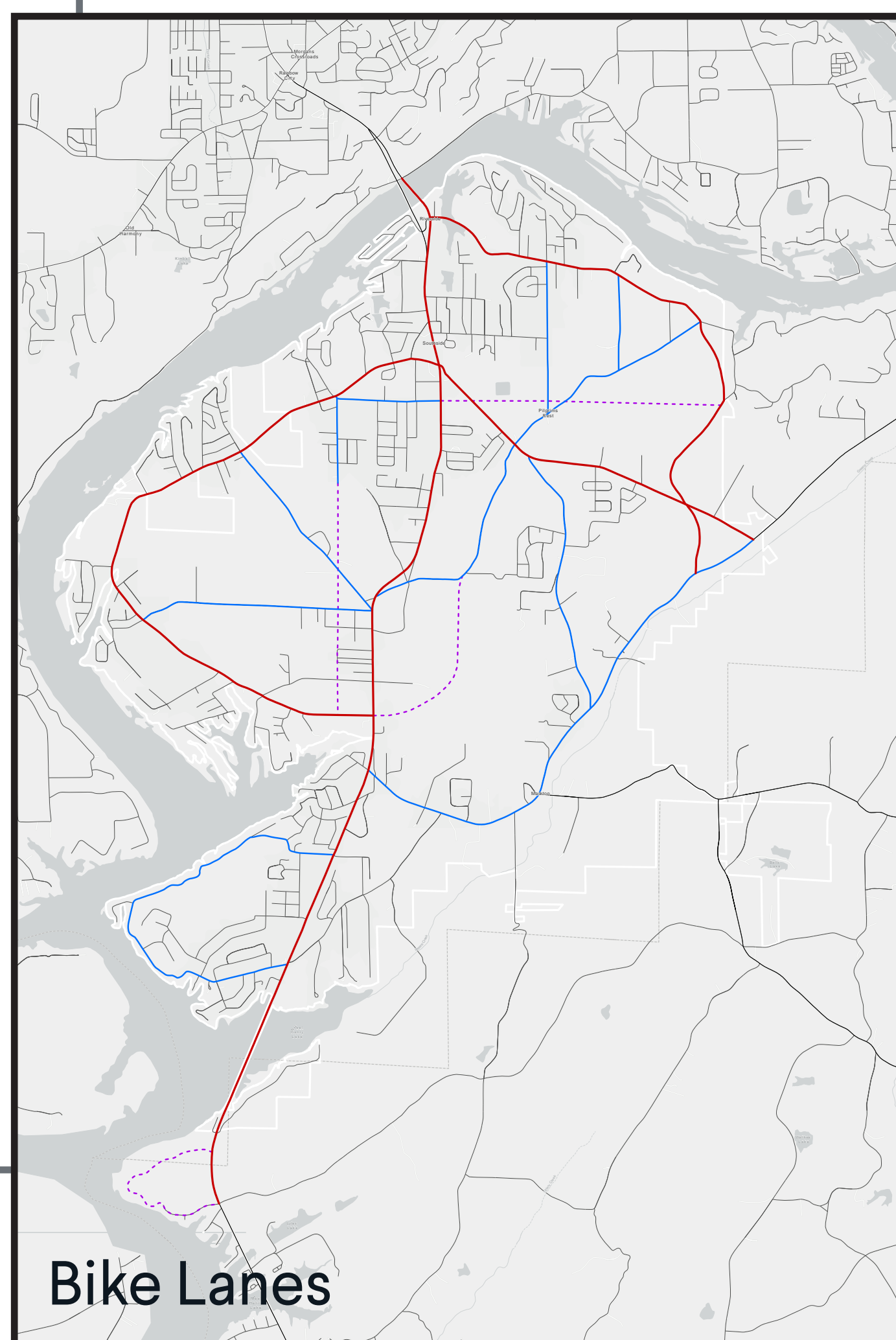
GOALS

- Strategically Improve Connectivity
- Provide Walkability
- Define the Quality of Development
- Neighborhoods not Subdivisions



ACTIONS

- Tax incentives
- Simplify permitting process
- Reduce parking requirements



Town Center

GOALS

- Create retail destinations
- Attract new restaurants
- Create jobs
- Highlight park opportunity adjacent to retail
- Create mixed-use center
- Expand housing stock



ACTIONS

- Offer tax incentives
- Simplify permitting
- Reduce parking requirements

Parks & Trails




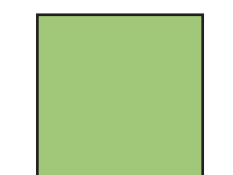



GOALS

- Identify new park opportunities
- Expand existing parks
- Highlight riverfront opportunities
- Map future trail system
- RV park on river



ACTIONS

- Create new parks on riverfront
- Connect residents to parks through trail network

 Existing Parks	 Proposed Parks	 Boat Launch
 Trail Network	 Blueway	

Southside Landing
Kayak rentals/
launch

Soccer Fields
(repurposed to
community park)

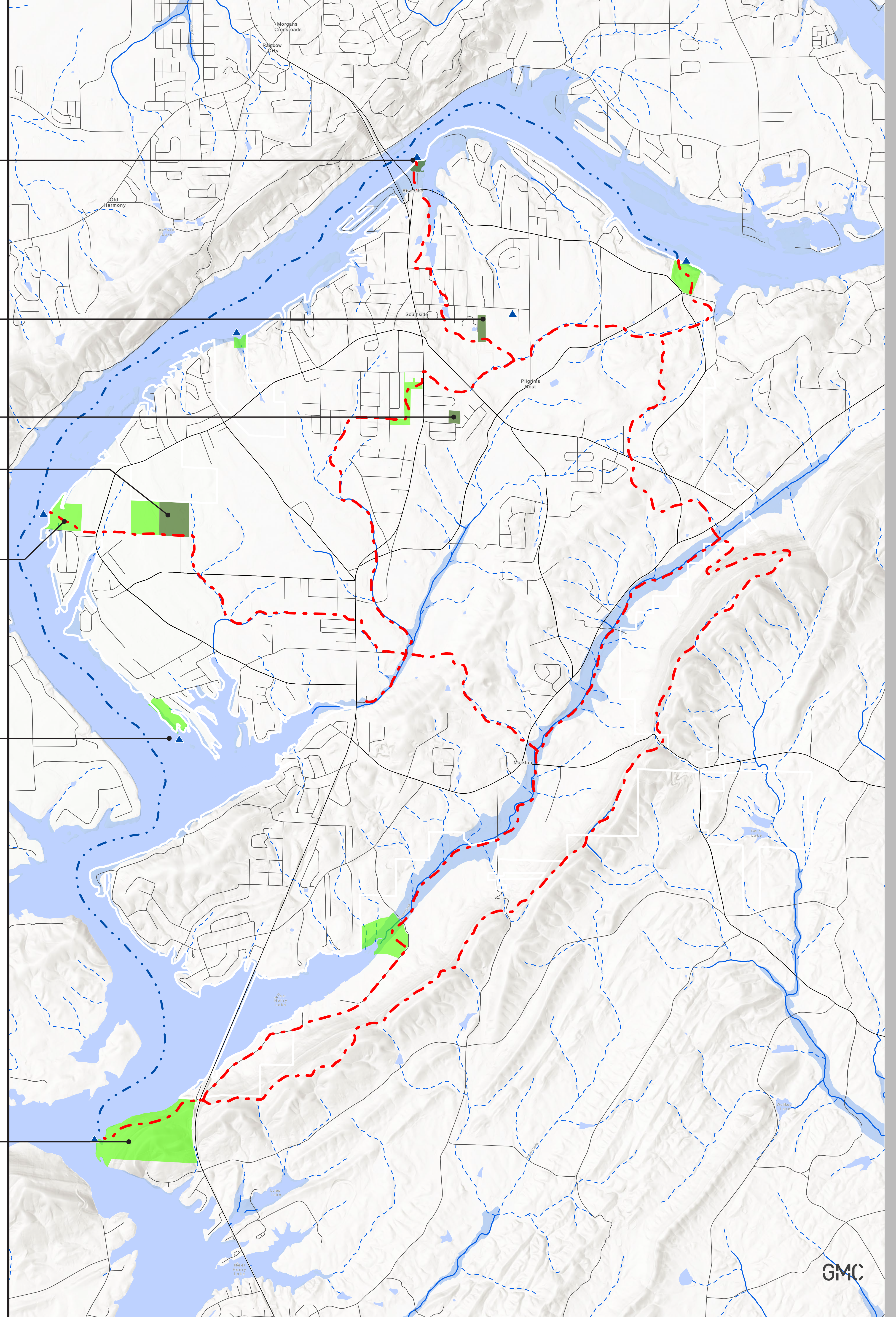
City Park

Softball Fields
(expanded)

Proposed RV
Campsites



Proposed
Regional Park



Riverfront RV Park



Fishing Dock



Disc Golf



Martin Feeders



RV Parking

23 +/- Acres
120+ RV Spaces
9-hole Disc Golf Course





Economic Development

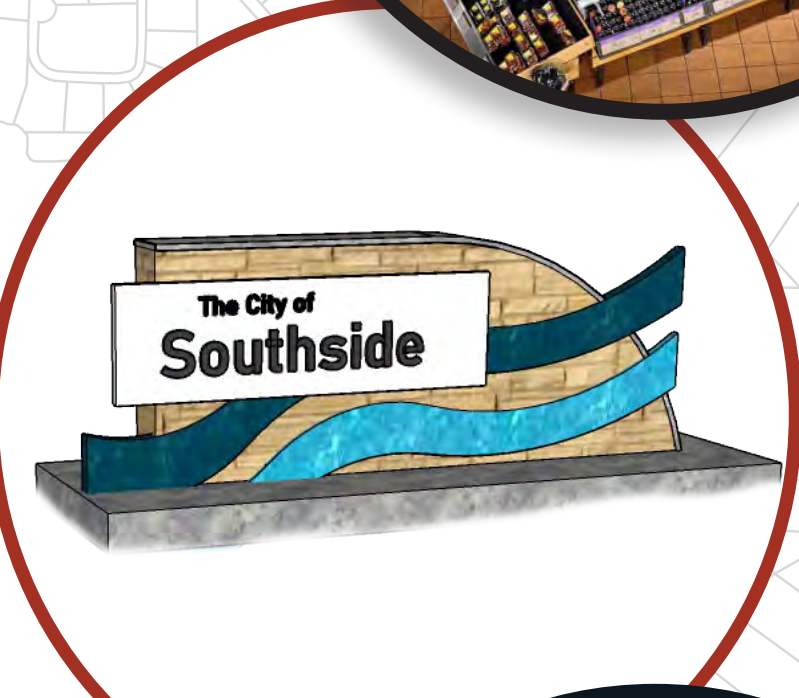
OPPORTUNITIES



Co-working spaces: recruit citizens that want to work from home in a rural environment



Grocery Stores



New entrance signage

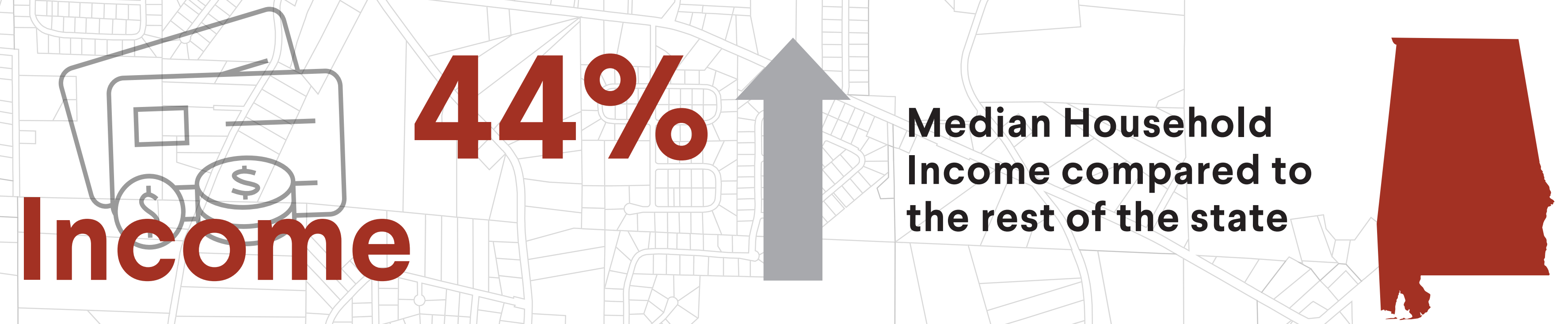
Wayfinding / "Buy Local" campaign



Façade and existing building updates

Create incentives for redevelopment and for investing in existing community assets

Build organizational capacity for stewarding long-term affordability and advancing rehab and infill on publicly owned sites



Retail leakage



\$11.7 million

RESTAURANT



\$15.6 million

GROCERY



\$3.8 million

HEALTH

Town Center Economic Engine

Set a long-term vision and step by step matrix to build resources for the growth of the town center.

Market Yourself

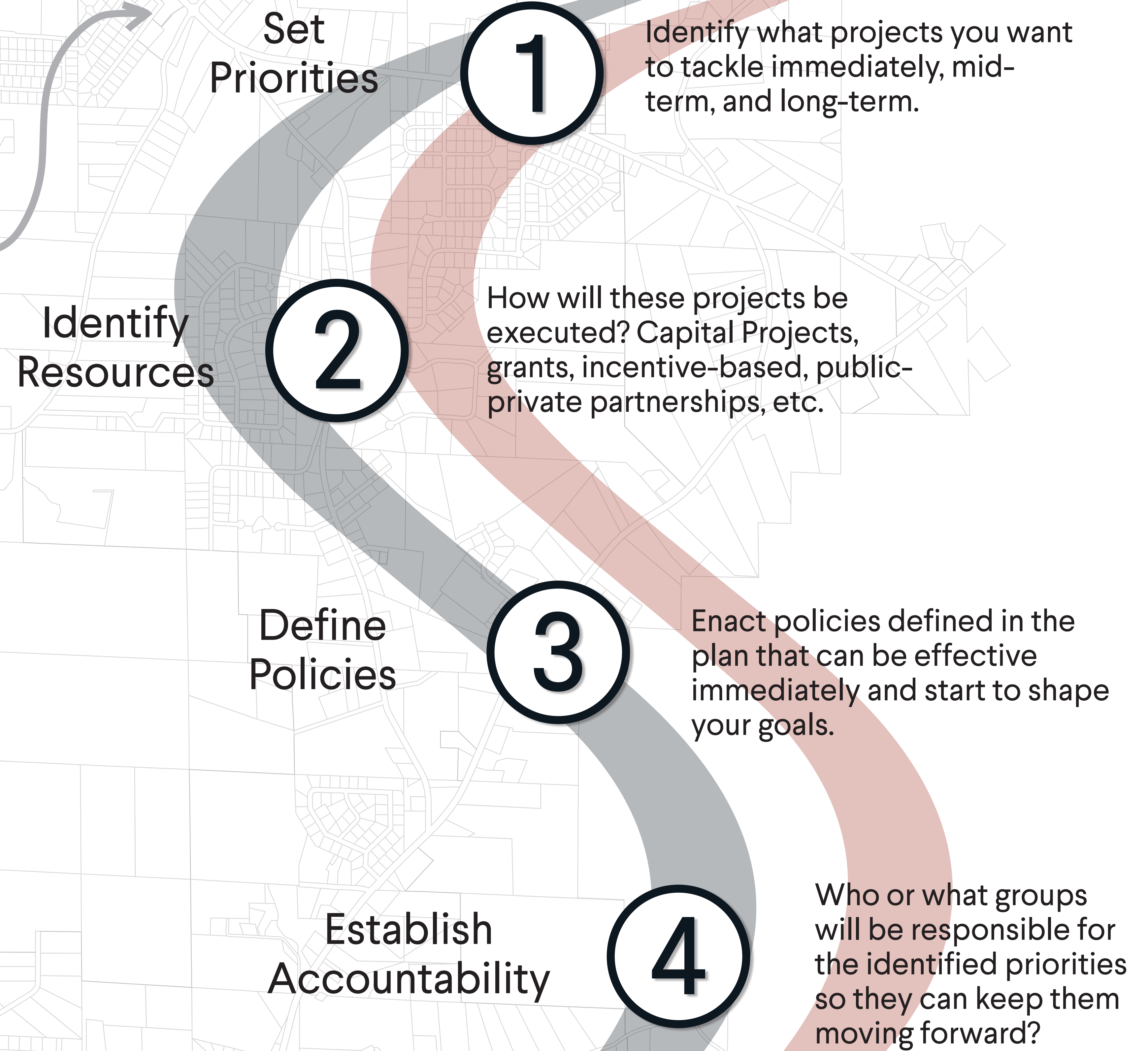
Infuse a "place-based" campaign (e.g. "Buy Local") into your economic development strategy that highlights the history and community events of Southside, and local businesses.

What's Next?

Implementation

It is necessary to plan to plan for the future and important to define areas that the city wants to focus on, but what comes next? How does the plan get put into action?

Any other comments or questions?



Timeline

