



Downtown Master Plan
Town of Hartsville | Hartsville, SC

BOUDREAU



The 2025 Downtown Master Plan for the City of Hartsville, is a community-centered roadmap to guide future investment, development, and revitalization. Rooted in the guiding vision of “One Hartsville,” the plan prioritizes equity, connectivity, and quality of life for all residents—especially in historically underserved areas like South Hartsville.

Our process was built around extensive public engagement, including multi-day charrettes, community forums, digital surveys, and focus group interviews with residents, business owners, civic leaders, and local institutions. The result is a clear, actionable strategy for strengthening Hartsville’s City Center and neighborhoods through targeted investment in housing, retail, infrastructure, and public space.

Key recommendations include mixed-use infill at 4th and Railroad, a new multi-generational community at 8th and Washington, redevelopment of the 6th Street Corridor, and a citywide Complete Streets framework to improve walkability and safety. The plan also addresses retail leakage, identifies grocery and dining expansion opportunities, and promotes adaptive reuse of vacant structures.

Adopted by City Council in April 2025, the plan provides a bold framework for coordinated growth—aligning Hartsville’s historic charm with its vision for a vibrant, inclusive, and economically resilient future.

The project team was a collaborative effort led by BOUDREAU and included Thomas and Hutton, Arnett Muldrow, and Restoration 52.

