



# City of Charleston

JOHN J. TECKLENBURG  
MAYOR

## WEST ASHLEY REVITALIZATION COMMISSION

### NOTICE OF MEETING

The regular meeting of the West Ashley Revitalization Commission will be held beginning at 5:00 p.m., April 12, 2017, at The Schoolhouse (former Albemarle Elementary School), 720 Magnolia Road, Charleston, SC 29407. The agenda will be as follows:

#### **AGENDA**

- |      |  |   |
|------|--|---|
| 5:00 | 1. The Schoolhouse Ribbon Cutting<br><i>(main entrance in front of building)</i> | Mayor Tecklenburg & John Hagerty                                    |
| 5:10 | 2. Welcome & Call to Order<br><i>(auditorium space)</i>                          | Chairman, Councilmember Peter Shahid                                |
|      | 3. Approval of Minutes from<br>March 8, 2017                                     | Chairman, Councilmember Peter Shahid                                |
|      | 4. Report from the Communications<br>Subcommittee                                | Maria Aselage, Communications Subcommittee Chair                    |
|      | 5. West Ashley Master Plan:  |   |
|      | a) Work to Date Summary  | Chairman, Councilmember Peter Shahid                                |
|      | b) Schedule of Upcoming<br>Community Events,<br>Planning Studio & Charrette      | Mandi Herring, West Ashley Project Coordinator                      |
|      | 6. Other Business  | Chairman, Councilmember Peter Shahid                                |
|      | 7. Public Comment Period   | Chairman, Councilmember Peter Shahid                                |
|      | 8. Adjournment &<br>Tour of The Schoolhouse                                      | Chairman, Councilmember Peter Shahid<br>John Hagerty & Susan Simons |

The next West Ashley Revitalization Commission meeting will be held at 5:00 p.m. on Wednesday, May 10, 2017, at the Plan West Ashley Planning Studio/Charrette in the Citadel Mall near center court, 2070 Sam Rittenberg Boulevard, Charleston, SC 29407.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

## WEST ASHLEY REVITALIZATION COMMISSION

March 8, 2017

A meeting of the West Ashley Revitalization Commission was held this date at 5:00 p.m., Synagogue Emanu-El, 5 Windsor Street.

Notice of this meeting was sent to all local news media.

### PRESENT

Councilmember Peter Shahid, Chair, Anne Frances Bleecker, John deStephano, Chairman, St. Andrews PSD, Morris Ellison, Justin Ferira, Joseph Grant, Harry Gregorie, Diane Hamilton, Donna Jacobs, Michael Miller, Charleston County Councilmember Brantley Moody, John Osborne, Jimmy Palassis, Amy Riley, Charles Smith, and Councilmember Marvin Wagner. **STAFF:** Mandi Herring, West Ashley Project Coordinator, Christopher Morgan, Planning Director, Jason Kronsberg, Director, Department of Parks.

### APPROVAL OF MINUTES

County Councilmember Moody moved for approval of the minutes.

Ms. Jacobs noted on page 7 the motion was to table the subcommittees and not Policy and Procedures.

Chair Shahid said they tabled all of the other subcommittees but they deferred the Policy and Procedures Committee to give them an option to meet publicly. He called for a second to the amendment.

Mr. Smith seconded the amendment.

The minutes were approved unanimously.

### Vote on Policy and Procedures – Ms. Anne Frances Bleecker, Commissioner

Ms. Bleecker said the Committee on Rules met today at 4:30 p.m. They had an unanimous vote to approve the West Ashley Revitalization Commission's Rules and Procedure draft dated January 18, 2017. She offered it to the Commission for its approval.

Chair Shahid said there is a motion to approve the Rules and Procedure and asked for second to the motion.

Joseph Grant seconded the motion.

The motion passed unanimously.

### Report from the Communications Subcommittee – Maria Aselage, Communications Subcommittee Chair

Ms. Aselage said the Communications Subcommittee met last week. Teresa Tidestrom and Carmen Nash resigned from the committee. Commissioners Ms. Jacobs, Mr. Miller and Mr. deStephano have agreed to serve on the committee. There was one position open and they discussed, nominated and approved Stacy Tropovsky. Ms. Tropovsky lives in West Ashley, works for a marketing company and has a background in communications and marketing.

Ms. Tropovsky said she is a resident of Carolina Bay and is passionate about the community where she lives as seen by a couple of committees she is a part of including the Neighborhood Social Committee and the Charleston Animal Society. She looked forward to serving on the Communications Subcommittee. She said her background has been in marketing for over a decade and she felt it would be great for the Communications Subcommittee.

Ms. Aselage asked the Commission for a motion to add Ms. Tropovsky to the subcommittee.

Ms. Bleecker moved for approval.

Mr. Smith seconded the motion.

The motion passed unanimously.

Ms. Aselage asked the Commission for a motion of approval of the subcommittee's mission statement. This is something the subcommittee voted on last week at its March 1 meeting. The mission statement is as follows:

*"The Communications Subcommittee will facilitate collaborative communication among West Ashley citizens, West Ashley Revitalization Commission members and government officials by creating a proactive atmosphere of full community involvement to revitalize West Ashley and to serve the best interests of West Ashley residents, business owners and property owners."*

Ms. Aselage said this was approved by the Communication Subcommittee members.

Chair Shahid said the committee report is to approve this as a mission statement just for the Communication Subcommittee only. He wanted to make sure they were clear on that part.

Mr. Smith moved for approval.

Ms. Jacobs seconded the motion.

Mr. Ellison's concern with the mission statement is it focuses exclusively on West Ashley and doesn't recognize as much as they need to. He said the fact is West Ashley is part of an integrated whole and they can't look at solely West Ashley issues. They have to look at how all of the issues they address affect other areas as well. He understood from the Chair that this is only the subcommittee but he was concerned about that because they have to do this as an integrated whole and not as an individual area.

Chair Shahid noted the ordinance that created the Commission states their mission is "The West Ashley Revitalization Commission shall work to assure the long-term economic stability of West Ashley by revitalizing the unique character of the district and supporting values that assure West Ashley is a great place to live, work, play, invest and do business." He thought that's where the genesis of Ms. Aselage's language came from. Ms. Aselage said yes.

Chair Shahid asked Mr. Ellison if there was any particular language he wanted to incorporate or add.

Mr. Ellison responded he could spend time redrafting but he couldn't do it on the fly.

Mr. Gregorie concurred with Mr. Ellison. He didn't think Ms. Aselage purposely omitted making it a more all-inclusive statement. He suggested the Subcommittee could go back and email a revision the Commission members could tweak it in a way that would satisfy everyone.

Ms. Jacobs asked if one word can be added to "...will facilitate collaborative communication..." to create the integrated whole.

Ms. Bleecker suggested the addition of "other stakeholders" after "*government officials*", which would be anybody else who has an interest in West Ashley.

Mr. Miller said while he understood the reservation, the mission statement reads this is a subcommittee communications committee and so will facilitate collaborative communications, not to exclude communications. He said we want to make sure that residents of West Ashley, homeowners, business owners and residents have the opportunity to communicate with the subcommittee, which is an arm of the Commission. This is not to negate anything that goes on outside of the parameters of the waters that separate us from the Peninsula, James Island, Johns Island or North Charleston. This is willing to help to create a sense of communication for anybody who is going to be part of this committee, whether actively or as a result of the actions of this committee, and not to exclude anyone from the Peninsula or any other stakeholders, but to solely create an opportunity for those who live, work and own property in West Ashley to be able to effectively communicate with them in the best ways that the citizens would like to be communicated with.

Ms. Aselage surmised Mr. Miller meant how they are going to give information and how they are going to receive information in regards to the revitalization process of West Ashley.

Ms. Jacobs thought they tried to get that when they said "...creating a proactive atmosphere of full community involvement". She said maybe Mr. Ellison was reading "community" as West Ashley when what they meant was community.

Mr. Ellison thought Ms. Bleecker's suggestion of "other stakeholders" is a good one on the third line "...West Ashley citizens and *other stakeholders*..." and on the next to last line strike words "West Ashley" because he thought they need to look again as an integrated whole.

Mr. deStephano said it is simply the mission statement for the Communication Subcommittee of the West Ashley Revitalization Commission. It doesn't mean they aren't going to talk to North Charleston, the City or Mount Pleasant. The subcommittee's purpose is to get the message out that is in this room to these stakeholders and other stakeholders but they are part of the West Ashley Revitalization Commission.

Ms. Aselage added it doesn't mean they aren't going to be speaking with the other communities. With their communication strategies those other communities will be included. She thought at this point they needed to be worried about communicating with the West Ashley residents and getting information from them at this point. It doesn't mean they can't change the mission statement in two, three or four months depending on what happens with Dover Kohl, where they are with the master plan as we implement the master plan. She thought at this point their main goal is how to best facilitate communication from them and get information to them. She thinks that is what they want.

Ms. Bleecker moved to amend the mission statement to add "and other stakeholders" after "government officials".

Mr. Ellison seconded the motion.

A Commission member asked in reference to parliamentary procedure, shouldn't they have the person who made the first motion and the person who seconded accept the amendment.

Chair Shahid said no as they did not vote on the first motion.

The Commission member said there were two motions on the table and they need to withdraw one.

Chair Shahid said they were amending the motion.

Mr. Miller said if the original motion was made and seconded, and there was an amendment to that motion, he believed that amendment would have to be accepted by the original people who set that motion.

Chair Shahid said he would overrule Mr. Miller's concern about that. He said the motion on the floor and duly seconded is to add "the other stakeholders" following "government officials". He noted the parliamentary question. He called for the question.

The motion passed by a vote of 14 to 2 (Mr. deStephano and Mr. Grant).

Ms. Aselage said the subcommittee has reviewed the City communication policy. Chair Shahid sent out copies of the policy to the Commission. The subcommittee asked the Commission to review the communication policy over the next month and ask for a vote on it next month because anyone with the Commission is considered an agent of the City. The subcommittee feels that some communication policy needs to be in place. They aren't asking for a vote this month but asked the Commission to look at it and send them their thoughts. They will discuss it more at the next meeting.

At the subcommittee meeting on Wednesday, March 1, they decided over the next few weeks they need to focus on spreading the word about what is happening with Dover Kohl and the public workshops in April and May. Their goal is to work hand in hand with Dover Kohl and educate the community about these sessions. City officials have asked the subcommittee and they have agreed to take on the initiative of trying to reach out to those groups who are sometimes more challenging to reach. Those communities include the African- American community, Hispanic community, the senior citizen community, teenagers, business owners and those West Ashley residents who don't live in the city limits. The subcommittee believes they need everyone to be at these meetings so the more diverse crowd they can get at these events the better. They are making it their goal to reach out to these communities that may not come otherwise. This is what they have tasked themselves with for the next few weeks.

Ms. Aselage said they plan to hold the subcommittee meetings once a month, the week before the Commission meeting. They are in the process of trying to find some meeting locations in West Ashley. The next meeting is scheduled for Thursday, April, 6.

**West Ashley Master Plan: Economic Development Research, Discussion and Schedule Update –**  
Amy Groves and Emily Glavey of Dover Kohl Partners and Dena Belzer and Derek Braun of Strategic Economics

Ms. Glavey said Ms. Groves will be here next week. They both are working closely with Victor Dover on the planned West Ashley project. She said she will spend two minutes running through some items and she will turn it over to Dena Belzer of Strategic Economic. They will spend a few moments tonight looking at the project through the lens of economic development, affordable housing and other things.

Ms. Glavey said they are Dover Kohl Partners. They are leading this effort. They have the great advantage of working all around the country in places like West Ashley but not quite like it. They have Alta Planning and Design working on transportation. Horsley Witten Group is one of the best stormwater civil engineering firms in the country. Locally they have Bihl Engineering working with them and CityFi will also help them look at the future of West Ashley.

Ms. Glavey said a few hours ago [planwestashley.com](http://planwestashley.com) went live. She will be working closely with the communications people to make sure they have the right information ahead of their community meetings. The draft goals to be refined throughout the process are on the website. They are looking at infill development, catalytic small area plans, retrofitting suburbia where appropriate, mobility, walkability, economic development, affordable and accessible housing, physical and mental health incentives. That is the point of planning – planning for future improvements.

In reference to the project update, Ms. Glavey said they are still in Phase 1. They are planning for a series of community events. She noted there are “Save The Date” cards at the door and they will also send them around individually. She encouraged the Commission and the audience to give them to everyone that they know and to save a few dates.

Ms. Glavey said they spent this week looking at some preliminary analysis and paying attention to the project in terms of an economic blitz. They will be spending the next of couple of weeks continuing that detailed analysis, pouring through the data. The events are at the end of April and the beginning of May. These are loud, fun, hands-on design sessions where everyone sits around the table and draws their vision for the future. West Ashley is huge and different so the hands-on sessions were divided into four areas. They are on the back of the “Save the Date” cards: **Area 1** - April 24, 6 p.m. – 9 p.m. and **Area 2** – April 25, 6 p.m. through 9 p.m., and there are two separate hands-on design sessions on May 6. The point of these hands-on design sessions is to gather community input looking at the four different areas and zooming in on focus areas within those four areas.

They are updating [planwestashley.com](http://planwestashley.com) constantly throughout the process. On the [planwestashley.com](http://planwestashley.com) site, there is an “Engage” tab in the top right corner. Click on it and there are a few questions there. They will poll everyone throughout the project so those first questions are to get the juices flowing and asking question what is your vision for the future of West Ashley. Once they have specific plans, visions and ideas they will put those up as well.

Ms. Glavey said they are now in the process of doing detailed analysis in preparation for the initial community input events. They have the four hands-on design sessions coming up at the end of April and the beginning of May. Then there will be a five day open design studio. On May 8 through May 13 there will be a series of formal scheduled meetings with different topics like housing, transportation, economic development, stormwater and all sorts of funny things. Anyone can stop by anytime. The final wrap up work in progress will be held Saturday, May 13. She said one thing they wanted everyone to be thinking about this week is West Ashley is huge. They divided it up into four sub-areas. Within those sub-areas where might these specific locations be that they zoom in and add for improvements – stormwater improvements, transportation improvements, different ideas and visions for the future of planning?

Dena Belzer said she and her colleague Derek Braun are based in Berkeley CA but like Dover Kohl they work all over the country. It is their job to establish real estate and economic context in which the planning is going to happen. This is why they are at the very beginning of the process before anybody puts pen to paper to draw a single thing to give them some numbers. The reason for this is because when the process is over they want to be sure they will be able to implement, to achieve what it is they have envisioned. While they think vision should be big and broad, it should be tempered and balanced with reality. Their job is to do the reality check. When they met with the Commissioners earlier, Commissioner

Ellison stated repeatedly to them to be sure to look at West Ashley holistically. She said they are working to look at West Ashley as a part of bigger regional context because it is a regional economy that is driving what's happening for all of us in each of our individual lives.

Ms. Belzer posed the question why do they do a real estate market study in the first place? Why do they think about that and planning? The reason for it is because this is going to be a market driven strategy. The City, the regulation, the public investment are really there to facilitate but it is private investment that is going to make every good happen in West Ashley. She said they wanted to use their understanding of the market forces to understand how they can sync up the market with the vision for the community. Market is a broad term. Within any market category there are a lot of segments, different ways to think about things and different product types. They are going to focus on residential, retail and office.

Ms. Belzer noted the graphs they created to show the growth in the region over time started in 1920. The reason they did this was because the population of the City of Charleston, particularly on the peninsula, peaked in the 1930s. The population on the peninsula began to decline and the population in West Ashley went up. From 1960 to about 1990 West Ashley was growing rapidly. The city population as a whole was declining. Currently West Ashley is continuing to grow but is not growing as quickly as other places in the city and in the region that are growing more quickly. As a result of that, this is the starting point for the content of how do we deal with that. She commented that is not to say there isn't growth and development happening in West Ashley. There is and there will be but West Ashley also has surrounding competition.

In 1990, the median incomes in West Ashley were much higher than they were for the rest of the city and as compared to the rest of the region. What has happened is the City of Charleston is going up and the income levels have flattened out. It is not going up in terms of median income. It doesn't mean people are getting poorer. It means other people in other places are getting richer or this place is just staying level as other places are improving.

Another demographic trend they looked at because they have heard so much about the fact that the City of Charleston has the fastest gentrifying city in the country, they wanted to check in with what was happening with the African-American population in West Ashley. The census data shows the number of African-Americans living in West Ashley has remained constant. It hasn't declined. It hasn't increased but it hasn't declined significantly either. What that says is West Ashley is still probably a little bit behind the onslaught of the growth curve that is driving what is going on the peninsula but this means it is a good time to plan given that the community has expressed concern about displacement. Ms. Belzer said this is just giving them a baseline sense on where things are at.

Ms. Belzer said they also looked at regional employment. The peninsula, North Charleston and over a little bit more towards Daniel Island are the big employment centers. One of the key assets of West Ashley is that it's approximate to where people work in the region but there aren't a lot of jobs here in West Ashley. To the extent that they are, they are mostly concentrated around the mall and the hospital. The regional economy is very diverse, vibrant and maturing. She added high tech industry people told them earlier this morning about the relationship between advance manufacturing and real jobs making real stuff here. Since manufacturing has become tech oriented it's also driving a vibrant software industry. There is a lot of that going on here but it's not going on in West Ashley. The two main employment clusters in West Ashley are retail and other services, and health care and social assistance. It shows there is room for improvement and some opportunity.

In reference to the evolving of the housing supply, Ms. Belzer commented the housing supply first grew where the bridge connected to the peninsula and moved over to the central part over towards the current location of I-526. The most recent growth trends have been west of I-526. They also looked closely at the retail supply. They had a good meeting this morning with property owners and developers who are mostly people who are working on retail and commercial projects. They were talking about the fact that on per square foot basis there is a lot of commercial space per person in West Ashley but a lot of it is old and tired. They have catalogued and categorized how much is out there, what the competition is regionally and they looked at how it's evolved over time. What they have seen is the population hit its apex in the 1990s and started to level off. That is when the retail stopped growing. The new retail stopped developing. Now what they are seeing people starting to redevelop older retail centers and there is a lot of interest in doing that. There are also changing national conditions. An individual told them earlier that a

number of grocery stores have closed in West Ashley in the last few years. That's not because West Ashley has fewer people or worst incomes. It is because the grocery store industry itself is changing. So some of what we are dealing with is the restructuring of the retail industry. Its e-commerce and a lot of things going on that is affecting the supply.

Ms. Belzer concluded saying in terms of what we want tell the planners when they start drawing is there is a mismatch between the nature of retail and the housing, there is a need to focus on the assets that West Ashley have and try to look at ways to build around the places where there are existing concentrations of energy and activity. There is a lot of demand for more housing and they hoped the mall area, now that it has new owners, can be a focal point that can drive a lot of change that radiates out. She said they think there are a lot of opportunities to connect the dots in some cases, and that intra-West Ashley productivity will also help drive the economic development. For the next steps, they will collect some more detailed information on market data. They are going look specific sites to help the designers. They are going to work on strategies that have to do with economic development, incentivizing investment and also look at some kind of affordable housing strategy. They are going to focus on some of the very historic neighborhoods to address some of the challenges there. She said she will be back May when the charrette is occurring.

Mr. Ellison said one of the slides addressed incomes going down or stabilizing. He asked when that happened.

Ms. Belzer said it started down in 2000. She added the figures were adjusted for inflation.

Mr. Ellison said there are 250 plus knowledge based companies in the Charleston area. If you look at what happen at per capita income, the state of South Carolina ranked 40<sup>th</sup> in the country in 2010. With all the economic development that has gone on in South Carolina, South Carolina ranked 49<sup>th</sup> in 2014. The only county in the state which experienced an increase in per capita income was Charleston County. From the work he has done, there seems to be a direct correlation between knowledge based jobs and an increase in per capita income, which is a better measure, in his opinion, as to how well the people who are living in the area are actually doing. He suggested to Ms. Belzer that in their studies they might want to look at what's happening with per capita income, where that shift occurs, why it occurs in this area and what is driving it, not just in West Ashley but in the integrated whole, how it all hangs together.

Ms. Belzer agreed. She added they also did look at changes in levels of educational attainment, which is another indicator. All of this will be in their market study. They will put out a report and it will all be in it.

Mr. deStephano said Ms. Belzer mentioned she met with some local developers. He asked if the Commissioners know who these people are and is that public knowledge. He said that would be something that would be interesting, may be able to add to the list. They don't need a public announcement but it would be nice to know when those actually meetings occur. Ms. Belzer concurred.

Chair Shahid said those persons who appear for the charrettes, workshops and stakeholders' meetings, he thought it was important for all of the Commissioners to get a feel for who these people are and the comments they make. He thinks that will be part of their comprehensive report.

Mr. Osborne commented to Ms. Belzer he hoped she was familiar with the CRDA (Charleston Regional Development Alliance) One Region strategy and making sure that as they are looking forward that they are making correlations with that strategy.

Ms. Glavey reiterated they are at the very beginning of this process. They are here this week as a part of some preliminary analysis and so have had a couple of informal meetings, but will need the Commissioners' help. She had mentioned there will be series of formal and informal meetings throughout the charrette week. They will need the Commissioners to help determine the topics for those technical meetings and the attendees. All of this is open to the public. It is a transparent and public process. They will need the Commissioners assistance to craft the people who will need to be at those technical meetings in addition to members of the public.

**Commission Meeting Logistics and Staff Support** – Ms. Mandi Herring, West Ashley Project Coordinator

*Staff Support* - Ms. Herring said she, the Business and Neighborhood Services Division, and Meg Thompson will be the Commission's staff support. Agendas going out to the Commissioners will come from their office. If they need any data or materials, they can request them from the staff. Agendas going out to the community will come from the office as well and will be posted on the internet. They hoped to tighten up the logistics for these meetings and correspondence and also sending out a summary of the meeting, what happened and topics that were discussed. She asked the Commission to bear with the staff while they get their feet under them on this.

#### *Announcements*

The next Commission meeting will be held at The Schoolhouse, 720 Magnolia Road. It is the old Albemarle Elementary School. Local attorney John Hagerty purchased the property and made significant investments and renovations in the property. It will be a flexible office use area and it has an auditorium for event and meeting space. Mr. Hagerty has allowed the Commission to use that space for the next meeting. There will probably be a ribbon cutting around 4:30 p.m. with the Mayor. More information will be sent out about that soon.

The May 10<sup>th</sup> Commission meeting will happen in tandem with the May public studio charrette. More information will be provided going forward.

Ms. Herring said they are looking for a semi-permanent home for the West Ashley Revitalization Commission to have more a regular meeting location so the members can plan in advance and the staff can also plan in advance to set the room up accordingly. The Commission needs a space that can accommodate about 150 people. The staff is working on a very tight to no budget because they are trying to be conscientious about taxpayer dollars. Anything they can get donated or at a reduced charge will be great. They are looking for locations in the Glenn McConnell – Bees Ferry area for the June or July meetings. She asked the members to let her know if they have any ideas.

Ms. Herring mentioned there are handout flyers at the front table in the entrance to the room announcing the hands-on workshop dates. She reiterated Ms. Glavey's remarks that this is supposed to be loud and fun. She said we need to enjoy this as this is an opportunity that we may not ever have again, to embrace this and get as many people involved as humanly possible. If the Commissioners have any suggestions that City staff or the Communications Subcommittee can reach out to participants that usually don't come that they might be overlooking to let them know. Her contact information is on the back of the flyer. She said to let her know if they needed flyers to pass around in their neighborhood or businesses to spread the word. She reminded them to go the [planwestashley.com](http://planwestashley.com) for more information about the master planning efforts for West Ashley moving forward. They will also post Ms. Glavey's and Ms. Belzer's presentations from tonight on that website and on the West Ashley Revitalization Commission webpage as well. There is also the Charleston City website/West Ashley page they can go to for more information beyond the West Ashley master planning process.

Ms. Herring concluded saying she needed some direction from the Commission regarding their meeting with the consultants next Monday afternoon.

In reference to Ms. Herring's request for direction for the consultants' meeting next Monday, Chair Shahid said the next hands-on meeting will be on March 13, 4 p.m. to 6 p.m. He said the Commissioners can divide that into 4 p.m. to 5 p.m. and 5 p.m. to 6 p.m. so they can divide themselves in half. One half can attend the first hour and the other half can attend the second hour, or they can all assemble together. The meeting will be held at the Hampton Inn on Citadel Haven Drive. He asked the Commissioners if they want the one session with full Commission participation or two one hour sessions that they divide in half.

The consensus of the Commission was for the full Commission to attend the one two hour session.

Ms. Riley asked Ms. Herring what was the best place for them to share meeting information, like on their social media accounts from the new plan west Ashley webpage.

Ms. Herring said anything they want to talk about Plan West Ashley to refer everybody to that website. She suggested the Commissioners share it on their Facebook, Twitter or Instagram accounts, or talk to their neighbors.

Ms. Riley asked about sharing the commission meeting notices.



Ms. Herring said the City has a webpage dedicated to the West Ashley Revitalization Commission. The address is [www.charleston-sc.gov/warc](http://www.charleston-sc.gov/warc) or [www.charleston-sc.gov/westashley](http://www.charleston-sc.gov/westashley). She said they will link all of this up.

#### **Other Business – Chair Shahid**

Chair Shahid said they have the Communication Policy for the Commission's consideration at the next meeting and some comments have already been made. He asked them to review it and email him or talk to him about it or among themselves.

Chair Shahid said they deferred the discussion on the creation of any other subcommittees. But as they are going through this process what comes to mind as he heard some of the Commissioners' comments this afternoon was whether or not they should launch another subcommittee dealing with the identity, heritage and preservation part of their mission. He noted that they will not take this on right now and it will be the focus of the one of the workshops. He wanted to put that out to the Commission to talk about and maybe the April meeting discuss whether or not there is a need for that subcommittee, and if so, do they want to consider launching it.

Chair Shahid added locations for the Commission to meet are vital. They want to spread it out. He asked them to share any ideas or suggestions for meeting locations with him.

Ms. Herring suggested the Commissioners work with the consultant team on a starter list of technical groups for the charrette and share that information prior to the April 12 commission meeting to get some feedback to start filling in the blanks on what those stakeholders groups could be.

Ms. Herring thanked Mr. Palassis for the use of Town and Country Inn for the last several meeting locations. She also said they have some small group meetings today doing data research and background information at the Ashley, which is a meeting place that shares the same building as Andolini's Pizza. She thanked representatives of Ashley's in the audience for allowing them to use the facility.

#### **Public Comment**

Chair Shahid asked that the comments be kept to two minutes.

Elizabeth Pickleshiemer of Shadowmoss commented to Ms. Belzer that it appears her first initiative is population growth. She said since Ms. Belzer is serving the residents of West Ashley, have the West Ashley residents been asked if they want the initiative to be population growth.

Ms. Belzer said she was looking at historic trends to understand more why the retail has stalled out because her understanding was people were concerned about the retail. They did not look at future growth and she didn't show any projected trends. They will look at what projects are in the planning pipeline. There is ongoing processes where there are developers proposing projects to the City and they will take those into account. The type of developers and projects are all listed on the city's website. They were not advocating for or proposing anything new in particular.

Ms. Pickleshiemer said to her population growth means there's going to be a lot more housing. Right now traffic is horrible. Glenn McConnell is full of the morning rush hour traffic and they have all of the flooding there. She knew Mayor Tecklenburg was on top of the flooding issue but there are other things that need to be addressed before you start letting them build all of that stuff.

Ms. Belzer said future population growth is going to happen. This is private property and we allow people to do that. The whole purpose of the planning process is to try to identify and accelerate the other things that need to happen in order to make the growth be more comfortable for everybody.

Ms. Pickleshiemer said as a researcher herself at MUSC, one of the things for a community project is you go and ask the people who benefit from it what do they want.

Ms. Belzer said that was the whole point of the charrette.

Ms. Glavey reiterated they are in preliminary analysis so they have a series of public meetings. The four meetings at the end of April are intended to gather ideas and input. They are not planning anything without the residents. They want everyone's ideas and have everyone gather around the table with their

neighbors and with developers. She said what happens is these topics inevitably come up and are hashed out. To prepare for those meetings they just took a preliminary glimpse of what happened over time, in addition to having a site tour this week and the next throughout different spots in West Ashley. They are getting themselves up to speed. They will never be as up to speed as the residents who have lived and worked here over time. This is the point of what they are doing this week and the next. No planning has begun because they need the residents' ideas. Those ideas start right now on the website [planwestashley.com](http://planwestashley.com) *engage* if you want to contribute online or at the four different public meetings.

Ms. Glavey said they will be gathering ideas. There will be a series of three activities. The residents and others will stand around a map, drive their visions for the future, present it back to one another and hash out some of the details. That is the important one. The second piece is the charrette from May 8 through May 13. Many things go on during the charrette. There is a series of technical meetings setup by topic based on things that were in the RFP, which are the goals that were outlined for them when they applied for this process. This does not mean they are in stone. The goals will be refined throughout the plan. They will hang up all the maps that they gathered from the four working sessions, take all of the comments they received online and they take the task at drawing for the vision for future based exactly on what the residents said. They do this for the first couple of days. This is open all the time. You can come by at all hours May 8 through May 13. She said to drop in to see what they are doing informally anytime to make sure that your vision is checked in what they are drawing and the policies they are coming up with. There will be strategic points. If you can't do that at any time there will be an open house in the middle of the week and a work in progress presentation on Saturday morning.

Ms. Glavey said this is a pinup of what they have done so far. It is not the end of the process. This will basically formulate the frame work for the master plan and they will work in the subsequent weeks to make any refinements, have draft versions of the plan online and a follow up workshop.

Dr. Ann Jenkins, a lifelong resident, president of Northbridge Terrace Neighborhood Association and a business owner asked if they are going to decide about West Ashley and what happens with that plan between now and June 1. She said weddings are planned longer than that.

Ms. Glavey said it will be a draft but a plan is a living document.

Dr. Jenkins noted her question concerned the Commissioners. She said there are four areas and she wanted to know if there were representatives for each of the four areas.

Chair Shahid said he had never looked at it from that perspective but they will be there.

Dr. Jenkins said she wanted to see it broken down a little bit more. If this is the amount of people who heard about this meeting tonight, and she didn't know how many of them have been to at least one other meeting, she didn't think they were getting the word out. She thought they should have a separate group for areas one through four.

Chair Shahid said that was the reason they have a Communications Subcommittee and that will be their responsibility.

Dr. Jenkins questioned if they considered meeting at Citadel Mall. She added Northbridge Terrace has plenty of open space.

Solon Heabry, a resident of Ashley Hall Plantation, said to Ms. Belzer he saw her presentation. The question that came to his mind as far as demographics is age. When you look at income, why has that income tapered off? Do you have an older population who own their homes and don't need as much income or is there something else?

Ms. Belzer said they did look at the age breakdown over time to try to understand this. The population is aging. It looks like there is a slight increase in the population 65 and older, and there is a slight increase in younger households that are not at the peak of their earning power. She thinks some of that just represents dynamic change. They will also look at the per capita income as well.

Steve Coe, a resident of Northbridge, said he is an architect. Architects use big words and crazy words they teach them in school. He refers to it as archibabbel. A charrette is a drop-in. It's a place where they are going to get information from us about what we want because they are not here and they don't see it. They want us to tell them what will or will not work. The more people we can get to these the better.

Susan Pearlstine, a resident of South Windemere, asked do they have a value statement first that they are going into the charrette with. Is our value that we want great schools for x number of people, or trees or parks? She questioned how we could go and do design work without where our West Ashley values are.

Chair Shahid said there is no set plan. This is a blank canvas. It belongs to the citizens of this area. It is important for the citizens to take part in these charrettes, workshops, get togethers. He emphasized everyone who is here to attend these get togethers and bring their friends, neighbors, people who live outside of the West Ashley and families because we are only be as good as the citizens' participation in these events. He emphasized said they needed the citizens' participation, involvement and voice. They can only create this study after the citizens' have had the input into it.

Ms. Pearlstine asked how they can have a meeting this morning with developers if they haven't done that work yet.

Ms. Belzer said this morning's meeting was a way for them to get information. They weren't talking about specifics. There are a lot of developers who already have plans in the works. The developers were bringing them up to speed. The consultants weren't planning anything.

Imogene Thomas, a resident of Wespanee and president of the Wespanee Civic Club, said in reference to the gentleman with they question about age, Wespanee is the most geriatric neighborhood. They average 55 and older. The younger people were going out further to Glenn McConnell. They wanted their trees and quiet neighborhoods. She said they were interested in something totally different from other areas. They wanted shopping, grocery stores, a safe place to walk and a safe place to drive. They are looking at an Area 2, not what Area 1 is looking at where Avondale is located, which she described as a hot spot. They didn't want a hot spot. They wanted shopping close by and this is why Ashley Landing Plaza is very important to them to have good things back in close proximity to them.

Ms. Jane Barcot said she was listening to scheduling of the meetings and locations. It struck her that's really one of the crucial problems of West Ashley, there is no "there" there. We don't have a public focus and we don't have a public area to gather and meet. She hoped that becomes a goal of this process.

Mrs. Jan Vaganis, a resident and business owner in West Ashley, said one of the dilemmas they faced is the inequality between City of Charleston and Charleston County. The City told them they were in a pocket and the same rules don't apply to everybody else. It doesn't make an even playing ground for people. County and City should work together and have the same rules that applies to businesses along the same road.

In response to a question by Chair Shahid, Mrs. Vaganis said their business, Charleston Coin Exchange, is located at 1730 Savannah Highway, adjacent to Morris Nissan. They are in a little pocket in the City and they are surrounded by the County. Ms. Jacobs said depending on exactly where Mrs. Vaganis business was located there was a plan done, the DuWap Plan, where the City and the County came on the same page with those regulations. She noted there was a County representative present on the Commission whom she could speak to, even though she was in the City. They did an overlay for both St. Andrews Boulevard and Savannah Highway to bring those standards together.

There being no further business to discuss, the meeting was adjourned at 6:25 p.m.

Marcia L. Grant  
Council Secretary

Get involved with

# PLAN WEST ASHLEY



## KICK-OFF & COMMUNITY INPUT WORKSHOPS

Your voice matters. Join your neighbors and help plan the future of West Ashley! Share your ideas by participating in **any or all** of the Kick-off & Community Input Workshops.

### AREA 1:

**Mon, April 24, 6 - 9pm**  
John Wesley United  
Methodist Church  
626 Savannah Hwy. (gym)

### AREA 2:

**Tues, April 25, 6 - 9pm**  
West Ashley Middle  
School  
1776 William Kennerty  
Dr. (cafeteria)



### AREA 3:

**Sat, May 6, 9am - 12pm**  
Bees Landing  
Recreational Center  
1580 Ashley Gardens Blvd.

### AREA 4:

**Sat, May 6, 2 - 5pm**  
West Ashley High  
School  
4060 W Wildcat Blvd.  
(cafeteria)



## OPEN PLANNING STUDIO

Drop-in anytime during the Open Studio, where the planning team will integrate the ideas and input received. Additional community events will also be held (see reverse).

**Citadel Mall**, 2070 Sam Rittenberg Boulevard (near center court, enter through JC Penney)  
Mon, 2 - 6:30pm | Tues, Wed & Thurs, 10am - 6:30pm | Fri, 10am - 1pm



## WORK-IN-PROGRESS & FEEDBACK SESSION

All of the work to date will be presented. Attend this session and tell the planning team if the draft ideas are on the right track!

**Citadel Mall**, 2070 Sam Rittenberg Boulevard (near center court, enter through JC Penney)  
Saturday, May 13, 10am - 12pm



For more information please visit:

[planwestashley.com](http://planwestashley.com)



## COMMUNITY EVENTS AT THE PLANNING STUDIO

Stay connected with **Plan West Ashley** by attending community events at the Planning Studio. A full schedule for the week will be posted at [planwestashley.com](http://planwestashley.com).

### Community Input Recap

Monday, May 8, 6:30 - 7:30pm

Not able to attend a Kick-off Workshop? Attend this session to get caught up on the planning process and input received so far.

### Charleston Metro Chamber West Business in Your Backyard Meeting

Tuesday, May 9, 7:30 - 9am

The Chamber will host a session at the Planning Studio to provide additional input to the planning team.

### Brown Bag Lunch with CityFi's Gabe Klein

Tuesday, May 9, 12 - 1pm

Bring a lunch and listen to Gabe share insights on his work in government reinvention, project innovations, and new public & private mobility trends. Ask questions and challenge his assumptions!

### West Ashley Revitalization Commission Meeting / Open House

Wednesday, May 10, 5 - 7:30pm

Join Revitalization Commission members to review draft sketches and illustrations at this mid-week Open House.

### Work-in-Progress & Feedback Session

Saturday, May 13, 10am - 12pm

All of the work to date will be presented. Attend this session and tell the planning team if the draft ideas are on the right track!

**All above events will be held at Citadel Mall, 2070 Sam Rittenberg Boulevard (near center court, enter through JC Penney)**

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## What is PLAN WEST ASHLEY?

*Plan West Ashley* will shape the future of West Ashley's streets, neighborhoods, and public spaces. The Plan will set policies and identify future actions aimed to enhance quality of life and protect the area's historic, cultural and natural environment. Community participation will be critical to shaping the vision for West Ashley. **Your voice matters; participate in upcoming meetings and share your ideas!**

**Questions?  
Contact:**

**Mandi Herring, West Ashley Project Coordinator**  
**843.973.7249 | [herringa@charleston-sc.gov](mailto:herringa@charleston-sc.gov)**

*In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the community events.*

# DRAFT Plan West Ashley Charrette Open Studio Schedule

(updated 3.30.17)

	Monday, May 8 Day 1	Tuesday, May 9 Day 2	Wednesday, May 10 Day 3	Thursday, May 11 Day 4	Friday, May 12 Day 4	Saturday, May 13 Day 5
7:30 AM		Chamber Meeting @ Design Studio  7:30am - 9am				
8:00 AM						
9:00 AM	Tech Meeting #1 Gabe Klein / City meeting 2 George Street	Team Briefing	Team Briefing	Team Briefing	Team Briefing	Set up for presentation
10:00 AM		Tech Meeting #2	Tech Meeting #6	Tech Meeting #9	Tech Meeting #13	
11:00 AM						Work in Progress Presentation Citadel Mall center court 10am - 12pm
12:00 PM	Opt A: possible lunch workshop with City Council ... TBD	CityFi presentation / Brown bag lunch in studio	lunch in studio	lunch in studio	lunch in studio	
1:00 PM	set-up studio		Tech Meeting #7	Tech Meeting #10	prep for presentation	
2:00 PM	DKP Team/City Debrief from Hands-on Sessions	Tech Meeting #3				
3:00 PM		Tech Meeting #4	Tech Meeting #8	Tech Meeting #11		
4:00 PM	Open Studio		set up for Open House	Tech Meeting #12		
5:00 PM	Opt B: possible lunch workshop with City Council l... TBD	Update to City Council @ Council Meeting, 5pm	WARC Meeting / Open House @ Design Studio  5pm - 7:30pm			
6:00 PM						
7:00 PM	Community Hands-on Input Recap @ Design Studio 6:30pm	Internal Review - dinner in studio		Internal Review - dinner in studio		
8:00 PM						

**Technical / Stakeholder Meetings**  
\*Note: Drop-in open studio is still open during meetings  
Location: empty retail shop in Citadel Mall near center court  
(suggest entering thru JC Penney)

**Community Event**  
Location: empty retail shop in Citadel Mall near center court  
(suggest entering thru JC Penney)

**Team Meetings at Studio**  
Location: empty retail shop in Citadel Mall near center court  
(suggest entering thru JC Penny)

**Drop-in Open Studio**  
2pm - 6:30pm Mon; 10am-6:30pm Tues - Thurs;  
10am-1pm Fri  
Location: empty retail shop in Citadel Mall near center court  
(suggest entering thru JC Penney)

**Technical Meetings to be scheduled:**

- WARC
- City/County officials
- City/County/BCDCOG/SC staff:
  - Planning/Zoning/Design
  - Economic Development
  - Housing
  - Transportation/Public Works
  - Stormwater/Sustainability/Environment
  - Parks and Recreation
  - Historic Preservation
- SCDOT
- CARTA/transit
- Ped/bike advocacy groups
- Environmental/Sustainability advocacy groups
- Historic preservation groups
- Neighborhood Groups/Culture
- Public Schools/Institutions
- Major Property Owners
- Chamber/Business community
- Architects/Engineers/Development Consultants
- Utilities

## West Ashley List of Stakeholders for Technical Meetings

03.31.2017 DRAFT

Group	CONTACT						Schedule for CHARRETTE (day/time)  Purpose of Charrette meetings is to review draft ideas in-progress and gather feedback: what ideas are most exciting/promising to you; what technical/implementation challenges do you see; etc.
	Name	context		Email	Alt email	Phone	
<b>West Ashley Revitalization Commission</b>		<b>Steering Committee</b>					
	Mayor John Tecklenburg	WARC	WARC	<a href="mailto:tecklenburgj2@charleston-sc.gov">tecklenburgj2@charleston-sc.gov</a>			
	Peter Shahid	WARC	WARC	<a href="mailto:peter@charlestoncitycouncil9.org">peter@charlestoncitycouncil9.org</a>			
	Marvin Wagner	WARC	WARC	<a href="mailto:mdwagner@bellsouth.net">mdwagner@bellsouth.net</a>			
	James Lewis	WARC	WARC	<a href="mailto:jferira@seine-group.com">jferira@seine-group.com</a>			
	Brantley Moody	WARC	WARC	<a href="mailto:moodyb@charlestoncounty.org">moodyb@charlestoncounty.org</a>			
	John DeStefano	WARC	WARC	<a href="mailto:pjd@cominvestgroup.com">pjd@cominvestgroup.com</a>			
	Amy Riley	WARC	WARC	<a href="mailto:rileya@thomasandhutton.com">rileya@thomasandhutton.com</a>			
	Ann Frances Bleecker	WARC	WARC	<a href="mailto:afbleecker@bleeckerlawfirm.com">afbleecker@bleeckerlawfirm.com</a>			
	Charlie Smith	WARC	WARC	<a href="mailto:westashleyadvocate@gmail.com">westashleyadvocate@gmail.com</a>			
	Diane Hamilton	WARC	WARC	<a href="mailto:transformWA7@yahoo.com">transformWA7@yahoo.com</a>			
	Donna Jacobs	WARC	WARC	<a href="mailto:warcj2017@gmail.com">warcj2017@gmail.com</a>			
	Harry Gregory	WARC	WARC	<a href="mailto:hg@gdchome.com">hg@gdchome.com</a>			
	Jim Palassis	WARC	WARC	<a href="mailto:tf@palashospitality.com">tf@palashospitality.com</a>			
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	Maria Aselage	WARC - Communications Subcommittee	WARC	<a href="mailto:warcmaa2017@gmail.com">warcmaa2017@gmail.com</a>			
<b>Municipal</b>							
<b>City/County/BCDCOG/State staff:</b>							
Planning							
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Economic Development							
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	David Bennett	Chas County PRC	parks - county	<a href="mailto:dbennett@ccprc.com">dbennett@ccprc.com</a>		
	Harry Lesesne	Chas Parks Conservancy	parks - Chas Parks Conservancy	<a href="mailto:hlesesne@charlestonparksconservancy.org">hlesesne@charlestonparksconservancy.org</a>		
	Cathy Ruff	Greenbelt Advisory Board	parks - county advisory board	<a href="mailto:cruff@charlestoncounty.org">cruff@charlestoncounty.org</a>		
	Rob Powell	SC Parks & Rec (Charles Towne Landing)	parks - state	<a href="mailto:rpowell@scprt.com">rpowell@scprt.com</a>		
	Kevin Walsh	St. Andrews Parks & Playgrounds	parks - PSD	<a href="mailto:kwalsh@standrewsparks.com">kwalsh@standrewsparks.com</a>		
Historic Preservation/Design Review						
	Dennis Dowd	City of Chas Design Review & Preservation	design - city	<a href="mailto:dowdd@charleston-sc.gov">dowdd@charleston-sc.gov</a>		
	DRB staff	City of Chas Design Review & Preservation	design - city			



Public Safety							
	Chief Mullen	City of Chas Police	public safety	<a href="mailto:mulleng@charleston-sc.gov">mulleng@charleston-sc.gov</a>			
	Lt. Bruder	City of Chas Police Team 4	public safety	<a href="mailto:bruderj@charleston-sc.gov">bruderj@charleston-sc.gov</a>			
	Chief Tippett	City of Chas Fire	public safety	<a href="mailto:tippetjt@charleston-sc.gov">tippetjt@charleston-sc.gov</a>			
	Chief Fire Marshal Julazadeh	City of Chas Fire Marshal	public safety	<a href="mailto:julazadehm@charleston-sc.gov">julazadehm@charleston-sc.gov</a>			
<b>City &amp; County officials:</b>							
Mayor							
	John Tecklenburg	Mayor		<a href="mailto:tecklenburgj2@charleston-sc.gov">tecklenburgj2@charleston-sc.gov</a>			
City / County Planning Boards							
		City Planning Commission					
		City DRB					
		City Zoning Boards					
City Council / County Council							
	Bill Moody	City Council	elected official	<a href="mailto:moodyw@charleston-sc.gov">moodyw@charleston-sc.gov</a>	<a href="mailto:moodyw@comcast.net">moodyw@comcast.net</a>		
	Dean Riegel	City Council	elected official	<a href="mailto:riegeld@charleston-sc.gov">riegeld@charleston-sc.gov</a>			
	William Dudley Gregorie	City Council	elected official	<a href="mailto:gregoriewd@charleston-sc.gov">gregoriewd@charleston-sc.gov</a>			
	James Lewis	City Council	elected official	<a href="mailto:lewisj@charleston-sc.gov">lewisj@charleston-sc.gov</a>	<a href="mailto:james.lewisjr2011@comcast.net">james.lewisjr2011@comcast.net</a>		
	Kathleen Wilson	City Council	elected official	<a href="mailto:wilsonk@charleston-sc.gov">wilsonk@charleston-sc.gov</a>	<a href="mailto:aguaharp@bellsouth.net">aguaharp@bellsouth.net</a>		
	Keith Waring	City Council	elected official	<a href="mailto:waringp@charleston-sc.gov">waringp@charleston-sc.gov</a>	<a href="mailto:kwaring@chasassoc.com">kwaring@chasassoc.com</a>		
	Marvin Wagner	City Council	elected official	<a href="mailto:wagnerm@charleston-sc.gov">wagnerm@charleston-sc.gov</a>	<a href="mailto:mdwagner@bellsouth.net">mdwagner@bellsouth.net</a>		
	Peter Shahid	City Council	elected official	<a href="mailto:peter@charlestoncitycouncil9.org">peter@charlestoncitycouncil9.org</a>	<a href="mailto:peter@charlestoncitycouncil9.org">peter@charlestoncitycouncil9.org</a>		
	Rodney Williams	City Council	elected official	<a href="mailto:williamsr@charleston-sc.gov">williamsr@charleston-sc.gov</a>	<a href="mailto:rodeyw@aol.com">rodeyw@aol.com</a>		
	Anna Johnson	County Council	elected official	<a href="mailto:johnsona@charlestoncounty.org">johnsona@charlestoncounty.org</a>			
	Brantley Moody	County Council	elected official	<a href="mailto:moodyb@charlestoncounty.org">moodyb@charlestoncounty.org</a>			
	Joe Qualey	County Council	elected official	<a href="mailto:qualeyj@charlestoncounty.org">qualeyj@charlestoncounty.org</a>			
	Teddie Pryor	County Council	elected official	<a href="mailto:tpyor@charlestoncounty.org">tpyor@charlestoncounty.org</a>			
	Vic Rawl	County Council	elected official	<a href="mailto:vrawl@charlestoncounty.org">vrawl@charlestoncounty.org</a>			
West Ashley Revitalization Commission	Amy Riley	WARC	WARC				
	Ann Frances Bleecker	WARC	WARC	<a href="mailto:afbleecker@bleeckerlawfirm.com">afbleecker@bleeckerlawfirm.com</a>			
	Brantley Moody	WARC	WARC	<a href="mailto:moodyb@charlestoncounty.org">moodyb@charlestoncounty.org</a>			
	Charlie Smith	WARC	WARC	<a href="mailto:westashleyadvocate@gmail.com">westashleyadvocate@gmail.com</a>			
	Diane Hamilton	WARC	WARC	<a href="mailto:transformWA7@yahoo.com">transformWA7@yahoo.com</a>			
	Donna Jacobs	WARC	WARC	<a href="mailto:warcdj2017@gmail.com">warcdj2017@gmail.com</a>			
	Harry Gregory	WARC	WARC	<a href="mailto:hg@gdchome.com">hg@gdchome.com</a>			
	James Lewis	WARC	WARC	<a href="mailto:jferira@seine-group.com">jferira@seine-group.com</a>			
	Jim Palassis	WARC	WARC	<a href="mailto:tf@palashospitality.com">tf@palashospitality.com</a>			
	John DeStefano	WARC	WARC	<a href="mailto:pjd@cominvestgroup.com">pjd@cominvestgroup.com</a>			
	John Osborne	WARC	WARC	<a href="mailto:john@fundingcharleston.com">john@fundingcharleston.com</a>			
	Jonathan Zucker	WARC	WARC	<a href="mailto:zuckerjm@intertechsc.com">zuckerjm@intertechsc.com</a>			
	Joseph Grant	WARC	WARC	<a href="mailto:jgrantwarc67@yahoo.com">jgrantwarc67@yahoo.com</a>			
	Justin Ferira	WARC	WARC	<a href="mailto:jferira@seine-group.com">jferira@seine-group.com</a>			
	Maria Aselage	WARC	WARC	<a href="mailto:warcmaa2017@gmail.com">warcmaa2017@gmail.com</a>			
	Marvin Wagner	WARC	WARC	<a href="mailto:mdwagner@bellsouth.net">mdwagner@bellsouth.net</a>			
	Mayor John Tecklenburg	WARC	WARC	<a href="mailto:tecklenburgj2@charleston-sc.gov">tecklenburgj2@charleston-sc.gov</a>			
	Michael Miller	WARC	WARC	<a href="mailto:michael_miller@charleston.k12.sc.us">michael_miller@charleston.k12.sc.us</a>			
	Morris Ellison	WARC	WARC	<a href="mailto:mellison@wcsr.com">mellison@wcsr.com</a>			
	Peter Shahid	WARC	WARC	<a href="mailto:peter@charlestoncitycouncil9.org">peter@charlestoncitycouncil9.org</a>			
<b>Agencies / Community Groups / Key Stakeholders</b>							
CHATS/BCDCOG							
	see above						
	Mike Rutkowski	Stantec/CHATS Long Range Transportation Use Plan	transportation	<a href="mailto:mike.rutkowski@stantec.com">mike.rutkowski@stantec.com</a>			
SCDOT							

	Robert Clark	SCDOT	transportation	<a href="mailto:ClarkRT@scdot.org">ClarkRT@scdot.org</a>		
	Josh Johnson	SCDOT	transportation	<a href="mailto:JohnsonJA@scdot.org">JohnsonJA@scdot.org</a>		
CARTA & Transit Advocacy Groups						
	Jeff Burns	CARTA	transportation	<a href="mailto:jburns@ridecarta.com">jburns@ridecarta.com</a>		
	Mike Seekings	CARTA	transportation & City Council	<a href="mailto:mseekings@leathbouchlaw.com">mseekings@leathbouchlaw.com</a>		(843) 513-1058
Pedestrian/Bike advocacy groups						
	Whitney Powers	Bike Advocate	transportation	<a href="mailto:whitneypowers@gmail.com">whitneypowers@gmail.com</a>		
	Katie Zimmerman	Charleston Moves	transportation	<a href="mailto:katie@charlestonmoves.org">katie@charlestonmoves.org</a>		
	Tom Bradford	Charleston Moves	transportation	<a href="mailto:tom@tombradford.net">tom@tombradford.net</a>		
Environmental advocacy groups						
	Jason Crowley	Coastal Conservation Leage	Environmental	<a href="mailto:jasonc@sccl.org">jasonc@sccl.org</a>		
	Emily Cedzo	Coastal Conservation Leage	Environmental	<a href="mailto:emilyc@sccl.org">emilyc@sccl.org</a>		
	Rick Devoe	SC Sea Grant Consortium	Sustainability/resiliency	<a href="mailto:rick.devoe@scseagrant.com">rick.devoe@scseagrant.com</a>		
	Helen Rogers	Lowcountry Open Land Trust	land conservation	<a href="mailto:hrogers@lowcountrylandtrust.org">hrogers@lowcountrylandtrust.org</a>		
	Bridget Lussier	NOAA	Sustainability/resiliency	<a href="mailto:bridget.lussier@noaa.gov">bridget.lussier@noaa.gov</a>		
	Lisa Vandiver	NOAA	Sustainability/resiliency	<a href="mailto:lisa.vandiver@noaa.gov">lisa.vandiver@noaa.gov</a>		
Historic & Preservation Groups						
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	Winslow Hastie	Historic Charleston	preservation	<a href="mailto:w.hastie@historiccharleston.org">w.hastie@historiccharleston.org</a>		
	Robert Gurley	Preservation Society	perservation	<a href="mailto:rgurley@preservationsociety.org">rgurley@preservationsociety.org</a>		
	Kristopher King	Preservation Society	preservation	<a href="mailto:kking@preservationsociety.org">kking@preservationsociety.org</a>		
	Charlie Smith	historian & WARC	preservation	<a href="mailto:westashleyadvocate@gmail.com">westashleyadvocate@gmail.com</a>		
	Donna Jacobs	historian & WARC	preservation	<a href="mailto:warcdj2017@gmail.com">warcdj2017@gmail.com</a>		
	Robert Clement	developer with connections to preservation groups	preservation	<a href="mailto:RClement@cctre.com">RClement@cctre.com</a>		
	Carter Hudgins	Drayton Hall	preservation	<a href="mailto:chudgins@draytonhall.org">chudgins@draytonhall.org</a>		
	Tracey Todd	Middleton Place	preservation	<a href="mailto:ttodd@middletonplace.org">ttodd@middletonplace.org</a>		
	Leanza Kauffman	Magnolia Plantation	preservation	<a href="mailto:events@magnoliaplantation.com">events@magnoliaplantation.com</a>		
Neighborhood Groups / Civic Associations						
	Donna Jacobs	Ashley Bridge District & WARC	neighborhood	<a href="mailto:warcdj2017@gmail.com">warcdj2017@gmail.com</a>		
	Katherine Anderson	Avondale N'hood	neighborhood	<a href="mailto:avondale29407@gmail.com">avondale29407@gmail.com</a>		
	Carmen Nash	Dupont Station	neighborhood	<a href="mailto:carmennash@yahoo.com">carmennash@yahoo.com</a>		
	Lauri Lechner	West Ashely United	neighborhood	<a href="mailto:lllechner@yahoo.com">lllechner@yahoo.com</a>		
	Teresa Tidestrom	West Ashley United	neighborhood	<a href="mailto:teresa@westashleyunited.org">teresa@westashleyunited.org</a>		
	Steve Coe	Old Charles Towne District Task Force	neighborhood	<a href="mailto:scoe@rosenblumcoe.com">scoe@rosenblumcoe.com</a>		
	Diane Hamilton	Maryville Ashleyville	neighborhood	<a href="mailto:transformWA7@yahoo.com">transformWA7@yahoo.com</a>		
	Anthony Coasum	Ardmore	neighborhood	<a href="mailto:aacoaxum2012@gmail.com">aacoaxum2012@gmail.com</a>		
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	Aaron Richards	Shadowmoss	neighborhood	<a href="mailto:aaronrichardsc1@gmail.com">aaronrichardsc1@gmail.com</a>		
	Wally Jack	Grand Oaks	neighborhood	<a href="mailto:Wallacejack3@aol.com">Wallacejack3@aol.com</a>		
	Marie Curtis	Carolina Bay	neighborhood	<a href="mailto:marie@sustainabilityinstitutesc.org">marie@sustainabilityinstitutesc.org</a>		
	Rev. Christian King	Ardmore	neighborhood	<a href="mailto:gcommking@gmail.com">gcommking@gmail.com</a>		
	West Ashley N'hood Council Pr	West Ashley N'hood Council Presidents	neighborhood	see n'hood contact list		
Culture						
	Geoffrey Richardson	Avondale	culture	<a href="mailto:geoffandnoel@gmail.com">geoffandnoel@gmail.com</a>		
	Scott Watson	City	culture	<a href="mailto:watsonsc@charleston-sc.gov">watsonsc@charleston-sc.gov</a>		
	Susan Irish	Fabulon - WA Arts Initiative	culture	<a href="mailto:fabulon.art@gmail.com">fabulon.art@gmail.com</a>		
Public Schools leadership & Institutions						
	Gerrita Postelwait	Chas County School District	schools	<a href="mailto:superintendent@charleston.k12.sc.us">superintendent@charleston.k12.sc.us</a>		
	Jeffrey Borowy	Chas County School District - planning	schools	<a href="mailto:jeffrey_borowy@charelston.k12.sc.us">jeffrey_borowy@charelston.k12.sc.us</a>		
	Sean Hughes	Chas County School District - planning	schools	<a href="mailto:sean_hughes@charleston.k12.sc.us">sean_hughes@charleston.k12.sc.us</a>		

	Michael Miller	Chas County School Board (WA area)	schools	<a href="mailto:michael_miller@charleston.k12.sc.us">michael_miller@charleston.k12.sc.us</a>			
	Eric Mack	Chas County School Board (WA area)	schools	<a href="mailto:eric.mack@charleston.k12.sc.us">eric.mack@charleston.k12.sc.us</a>			
	Priscilla Jeffrey	Chas County School Board (WA area)	schools	<a href="mailto:priscilla_jeffery@charleston.k12.sc.us">priscilla_jeffery@charleston.k12.sc.us</a>			
	Rodney Lewis	Chas County District 10 (WA) Constituent School Board	schools	<a href="mailto:rodney_lewis@charleston.k12.sc.us">rodney_lewis@charleston.k12.sc.us</a>			
	Henry Copeland	Chas County District 10 (WA) Constituent School Board	schools	<a href="mailto:henry_copeland@@charleston.k12.sc.us">henry_copeland@@charleston.k12.sc.us</a>			
	Cynthia Anderson	Chas County District 10 (WA) Constituent School Board	schools	<a href="mailto:cynthiaV_anderson@charleston.k12.sc.us">cynthiaV_anderson@charleston.k12.sc.us</a>			
	David Childress	Chas County District 10 (WA) Constituent School Board	schools	<a href="mailto:david_childress@charleston.k12.sc.us">david_childress@charleston.k12.sc.us</a>			
	Jennifer Osteen	Chas County District 10 (WA) Constituent School Board	schools	<a href="mailto:jenniferosteen@charleston.k12.sc.us">jenniferosteen@charleston.k12.sc.us</a>			
	Elizabeth Bernat	Roper St. Francis	health	<a href="mailto:Elizabeth.Bernat@ropersaintfrancis.com">Elizabeth.Bernat@ropersaintfrancis.com</a>			
	Allen Carroll	Roper St. Francis	health	<a href="mailto:Allen.Carroll@ropersaintfrancis.com">Allen.Carroll@ropersaintfrancis.com</a>			
<b>Major Commercial Property Owners/Developers</b>							
	Michael Bennett/Troy Miller	South Park office site	major property owner	<a href="mailto:tmiller@bennetthospitality.com">tmiller@bennetthospitality.com</a>			
	Bill Barnett	Ashley Landing Plaza & Piggly Wiggly	major property owner	<a href="mailto:bill@WinterGreenCapital.com">bill@WinterGreenCapital.com</a>			
	David Lampke	Ashley Landing Plaza & Piggly Wiggly	major property owner	<a href="mailto:david@WinterGreenCapital.com">david@WinterGreenCapital.com</a>			
	Ben Gramling/Mikell Harper	Sycamore Center/Old Food Lion near WA Farmers Market park	major property owner	<a href="mailto:mharper@gramlingbrothers.com">mharper@gramlingbrothers.com</a>			
	Taylor Bush	Long Savannah	major property owner	<a href="mailto:tbush@stokeslandgroup.com">tbush@stokeslandgroup.com</a>			
	John Rivers/Tim Tipton	Property Owner - West Ashley Circle (future Harris Teeter & commercial)	major property owner	<a href="mailto:tim.tipton@riversenterprises.com">tim.tipton@riversenterprises.com</a>			
	Fred Reinhard	Reps West Ashley Circle owner John Rivers	major property owner	<a href="mailto:fred@fredstore.com">fred@fredstore.com</a>			
	Beach Co.	Quadrangle Shopping Center/Beach Co	major property owner				
	Ellen Hoffman	Village Square	major property owner	<a href="mailto:villagemgr@aol.com">villagemgr@aol.com</a>			
	Lat Purser	Ashley Oaks Plaza	major property owner/infill dev	<a href="mailto:lat.purser@latpurser.com">lat.purser@latpurser.com</a>			
	Ed Kronsberg	Avondale (multiple buildings)	major property owner/infill dev	<a href="mailto:asdltd@aol.com">asdltd@aol.com</a>			
	Steve Varn	Best Buy, Applebee's, vacant parcels, etc	major property owner/infill dev	<a href="mailto:msvarn@aol.com">msvarn@aol.com</a>			
	John Hagerty	The School House (Albemarle School)	major property owner/infill dev	<a href="mailto:john.hagerty@nelsonmullins.com">john.hagerty@nelsonmullins.com</a>			
	Jim Palassis	Town & Country Hotel, new hotel under construction, old car dealership site	major property owner/infill dev	<a href="mailto:tf@palashospitality.com">tf@palashospitality.com</a>			
	Greg Ix	Westwood Shopping Center/Harris Teeter/Kimco(Charlotte, NC)	major property owner/infill dev	<a href="mailto:Gix@kimcorealty.com">Gix@kimcorealty.com</a>			
	Pat Kelly	Westwood Shopping Center/Harris Teeter/Kimco(Charlotte, NC)	major property owner/infill dev	<a href="mailto:Pkelly@kimcorealty.com">Pkelly@kimcorealty.com</a>			
	Ginger Davis	Citadel Mall owners & anchors	major property owner	<a href="mailto:gingertrademark@gmail.com">gingertrademark@gmail.com</a>			
	Justin Ferira	developer downtown w/ WA connections	developer	<a href="mailto:jferira@seine-group.com">jferira@seine-group.com</a>			
	George Wilson	Adams Wilson Commercial Brokers/Ashley Landings, Whole Foods site	commercial broker	<a href="mailto:george@adamswilsondevelopment.com">george@adamswilsondevelopment.com</a>			
	Ben Liebetau	Greystar	multi-family developer				
		Woodfield	multi-family developer				
		Pulte Group	single-family developer				
		Lennar Communities	single-family developer				
	Kevin Wadley	Ashton Woods	single-family developer				
<b>Chamber of Commerce / Business Community</b>							
	Jamee Haley	Lowcountry Local First	business community	<a href="mailto:jamee@lowcountrylocalfirst.org">jamee@lowcountrylocalfirst.org</a>			
	Bradley Adams	WAJIBA President (send to contact list)	business community	<a href="mailto:aainsurance@gmail.com">aainsurance@gmail.com</a>			
	Sean Tracey	Chamber of Commerce	business community	<a href="mailto:stracey@Charlestonchamber.org">stracey@Charlestonchamber.org</a>			
	Ed Kronsberg	Avondale Point Business Association	business community	<a href="mailto:asdltd@aol.com">asdltd@aol.com</a>			
	Ric Sommons	South Windermere Merchants Association	business community	<a href="mailto:southwindermerecenter@gmail.com">southwindermerecenter@gmail.com</a>			
	Kristie Tolley	Citadel Mall	business community	<a href="mailto:KTolley@spinosoreg.com">KTolley@spinosoreg.com</a>			
	Brad Davis	Hendrick Automotive Group (automile)	business community	<a href="mailto:Brad.Davis@HendrickAuto.com">Brad.Davis@HendrickAuto.com</a>			
	Amy Barrett	ULI	economic development	<a href="mailto:Amy.Barrett@ULI.org">Amy.Barrett@ULI.org</a>			
<b>Local development consultants (design, engineering)</b>							
	Arnie McClure	architect	development - design	<a href="mailto:arnie@coastarchitects.net">arnie@coastarchitects.net</a>			
	Dinos Liollo	architect	development - design	<a href="mailto:dinos@liollo.com">dinos@liollo.com</a>			
	Eddie Bello	architect	development - design	<a href="mailto:eddie@bellogarris.com">eddie@bellogarris.com</a>			
	David Burt	architect	development - design	<a href="mailto:davidburt@ls3p.com">davidburt@ls3p.com</a>			
	Danny Forsberg	civil engineer	development - design	<a href="mailto:danny@forsberg-engineering.com">danny@forsberg-engineering.com</a>			
	Andrew Burke Todd	landscape arch	development - design	<a href="mailto:atoddburke@hlainc.com">atoddburke@hlainc.com</a>			
	Barry Whalen	landscape arch & civil eng	development - design	<a href="mailto:bwhalen@hlainc.com">bwhalen@hlainc.com</a>			
	Jerry Regenbogen	landscape arch	development - design	<a href="mailto:jerry@jrc-pla.com">jerry@jrc-pla.com</a>			
	Bill Eubanks	landscape arch & civil eng	development - design	<a href="mailto:beubanks@seamonwhiteside.com">beubanks@seamonwhiteside.com</a>			
	Tony Woody	civil engineer	development - design	<a href="mailto:woody.t@thomasandhutton.com">woody.t@thomasandhutton.com</a>			

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	Ben Liebatreau	Greystar apartments	development - residential	<a href="mailto:bliebetrau@greystar.com">bliebetrau@greystar.com</a>		
	Arthur Shirmer	Sitework (PSD referral)	public works	<a href="mailto:absiieit@landscapepavers.com">absiieit@landscapepavers.com</a>		
Utilities & Public Works						
	Kin Hill	Charleston Water Systems	utilities	<a href="mailto:hillk@charlestoncpw.com">hillk@charlestoncpw.com</a>		
	Russell Huggins	Charleston Water Systems	utilities	<a href="mailto:HugginsRL@charlestoncpw.com">HugginsRL@charlestoncpw.com</a>		
	Danny Kasis	SCE&G	utilities	<a href="mailto:DKASSIS@scana.com">DKASSIS@scana.com</a>		
	Cedric Green	SCE&G	utilities	<a href="mailto:cfgreen@scana.com">cfgreen@scana.com</a>		