Century V Plan Review

Presentation to Planning Commission

December 7, 2016

Text and Figures from 2010 Plan unless in blue or otherwise noted.

Adopted by Charleston City Council February 22, 2011

CENTURY V

2010 COMPREHENSIVE PLAN UPDATE

CITY OF CHARLESTON, SOUTH CAROLINA

Century V Plan Review

Plan Requirements – SC State Code

1994 Comprehensive Planning Act

- Requires local government plans
  - The plan must include specific elements
- Requires Review at least every 5 years
- Requires Update every 10 years

Century V Plan Review

Plan Requirements – SC State Code

1994 Comprehensive Planning Act

"The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years."

Plan Amendments

2014-026

Text and land use map changes in the Land Use section to reflect the master planning efforts of the **Cainhoy Plantation** area

2015-074

Text changes in the Municipal Services section to modify the service area for the collection of Environmental Service **Impact Fees** to exclude them from the area of the City within Berkeley County

2015-145

Map change in the Land Use section to add several blocks of the **Upper Peninsula** area to the Urban Core land use designation

2016-110

Map changes in the Land Use section to identify commercial **gateways** throughout the City appropriate for mixed-use, dense residential development

Plan Amendments

2011-153

Provided for the adoption and incorporation of the ***Johns Island Community Greenways Plan*** into the Century V Comprehensive Plan

2011-154

Provided for the adoption and incorporation of the ***Ashley Bridge District Plan***

2015-052

Provided for the adoption and incorporation of the ***Tourism Management Plan***

2016-021

Provided for the adoption and incorporation of the ***Rethink Folly Road Plan***

2016-101

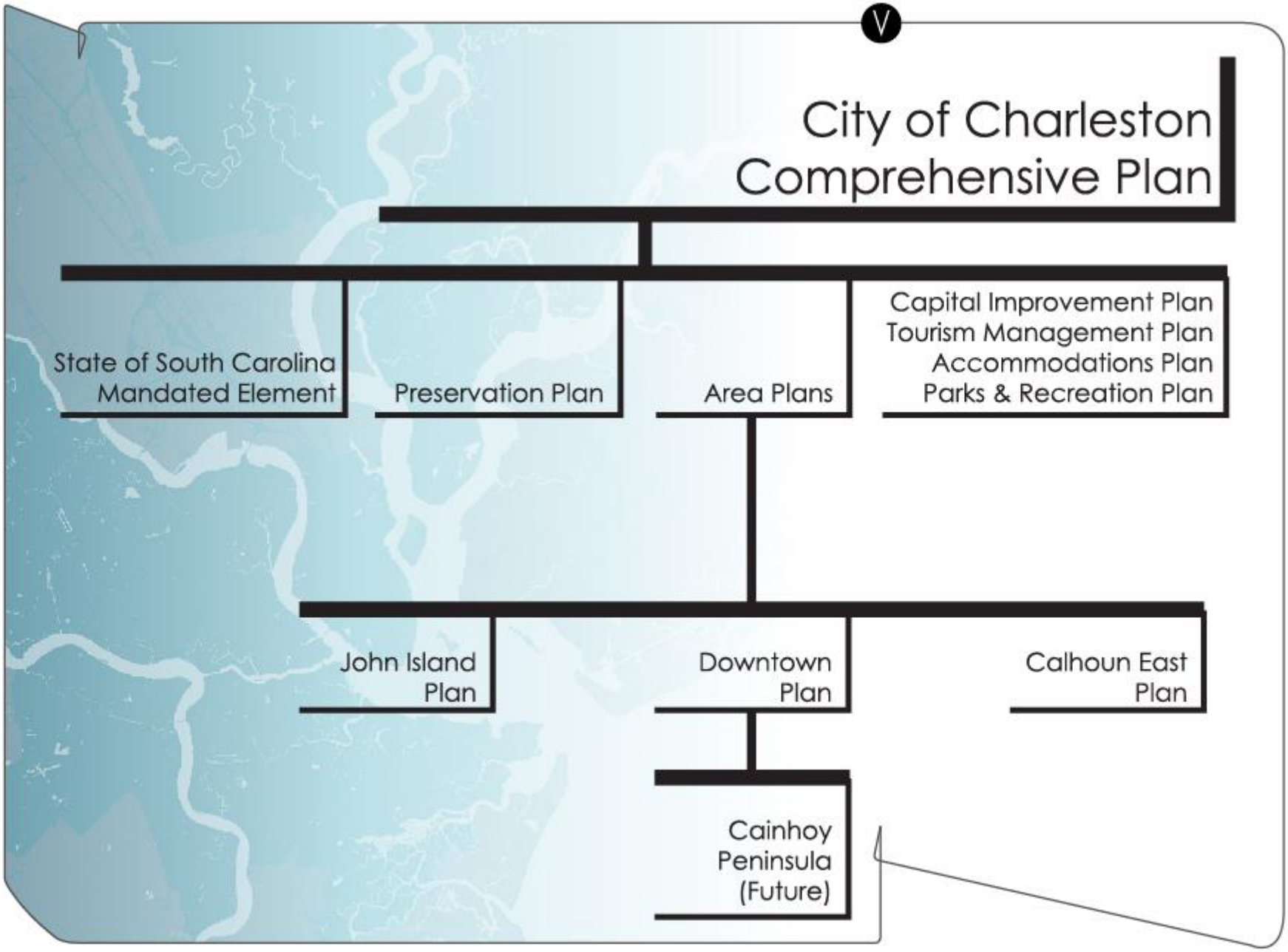
Provided for the adoption and incorporation of the ***Dupont|Wappoo Community Plan***

Century V Plan Review

State Plan Requirements – Elements

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment

City of Charleston Comprehensive Plan



Century V Plan Elements

- **Population and Housing**
- **Economic Development**
- **Cultural Resources**
- **Natural Resources**
- **Municipal Services**
- **Land Use**
- **Mobility**

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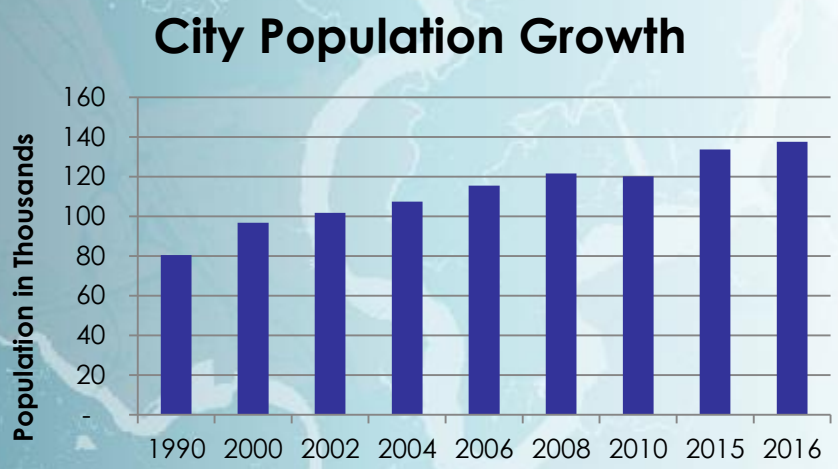
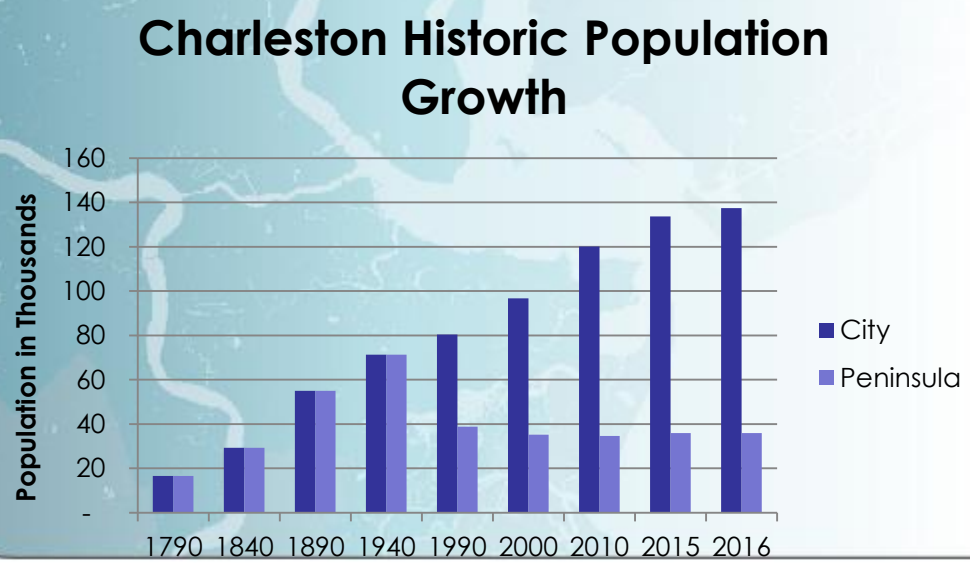
Population and Housing





- Since 2010 the City's population has increase by approximately 17,364 people

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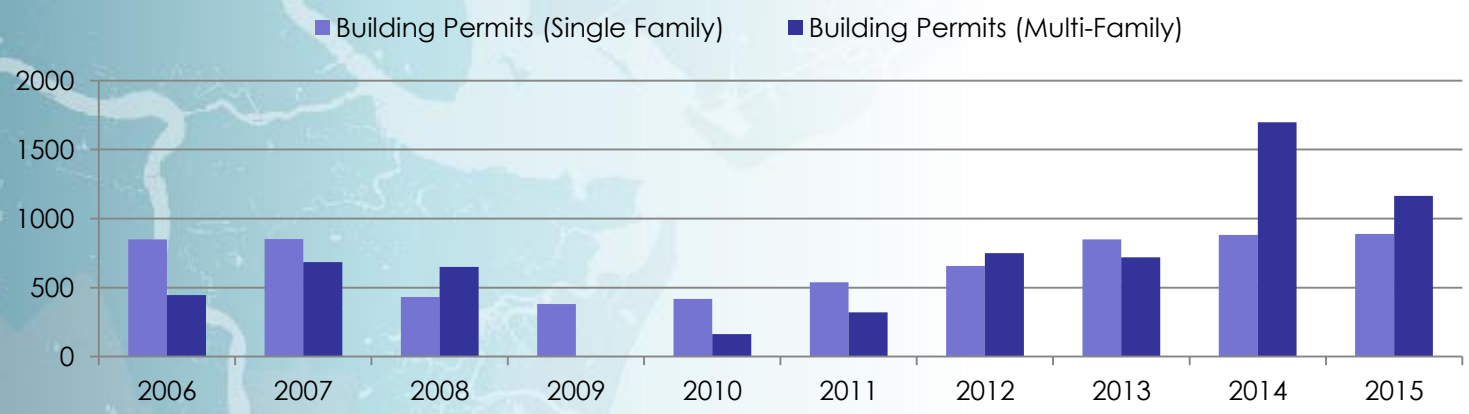
Population and Housing

BCD Region Residential Permits

(2016 Data through Third Quarter)

Building Permits in Charleston



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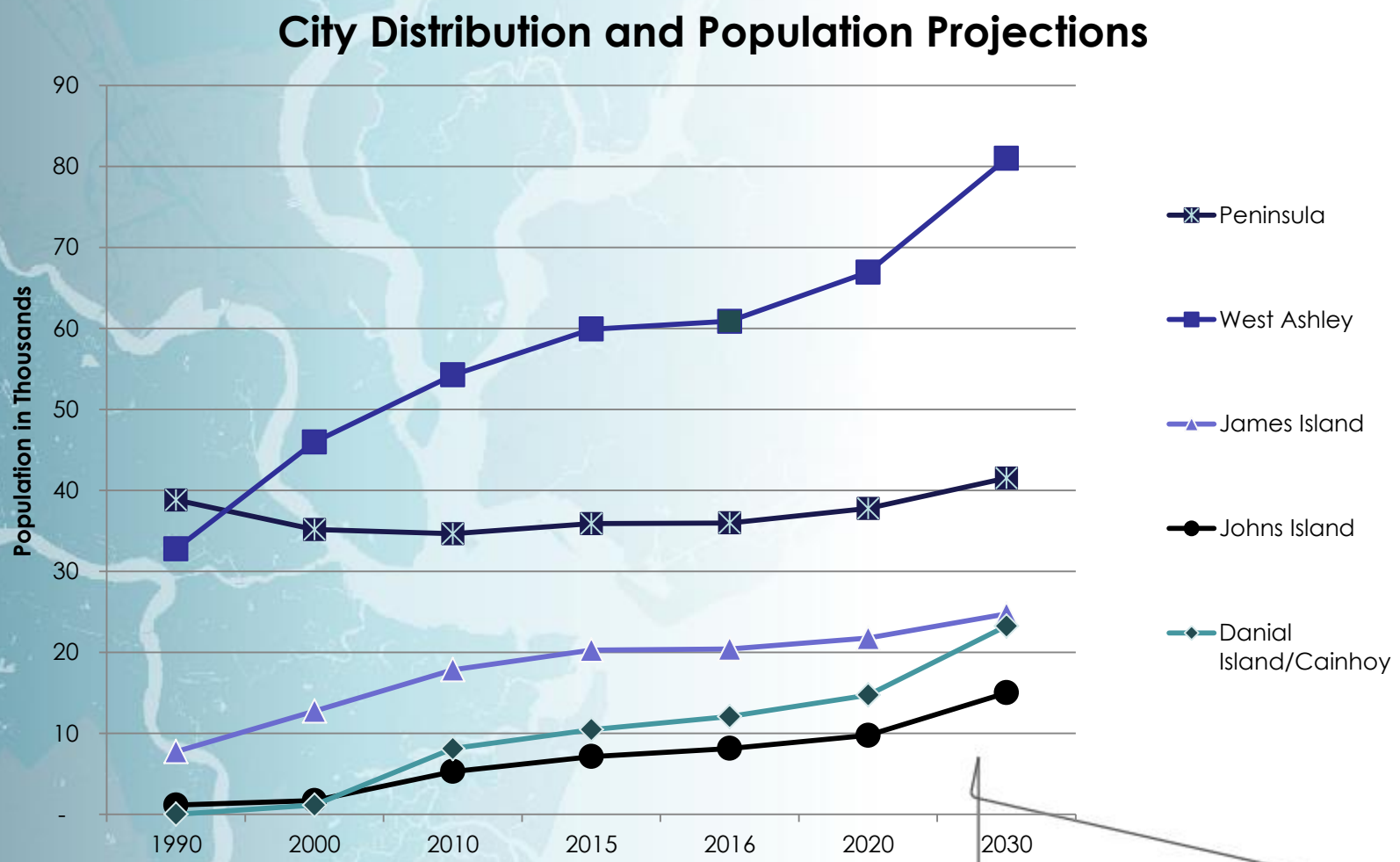
Population and Housing



Population and Housing

Goals

1. Accommodate future population growth through land-use policies that encourage vibrant, safe, and diverse neighborhoods in areas that allow efficient use of space and transportation.

2. Ensure the Charleston population has access to housing opportunities that provide diversity in building types, availability for all income levels, proximity to transit and accessibility to job centers.

Population & Housing
Recommendations

1. Track changes in national and local population and demographic shifts to ensure growth management, housing, land use and transportation policies reflect current trends and projections.
2. Monitor housing construction permits and sale prices for continuous analysis of housing needs in all areas of the City.
3. Maintain land use policies that allow for and encourage diversity in housing opportunities in a variety of neighborhood contexts.
4. Encourage development of housing in compatible mixed-use neighborhoods and in close proximity to parks, bicycle and pedestrian facilities, public transit, schools, and civic uses.
5. Adopt additional development guidelines that allow and incentivize the inclusion of mixed housing types within neighborhoods.
6. Adopt additional zoning rules that will incentivize the inclusion of workforce housing in new and infill developments.
7. Encourage retention of existing housing stock through preservation incentives and rehabilitation programs and code enforcement.
8. Support sustainable housing development through incentives for efficient construction practices and energy efficient buildings.

Economic Development
at a glance

- Economic growth should provide new opportunities and resources
- Over the past ten years, we have moved from an economy that relied heavily on military spending to one that derives strength from a variety of business sectors
- Between 2002 and 2008 employment rose by 15%
- Between January 2008 and January 2015 employment rose by 23%
    - 26% increase in information technology
    - 35% in financial service
    - 25% in other professional services

Employment Figures

UPDATED

CITY OF CHARLESTON TOP EMPLOYERS

Rank	Employer	Product/Service	Number of Employees
1	Medical University of South Carolina (MUSC)	Hospital, post-secondary education, research	12,200
2	Roper St. Francis Healthcare	Roper and Bon Secours St Francis Hospitals	5,100
3	College of Charleston	Post Secondary Education	2,200
4	City of Charleston	Local Government	1,800
5	Blackbaud, Inc.	Specialty Computer Software development & design	1,300
6	BenefitFocus	Web-based benefit package software	1,200

Source: Charleston Regional Business Journal

ESTIMATED EMPLOYMENT BY INDUSTRY

BCD Region

Year	Natural Resources, Mining, and Construction	Manufacturing	Trade, Transportation, and Utilities	Information	Financial Activities	Professional and Business Services	Health Services and Private Education	Leisure and Hospitality	Other Services	Government	Total Nonagricultural Employment
2009	15,036	20,910	50,920	5,130	11,630	35,580	29,520	35,390	8,120	55,710	267,946
2010	13,403	20,650	51,330	4,840	11,190	37,360	30,080	35,220	8,000	56,760	268,833
2011	12,931	22,010	52,920	4,750	11,770	39,230	31,310	36,170	8,010	57,250	276,351
2012	12,759	22,070	54,910	4,660	11,810	40,240	31,740	38,170	8,160	58,460	282,979
2013	13,936	23,750	56,450	4,820	12,040	40,820	32,010	39,410	8,390	58,740	290,366
2014	15,750	24,510	58,370	4,920	12,650	44,190	33,380	41,390	8,620	58,920	302,700
2015	16,688	25,450	59,710	5,000	13,380	54,660	34,410	43,710	8,880	60,050	321,938

Employment Figures

UPDATED

CAPITAL INVESTMENT AND JOB GROWTH IN CHARLESTON AND BERKELEY COUNTIES

	CHARLESTON			BERKELEY		
Year	Investment	New Jobs	Firms	Investment	New Jobs	Firms
2000	$159,582,243	1,677	105	$161,015,059	1,017	47
2001	$66,356,049	719	69	$121,587,280	1,095	33
2002	$199,602,677	1,705	89	$143,647,419	674	34
2003	$32,010,000	253	6	$5,000,000	18	1
2004	$592,950,000	1,790	5	$5,500,000	90	2
2005	$90,700,000	838	10	$50,030,000	414	5
2006	$121,500,000	758	7	$609,300,000	268	3
2007	$74,190,000	664	9	$534,500,000	199	4
2008	$128,180,000	737	9	$27,000,000	480	3
2009	$985,480,000	5057	6	$145,291,923	1525	12
2010	$152,529,000	744	10	$31,500,000	1177	5
2011	$89,773,000	822	9	$164,550,000	450	5
2012	$162,055,000	905	13	$191,115,000	692	4
2013	$1,158,727,000	2483	8	$654,450,000	1200	2
TOTAL	**$4,013,634,969**	**19,152**	**355**	**$2,844,486,681**	**9,299**	**160**

Source: South Carolina Department of Commerce

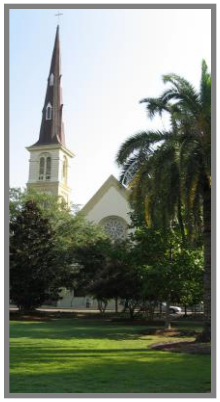
Economic Development **Recommendations**

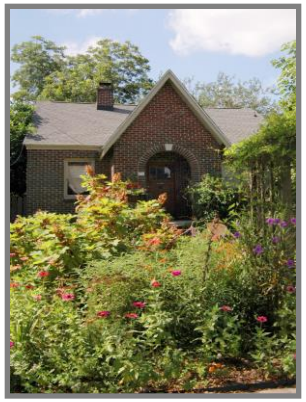
Develop and implement a multi-tiered economic development strategy for attraction and retention.

1. Work to promote and improve local and regional infrastructure.
2. Attract all types of businesses through targeted incentives.
3. Provide business services and allocate resources to supporting and promoting small and locally owned business development
4. Implement targeted job/work centers.
5. Continue to promote and grow the capacity of minority and woman owned businesses in the City.
6. Focus City resources and public finance programs on revenue generators and economic development engines.

Cultural Resources
Historic Preservation

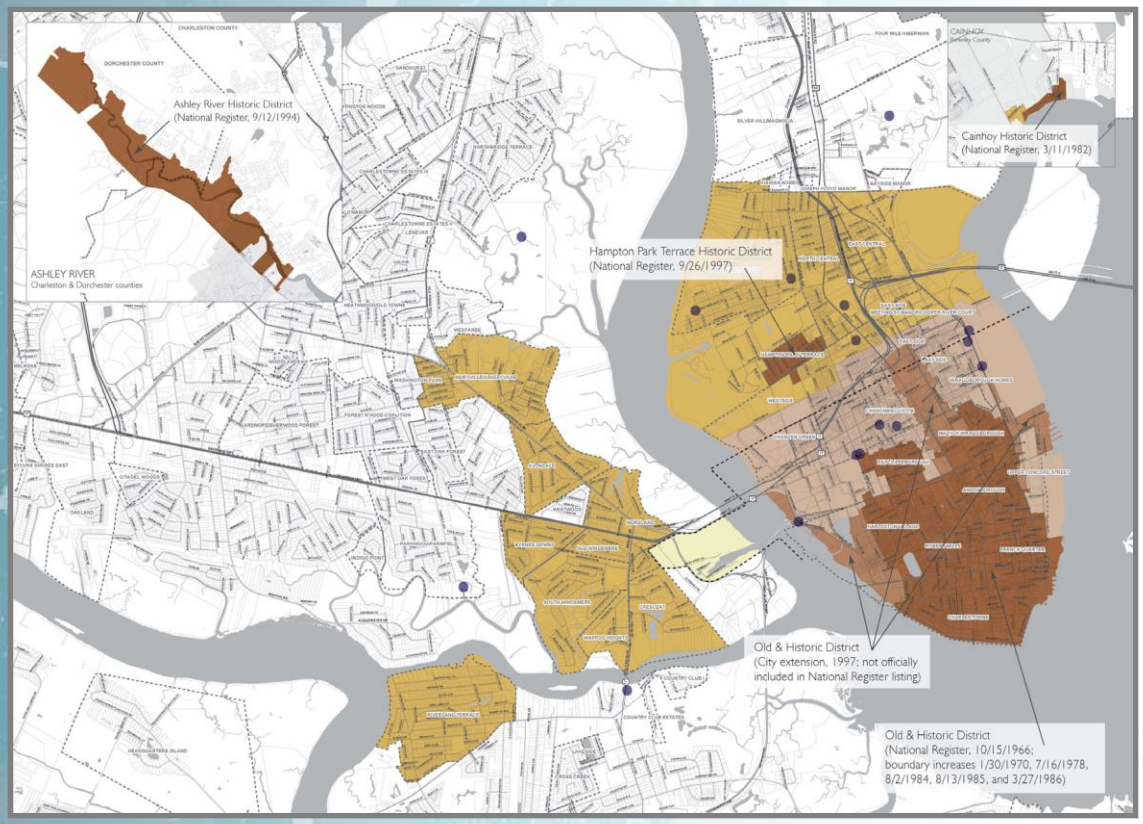
- Charleston is home to hundreds of historic houses, churches, cathedrals, synagogues and cemeteries
- In downtown Charleston, 1,785 acres are part of the National Register Historic District
- In 2008, City adopted the Preservation Plan
- City recognizes that there are numerous older neighborhoods in Charleston eligible for National Register Status





Cultural Resources

Charleston's Preservation Plan's Proposed Changes to Protected Areas



- Existing Historic Districts (National Register)
- Existing Old & Historic District (City of Charleston)
- Proposed changes to Existing Historic Area
- Proposed Conservation Districts
- Portion of Old City District to be reassigned to CCDRB
- Existing Individual Landmarks (National Register)
- Existing Old City District (City of Charleston)

Source: Preservation Plan

cultural resources
Recommendations

Charleston will sustain its rich and dynamic cultural heritage.

1. Build, maintain and preserve an array of first class cultural facilities and sites.
2. Support and implement recommendations from the Charleston Preservation Plan including landscape scale preservation efforts on Johns Island and the Cainhoy Peninsula.
3. Encourage public and private investment in cultural preservation, development and diversity.
4. Support the growth and development of Charleston's arts community
5. Support policies, incentives and plans that encourage and stimulate preservation and growth of cultural resource opportunities, including the economy for heritage tourism.

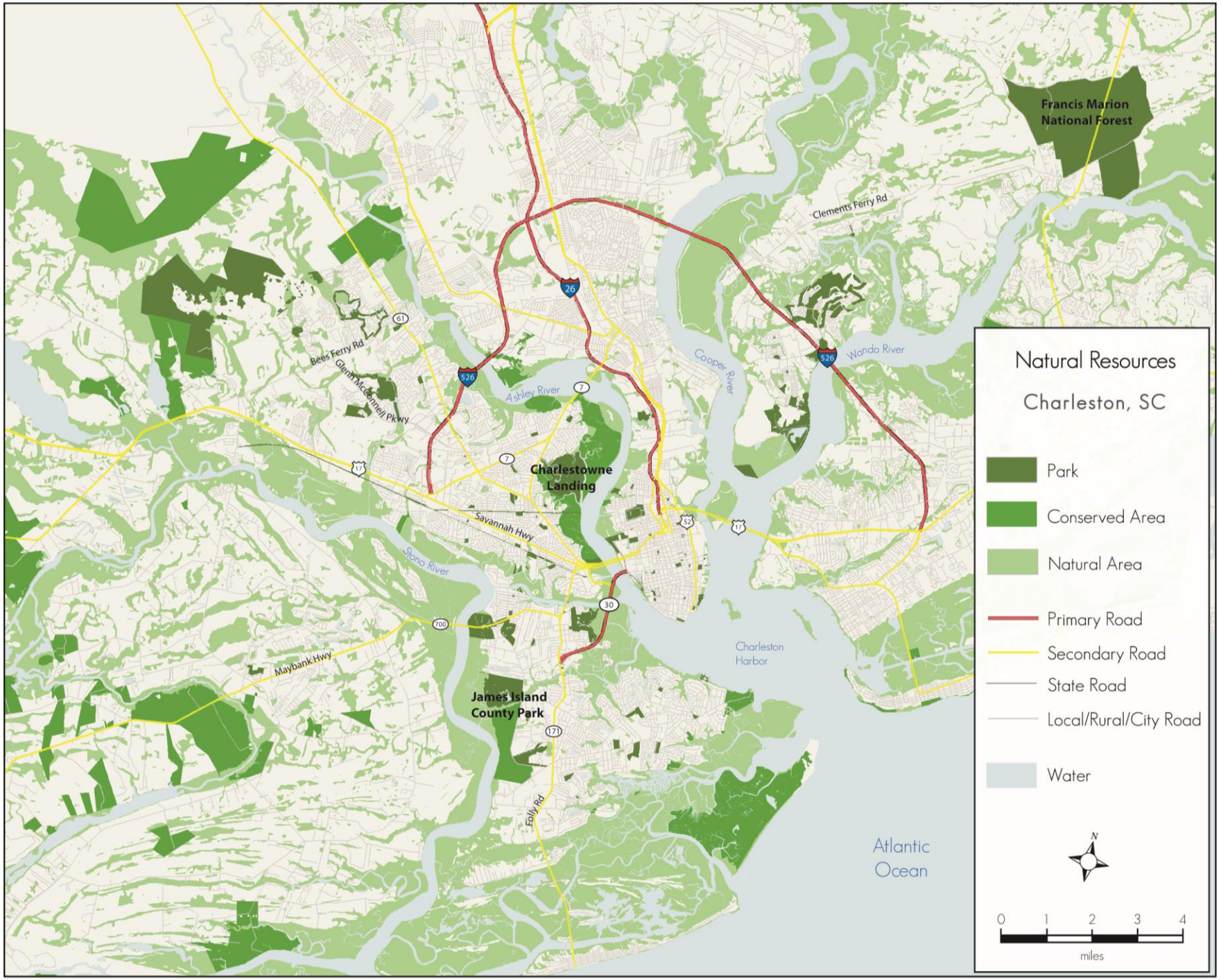
Natural Resources

UPDATED

CITY OF CHARLESTON PARK LAND ACQUISITIONS HIGHLIGHTS 2010-2016

NAME	Acres	Year	Location
Fire Memorial, Savannah Hwy	2.5	2010	West Ashley
Waterfront Park: Water Taxi Dock	n/a	2013	Peninsula
Northbridge Park	2.3	2014	West Ashley
Magnolia at Sycamore Park (CPC community gardens)	3.85	2014	West Ashley
Bender Street Park	2.5	2015	West Ashley
Gadsdenboro Park	4.9	2015	Peninsula
Theodora Park	.19	2015	Peninsula
Wappoo Road Park	4.5	2016	West Ashley
Albemarle Park	1.05	2016	West Ashley
City of Charleston Park Land Acquisition	**21.79**	**2010-2016**	
Charleston County Park & Recreation Commission (PRC) Ashem Park/Old Towne Creek Park	71.35	2013	West Ashley
New Parkland In & Around the City of Charleston	93.14	**2010-2016**	

Source: City of Charleston Real Estate Management & City of Charleston Planning Department


Natural Resources
Charleston, SC
Park
Conserved Area
Natural Area
Primary Road
Secondary Road
State Road
Local/Rural/City Road
Water
N
0
1
2
3
4
miles
Francis Marion National Forest
Clements Ferry Rd
Wando River
Cooper River
Ashley River
Bees Ferry Rd
Glenn McConnell Pkwy
Charlestowne Landing
Savannah Hwy
Stono River
Maybank Hwy
James Island County Park
Folly Rd
Charleston Harbor
Atlantic Ocean
26
526
61
7
17
30
700
171
63

Natural Resources
Recommendations

Protect and preserve our natural resources to the greatest extent practical.

1. Ensure land development regulations adequately protect the city's farms, prime soils for farming, natural resources and rural areas.
2. Continue to support the use of an Urban Growth Boundary and Greenbelt and Parks system with Charleston County in West Ashley, Johns and James Island, and extend the UGB and Greenbelt goals to include the city's Berkeley County boundary at the Francis Marion National Forest in Cainhoy.
3. Continue to provide and expand the parks system to include large and small parks, as well as increased connectivity between greenspaces and public access to waterways.
4. Continue to implement appropriate building standards for elevation, wind resistance and stormwater management and sustainability practices to plan and adapt to climatic events such as flooding and hurricanes.
5. Adopt storm water management practices and standards that are 'light on the land', encourage innovative BMP's and 'green' methods, i.e., bio-swales, porous pavements, rain gardens, etc., for treating storm water and vegetative buffer requirements to improve the water quality of Charleston.

Natural Resources
Recommendations

6. Continue air quality improvements through transportation planning and identifying and supporting local industries to reduce air pollution.
7. Continue to play an active role in promoting sustainability initiatives within municipal operations and the community at large, including: developing plans and education programs that promote sustainability and sustainable development; increase mobility choices; reduce water and air pollution; support energy conservation and efficiency; increase opportunities and funding for renewable energy; and encourage emission reductions and alternative fuels.
8. Continue to pursue a comprehensive reform of the city's tree protection ordinance to align it with American Forests' recommendation that a city east of the Mississippi River should adopt/meet the goal to achieve/maintain a city-wide canopy cover of 40%.
9. Ensure small and large landowners to manage their land by the planting of native plant species and the removal of invasive species.
10. Promote sustainability through support for local agriculture and animal husbandry.
11. Inventory and document unique and sensitive natural resources, I.e., tree allees, unique wetlands, unique topographic features, unique waterways, flora and/or fauna habitats.

UPDATED

Municipal Services
Overview

- City must provide community facilities and services to citizens
  - Major capital improvements, including, but not limited to transportation, drainage, water, parks and recreational facilities
- Capital Improvements Plan (CIP) is a separate five year plan that matches available funding with the cities highest priority capital needs
- Century V plan is a ten year planning document that uses CIP and other projections to prepare for a decade of service needs

2016-2020
CAPITAL IMPROVEMENT PLAN

Percentage of Total Capital Improvement Projects Budgeted by Function*

Culture / Recreation	32.4%
Recurring Projects	13.1%
Urban / Community Development	5.9%
Public Safety	14.7%
Public Service	16.2%
General Government	5.9%
Enterprise	10.3%
Health & Welfare	1.5%

**The Capital Improvement Plan is updated annually and can be found in the City of Charleston Budget Book at: http://www.charleston-sc.gov/DocumentCenter/View/10670*

Municipal Services

Public Safety

- Police Department
  - Largest police force in South Carolina
    - Staff of 546 in 2010 and 575 in 2016
  - Eight / Nine (2017)Patrol Divisions and several specialty divisions
- Fire Department
  - 20 fire companies
  - Staff of 350 in 2015
  - New stations planned: Carolina Bay (under construction), Clements Ferry
- Emergency Services
  - Charleston County provides EMS to the City of Charleston
  - Disaster and emergency preparations
  - Annual hurricane drills

Municipal Services
Public Services

- **Public Service Capital Projects**
  - About nine percent of currently planned capital improvements projects are for public services
    - Much larger percentage in dollar amounts
- **Stormwater Capital Improvements**
  - City of Charleston Stormwater Management Program (2008)
- **Charleston Water System**
  - Water and sewer service
  - $403 million in capital projects since 1990
- **Environmental Services Division**
  - Responsible for maintaining clean, safe and healthful environment for residents and visitors
    - Garbage collection
    - Grounds custodians

Municipal Services
Cultural and Recreational Services

- Recreation function holds the largest percentage of capital projects based on total number of projects

- Department of Recreation
  - offers a diverse array of programs, sports, and activities
- The Office of Cultural Affairs
  - Committed to promoting and fostering excellence through artistic expression
  - Two annual festivals

UPDATED

CITY OF CHARLESTON IN PROGRESS CAPITAL PROJECTS

Name	Category/Government Function	Location
Fire Station 11 – Savannah Highway	Public Safety	West Ashley
Police Department Forensic Services Building	Public Safety	West Ashley
Freedom Park Shelter/Restroom	Culture & Recreation	Daniel Island
Police Department Team 4 Office	Public Safety	West Ashley
Police Department Fleet Operations – Temp Facility	Public Safety	Peninsula
Waterfront Park Dedication Enhancements	Culture & Recreation	Peninsula
Colonial Lake Improvements	Culture & Recreation	Peninsula
Fire Station 14 at Carolina Bay	Public Safety	West Ashley
Waring Senior Center	Health & Welfare	West Ashley
Bender Street Park	Culture & Recreation	West Ashley
Daniel Island Community Center	Culture & Recreation	Daniel Island
Daniel Island Shore Stabilization	Public Service	Daniel Island
Huger Street Streetscape	Urban & Community Development	Peninsula
Spring/Cannon Streetscape and Two-way Conversion	Urban & Community Development	Peninsula
Grace Bridge Street Parking Lots	Enterprise Fund Project	Peninsula
Trolley Barn Parking Lot	Enterprise Fund Project	Peninsula
West Ashley Greenway Improvements	Culture & Recreation	West Ashley
Longbranch Creek Improvements	Culture & Recreation	West Ashley
Glenn McConnell Parkway Multi-Use Trail	Culture & Recreation	West Ashley
Governors Park Athletic Lighting	Culture & Recreation	Daniel Island
Bayview Soccer Complex Athletic Lighting	Culture & Recreation	James Island
Daniel Island Boat Ramp	Culture & Recreation	Daniel Island
Daniel Island/St. Thomas Island Drive Multi-Use Path	Culture & Recreation	Daniel Island

Municipal Services
Recommendations

Ensure the highest quality public services and facilities to city residents by targeting municipal growth to urban and suburban areas and planning for capital improvements to support city growth.

1. Establish adequate public facility standards consistent with the service standards throughout the City.
2. Continue to focus the City's annexation efforts on urban and sub-urban areas within the Urban Growth Boundary.
3. Manage the provision of municipal services and facilities in rural, suburban and urban areas.
4. Continue to implement impact fees for environmental services and public safety facilities that will ensure the adequate provision of these services to growing areas of the City.

Municipal Services
Recommendations

5. Provide an annual report of development impact fee funds and purchases.
6. Identify sources of fund that can be used to offset the costs associated with waiving the impact fees for affordable housing.
7. Re-evaluate the existing impact fee program prior to its expiration.
8. Research and evaluate candidates (facilities and equipment) for the existing impact fee program.
9. Research and evaluate other City services that may need additional funding due to growth and analyze existing City revenues streams for available funds for these services.

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Land Use

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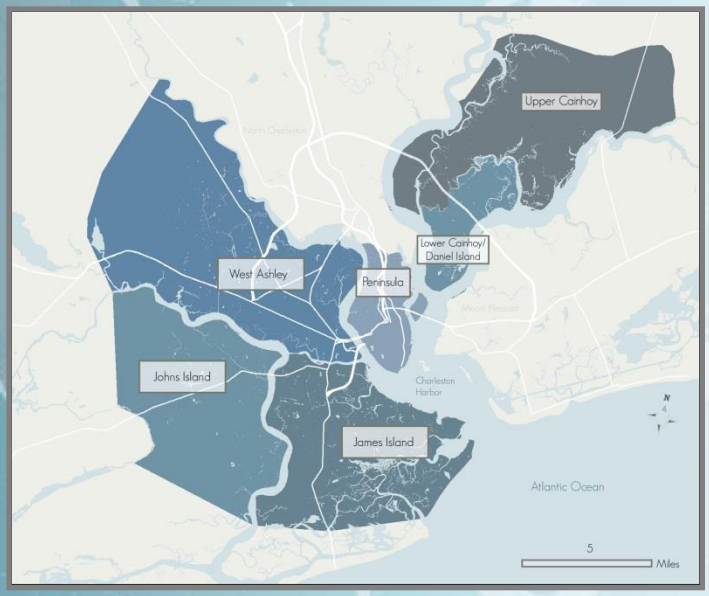
Land Use **Overview**



CHARLESTON CORPORATE LIMITS EXPANSIONS

Year	City Area
1960	6 sq. miles
1970	14 sq. miles
1980	25 sq. miles
1990	61 sq. miles
2000	98 sq. miles
2010	109 sq. miles
2016	112 sq. miles

The City of Charleston
is comprised of five distinct land masses

1. **The Peninsula**, the historic Core of Charleston
2. **West Ashley**, home to some of the first WWII suburbs, it's the City's largest and most populated area that first saw annexations in the 1960's
3. **James Island**, also home to post WWII suburbs, it is the City's smallest Sea Island with annexations starting in the 1970's
4. **Johns Island**, the second largest island on the east coast with only a small, concentrated portion annexed into the City limits starting in the 1980's
5. **The Cainhoy Peninsula**, linked to the City via the Mark Clark Expressway through Daniel Island, its large scale annexations began in the 1990's and continue today

MAJOR DEVELOPMENTS (2010-2016)* **UPDATED**

Development Name	Units	Location	Development Status
Cainhoy Plantation	18,252	Daniel Island/Cainhoy	No unit construction
Long Savannah/ (Hipp Property)Village Green	6,000	West Ashley	No unit construction
Bees Landing (Grand Oaks)	3,788	West Ashley	Approx. 3,000 units built or under construction
Magnolia	3,500	Peninsula	No unit construction
Carolina Bay/Essex Farms	2,630	West Ashley	1995 Units Platted/Built; 635 remaining per PUD
Bolton's Landing	1,192	West Ashley	675 units platted/built; remaining units under construction or in planning
Shade Tree	1,094	Johns Island	1094 units approved
Whitney Lake	863	Johns Island	255 units built; 608 units remaining per PUD
Village at Fenwick	609	Johns Island	609 units approved per PUD
Rhodes Crossing	600	West Ashley	330 Apartment Units 150 units 120 Townhouse
St. Johns Square	575	Johns Island	295 units under construction; 280 remaining per PUD
WestEdge	575	Peninsula	Units under construction
South Pointe Apartments I & II (Ponderosa Village)	550	West Ashley	240 units built; 260 apts in design
Verdier Pointe	468	West Ashley	288 units completedt; 180 units remaining per PUD
Rawl	460	Johns Island	No unit construction
Wando Village	416	Daniel Island/Cainhoy	No unit construction
Stono View	379	Johns Island	112 units under construction
Ashley Park Townhouses	350	West Ashley	206 units platted/built (townhouses); remaining units under construction or in planning
Faison Apartments	315	Daniel Island/Cainhoy	Units under construction
Woodfield Apartments	312	Daniel Island/Cainhoy	Units under construction

*Inclusion on this list does not imply that a development will be fully built out in the upcoming 10 or even 20 years. It is just a list of the larger developments that had full approvals and some degree of a start towards development.

Urban Growth: Surround the City with Green

- Urban Growth Boundary: In a 2009 resident survey, 91% of respondents agreed with limiting urban expansion of the City of Charleston
- In 2007, Century V Plan was amended to include criteria for adjusting the UBG. These criteria require that justifications be made to warrant an adjustment in the boundary, including evidence the new location of the UGB would:
  1. Better protect the public interest
  2. Better preserve the rural character of the land
  3. Better secure the line as a permanent fixture
- In 2008 Long savannah development utilized these criteria and moving the UGB

Upper Cainhoy
North Charleston
Lower Cainhoy/
Daniel Island
West Ashley
Peninsula
Mount Pleasant
Johns Island
Charleston
Harbor
James Island
Atlantic Ocean
N
5
Miles

Urban Growth Recommendations

1. **Preserve** the physical qualities and the way of life in rural areas of the City.
2. **Protect** and improve our natural resources and maintain a lush, green environment in urban and suburban areas of the City
3. **Support** Charleston County's Comprehensive Plan and its designation of an Urban Growth Boundary protecting rural areas surrounding the City of Charleston and other urban areas of Charleston County.
4. **Work** together with Berkeley County to have that County adopt a similar system in the Cainhoy Peninsula, in the same location as the City of Charleston's along the inside boundary of the Francis Marion National Forest.

Urban Growth Recommendations

5. **Work** with Charleston, Berkeley, and Dorchester County residents and their leaders to implement land conservation programs in rural areas.

6. **Ensure** City land development regulations encourage compact development patterns that minimize consumption of land.

7. **Tailor** ordinances to complement the way of life in rural areas of the City.

8. **Protect** farms from encroaching suburban development.

9. **Ensure** land development regulations adequately protect natural resources in urban and suburban areas of the City.

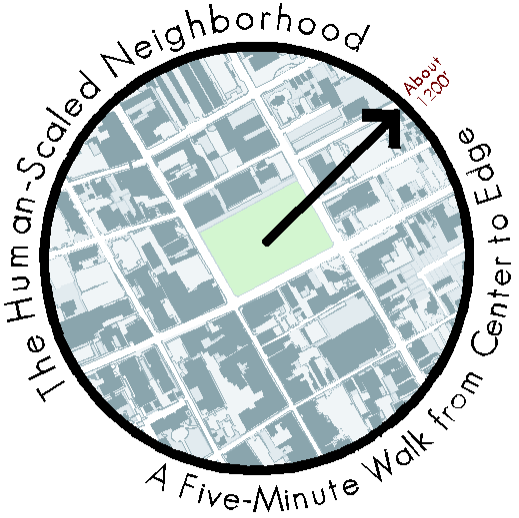
10. **Draft** a plan for management of growth and development on the Cainhoy Peninsula.

Land Use

Element 1: Neighborhoods

Neighborhood Recommendations

1. **Engage** existing neighborhoods in more detailed design studies to examine specifically how growth can improve quality of life.
2. **Revise** land development regulations to focus on compatible mixing of building types. Buildings must reflect rather than be foreign to the neighborhood scale.
3. **Permit** a variety of housing, services, workplaces, and civic institutions in neighborhood settings
4. **Concentrate** higher density housing within a five to ten minute walk of transit stops.
5. **Accommodate** the full spectrum of housing for all neighborhoods by permitting a range of building types compatible with the neighborhood setting.



Element 2: Infill & Redevelopment Opportunities

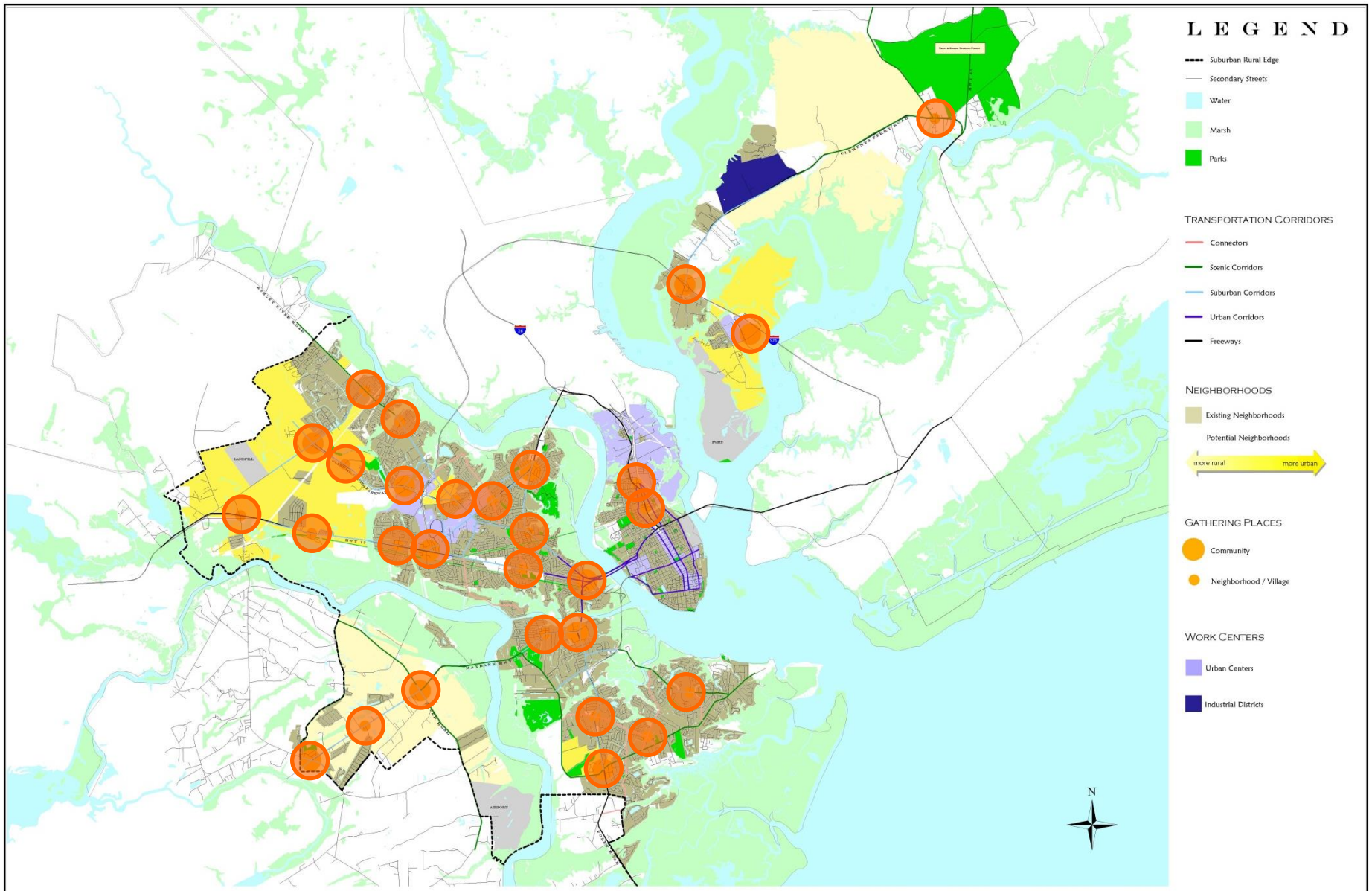
1. **Identify** opportunities for infill development and redevelopment throughout the City.
2. **Work** with neighborhood councils and citizens to determine how infill and redevelopment sites can be utilized to benefit every section of the City.
3. **Revise** development regulations, approval processes, and capital planning priorities to make infill and redevelopment as easy as possible.
4. **In its efforts** to promote appropriate infill development and redevelopment, the City should evaluate the 2007 South Carolina Priority Investment Act. This law allows local governments to identify "priority investment zones" in which they can eliminate non-essential regulations and use market based incentives to encourage traditional neighborhood development.

Element 3: Gathering Places

- Gathering place: convenient locations to gather for work and commerce, find key civic institutions, hold special events, and connect to public transportation
  - Locations may be important intersections, well-located infill or redevelopment sites, or part of new neighborhoods in more suburban locations
- Serve important community needs
- Defines a unique sense of place in various places around the city
- Gathering places can create an environment that can support walkability and key transit services

Key Gathering Place Sites

1. West Ashley Circle
2. Daniel Island Town Center
3. McLeod Village (Maybank Highway at Folly Road)
4. Maybank Highway at River Road
5. Maybank Highway at Bohicket Road
6. Ashley Bridge District/South Windermere
7. Old Charles Towne District (Sam Rittenberg Boulevard at Old Towne Road)
8. Folly Road at Grimball Road & Fort Johnson Road
9. Mid-Maybank Highway between Walter Drive and Zelasko Road



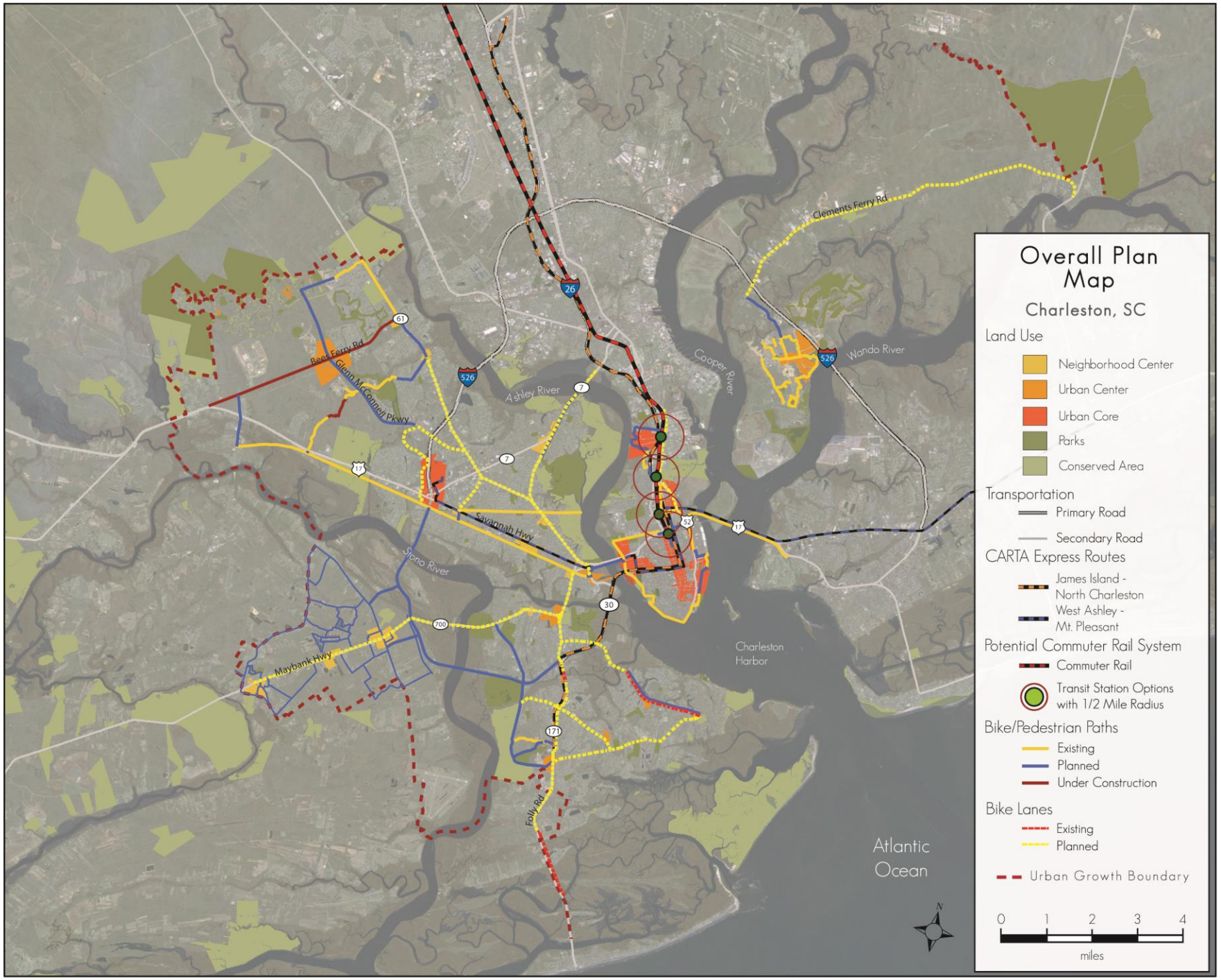
CENTURY V PLAN

1:48000

1 0 1 2 3 4 5 Miles

1 0 1 2 3 4 5 6 7 8 Kilometers

City of Charleston
Department of Planning and Neighborhoods
75 Calhoun Street, Third Floor
Charleston, South Carolina 29401


Overall Plan Map
Charleston, SC
Land Use
Neighborhood Center
Urban Center
Urban Core
Parks
Conserved Area
Transportation
Primary Road
Secondary Road
CARTA Express Routes
James Island - North Charleston
West Ashley - Mt. Pleasant
Potential Commuter Rail System
Commuter Rail
Transit Station Options with 1/2 Mile Radius
Bike/Pedestrian Paths
Existing
Planned
Under Construction
Bike Lanes
Existing
Planned
Urban Growth Boundary
0 1 2 3 4
miles
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Clements Ferry Rd
Wando River
Cooper River
Ashley River
Reed Ferry Rd
Glenn McConnell Pkwy
Savannah Hwy
Stono River
Maybank Hwy
Folly Rd
Charleston Harbor
Atlantic Ocean
26
61
526
7
17
30
700
171

Future Land Use Designations

- Conserved Areas
- Natural Areas
- Rural
- Suburban Edge
- Suburban
- Urban
- Neighborhood Centers
- **Cainhoy Plantation Area (New)**
- Urban Centers
- Urban Core
- Campus District
- Job Center District
- Highway District
- Industrial District
- ~~Future Planning Area~~

Conserved Areas

- **Public Ownership**
  - Not necessarily routinely open to the general population
- **Private Ownership**
  - Preservation or conservation easements
  - Significant restrictions preventing redevelopment
- **Zoning Districts**

  Typically Conservation (C)

Dill Tract, James Island

Natural Areas

Wetlands or other lands that cannot be developed due to their geography or topography.

- **Zoning Districts**

  Conservation (C)

Clark Sound, James Island

Rural

- **Outside of the Urban Growth Boundary**
- **Density:**
  - Generally much lower than 1 unit/acre
- **Potential Development**
  - Low density residential, agricultural, forestry, and recreational areas
- **Zoning Districts**
  - Conservation or SR-7

Brownswood Road, Johns Island

Suburban Edge

- **Lowest Density Areas**
  - Within the urban growth boundary
  - 1-4 dwelling units/acre
- **Potential Development**
  - Almost exclusively residential
- **Examples**
  - Sandhurst, Shadowmoss, and Stiles Point
- **Zoning Districts**

SR-1, RR-1, SR-7

Sandhurst, West Ashley

Suburban Edge

- **Lowest Density Areas**
  - Within the urban growth boundary
  - 1-4 dwelling units/acre
- **Potential Development**
  - Almost exclusively residential
- **Examples**
  - Sandhurst, Shadowmoss, and Stiles Point
- **Zoning Districts**

SR-1, RR-1, SR-7

Shoreline Farms, Johns Island

V Suburban

- **Primarily Residential Areas**
  - adjacent to higher zones that include some mixed-use
  - Limited mixed-use is allowed at crossroads
- **Low Density:**
  - 4-8 dwelling units/acre
- **Examples:**
  - Wagener Terrace, Riverland Terrace, Avondale, St. Johns Woods
- **Zoning Districts**

SR-1,2,3, STR, DR-6, RO, CT

Wagener Terrace, Peninsula

V Suburban

- **Primarily Residential Areas**
  - adjacent to higher zones that include some mixed-use
  - Limited mixed-use is allowed at crossroads
- **Low Density:**
  - 4-8 dwelling units/acre
- **Examples:**
  - Wagener Terrace, Riverland Terrace, Avondale, St. Johns Woods
- **Zoning Districts**

SR-1, SR-2, SR-3, STR, DR-6, RO, CT

Old Windermere, West Ashley

Suburban

- **Primarily Residential Areas**
  - adjacent to higher zones that include some mixed-use
  - Limited mixed-use is allowed at crossroads
- **Low Density:**
  - 4-8 dwelling units/acre
- **Examples:**
  - Wagener Terrace, Riverland Terrace, Avondale, St. Johns Woods
- **Zoning Districts**

SR-1, SR-2, SR-3, STR, DR-6, RO, CT

Saint Johns Woods, Johns Island

Urban

- **Mixed-Use Areas**
  - Primarily residential
  - Wide range of building types & setbacks
- **Density:**
  - 8-12 dwelling units/acre
- **Examples**
  - Ansonborough and Hampton Park Terrace neighborhoods
- **Zoning Districts**

STR, DR-9, DR-12, DR-1, DR-1F, RO, CT, LB, and GO

Ansonborough, Peninsula

Neighborhood Centers

- **Gathering Places**
  - Mixed use buildings
  - Pedestrian friendly block layout
  - Typically not exceed a quarter mile across

Avondale Point, West Ashley

Neighborhood Centers

- **Medium Density:**
  - 8-20 dwelling units/acre
- **Examples**
  - Avondale Point, the Old Charles Towne District, and Maybank Highway at Woodland Shores
- **Zoning Districts**

DR-12, DR-1F, DR-2F, DR-2, RO, CT, LB, GO

Maybank Hwy at Wappoo Dr, James Island

Neighborhood Centers

- **Medium Density:**
  - 8-20 dwelling units/acre
- **Examples**
  - Avondale Point, the Old Charles Towne District, and Maybank Highway at Woodland Shores
- **Zoning Districts**

DR-12, DR-1F, DR-2F, DR-2, RO, CT, LB, GO

I'On Center, Mount Pleasant

Urban Centers

- **Gathering Places**
  - Mixed use buildings
  - Pedestrian friendly block layout
  - Typically not exceed a quarter mile across
- **Higher Density:**
  - 8-26 dwelling units/acre
- **Examples**
  - Daniel Island Town Center, Maybank at Folly (McLeod Village Plan)
- **Zoning Districts**

GP, GB, LB, GO, MU-1WH, MU-2WH, DR-9, DR-12, DR-1F, DR-1, DR-2f, DR-2

Daniel Island Town Center

Urban Centers

- **Gathering Places**
  - Density promotes walkability and transit use
  - Mixed uses do so as well

Birkdale Village, Huntersville, NC

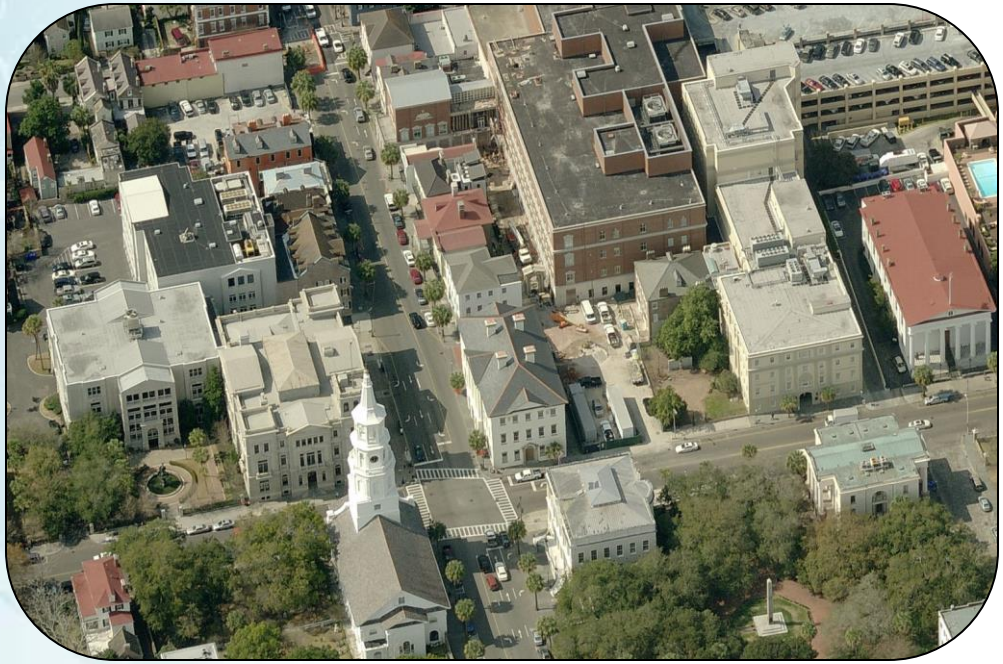
Urban Centers

- **Gathering Places**
  - Neighborhood context well maintained, despite the density and mixture of uses
  - Mixture of dwelling styles important as well

Glenwood Park, Atlanta, GA

Urban Core

- **Most Mixed-Use Portion of the City**
  - Tallest and most regionally significant architecture
  - Larger blocks, steady street tree planting, buildings are close to wide sidewalks
  - Typically only a few Urban Core areas



Four Corners of Law, Peninsula

Urban Core

- **Highest Density:**
  - +10 dwelling units/acre
- **Examples**
  - Central Business District of Charleston, MUSC/Roper/VA Medical District, approved plans for Magnolia, and areas around the Citadel Mall
- **Zoning Districts**

GP, UC, GB, LB, GO, DR-12, DR-1F, DR-1, DR-2F, DR-2, MU-1WH, MU-2WH, UP

Hospital District, Peninsula

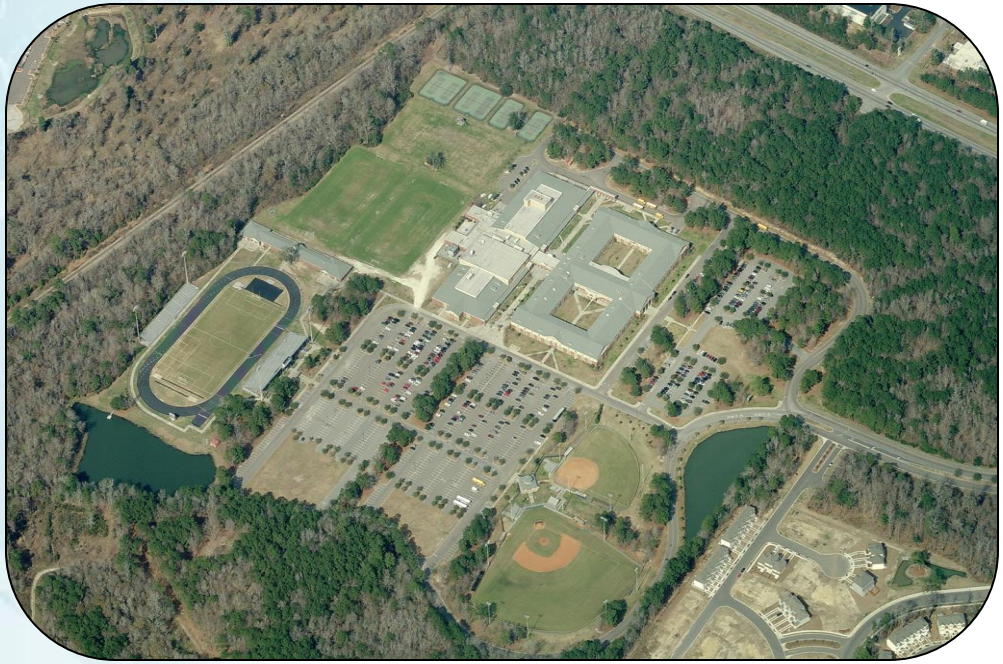
Urban Core

- **New or Redeveloped areas can be planned this way as well**
  - Magnolia Development Plan already in place
  - Citadel Mall area has potential in next 10 – 20 years
  - Upper Peninsula District

Magnolia Plans and Concepts

Campus District

- **Schools or Offices**
  - Only residential uses associated with a school or a large assisted living facility allowed
- **Examples**
  - Charleston area high schools
  - St. Francis hospital area
- **Zoning Districts**
  - Various



West Ashley High School

Job Center District

- **Job Centers**
  - Light manufacturing, warehousing, office/warehousing, and some commercial and office uses
  - Incubators for small and entrepreneurial businesses
  - Limited residential uses
  - Can be on a smaller scale, such as Dupont Road area
- **Zoning Districts**

  BP, GB, LB, GO, LI

Charleston Regional Business Center, Cainhoy

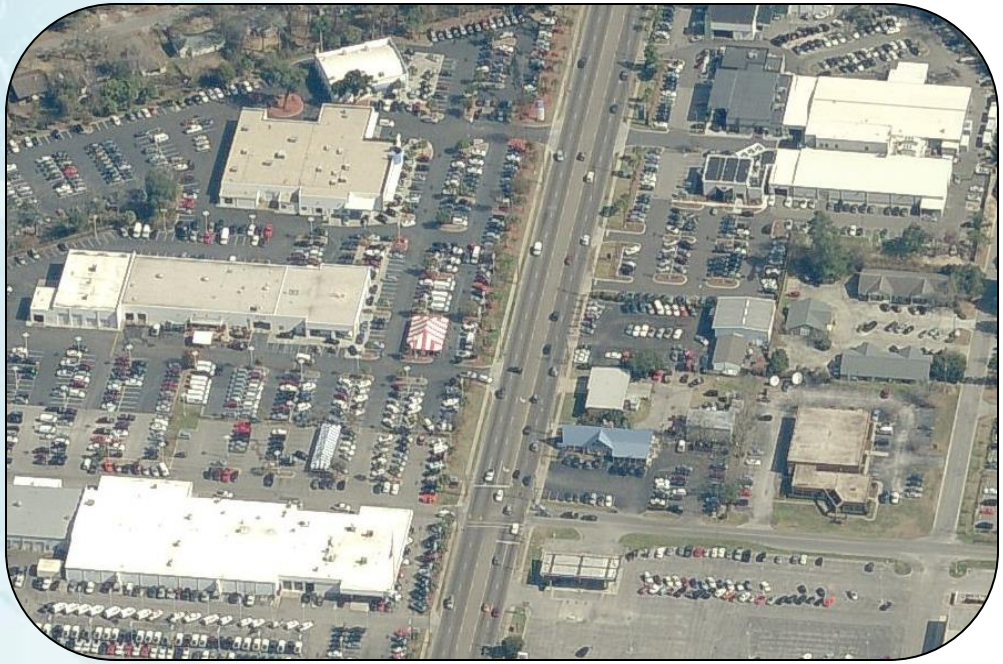
Job Center District

- **Examples**
  - Clements Ferry Road, Dupont Road, Fort Johnson research areas, and the Charleston Executive Airport on Johns Island
  - Can be a huge boost to small businesses in infill-oriented areas

Dupont Road Area, West Ashley

Highway District

- **Auto Intensive Commercial Uses**
  - Urban formatted residences & offices are permitted
  - Possible conversion to denser, primary land use designations if auto dependence declines
- **Examples**
  - Many portions of Folly Road and some portions of Savannah Highway
- **Zoning Districts**
  - GB, LB, CT, GO, and denser residential districts



Savannah Highway, West Ashley

Industrial District

- **Job Centers**
  - Intensive manufacturing, warehousing, and distribution
  - Heavy truck traffic and potential emissions
  - Residential uses are not allowed
- **Examples**
  - East side of the Charleston Neck area and the Columbus Street Terminal
- **Zoning Districts**
  - HI, LI, BP, and some limited GB

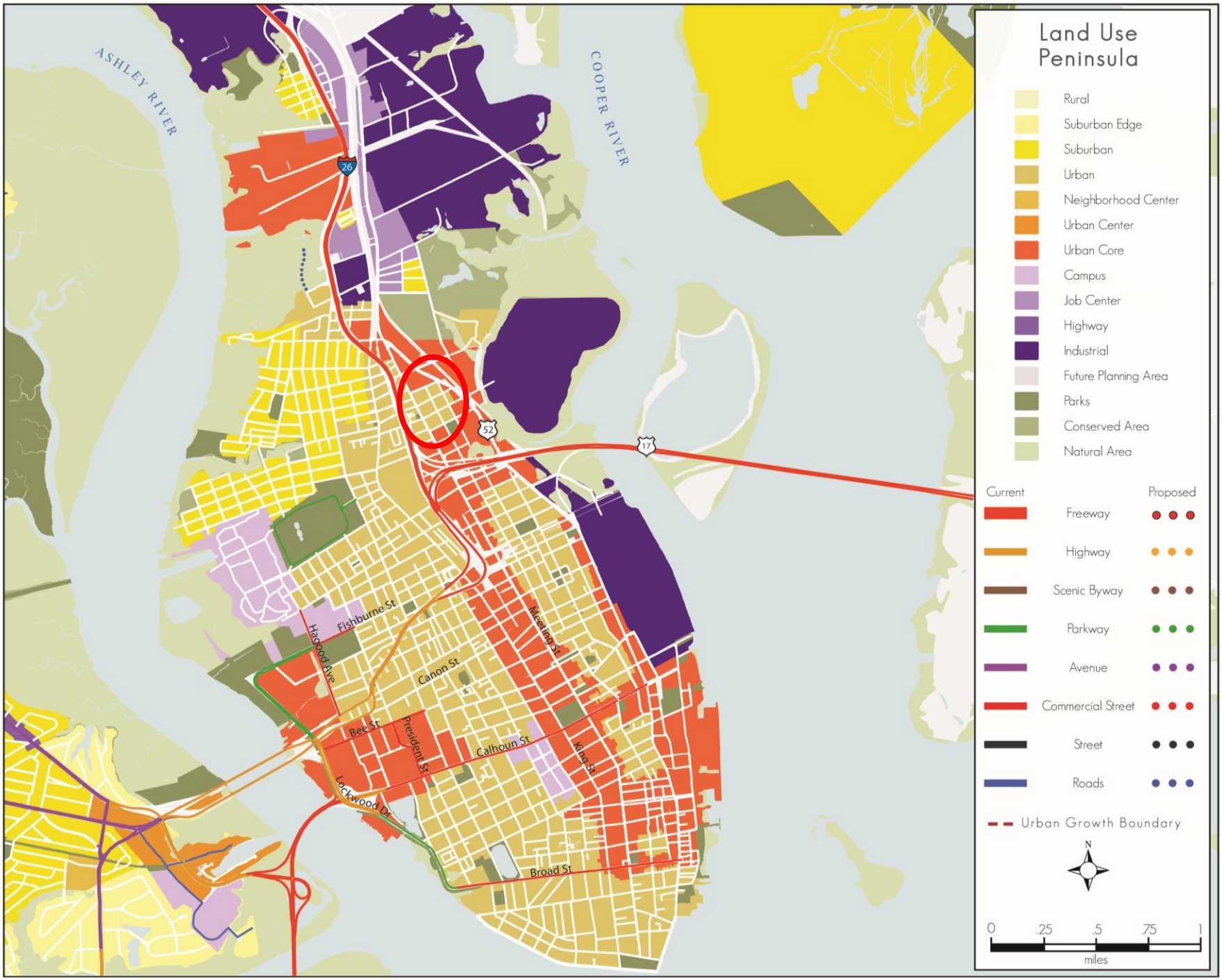
Neck Area (East Side)

Future Planning Area

Land areas for which there is no definite land use recommendation in this document, but that would be subject to further planning before any development would occur.

- **Zoning Districts**

  Cainhoy (CY)


Land Use
Peninsula
Rural
Suburban Edge
Suburban
Urban
Neighborhood Center
Urban Center
Urban Core
Campus
Job Center
Highway
Industrial
Future Planning Area
Parks
Conserved Area
Natural Area
Current
Proposed
Freeway
Highway
Scenic Byway
Parkway
Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
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.25
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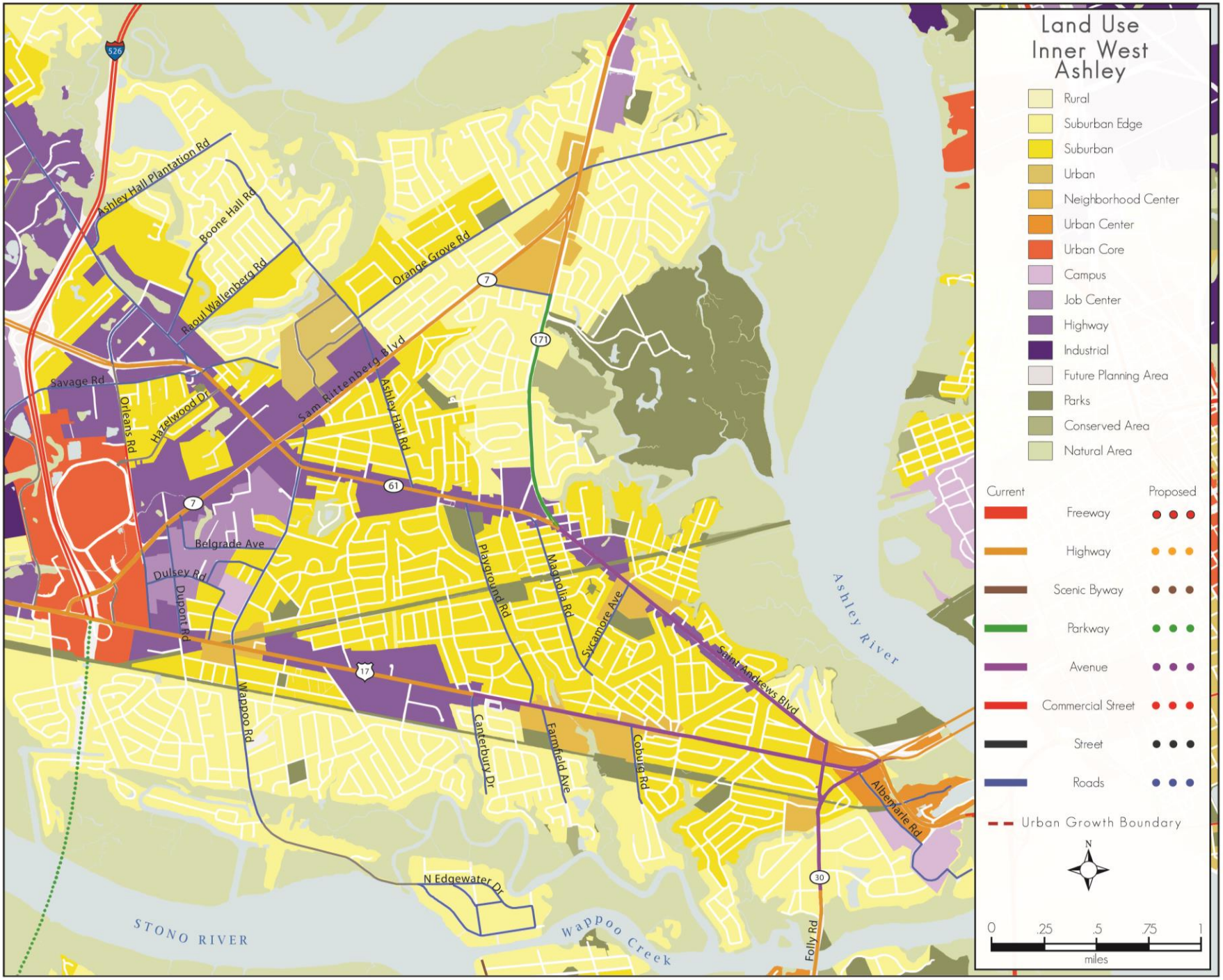
.75
1
miles
ASHLEY RIVER
COOPER RIVER
26
52
17
Fishburne St
Hagood Ave
Canon St
Meeting St
Bee St
President St
Calhoun St
King St
Lockwood Dr
Broad St


Land Use
Inner West
Ashley
Rural
Suburban Edge
Suburban
Urban
Neighborhood Center
Urban Center
Urban Core
Campus
Job Center
Highway
Industrial
Future Planning Area
Parks
Conserved Area
Natural Area
Current
Proposed
Freeway
Highway
Scenic Byway
Parkway
Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
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.25
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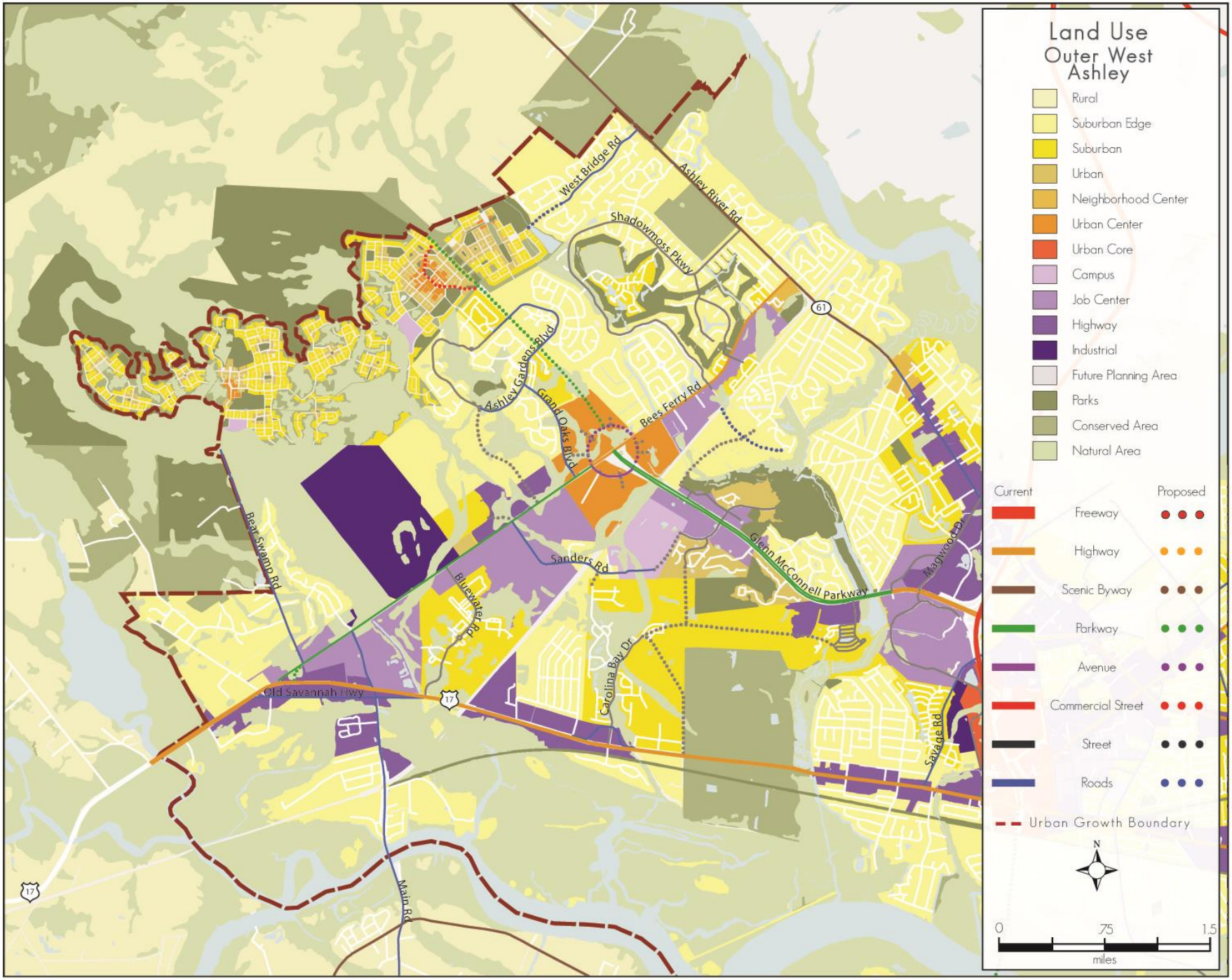
.75
1
miles
Ashley Hall Plantation Rd
Boone Hall Rd
Raoul Wallenberg Rd
Orange Grove Rd
Savage Rd
Orleans Rd
Hazelwood Dr
Sam Rittenberg Blvd
Ashley Hall Rd
Belgrade Ave
Dulsey Rd
Dupont Rd
Playground Rd
Magnolia Rd
Sycamore Ave
Saint Andrews Blvd
Wappoo Rd
Canterbury Dr
Farmfield Ave
Coburg Rd
Albemarle Rd
N Edgewater Dr
Folly Rd
Ashley River
STONO RIVER
Wappoo Creek
526
7
171
61
17
30


Land Use
Outer West Ashley
Rural
Suburban Edge
Suburban
Urban
Neighborhood Center
Urban Center
Urban Core
Campus
Job Center
Highway
Industrial
Future Planning Area
Parks
Conserved Area
Natural Area
Current
Proposed
Freeway
Highway
Scenic Byway
Parkway
Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
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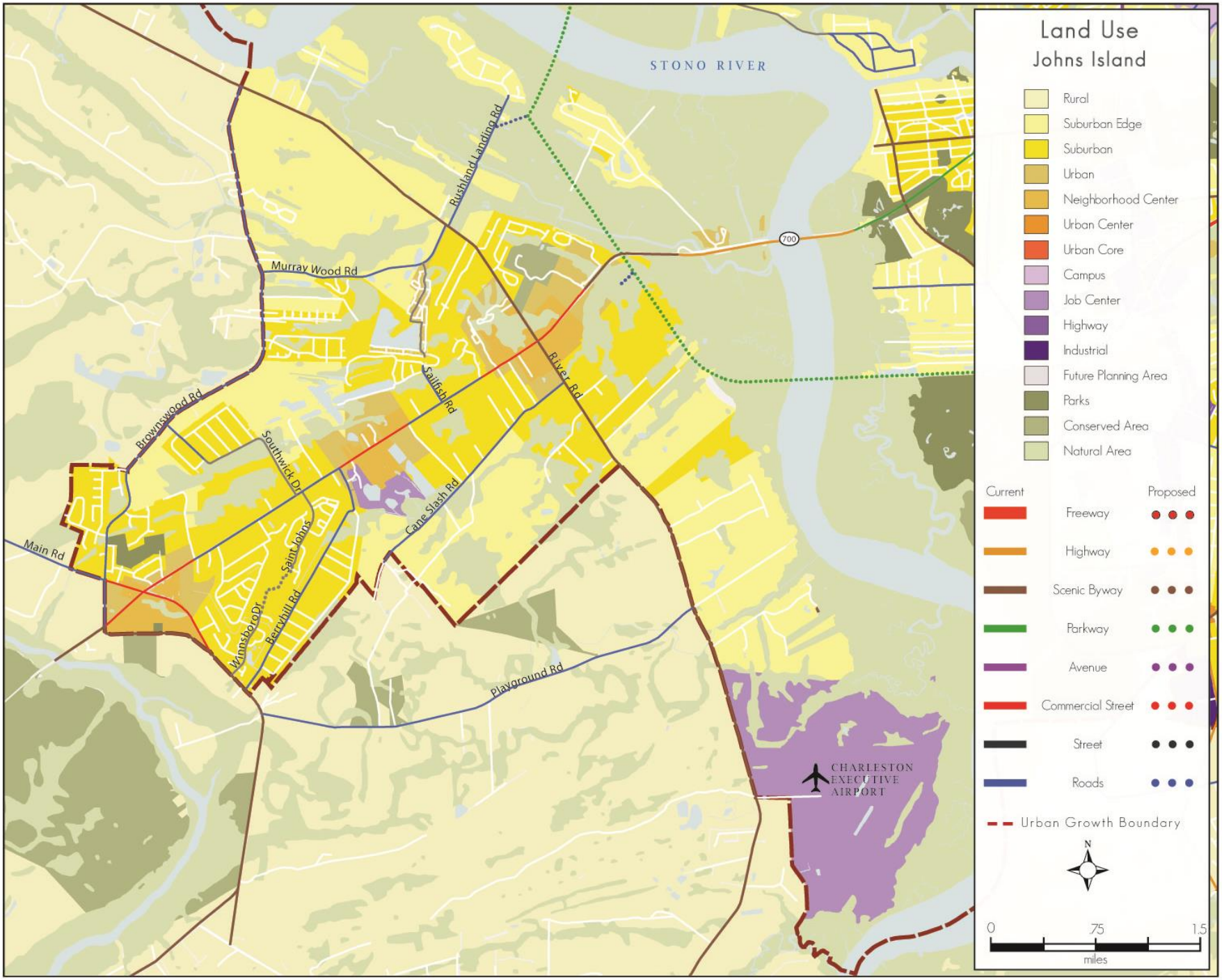
.75
1.5
miles
West Bridge Rd
Ashley River Rd
Shadowmoss Pkwy
61
Ashley Gardens Blvd
Grand Oaks Blvd
Bees Ferry Rd
Beat Swamp Rd
Sanders Rd
Glenn McConnell Parkway
Magwood Dr
Bluewater Rd
Carolina Bay Dr
Old Savannah Hwy
17
Savage Rd
Main Rd


Land Use
Johns Island
Rural
Suburban Edge
Suburban
Urban
Neighborhood Center
Urban Center
Urban Core
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Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
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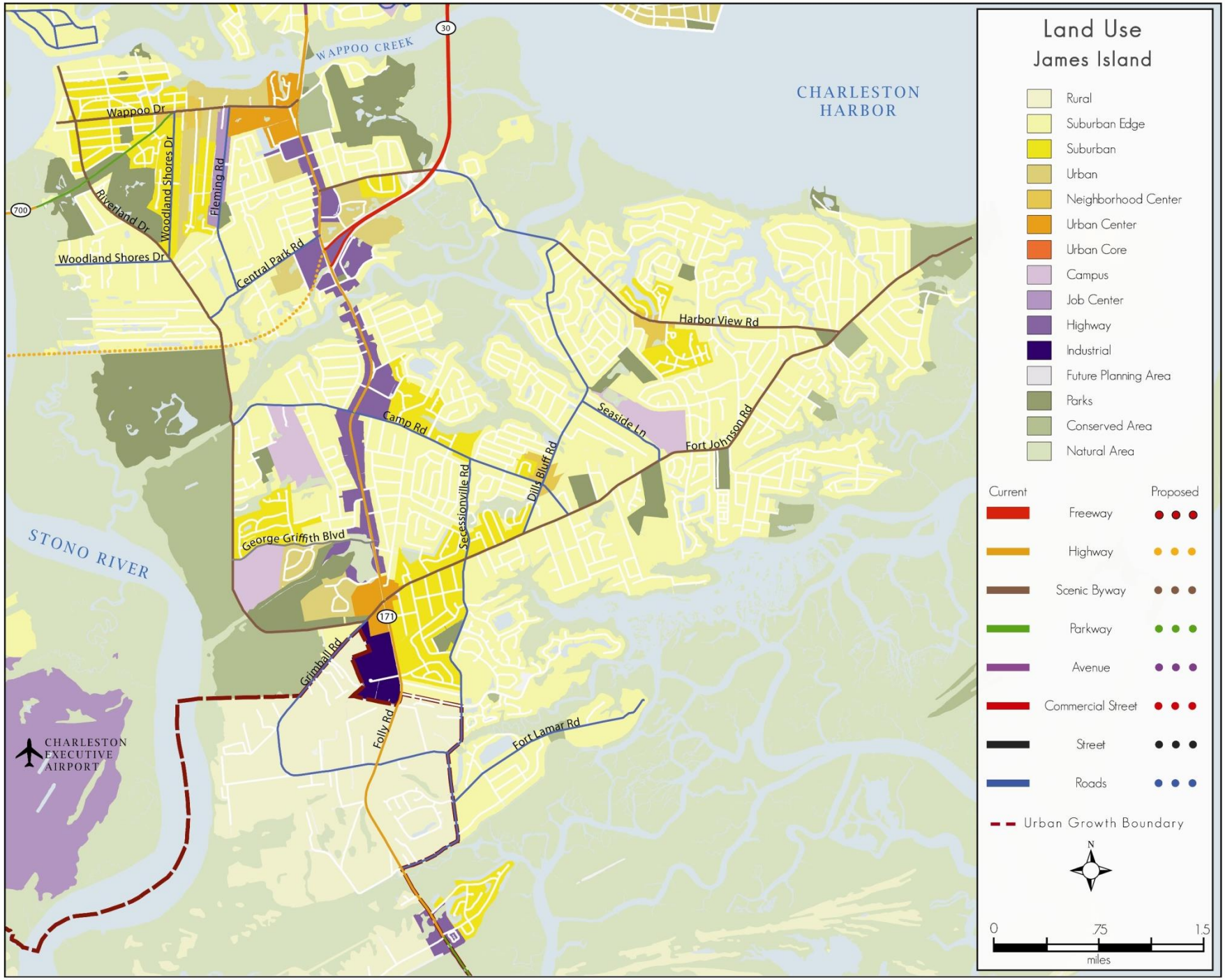
miles
STONO RIVER
Rushland Landing Rd
Murray Wood Rd
Brownswood Rd
Southwick Dr
Sailfish Rd
River Rd
Cane Slash Rd
Main Rd
Saint Johns
Winnsboro Dr
Berryhill Rd
Playground Rd
700
CHARLESTON
EXECUTIVE
AIRPORT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Parkway
Avenue
Commercial Street
Street
Roads
Urban Growth Boundary
N
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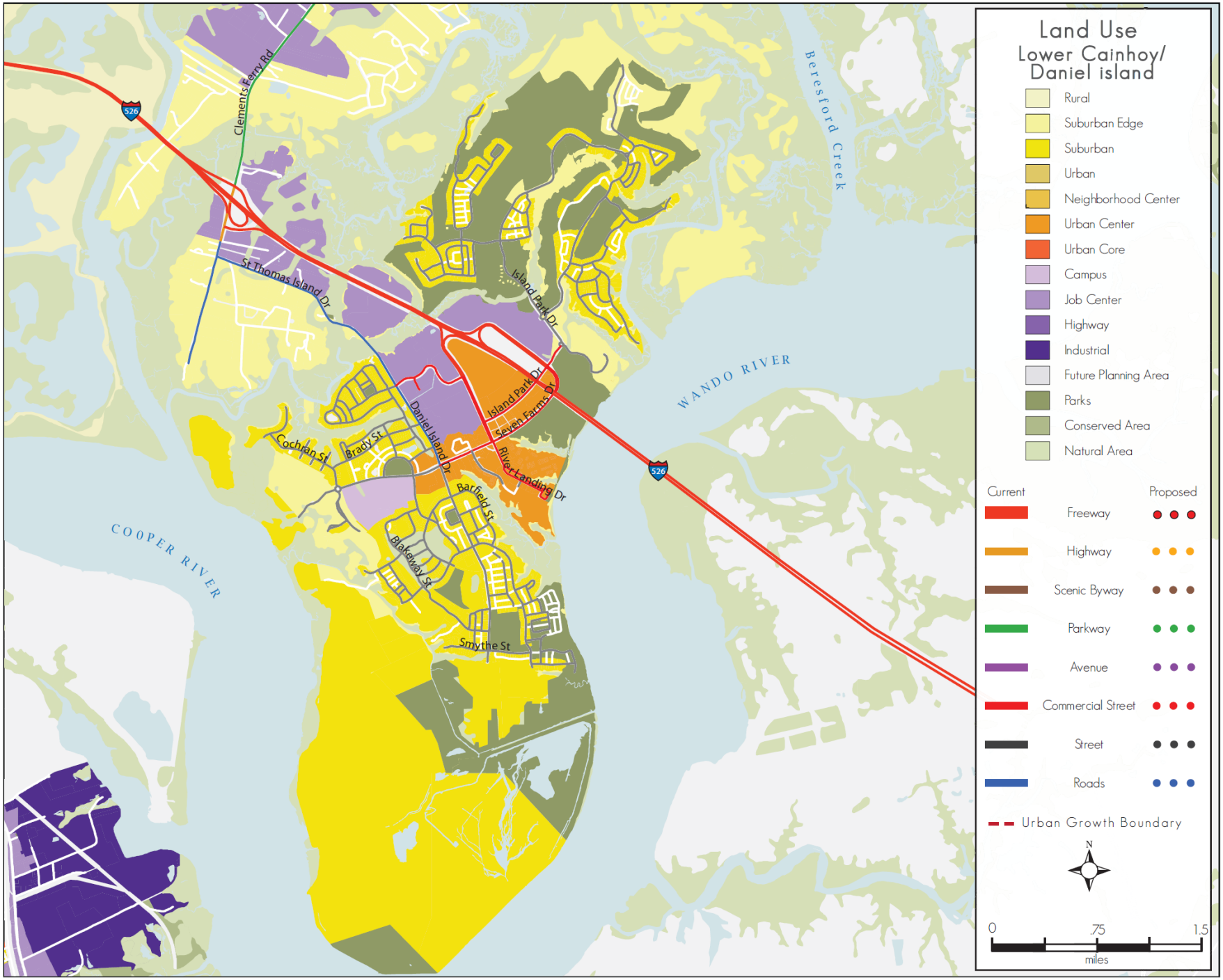
1.5
miles
CHARLESTON HARBOR
WAPPOO CREEK
STONO RIVER
CHARLESTON EXECUTIVE AIRPORT
30
700
171
Wappoo Dr
Riverland Dr
Woodland Shores Dr
Woodland Shores Dr
Fleming Rd
Central Park Rd
Harbor View Rd
Camp Rd
Seaside Ln
Fort Johnson Rd
Dills Bluff Rd
Secessionville Rd
George Griffith Blvd
Grimball Rd
Folly Rd
Fort Lamar Rd


Land Use
Lower Cainhoy/
Daniel island
Rural
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Neighborhood Center
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River Landing Dr
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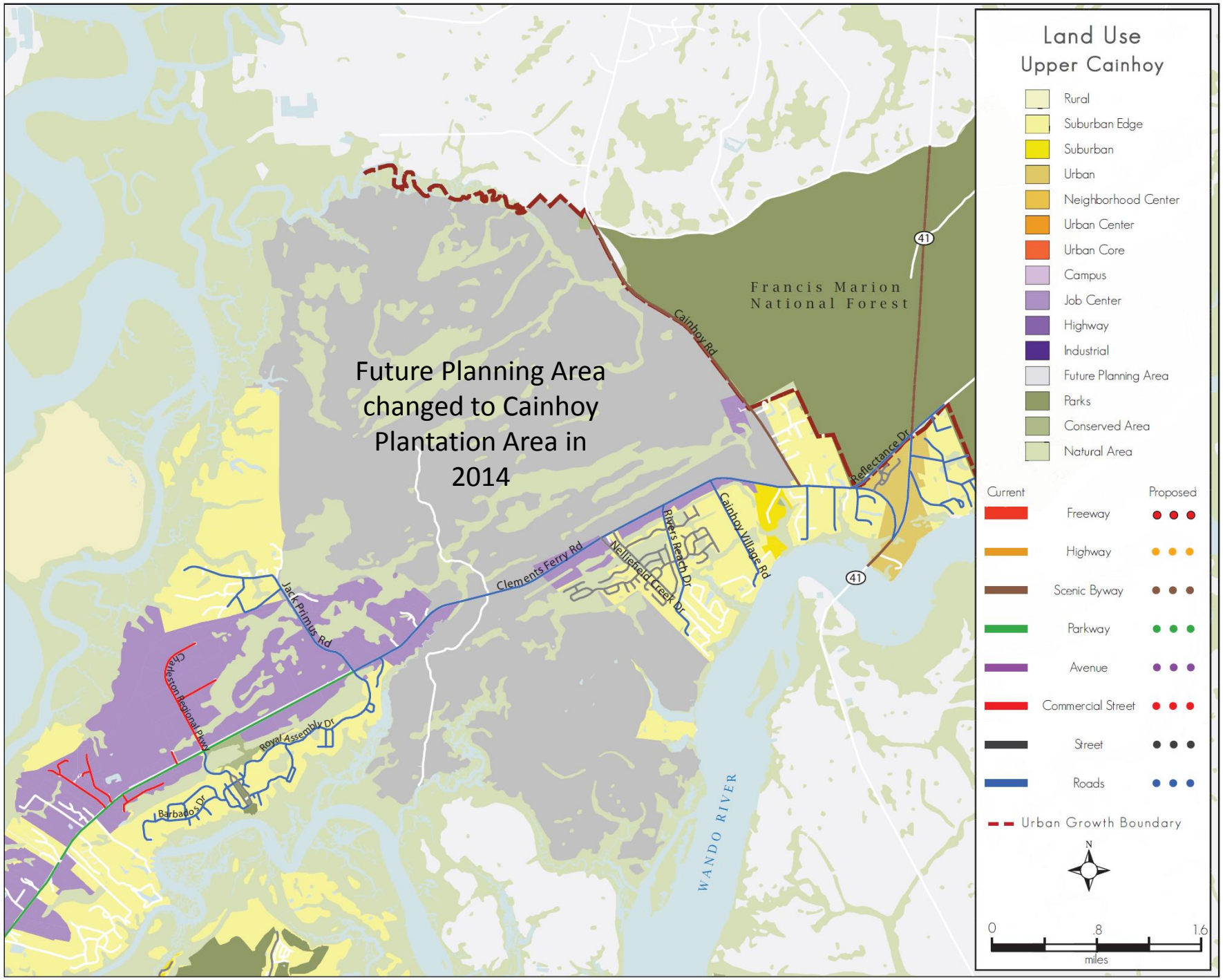
Brady St
Barfield St
Blakeway St
Smythe St
WANDO RIVER
COOPER RIVER
Beresford Creek
526


Land Use
Upper Cainhoy
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Urban Center
Urban Core
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Avenue
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Street
Roads
Urban Growth Boundary
N
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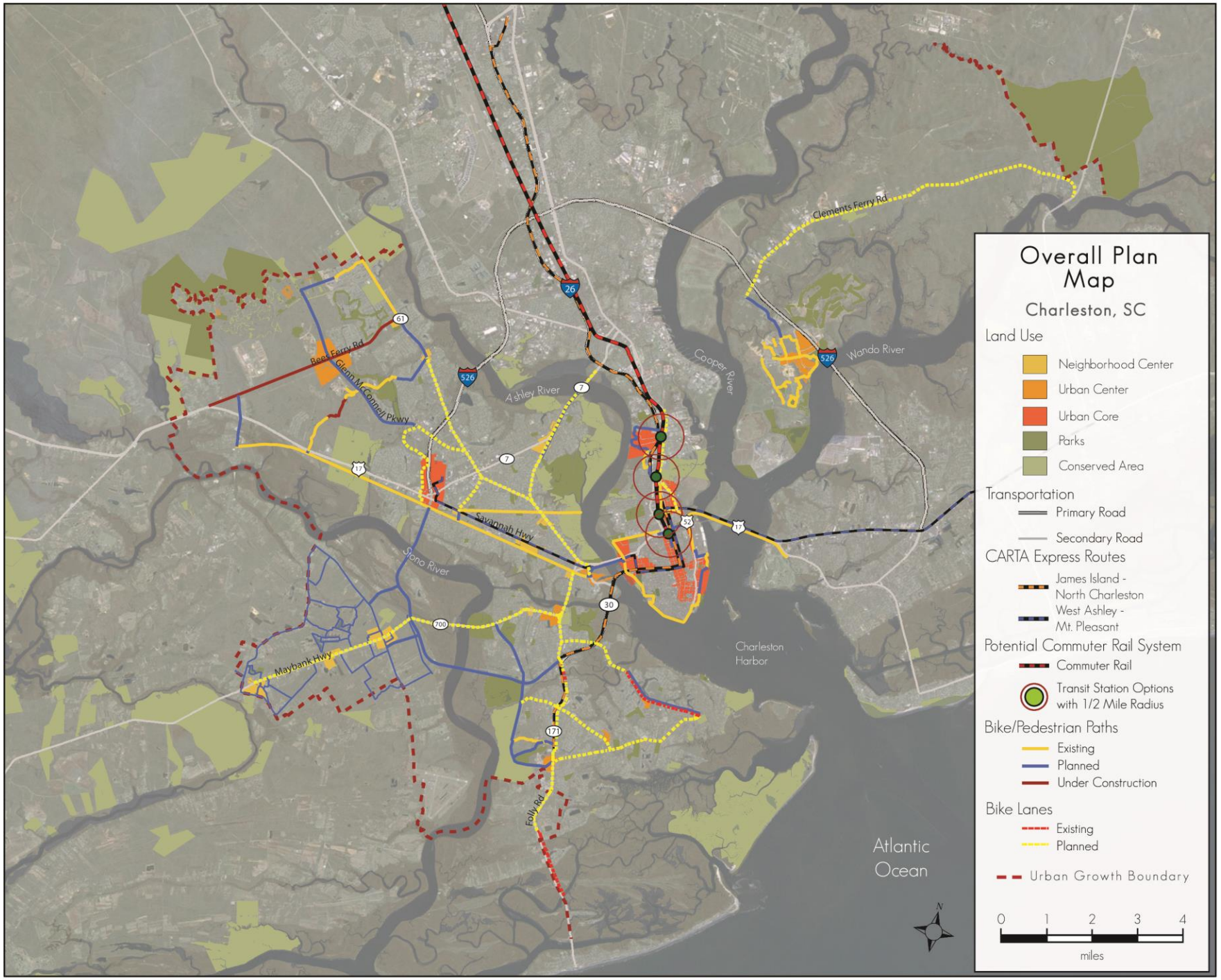
miles
Future Planning Area changed to Cainhoy Plantation Area in 2014
Francis Marion National Forest
Cainhoy Rd
Reflectance Dr
Cainhoy Village Rd
Rivers Reach Dr
Nelliefield Creek Dr
Clements Ferry Rd
Jack Primus Rd
Charleston Regional Pkwy
Royal Assembly Dr
Barbados Dr
WANDO RIVER
41
41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Maybank Hwy
Folly Rd
Charleston Harbor
Atlantic Ocean
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171

V

Mobility

Mobility
Overview

- Charleston's unique geography of waterways and marshes separating the City's five land bodies limit our ability to fully connect various points of the City and region by roadway
- 2000 Census: 15% of households in the City of Charleston were identified as not having a vehicle available for transportation
  - Over 18,000 people in Charleston will be walking, biking, riding public transportation, or car pooling with someone else
- 2009 Citizen Survey: over 90% of respondents agreed that our streets need to emphasize more connectivity and more low-speed, pedestrian-friendly character
- City needs to do more to offer alternatives to the traditional passenger vehicle
  - More bike lanes, sidewalks, public transportation options, and we need to make sure our land use recommendations are supporting a development pattern that supports walking and transit
- There need to be choices available to those using passenger cars
  - Choices of vehicular routes

UPDATED

TRAFFIC COUNTS DECREASED

Street Name	Location	Station	2009 Count	2015 Count	% Change
America Street	Stuart St. to US 17	579	2,600	1,100	-%57.69
Jackson St.	Morrison Dr. to US 52	677	1,250	650	-%48
President St.	Moultrie St. to Sumter St.	420	1,000	550	-%45
Market St.	Beaufain St. to King St.	581	5,300	3,300	-%37.73
Wentworth St.	Halsey Blvd. to East Bay St.	413	6,100	3,900	-%36.07
Calhoun St.	SC 30 to Barre St.	640	34,800	22,400	-%35.63
Fort Lamar Rd.	Old Military Rd. to Secessionville Creek	365	850	5,50	-%35.29
Ashley Town Center Dr.	US 17 to Savage Rd.	724	8,600	5,600	-%34.88
Cannon St.	Westcott St. to King St.	417	9,300	6100	-%34.40
Columbus St.	East Bay St. to King St.	623	5,400	3,600	-%33.33
Folly Rd.	S Grimball Rd. to Fort Johnson Rd.	239	17,700	14,500	-%18.1
Mt. Pleasant St.	US 78 to US 52	718	12,800	10,600	-%17.2

UPDATED

TRAFFIC COUNTS INCREASED

Street Name	Location	Station	2009 Count	2015 Count	% Change
Brockington Ave. (1364)	Frank St. to SC 61	663	125	3,400	%2620
Linguard St.	Church St. to East Bay St.	557	900	2,300	%155.56
Brownswood Rd.	Maybank Highway to Main Rd.	508	1,100	2,300	%109.09
Huger St.	US 52 to Morrison Dr.	422	2,000	3,800	%90
St. Philip St.	Cannon St. to Morris St.	438	2,700 (2012)	4,500	%66.67*
US 17	Savage Rd. to I-526	116	30,800 (2010)	50,100	%62.66*
Grimball Rd.	Riverland Rd. to Folly Rd.	584	4,500	6,100	%35.56
Line St.	Rose Ln. to Meeting St.	633	2,500	3,300	%32
Coming St.	Logan St. to US 17	431	6,700	8,600	%28.36
Fort Johnson Rd.	Folly Rd. to Camp Rd.	385	6,800	8,600	%26.47

Mobility

Existing Traffic Patterns Recommendations

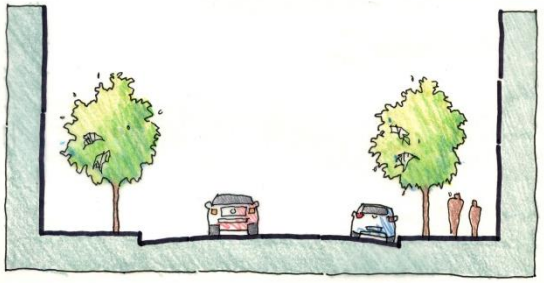
1. **Seek** to enhance the City's network with road improvements.

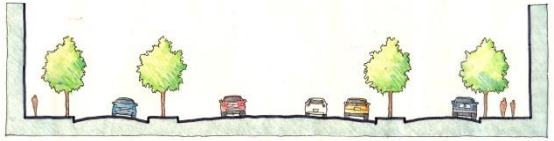
2. **Monitor** streets with decreasing traffic load for potential "road diets" and conversion of vehicle space to pedestrian, bicycle, and/or transit space.

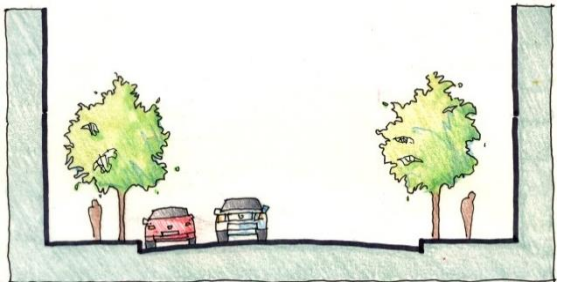
3. **Monitor** routes with increasing traffic load for enhanced transit routes and possibly physical improvements to handle traffic loads.

Mobility
Street Designs

- Help balance the scales for pedestrians and bicyclists
- Current codes are based on suburban or rural, vehicle only design types
  - These do not take principles of walkability into account
  - Instead we have moved vehicles at high speeds through the community
- 2009 Citizen Survey: over 90% of respondents supported designing or retrofitting streets to accommodate pedestrians, bicyclists, and transit users, as well as automobiles







Mobility

Street Design Recommendations

1. **Design** new streets and improve existing streets to accommodate walking, bicycling, and vehicle travel.
2. **Adopt** the new draft Street Standards as the City's policy for future street design and retrofit.
3. **Monitor** all resurfacing of streets in the City for the possible inclusion of bike lanes where road widths allow.
4. **Target** transportation investments to enhance the existing transportation network.
5. **Prioritize** improvements to existing thoroughfares and bottlenecks at major intersections and bridge locations

Top 10 Factors to make a Walkable Place

1. small block size
2. buildings fronting street
3. mixed land use
4. lower traffic speeds
5. on-street parking
6. interconnected streets
7. narrow street
8. sidewalks
9. traffic volumes
10. street trees

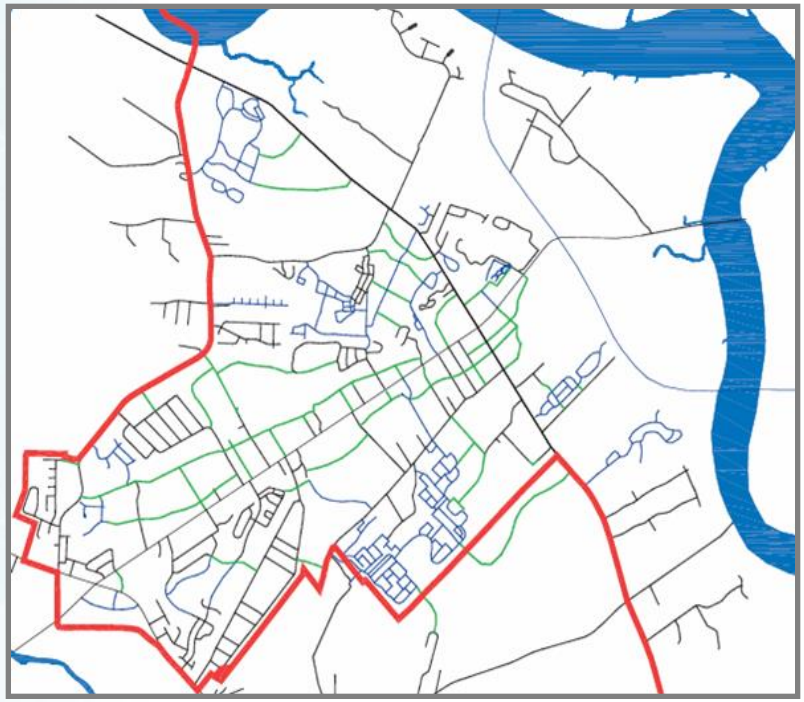
Streets

Network Expansion Recommendations

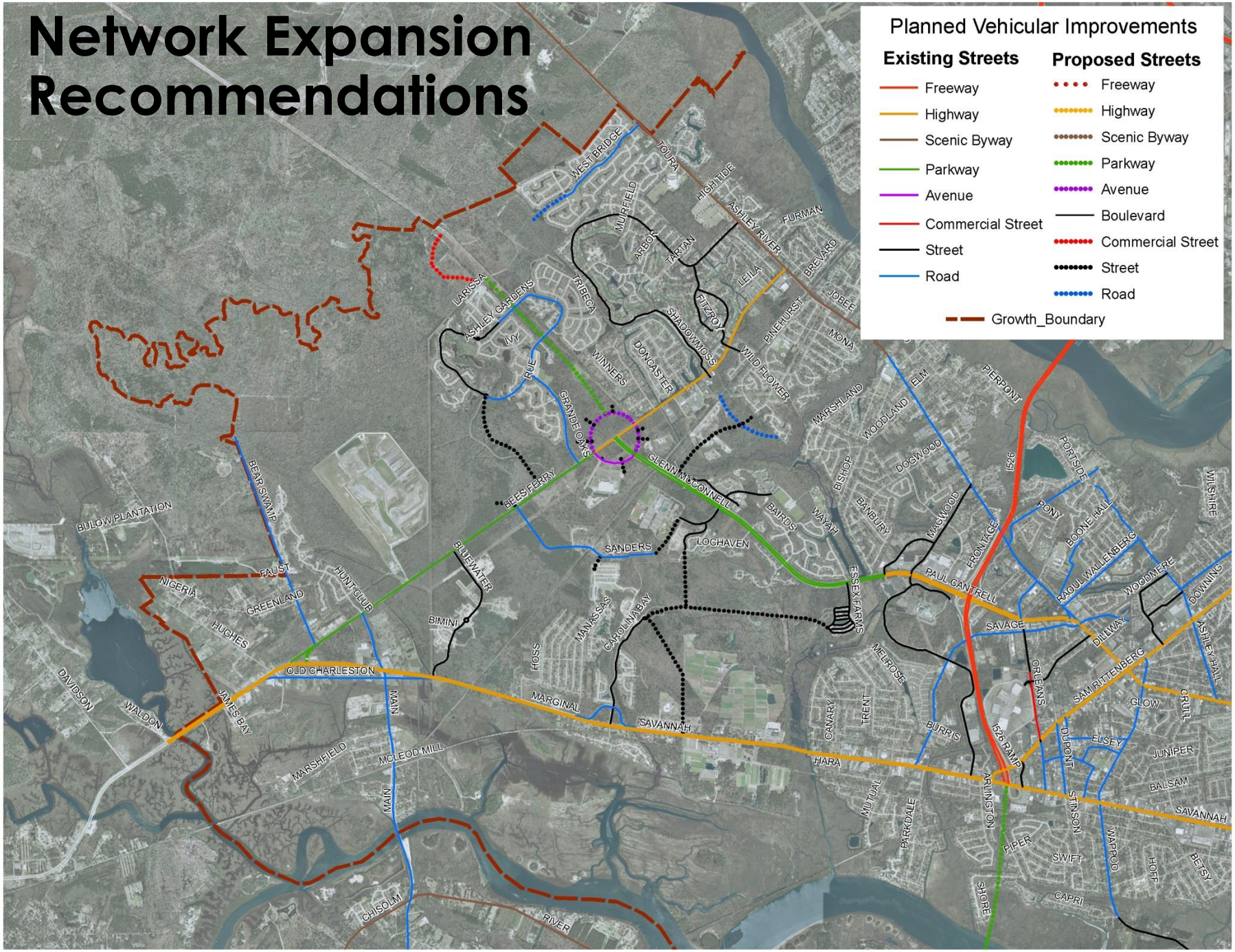
1. **Assure** that all new neighborhoods and new commercial and mixed-use developments are fully connected on all sides

2. **Seek** to create as many network connections as possible between key suburban arterials. Add and needed connections to City's Master Road Plan

3. **Implement** the connections designated in the City's Master Road Plan



Network Expansion Recommendations



Mobility

Bicycle and Pedestrian Mobility

- No range of mobility choices is complete without providing a full range of safe and convenient routes for bicyclists and pedestrians
- Surge in the city for bicycling and walking
  - Health reasons
  - Commuting
- New streets should always include provisions for bicyclists and pedestrians
  - Existing roadways should be retrofitted as funds permit
  - Utility corridors and rail corridors should be targeted for new off street connections
    - Corridors useful for connecting parks, schools, libraries and other places children are trying to get to and from safely

UPDATED

City of Charleston Bicycle and Pedestrian Improvement Projects 2000 –2020

Selected Projects Completed 2000 - 2010	Status	Department
Heriot/Magnolia Bridge Path	Completed	Developer
James Island Creek Bridge Bike Lanes and Sidewalk	Completed	SCDOT
West Ashley Bikeway – Extension	Completed	Capital Projects
East Bay Bicycle/Pedestrian Path	Completed	Capital Projects
Ashley River Road Bicycle/Pedestrian Path	Completed	Capital Projects
West Ashley Greenway Phase III - Extension	Completed	Capital Projects
Battery Gaillard Path	Completed	Developer
Ravenel Bridge Bike/Ped Lane Parking Lot	Completed	Capital Projects
Ravenel Bridge Bike/Ped Lane	Completed	SCDOT
Mary Ader Blvd Path	Completed	Capital Projects
Maybank Highway Pedestrian Tunnel	Completed	Capital Projects
George Griffith Blvd Bike/Ped Path	Completed	Developer
Selected Projects Planned/Under Construction 2000 - 2020	**Status**	**Department**
Fort Johnson Rd Sidewalk	Completed	Charleston County
Harbor View Rd Path	Under Construction	Charleston County
Bees Ferry Rd Path	Completed	Charleston County
Saint Andrews Blvd Bike Lanes	Design/Engineering Stage	City/County
Septima Clark Expressway Ped Improvements	Design/Engineering Stage	Public Service
Folly Rd Bike Lanes	Completed	City/County
Peninsula I-26 Corridor Path	Planning Stage	City/SCDOT
Maybank Hwy Bike Lanes/ Path	Partially Completed	City/County
Riverland Dr Bike/Ped Path	Planning Stage	City/County
Ashley River Bridge Bike/Ped Retrofit	Design/Engineering Stage	City/County
Morrison Dr Bike Lanes	Completed	City/County/SCDOT
West Ashley Greenway Phase IV	Completed	Capital Projects
Carolina Bay Multi-use Path	99% Completed	Developer
Governor's Park Trails	Completed	Capital Projects

Mobility

Bicycle and Pedestrian Recommendations

1. **Implement** a City-wide policy that every street that is built should be a complete street, not only with facilities for all mobility types, but also with urban design elements that help to facilitate alternative modes of travel, such as street trees and on-street parking.

2. **Seek** to implement the routes and improvements shown on the attached pedestrian and bike plan maps

3. **Further** enhance and update the proposed and planned network shown on the accompanying maps as funds permit

4. **Work** with the City's Bike and Pedestrian Committee and community to encourage and facilitate these modes in every way possible

5. **Make** sure that the City's pedestrian amenities are usable for all citizens, regardless of disability

6. **Follow** the recommendations of West Ashley Greenway Master plan and continue efforts to improve facilities along its route

7. **Construct** the bicycle/pedestrian lane for the Ashley River Bridge

8. **Establish** an agreement with local utilities for use of utility corridors as walking and bicycling paths

Mobility
Public Transportation

- The Charleston Area Rapid Transit Authority (CARTA)
  - Assumed responsibility for public transportation in Charleston in 1998
  - Immediately started making improvements to its menu of services
    - Region-wide bus system
- In 2004, half-cent sales tax referendum was passed
  - 18% allocated for public transportation, via CARTA
- Success of public transportation depends on levels of density along its routes
  - Higher density housing near transit corridors and stops
- Connecting homes and jobs is critical
  - Commute is most important vehicle trip to capture
- Future potential for fixed-guideway transit system exists for following reasons
  - Geography
  - A Strong Center
  - Visitors
  - Growth

Mobility

Public Transportation Recommendations

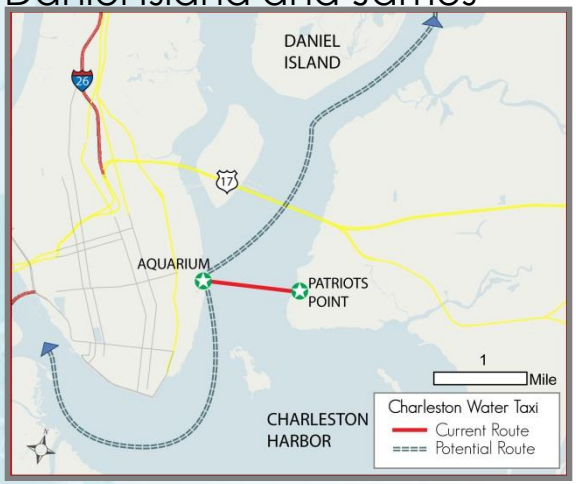
1. **Work** closely with CARTA to identify optimal transit routes and locations for current and future transit stops.

2. **Promote** walkable neighborhoods and developments, with appropriate densities to support key transit corridors.

3. **Continue** to protect the railroad right-of-way running the length of the peninsula and connecting downtown with North Charleston and Summerville for future use as a future transit corridor.

Mobility
Water Transportation

- Limited number of roadway connections in the City
- Charleston's geography makes water taxi and ferry service a unique mobility choice
- Existing water Taxi between Peninsula and Mount Pleasant should be enhanced with better and more convenient dock locations downtown
- Connections between Daniel Island and James Island are viable in short and long term and should be explored to a greater extent



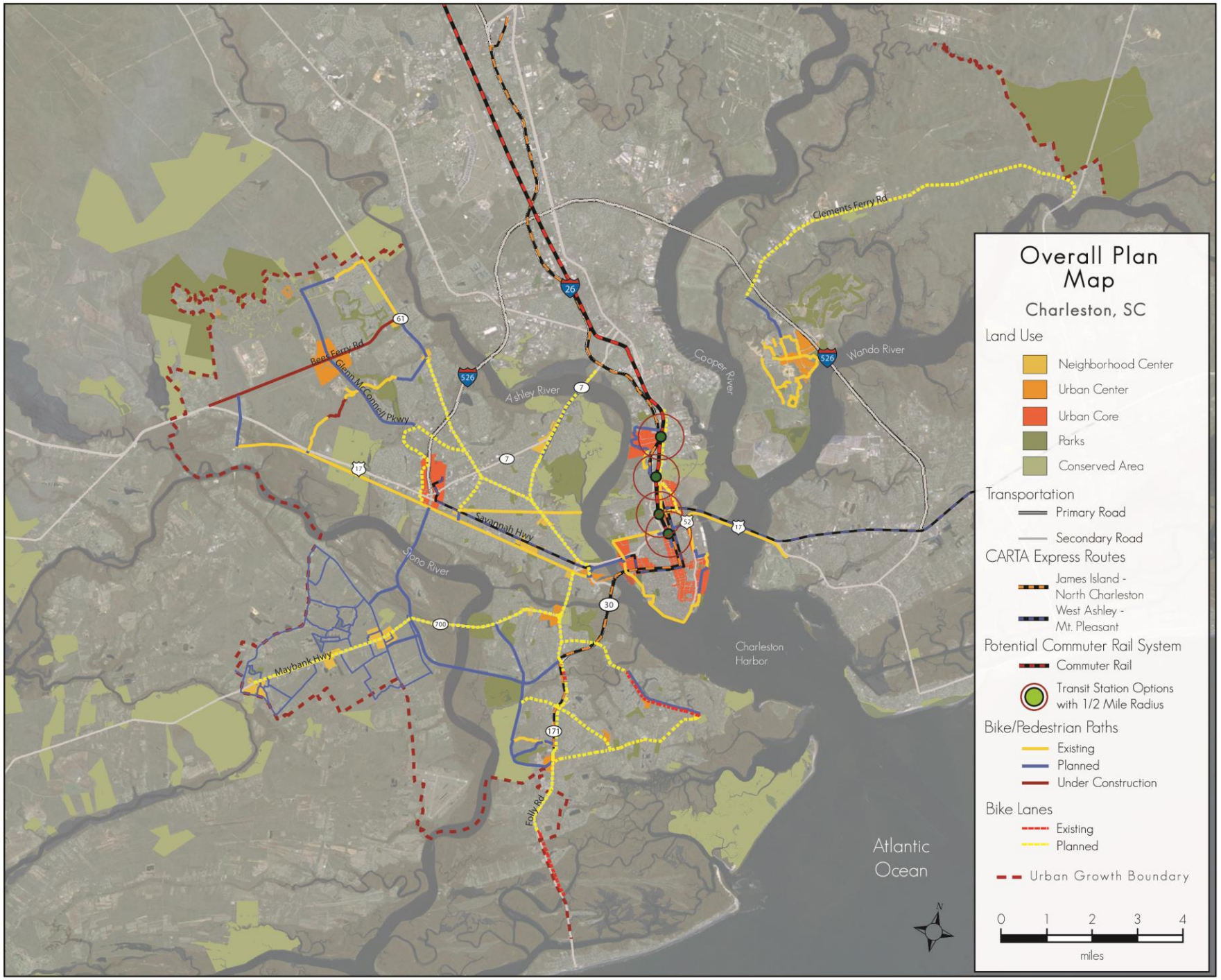
Water Transportation Recommendations

1. Continue efforts to enhance service between the Peninsula and Mount Pleasant, with enhanced and better located dock locations downtown.
2. Continue to investigate potential connections between the Peninsula and Daniel Island and James Island.

Mobility

Regional Mobility Plans 2010 - 2016

- Alt I-26
- Rethink Folly Road
- People Pedal Charleston
- CCPRC People 2 Parks Plan
- Walk Bike BCD


Overall Plan Map
Charleston, SC
Land Use
Neighborhood Center
Urban Center
Urban Core
Parks
Conserved Area
Transportation
Primary Road
Secondary Road
CARTA Express Routes
James Island - North Charleston
West Ashley - Mt. Pleasant
Potential Commuter Rail System
Commuter Rail
Transit Station Options with 1/2 Mile Radius
Bike/Pedestrian Paths
Existing
Planned
Under Construction
Bike Lanes
Existing
Planned
Urban Growth Boundary
0 1 2 3 4
miles
N
Clements Ferry Rd
Wando River
Cooper River
Ashley River
Reed Ferry Rd
Glenn McConnell Pkwy
Savannah Hwy
Stono River
Maybank Hwy
Folly Rd
Charleston Harbor
Atlantic Ocean
26
61
526
7
17
30
700
171

Upper Peninsula Project Map

MAGNOLIA (mixed-use)

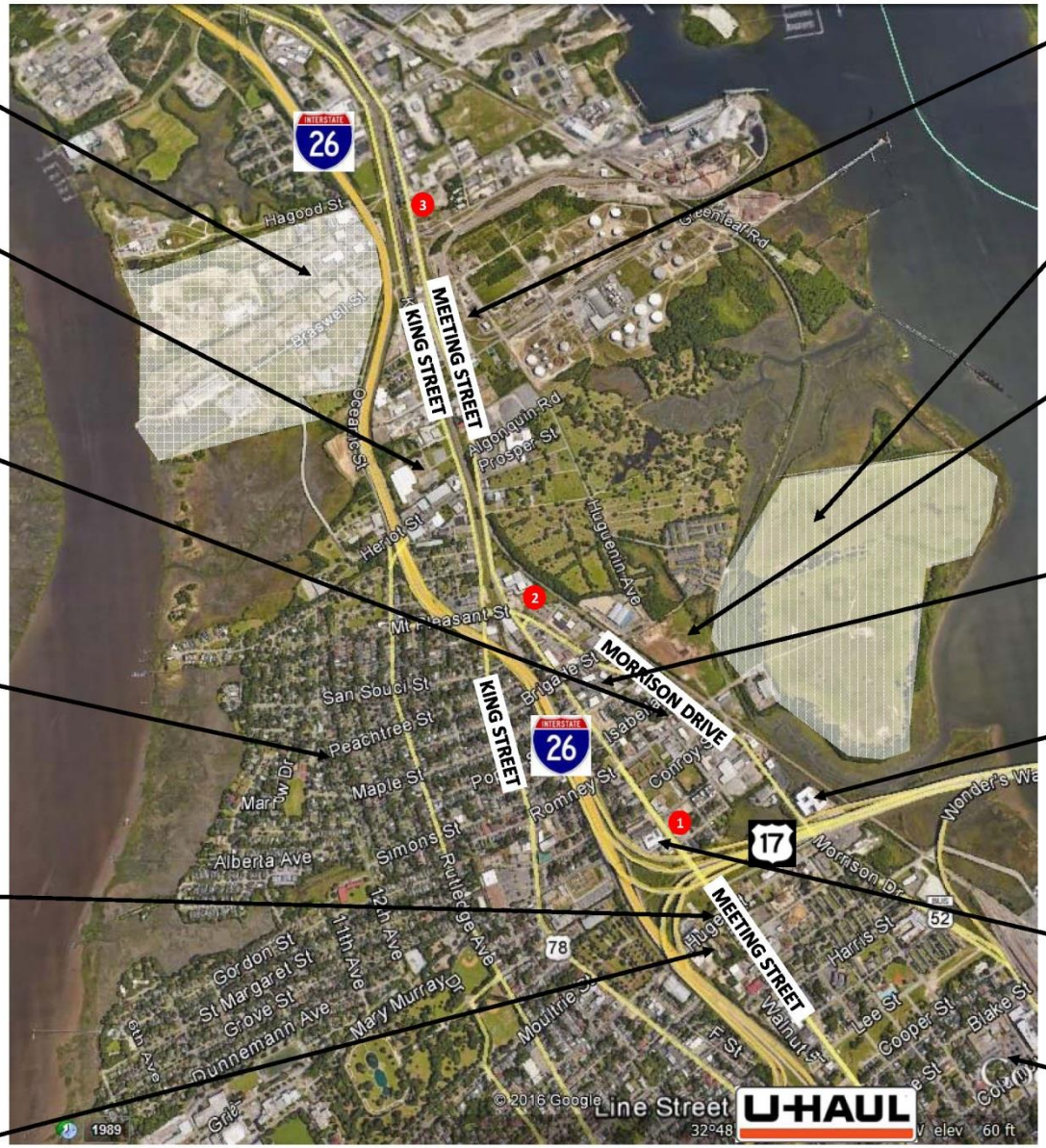
PACIFIC BOX (mixed-use)

FLAGSHIP 3 (office)

WAGENER TERRACE (neighborhood)

EAST CENTRAL LOFTS
(mixed-use)

293 HUGER (mixed-use)



THE REFINERY (mixed-use)

LAUREL ISLAND (mixed-use)

CHARLESTON STEELYARD (mixed-use)

HALF MILE NORTH (mixed-use)

930 NOMO (multi-family)

AMERICAN COLLEGE of BUILDING ARTS

CIGAR FACTORY (mixed-use)