

IMPLEMENTATION MATRIX

Recommended Actions: Policies / Studies

\$

Under \$200,000

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\$200,000-\$999,999

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\$1,000,000-\$4,999,999

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\$5,000,000-\$9,999,999

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\$10,000,000 and over

	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
1	COMM DESIGN & LAND USE	Formally adopt the Plan West Ashley vision		Immediate (first 2 years)	City of Charleston	NA	
2	COMM DESIGN & LAND USE	Coordinate implementation activities with Charleston County, Regional and State planning bodies		Immediate	City, Charleston County, BCDCOG, SCDOT, St Andrews PSD	NA	
3	COMM DESIGN & LAND USE	Develop a set of urban design principles for key sites and corridors. This should include the Plan Focus Areas (identified on page 2.22-2.23) and additional key nodes of Avondale and Sycamore/St. Andrews Blvd.		Immediate	City of Charleston	NA	
4	COMM DESIGN & LAND USE	Establish a joint City/County Design Review Board for key commercial corridors		Immediate	City, Charleston County	NA	
5	COMM DESIGN & LAND USE	Establish a West Ashley Community Brand & Identity Committee: organize private clean up efforts (keep West Ashley beautiful)		Immediate	City of Charleston	\$	City of Charleston
6	COMM DESIGN & LAND USE	Pursue neighborhood preservation		Immediate	City, Charleston County, advocacy groups, neighborhood org, community	NA	
7	ALL	The City and County should develop community engagement strategies to improve communication, education, and participation for residents around locally important community design & land use, transportation, green infrastructure & sustainability, housing, and economic development issues		Immediate	City of Charleston, Charleston County	NA	
8	TRANSPORTATION	Develop Design Guidelines for West Ashley Greenway + Bikeway		Immediate	City, Charleston County Parks and Recreation, Charleston Parks Conservancy	\$	City of Charleston, Charleston County Parks and Recreation, Charleston Parks Conservancy, Private Sector
9	TRANSPORTATION	Prepare a feasibility study for potential federal grant projects, such as TIGER (Transportation Investment Generating Economic Recovery) grants		Immediate	City, Charleston County, BCDCOG	\$\$	City of Charleston, Charleston County, SCDOT
10	TRANSPORTATION	Evaluate access management strategies		Immediate	City, Charleston County, SCDOT	\$\$	City of Charleston
11	GREEN INFRA & SUSTAINABILITY	Pursue mechanisms and funding to purchase property for the purpose of reversion to wetlands and addition of floodplain		Immediate	City, Charleston County	\$	City, Charleston County, land trusts advocacy groups, Greenbelt Program, impact fees, sales tax
12	GREEN INFRA & SUSTAINABILITY	Seek authorization from the General Assembly to allow local real estate transaction surcharge to seed open space acquisition		Immediate	City, Charleston County	NA	
13	GREEN INFRA & SUSTAINABILITY	Strengthen tree protection and tree planting requirements for new development and redevelopment		Immediate	City, Charleston County	NA	
14	GREEN INFRA & SUSTAINABILITY	Advocate for the Greenbelt program to borrow money against future revenues on the half penny sales tax in order to provide immediate funding		Immediate	City, Charleston County, land trusts, advocacy groups, community	NA	
15	GREEN INFRA & SUSTAINABILITY	Raise community awareness of sensitive environmental concerns, green infrastructure, and open space preservation		Immediate	City, Charleston County, land trusts, advocacy groups, community	\$	City of Charleston
16	GREEN INFRA & SUSTAINABILITY	Develop a West Ashley Recreational Needs Assessment		Immediate	City, Charleston County, St Andrews Parks & Playgrounds	\$	City, Charleston County, St Andrews Parks & Playgrounds
17	GREEN INFRA & SUSTAINABILITY	Develop a West Ashley Open Space, Parks, and Recreation Master Plan		Immediate	City, Charleston County	\$\$	City, Charleston County
18	HOUSING	Pursue passage of a citywide housing bond, and use resulting funds to expand subsidized income-restricted housing in West Ashley		Immediate	City of Charleston	\$	City of Charleston

Insert additional HOUSING implementation recommendation (immediate time frame): *Adjust zoning and land development regulations to further support development of affordable housing including prioritizing and incentivizing affordable housing, streamlining and expediting the review and approval process for affordable housing, and enabling staff level approvals for affordable housing.*

Recommended Actions: Policies / Studies (continued)

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Under \$200,000

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\$10,000,000 and over

	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
19	HOUSING	With public input, elected officials should explore passage of an inclusionary housing enabling law at the state level		Immediate (first 2 years)	City of Charleston, Charleston County, BCDCOG, Chamber of Commerce, SC Community Loan Fund, advocacy groups	\$	City of Charleston, Charleston County, BCDCOG, Chamber of Commerce, SC Community Loan Fund, advocacy groups
20	HOUSING	With public input, elected officials should explore changes to state enabling law and city ordinances to allow for incentivized affordable housing programs. Develop local voluntary incentive programs that encourage developments to incorporate affordable and workforce housing. Explore potential for incentives such as real estate tax abatement, density bonuses, height bonuses or other mechanisms that incentivize developers to voluntarily include levels of affordable housing.		Immediate	City of Charleston, Charleston County, BCDCOG, Charleston Chamber of Commerce, SC Community Loan Fund, advocacy groups	\$	City of Charleston, Charleston County, BCDCOG, Charleston Chamber of Commerce, SC Community Loan Fund, advocacy groups
21	HOUSING	Pursue changes to state criteria that negatively impact the ability of income-restricted affordable housing developers to obtain adequate LIHTC funding allocations		Immediate	City of Charleston, Charleston County, BCDCOG, Chamber of Commerce, SC Community Loan Fund, advocacy groups	\$	City of Charleston, Charleston County, BCDCOG, Chamber of Commerce, SC Community Loan Fund, advocacy groups
22	HOUSING	Expand application of Mixed-Use Workforce Housing zoning districts, and pursue modifications to increase the program's effectiveness		Immediate	City of Charleston	\$	City of Charleston
23	HOUSING	Maintain and expand homeowner rehabilitation assistance programs and funding		Immediate	City of Charleston	\$\$+	City of Charleston, CDBG, HOME
24	HOUSING	Explore the potential to offer expedited review of income-restricted affordable or mixed-income housing development projects		Immediate	City of Charleston, Charleston County	\$	City of Charleston, Charleston County, Chamber of Commerce, private developers
25	HOUSING	Provide assistance to residents through the Center for Heirs Property Preservation, and pursue modifications to state heirs property laws that harm the ability of families to maintain control of properties		Immediate	City, Charleston County, Center for Heirs Property Preservation, advocacy groups	\$	City of Charleston, Charleston County, Chamber of Commerce,
26	HOUSING	Explore the potential to offer expedited review of townhome and multifamily housing projects in locations where such housing is allowed by right, particularly targeted to infill locations that already have the infrastructure to support additional housing		Immediate	City of Charleston	\$	City of Charleston, private developers
27	HOUSING	Prioritize expansion of senior housing options for households of all incomes		Immediate	City, Charleston County, Housing Authority, SC Community Loan Fund, Housing advocacy groups and non-profits, private developers	\$	City of Charleston, Charleston County
28	HOUSING	Adjust zoning and land use regulations to allow and support development of “affordable by design” housing products		Immediate	City, Charleston County	\$	City of Charleston, Charleston County
29	ECONOMIC DEVELOPMENT	Develop specific goals for targeting industries and business activities for growth in West Ashley, and refine strategies for achieving these goals.		Immediate	City of Charleston, Charleston County, Charleston Regional Development Alliance, BCDCOG, West Ashley James Island Business Association, Chamber of Commerce, Charleston County Economic Development	\$	City of Charleston, Charleston County, Charleston Regional Development Alliance, BCDCOG, West Ashley James Island Business Association, Chamber of Commerce

Recommended Actions: Policies / Studies (continued)

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	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
30	ECONOMIC DEVELOPMENT	Promote West Ashley's specific strengths through the region's economic development promotional materials and networks		Immediate (first 2 years)	City, Charleston County, Charleston Regional Development Alliance, BCDCOG, West Ashley James Island Business Association, Chamber of Commerce, Charleston County Economic Development, Charleston Area Convention and Visitors Bureau	\$	City of Charleston, Charleston County, Charleston Regional Development Alliance, BCDCOG, West Ashley James Island Business Association, Chamber of Commerce, Charleston County Economic Development, Charleston Area Convention and Visitors Bureau
31	ECONOMIC DEVELOPMENT	Ensure zoning and design regulations promote the town center vision for Citadel Mall		Immediate	City, Charleston County	\$	City of Charleston, Charleston County
32	ECONOMIC DEVELOPMENT	Better integrate West Ashley within the efforts of the Charleston Digital Corridor initiative		Immediate	City, Charleston Digital Corridor, and other stakeholders as appropriate	\$	City, private business partners, Charleston Digital Corridor funders
33	ECONOMIC DEVELOPMENT	Prepare informational materials highlighting West Ashley's locational advantages for small businesses		Immediate	City, West Ashley James Island Business Association, Chamber of Commerce, Lowcountry Local First, Avondale Point Business District, advocacy groups	\$	City of Charleston
34	ECONOMIC DEVELOPMENT	Promote existing community activities and facilities, and work with community members to create new community activities		Immediate	City, community partners, neighborhood groups, Charleston County, St Andrews PSD, local event partners	\$	City of Charleston, community partners, neighborhood groups, Charleston County, St Andrews PSD
35	ECONOMIC DEVELOPMENT	Identify ways to link West Ashley to existing cultural events in Charleston		Immediate	City, local event partners	\$	City of Charleston, community partners, event partners, neighborhood groups
36	ECONOMIC DEVELOPMENT	As appropriate, allow flexible conversion or redevelopment of retail and other commercial properties to other uses		Immediate	City, Charleston County	\$	City of Charleston, Charleston County
37	ECONOMIC DEVELOPMENT	Ensure zoning in outer West Ashley requires/incentivizes location of community shopping centers or commercial buildings near new housing		Immediate	City, Charleston County	\$	City of Charleston, Charleston County
38	ECONOMIC DEVELOPMENT	Evaluate the feasibility of adding a parking structure to Avondale.		Immediate	City of Charleston	\$	City of Charleston
39	COMM DESIGN & LAND USE	Draft and adopt mixed-use regulatory standards and incentives to replace and modernize existing zoning, to guide new development on commercial corridors, entryways, and other focused priority progress areas		Near-Term (2 – 5 years)	City of Charleston	\$\$	City of Charleston
40	COMM DESIGN & LAND USE	West Ashley Community Brand & Identity Committee: work to improve West Ashley's image and community perception, celebrate history and culture		Near-Term	City, CVB, Chamber of Commerce, community members, Charleston County, St Andrews PSD	\$	City, Chamber of Commerce, the Convention and Visitors Bureau, and other regional agencies
41	COMM DESIGN & LAND USE	West Ashley Community Brand & Identity Committee: implement entry signage, lighting, beautification efforts		Near-Term	City of Charleston	\$	City, Chamber of Commerce, the Convention and Visitors Bureau, and other regional agencies
42	COMM DESIGN & LAND USE	Improve/beautify West Ashley gateways with appropriate signage and landscaping		Near-Term	City of Charleston	\$\$	City of Charleston
43	TRANSPORTATION	Gather commuter data / analysis – regional and local		Near-Term	City, Charleston County, BCDCOG	\$	City, Charleston County, BCDCOG

Recommended Actions: Policies / Studies (continued)

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	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
44	TRANSPORTATION	Complete a Regional Transit Feasibility Study and Regional Transit Framework Plan.		Near-Term (2 – 5 years)	BCDCOG, CARTA	\$\$	CARTA, BCDCOG,
45	TRANSPORTATION	Evaluate potential for dedicated transit, carpool, and bus and/or bike lanes		Near-Term	City, Charleston County, SCDOT, BCDCOG, CARTA	\$\$	City, Charleston County, SCDOT, BCDCOG, CARTA
46	TRANSPORTATION	Develop and adopt land use and zoning code modifications that allow for mixed-use/intensification of land uses along critical transit streets/corridors		Near-Term	BCDCOG, CARTA, City, Charleston County, SCDOT	\$	CARTA, City, Charleston County, Private developers
47	TRANSPORTATION	Develop and adopt design guidelines for livable developments		Near-Term	BCDCOG, CARTA, City, Charleston County	\$	City, Charleston County
48	TRANSPORTATION	Develop and adopt parking regulations		Near-Term	CARTA, City, Charleston County, SCDOT	\$	City, Charleston County
49	TRANSPORTATION	Develop and adopt a Vision Zero policy		Near-Term	BCDCOG, CARTA, City of Charleston, SCDOT	\$	City of Charleston
50	GREEN INFRA & SUSTAINABILITY	Pursue mechanisms for transfer of development rights (TDR)		Near-Term	City, Charleston County	\$	City, Charleston County Greenbelt Program, land trusts, development community
51	GREEN INFRA & SUSTAINABILITY	Pursue mechanisms for purchase of development rights (PDR)		Near-Term	City, Charleston County	\$	City, Charleston County Greenbelt Program, land trusts, development community
52	GREEN INFRA & SUSTAINABILITY	Increase budget for inspection, operation, and maintenance of drainage infrastructure		Near-Term	City, Charleston County, SCDOT	\$\$\$	City, Charleston County, SCDOT
53	GREEN INFRA & SUSTAINABILITY	Pursue green infrastructure maintenance workforce training programs		Near-Term	City, Charleston County	\$\$	City, Charleston County, green economy bond
54	GREEN INFRA & SUSTAINABILITY	Strengthen local wetlands regulations & jurisdiction		Near-Term	City, Charleston County, ACOE, OCRM	\$	City, Charleston County
55	GREEN INFRA & SUSTAINABILITY	Prohibit the fill of any wetlands or disturbance of any upland area within a fixed distance of a designated wetland area.		Near-Term	City, Charleston County	\$	City, Charleston County
56	GREEN INFRA & SUSTAINABILITY	Prohibit the discharge of stormwater to areas inside of a 100-foot protective buffer.		Near-Term	City, Charleston County	\$	City, Charleston County
57	GREEN INFRA & SUSTAINABILITY	Promulgate restoration requirements for properties where the protective buffer is already disturbed.		Near-Term	City, Charleston County	\$	City, Charleston County
58	GREEN INFRA & SUSTAINABILITY	Implement flexible wetland protection measures for redevelopment opportunities that can create a “net improvement.”		Near-Term	City, Charleston County, ACOE, OCRM	\$	City, Charleston County
59	GREEN INFRA & SUSTAINABILITY	Include green infrastructure requirements/ guidelines reflecting the Master Plan vision for West Ashley in the updated City stormwater management standards		Near-Term	City, Charleston County	\$	City, Charleston County
60	GREEN INFRA & SUSTAINABILITY	Increase the requirements for matching pre-development and post-development discharge rates to the 100-year storm frequency		Near-Term	City, Charleston County	\$	City, Charleston County
61	GREEN INFRA & SUSTAINABILITY	Increase the design storm frequency for pipes, culverts, and other features in areas where doing so would alleviate flood pressure.		Near-Term	City, Charleston County	\$	City, Charleston County
62	GREEN INFRA & SUSTAINABILITY	Incorporate requirements for retention of small storm volumes where this would be beneficial for mitigating downstream flooding or in areas identified for protection in this plan		Near-Term	City, Charleston County	\$	City, Charleston County

Recommended Actions: Policies / Studies (continued)

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	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
63	GREENINFRA & SUSTAINABILITY	Include requirements for downstream analyses in flood prone areas		Near-Term (2 – 5 years)	City, Charleston County	\$	City, Charleston County
64	GREENINFRA & SUSTAINABILITY	Increase freeboard requirement for residential and non-residential development from one foot to two feet		Near-Term	City of Charleston	NA	City of Charleston
65	GREENINFRA & SUSTAINABILITY	Provide a more detailed description of the type of analyses and measures that will be required to determine there will be no increase in impacts from a development proposal		Near-Term	City, Charleston County	\$	City, Charleston County
66	GREENINFRA & SUSTAINABILITY	Apply select standards from areas of special flood hazard to the 100-year flood plain		Near-Term	City, Charleston County	\$	City, Charleston County
67	GREENINFRA & SUSTAINABILITY	Explore ways to assist coordination efforts from federal programs such as FEMA and SBA to assist homeowners within flood plain impacted by recurring flooding.		Near-Term	City	NA	City of Charleston
68	HOUSING	Explore adoption of pre-approved housing designs/plans – compatible with the existing character of targeted areas – to reduce development costs and time		Near-Term	City of Charleston	\$	City of Charleston
69	HOUSING	Ensure housing is well-served by multimodal transportation options that allow residents to reduce their travel costs		Near-Term	City, BCDCOG, CARTA, SCDOT, Charleston County	\$	City of Charleston, BCDCOG, CARTA, SCDOT, Charleston County
70	HOUSING	Target use of affordable housing in-lieu fees collected in West Ashley to support development and retention of income-restricted affordable housing in West Ashley		Near-Term	City of Charleston	\$\$\$	City of Charleston, private developers
71	HOUSING	Inventory all land currently owned by a public agency, determine if any properties could be used for housing in the future, and prioritize these sites for subsidized income-restricted housing development.		Near-Term	City, Charleston County, City of Charleston Housing Authority, Charleston County Housing Authority	\$\$	City of Charleston, Charleston County, City of Charleston Housing Authority, Charleston County Housing Authority
72	HOUSING	Study potential adoption of additional tools deployed by other communities to address affordable housing needs.		Near-Term	City, Charleston County, SC Community Loan Fund, advocacy groups, Chamber of Commerce, private developers	\$	City of Charleston
73	HOUSING	Reach out to and work with individual neighborhood councils to provide resident outreach and education to better understand and address concerns, and to explore ways to accommodate newer housing types		Near-Term	City, neighborhood groups, community members, Charleston County, St Andrews PSD	\$	City of Charleston
74	HOUSING	Align zoning, design review, and land use control regulations and processes to ensure new housing development can proceed while also respecting the character and design of existing neighborhoods, including possible adoption of some version of a form-based code		Near-Term	City of Charleston	\$	City of Charleston
75	HOUSING	Explore other tools for supporting housing affordability in West Ashley as noted on page 5.21		Near-Term	City, Charleston County, local institutions/employers	\$\$	City, Charleston County
76	HOUSING	Identify and preserve historic community assets and character in West Ashley		Near-Term	City, Charleston County, advocacy groups, neighborhood org, community	\$	City of Charleston, Charleston County
77	HOUSING	Promote “green” energy-efficient homes that are less costly to maintain and operate		Near-Term	City, Charleston County	\$	City of Charleston, Charleston County
78	HOUSING	Based on the Community Design and Land Use recommendations, revise zoning to allow/encourage a diverse set of housing product types in appropriate locations		Near-Term	City, Charleston County	\$	City of Charleston, Charleston County

Recommended Actions: Policies / Studies (continued)

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	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
79	HOUSING	Provide and ensure access to effective, low cost transportation options, including public transit and safe, comfortable walking and biking infrastructure		Near-Term (2 – 5 years)	City, BCDCOG, CARTA, SCDOT, Charleston County	\$	City of Charleston, BCDCOG, CARTA, SCDOT, Charleston County
80	HOUSING	Fund and implement infrastructure to address flooding issues in Church Creek and Tiger Swamp areas to support existing housing enable housing growth		Near-Term	City, Charleston County	\$\$\$\$	City, Charleston County
81	HOUSING	Explore creation of a “Staying-Put Initiative” when new developments occur within vulnerable communities to assist in finding ways for long-term residents to remain as property values and taxes increase.		Near-Term	City, Private Developers	\$\$	City, Private Developers
82	ECONOMIC DEVELOPMENT	Review all land use and design regulations and permitting processes applicable to property development in West Ashley, and modify to ensure clarity, consistency, and certainty while meeting community standards		Near-Term	City, Charleston County	\$\$	City of Charleston, Charleston County
83	ECONOMIC DEVELOPMENT	Establish a new incentivized redevelopment zone designation to encourage the revitalization of underutilized sites.		Near-Term	City, Charleston County	\$	City, Charleston County
84	ECONOMIC DEVELOPMENT	Work across all City departments to create a clear and coordinated message regarding equitable economic development priorities and efforts in the West Ashley area		Near-Term	City of Charleston	\$	City of Charleston
85	ECONOMIC DEVELOPMENT	Facilitate better connections between economic development, workforce development, and K-12 education		Near-Term	City, Charleston County, Charleston Regional Development Alliance, BCDCOG, community and technical colleges, Charleston County School District, private schools	\$	City of Charleston, Charleston County, Charleston Regional Development Alliance, BCDCOG, community and technical colleges, Charleston County School District, private schools
86	ECONOMIC DEVELOPMENT	Determine whether to pursue construction of a facility that could support regional or national athletic tournaments in the area		Near-Term	City, Charleston County Economic Development, State PRT, private developers, St Andrews Parks & Playgrounds, area colleges	\$	City, Charleston County Economic Development, State PRT, private developers, St Andrews Parks & Playgrounds, area colleges
87	ECONOMIC DEVELOPMENT	Pursue the creation of a business incubator targeted to tech start-ups and small businesses		Near-Term	City, Charleston Digital Corridor, Lowcountry Local First, Harbor Accelerator, other technology incubators	\$\$	City of Charleston, private business partners, Charleston Digital Corridor funders
88	ECONOMIC DEVELOPMENT	Create a small business assistance program targeted to West Ashley, based on existing resources		Near-Term	City, Charleston County, Lowcountry Local First	\$\$\$	City of Charleston, Charleston County
89	ECONOMIC DEVELOPMENT	Consider opportunities to locate City offices/facilities within the new “town center”		Near-Term	City of Charleston	\$	City of Charleston
90	ECONOMIC DEVELOPMENT	Coordinate services such as emergency response, garbage pick-up, drainage maintenance, street maintenance, lighting, etc between City, County, St Andrews PSD, and SCDOT to increase efficiency and decrease duplicity.		Near-Term	City, Charleston County, St Andrews PSD, and SCDOT	\$	City, Charleston County, St Andrews PSD, and SCDOT
91	ECONOMIC DEVELOPMENT	Provide grants or tax abatements for façade rehabilitation and other visual site improvements		Near-Term	City, Charleston County	\$\$\$	City of Charleston, Charleston County
92	ECONOMIC DEVELOPMENT	Align County and City design expectations for all unincorporated commercial areas within West Ashley		Near-Term	City, Charleston County	\$	City of Charleston, Charleston County
93	ECONOMIC DEVELOPMENT	Create and attract more Class A office product.		Near-Term	City, Charleston County Economic Development, Charleston Regional Development Alliance, Chamber of Commerce	\$	City, Charleston County Economic Development, Charleston Regional Development Alliance, Chamber of Commerce

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94	ECONOMIC DEVELOPMENT	Encourage the redevelopment of under-used land areas.		Near-Term (2 – 5 years)	City, Charleston County Economic Development, Chamber of Commerce	\$	City, Charleston County Economic Development, Chamber of Commerce
95	ECONOMIC DEVELOPMENT	Work with property owners and help provide digital infrastructure needed to attract tech businesses.		Near-Term	City, Charleston Regional Development Alliance, Chamber of Commerce	\$	City, Charleston Regional Development Alliance, Chamber of Commerce
96	ECONOMIC DEVELOPMENT	Utilize vacant shopping center space for back office projects such as call centers, which can have high employment.		Near-Term	City, Charleston County Economic Development	\$	City, Charleston County Economic Development
97	ECONOMIC DEVELOPMENT	Work with local hospitals to explore the possibility new offices and medical facilities in West Ashley.		Near-Term	City, Charleston County Economic Development, local hospitals	\$	City, Charleston County Economic Development, local hospitals
98	ECONOMIC DEVELOPMENT	Complete a comprehensive review of the potential existing funding sources that could be best deployed for a variety of capital projects and services (including expanded transit service) in West Ashley		Near-Term	City of Charleston	\$	City of Charleston
99	ECONOMIC DEVELOPMENT	Investigate any funding/financing mechanisms not currently allowed by state law for which legislative changes might provide better opportunities for West Ashley		Near-Term	City of Charleston	\$	City of Charleston
100	COMM DESIGN & LAND USE	Evaluate implementation progress at regular intervals		Longer-Term (5 yrs–ongoing)	City of Charleston	NA	
101	TRANSPORTATION	Complete a District-wide Traffic Management Study		Longer-Term	City, Charleston County, BCDCOG	\$\$	City of Charleston, Charleston County
102	TRANSPORTATION	Complete a District-wide School Accessibility + Circulation Study		Longer-Term	City, Charleston County, BCDCOG, Charleston County School District	\$\$	City of Charleston, BCDCOG, Charleston County School District
103	GREENINFRA & SUSTAINABILITY	Incorporate resiliency, sea level rise considerations, and adaptive design strategies into long-range infrastructure/transportation planning and policy		Longer-Term	City, Charleston County, BCDCOG, SCDOT	\$	City, BCDCOG, SCDOT, FEMA
104	GREENINFRA & SUSTAINABILITY	Investigate incentive programs offering tax abatements for open space preservation		Longer-Term	City, Charleston County	\$	City, Charleston County, Charleston Parks Conservancy, private developers, community members, St Andrews PSD
105	GREENINFRA & SUSTAINABILITY	Set a specific goal for open space preservation of remaining developable land		Longer-Term	City, Charleston County Greenbelt Advisory Board	\$	City, Charleston County, Charleston Parks Conservancy, private developers, community members, St Andrews PSD
106	GREENINFRA & SUSTAINABILITY	Identify and protect existing cultural and landscape assets for preservation		Longer-Term	City, Charleston County, Charleston Parks Conservancy	\$	City, Charleston County, Charleston Parks Conservancy, private developers, community members, St Andrews PSD
107	GREENINFRA & SUSTAINABILITY	Create new neighborhood parks in underserved areas - to be determined by the Open Space, Parks, and Recreation Master Plan		Longer-Term	City, Charleston County, Charleston Parks Conservancy, St Andrews Parks & Playgrounds	\$\$\$	City, Charleston County, Charleston Parks Conservancy, private developers, community members, St Andrews PSD
108	GREENINFRA & SUSTAINABILITY	Support evolution and implementation of the West Ashley Greenway Master Plan		Longer-Term	City, Charleston County, Charleston Parks Conservancy	\$\$\$	City, Charleston County, Charleston Parks Conservancy, private developers, community members, St Andrews PSD
109	GREENINFRA & SUSTAINABILITY	Enhance connections between the West Ashley Greenway, Bikeway, and adjacent neighborhoods - including the Peninsula and Johns Island		Longer-Term	City, Charleston County	\$\$\$\$	City, Charleston County, Charleston Parks Conservancy, private developers, community members, St Andrews PSD

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110	HOUSING	Enhance capacity to grow income-restricted subsidized affordable housing by increasing public land purchases and pursuing development/land banking via the Community Land Trust and collaboration with third-party non-profit affordable housing developers		Longer-Term (5 yrs–ongoing)	City of Charleston, Charleston County, Charleston affordable housing community land trust	\$\$\$	City of Charleston, Charleston County, Charleston community land trust, affordable housing developers, outside private funders
111	HOUSING	Complete detailed assessments of key issues, affordability needs, unique demographic and physical characteristics and appropriate housing options of individual neighborhoods		Longer-Term	City, Charleston County	\$\$	City of Charleston, Charleston County
112	HOUSING	Target development and retention of mixed-income and affordable housing to locations in close proximity to community amenities and transportation		Longer-Term	City of Charleston, Charleston County	\$	City of Charleston, Charleston County
113	HOUSING	Implement land use and transportation recommendations of this report to ensure all neighborhoods enjoy equitable access to parks and public/private amenities and services		Longer-Term	City of Charleston, Charleston County	\$	City of Charleston, Charleston County, Charleston County Parks and Recreation, Charleston Parks Conservancy
114	ECONOMIC DEVELOPMENT	Map business assets and infrastructure in West Ashley to identify areas better positioned for private investment versus areas requiring upgrades.		Longer-Term	City, Charleston Regional Development Alliance (CRDA), Chas County Economic Dev., Chamber of Commerce	\$	City, CRDA, Charleston County Economic Development, Chamber of Commerce
115	ECONOMIC DEVELOPMENT	Explore the introduction of a business license fee reduction as an incentive for investment in West Ashley		Longer-Term	City of Charleston	\$	City of Charleston
116	ECONOMIC DEVELOPMENT	Direct proceeds of the West Ashley Redevelopment Project Area and TIF District to construct supportive public improvements within the Citadel Mall area		Longer-Term	City of Charleston	\$\$\$\$	City of Charleston, private developers, grants
117	ECONOMIC DEVELOPMENT	Target future capital improvement programs to the creation of additional parks and facilities		Longer-Term	City of Charleston, Charleston County	\$\$\$\$	City of Charleston, Charleston County
118	ECONOMIC DEVELOPMENT	Examine potential to establish additional TIF districts at mixed-use nodes and office growth locations identified in Plan West Ashley		Longer-Term	City of Charleston	\$\$	City of Charleston, future TIF districts

Acronyms: CIP=Capital Improvement Program
CTC - Charleston County Transportation C funds
TAP=Transportation Alternatives Program
TST - transportation 1/2 cent sales tax allocation

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\$\$\$\$\$ \$10,000,000 and over

Recommended Actions: Physical Improvements / Projects

	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
119	TRANSPORTATION	Install bus stop improvements: benches, signage, shelters		Immediate (first 2 years)	CARTA, City of Charleston, private developers	\$	City of Charleston, CARTA, private sector, community partners, grants
120	TRANSPORTATION	Implement St. Andrews Blvd. shuttle circulator service		Immediate	CARTA, City of Charleston, private developers	\$\$	City of Charleston, CARTA, private developers
121	TRANSPORTATION	Conduct a data driven feasibility study to determine the viability of a private water taxi service to connect West Ashley to the Charleston peninsula. If warranted, initiate an RFP process for the water taxi provider.		Immediate	City, Charleston County, local marinas	\$\$	City, CARTA, major employers on peninsula, grants, private sector
122	TRANSPORTATION	Provide enhanced high visibility pedestrian and bicycle crossings on St. Andrews Blvd for the West Ashley Bikeway		Immediate	City, Charleston County, SCDOT	\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants
123	TRANSPORTATION	Provide enhanced high visibility pedestrian and bicycle crossings on Folly Road for the West Ashley Greenway		Immediate	City, Charleston County, SCDOT	\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants
124	TRANSPORTATION	Install crosswalks where they are missing at all signalized intersections		Immediate	City, Charleston County, SCDOT, community, advocacy groups	\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants
125	TRANSPORTATION	Evaluate the need for mid-block pedestrian crossings		Immediate	City, Charleston County, SCDOT	\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants
126	TRANSPORTATION	Reduce speed limits and provide traffic calming on streets with a demonstrated safety problems. (Prioritize Savannah Highway, Sam Rittenberg Blvd, Old Towne, and St Andrews Blvd.)		Immediate	City, Charleston County, SCDOT	\$	City, Charleston County, SCDOT
127	TRANSPORTATION	Optimize traffic signal timing, update on annual or biannual intervals		Immediate	City, Charleston County, SCDOT	\$	City, Charleston County, SCDOT
128	GREENINFRA & SUSTAINABILITY	Integrate neighborhood scale flood control with traditional stormwater management improvements as well as Lowcountry appropriate green infrastructure practices and undergrounding of utilities into upcoming infrastructure investments		Immediate	City, Charleston County	\$\$	City, Charleston County
129	GREENINFRA & SUSTAINABILITY	Include green infrastructure and local neighborhood drainage improvements as part of the Fire Station and Memorial design		Immediate	City of Charleston	\$\$	City of Charleston
130	GREENINFRA & SUSTAINABILITY	Perform a storm drainage system inventory (including condition assessment) and maintenance schedule with cooperation between the City, County and SCDOT. Cross train City staff to recognize and report blocked drains or other drainage issues requiring maintenance		Immediate	City, Charleston County, SCDOT, St Andrews PSD	\$	City, Charleston County, SCDOT
131	GREENINFRA & SUSTAINABILITY	Plant trees		Immediate	City, Charleston County, private developers, community, neighborhood org	\$\$	City, sales tax, County Tree Fund, grants, grand tree mitigation fund, street tree fund, private developers, community partners, advocacy groups, neighborhood org, St Andrews PSD
132	COMM DESIGN & LAND USE	Enhance and beautify West Ashley gateways with appropriate signage and landscaping. Gateway entries are along Savannah Hwy, Ashley River Rd, Sam Rittenberg Blvd, Old Towne Rd, St. Andrews Blvd, and Folly Rd Blvd.		Near-Term (2 – 5 years)	City, TIF, community partnerships, street tree fund	\$\$\$+	City, TIF, community partnerships, street tree fund
133	TRANSPORTATION	Support the installation of sidewalks and/or shared use paths throughout West Ashley along streets where sidewalks currently do not exist		Near-Term	City, Charleston County, SCDOT	\$\$\$+	City, Charleston County, SCDOT, grants
134	TRANSPORTATION	Implement Charleston County 1/2 cent sales tax transportation projects		Near-Term	City, Charleston County, SCDOT	\$\$\$+	Sales tax

Acronyms: CIP=Capital Improvement Program
CTC - Charleston County Transportation C funds
TAP=Transportation Alternatives Program
TST - transportation 1/2 cent sales tax allocation

\$ Under \$200,000
\$\$ \$200,000-\$999,999
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\$\$\$\$ \$5,000,000-\$9,999,999
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Recommended Actions: Physical Improvements / Projects (continued)

	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
135	TRANSPORTATION	Pedestrian/Bike Crossing: West Ashley Greenway at Ashley River (Bridge - Adjacent, cantilevered, or standalone)		Near-Term (2 – 5 years)	City, Charleston County, SCDOT	\$\$+	City, Charleston County, TST, CTC, TAP, SCDOT, grants, TIGER grant, advocacy groups
136	TRANSPORTATION	Sam Rittenberg Blvd at Old Towne Road Intersection Improvements		Near-Term	City, Charleston County, SCDOT	\$\$\$	Sales tax, TAP, CIP, private developers, West Ashley TIF
137	TRANSPORTATION	Reduce headways on CARTA routes		Near-Term	CARTA	\$\$	CARTA
138	TRANSPORTATION	Install Shared Use Paths on major roadways (including US 17, Sam Rittenberg, Old Towne, St Andrews Blvd, Ashley River Rd, Glenn McConnell Pkwy, and Bees Ferry Rd)		Near-Term	City, Charleston County, SCDOT	\$\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants, TIF, CIP, sales tax, private developers
139	TRANSPORTATION	Connect West Ashley Greenway to West Ashley Bikeway at Wappoo Rd		Near-Term	City of Charleston, private developers	\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants
140	TRANSPORTATION	Citadel Mall Transit Improvements/Mobility Hub		Near-Term	CARTA, City of Charleston, private developers	\$\$	CARTA, City of Charleston, private developers, TIF, grants, partnerships with major employers
141	TRANSPORTATION	West Ashley Circle Transit Improvements/Mobility Hub		Near-Term	CARTA, City of Charleston, private developers	\$\$	CARTA, City of Charleston, private developers, TIF, grants, partnerships with major employers
142	TRANSPORTATION	Implement express bus service to Boeing/Airport/Leeds Avenue		Near-Term	CARTA, City of Charleston, private developers	\$\$	CARTA, City of Charleston, private developers, TIF, grants, partnerships with major employers
143	TRANSPORTATION	Implement a pedestrian/bike scale destination based wayfinding system		Near-Term	City, Charleston County	\$\$	City, Charleston County, TST, CTC, TAP, BCDCOG, grants
144	TRANSPORTATION	Implement Access Management strategies/close excess curb cuts and install landscape medians		Near-Term	City, Charleston County, SCDOT	\$\$	City of Charleston, Charleston County, SCDOT, private developers
145	TRANSPORTATION	Install adaptive controls for real-time adjustments to traffic signal timing		Near-Term	City, Charleston County, SCDOT	\$\$	Charleston County, SCDOT
146	TRANSPORTATION	Reconfigure intersection of 5th Avenue at St Andrews Blvd		Near-Term	City, Charleston County, SCDOT	\$\$	City, Charleston County, TST, CTC, TAP, BCDCOG, grants
147	TRANSPORTATION	Provide Canal Walk Pedestrian/Bike Crossover of Tiger Swamp		Near-Term	City, Charleston County, private developers	\$\$	City, Charleston County, grants, private developers
148	GREENINFRA & SUSTAINABILITY	Implement flood control and drainage improvements with traditional stormwater management techniques coupled with green infrastructure practices		Near-Term	City, Charleston County, SCDOT, private developers	\$\$\$+	City, Charleston County, private developers
149	GREENINFRA & SUSTAINABILITY	Partner with the Citadel Mall to construct pilot Green Infrastructure improvements		Near-Term	City, private developers	\$\$	City, private developers, TIF, grants, CTC, TST, drainage funds
150	GREENINFRA & SUSTAINABILITY	Incorporate "Water Smart Park" concepts into the next park construction or retrofit as a pilot		Near-Term	City, private developers, advocacy non-profits	\$\$	City, private developers, sales tax
151	GREENINFRA & SUSTAINABILITY	Increase wetland preservation/restoration and floodplain management as part of West Ashley Circle development		Near-Term	City, Charleston County, private developers, land trusts	\$\$\$	City, Charleston County, BCDCOG, private developers, sales tax, land trusts
152	GREENINFRA & SUSTAINABILITY	Implement the findings of the Church Creek and Du/Wap Drainage Studies		Near-Term	City, Charleston County, SCDOT, community	\$\$\$	City, Charleston County, SCDOT, community, private developers
153	GREENINFRA & SUSTAINABILITY	Implement a green infrastructure retrofit into an existing West Ashley street		Near-Term	City of Charleston	\$\$\$	City, sales tax

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Recommended Actions: Physical Improvements / Projects (continued)

	Plan Chapter	Description		Time frame	Responsible Party	Cost (approx)	Potential Funding Source
154	GREENINFRA & SUSTAINABILITY	Plant more trees		Near-Term (2 – 5 years)	City, BCDCOG, private developers	\$\$	City, sales tax, BCDCOG, County Tree Fund, grants, grand tree mitigation fund, street tree fund, private developers, community partners, advocacy groups, neighborhood org, St Andrews PSD
155	COMMDESIGN & LAND USE	Add streetscaping (landscaping, appropriately scaled lighting, sidewalks, curb and gutter, mast arms, etc.) along key commercial corridors such as Savannah Hwy, Sam Rittenberg Blvd, Folly Rd, Old Towne Rd, St. Andrews Blvd, Ashley River Rd.		Longer-Term (5 yrs–ongoing)	City, Charleston County, SCDOT	\$\$\$\$+	SCDOT, Charleston County, sales tax
156	TRANSPORTATION	I-526 Completion		Longer-Term	City, Charleston County, SCDOT, State Infrastructure Bank	\$\$\$\$\$	SCDOT, Charleston County, sales tax, State Infrastructure Bank
157	TRANSPORTATION	Glenn McConnell Parkway Extension		Longer-Term	City, Charleston County, private developers	SSSS	SCDOT, Charleston County, sales tax
158	TRANSPORTATION	Glenn McConnell Parkway Widening + Shared Use Path		Longer-Term	City, Charleston County, SCDOT	SSSS	SCDOT, Charleston County, sales tax
159	TRANSPORTATION	Intersection improvements at Sam Rittenberg Boulevard/Ashley River Road, Savannah Highway/Carolina Bay Drive, and Ashley River Road/St. Andrews Boulevard and Old Towne Road to resolve vehicle operational and safety issues while enhancing the ability of the intersections to accommodate pedestrians and cyclists		Longer-Term	City, Charleston County, SCDOT	\$\$\$\$\$+	City, Charleston County, SCDOT, TST, CTC, TAP, sales tax, grants, TIF
160	TRANSPORTATION	Support the installation of sidewalks and/or shared use paths throughout West Ashley along streets where sidewalks currently do not exist		Longer-Term	City, Charleston County, SCDOT	\$\$+	City, Charleston County, SCDOT, grants
161	GREENINFRA & SUSTAINABILITY	Partner with the Citadel Mall to construct pilot depaving, wetlands enhancement, and floodplain improvements		Longer-Term	City, private developers, advocacy non-profits	\$\$\$	City, private developers, TIF, grants
162	GREENINFRA & SUSTAINABILITY	Fund undergrounding of overhead utilities as part of redevelopment and streetscape improvements		Longer-Term	City, SCE&G	\$\$\$	City, private developers, SCE&G, sales tax, TIF, Business Improvement District, development fund (in-lieu of), community partners, other utility providers
163	GREENINFRA & SUSTAINABILITY	Build a "Water Smart Park" with green infrastructure as part of Circle neighborhood development		Longer-Term	City, Charleston County, private developers	\$\$\$	City, private developers, sales tax
164	GREENINFRA & SUSTAINABILITY	Pursue the "Tiger Swamp Canal Walk" as part of neighborhood scale Citadel Mall, Sam Rittenberg, and I-526 extension transportation planning and drainage infrastructure improvements		Longer-Term	City, Charleston County, SCDOT	\$\$\$\$	BCDCOG, City, SCDOT, private developers, TIF, grants
165	GREENINFRA & SUSTAINABILITY	Plant more trees		Longer-Term	City, Charleston County, BCDCOG, private developers	\$\$	City, Sales Tax, BCDCOG, County Tree Fund
166	ECONOMIC DEVELOPMENT	Provide convenient pedestrian, bicycle, and automobile access between housing and shopping opportunities in outer West Ashley		Longer-Term	City, Charleston County	\$\$\$\$	City, Charleston County, TST, CTC, TAP, SCDOT, grants, grand tree mitigation fund, street tree fund, private developers, community partners, advocacy groups, neighborhood org, St Andrews PSD