Calhoun Street-East/Cooper River Waterfront Plan

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Public Meeting #1, June 2008
Economic Opportunities

The Calhoun Street East/Cooper River corridor lies at the edge of Charleston’s primary visitor destinations, and less than a mile from its primary business center on Broad and Meeting streets. It offers exceptional value for expansion and diversification of Charleston’s strongest market sectors looking to expand. It also should be valued as a place to support community goals and a diverse population.

Four Markets:

• **An Alternative Office District** for emerging markets and innovative industries which are not easily accommodated in the traditional downtown. Priced lower than downtown with more amenities than northern suburban locations and with better access.

• **Mid-Market Hotels** to support the Aquarium, International African-American Museum, and office uses, with mid-priced accommodation and supporting services (such as restaurants, shuttles, and conveniences).

• **Attainable Housing**: to offset the non-affordability of housing in the lower peninsula, provide for a broad cross-section of residents who live year-round in Charleston.

• **Community- and Neighborhood-Serving Retailers** geared towards office workers and residents but not in competition with Upper King Street merchants. Waterfront restaurants that cannot be found elsewhere in Charleston.
Scenario #1: A Great Local Neighborhood

Precedents:
- Other Charleston neighborhoods
- Capitol Hill
- Georgetown
- Alexandria
Scenario #2: Cultural/Arts Focus

Precedents:

- Cultural District, Pittsburgh PA
- Downtown Asheville
- Boston, South End
- H Street DC (Atlas District)
Scenario #3: “Emerging Economies” District

Precedents:

- Strip District, Pittsburgh
- Louisville Technology Center
- Cambridgeport, (Boston)
- South San Francisco
- Capitol Riverfront DC
- Downtown Detroit
Scenario #4: A Mixed-Use Waterfront

Precedents:
- Savannah, GA
- Annapolis Waterfront
- Alexandria Waterfront
- Chattanooga, TN
All of the above....
Calhoun Street Corridor

- Development opportunities are limited
- Focus on streetscape improvements
- Traffic calming desired by neighborhood
- Transitions to neighborhoods to north and south are important
- Ground Level uses lacking
**East Bay/Washington Corridor**

- Embrace “Emerging Economies” concept - prevent the City’s “brain drain”
- Job-intensive commercial, combined with neighborhood-serving retail should be the focus; other supporting uses include hotels, housing, etc.
- Higher density is welcome and encouraged here
- Take advantage of large block sizes
- Reinforce east-west connections to the water
- “Grandfather” in existing retail wherever possible
- Address traffic issue at Calhoun/East Bay and cut-through traffic
Waterfront

1. Waterfront should more mixed use, embrace a variety of users and activities and be more active
2. Uses other than housing especially needed to liven it up
3. Pedestrian circulation should be clarified, improved
4. Make it seem more public
5. Better arrival for Aquarium
Cross-Sections: Concept A - Existing with Pedestrian Improvements

- Add curb extensions
- Remove through lane & add on-street parking lane (note: only one eastbound through lane enters block)

Meeting/Anson Cross-Section (approx. 44’)

- Through Lane
- Turning Lane
- Center Turning Lane
- Parking Lane (all times)
- Parking Lane (except rush hour)

Public Meeting #2
East Bay – Washington: Semi-Couplet Concept

(1) Geometric changes required

(2) Two-way couplet with continued local circulation

(3) Create full-time parking bays

(4) Add curb-extensions at key pedestrian crossings

Public Meeting #2
Aquarium Garage
Peak Daytime Demand Analysis
Total Parking Supply = 1,093

Public Meeting #2
Public Meeting #2, July 2008
East Bay and Washington Street

Access Improvements

- On-street parking
- Bike Path
- To Upper Peninsula and Mt. Pleasant
- To Lower Peninsula and Market St
- FUTURE CONNECTION ON CONCORD STREET
**East Bay and Washington Street**

- **East Bay Street** will have two southbound travel lanes and only one northbound travel lane with a permanent parking lane on the eastern side with the option of an off-peak parking lane on the western side.

- **Washington Street** will have two northbound lanes and only one southbound lane with a permanent parking lane on the western side with the option of an off-peak parking lane on the eastern side.

A bike path would be located on the eastern side of the street adjacent to RR R.O.W.
East Bay at Chapel: includes extension of Regional Bike Path onto Washington Street

East Bay at Pritchard St.: includes extension of Regional Bike Path onto Washington Street and reconfiguration of Pritchard Street. Some land acquisition necessary.

At Calhoun Stree.: includes reconstruction of Calhoun Street intersection to better align north and south
**Calhoun Street**

1. **Calhoun Street**: improve the pedestrian experience and neighborhood connections and enhance Calhoun Street as the gateway to the Cooper River waterfront and Aquarium. This includes replacing an underutilized travel lane to on-street parking to improve the pedestrian experience and support retail uses. At key points along the length of the street elements can be added to create gateways on East Bay Street to announce the Aquarium.

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**Access Improvements**
Calhoun Street

Before:
- Surface parking is completely unscreened
- Gaps in street trees
- No pedestrian lighting

After:
- With trees & pedestrian lights
- With screening of existing surface parking
- With redevelopment of bank site
- With development of walk-up housing in the citadel church parking area

Access Improvements
Calhoun Streetscape
Calhoun Streetscape
Calhoun Street

At Washington and Calhoun Street intersection, reconstruction required to better align north and south.

New traffic “oval” at intersection with Concord emphasizes arrival at the waterfront.

Remove channelized lane at southeast corner of E. Bay and Calhoun.

On Washington St., a Bike Lane to connects to Cooper River Bridge path.

Access Improvements
Concord Street

Access Improvements
Concord Street

Access Improvements
On-street parking opportunities
Current Garage Demand

Aquarium Garage Capacity = 1,093
Gaillard Garage Capacity = 596

Parking Strategies
Aquarium Garage Parking Demand Forecast

150 spaces

- **Existing**
  - Fountain Walk Hotel
  - Concord Park (ULI Forecasted Mid-Day Demand for an assumed 3,000 sf Restaurant and 100-room hotel)
  - Charlotte Street Park (Observed Demand in existing lot expected to shift to Garage)
  - African American History Museum (Estimated Demand)
  - Aquarium Employees (Observed Demand in existing lot expected to shift to Garage)
  - Other (Peak Existing Demand of Visitors and 600 Leaseholders)
  - College of Charleston (From Republic Parking)

- **Future**

Parking Strategies
Parking Strategies
**Targeted Public Improvements**

**Gateway #1**
Define Corner of Marion Square with pedestrian scale active uses at ground floor

**Gateway #2**
Improve pedestrian crossings between neighborhoods

**Gateway #3**
Define Terminus of Calhoun Street
Open views to Aquarium from Concord Street

New on-street parking on south side of Calhoun St.

Activate East Bay intersection with active ground level uses and pedestrian activity
Preserve access route from Calhoun

Relocate Rose Garden

Seating areas under trees

Redevelop surface parking lot for Buist Academy expansion

Public Improvements
Liberty Square

Public Improvements

Interactive fountain

Before
Remove fences

Vendors in park

After
Liberty Square Modifications
Concord Park

Ensure an ample view corridor

Public parking along park edges

Connect pedestrians from East Bay Street through Inspection Street and Concord Park to waterfront to

Public Improvements
Maritime Center Waterfront

- Multi-level Restaurant
- Required ground level retail uses
- View Corridor
- Parking for Maritime Center

Public Improvements
Development Guidelines

Accommodations Overlay Expansion on Calhoun Street
2008 Accommodations Statistics (ERA)

- Annual Occupancy rate at 72.7%
- Supply increased by 11.4% from 2007
- Avg. rates increased by 7.8% (2006-2007) to $151
- Mt Pleasant occupancy at 70% (avg rate $131)
- Pent-up demand for hotels on Peninsula
- ERA estimates demand for 1,100-1,500 hotel rooms over next 5 years (2008-2013)
- Upscale branded products such as: Doubletree, Renaissance, or Pinckney Inn
Revised Height Controls

• Revised Height Districts
• Minimum Height Stories
• Maximum Height in Stories
  • Encourages height diversity
  • Provides an additional level of flexibility
• Floor Heights Set for Each Frontage
  • Shopfront-A: Ground Story Height: 15’ min / 18’ max
  • General-A (residential): Ground Story Height: 10’ min / 18’ max
  • General-A (nonresidential): Ground Story Height: 10’ min / 15’ max
  • Townhouse Residential-A, Mixed Residential-A: Ground Story Height: 10’ min / 15’ max
  • V-Zone Ground Story = One Story (Up to Base Flood Elevation
  • Upper Story Heights: 9’ min / 11’ max

Development Guidelines
Group 1 and 2 Historic Buildings and Study Area Boundary
New Height Map (existing in color)
New Height Map (existing in color)
55’ height zone (Calhoun St)

Existing regulation

Proposed regulation

55’

55’ and max 4 floors

Special Area Plan - Calhoun Street - East/Cooper River Waterfront
New Height Map (existing in color)
55’ height zone (with bonus to 70’) East Bay St.

Existing regulation

Existing context

Proposed regulation (4 stories)

55’ = 55’ and max of 4 floors

Special Area Plan - Calhoun Street - East/Cooper River Waterfront
ZONING RECOMMENDATIONS

• New Zoning Overlay District
• Overlay Controls Building Form
  • Underlying use provisions remain the same
  • Although, some changes to ground floor use provisions
• Six Street-Based “Frontages”
  • Separate standards for each frontage
  • Distinct form and character for each frontage
• Frontages Divided into Two Groups
  • “A” flood zone (West of East Bay)
  • “V” flood zone (East of East Bay)
FORM BASICS: HEIGHT
FORM BASICS: SITING
FORM BASICS: ELEMENTS
FORM BASICS: USE
Frontage Classifications
ZONING RECOMMENDATIONS

• Four Frontages in A-Zone (West of East Bay)
  • SHOPFRONT-A
  • GENERAL-A
  • ROWHOUSE RESIDENTIAL-A
  • MIXED RESIDENTIAL-A

• Two Frontages in V-Zone (East of East Bay)
  • SHOPFRONT-V
  • GENERAL-V
Shopfront A
SHOPFRONT-A

- Active flood-proofed shopfronts at grade along street edge
- Upper-stories for office or residential uses
- Parking is setback 30 ft. from sidewalk
- Large storefront windows required
**SHOPFRONT-A**

**BUILDING HEIGHT**
- AStories, max: see Height Map
- BStories, min (in front setback area): see Height Map
- CStepback at 4 stories, min: 15'

**GROUND STORY HEIGHT**
- DFloor to floor, min/max: 15'/18'
- EGround floor elevation (floodproof): 0'

**UPPER STORY HEIGHT**
- FFloor to floor, min/max: 9'/11'

**NEIGHBORHOOD TRANSITION**
- Heights and setbacks may be affected by neighborhood transition standards — see XXX.

**STREET FACADE**
- GA Front setback area, min/max: 0'/15'
- HFrontage, min (in front setback area): 90'

**STREET WALL**
- IRequired along unbuilt portion of front setback area
- JHeight, min/max: 6'/11'

**SETBACK**
- KParking setback, min: 30'
- NSide setback: none
- ORear setback, no alley, min: 10'
- LRear setback, with alley: 3'

**LOT COVERAGE**
- M% of lot occupied by buildings, max: 50%

**TRANSPARENCY**
- HA Ground story facade, min/max: 60%/70%
- ICUpper story facade, min/max: 20%/60%
- PLength of blank wall, max: 20'

**DOORS AND ENTRIES**
- QDistance between functioning entries, max: 50'

**USE**
- RPermitted Uses:
  - Ground story: Commerce, Parking (behind parking setback line)
  - Upper stories: Commerce, Residential, Parking (behind parking setback line)

**USE REQUIREMENTS**
- No commercial use is permitted above residential use.
- No restaurant or retail sales use is allowed in upper stories unless it is a second story extension equal to or less than the area of the ground story use.
- For specific use requirements see XXX.
GENERAL-A

- Allows variety of buildings along street edge (office, retail, residential)
- Nonresidential flood-proofed at grade
- Residential raised up above base flood elevation
- Parking is setback 30 ft. from sidewalk
- Ground floor residential, street facing entrance required
GENERAL-A

**KEY:**
- ---- property line
- ----- parking setback
- --- buildable area
- --- base flood elevation

**HEIGHT**

**BUILDING HEIGHT**
- A. Stories, max see Height Map
- B. Stories, min (in front setback area) see Height Map
- C. Stepback at 4 stories, min 15'

**GROUND STORY HEIGHT**
- B. Floor to floor: Residential, min/max 10'/18'
- C. Commerce, min/max 15'/18'
- X. Floor elevation
- R. Residential base flood elevation
- F. Commerce, max
- X. Commerce use must be floodproof below base flood

**UPPER STORY HEIGHT**
- G. Floor to floor, max 9'/11'

**NEIGHBORHOOD TRANSITION**
- Height and setbacks may be affected by neighborhood transition standards — see XXX

**SITING**

**STREET FACADE**
- 1. Front setback area, min/max 0'/10'
- 2. Frontage in front setback area, min 89%

**STREET WALL**
- 3. Required along unsaturated portion of front setback area
- Height, min/max 6'/12'

**SURFACING**
- 4. Parking setback, min 30'
- 5. Side setback none
- 6. Rear setback, no alley, min 10'
- 7. Rear setback, with alley 3'

**LOT COVERAGE**
- 8. % of lot occupied by buildings, max 89%

**ELEMENTS**

**TRANSPARENCY**
- A. Ground story facade, min/max 50%/80%
- B. Upper story facade, min/max 20%/60%
- C. Length of blank wall, max 36'

**DOORS AND ENTRIES**
- D. Distance between functioning entries, max 66'

**FLOOD PROTECTION**
- E. Residential Elevate
- F. Commercial Floodproof

**USE**

**PERMITTED USES**
- G. Ground story Commerce, Residential, Parking (behind parking setback line)
- H. Upper Stories Commerce, Residential, Parking (behind parking setback line)

**USE REQUIREMENTS**
- No commerce use is permitted above a residential use.
- No restaurant or retail sales use is allowed in upper stories unless it is a second story extension equal to or less than the area of the ground story use.
- For specific use requirements see XXX
General A
General V
GENERAL-V

- Allows variety of buildings (office, retail, residential) raised above based flood elevation
- Active uses not permitted on ground floor
- Parking is set back 10 ft. from sidewalk
- Entrances, lobbies, and staircases are required at street level
- Ground floor residential, entrance required that opens directly on to street
**GENERAL-V**

**KEY:**
- `<>` Front setback area
- `--.--` Property line
- `---` Parking setback
- `#` Buildable area
- `---` Base flood elevation

**BUILDING HEIGHT**
- **Stories, max:** see Heights Map
- **Stories, min (in front setback area):** see Heights Map
- **Stepback at 4 stories, min:** 15'

**GROUND STORY HEIGHT**
- **Floor to floor, min/max:** base flood elevation
- **Floor to floor, min/max:** base flood elevation

**UPPER STORY HEIGHT**
- **Floor to floor, min/max:** 9'/11.1'

**NEIGHBORHOOD TRANSITION**
- Height and setbacks may be affected by neighborhood transition standards — see XXX

**SITTING**

**ELEMENTS**

**TRANSAPRENCY**
- **Ground story facade, min/max:** 0%/50%
- **Upper story facade, min/max:** 20%/60%
- **Length of blank wall:** n/a

**DOORS AND ENTRIES**
- **Distance between functioning entries, max:** 60'

**SETBACK**
- **Parking setback:** 10'
- **Side setback:** none
- **Rear setback, no alley, min:** 10'
- **Rear setback, with alley:** 3'

**LOT COVERAGE**
- % of lot occupied by buildings, max: 80%

**USE**

**PERMITTED USES**
- **Use:** Lobby, Storage, Parking (behind parking setback line)
- **Upper Stories:** Commerce, Residential, Parking (behind parking setback line)

**USE REQUIREMENTS**
- No commerce use is permitted above a residential use
- No restaurant or retail sale use is allowed in upper stories unless it is a second story extension equal to or less than the area of the ground story use
- For specific use requirements see XXX
SHOPFRONT-V

• Requires ground floor retail, outdoor dinning along waterfront
  • Break away construction below base flood elevation
  • Permanent access to upper floor
• Parking is setback 30 ft. from sidewalk
• Large storefront windows or operable doors required
**KEY:**
- Front setback area
- Property line
- Parking setback
- Buildable area
- Base flood elevation

### BUILDING HEIGHT
1. Stories, max
2. Stories, min (in front setback area)
3. Stepback at 4 stories, min
4. Ground story height
5. Floor to floor, min/max
6. Ground floor elevation (breakaway construction)
7. Upper story height
8. Floor to floor, min/max

### GROUND STORY HEIGHT
9. Floor to floor, min/max
10. Ground floor elevation (breakaway construction)

### UPPER STORY HEIGHT
11. Floor to floor, min/max

### NEIGHBORHOOD TRANSITION
Height and setbacks may be affected by neighborhood transition standards — see XXX

### STREET FACADE
1. Front setback area, min/max
2. Frontage, min (in front setback area)

### STREET WALL
3. Required along unsuitable portion of front setback area
4. Height, min/max
5. 6'/12

### SETBACK
6. Parking setback, min
7. Side setback
8. Rear setback, no alley, min
9. Rear setback, with alley

### LOT COVERAGE
10. % of lot occupied by buildings, max
11. 90%

### TRANSPARENCY
12. Ground story facade, min/max
13. Upper story facade, min/max
14. Length of blank wall, max
15. 20'

### DOORS AND ENTRIES
16. Distance between functioning entries, max
17. 50'

### USE

**PERMITTED USES**
1. Temporary Retail, Parking
2. Ground story
3. Upper Stories
4. Parking (behind parking setback line)
5. Commercial, Residential

**USE REQUIREMENTS**
No commerce use is permitted above a residential use

No restaurant or retail sales use is allowed in upper stories unless it is a second story extension equal to or less than the area of the ground story use

For specific use requirements see XXX
• Invest in public improvements
• Balance modes of transit
• Establish design standards
• Use publicly owned parcels
• Expand accommodations zone
• Better utilize on-street and public parking resources
• Market and brand the district for new and emerging market business