



PLAN

West Ashley

CHARLESTON, SOUTH CAROLINA

West Ashley Revitalization Commission 05.10.17

DOVER, KOHL & PARTNERS

town planning



Plan West Ashley:
rules & policies
communications device
instructions



OPEN PLANNING STUDIO

Mon, May 8
to
Fri, May 12

Citadel Mall (near center court)

Mon 2 - 6:30pm | T, W & Th, 10am - 6:30pm | Fri, 10am - 1pm

Events include:

- Community Input Recap:
Monday, May 8, 6:30 - 7:30pm
- Charleston Metro Chamber West Business in Your Backyard Meeting: Tuesday, May 9, 7:30 - 9am
- Brown Bag Lunch with CityFi's Gabe Klein: Tuesday, May 9, 12 - 1pm
- **West Ashley Revitalization Commission Meeting / Open House: Wednesday, May 10, 5 - 7:30pm**

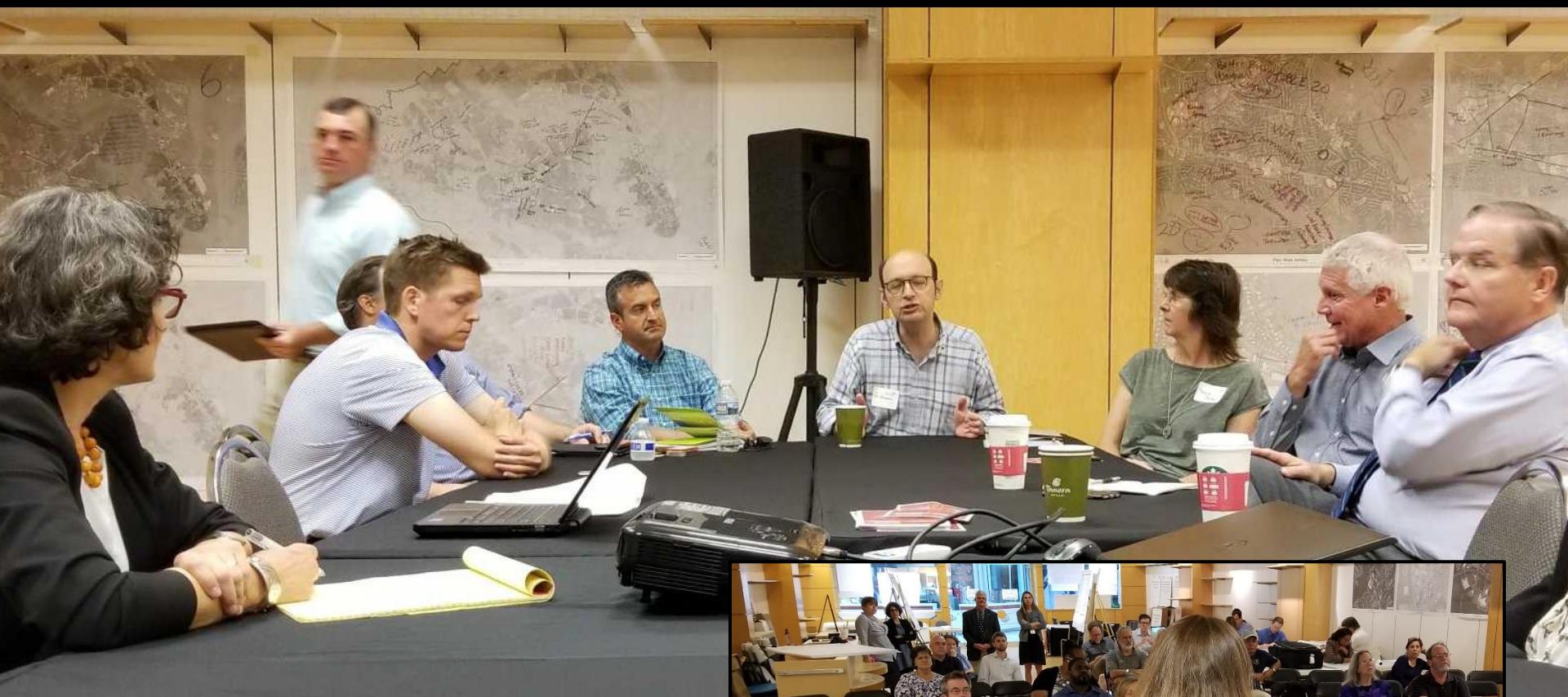
WORK-IN-PROGRESS & FEEDBACK SESSION

Citadel Mall (near center court)

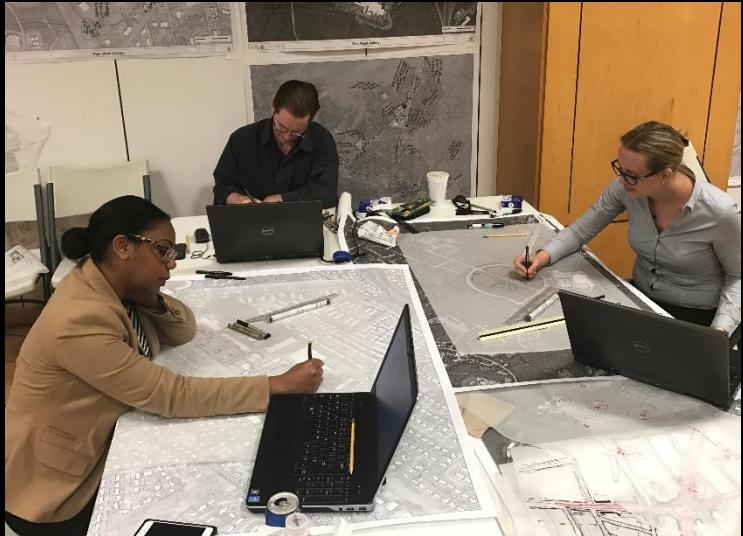
Saturday, May 13, 10am-12pm



on-site planning studio



on-site planning studio



work-in-progress
presentation:
10am Saturday
May 13

some of what
we've been
hearing so far:

community
input sessions

Mon, April 24
Tues, April 25
Sat, May 6

KICK-OFF & COMMUNITY INPUT SESSIONS



AREA 1: Mon, April 24, 6 - 9pm
John Wesley United Methodist Church

AREA 2: Tues, April 25, 6 - 9pm
West Ashley Middle School

AREA 3: Sat, May 6, 9am - 12pm
Bees Landing Recreational Center

AREA 4: Sat, May 6, 2 - 5pm
West Ashley High School

inner West Ashley: areas 1 & 2



April 24 & 25, 2017

inner West Ashley: areas 1 & 2



April 24 & 25, 2017

outer West Ashley: areas 3 & 4



May 6, 2017

outer West Ashley: areas 3 & 4



May 6, 2017

ONE WORD that comes to mind about
West Ashley **TODAY**:

Congested



ONE WORD that comes to mind
about **WEST ASHLEY**:

NOW: _____

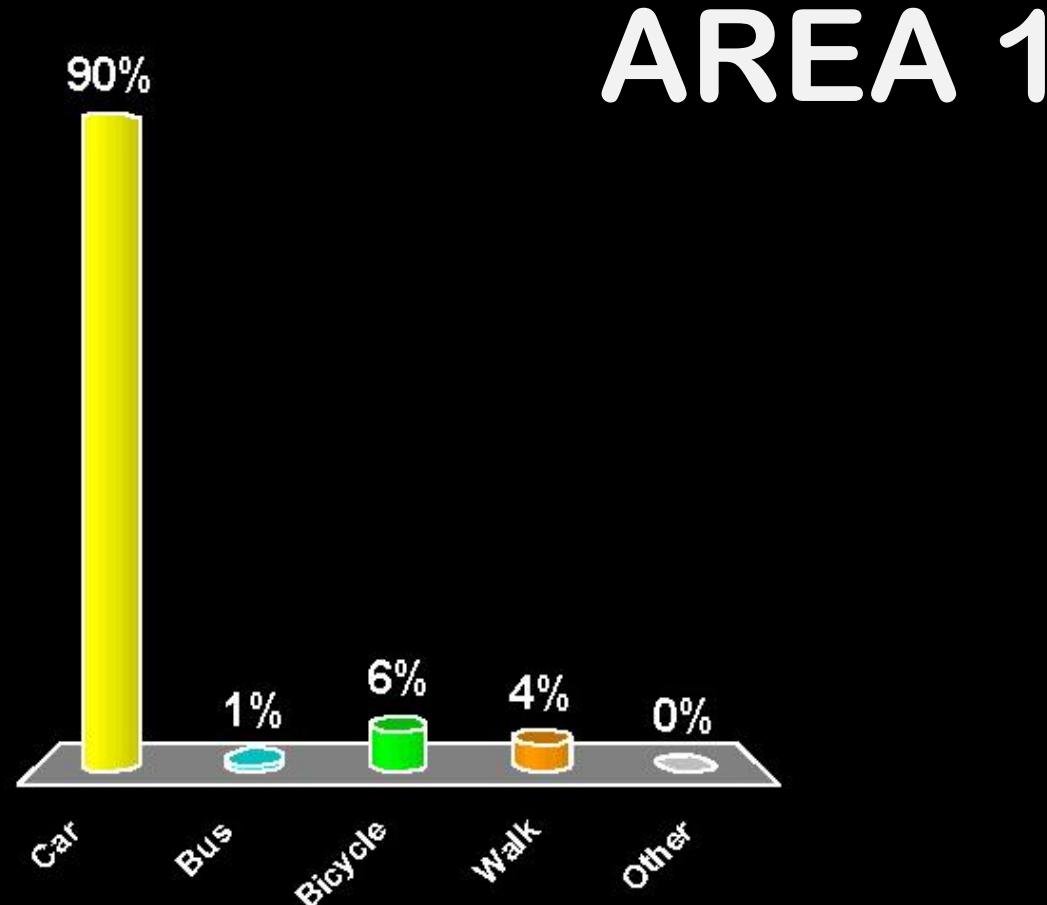
IN THE FUTURE:

(in my vision)

ONE WORD that comes to mind about West Ashley **IN THE FUTURE**:

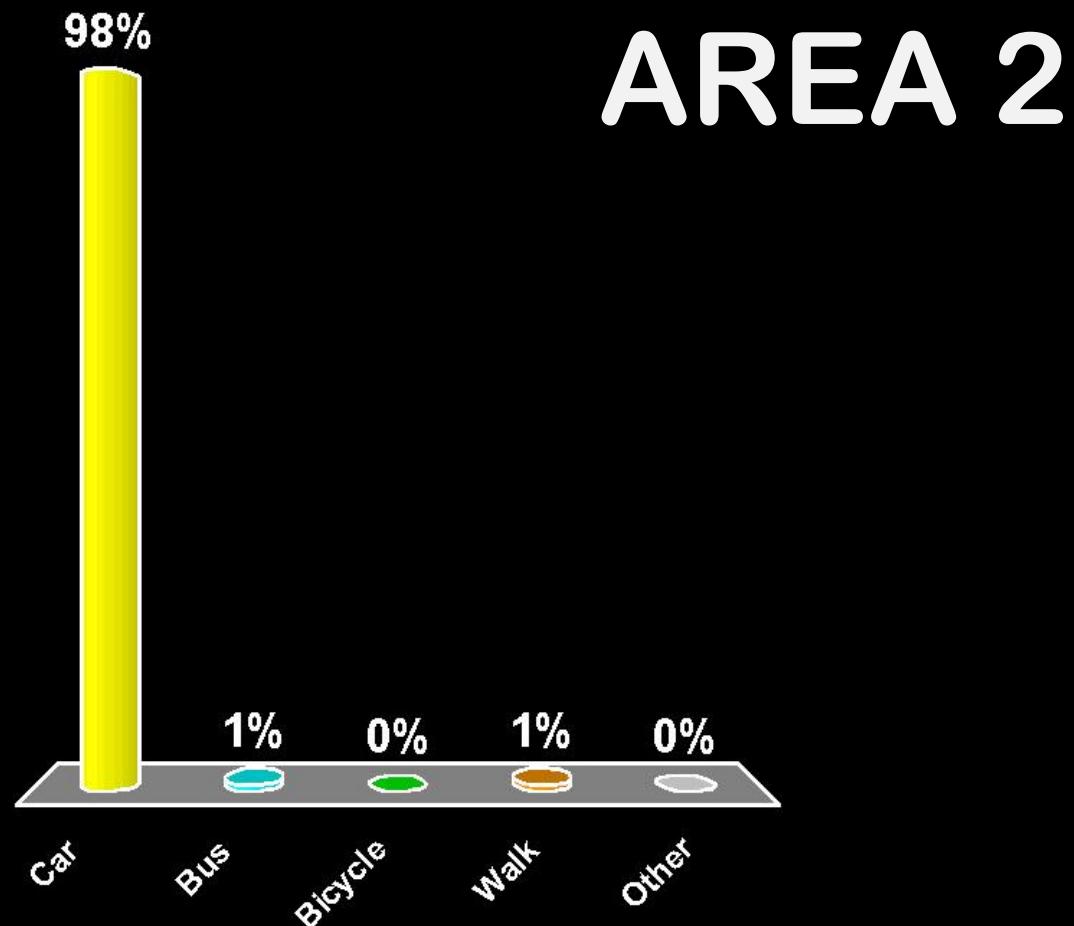
How do you *typically* move around West Ashley today?

1. Car
2. Bus
3. Bicycle
4. Walk
5. Other



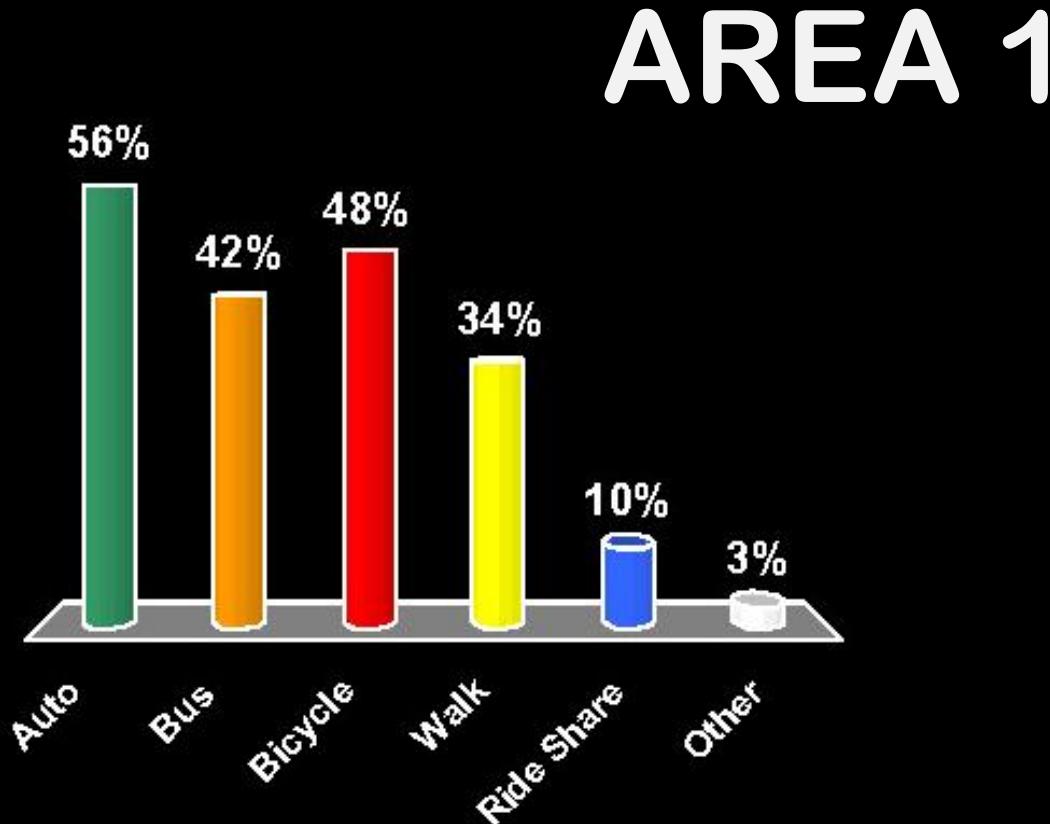
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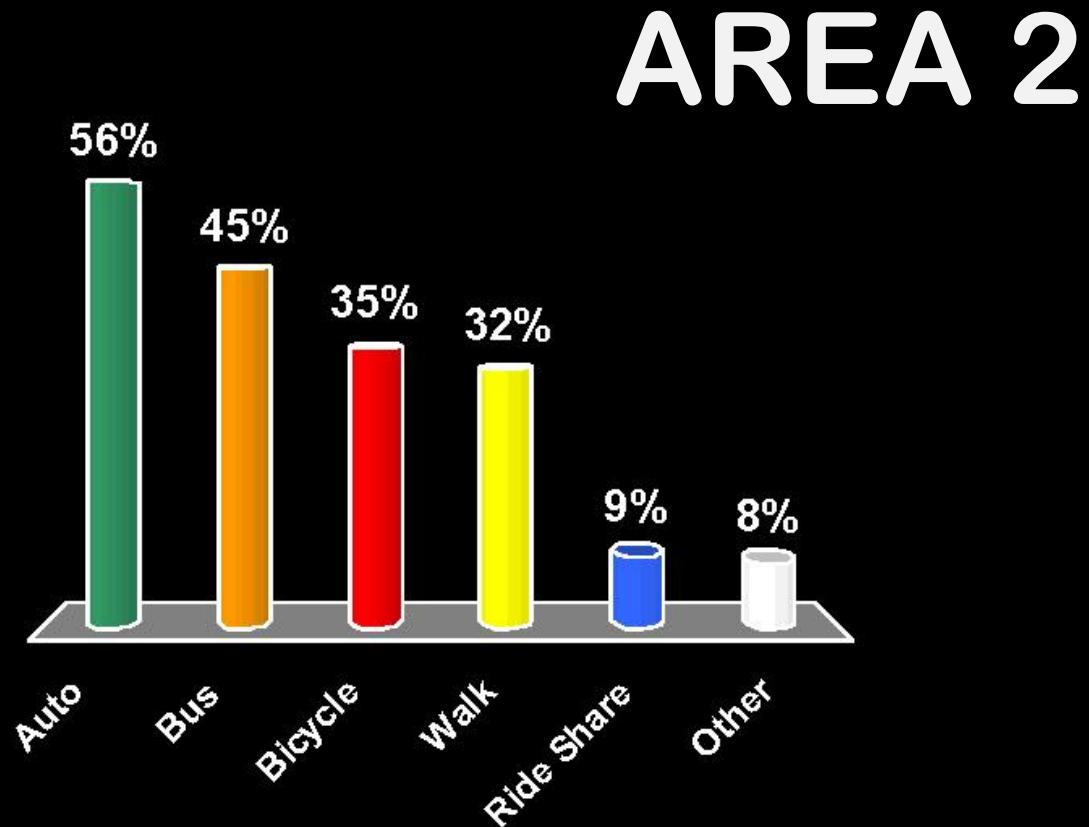
Which transportation enhancements do you think are the most pressing? (pick 2)

1. Auto
2. Bus
3. Bicycle
4. Walk
5. Ride Share
6. Other



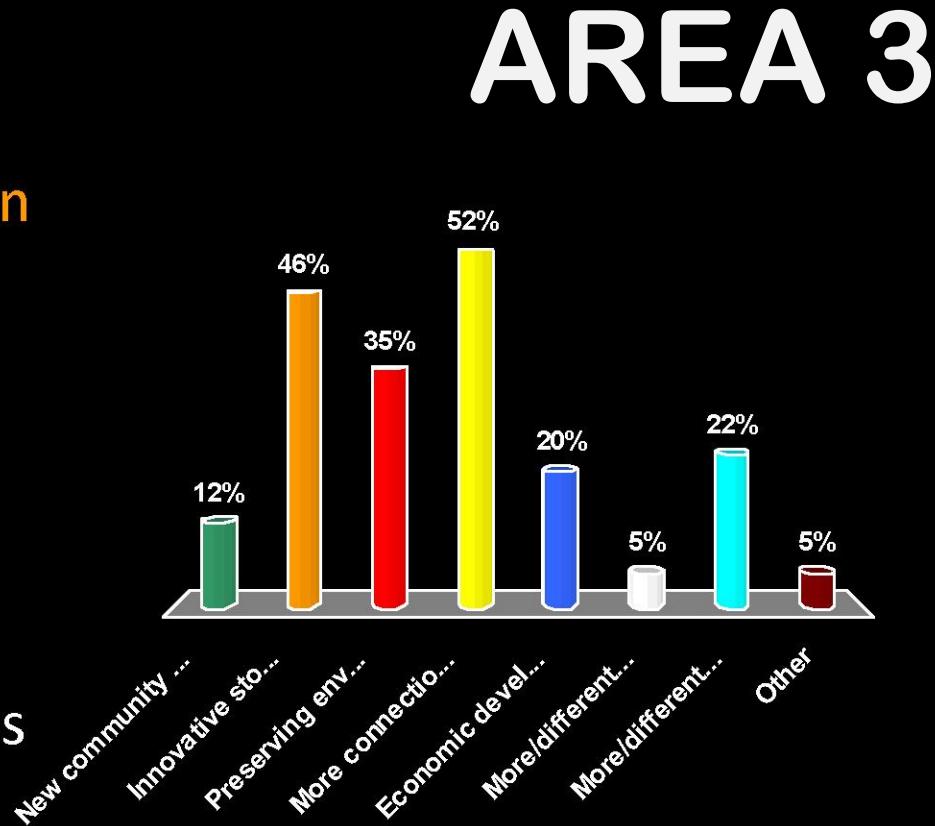
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5. Ride Share
6. Other



In your opinion, what are the most important considerations for the vision of the future for West Ashley? (pick 2)

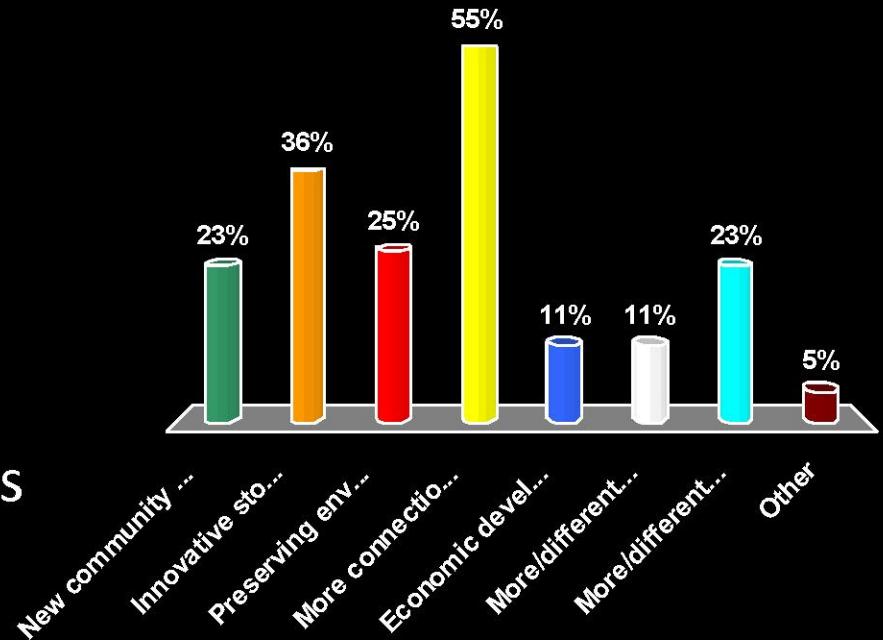
1. New community gathering spaces
2. Innovative stormwater design
3. Preserving environmental resources
4. More connections (walking, biking, cars, transit)
5. Economic development
6. More/different housing types
7. More/different shops or workplace options
8. Other



In your opinion, what are the most important considerations for the vision of the future for West Ashley? (pick 2)

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AREA 4



working with the maps

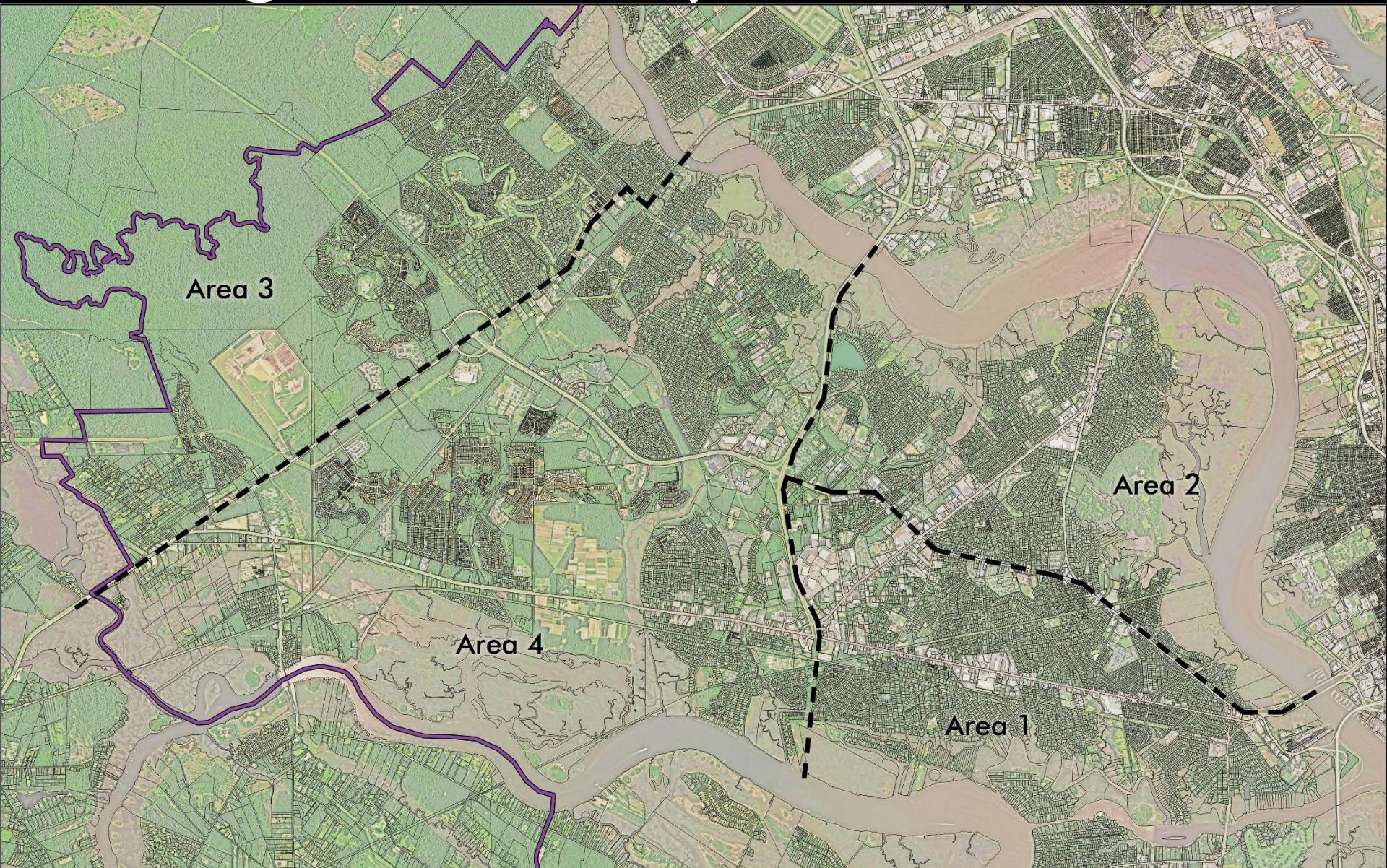




TABLE 8 BIG IDEAS

Community Input Session #8

1: Triangle of "Town Center / Mixed Use Centers" connected by transit with park spaces

- a.) citadel Mall
- b.) Avondale

2: Northbridge /Ashley Landing

Connect Bikeway @ Higgins Pier to Downtown / via a pedestrian bridge

3: A connected area
- wide, ADA



TABLE 4 BIG IDEAS

Community Input Session #8

4: Community gathering
- amphitheater
- farmers market
- Festivals
- Indoor/Outdoor
5: Sam Rit beautification
6: Improve Gateway

(Please

1: -Parking in Avondale /garage /park'n ride
- Monorail /creative transit

2: Citadel Mall Mixed Use Live/work/play
encourage local

3: New Development /Vacancies
1.) Mixed uses
2.) pervious surfaces /not all concrete

4: Cohesive appearance
4.) Trees!

Public realm improvements
1.) Streetscape
2.) Trees

5: Creative strategies to build community
1.) shipping containers/open air community market
2.) Festivals
3.) more restaurants



- 1. Promote workplaces in W. Ashley doesn't have to drive as far
- 2. Recreation, aquatic center
- 3. Transportation (as in other table RIB path)
- 4. Make W. Ashley look better, cut attention to the visitor's impression

draft

in-progress

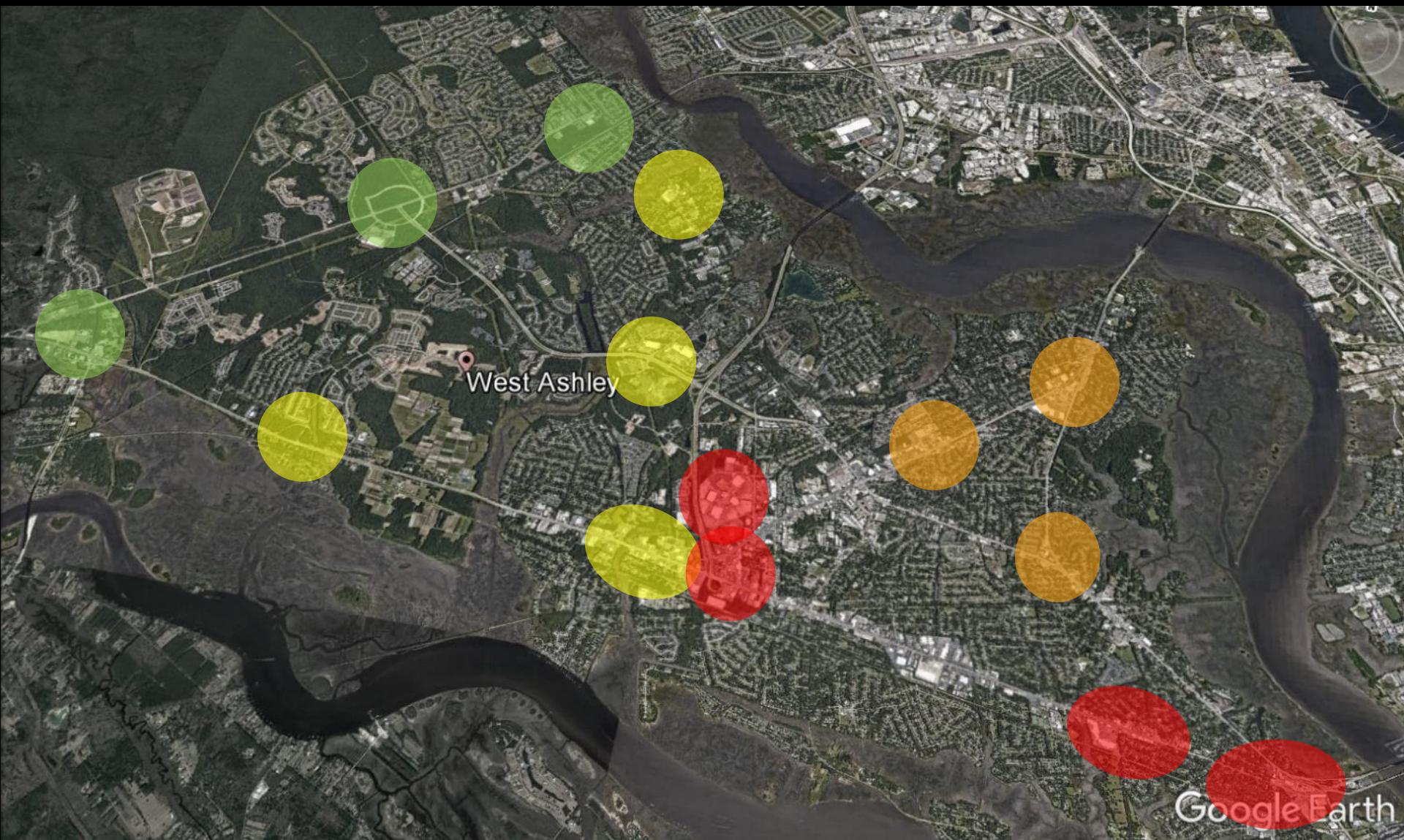
big ideas for West Ashley

- 1 community design & land use
- 2 transportation
- 3 infrastructure & sustainability
- 4 economic development
- 5 housing

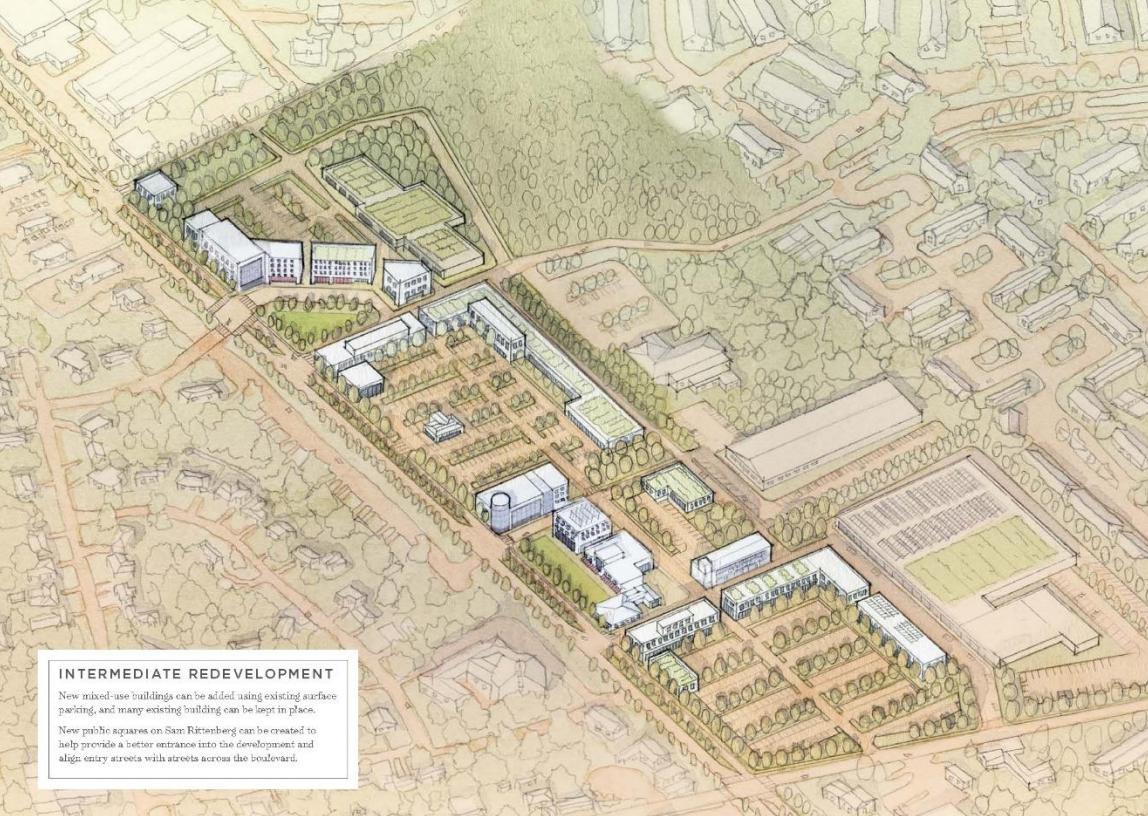
1 community design & land use

- 1: preserve **community character**, preserve character of neighborhoods
- 2: **community brand and identity**: cohesive signage, beautification at entry points, streetscapes
- 3: new **mixed-use centers** or **employment** or **live/work hubs** throughout West Ashley
- 4: **reuse empty strip malls**, improve character and design
- 5: **shorten trips by mixing uses and more destinations west of 526**; could have more “little Avondale” areas

community input session focus areas



Focus Areas (color-coded by meeting)

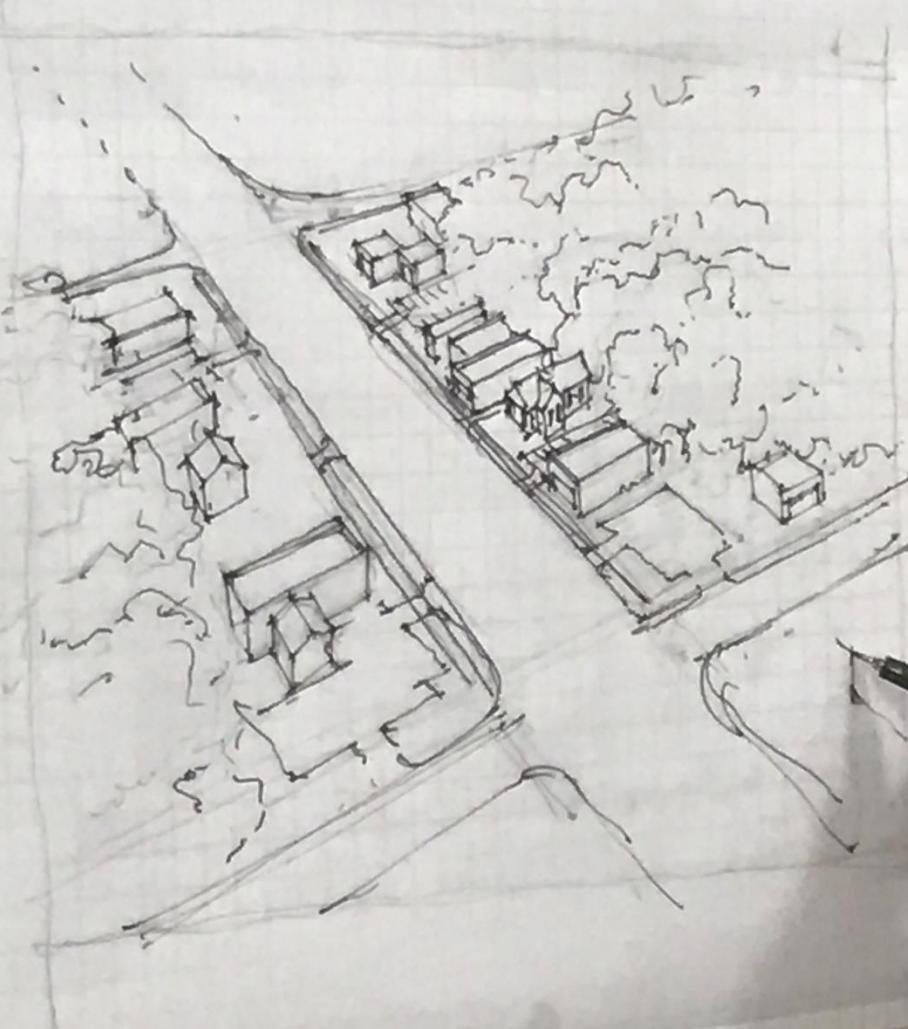


Sam Rittenberg Corridor Vision

DuPont/Wappo Community Plan



Previous Plans



Sketches in progress...

example: reuse empty retail site



Photo of existing empty Piggly Wiggly Store at Ashley Landing

example: reuse empty retail site



City's rendering of parking lot becoming a park, with a community building on the other side.

example: reuse empty retail site

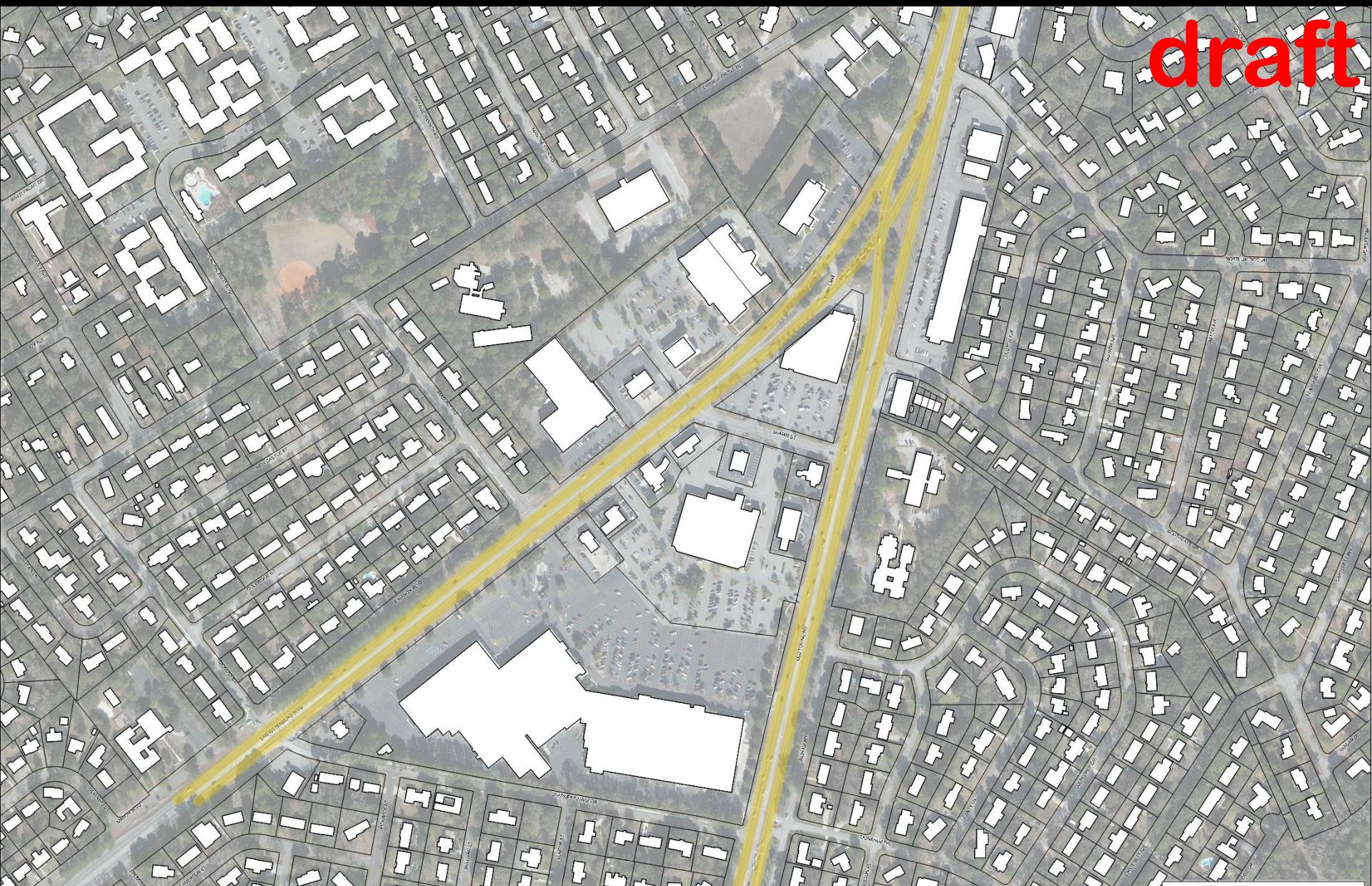


City's Hypothetical Plan



example: reuse empty retail site

draft



Sam Rittenberg Blvd (left) and Olde Towne Road (right)

example: reuse empty retail site

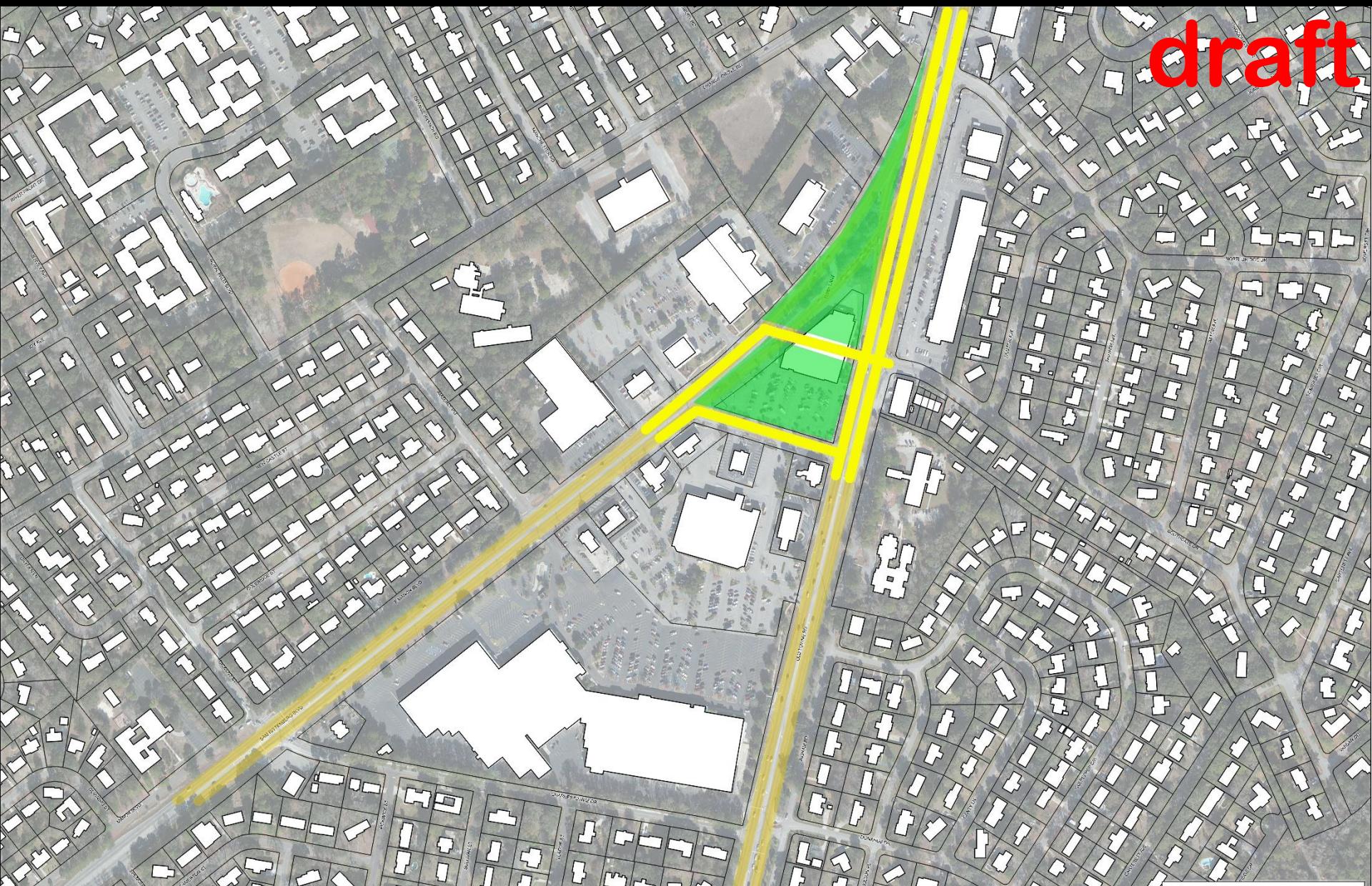
draft



Reconnection of Sam Rittenberg Blvd (left) to Olde Towne Road [see bright yellow]

example: reuse empty retail site

draft



Additional land for public use

example: reuse empty retail site

draft



To think the area as 'Walkable,' we need a network of streets or pedestrian pathways

example: reuse empty retail site

draft



Site for Public Building (black) and additional green spaces

example: reuse empty retail site

draft



Over time: Future buildings should be oriented to the streets, with parking in smaller clusters

2 transportation

- 1: **pedestrian/bike improvements**: sidewalks/crosswalks, separated bike lanes, connectivity, safety
- 2: **connect the bikeway and greenway**
- 3: **bridge connections**: ped/bike bridge and/or water taxi? dedicated lanes? another bridge?
- 4: **upgrade transit** (esp. for Hwy 17): premium service (rail, BRT?) park-and-ride? express service? others...
- 5: **connections**: complete 526, Glenn McConnell, connect neighborhoods
- 6: address **missing modes** (such as water)

what we heard: West Ashley FUTURE

menu of intersection crossing options



- Enhance safe crossings; shorten distance between crossings
- Shorten crossing distance; lower speeds at crossings

menu of neighborhood connector options



- Expand role of Greenway and Bikeway to serve more destination trips
- Better connect neighborhoods to Greenway and Bikeway
- Better connect Greenway and Bikeway to destinations on Savannah Highway and other commercial areas
- Enhance wayfinding, lighting, and amenities

menu of transit amenity options



cta bus tracker.com

bus tracker

1. Select Route 2. Select Stop 3. Select Time

1 - 100th Street Park 200th Street 400th Street

4:30 PM 30°F

Arrivals & Bus Tracker (North Bound)

Route / Destination	Estimated Arrival / Bus #
1 To Harrison/Deshpande	4 MINUTES 1282
126 To Austin	7 MINUTES 1027
129 To Ogden & Union Stations	9 MINUTES 6918
7 To Central	DELAYED 1808
156 To Deshpande/Harrison	11 MINUTES 4054

powered by Clever Devices



- Lower headways (15/30 min express/local max)
- New express to Boeing/Leeds Avenue centers
- Real time schedule information
- Transit stop amenities (shelters, benches)
- First and last mile connections

menu of bridge crossing options



- Add missing modes to crossings
- Options include retrofits, reconstruction, new bridges
- Use the water as a transportation corridor

3 infrastructure & sustainability

1: stormwater / drainage is critical

2: underground power lines

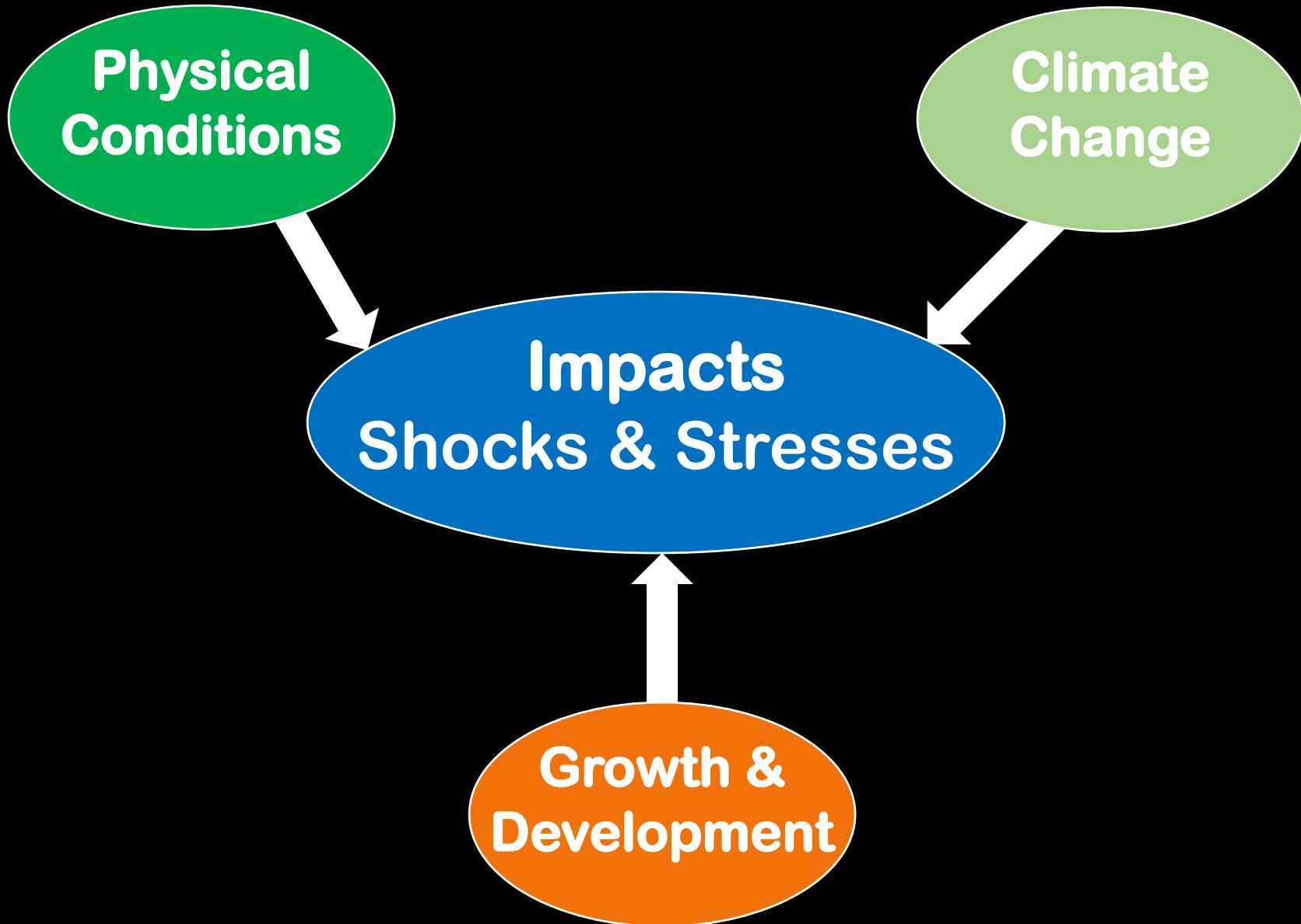
3: grow in a resilient manner; decrease impervious surfaces, stormwater improvements, keep natural areas natural

4: green network: street trees, more small parks, connections to parks and greenway

5: more park spaces, recreation opportunities

6: maintain tree canopy cover

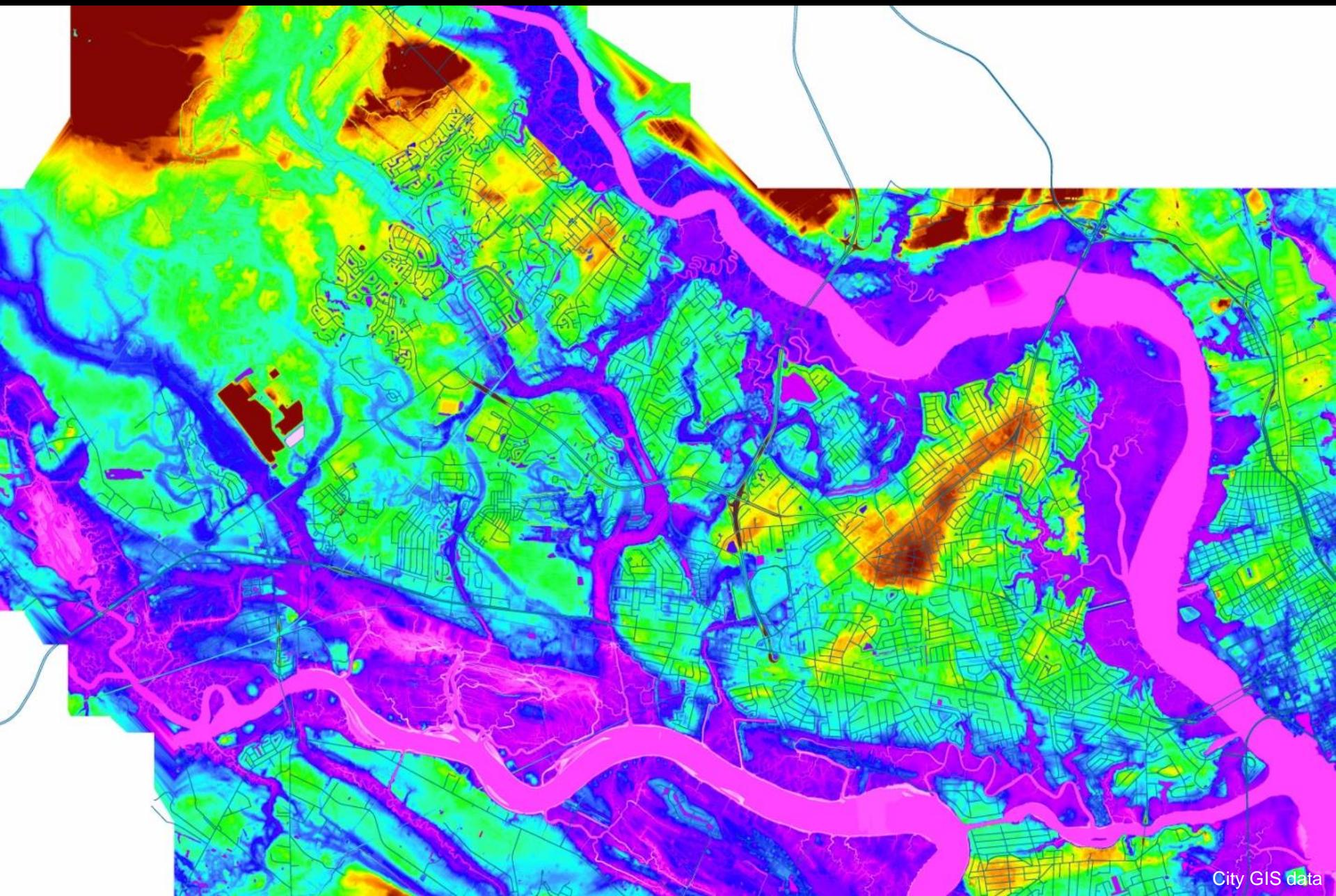
Risk Framework



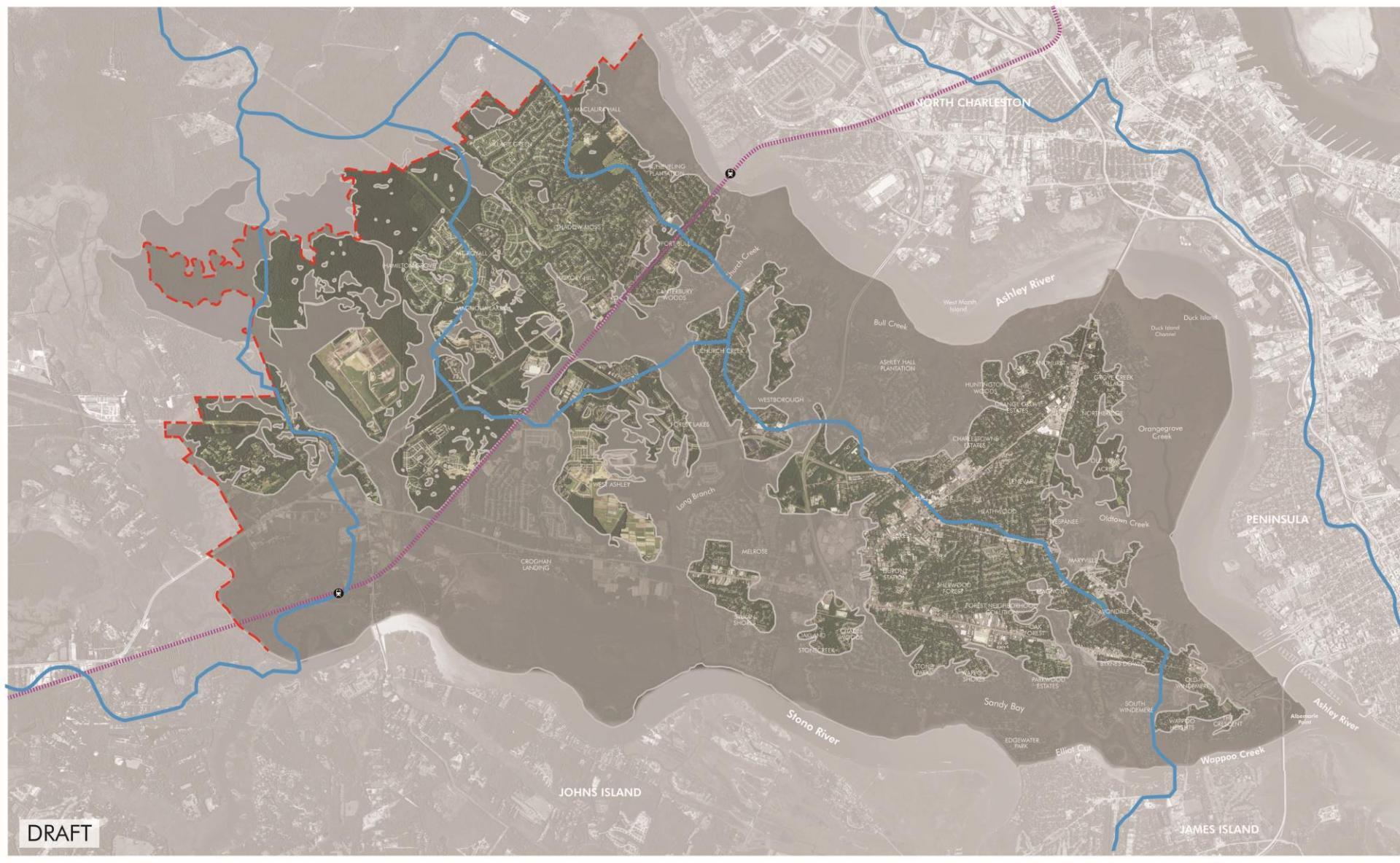
Water as an Asset



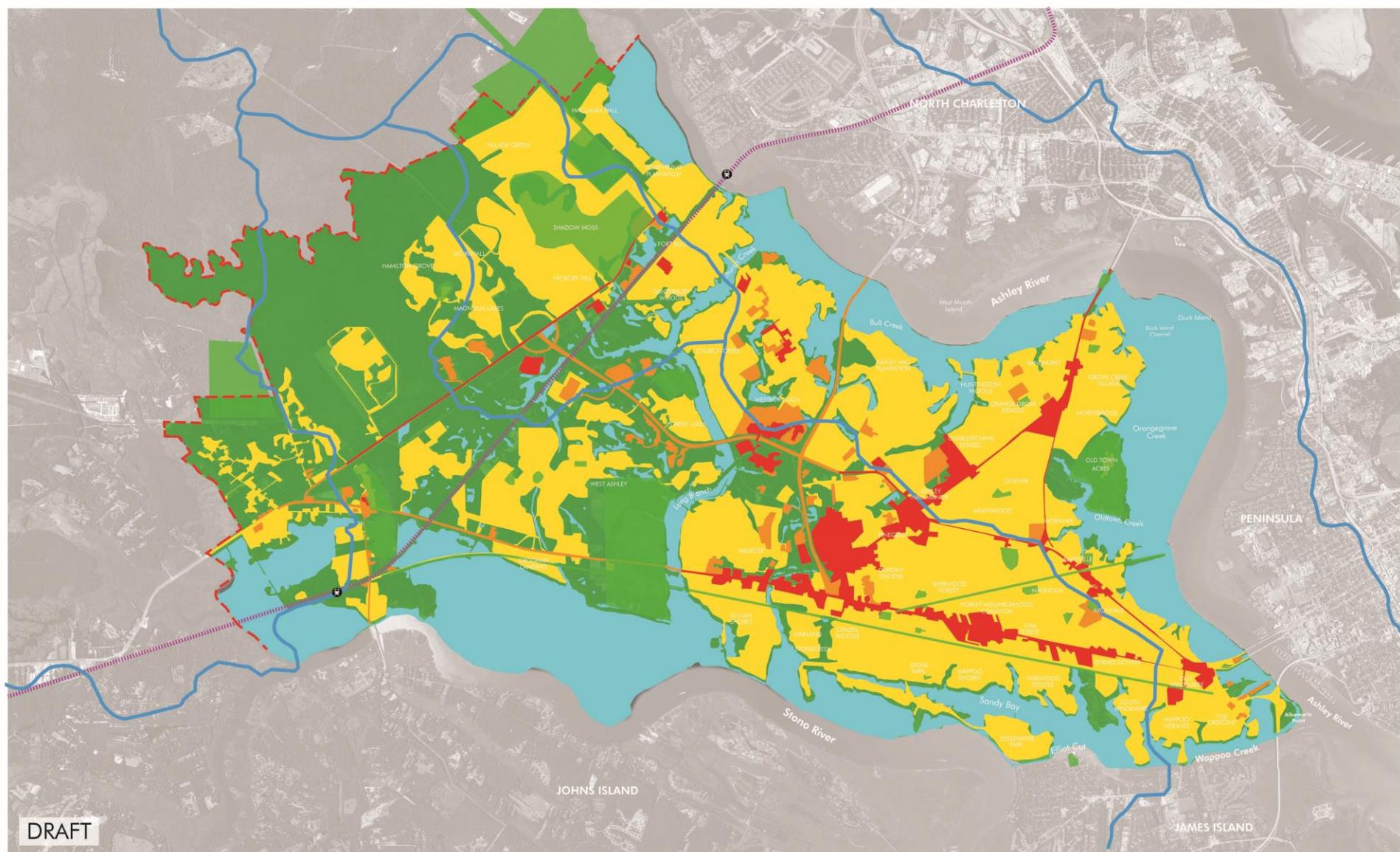
Natural Resources: Topography



Natural Resources Overlay: *Wetlands, Current Flood Zones, 2050 SLR*



Current Land Cover Conditions



DRAFT

Resilient Growth: Big Ideas

Reinvest/Respond/Ready

- **Grow** – compact growth in low-risk high-value locations
- **Adapt / Heal** – options to work with the water or return developed areas to nature
- **Protect** – maintain natural systems



How Do We Grow?

**HEAL &
ADAPT**

PROTECT

GROW

Heal areas generally encompass residential developments that are at more low country elevations. There are also important opportunities for mixed use and commercial development. Flooding and drainage is a challenge in these areas and adaptive measures will be a focus on making development more resilient to flooding. Opportunities to return developed areas to a natural state may also play an important role moving forward.



Protect areas include a mix of high and low lying elevations with residential neighborhoods of different scales. New development opportunities should be designed with state-of-the-art site design and stormwater management techniques to ensure flood conditions do not worsen, and possibly improve. Creating green space as part of development or through conservation tools will be important to this area of the community.



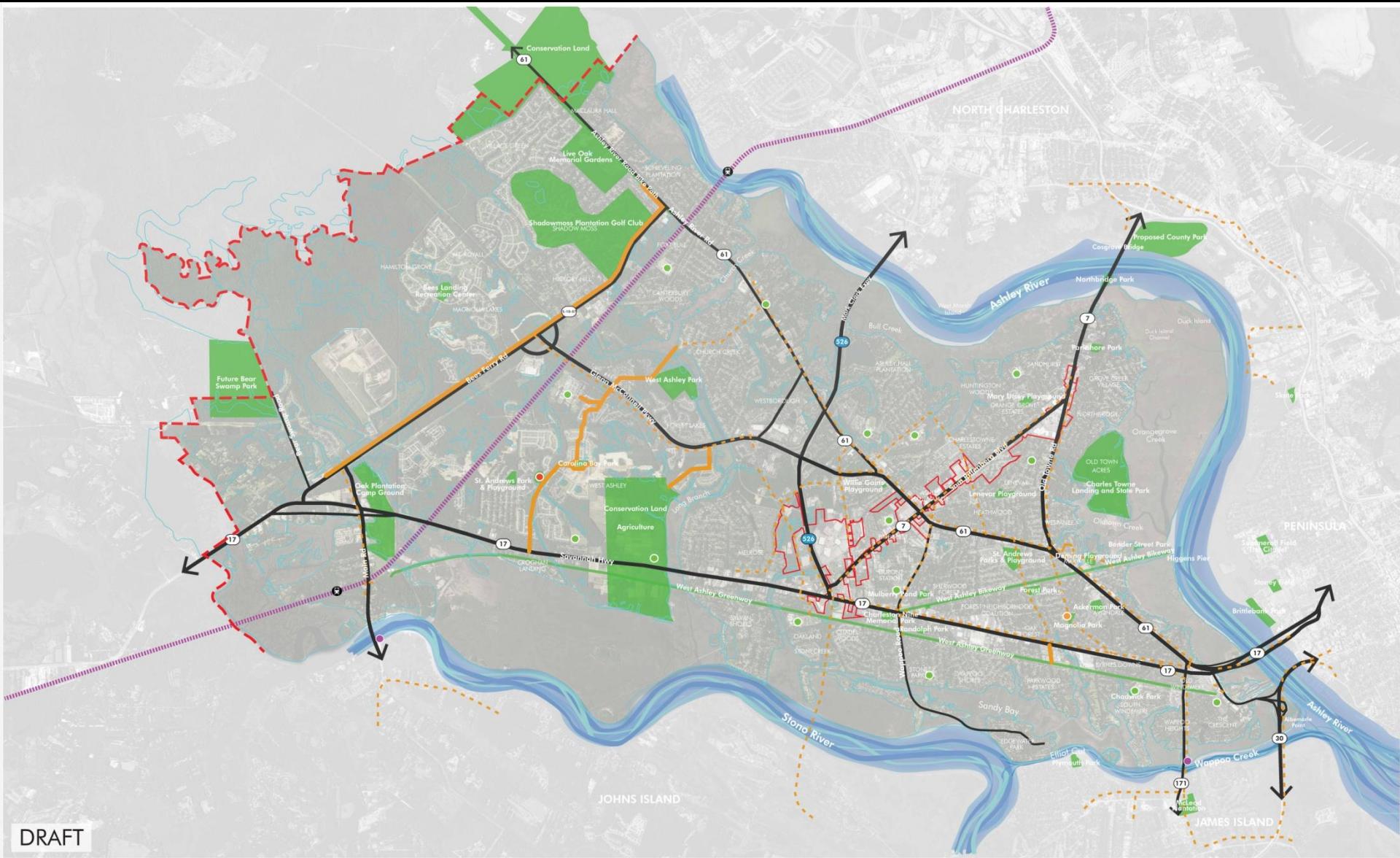
Grow areas include more high-elevation land that is also part of West Ashley's historic development patterns and future areas of economic development. Moving forward, policies and growth management tools should guide development to corridors and commercial centers in these areas. High density, walkable communities will be the primary focus and could potentially absorb development rights from other more high risk areas of West Ashley.



Neighborhood Systems



Open Space



DRAFT

4 economic development

- 1: focus redevelopment in clear areas: update aging shopping centers, transform smaller parcels too
- 2: need more diverse & attractive employment options
- 3: reclaim the underutilized parking lots, clean-up, create gateways; pay attention to the visitor's impression
- 4: outer West Ashley: maybe several small hubs instead of one large one
- 5: encourage mix of local businesses
- 6: creative strategies for cultivating community: markets, festivals, restaurants

Preliminary economic development goals

1. Bring more jobs to West Ashley
2. Provide more diversity in jobs, retail, and commercial spaces
3. Encourage reinvestment using clear rules
4. Provide the right infrastructure to support jobs: better mobility, housing choice, high speed internet access, places to “hang out”
5. Prepare to reposition retail space to accommodate new retail formats or other types of uses

Preliminary economic development strategies

1. Reposition West Ashley as “open for business”
2. Create “pathways of opportunity” for all WA residents, including middle and high school students
3. Provide clear rules for developers and fast track the process without compromising project quality
4. Focus resources on key nodes for initial public investment to spur private investment
5. Look to “renew” before we “replace”
6. Identify funding mechanisms that combine sources to achieve higher quality outcomes

5 housing

- 1: keep the affordable housing affordable
- 2: vertical mixed use and live/work hubs at key sites (eg Citadel Mall)
- 3: affordable housing near work and shopping
- 4: need more housing for seniors
- 5: concerned about high density housing and infrastructure demands

5 Preliminary housing goals

1. Preserve community character
2. Maintain affordability
3. Add more housing options
4. Ensure quality, no matter the product type
5. Provide supportive infrastructure – mobility, parks and open space, community facilities

5

Preliminary housing strategies

1. Identify a “pallet” of housing types and ensure that future zoning allows the right product in the right place
2. Invest in transit to help with housing affordability
3. Develop small area or neighborhood plans for incorporating new housing development
4. Educate the community and policy makers about financing housing that is affordable to low and moderate income households
5. Identify funding and financing strategies for community facilities

questions?



OPEN PLANNING STUDIO

Citadel Mall (near center court)

Mon 2 - 6:30pm | T, W & Th, 10am - 6:30pm | Fri, 10am - 1pm

Events include:

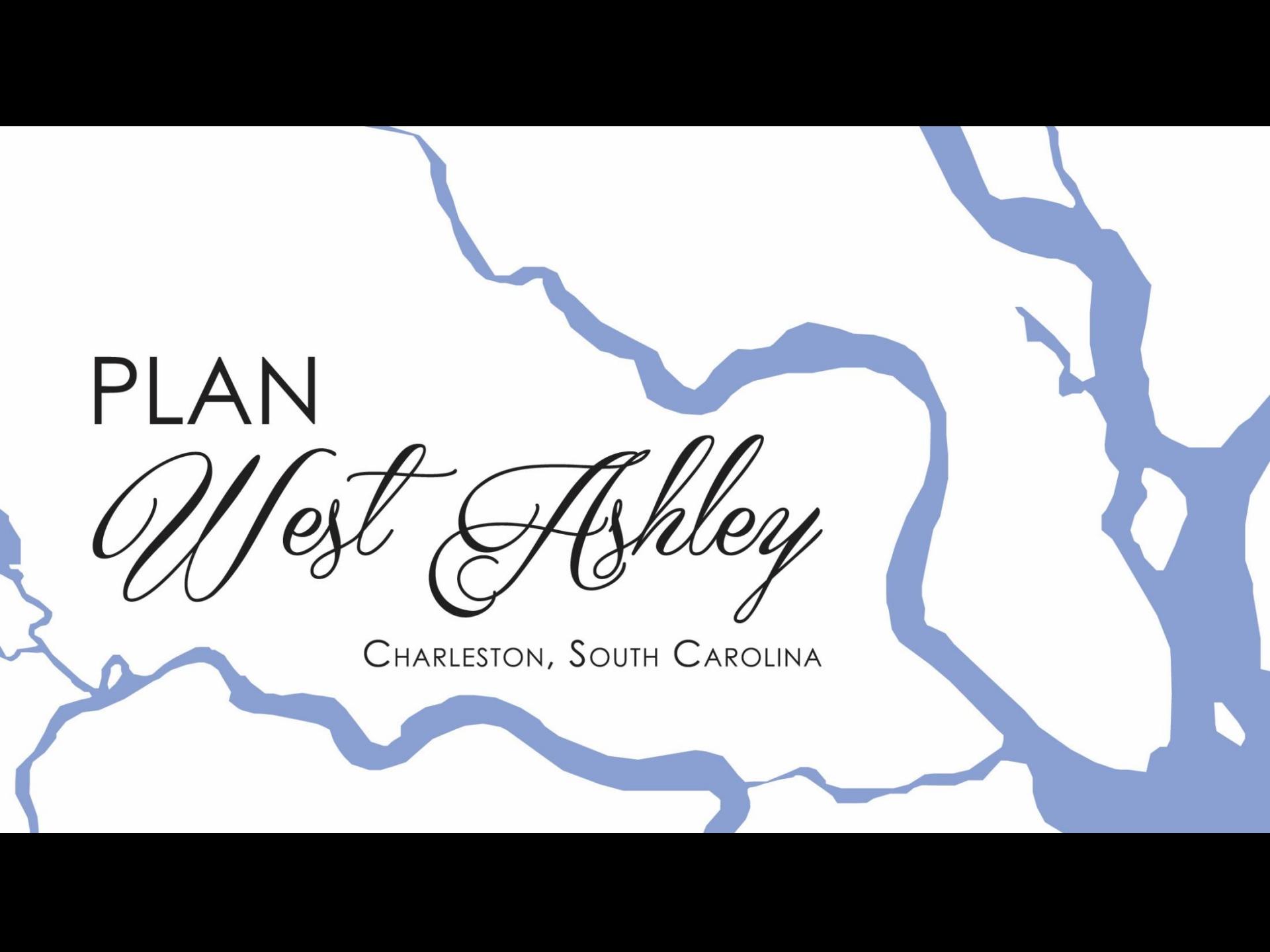
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