Plan West Ashley:

rules & policies
communications device
instructions
OPEN PLANNING STUDIO

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
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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
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 IN THE FUTURE:

Connected, Community, Green, Vibrant, Home, Livable, Beautiful, Planned, Walkable
How do you *typically* move around West Ashley today?

1. Car
2. Bus
3. Bicycle
4. Walk
5. Other
How do you \textit{typically} move around West Ashley today?

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

\begin{figure}[h]
\centering
\includegraphics[width=\textwidth]{chart.png}
\caption{Percentage of respondents using different modes of transportation.}
\end{figure}
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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1. Auto
2. Bus
3. Bicycle
4. Walk
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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8. Other
working with the maps
### TABLE 8: Big Ideas

**Community Input Session 4**

1. Triangle of "Town Center/Mixed Use Centers" connected by transit with park spaces
   a) Citadel Mall
   b) Averdale
   c) Northbridge/Ashtree Landing

2. Connect Bikeway @ Huggins Pier to Downtown/via a pedestrian bridge

3. A connected area - wide, ADE

4. **Community Goals**
   -augment transit
   -families
   -Festivals
   -Indoor/Outdoor
   -Relaxation

5. Saw Mill Beauty

6. Imperial Gateway

(Please add more)

### TABLE 4: Big Ideas

**Community Input Session 4**

1. Parking in Averdale/garage/park-n-ride
   - Non-motorized/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
   3) Cohesive appearance
   4) Trees!

4. Public realm improvements
   1) Streetscape
   2) Trees

5. Creative strategies to build community
   1) Shipping containers/open air community
   2) Festivals
   3) More restaurants

65 Tables of Citizen Planners over 4 events
draft
in-progress
big ideas for West Ashley

1. community design & land use
2. transportation
3. infrastructure & sustainability
4. economic development
5. housing
big ideas for West Ashley (reported at meetings)

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
Focus Areas (color-coded by meeting)
Sam Rittenberg Corridor Vision

DuPont/Wappoo Community Plan

Previous Plans
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
example: reuse empty retail site

Sam Rittenberg Blvd (left) and Olde Towne Road (right)
example: reuse empty retail site

Reconnection of Sam Rittenberg Blvd (left) to Olde Towne Road [see bright yellow]
Additional land for public use

example: reuse empty retail site
To think the area as ‘Walkable,’ we need a network of streets or pedestrian pathways.
example: reuse empty retail site

Site for Public Building (black) and additional green spaces
Over time: Future buildings should be oriented to the streets, with parking in smaller clusters

example: reuse empty retail site
big ideas for West Ashley (reported at meetings)

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

- 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
big ideas for West Ashley (reported at meetings)

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

Physical Conditions

Climate Change

Impacts

Shocks & Stresses

Growth & Development
Natural Resources: Topography
Natural Resources Overlay:
Wetlands, Current Flood Zones, 2050 SLR
Current Land Cover Conditions
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**

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**

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**

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
big ideas for West Ashley (reported at meetings)

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
big ideas for West Ashley (reported at meetings)

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
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?
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