



PLAN

West Ashley

CHARLESTON, SOUTH CAROLINA

Work-in-Progress Presentation 05.13.17

DOVER, KOHL & PARTNERS

t o w n p l a n n i n g



agenda for today:

ACT 1: vision

- intermission -

ACT 2: details

what is Plan West Ashley:

rules & policies

communications device

instructions



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

community input sessions



April 24 & 25, 2017

community input sessions



April 24 & 25, 2017

community input sessions



May 6, 2017

community input sessions



May 6, 2017

TABLE 8 BIG IDEAS

Community Input Session #3

- 1: Triangle of "Town Center/Mixed Use Centers" connected by transit with park spaces
 - a.) Citadel Mall
 - b.) Avondale
 - c.) Northbridge/Ashley Landing
- 2: Connect Bikeway @ Higgins Pier to Downtown/ via a pedestrian bridge

- 3: A connected area - wide, ADA

- 4: Community gateway
 - amphitheater
 - farmers market
 - Festivals
 - Inocer/Outdoor
- 5: Saw Pit beauty

- 6: Improve Gateway

(Please



TABLE 4 BIG IDEAS

Community Input Session #3

- 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
 - 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 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 tables) BRT path
4. Make W Ashley look better; call attention to the visitor's impression

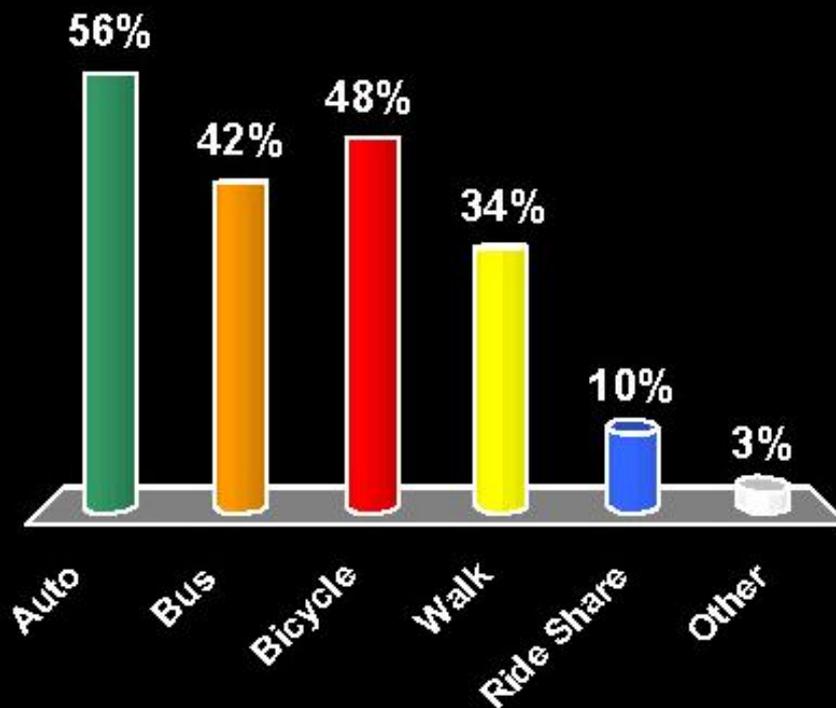
How do you *typically* move around West Ashley today?

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



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





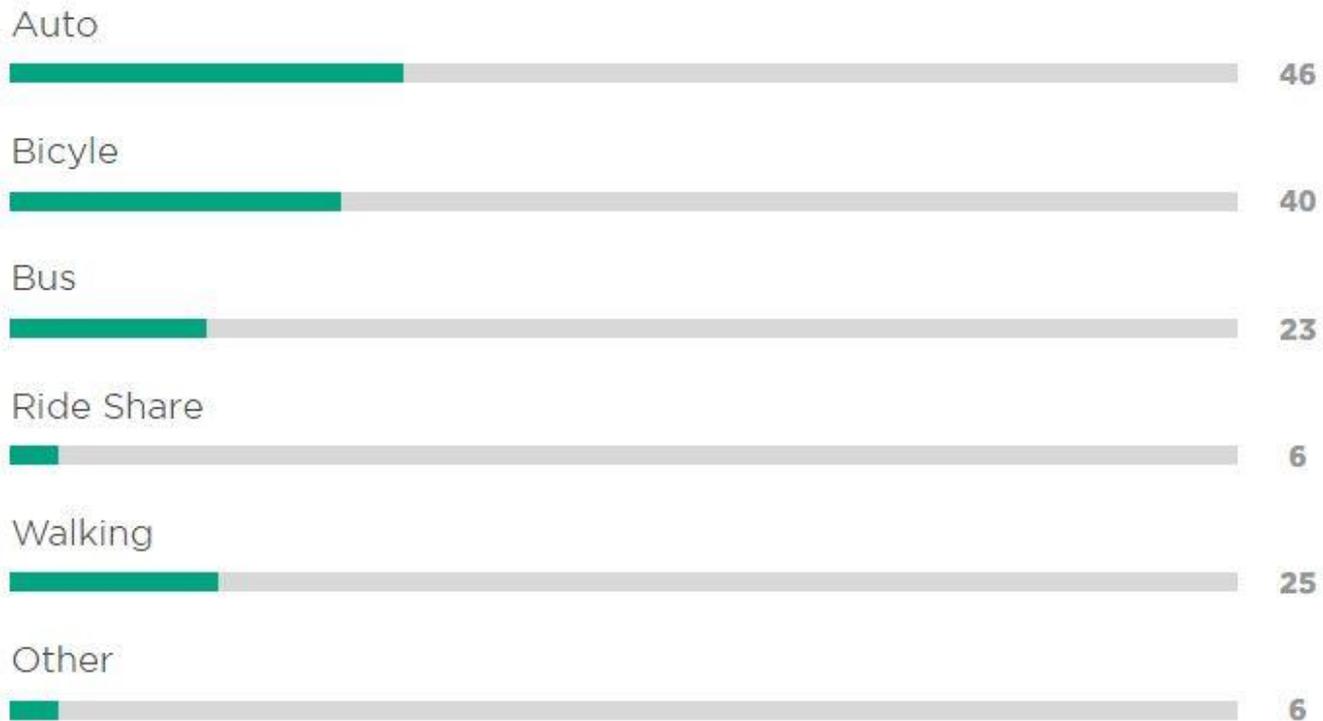
April 11 · Edited

Plan West Ashley posted



Which transportation enhancements do you think are the most pressing? Pick your top two choices.

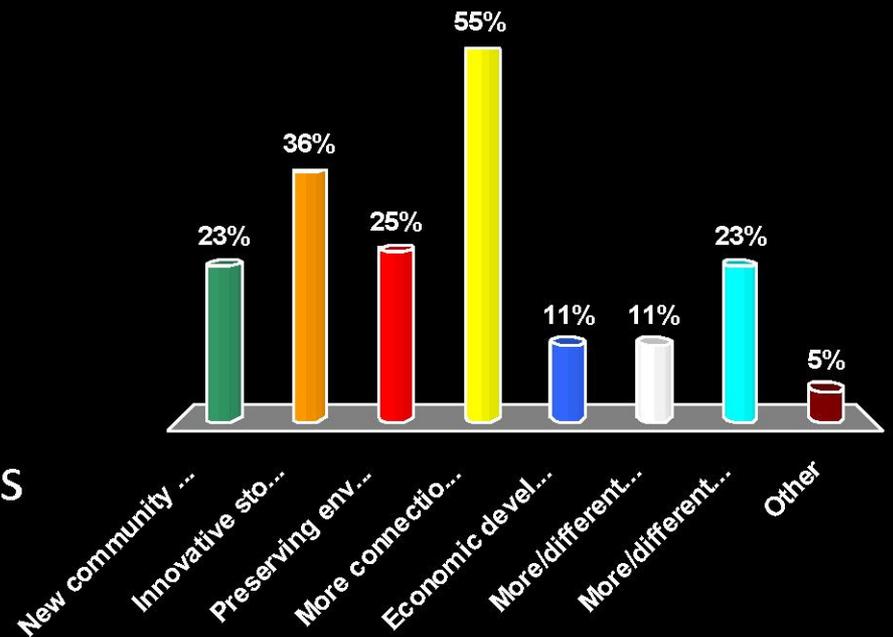
#Wellness, #Transportation, #Livability in Charleston, SC



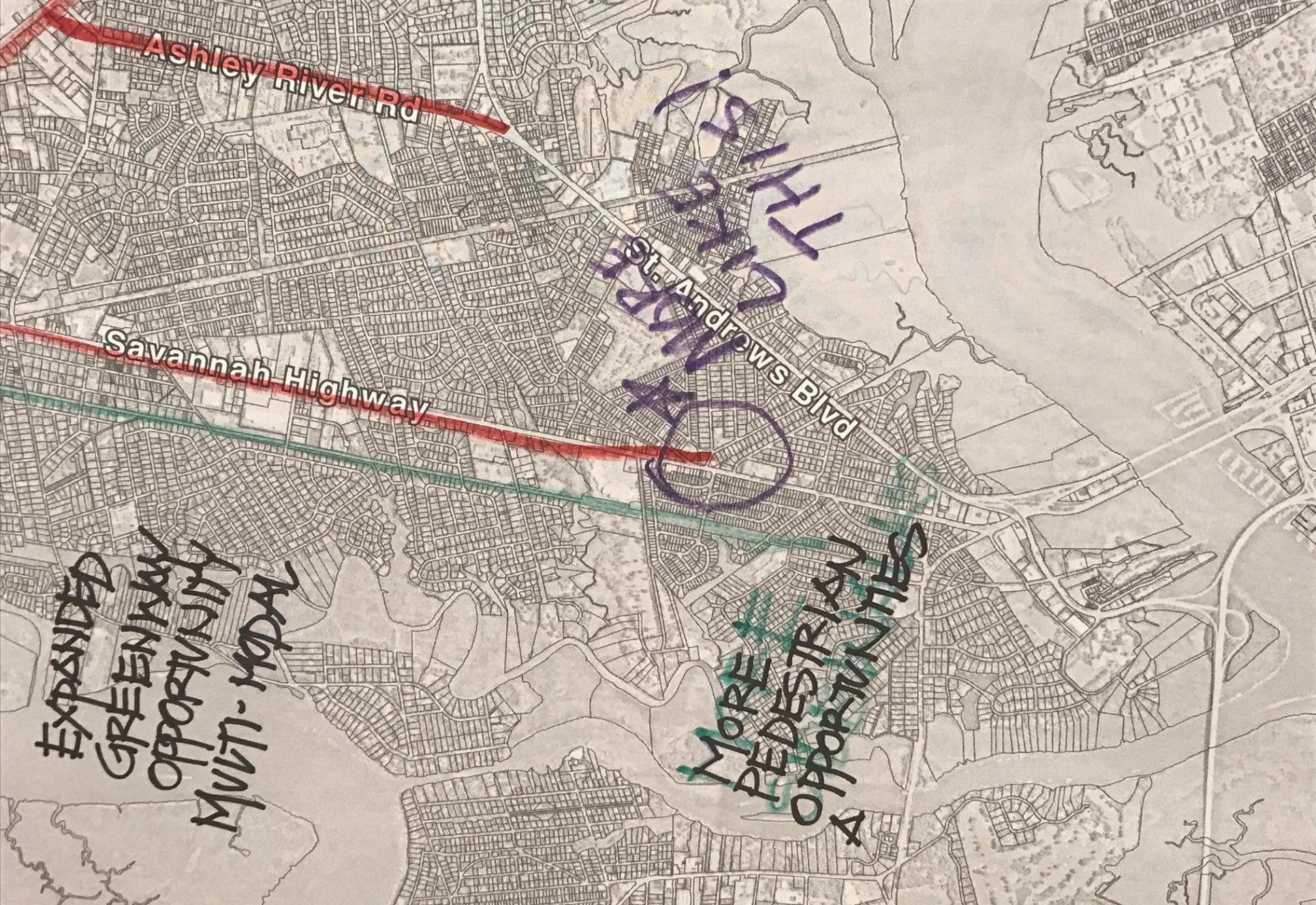
Vote on this poll **67 people** have voted

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



Example from AREA 4



Ashley River Rd

Savannah Highway

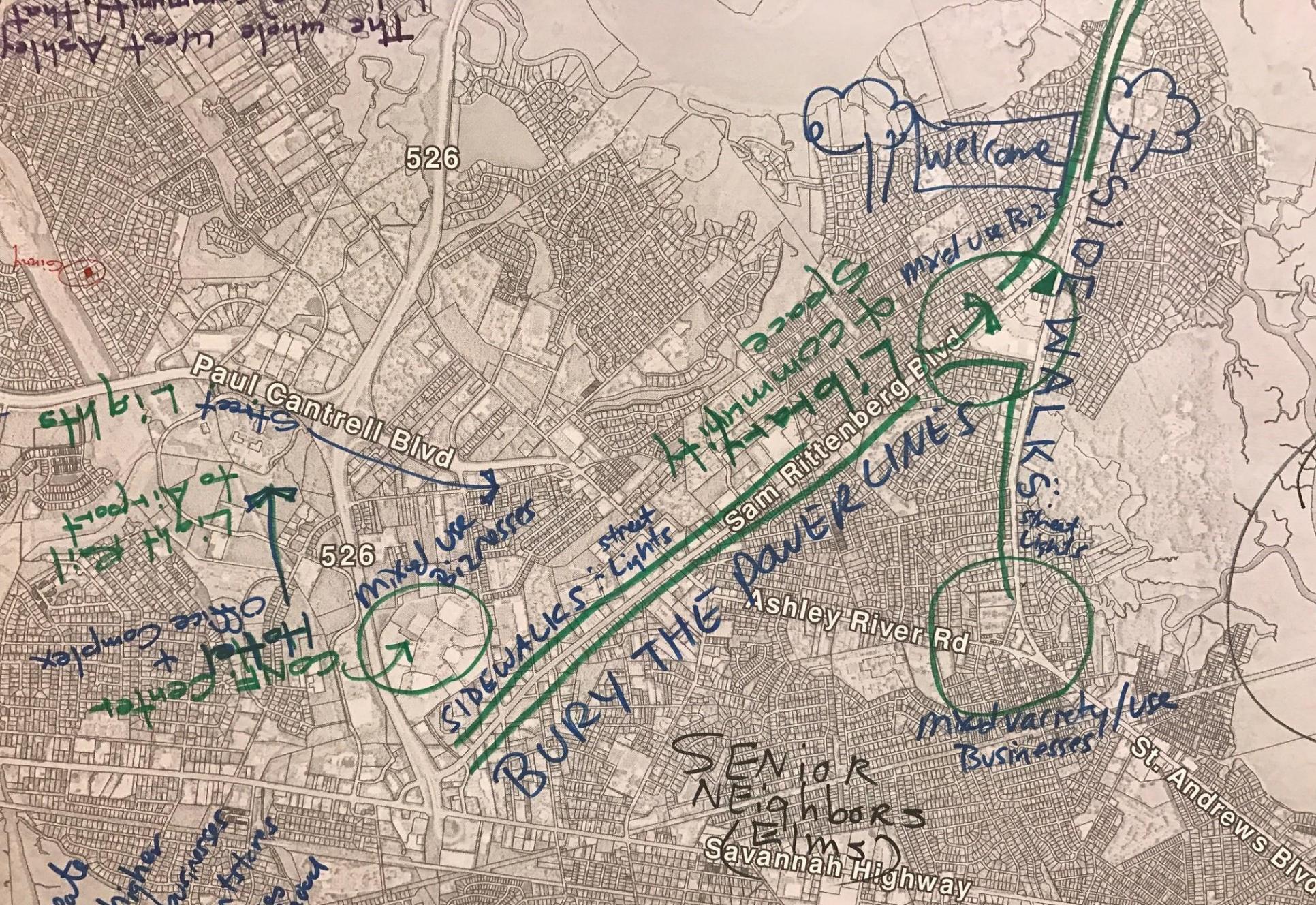
St. Andrews Blvd

MORE PEDESTRIAN OPPORTUNITIES

EXPANDED GREENWAY OPPORTUNITY MULTI-MODAL

MORE PEDESTRIAN OPPORTUNITIES

Example map from Community Input Session



Example map from Community Input Session



PLAN WEST ASHLEY

PARTICIPANT FEEDBACK FORM

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

Do you have additional ideas for the future of West Ashley?

What additional questions/suggestions do you have? (continue on the back if necessary)

Thank you for your help!

Please leave this at the sign-in table or hand it to a planning team member.

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

Connecting neighborhoods with one another, parks
and stores. not necessarily relying on cars,
make area 2 more walkable/bikeable

Do you have additional ideas for the future of West Ashley?

Emulate Avondale in North
BRIDGE

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

Tons

- Connecting Greenways to Blueway
- Bike/Ped Bridge to Downtown
Charleston

Do you have additional ideas for the future of West Ashley?

Use the mall for a new high
rise mixed use business
center - bringing people to WA
to work - Tech Hub

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

- Willingness to make change

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

Redesign Sam Rittenbury Blvd to Old Town Rd
Intersection (may be a large traffic circle)

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

- Traffic
- Drainage
- Small shops + restaurants
- Green spaces

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

- All of ours
- Incentivizing using older areas

Of the many ideas you heard or seen so far, which ones seem the most exciting to you?

complete 5261

0



OPEN PLANNING STUDIO

Citadel Mall (near center court)

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

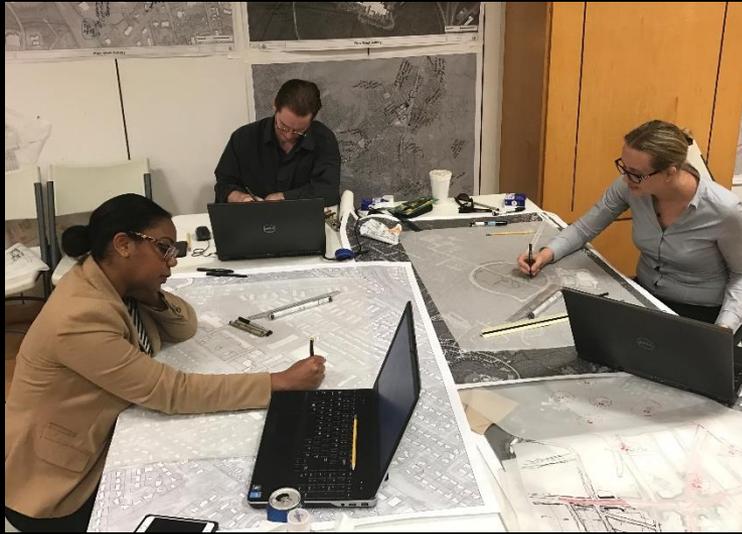
Events include:

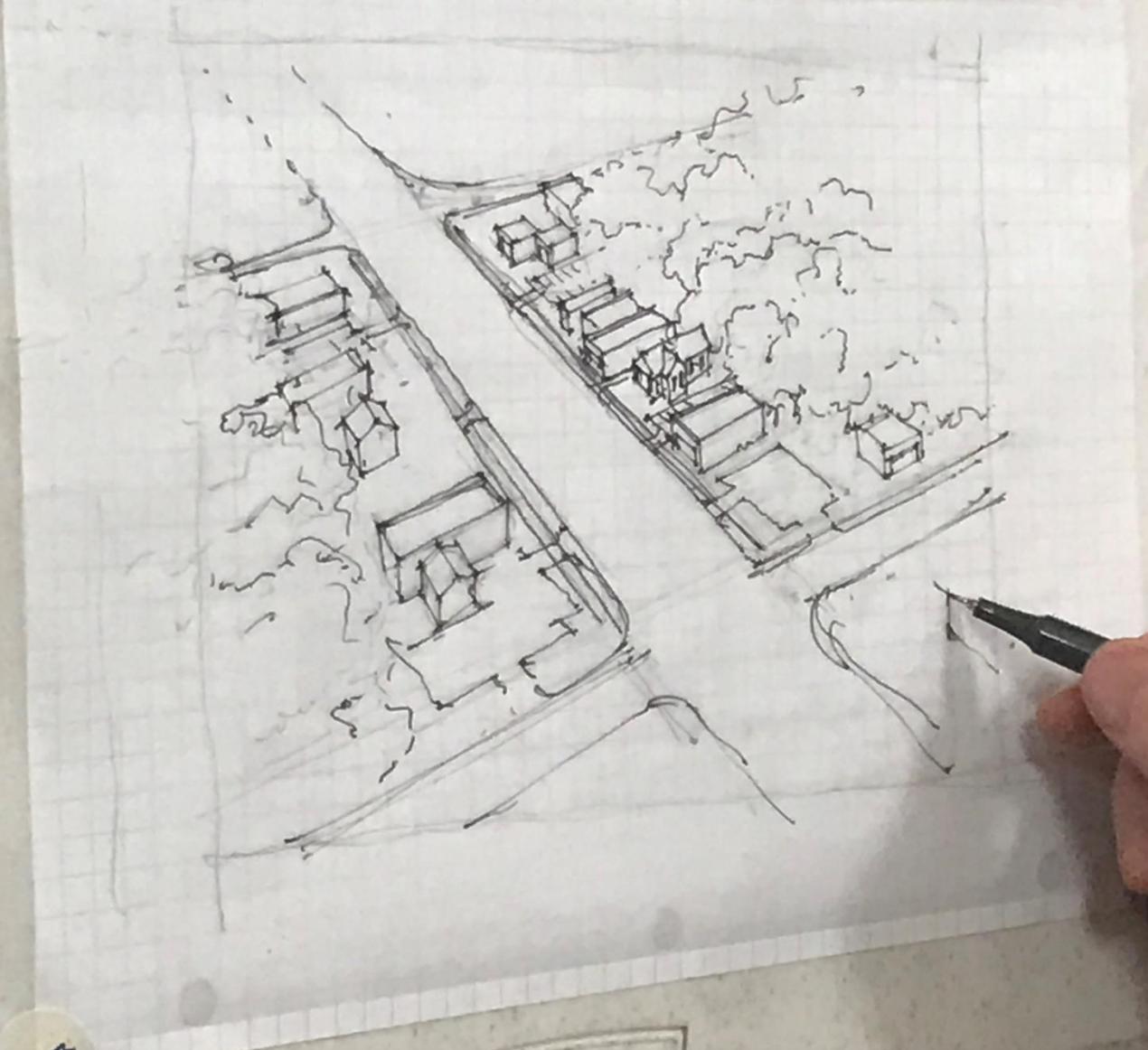
- Community Input Recap:
Monday, May 8, 6:30 - 7:30pm
- Charleston Metro Chamber West Business in Your Backyard Meeting: Tuesday, May 9, 7:30 - 9am
- Brown Bag Lunch with CityFi's Gabe Klein: Tuesday, May 9, 12 - 1pm
- West Ashley Revitalization Commission Meeting / Open House: Wednesday, May 10, 5 -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

on-site planning studio



on-site planning studio





Sketches in progress...

WARC briefing & open house







JCPenney



draft

5 big ideas for West Ashley

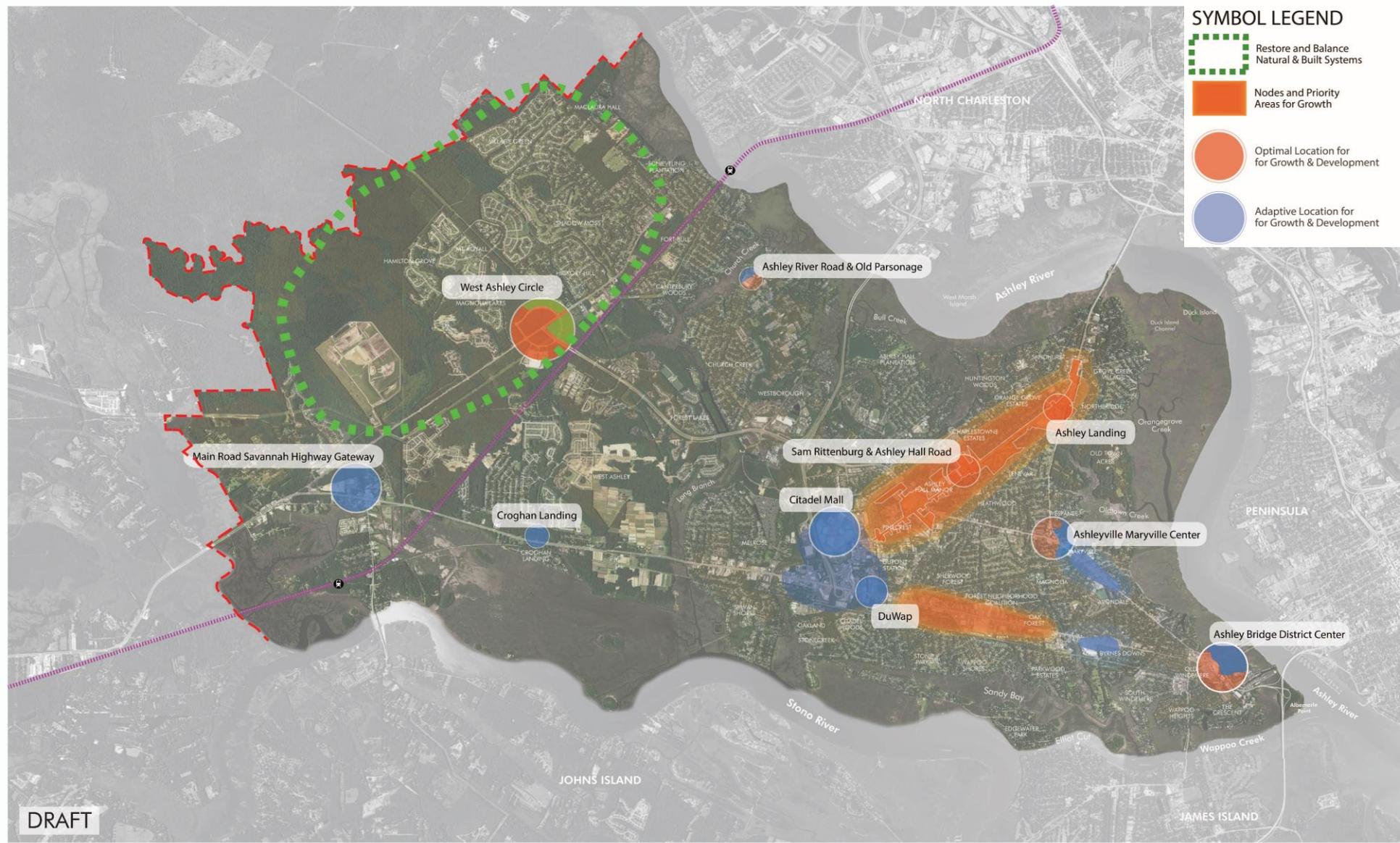
- 1 infrastructure & sustainability
- 2 transportation
- 3 community design & land use
- 4 economic development
- 5 housing

1 infrastructure & sustainability

resilient

path to resilience: grow within lower-risk areas, decrease overall impervious area, address drainage & prioritize maintenance, keep natural areas natural, grow and connect the green network

path to resilience: priority progress areas



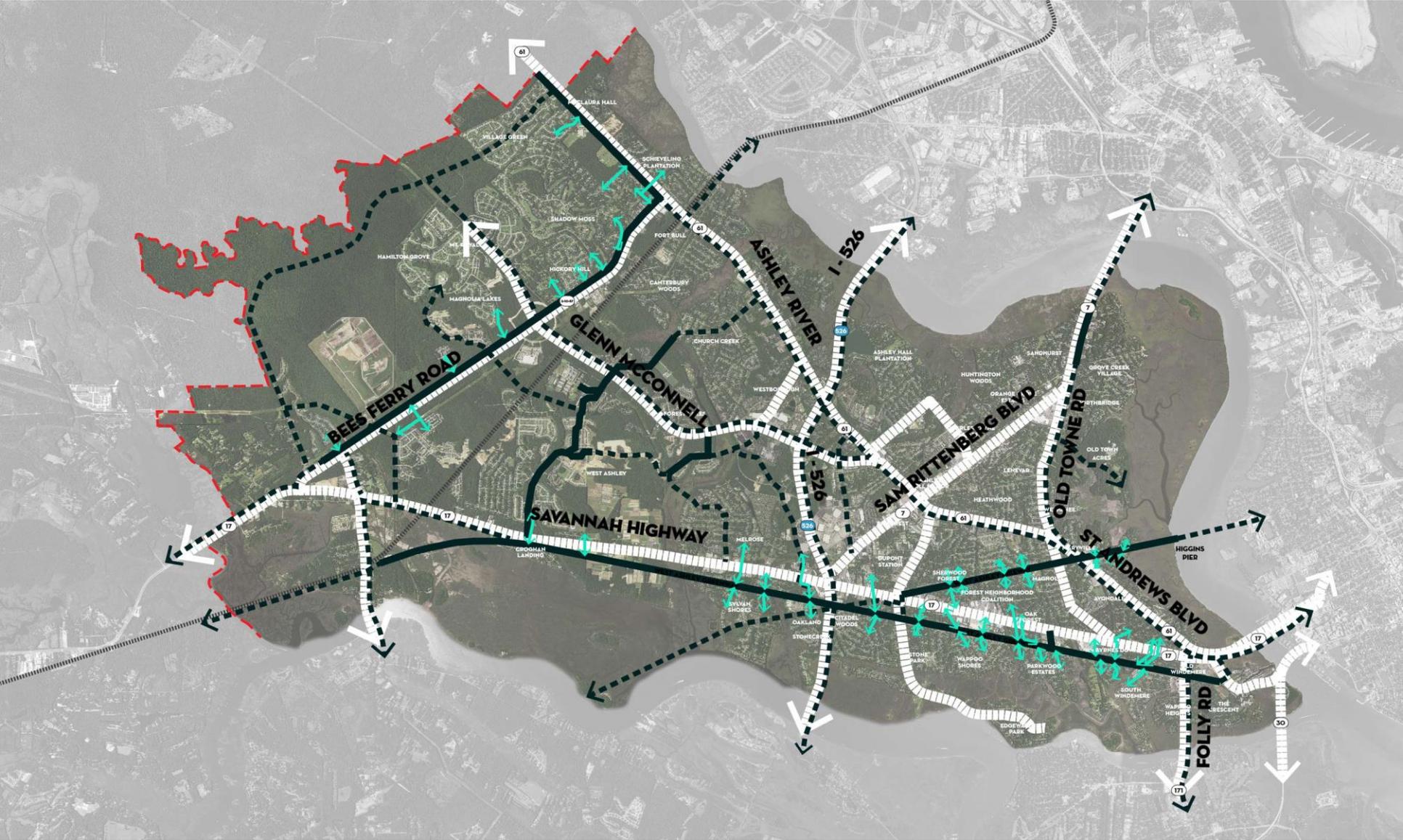
DRAFT

2 transportation

connected

Connected to the region and neighborhoods, pedestrian and bike safety, bikeway/greenway, transit enhancements and upgrades, connect across the river

potential connectors





Savannah Hwy

Avondale Ave

James French Intersect

REAL ESTATE

Lava Salon

AVONDALE
WINE & CHEESE SHOP





La Fontana

AUTHENTIC ITALIAN RESTAURANT

US 17

Savannah

99¢
19.9



existing bikeway



Greenway 0.2 Miles 2 Min 10 Min

↑ Forest Park 1.3 Miles 7 Min 20 Min

↑ Higgins Pier 2.6 Miles 14 Min 40 Min

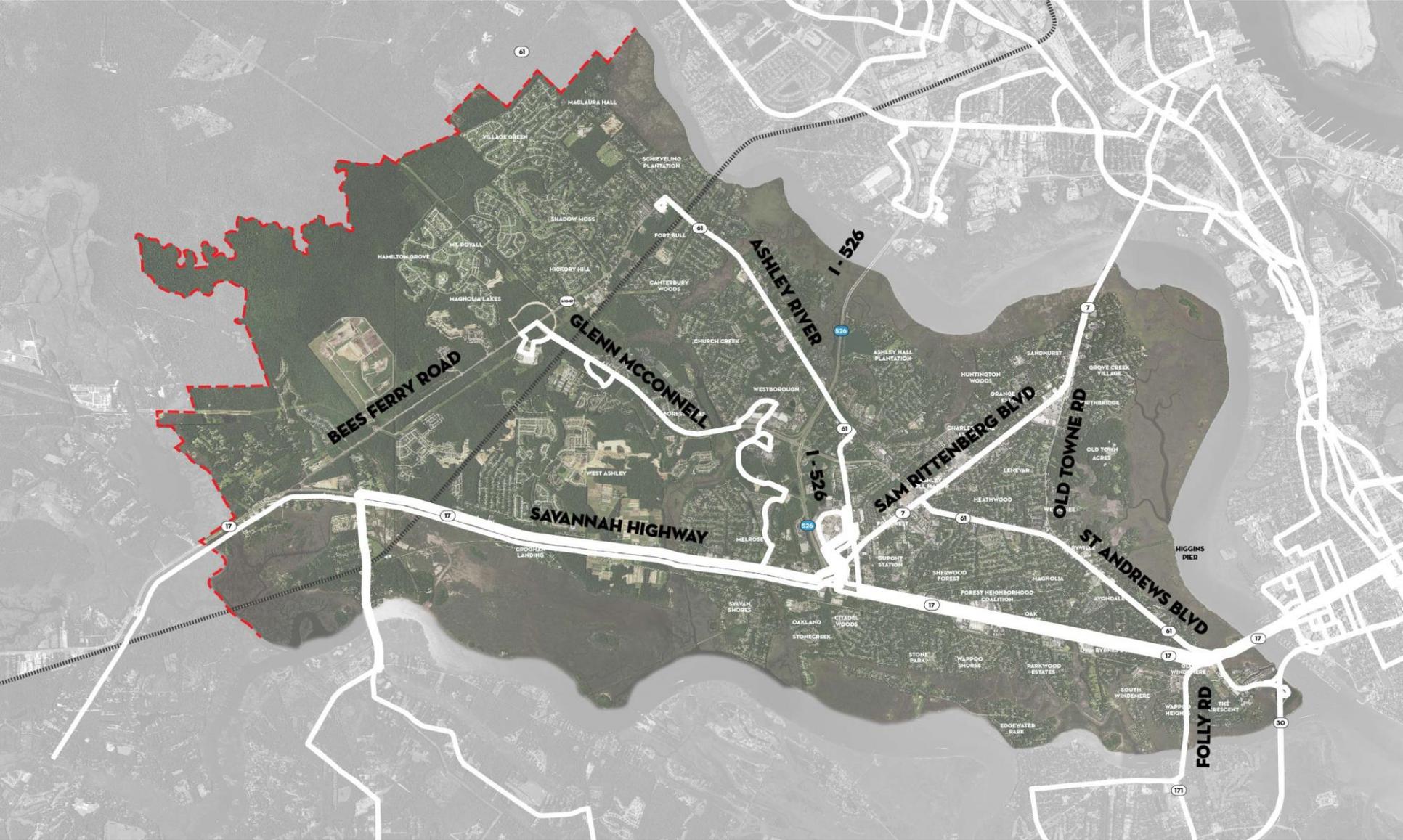
→

2.6
wa
BW

wa
BW
2.6



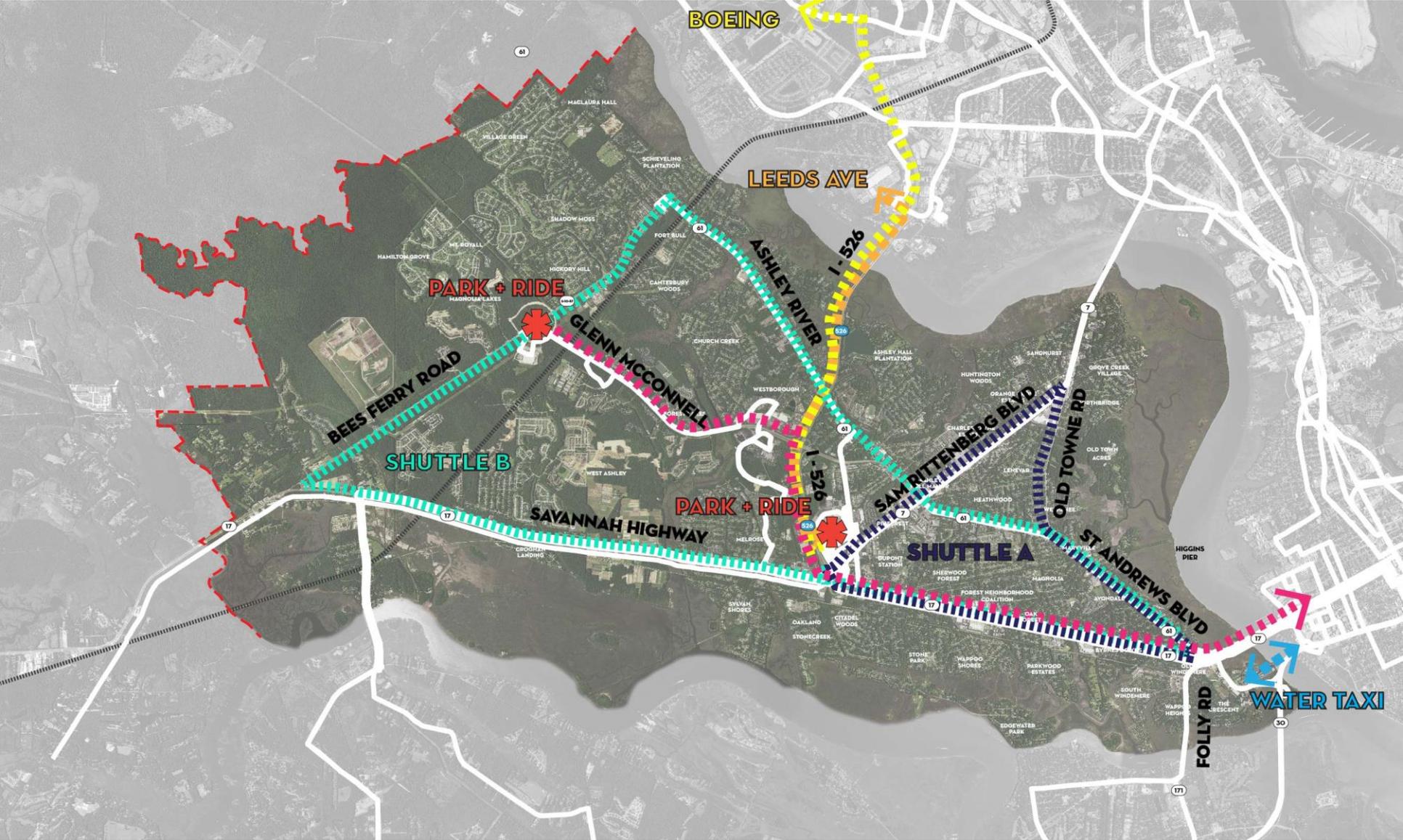
existing transit network



potential additional commuter transit



potential west ashley shuttle routes





November 2 - November 8, 2015 | Bloomberg.com

Bloomberg Businessweek

Driverless Cars Are Closer Than They Appear

GM's survival plan

p.48

CNET > Sci-Tech > Self-driving cars could cut car ownership rates nearly in half: study

Self-driving cars could cut car ownership rates nearly in half: study

A single self-driving car could take care of multiple people's daily driving needs, so households might not need as many cars, University of Michigan researchers say.





AUTONOMOUS OLLI THE SELF-DRIVING BUS

THE ALL-ELECTRIC 3D-PRINTED SHUTTLE WILL TALK TO YOU, TOO

By Kristen Hall-Geisler July 13, 2016

Local Motors

Gabe Klein

Olli the Autonomous Bus

Olli is not a Pokemon, no matter what it looks like. Do not try to capture it.



Slate

MONEYBOX

A BLOG ABOUT BUSINESS AND ECONOMICS.

MAY 17 2012 3:00 PM

Autonomous Vehicles and the Parking Bubble

By Matthew Yglesias



SEARCH SECTIONS

DAILY NEWS | LIFESTYLE



SUBSCRIBE

Health Homes Food

Best Places: New York City developers are converting garages into spacious new condos

BY MATT CHABAN

NEW YORK DAILY NEWS Friday, January 10, 2014, 2:00 AM



LIBERTY LANE

3-person Cars
Ride-hailing Services
CarShare Services

Autonomous Cars
Electric Cars
First Responders

Local Shuttle Trolleys
Hotel & Employer Shuttles
Buses



3 community design & land use

upgraded

grow in the right places, in the right ways:
preserve neighborhood character, enhance
community brand/identity, reuse vacant sites,
shorten trips with new destinations (work,
entertainment, recreation), proper infrastructure to
support the population

example: bikeway to greenway



draft

Savannah Highway and Wappoo Road (existing conditions)

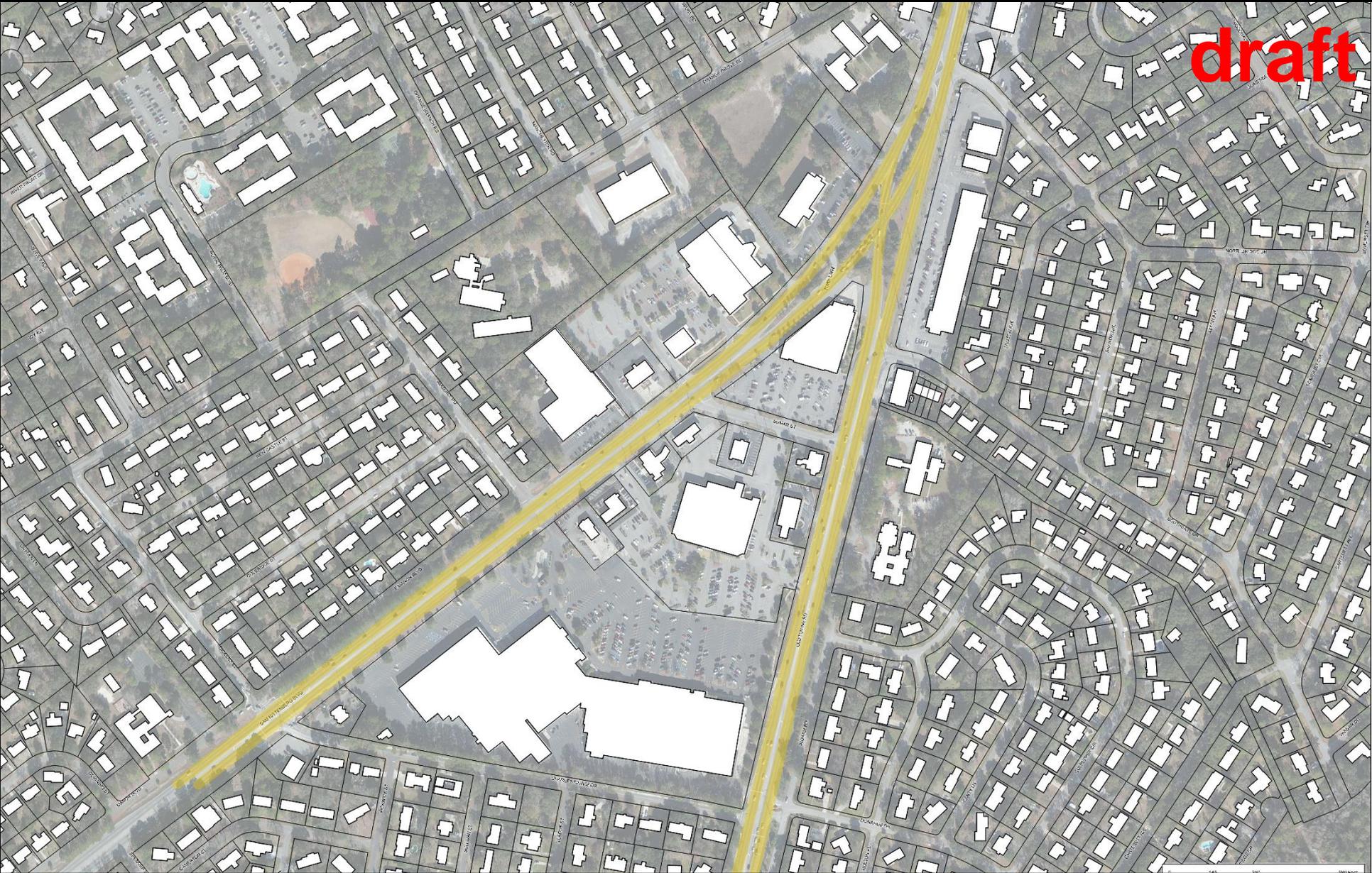
example: bikeway to greenway



Savannah Highway and Wappoo Road (potential future conditions)

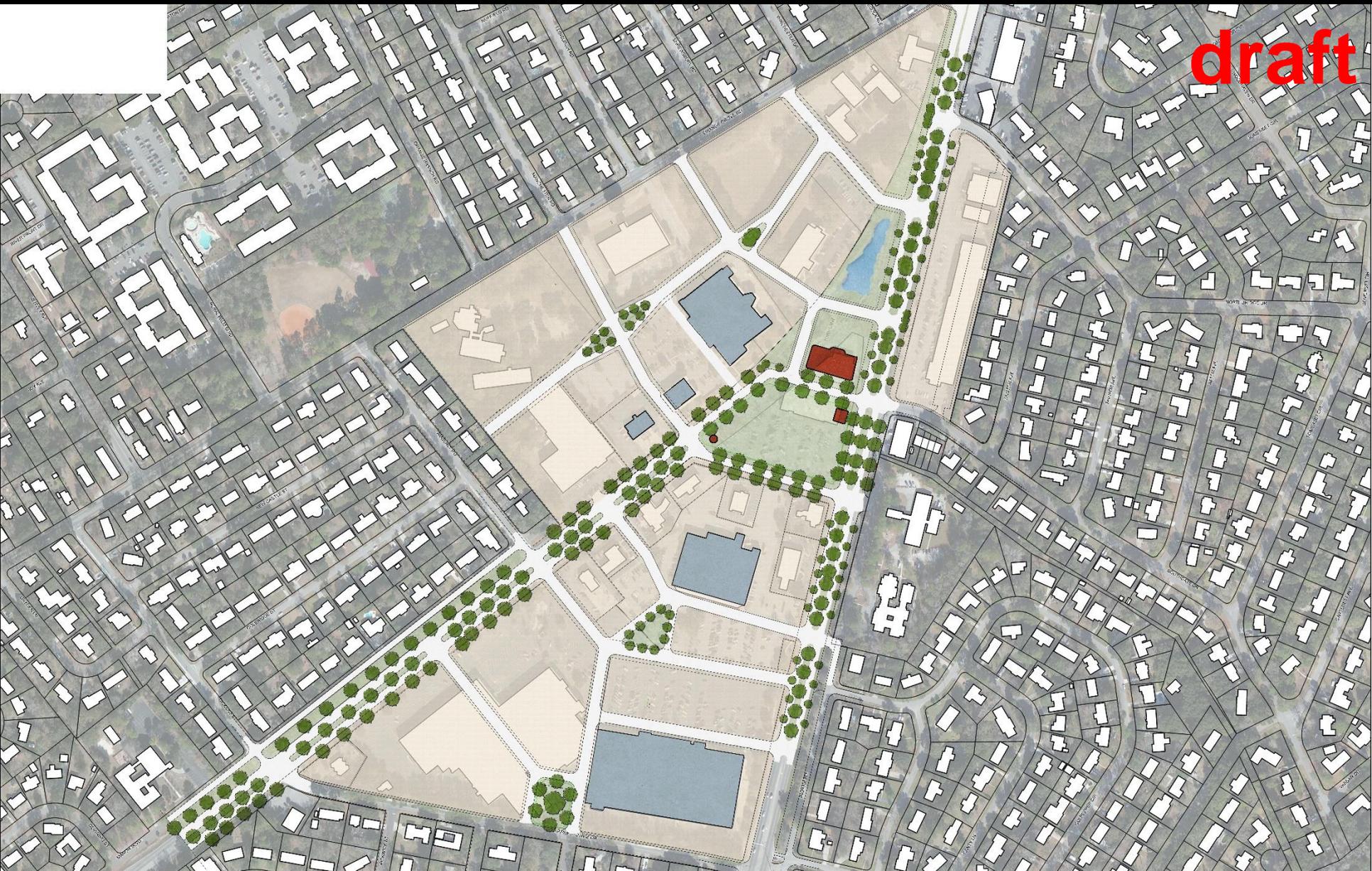
example: reuse empty retail sites

draft



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

example: reuse empty retail sites

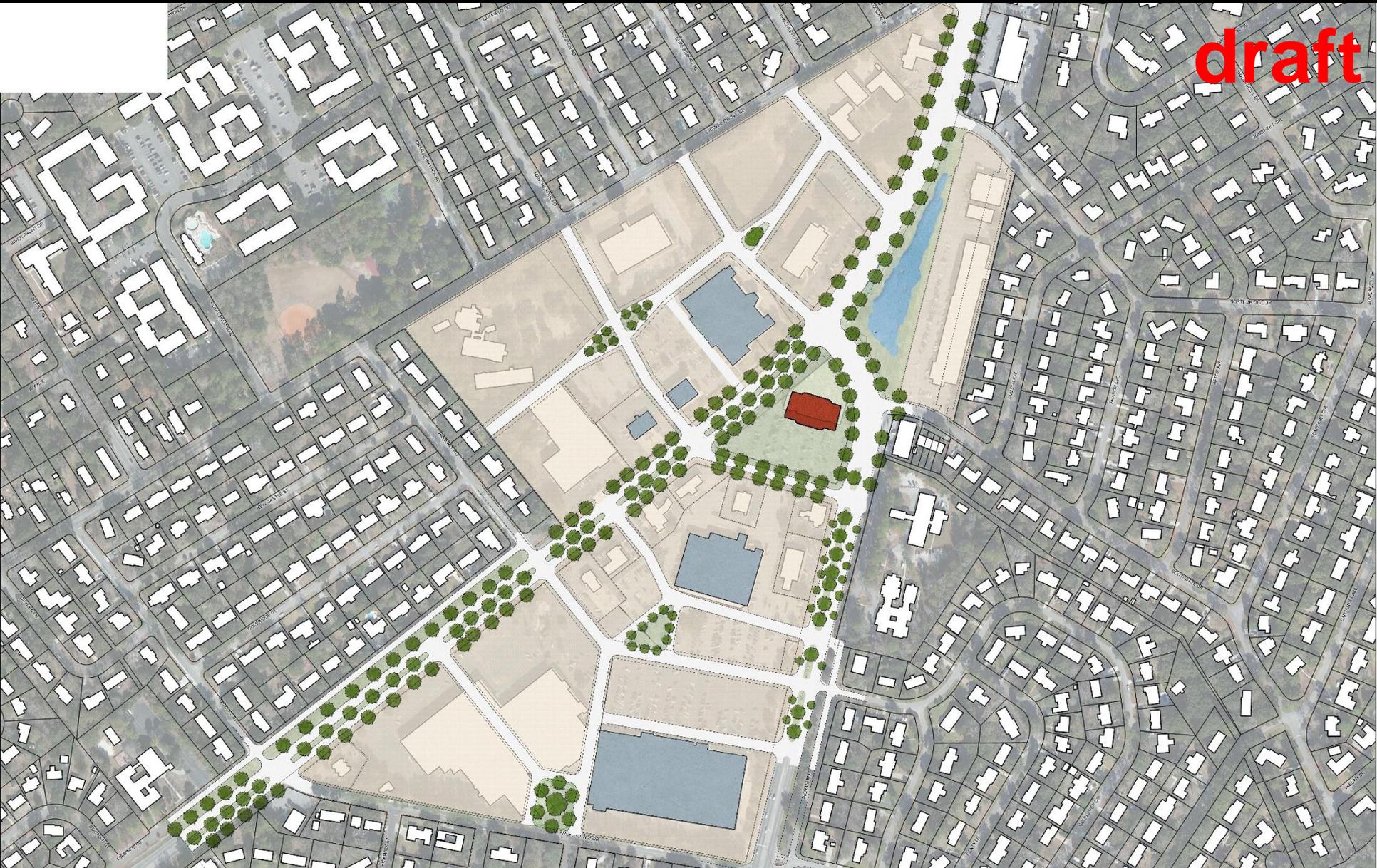


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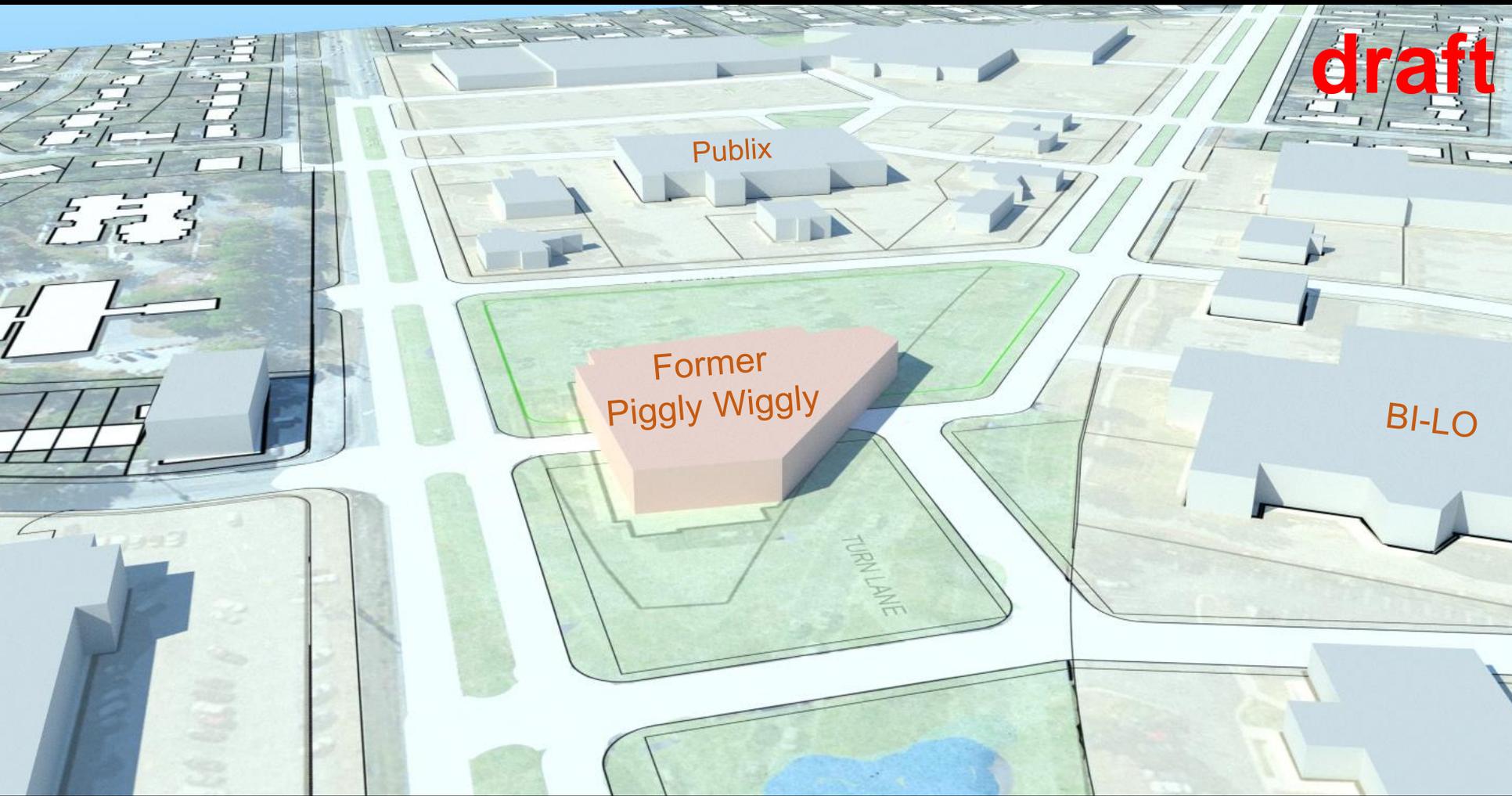
Plan view, showing a potential network of streets and blocks (alternative 1)

example: reuse empty retail sites

draft



Plan view, showing a potential network of streets and blocks (alternative 2)



draft

Publix

Former
Piggly Wiggly

BI-LO

TURN LANE

A change in street pattern, that impacts the former Piggly Wiggly site



draft

Publix

In time, the civic space becomes more complete



This alternative shows Sam Rittenberg Blvd continuing and Old Towne Road with the “T”

4 economic development

complete

more diverse & attractive employment options,
small hubs, mix of local businesses, cultivate
community

growth trends

JOBS AND THE WEST ASHLEY ECONOMY

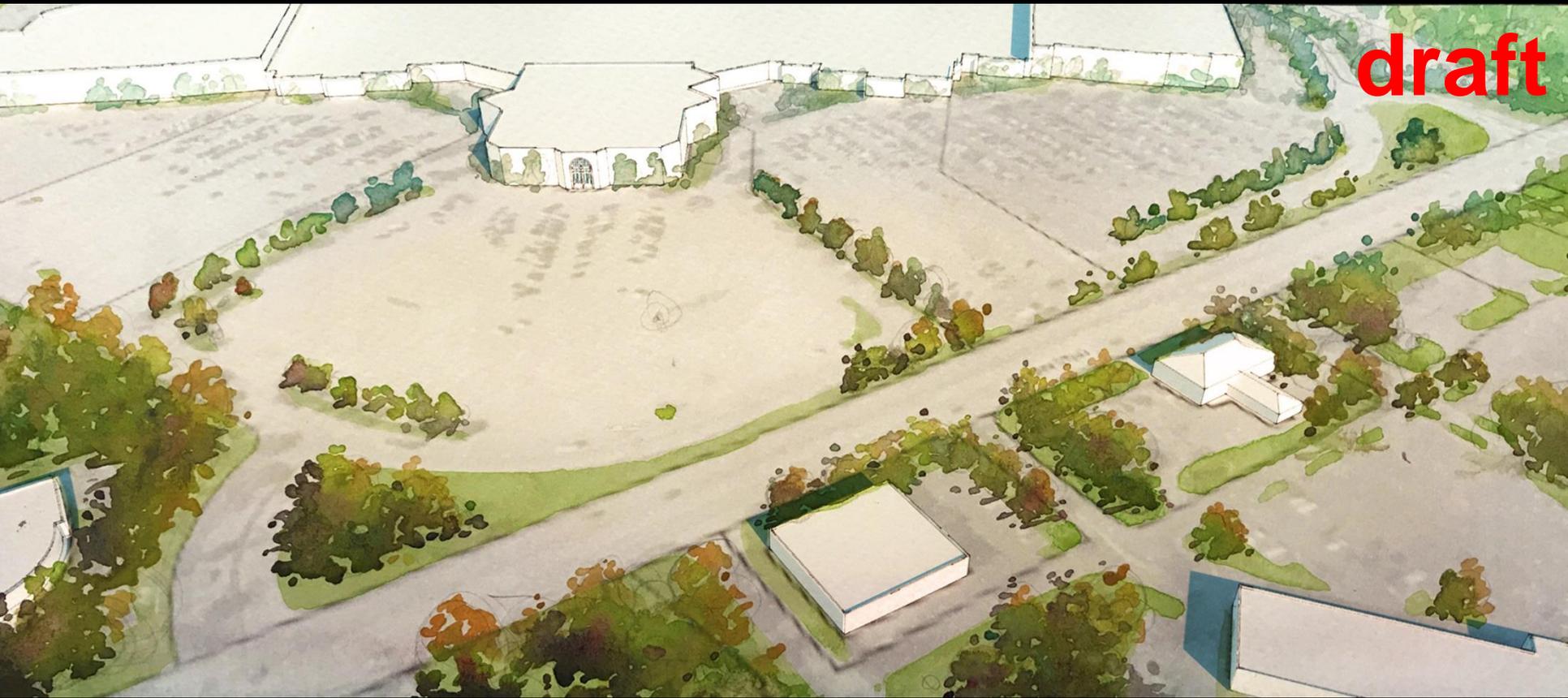
- West Ashley has a strong government base.
- Most jobs in the area are in the service sector, like retail and food service.
- 84% of people living in West Ashley work outside of West Ashley.

RETAIL ACTIVITY

- West Ashley has a long history of retail activity.
- When the population of the area was smaller, the retail center was concentrated in West Ashley.
- In recent years, however, retail stores, particularly big box stores, have moved to other parts of the region.
- Newer retail development has occurred elsewhere in the region where there has been significantly more population growth.

**84% of people
living in West
Ashley work
outside of West
Ashley.**

example: focus development in clear hubs



Citadel Mall and environs (existing conditions)

example: focus development in clear hubs



draft

Citadel Mall and environs (potential future conditions)

example: focus development in clear hubs



Citadel Mall and environs (potential future conditions)

example: focus development in clear hubs



Citadel Mall and environs (potential future conditions)

example: focus development in clear hubs



draft

Citadel Mall and environs (potential future conditions)

example: focus development in clear hubs



draft

Citadel Mall and environs (potential future conditions)

example: focus development in clear hubs



Citadel Mall and environs (potential future conditions)

example: focus development in clear hubs



economic development strategies for driving positive change

1. Reposition West Ashley as an **employment center**, not just a bedroom community
2. **Incentivize reinvestment** in existing commercial properties **using clear rules**
3. Be **realistic** about **expectations** for **future retail development**
4. Provide the right **infrastructure** to support **businesses who want to come to West Ashley**
5. Develop a **clear message** about why West Ashley is a **good place** to both **live and work**

5 housing

affordable

keep the affordable housing affordable, affordable housing near work and shopping, affordable housing for seniors

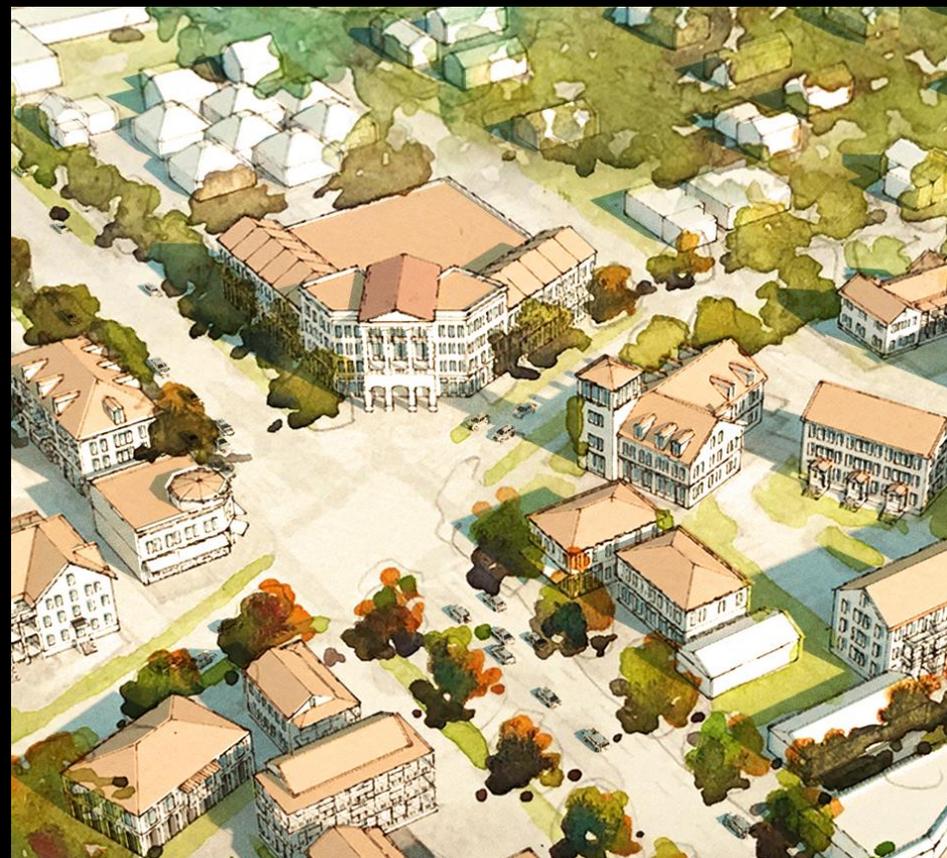
rents in West Ashley are high, and have grown significantly over the past five years

Median Rent (Zillow Rental Index) in West Ashley and Surrounding Jurisdictions, 2011 and 2016

	Median Rent 2011	Median Rent 2016	Percent Change
Charleston	\$1,171	\$1,519	30%
Inner West Ashley	\$948	\$1,323	40%
Outer West Ashley	\$1,034	\$1,319	28%
North Charleston	\$845	\$1,068	26%
Mount Pleasant	\$1,181	\$1,545	31%
Summerville	\$923	\$1,107	20%
BCD Region	\$1,164	\$1,500	29%

Data is shown for June of each year.

Source: Zillow, 2017; Strategic Economics, 2017.



Variety of housing types can be part of the solution

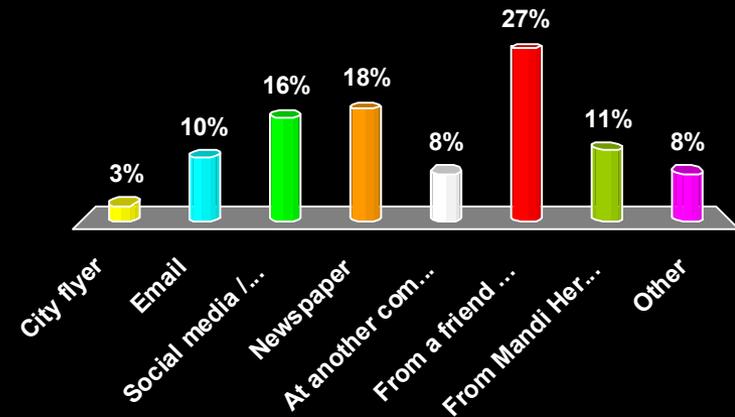
housing strategies for driving positive change

1. Identify a “palette” 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 neighborhood plans for incorporating new housing types in existing neighborhoods
4. Educate the community and policy makers about what it takes to provide housing that is affordable across the income spectrum

quick poll

How did you hear about Plan West Ashley?

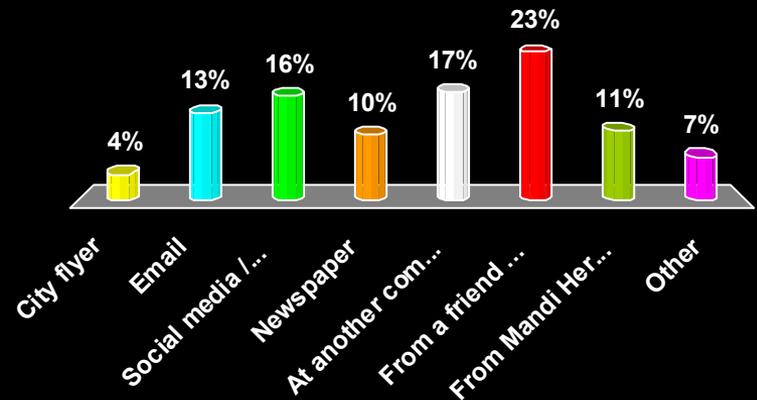
1. City flyer
2. Email
3. Social media / website
4. Newspaper
5. At another community meeting
6. From a friend / neighbor / community leader
7. From Mandi Herring
8. Other



Next Question

How were you reminded about today's meeting?

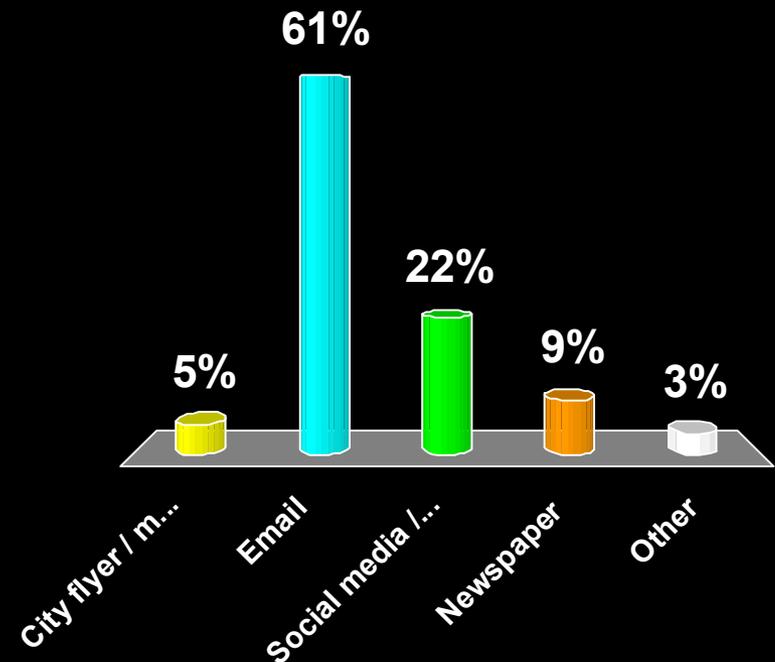
1. City flyer
2. Email
3. Social media / website
4. Newspaper
5. At another community meeting
6. From a friend / neighbor / community leader
7. From Mandi Herring
8. Other



Next Question

How would you prefer to get additional information?

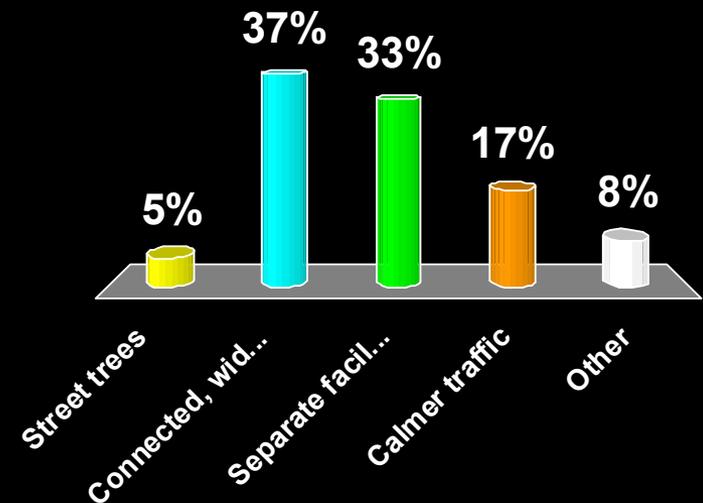
1. City flyer / mailing
2. Email
3. Social media / website
4. Newspaper
5. Other



Next Question

Which of these features would *most* affect your desire to walk or bike?

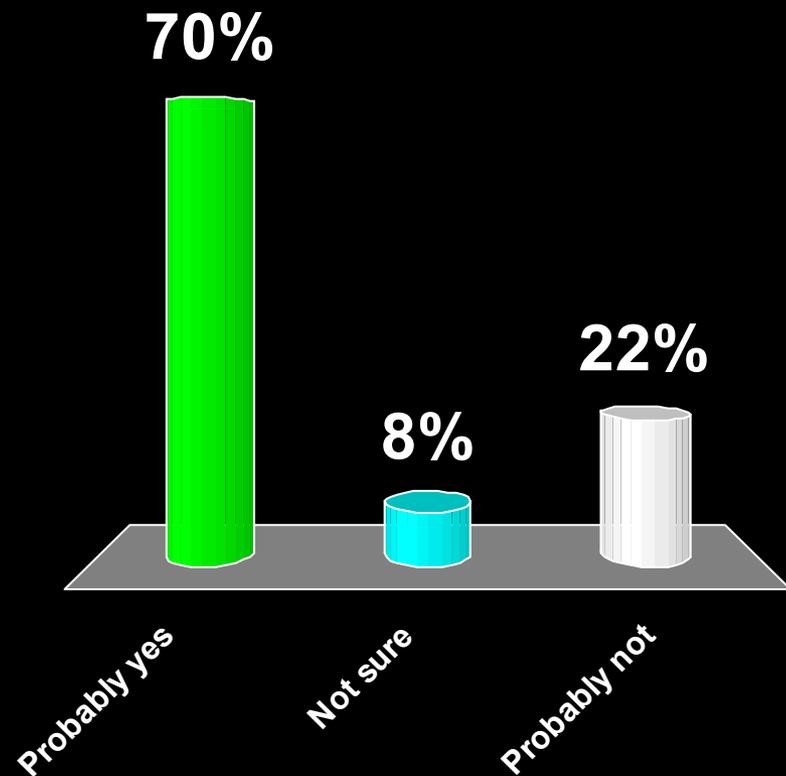
1. Street trees
2. Connected, wider sidewalks and crosswalks
3. Separate facilities (trails, protected bike lane)
4. Calmer traffic
5. Other



Next Question

Are there any car trips that you would rather walk or bike for, if safe/improved routes were available?

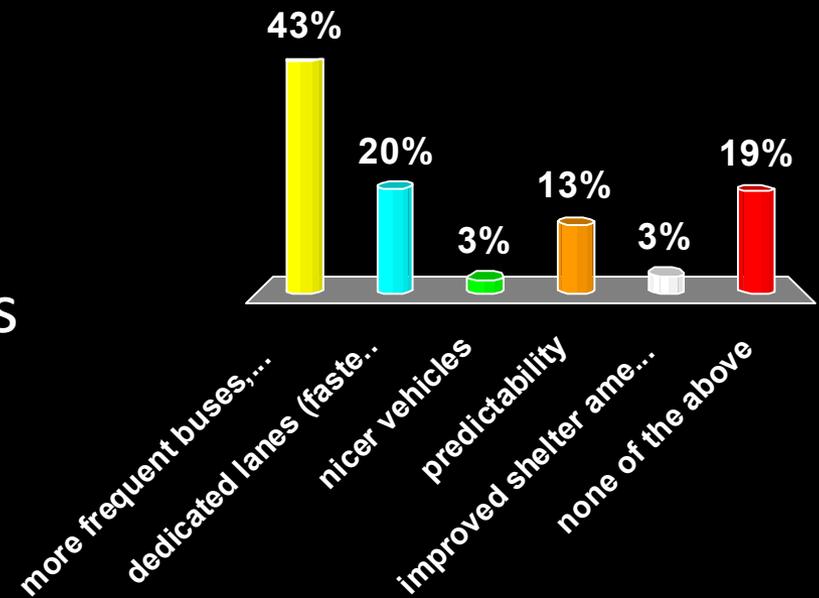
1. Probably yes
2. Not sure
3. Probably not



Next Question

Which of these features would *most* affect your desire to use a bus or shuttle?

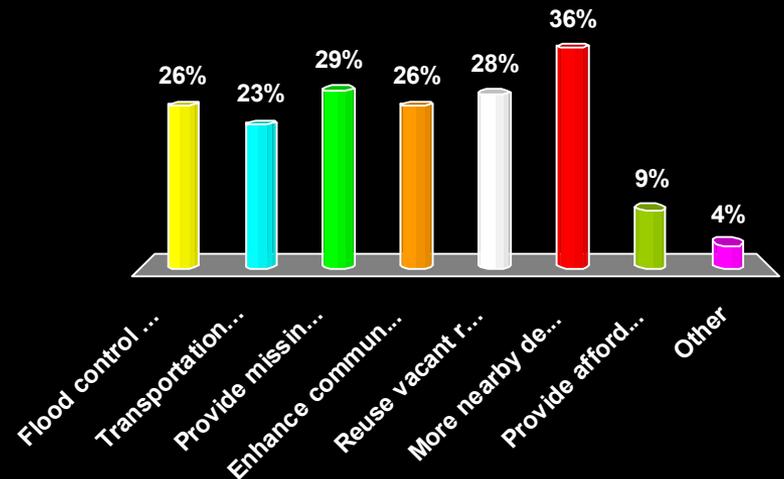
1. more frequent buses, shuttles, more destinations
2. dedicated lanes (faster, no waiting)
3. nicer vehicles
4. predictability
5. improved shelter amenities
6. none of the above



Next Question

Of the many ideas you have heard so far, which are you most excited about? (pick 2)

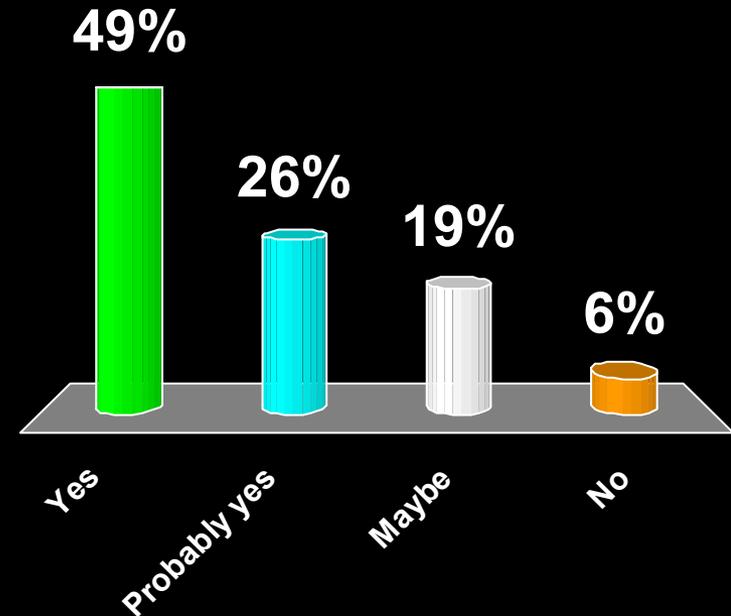
1. Flood control / resilience
2. Transportation choices
3. Provide missing connections
4. Enhance community brand/identity
5. Reuse vacant retail
6. More nearby destinations (places to work, shop, etc)
7. Provide affordable housing
8. Other



Last Question

Do you think the vision/ideas presented so far are generally on the right track?

1. Yes
2. Probably yes
3. Maybe
4. No



next steps:

your input:

planwestashley.com

herringa@charleston-sc.gov

[#planwestashley](https://twitter.com/planwestashley)

draft report: June/July

-- intermission --



planwestashley.com

Plan West Ashley

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

big ideas for West Ashley (reported at meetings)

1 infrastructure & sustainability

1: stormwater / drainage is critical

2: natural, built, & regulatory systems are fragmented

3: need more park spaces, active recreation facilities, maintain/enhance tree canopy cover

4: underground overhead utilities

1 infrastructure & sustainability

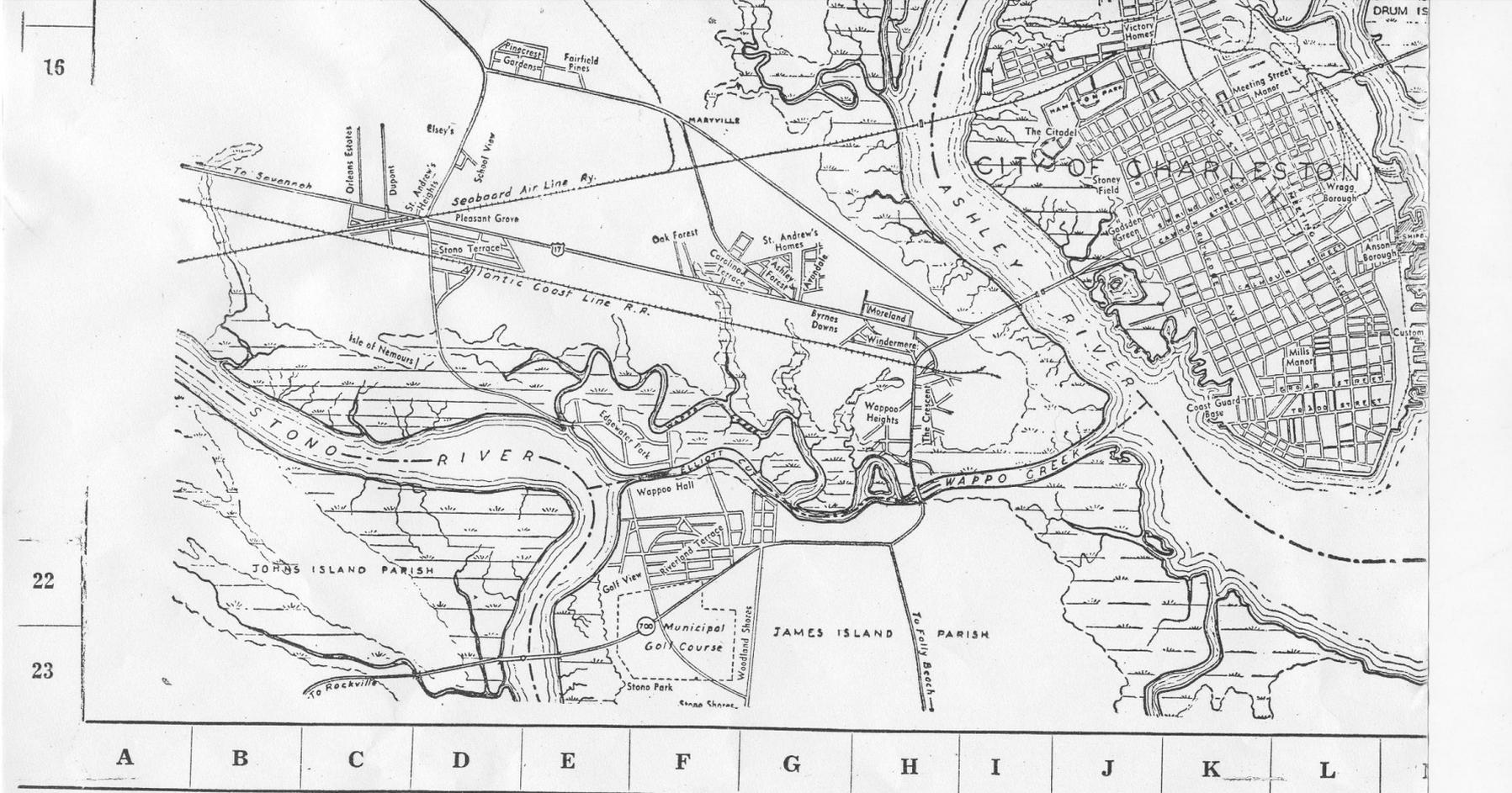
- 1: **resilient West Ashley:** decrease overall impervious area, direct growth to high ground & lower-risk areas over time, keep natural areas natural
- 2: **green retrofit:** add green as integral part of redevelopment, celebrate water as an asset
- 3: **green network:** connect parks/greenway/natural systems & neighborhoods, increase public water access, implement gateways & wayfinding

...continued...

1 infrastructure & sustainability

- 4: **regulatory system**: direct areas for growth, areas for healing, resilient design
- 5: **prioritize maintenance** of drainage infrastructure
- 6: **underground power lines**: phase with corridor improvements

natural resources: historic perspective



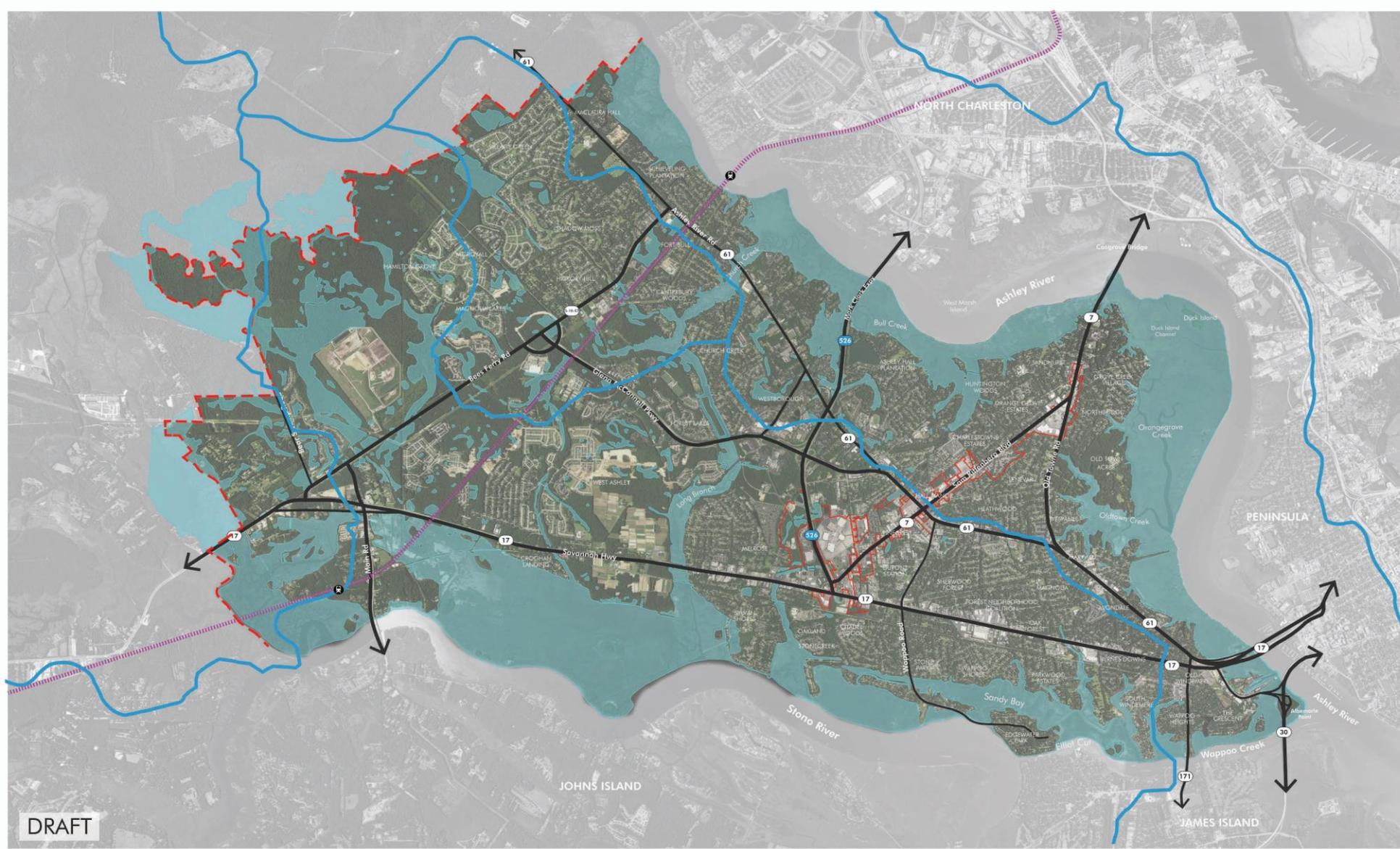
MAP OF CHARLESTON AND ENVIRONS KEYED FOR LOCATION OF DEVELOPMENTS AND POINTS OF INTEREST

Orange Grove Estates	H- 9	Coast Guard Base	K-20	Kiawah Homes	J-14	Orange Grove Estates	D-14	Stono Park
Cooper River Bridge	A- 1	Cooper River Bridge	M-16	Legare Homes	G- 7	Palmetto Gardens	G- 4	Stono Park
Custom House	I-14	Custom House	M-19	Liberty Hill	F- 4	Palmetto Heights	D- 2	Stono Park
Dorchester Terrace	G- 9	Dorchester Terrace	G- 9	Liberty Homes	F- 3	Park Circle	G- 4	Stono Park
Dupont	M-18	Dupont	C-17	Liberty Homes Ext.	F- 3	Pierpont	B-11	Ten Mile
Edgewater Park	G-19	Edgewater Park	E-20	Liberty Park	D- 3	Pinecrest Gardens	D-16	The Citadel
Elsley's	J-15	Elsley's	D-17	Maryville	F-16	Pleasant Grove	D-18	The Citadel
Fairfield Pines	G-18	Fairfield Pines	E-16	Meeting St. Manor	K-16	Port of Embarkation	I- 1	Tom Mc
Ferndale	G- 7	Ferndale	E- 4	Mills Manor	L-19	Reed Hill Homes	H- 2	W

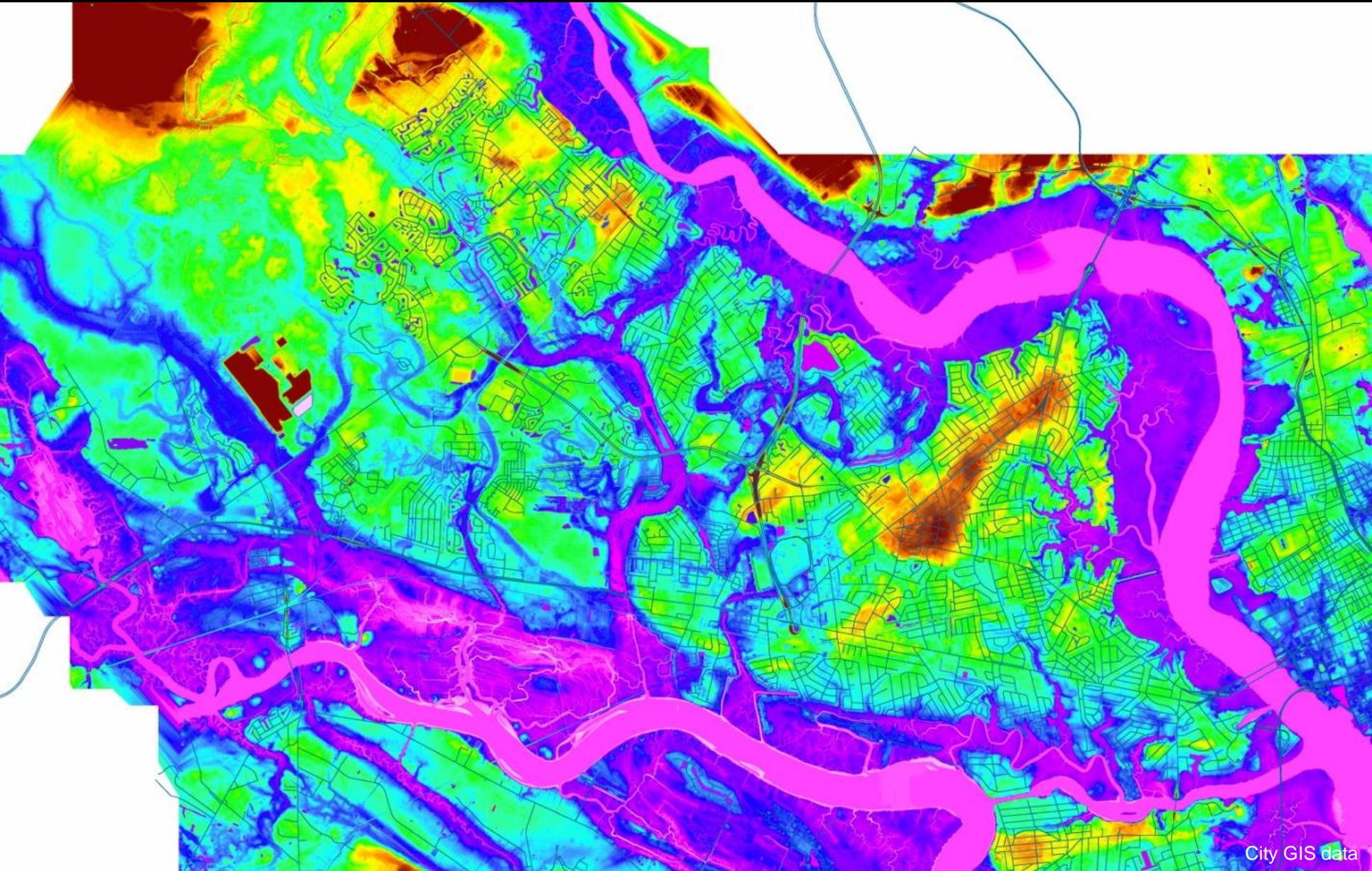
water as an asset



natural resources overlay: *wetlands*



natural resources overlay: *topography*



neighborhood green systems



BEFORE



AFTER



stormwater parks



green infrastructure

- Better landscape & open spaces in each context
- Preserve existing tree cover & add real street trees
- Livable, lovable stormwater infrastructure



draft



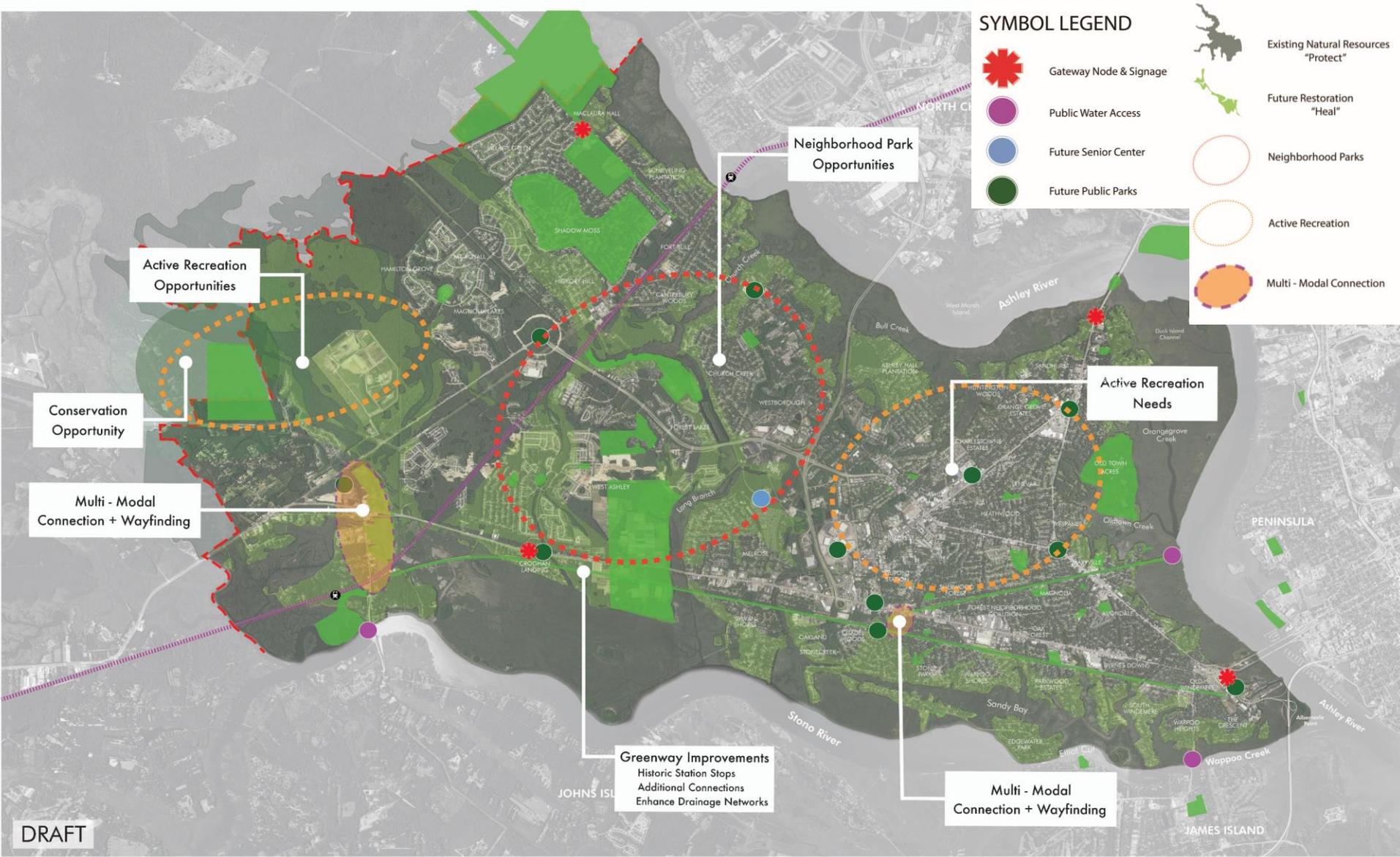
Citadel Mall: working with the water

draft



Citadel Mall: working with the water

natural systems & community open space



DRAFT













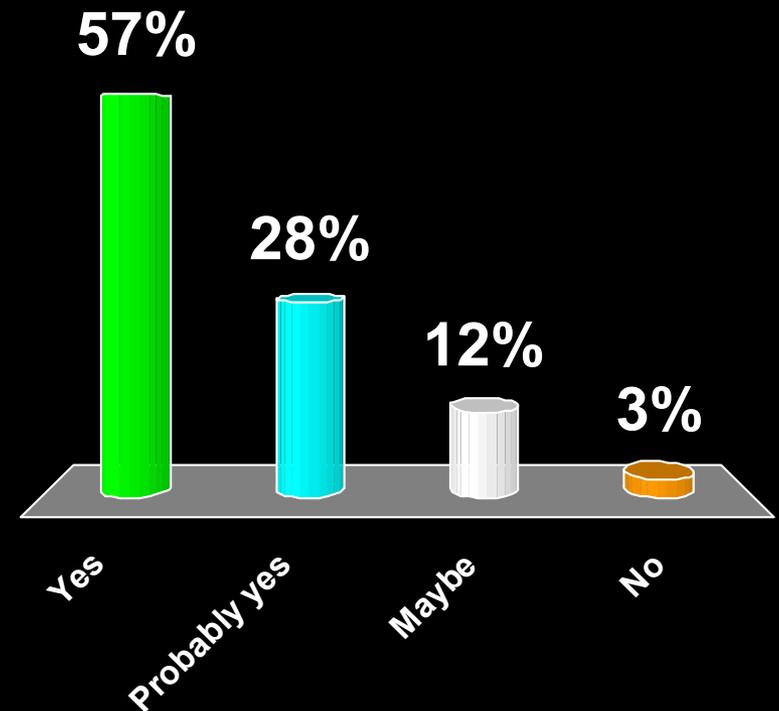
trails: mobility // infrastructure // place



quick poll

Do you think the vision/ideas for being more RESILIENT are on the right track?

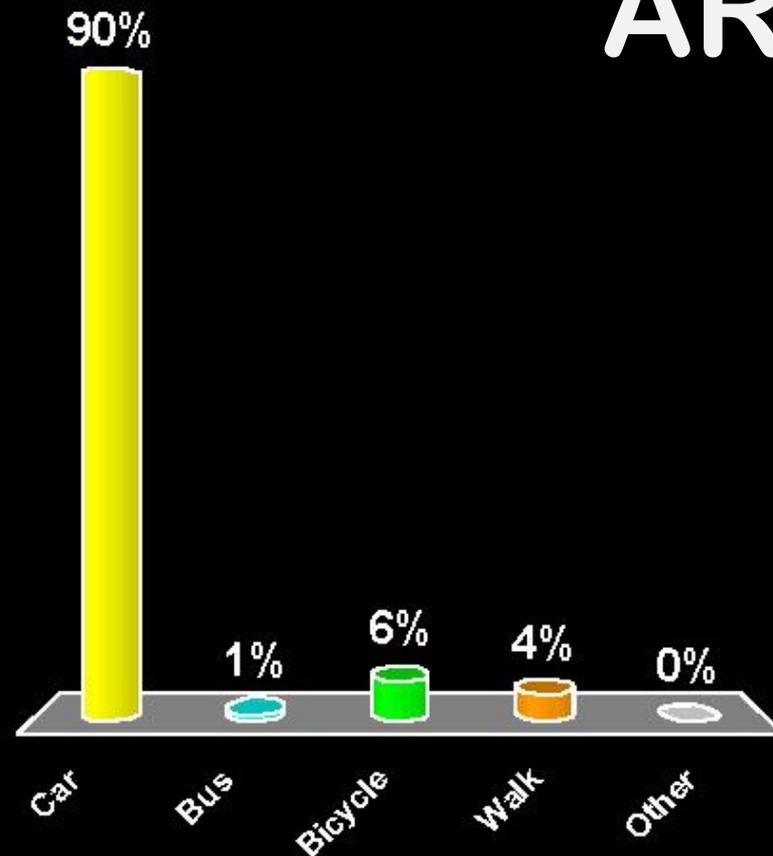
1. Yes
2. Probably yes
3. Maybe
4. No



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

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

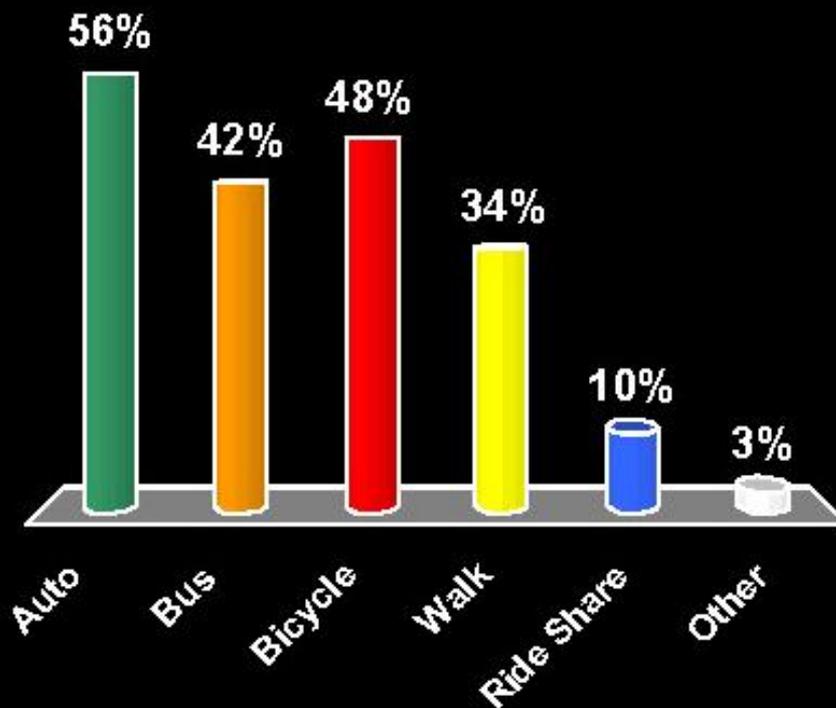
AREA 1



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

AREA 1

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



big ideas for West Ashley (reported at meetings)

2 transportation

- **connections:** complete I-526, Glenn McConnell, connect neighborhoods
- **bridge connections:** ped/bike bridge and/or water taxi
- **pedestrian/bike improvements:** sidewalks/crosswalks, separated bike lanes, safety
- **connect the bikeway and greenway**
- **upgrade transit:** premium service (rail, BRT), park-and-ride, express service, shuttle



November 2 - November 8, 2015 | Bloomberg.com

Bloomberg Businessweek

Driverless Cars Are Closer Than They Appear

GM's survival plan

p.48

SECTIONS



HOME



SEARCH

The New York Times

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Disruptions: How Driverless Cars Could Reshape Cities

By NICK BILTON JULY 7, 2013 11:00 AM 236

Singapore Is Getting Driverless Taxi Cabs APRIL 5, 2016

Volvo Expands Its Self-Driving Car Experiment to China 8:43 PM EDT

U.S. Executives Urge Repeal of Mississippi Anti-LGBTQ Law 8:31 PM EDT

You Asked: How Can I Make iTunes Run Faster? 7:08 PM EDT



Here's Are the Biggest Losers of the Pfizer-Allergan Breakup 6:59 PM EDT

Google Steps Up Its Server Smarts 6:41 PM EDT

PlayStation 4 Remote Play Is Pretty Buggy Right Now 6:23 PM EDT

White House Not Backing Encryption Legislation, Say Sources 5:56 PM EDT

New York Judge Dismisses Kesha's Counterclaims in Dr. Luke, Sony Lawsuit 5:42 PM EDT

TECH DRIVERLESS CARS

Singapore Is Getting Driverless Taxi Cabs

by Robert Hackett @rhhackett APRIL 5, 2016, 1:14 PM EDT



Gabe Klein

CNET > Sci-Tech > Self-driving cars could cut car ownership rates nearly in half: study

Self-driving cars could cut car ownership rates nearly in half: study

A single self-driving car could take care of multiple people's daily driving needs, so households might not need as many cars, University of Michigan researchers say.





AUTONOMOUS OLLI THE SELF-DRIVING BUS

THE ALL-ELECTRIC 3D-PRINTED SHUTTLE WILL TALK TO YOU, TOO

By Kristen Hall-Geisler July 13, 2016

Local Motors

Olli the Autonomous Bus

Olli is not a Pokemon, no matter what it looks like. Do not try to capture it.

Gabe Klein

Slate

MONEYBOX

A BLOG ABOUT BUSINESS AND ECONOMICS.

MAY 17 2012 3:00 PM

Autonomous Vehicles and the Parking Bubble

By Matthew Yglesias



SEARCH SECTIONS

DAILY NEWS | LIFESTYLE



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Health Homes Food

Best Places: New York City developers are converting garages into spacious new condos

BY MATT CHABAN

NEW YORK DAILY NEWS Friday, January 10, 2014, 2:00 AM



Newsweek

Feb. 17, 2016

2015 brought biggest percent increase
in U.S. Traffic deaths in 50 years



big ideas for West Ashley (reported at meetings)

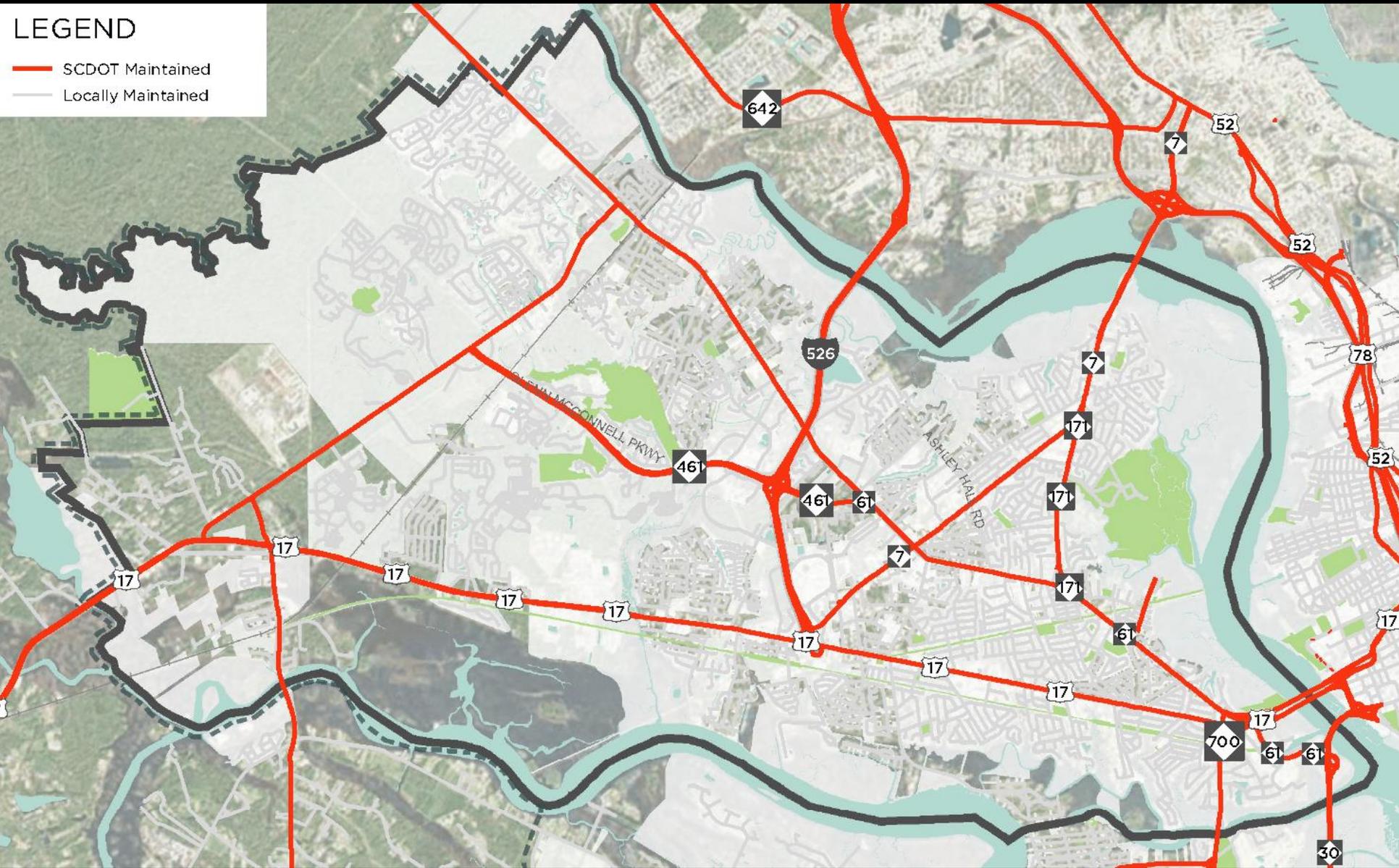
2 transportation

- **connections:** complete I-526, Glenn McConnell, connect neighborhoods
- **bridge connections:** ped/bike bridge and/or water taxi
- **pedestrian/bike improvements:** sidewalks/crosswalks, separated bike lanes, safety
- **connect the bikeway and greenway**
- **upgrade transit:** premium service (rail, BRT), park-and-ride, express service, shuttle

road jurisdiction

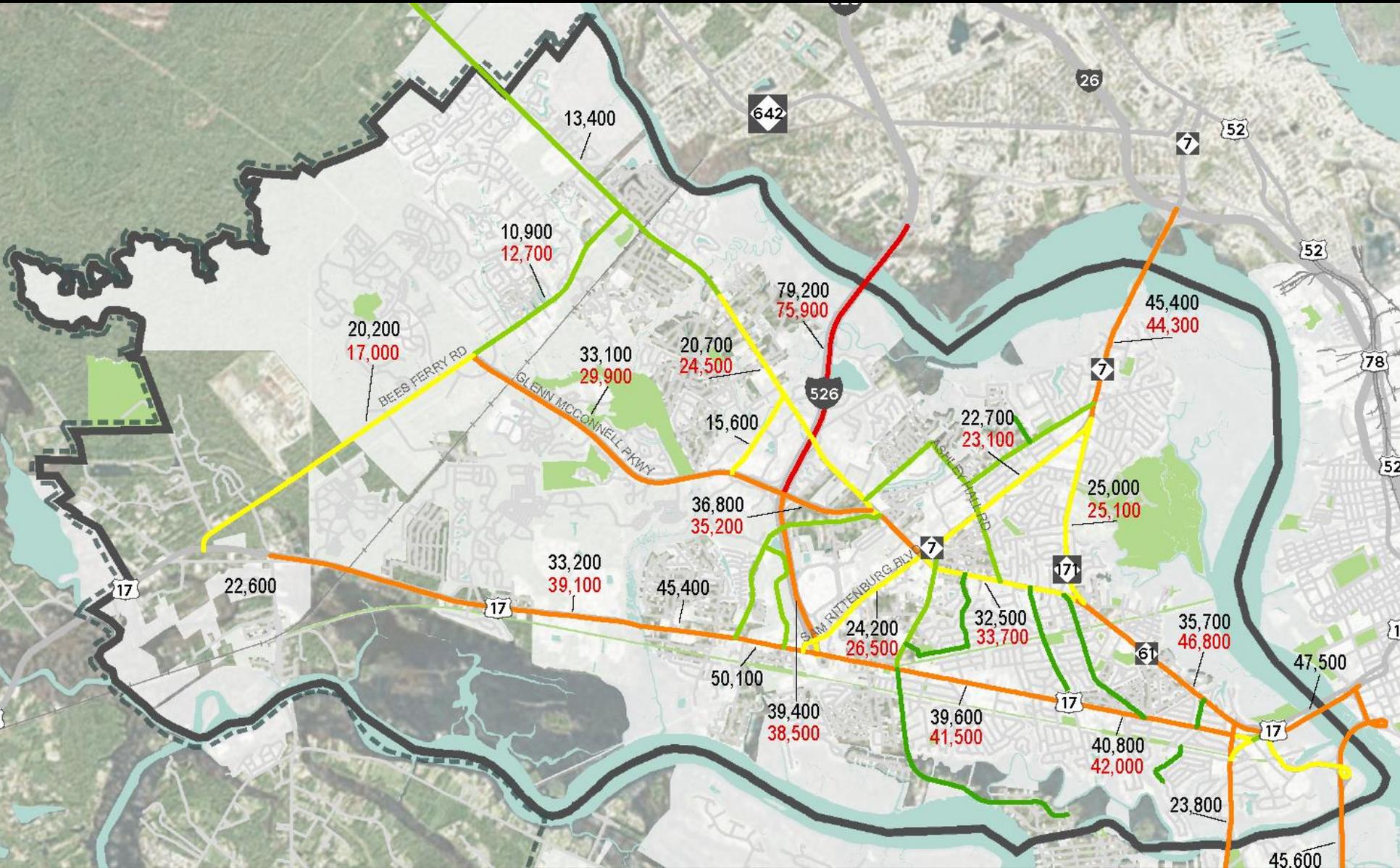
LEGEND

- SCDOT Maintained
- Locally Maintained



Collaboration = success

daily traffic volumes



Vehicle trips by purpose (2009 NHTS)

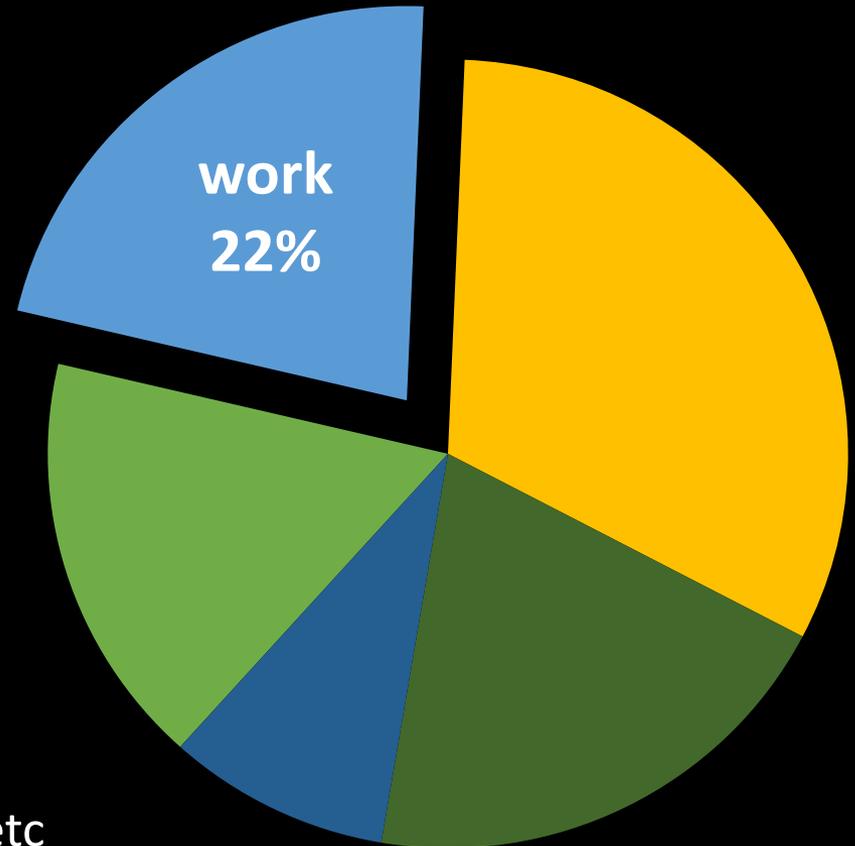
Work trips

- routine
- predictable
- peak hour trips/congestion
- Longer distances – regional

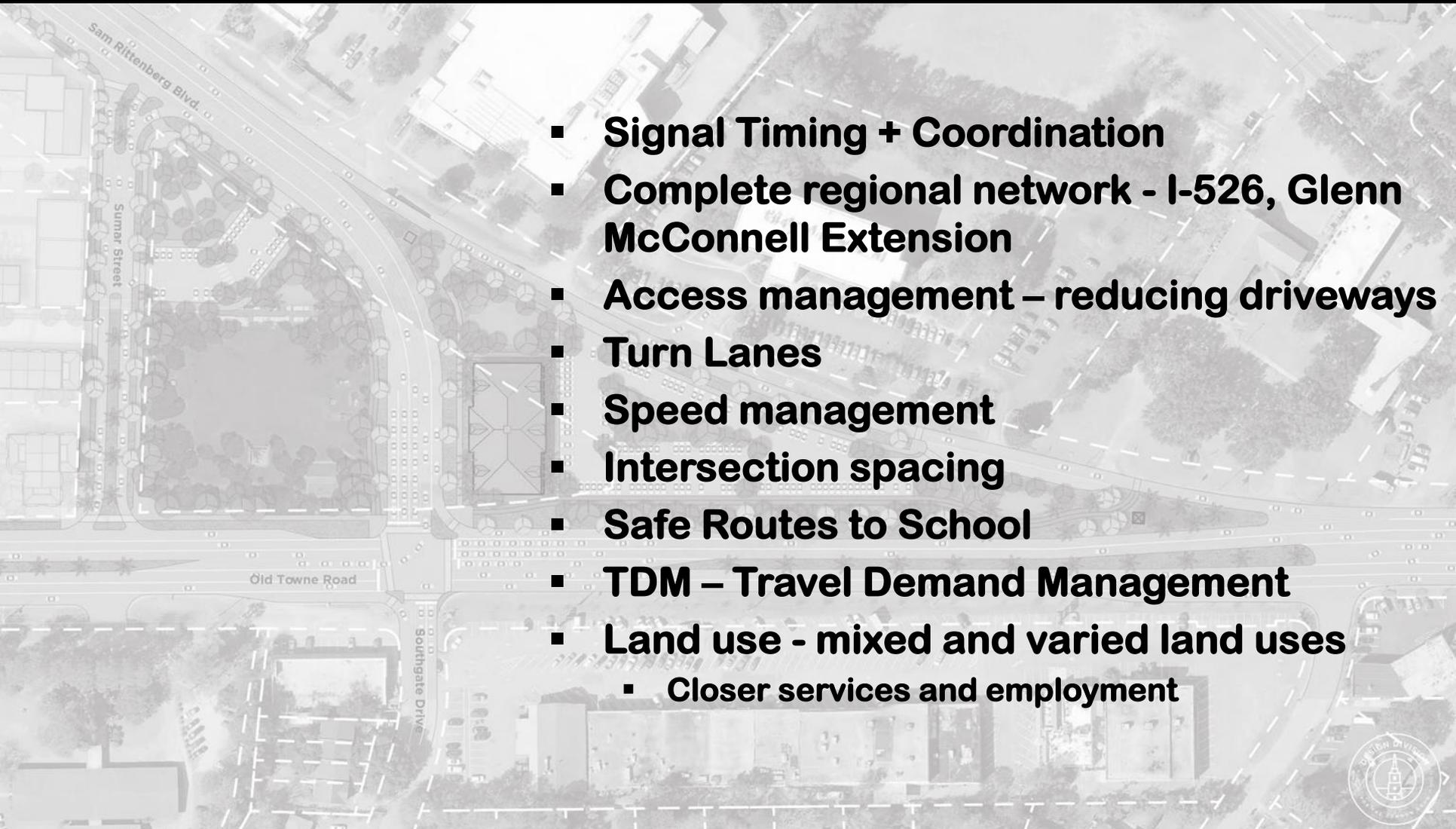
Opportunity...

Non-work trips

- recreation, shopping, appointments, etc
- shorter distances - local
- non-peak



menu of traffic flow options

- 
- An aerial photograph of a city street intersection, overlaid with a semi-transparent grey grid and various traffic flow options. The streets shown are Sam Rittenberg Blvd. at the top, Sumner Street on the left, Old Towne Road running horizontally across the middle, and Southgate Drive on the right. The grid lines represent different traffic flow patterns, such as one-way streets, two-way streets, and turn lanes. The background shows buildings, trees, and parking lots.
- **Signal Timing + Coordination**
 - **Complete regional network - I-526, Glenn McConnell Extension**
 - **Access management – reducing driveways**
 - **Turn Lanes**
 - **Speed management**
 - **Intersection spacing**
 - **Safe Routes to School**
 - **TDM – Travel Demand Management**
 - **Land use - mixed and varied land uses**
 - **Closer services and employment**



speed impacts

HIT BY A VEHICLE
TRAVELING AT:

20
MPH



9 out of 10 pedestrians survive

HIT BY A VEHICLE
TRAVELING AT:

30
MPH



5 out of 10 pedestrians survive

HIT BY A VEHICLE
TRAVELING AT:

40
MPH



Only 1 out of 10 pedestrians survives

“multimodal network”



BEES FERRY ROAD

GLENN MCCONNELL

SAVANNAH HIGHWAY

ASHLEY RIVER

SAN RITTENBERG BLVD

OLD TOWNE RD

ST ANDREWS BLVD

FOLLY RD

I-526

I-526

61

61

526

61

61

17

61

61

17

17

30

17

VILLAGE GREEN

MACLAURA HALL

SCHREYELING PLANTATION

SHADOW HOSS

POST BULL

HICKORY HILL

CANTERBURY WOODS

CHURCH CREEK

WESTBOROUGH

FORE

WEST ASHLEY

MELROSE

CROOKMAN LAKES

SWAN SHORES

OAKLAND

STONECREEK

CITIZEN WOODS

STONE PARK

VILPOO SHORES

PARKWOOD ESTATES

EDGEWATER PARK

ASHLEY HALL PLANTATION

HUNTINGTON WOODS

ORANGE

CHARLE

LENEXA

HEATHWOOD

SHERWOOD FOREST

FOREST NEIGHBORHOOD

OAK FOREST

EVANS BOWNE

OLD WINDSOR

WAPPOO HEIGHTS

THE ESCENT

SANDHURST

GRIVE CREEK VILLAGES

OLD TOWN ACRES

OLD TOWN

HIGGINS PIER

AVONDALE

WINDSOR

WINDSOR

WINDSOR

WINDSOR

WINDSOR

WINDSOR

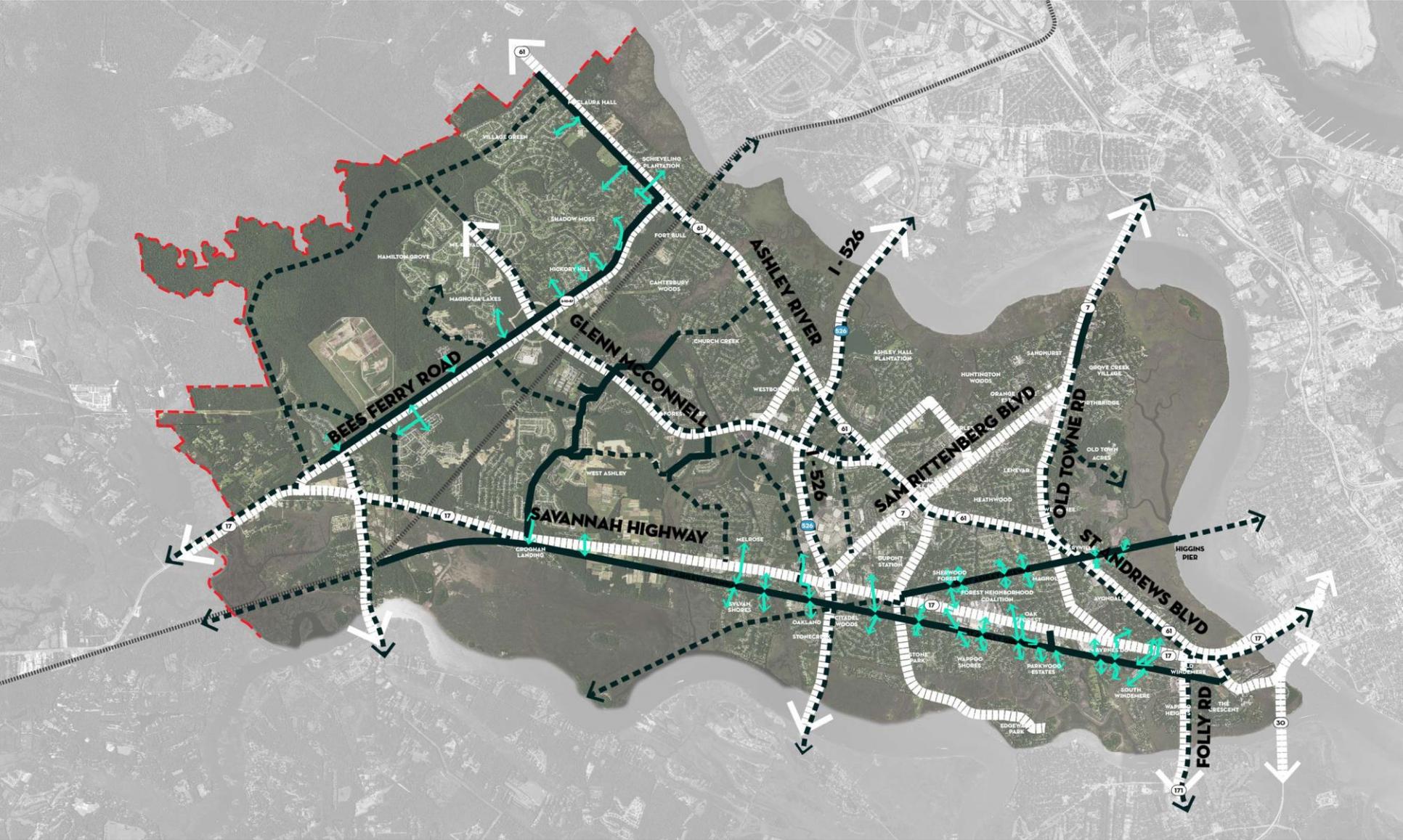
WINDSOR

WINDSOR

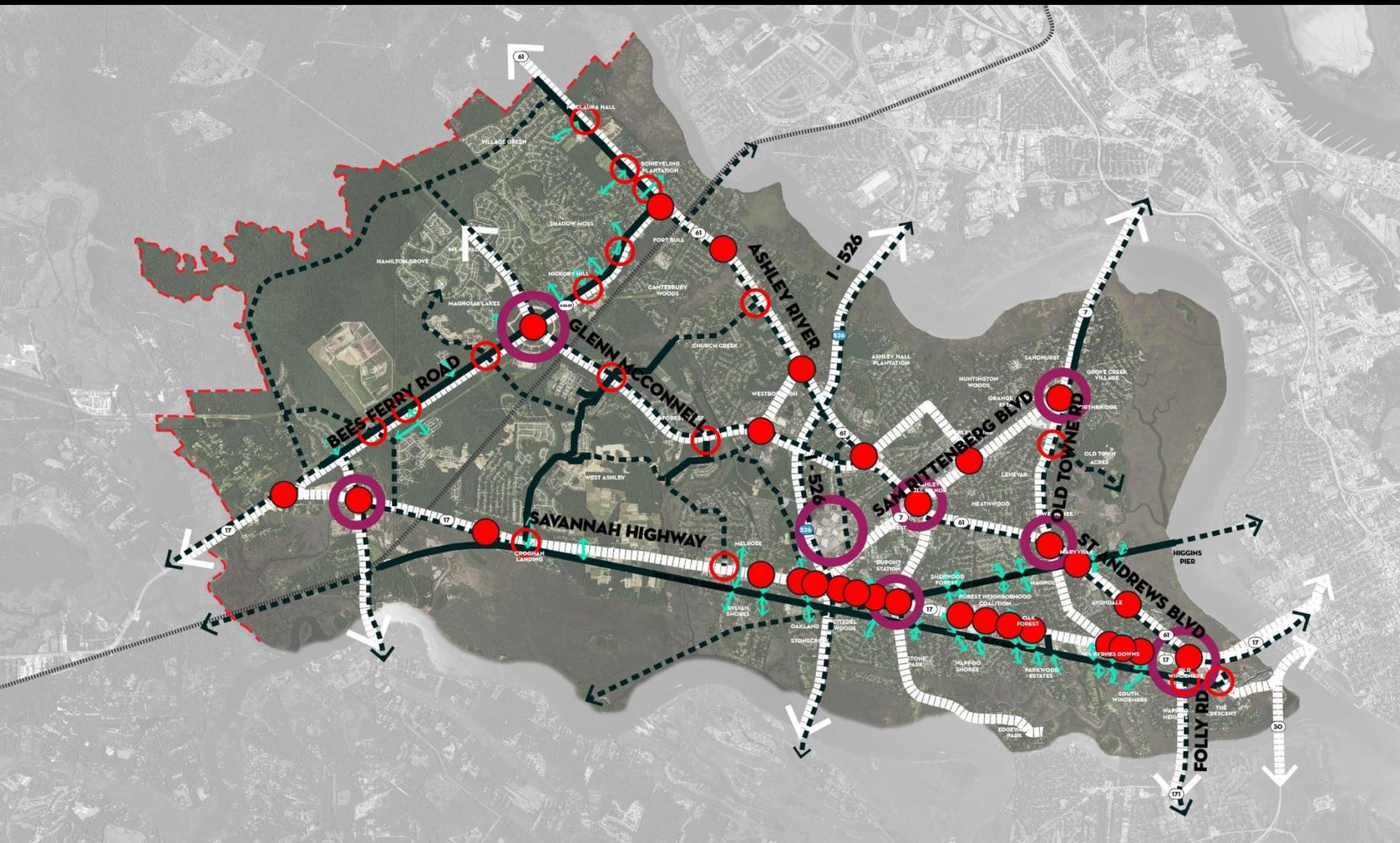
potential multimodal network



potential neighborhood connectors



nodes of transportation focus



menu of intersection crossing options



- high visibility crossings
- ¼ mile pedestrian crossing spacing
- reduce crossing distance
 - Bump outs
 - Pedestrian islands
- crosswalks on all intersection approaches
- separation from travel lanes
- landscaping
- lower speeds
- count down pedestrian buttons
- midblock crossing locations
 - Hawk signals
 - Rectangular flashing beacons

Savannah @ Avondale





Savannah Hwy

Avondale Ave

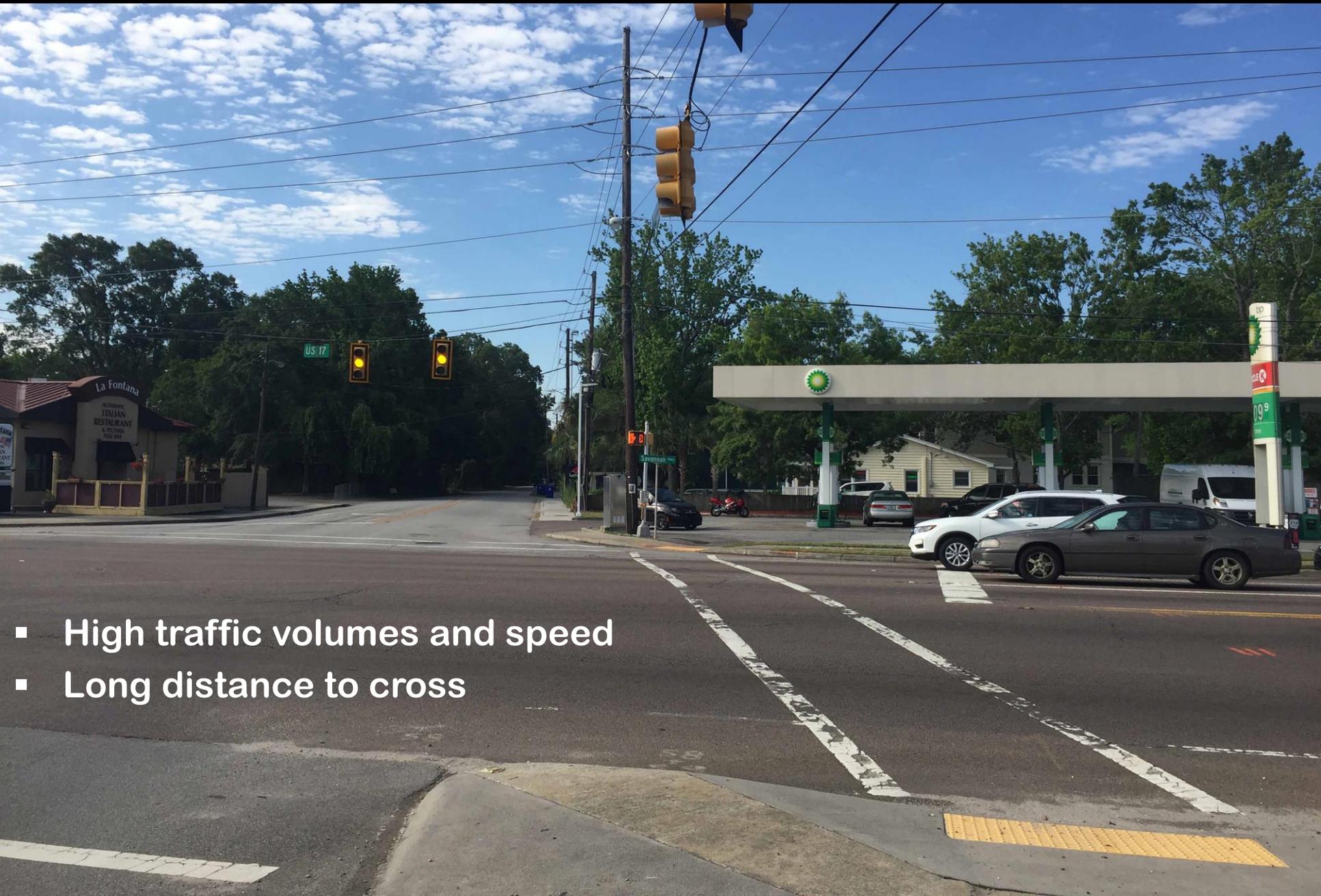
James French Intersect

Lava Salon

AVONDALE
WINE & CHEESE SHOP

REAL ESTATE

Savannah @ Wappoo



- High traffic volumes and speed
- Long distance to cross

high visibility crossing



existing crossing of trail





Charleston County
Landfill and Recovery Center
1344 Bees Ferry Road

W. 10th St. S.E.
W. 11th St. S.E.
W. 12th St. S.E.



menu of neighborhood connector options



Expand role of Greenway/
Bikeway to serve more trips
by:

- connecting to neighborhoods
- connecting to commercial destinations
- connecting to park and recreation areas
- enhance wayfinding, lighting, and amenities

Connect Neighborhoods with:

- sidewalks
- crossings
- festival /calmed streets



existing bikeway



What if...



Forest Park

1.3 Miles 7 Min 20 Min



Higgins Pier

2.6 Miles 14 Min 40 Min

Greenway

0.2 Miles 2 Min 10 Min



2.6
Wa
BW

Wa
BW
2.6

menu of transit options



ctabus tracker

Adams & S. Wacker (North Bound) 4:33 PM 39°F

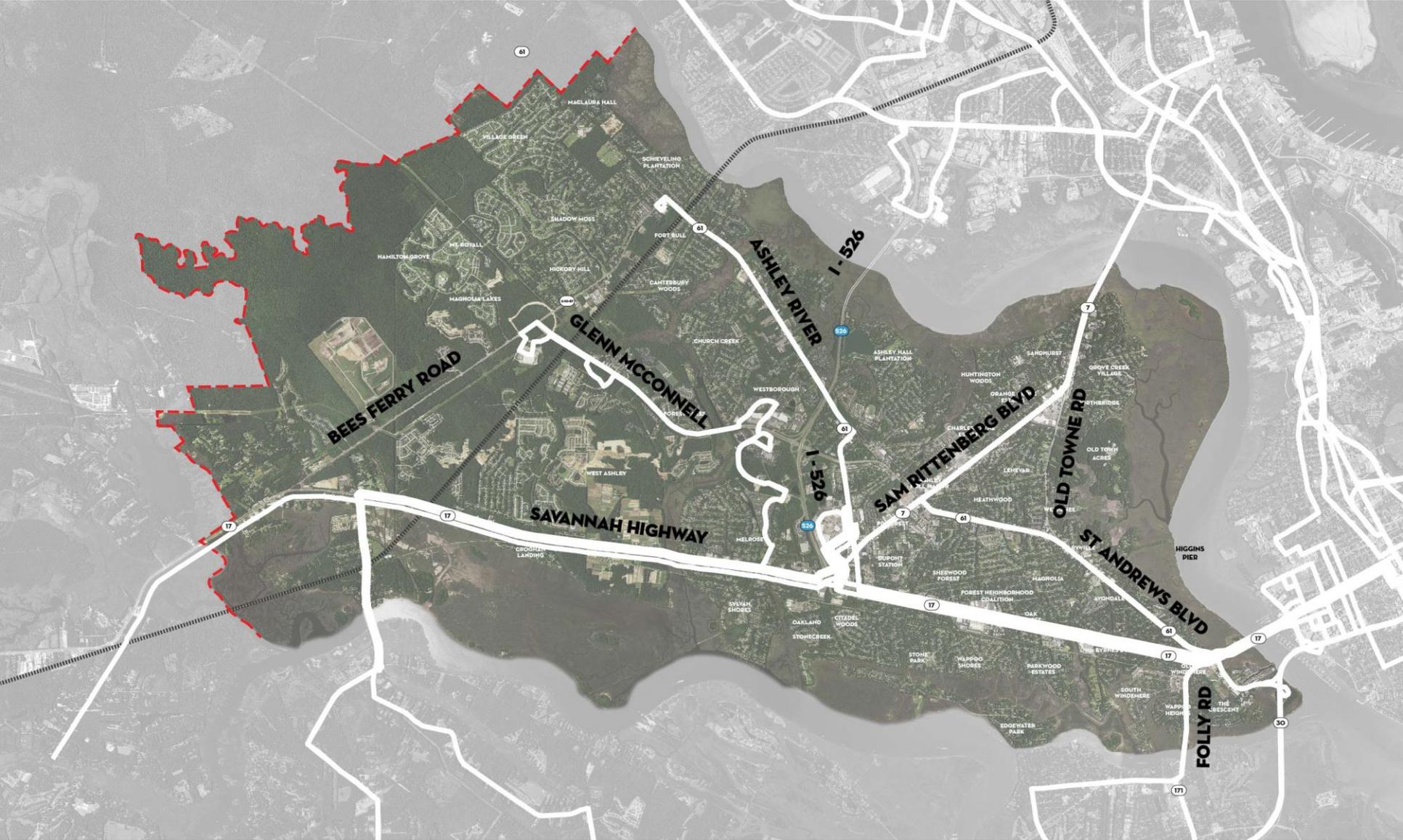
Route / Destination	Estimated Arrival / Bus #
1 To Harrison/Captain's	4 MINUTES 1283
126 To Austin	7 MINUTES 1927
129 To Ogden & Union Stations	9 MINUTES 8918
7 To Central	DELAYED 1908
156 To Desplains/Harrison	11 MINUTES 4958

powered by Clever Devices

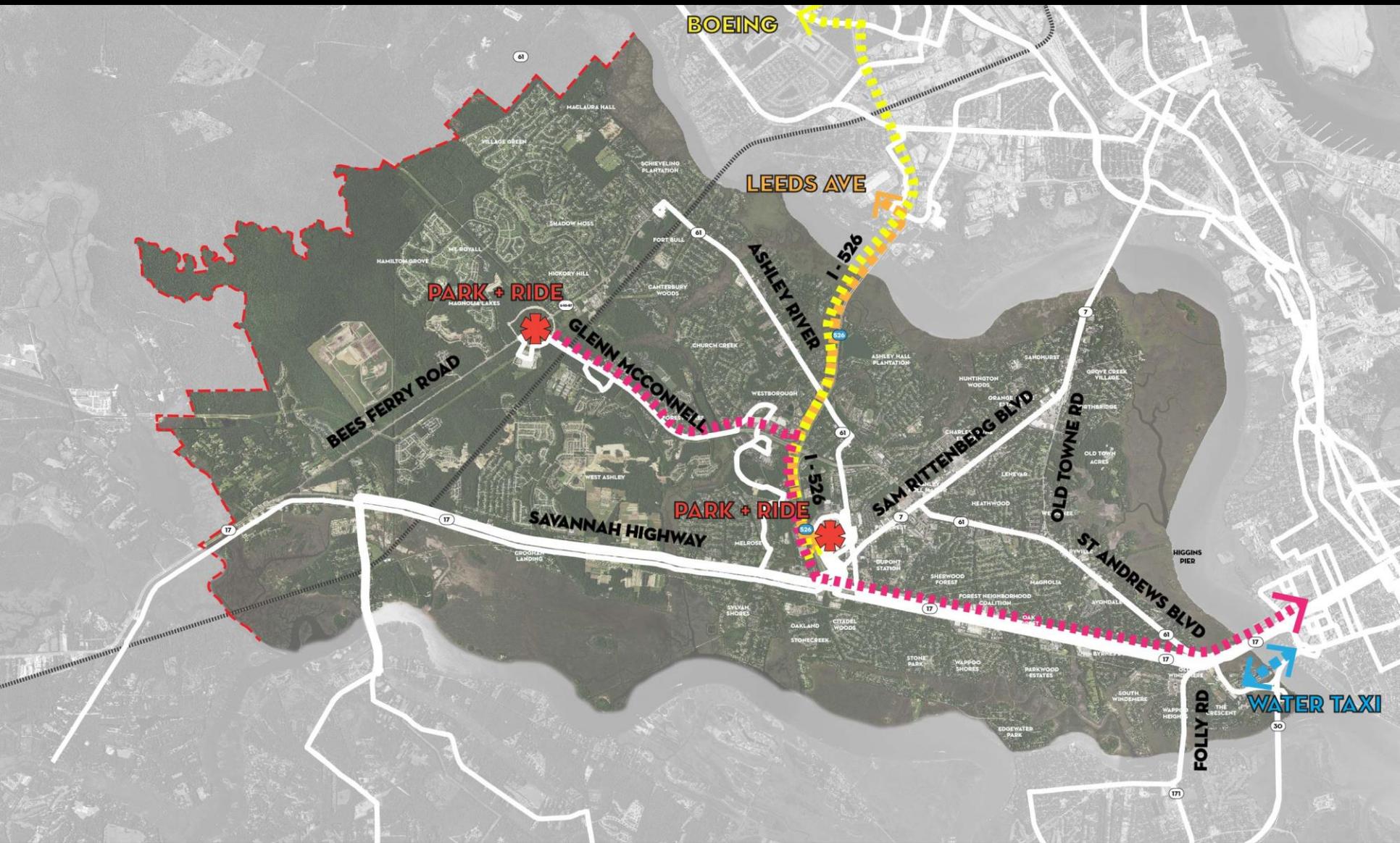


- Lower headways (15/30min express/local)
- Real time schedule information
- Transit stop amenities
- First and last mile connections
- New express to Boeing/Leeds Avenue centers

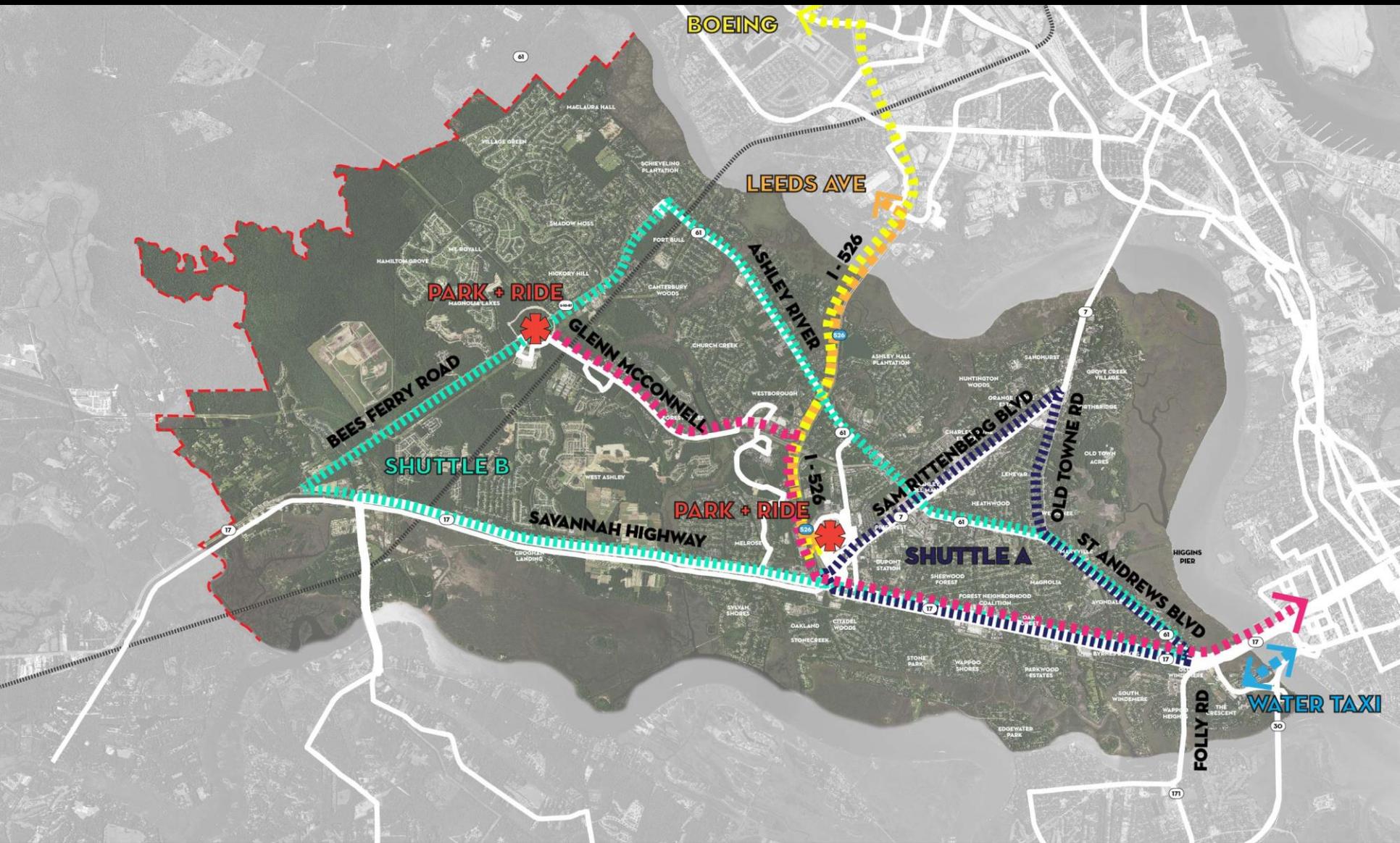
existing transit network



potential additional commuter transit



potential west ashley shuttle routes



typical bus stop



- no landing pad
- no bench
- no shelter
- no information

What if...



- bus shelter
- bench
- information
- landing pad
- right size lanes

What if...

**Public Transit was operated
as if you really wanted it to
succeed?**



LIBERTY LANE

3-person Cars
Ride-hailing Services
CarShare Services

Autonomous Cars
Electric Cars
First Responders

Local Shuttle Trolleys
Hotel & Employer Shuttles
Buses

What if...



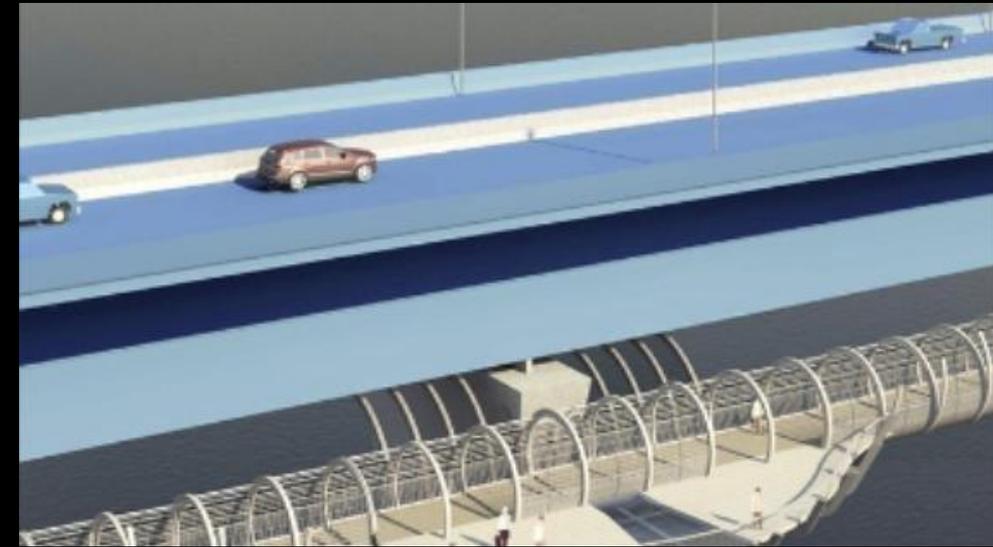


?

zipcar.

1913
LOW COUNTRY
4x4 TRUCK 4x4 4x4
WWW.LOV

menu of river crossing options



- add missing modes
- retrofits, reconstruction, or new bridges
- water as a transportation corridor

potential Ashley River connection

water taxi:
potential
public/private
partnership?

private
marinas

WA
Greenway



existing marina



potential water taxi dock



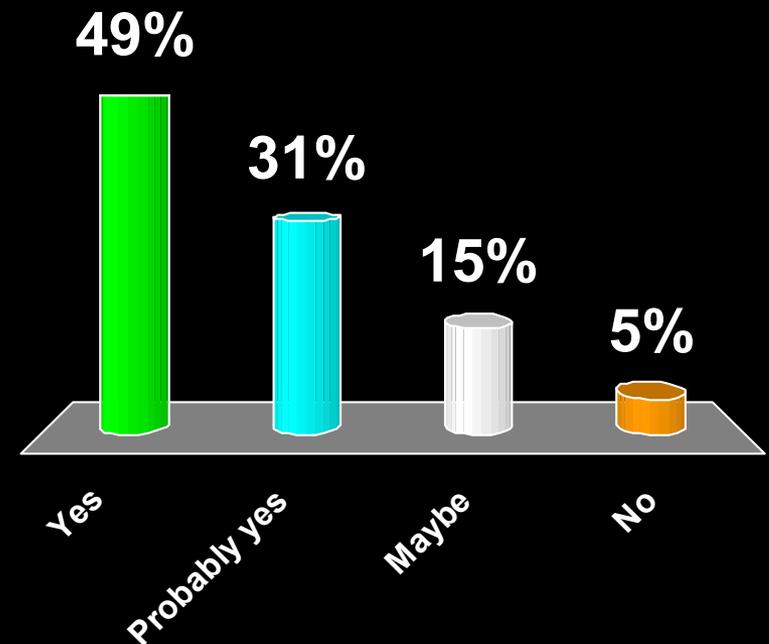
What if...

**You could live, work and
play in West Ashley?**

quick poll

Do you think the vision/ideas for being more CONNECTED are on the right track?

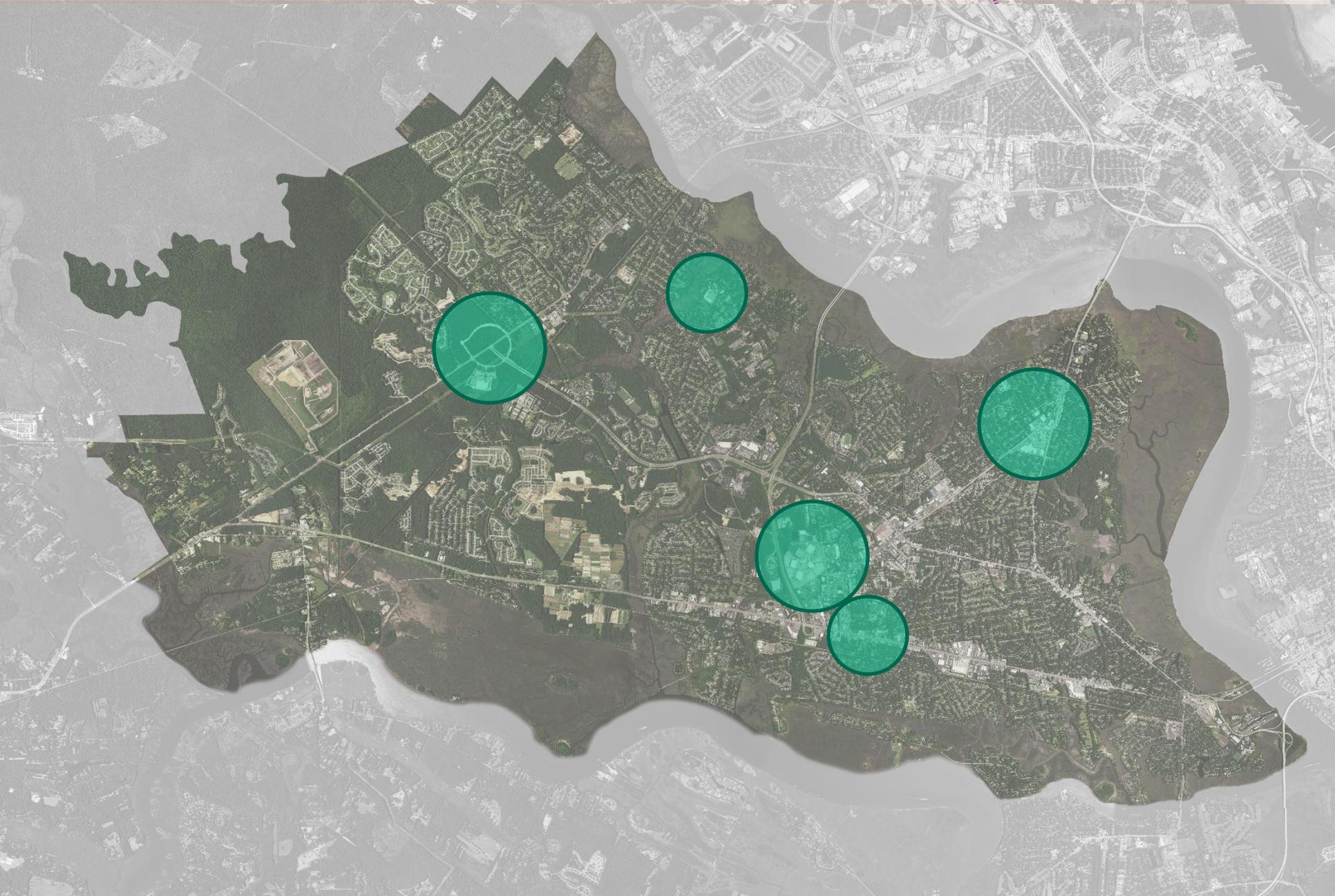
1. Yes
2. Probably yes
3. Maybe
4. No



3 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**; more “little Avondale” areas

illustrating ideas for sample sites



DuPont | Wappoo Community Plan

Wappoo Rd/Savannah Hwy Intersection

The future use of the lot shows the current condition of the intersection of Wappoo Rd and Savannah Highway. The picture below shows a vision plan for how the area could be redeveloped to address many of the public's concerns including beautifying the intersection, connecting the Greenway and sidewalks, ensuring the safety of pedestrians and bicyclists, and pulling the buildings up to the roads to give the area a crisp and modern character.



Page 9



Existing conditions at the Wappoo Rd/Savannah Hwy intersection.



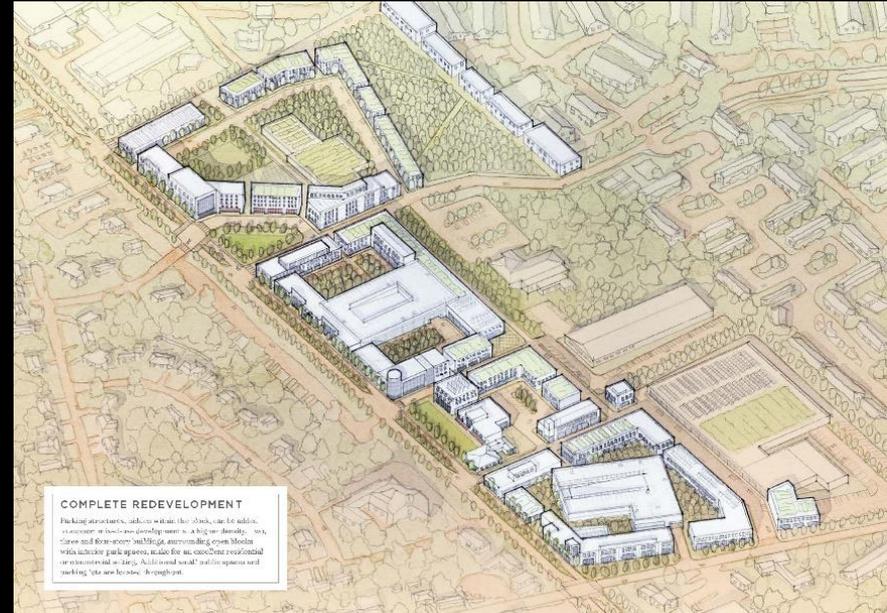
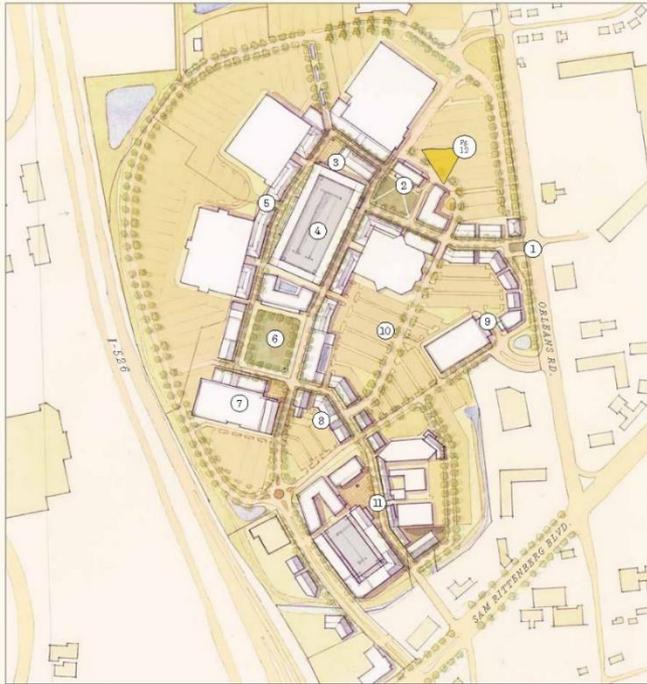
LONG TERM CONCEPT PLAN

New Construction Replaces the Mall

- 1 A new primary entrance aligns with the adjacent shopping center and creates a new main street.
- 2 Public square with space for a civic building, facing both the redeveloped mall and existing parking for Target.
- 3 A detached multi-story office building fronts a small square for restaurants and outdoor dining, located within walking distance to the nearby cinema (located to north, just off image).
- 4 Center parking deck would be wrapped with residences and ground floor retail.
- 5 Multi-story linear buildings wrap the existing "anchor" retailers to create a great street experience. These should include residential above ground floor retail.
- 6 A new town center for West Ashley located on a former anchor tenant location, would be large enough for events and provide a great public space.
- 7 Space for a large footprint building with additional retail or offices.
- 8 Outparcel retail helps frame the connection to South Park.
- 9 Space for a detached large footprint building.
- 10 Redesigns parking where possible to minimize runoff and introduce natural infiltration methods.

Redevelop South Park

- 11 A small wrapped parking structure, combined with linear buildings, can reinvigorate South Park as a mixed-use destination that works seamlessly with the redeveloped Citadel Mall.



COMPLETE REDEVELOPMENT

Parking structures, outdoor retail, and linear buildings, combined with multi-story parking and a large number of new, three and four-story multi-story, surrounding town blocks with active park spaces, make for an excellent residential or commercial site. All around retail, multi-story and multi-story, site use to show, throughout.

example: bikeway to greenway



draft

Savannah Highway and Wappoo Road (existing conditions)

example: bikeway to greenway



Savannah Highway and Wappoo Road (potential future conditions)

example: reuse empty retail sites



Photo of existing empty Piggly Wiggly Store at Ashley Landing

example: reuse empty retail sites



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

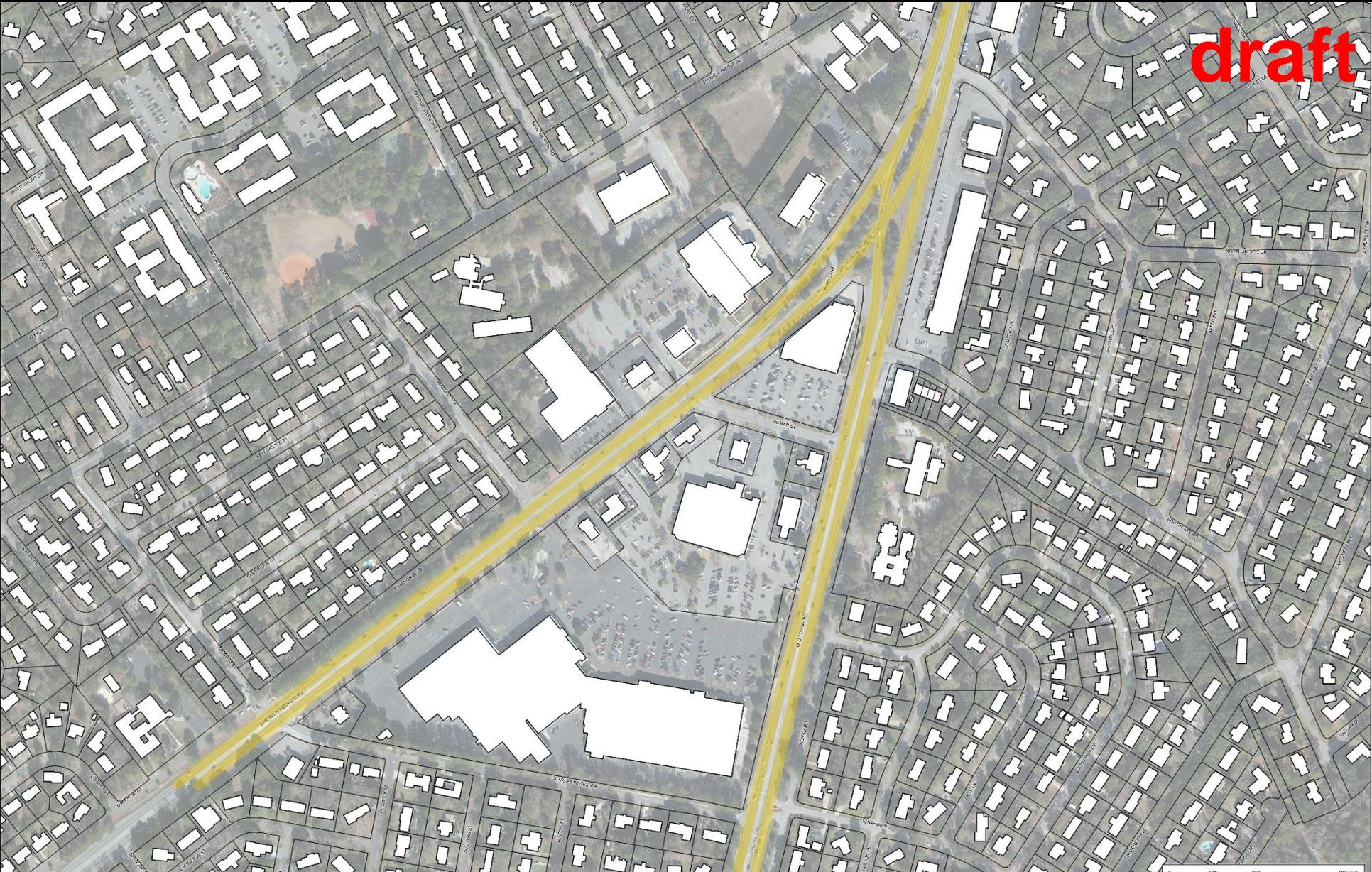
example: reuse empty retail sites



City's Hypothetical Plan

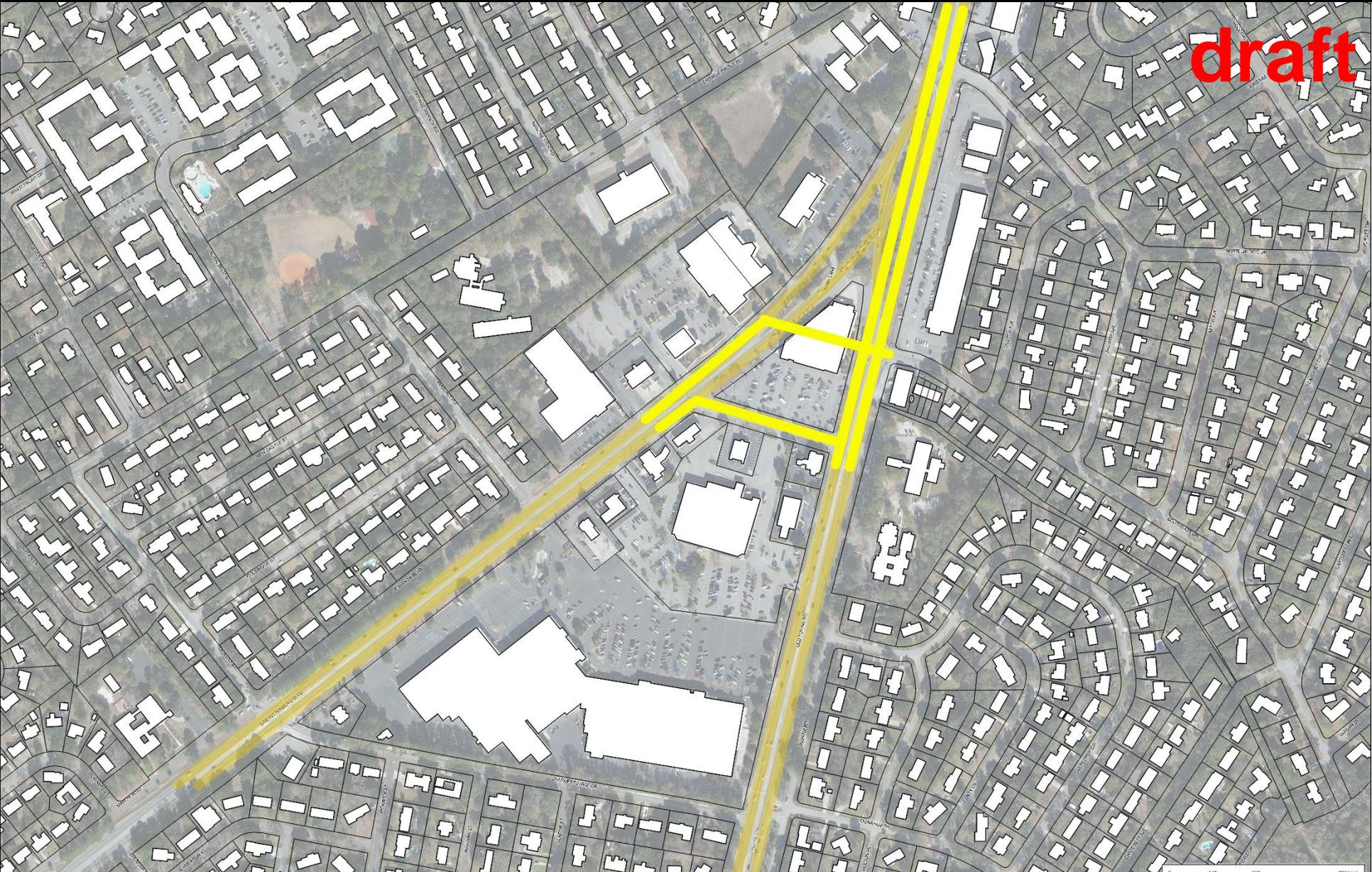
example: reuse empty retail sites

draft



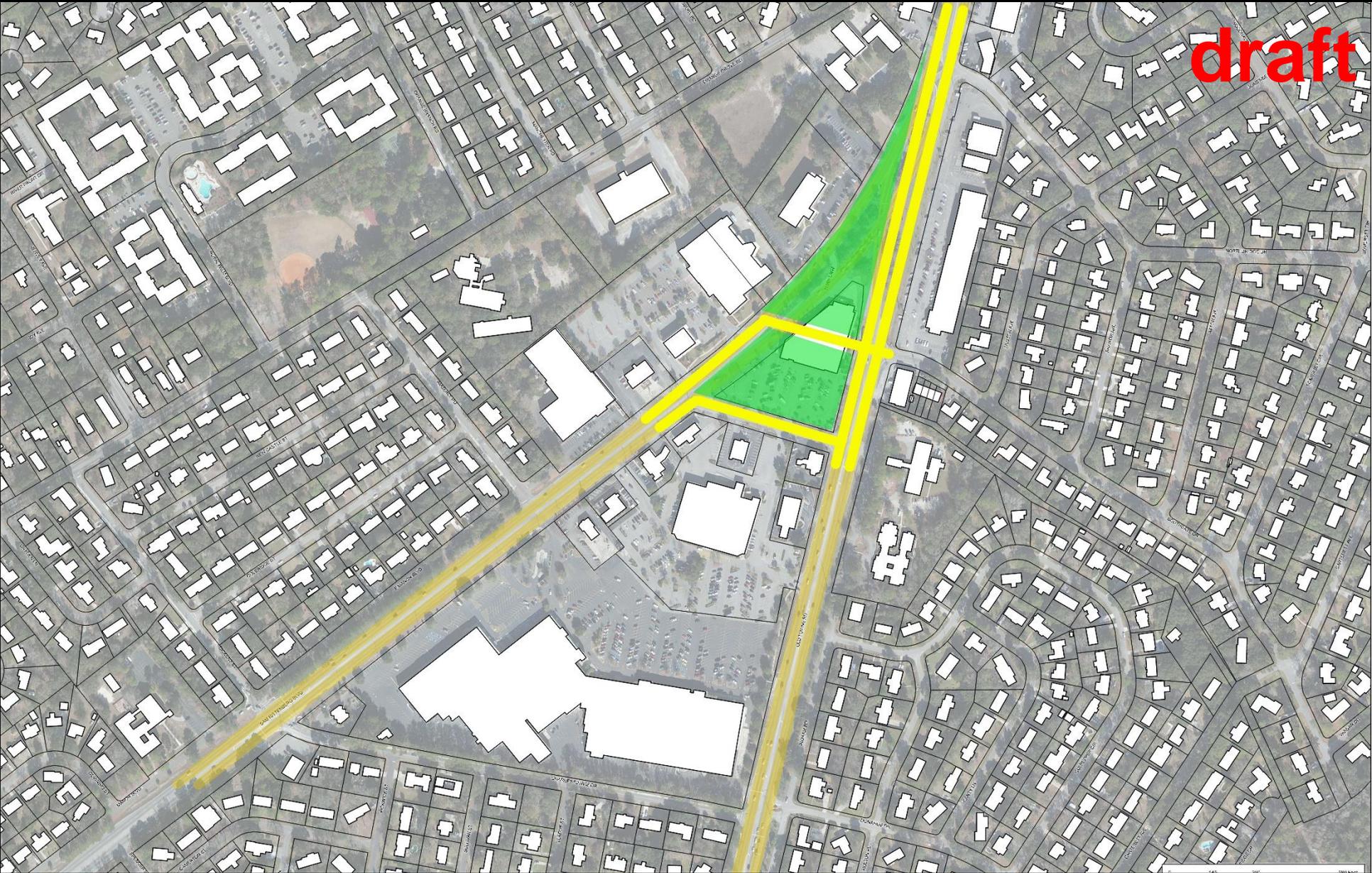
Sam Rittenberg Blvd (left) and Old Towne Road (right)

example: reuse empty retail sites



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

example: reuse empty retail sites



Additional land for public use

example: reuse empty retail sites



draft

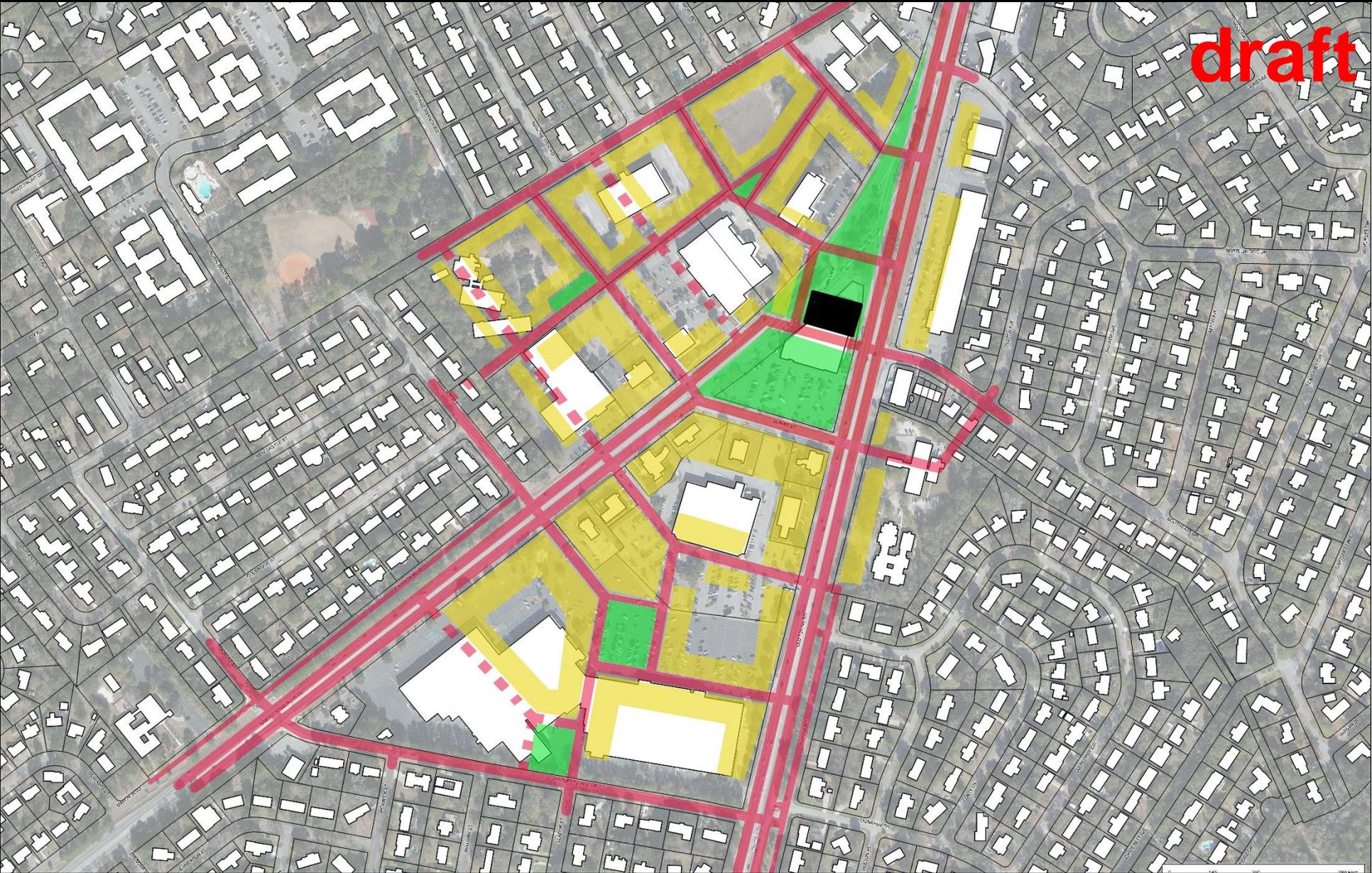
To think the area as 'Walkable,' we need a network of streets or pedestrian pathways

example: reuse empty retail sites

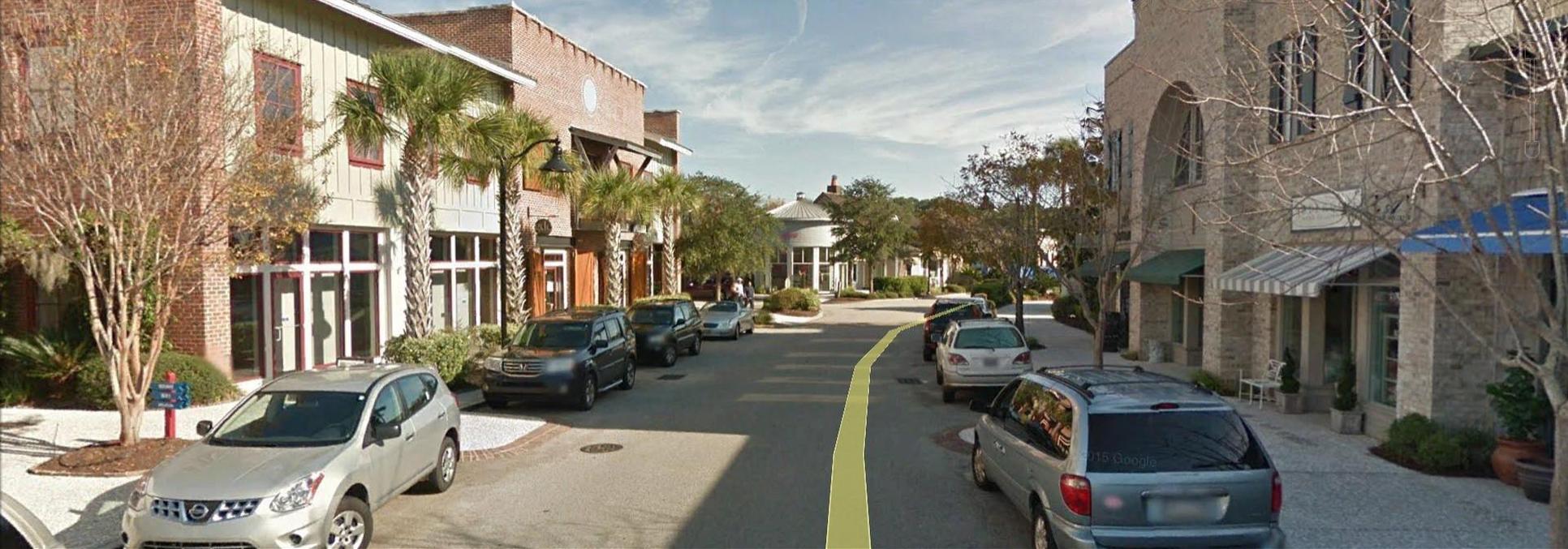


Site for Public Building (black) and additional green spaces

example: reuse empty retail sites

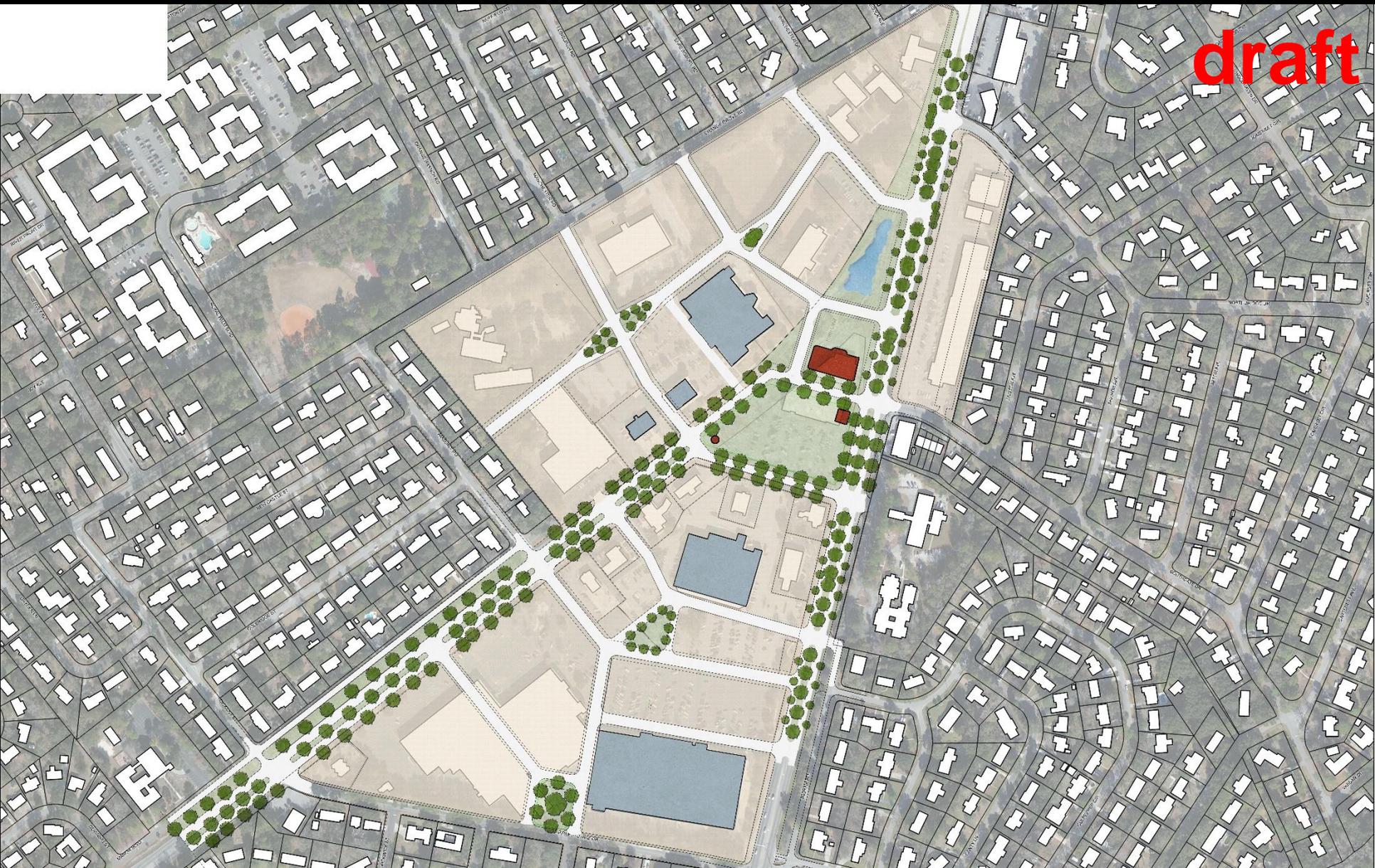


Over time: Future buildings should be oriented to the streets, with parking in smaller clusters



Example of new street-oriented development: Freshfield Village, Kiawah.

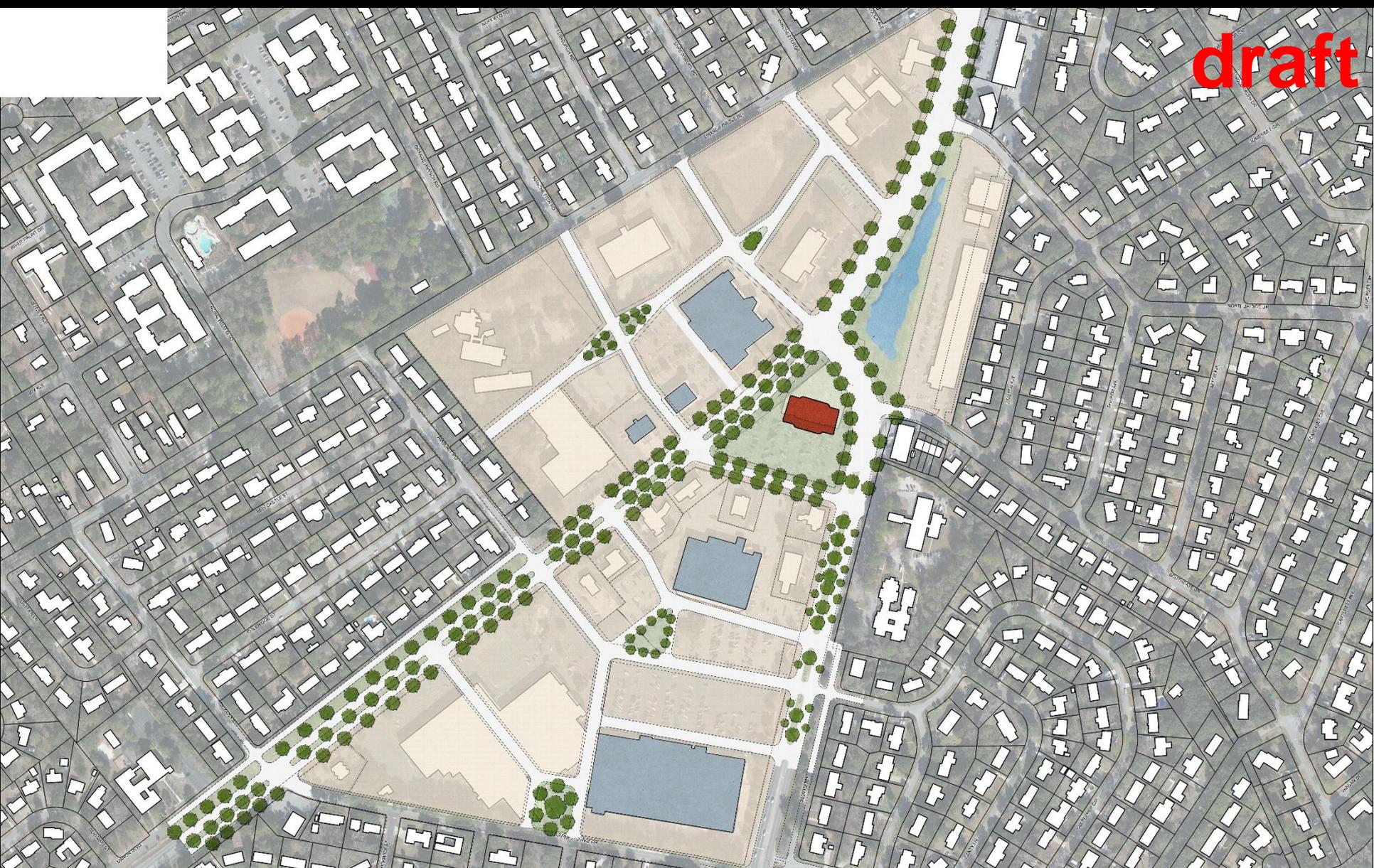
example: reuse empty retail sites



draft

Plan view, showing a potential network of streets and blocks (alternative 1)

example: reuse empty retail sites



draft

Plan view, showing a potential network of streets and blocks (alternative 2)



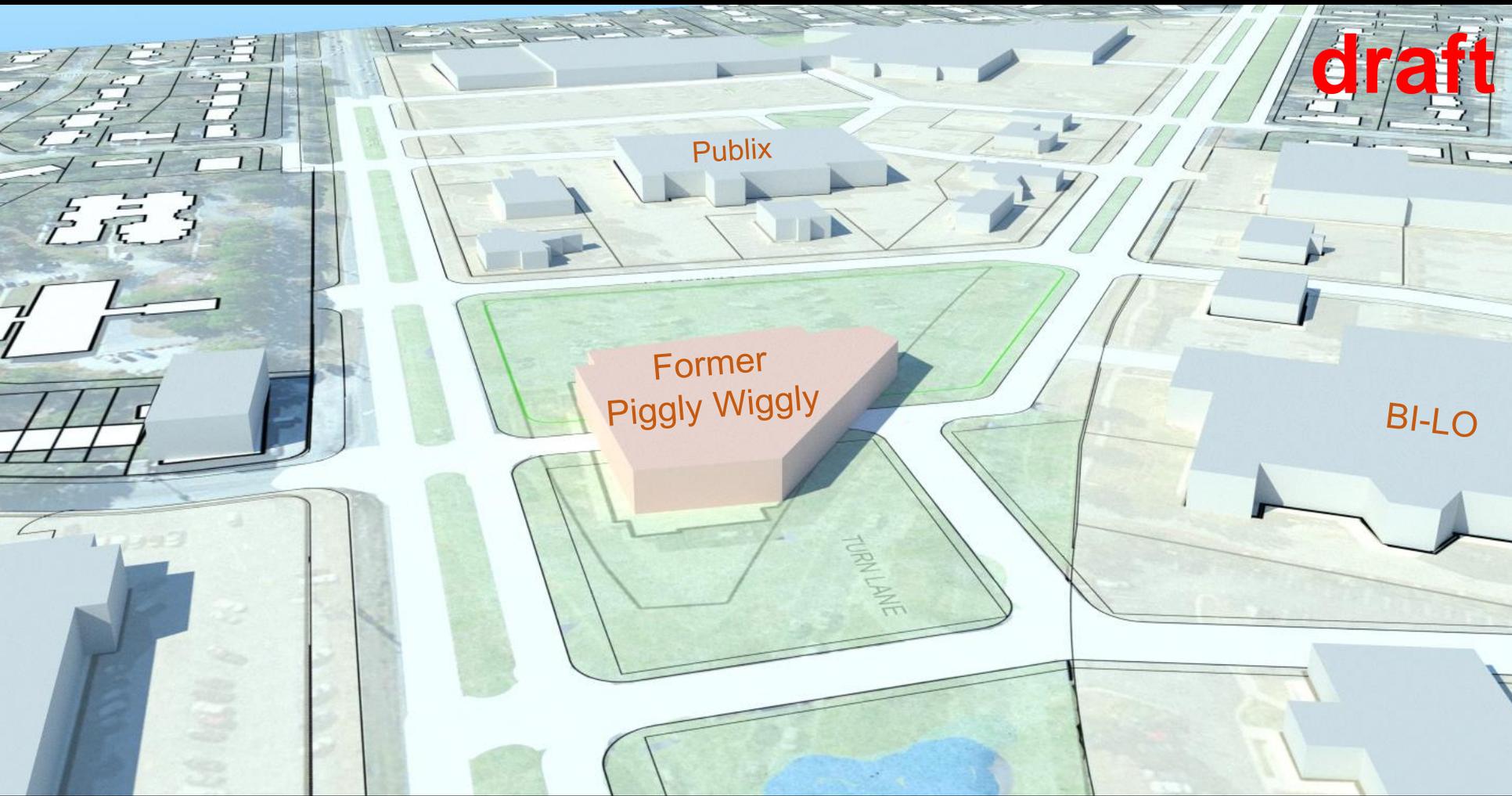
draft

Publix

Former
Piggly Wiggly

BI-LO

Existing Sam Rittenberg Blvd conditions: Old Towne Road (left), Sam Rittenberg Blvd (right)



draft

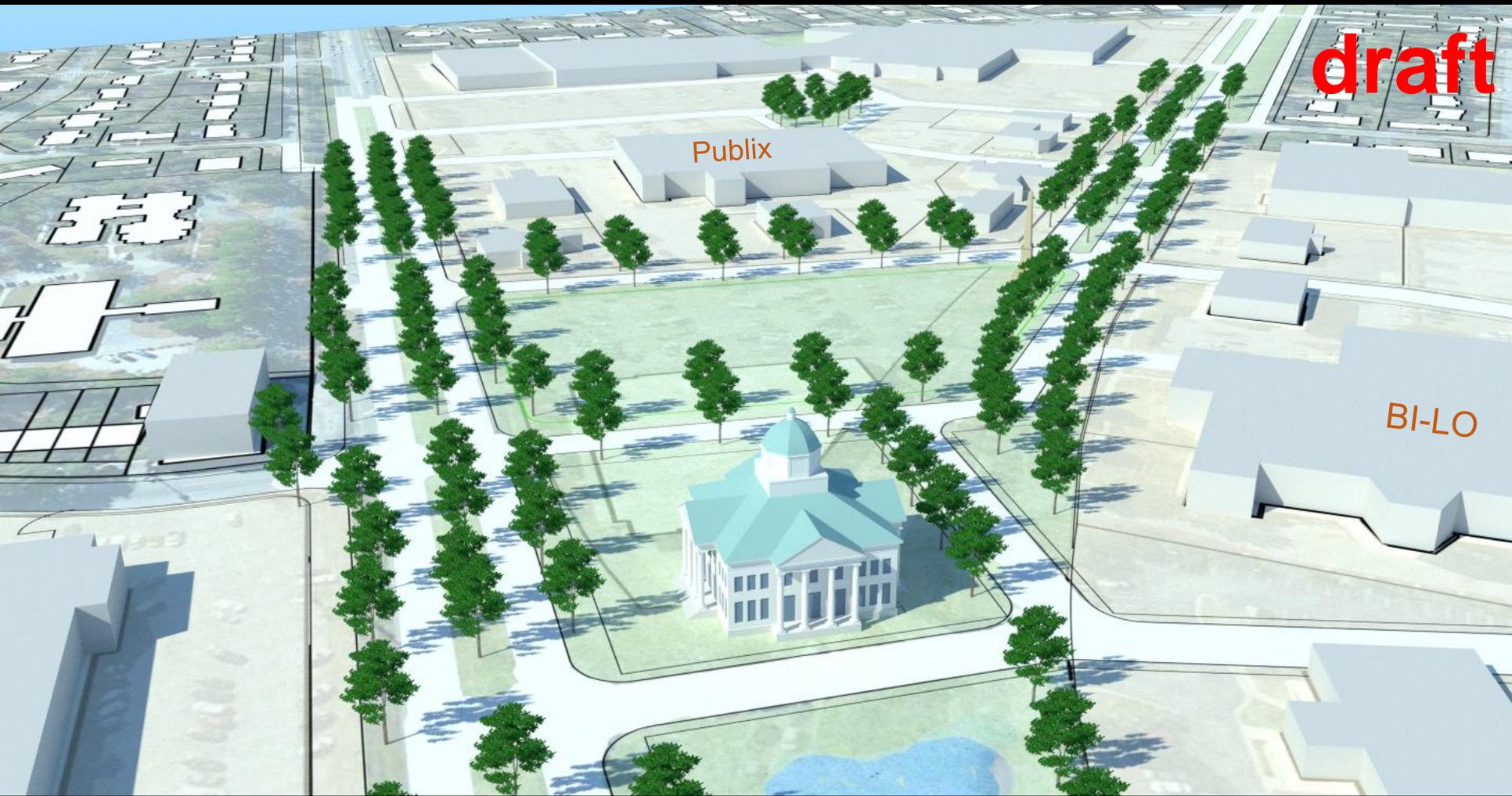
Publix

Former
Piggly Wiggly

BI-LO

TURN LANE

A change in street pattern, that impacts the former Piggly Wiggly site

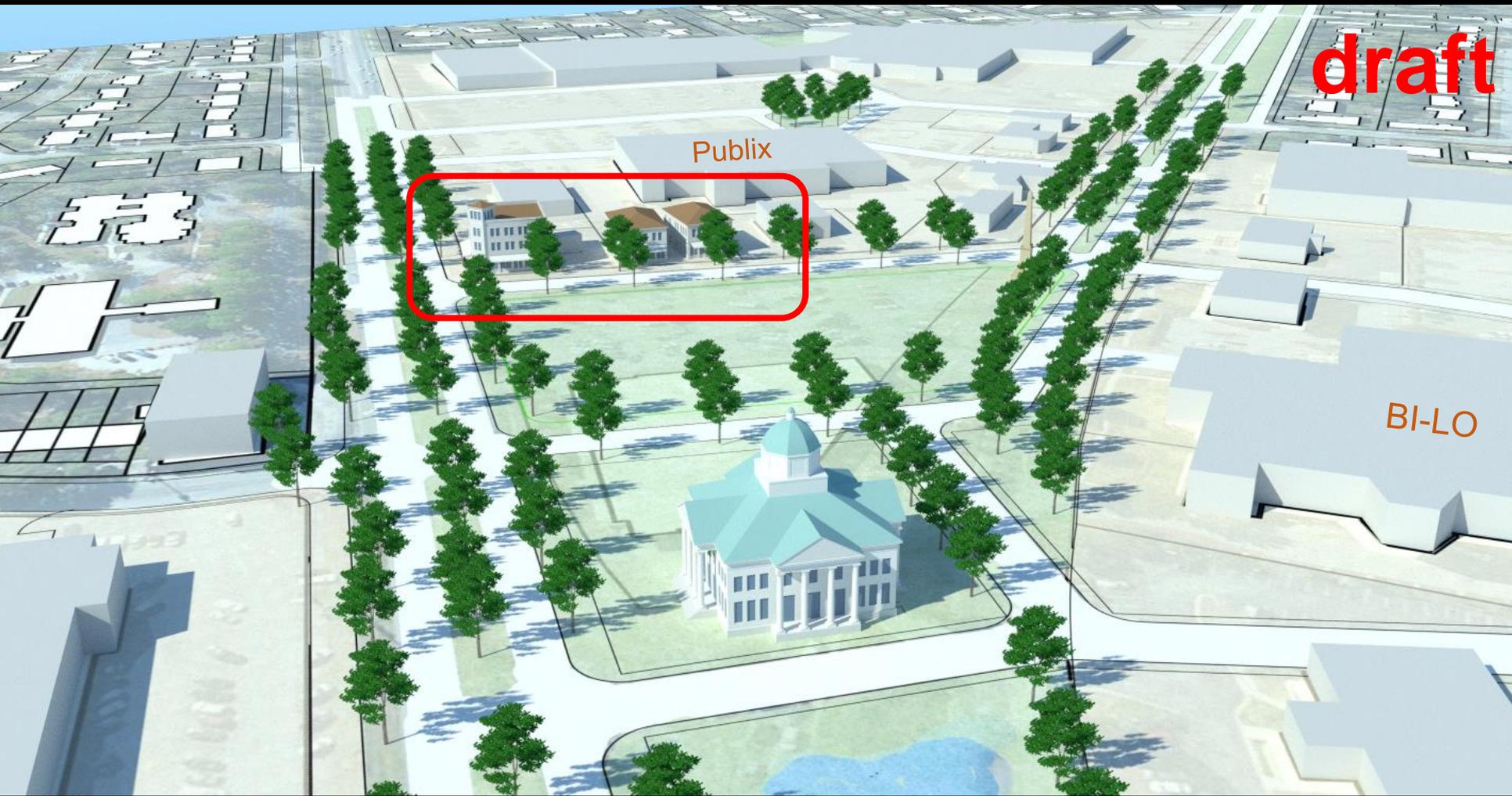


draft

Publix

BI-LO

Public green space, landscaping, and Civic Building where the former Piggly Wiggly is today.



draft

Publix

BI-LO

As properties begin to redevelop, new buildings can align with sidewalks.



draft

Publix

BI-LO

As properties begin to redevelop, new buildings can align with sidewalks.



draft

Publix

In time, the civic space becomes more complete



draft

Publix

In time, the civic space becomes more complete



This alternative shows Sam Rittenberg Blvd continuing and Old Towne Road with the “T”

example: new, closer destinations



Ashley River Rd & Old Parsonage Rd: "mini-Avondale"



draft

West Ashley Circle

draft

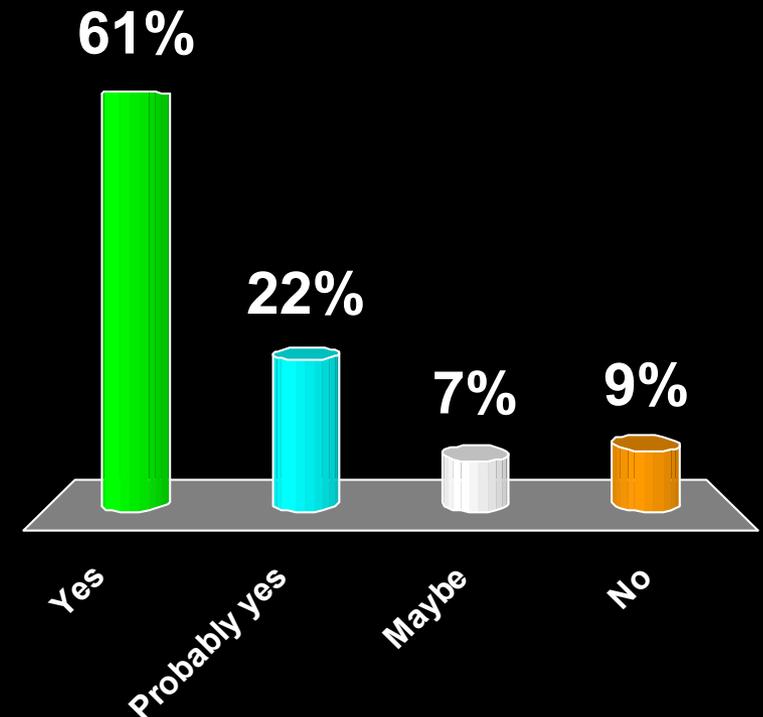


West Ashley Circle

quick poll

Do you think the vision/ideas for UPGRADING COMMUNITY DESIGN are on the right track?

1. Yes
2. Probably yes
3. Maybe
4. No

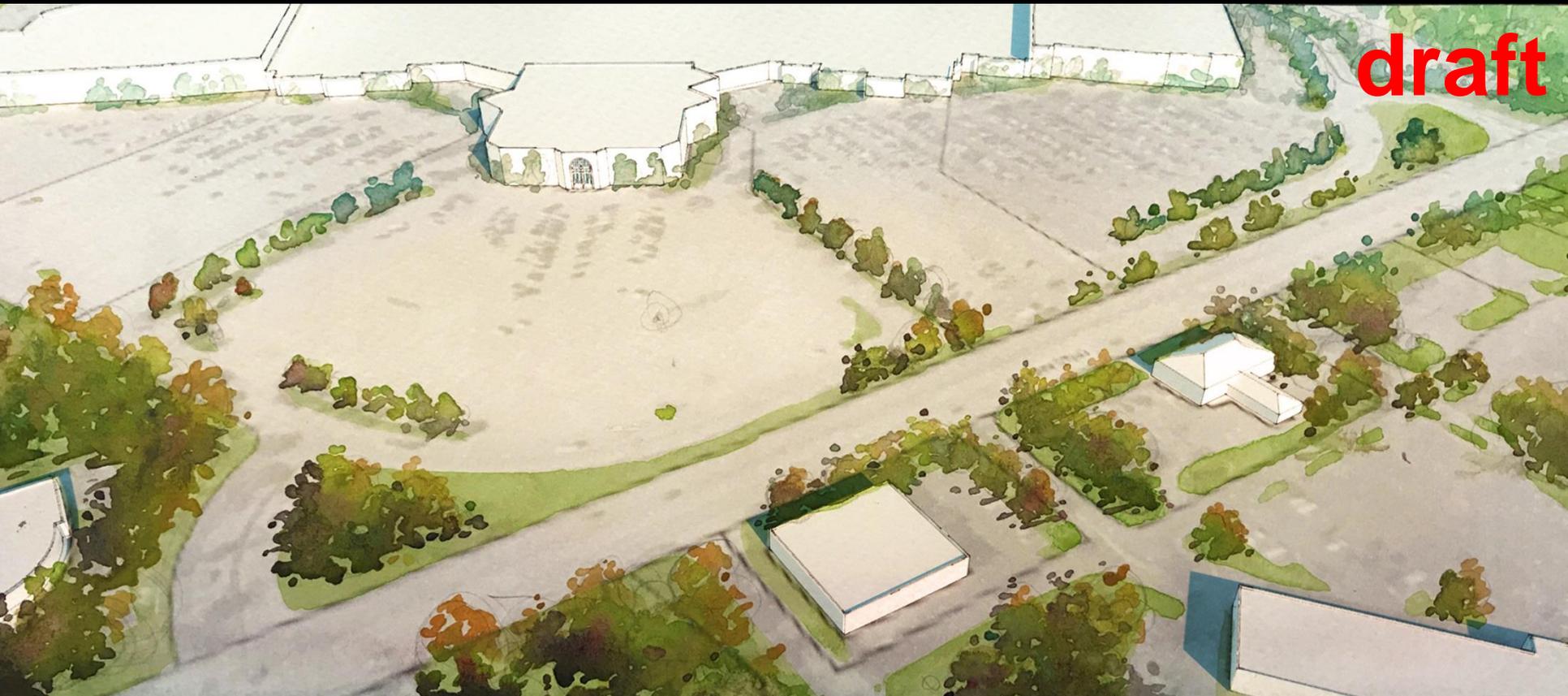


big ideas for West Ashley (reported at meetings)

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

example: focus development in clear areas



Citadel Mall and environs (existing conditions)

example: focus development in clear areas



Citadel Mall and environs (potential future conditions)

example: focus development in clear areas



Citadel Mall and environs (potential future conditions)

example: focus development in clear areas



Citadel Mall and environs (potential future conditions)

example: focus development in clear areas



Citadel Mall and environs (potential future conditions)

example: focus development in clear areas



Citadel Mall and environs (potential future conditions)

example: focus development in clear areas



Citadel Mall and environs (potential future conditions)

example: focus development in clear areas



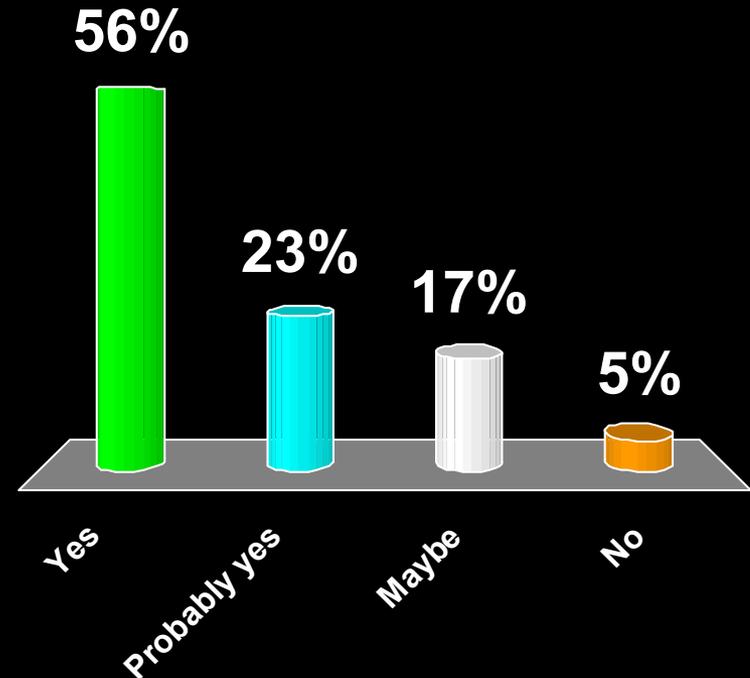
economic development strategies for driving positive change

1. Reposition West Ashely as an **employment center**, not just a bedroom community
2. **Incentivize reinvestment** in existing commercial properties **using clear rules**
3. Be **realistic** about **expectations** for **future retail development**
4. Provide the right **infrastructure** to support **businesses who want to come to West Ashely**
5. Develop a **clear message** about why West Ashley is a **good place** to both **live and work**

quick poll

Do you think the vision/ideas for becoming more COMPLETE through economic development are on the right track?

1. Yes
2. Probably yes
3. Maybe
4. No



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

housing strategies for driving positive change

1. Identify a “palette” 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 neighborhood plans for incorporating new housing types in existing neighborhoods
4. Educate the community and policy makers about what it takes to provide housing that is affordable across the income spectrum

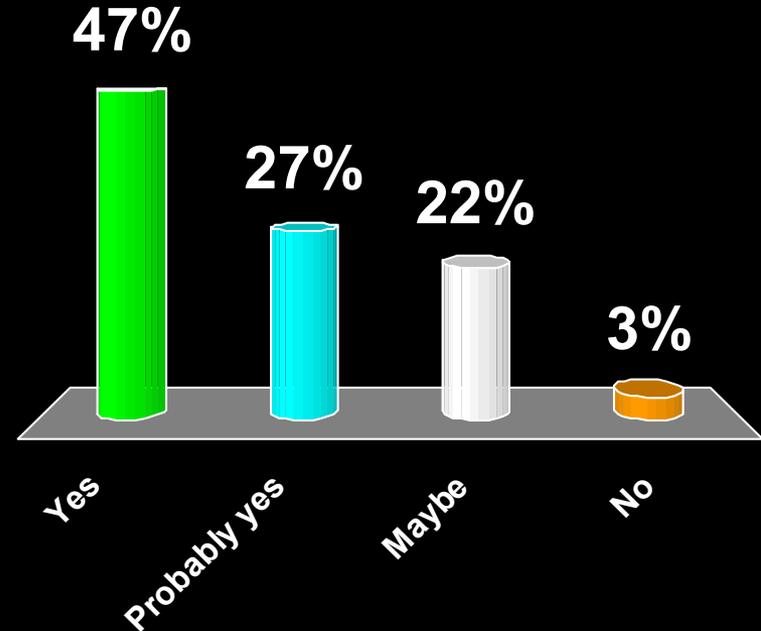
positioning West Ashley for success

1. West Ashley is well-positioned to capture new investment that will support ongoing community objectives
2. Future investment will take multiple forms: public, private, reinvestment and new development
3. Harnessing West Ashley's potential will require balancing among existing community needs and retaining existing community character, while accepting that West Ashley needs to also embrace change.

quick poll

Do you think the vision/ideas for being more AFFORDABLE are on the right track?

1. Yes
2. Probably yes
3. Maybe
4. No



next steps:

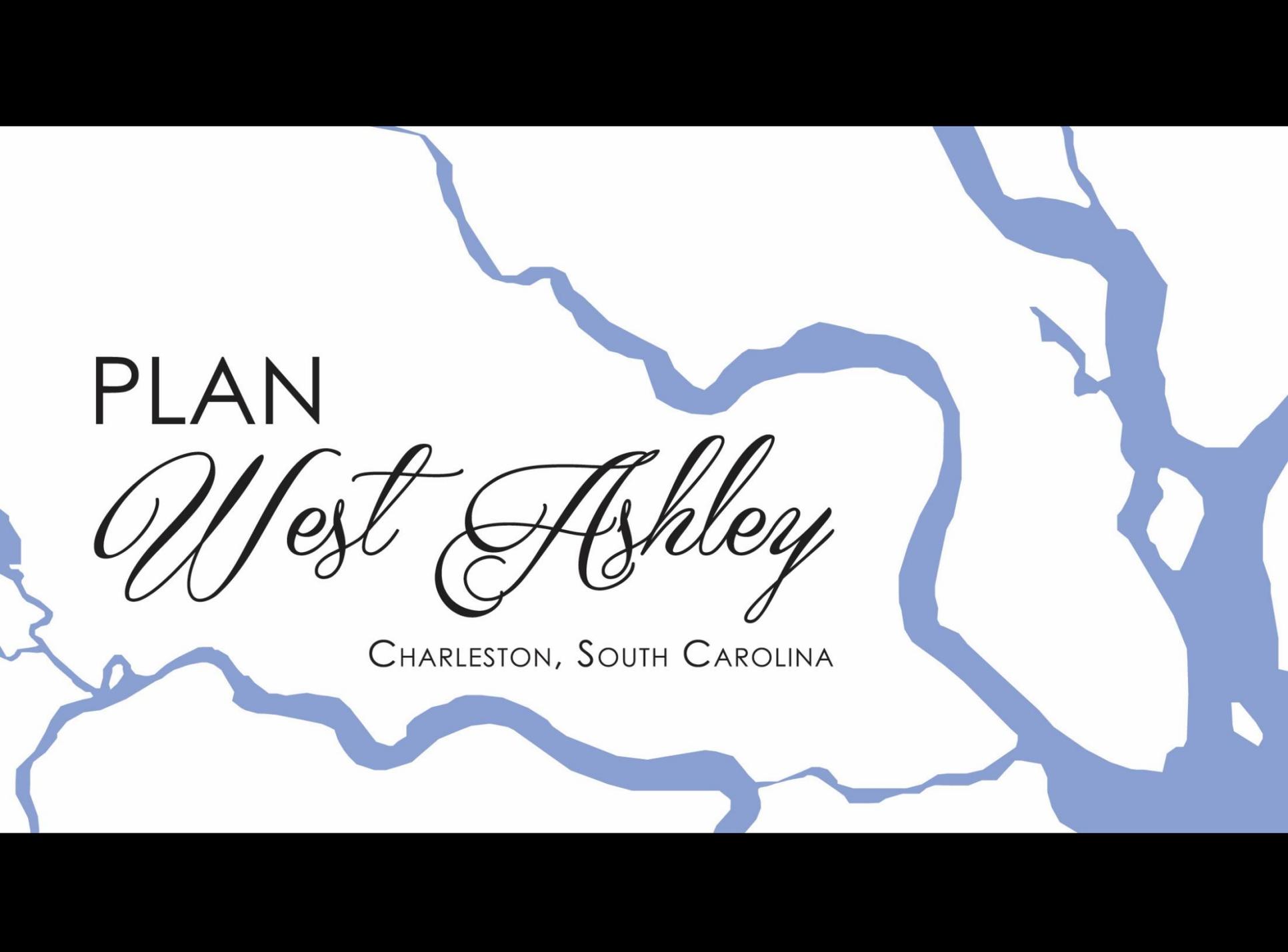
your input:

planwestashley.com

herringa@charleston-sc.gov

[#planwestashley](https://twitter.com/planwestashley)

draft report: June/July



PLAN

West Ashley

CHARLESTON, SOUTH CAROLINA