

Epic Center Planned Unit Development

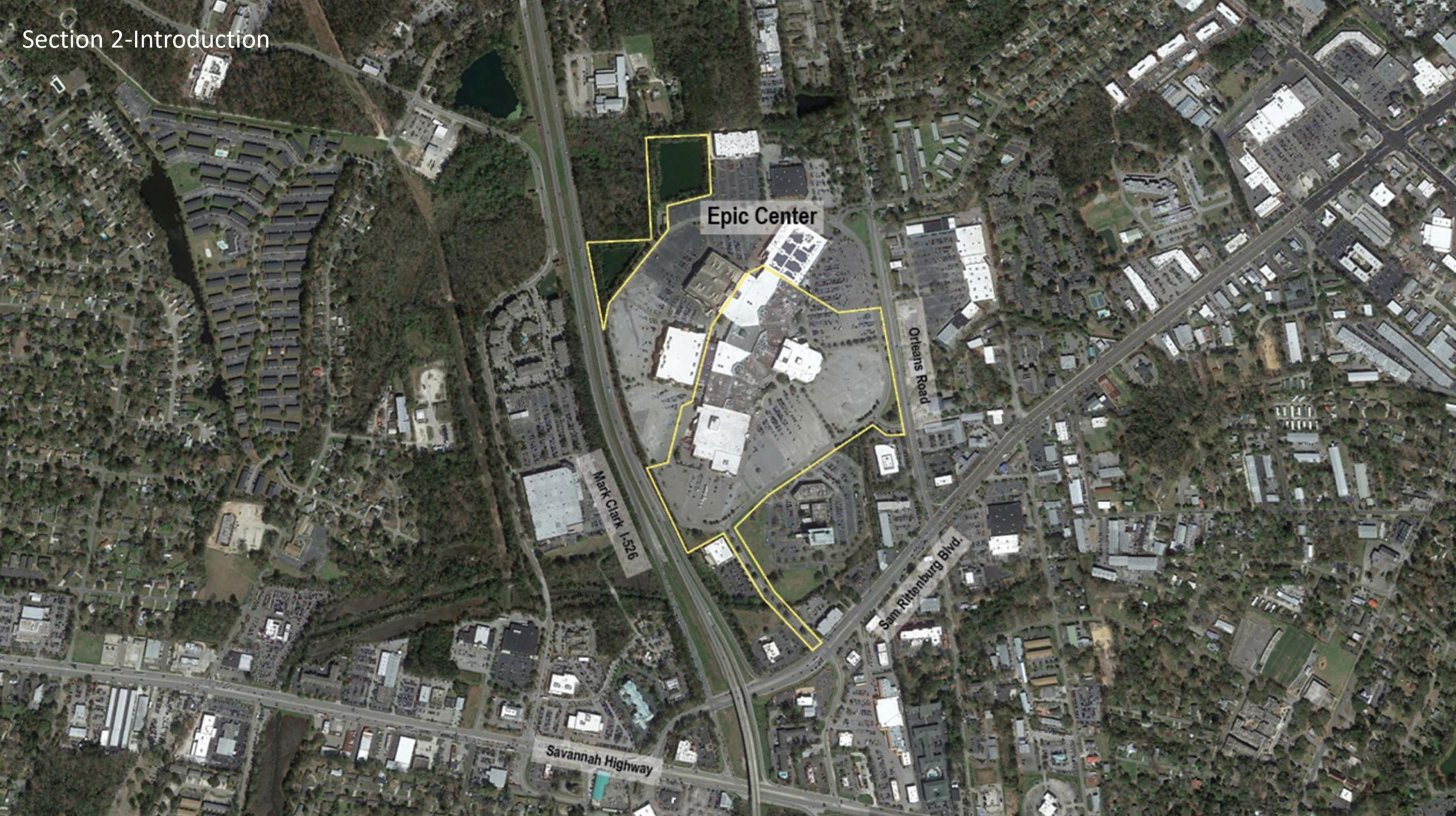


Citadel Mall Ownership spent last 2.5 years working with the Mayor, City Planning Department, West Ashley Revitalization Commission, and the community to collaborate and take part in the West Ashley Revitalization Plan.

Guiding Principles developed based on the West Ashley Revitalization Plan:

- Create Dense Mixed-Use Environment
- Create An Environment For Jobs
- Improve Access To Different Modes Of Transportation
- Pursue A Facility To Support Regional And National Athletic Tournaments In The Area
- Housing District With Convenient Multimodal Access
- Structured Parking Favored Vs. Surface Parking
- Incorporate Green Infrastructure and Sustainable Stormwater Concepts
- Open Space.
- Traffic Patterns

Section 2-Introduction



Epic Center

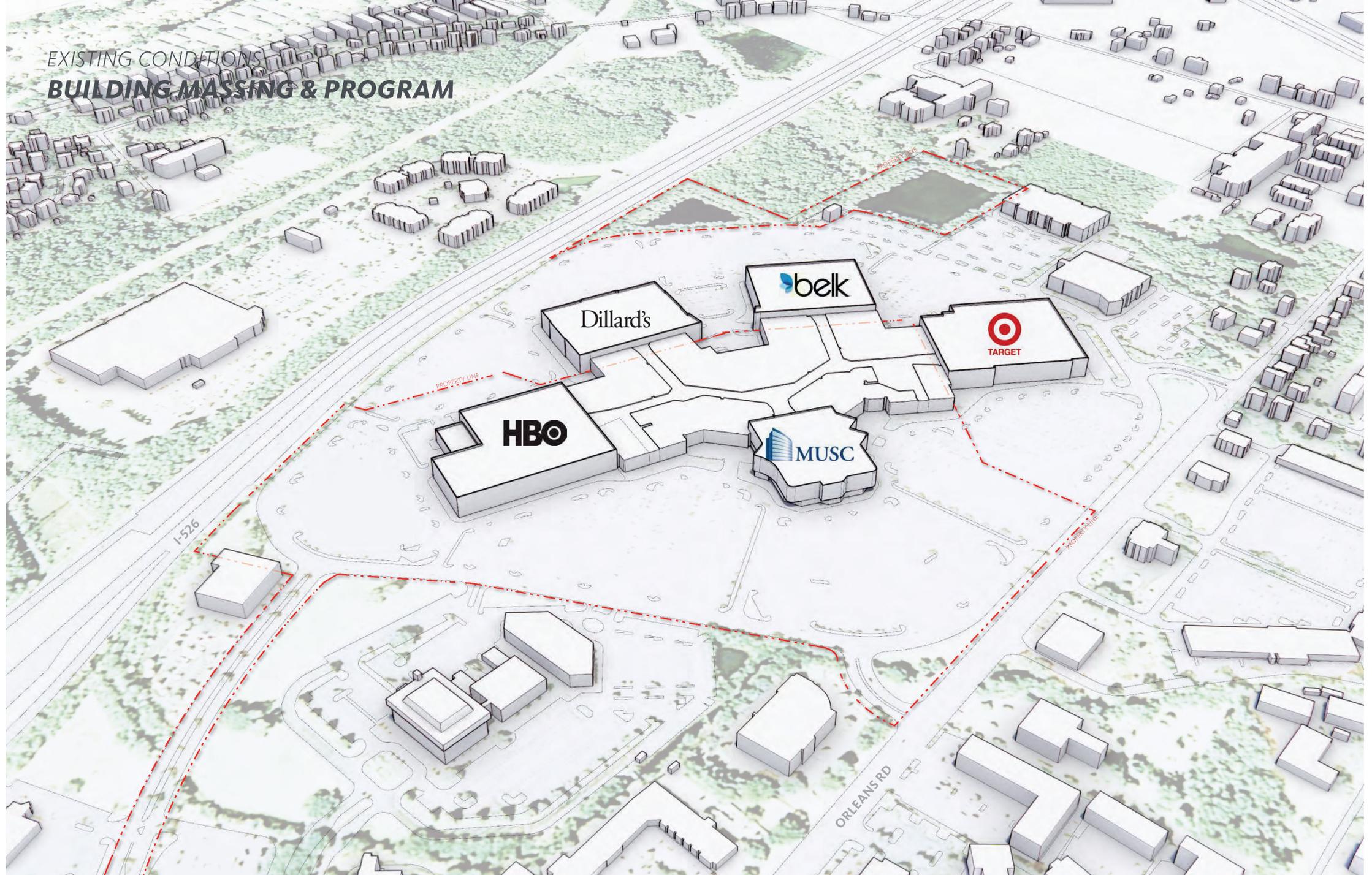
Orleans Road

Sam Rittenburg Blvd.

Mark Clark I-526

Savannah Highway

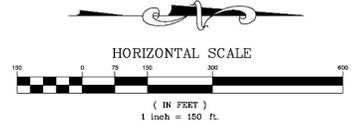
EXISTING CONDITIONS
BUILDING MASSING & PROGRAM



Section 4-Zoning

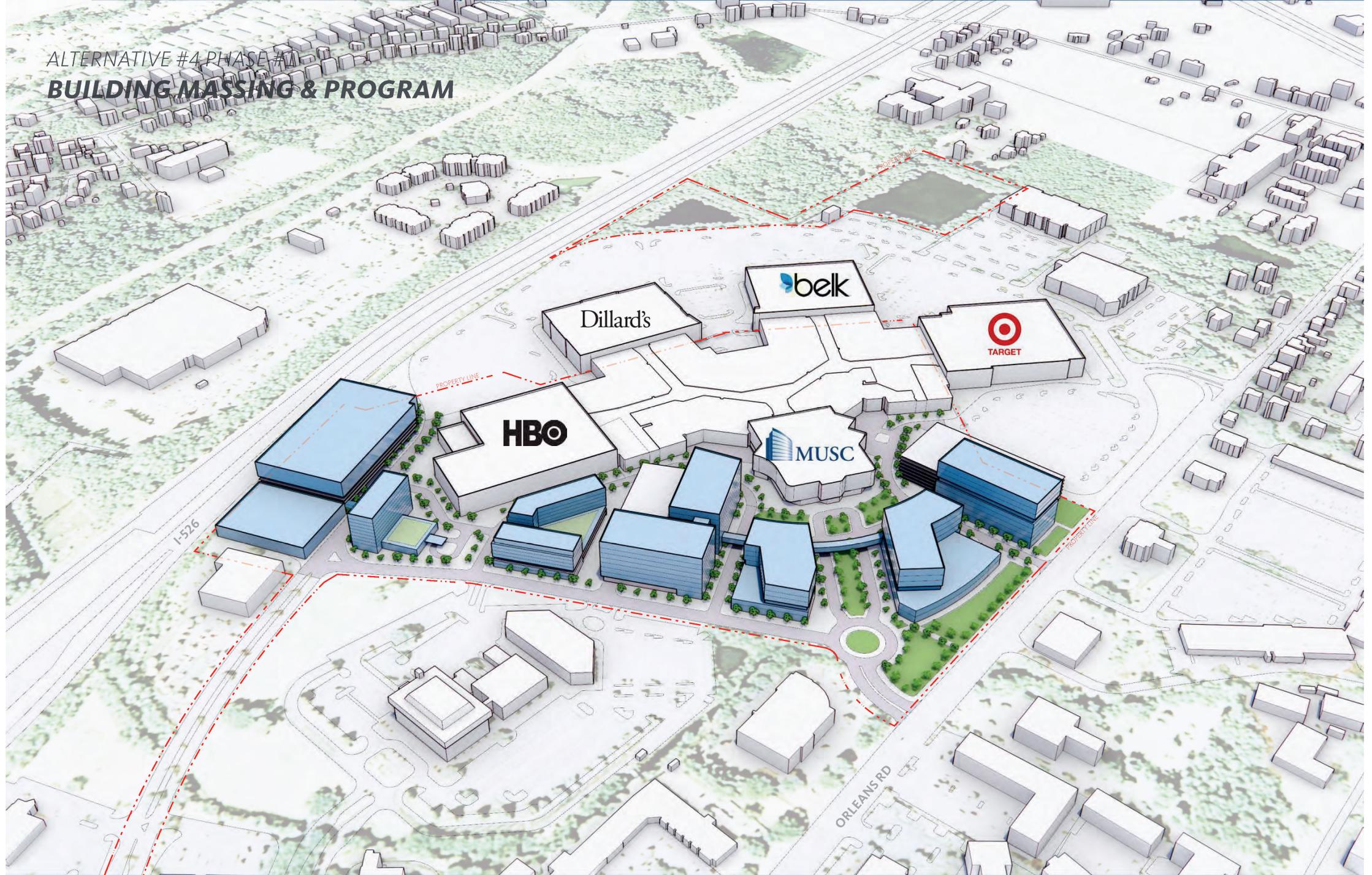


HEIGHT DISTRICTS
EPIC CENTER



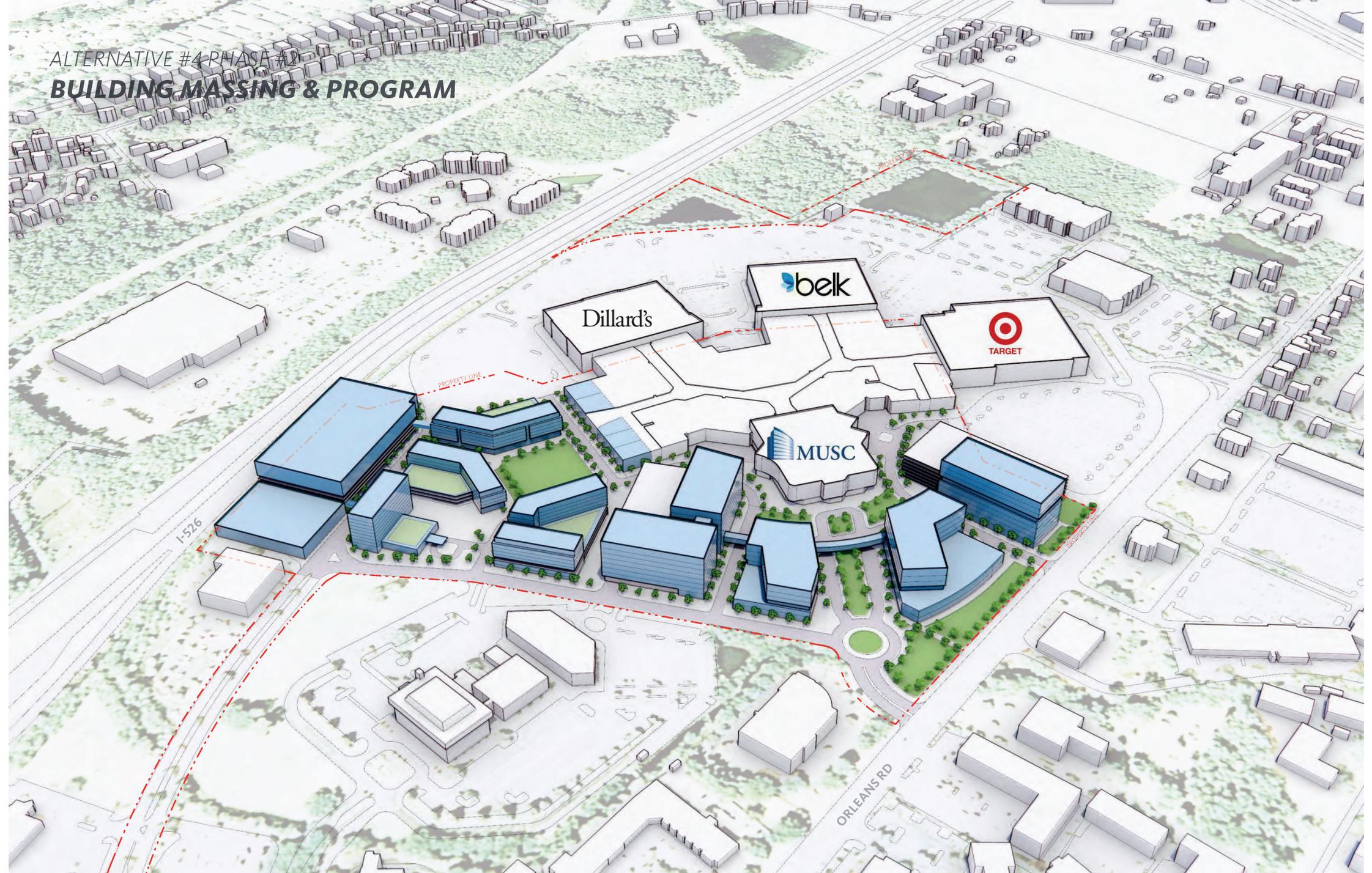
ALTERNATIVE #4 PHASE #1

BUILDING MASSING & PROGRAM



ALTERNATIVE #4 PHASE #1

BUILDING MASSING & PROGRAM



ALTERNATIVE #4 PHASE #2
SCHEMATIC SITE QUANTITY TAKEOFFS

