

NORTHBRIDGE-CHARLESTOWNE GATEWAY

CITY DESIGN EXHIBITS

NOVEMBER, 2019



This document provides a brief overview of the City's desired development concept for the Sumar Street site. More information can be found on the City's website for the project.

The Design Division of the Department of Planning, Preservation and Sustainability is in the process of compiling a complete report of the design scheme shown here.



DESIGN DIVISION

FOR THE COMMON GOOD

PUBLIC INPUT

The City conducted extensive public input to arrive at a final design scheme.



The City held a multi-day open studio, conducted an online survey, worked with the County on the design of the entire intersection, and presented two rounds of planning schemes to the West Ashley Revitalization Commission.

What should go there?

- 61% Passive Park
- 50% Small-Scale retail
- 49% Restaurant

What matters most? Top 3 Responses

72% “The Site should be **safe** for people **walking, biking, driving, and walking transit**.”

68% The site should include **landscaping, street trees, and other beautification elements**.

46% The intersection should be improved to allow as many **cars** as possible to travel as **quickly** through the area as possible.



- 1 CIVIC BUILDING
- 2 PARKING & GREEN SPACE
- 3 RETAIL / RESTAURANT
- 4 RESTAURANT (POSSIBLE 2ND STORY OFFICE)
- 5 IMPROVED SUMAR STREET
- 6 POSSIBLE FUTURE DEVELOPMENT ALONG SUMAR (ADJACENT PROPERTY)
- 7 PARKING BEHIND BUILDING (WITH BUFFER ALONG GROCERY STORE)
- 8 IMPROVE/INCREASE PARKING AND PEDESTRIAN ACCESS
- 9 IMPROVED SHOPPING CENTER ENTRANCE & SIGNAGE AREA
- 10 SIDEWALKS, CROSSWALKS AND OTHER PEDESTRIAN AMENITIES

MASTER PLAN

The area beyond the subject parcel was studied for connectivity and redevelopment opportunities. The City envisions both sides of Sumar Street being developed with buildings that front onto the street.

A modest development scheme for the subject parcel involves three buildings, one at each corner of the triangle. These facilities are described here and on the following pages.



SITE PLAN

- 1** CIVIC BUILDING
 2 STORIES
 12,550 SF PER STORY
 25,100 SF TOTAL

 (APPROX. 20,000 SF TOTAL FOR SINGLE-STORY
 PERFORMANCE HALL)
- 2** 150 PARKING SPACES (SHARED AMONG ALL USES)
- 3** RETAIL AND/OR RESTAURANT
 1 STORY
 9,000 SF
- 4** RESTAURANT & SMALL OFFICE
 2 STORIES
 7,000 SF PER STORY
 14,000 SF TOTAL
- 5** IMPROVED SUMAR STREET
 16 PARKING SPACES

48,000 SF TOTAL DEVELOPMENT

PARKING RATIO: 1 PER 290 SF

A general breakdown of the desired development plan is shown here. The City envisions the tip of the triangle to include a signature gateway building and public space. All or some of the building should include a civic use, especially for community gathering, the arts and/or municipal operations.



Desired view from the south showing Sumar Street and the overall development scheme.

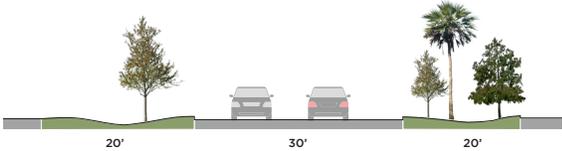


View from the north showing a civic building and public space.



View from the west of Sumar Street, where both sides of the multimodal street have direct and active building frontage.

EXISTING CONDITION



Sumar Street should be improved as part of this effort. It is a City-controlled street (not part of the State Highway System that is controlled by the SC Department of Transportation).

PROPOSED IMPROVEMENTS

