



City of Charleston

WEST ASHLEY 2019 YEAR IN REVIEW

West Ashley Revitalization Commission
March 11, 2020

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/westashley

2019 Overview

- Revitalization in Action
- Plan West Ashley Implementation
- Demographics
- DRB
- Dutch Dialogues
- Ashley River Crossing
- MUSC West and Epic Center
- Dupont | Wappoo Drainage
- Longest Table
- Bike the Ashley

West Ashley Revitalization in Action



Plan West Ashley Implementation

55 Elements Achieved

16 Completed items

39 On Going (Some completed elements will be continuous for life of Plan West Ashley)

Completed Implementation Items

 Indicates a “WARC Top 10” item

Formally adopt the Plan West Ashley vision
Develop Design Guidelines for West Ashley Greenway + Bikeway
 Complete a Regional Transit Feasibility Study and Regional Transit Framework Plan.
 Increase budget for inspection, operation, and maintenance of drainage infrastructure
Work with local hospitals to explore the possibility new offices and medical facilities in West Ashley.
Support evolution and implementation of the West Ashley Greenway Master Plan
 Examine potential to establish additional TIF districts at mixed-use nodes and office growth locations identified in Plan West Ashley
 Install bus stop improvements: benches, signage, shelters
 Implement St. Andrews Blvd. shuttle circulator service
 Conduct a data driven feasibility study to determine the viability of a private water taxi service to connect West Ashley to the Charleston peninsula. If warranted, initiate an RFP process for the water taxi provider.
Include green infrastructure and local neighborhood drainage improvements as part of the Fire Station and Memorial design
 Support the installation of sidewalks and/or shared use paths throughout West Ashley along streets where sidewalks currently do not exist
 Implement Charleston County 1/2 cent sales tax transportation projects
Sam Rittenberg Blvd at Old Towne Road Intersection Improvements
Glenn McConnell Parkway Extension
 Support the installation of sidewalks and/or shared use paths throughout West Ashley along streets where sidewalks currently do not exist

Demographic Changes

2020 Population Estimate

Area of City	2010 Census Persons (04/01/10)	2010-2019 Persons Annexed	2010-2019 New Housing (Persons)	2010-2019 Housing Loss (Persons)	TOTAL 2020 ESTIMATE
Peninsula	34,636	0	6,585	252	40,969
West Ashley	54,239	423	12,525	195	66,992
James Island	17,847	613	3,808	53	22,215
Johns Island	5,266	15	5,695	15	10,961
Daniel Is./Cainhoy	8,095	27	7,278	1	15,399
TOTALS	120,083	1,078	35,891	516	156,536

(Estimated figures shown will be achieved during 2020 when permitted housing units are occupied)

Estimated **67** thousand residents in the City

Estimated **23** thousand in Saint Andrews Public Service District

Total of **90** thousand Estimated Population

Residential Units Annexed by Year and Area

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2010	0	39	0	0	1	40
2011	0	4	112	1	0	117
2012	0	12	132	0	0	144
2013	0	59	0	4	0	63
2014	0	23	1	2	0	26
2015	0	17	3	0	6	26
2016	0	28	5	0	1	34
2017	0	15	4	4	0	23
2018	0	15	3	0	0	18
2019	0	16	6	0	1	23
TOTALS	0	228	266	11	9	514

(Source: City of Charleston Annexation Records)

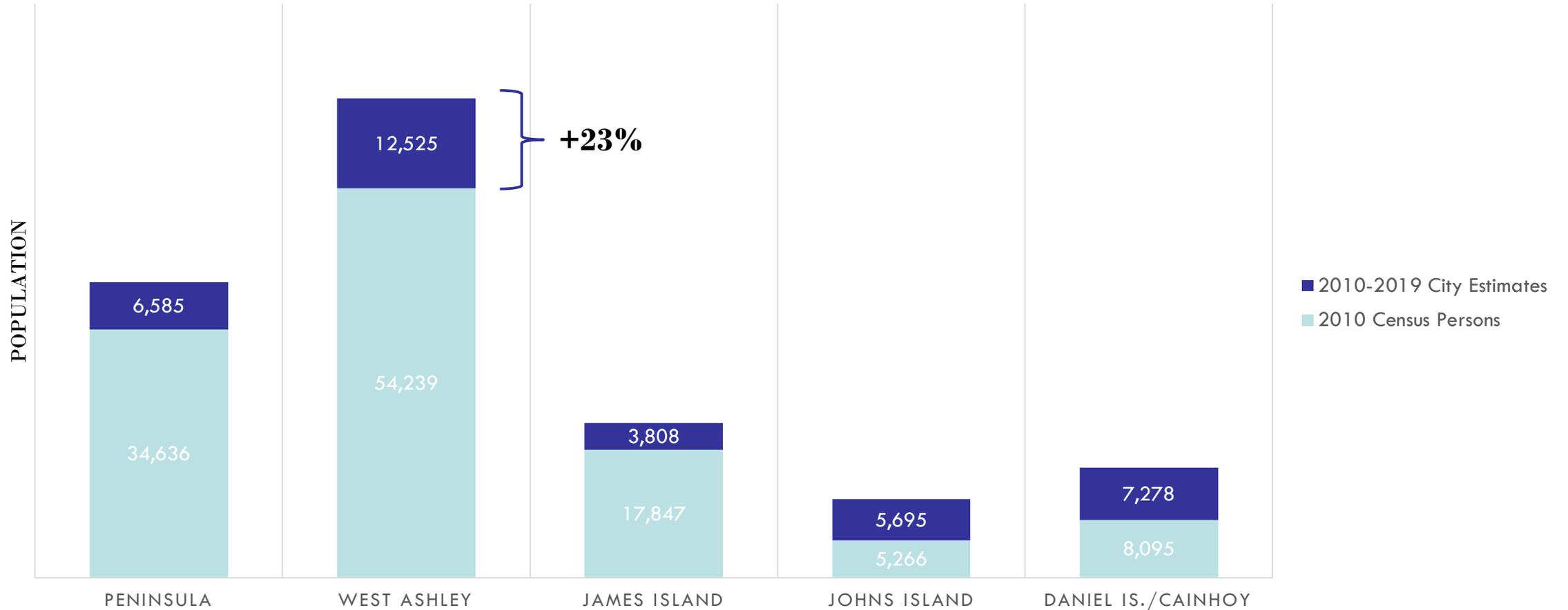
16 residential units annexed

West Ashley accounted for

70% of all annexed properties 2019

Demographic Changes

ESTIMATED CITY POPULATION CHANGE 2010-2019



Demographic Changes

Single Family Permits Issued by Year and Area

YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2010	29	234	18	70	67	418
2011	18	236	33	139	114	540
2012	23	302	54	167	110	656
2013	51	372	69	190	168	850
2014	71	289	193	135	194	882
2015	58	344	89	254	144	889
2016	84	358	151	271	144	1,008
2017	50	351	119	446	118	1,084
2018	47	350	148	412	133	1,090
2019	67	240	91	346	179	923
TOTALS	498	3,076	965	2,430	1,371	8,340

In 2019:

240 Single Family Permits

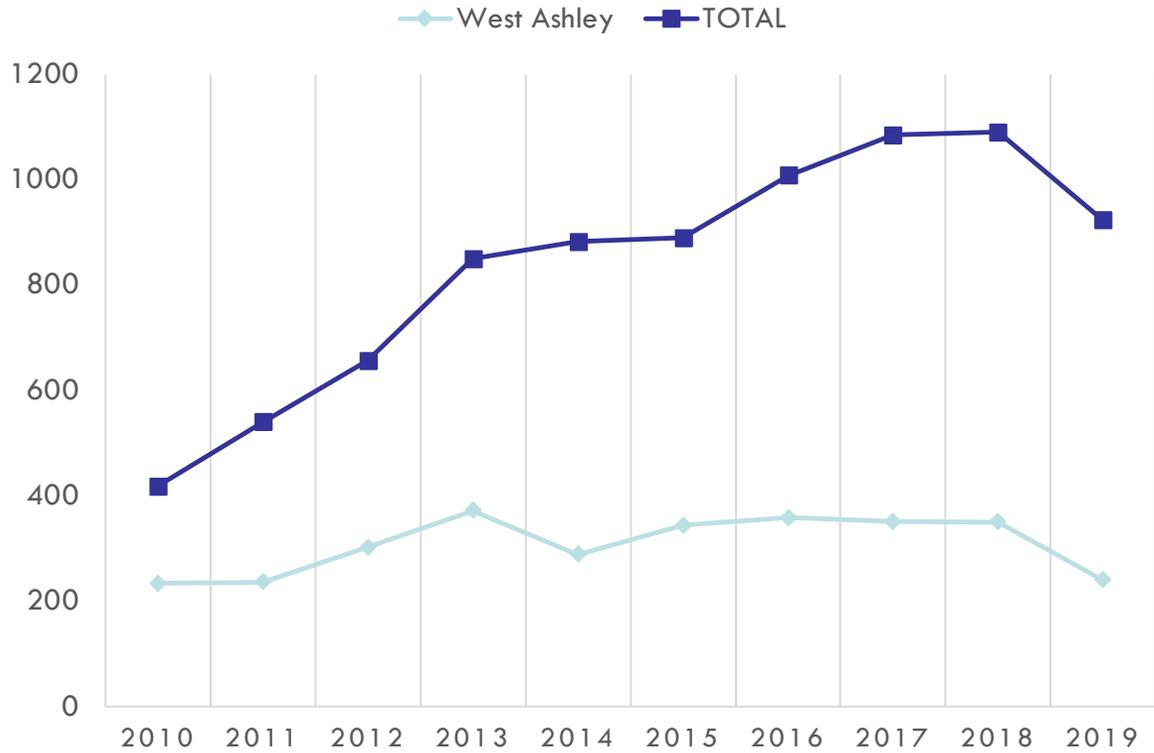
0 Multi-Family Permits

Multi-Family Permits Issued by Year and Area

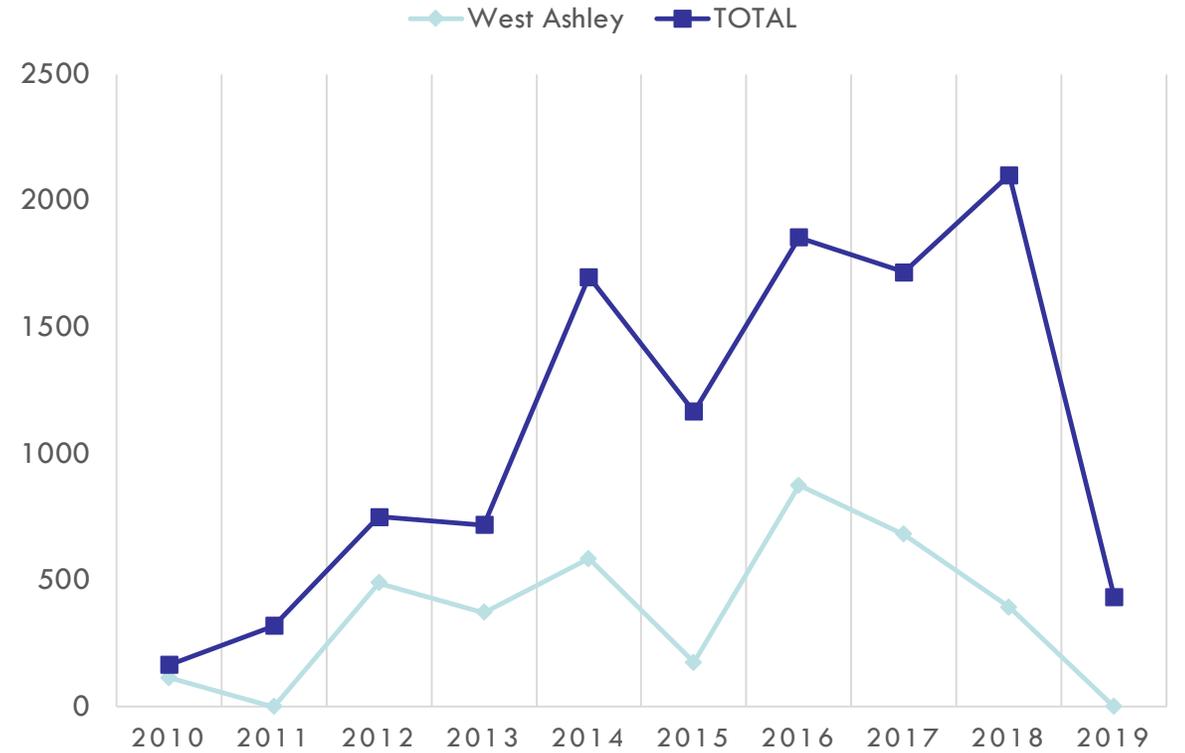
YEAR	Peninsula	West Ashley	James Island	Johns Island	Daniel Is./Cainhoy	TOTAL
2010	8	114	0	0	42	164
2011	6	0	0	0	314	320
2012	262	488	0	0	0	750
2013	78	372	0	0	269	719
2014	193	584	619	302	0	1,698
2015	3	174	0	281	708	1,166
2016	512	875	48	0	419	1,854
2017	700	681	0	38	298	1,717
2018	1,111	393	401	0	197	2,102
2019	146	0	0	0	286	432
TOTALS	3,019	3,681	1,068	621	2,533	10,922

Demographic Changes

Single Family Permits 2010-2019



Multi-Family Permits 2010-2019



DRB and Staff Reviews

144 Submittals to Design Review Board

53 West Ashley submittals for **26** projects

94 Total staff reviews
(minor up fits, signage, final reviews, etc.)

46 West Ashley staff reviews

Dutch Dialogues



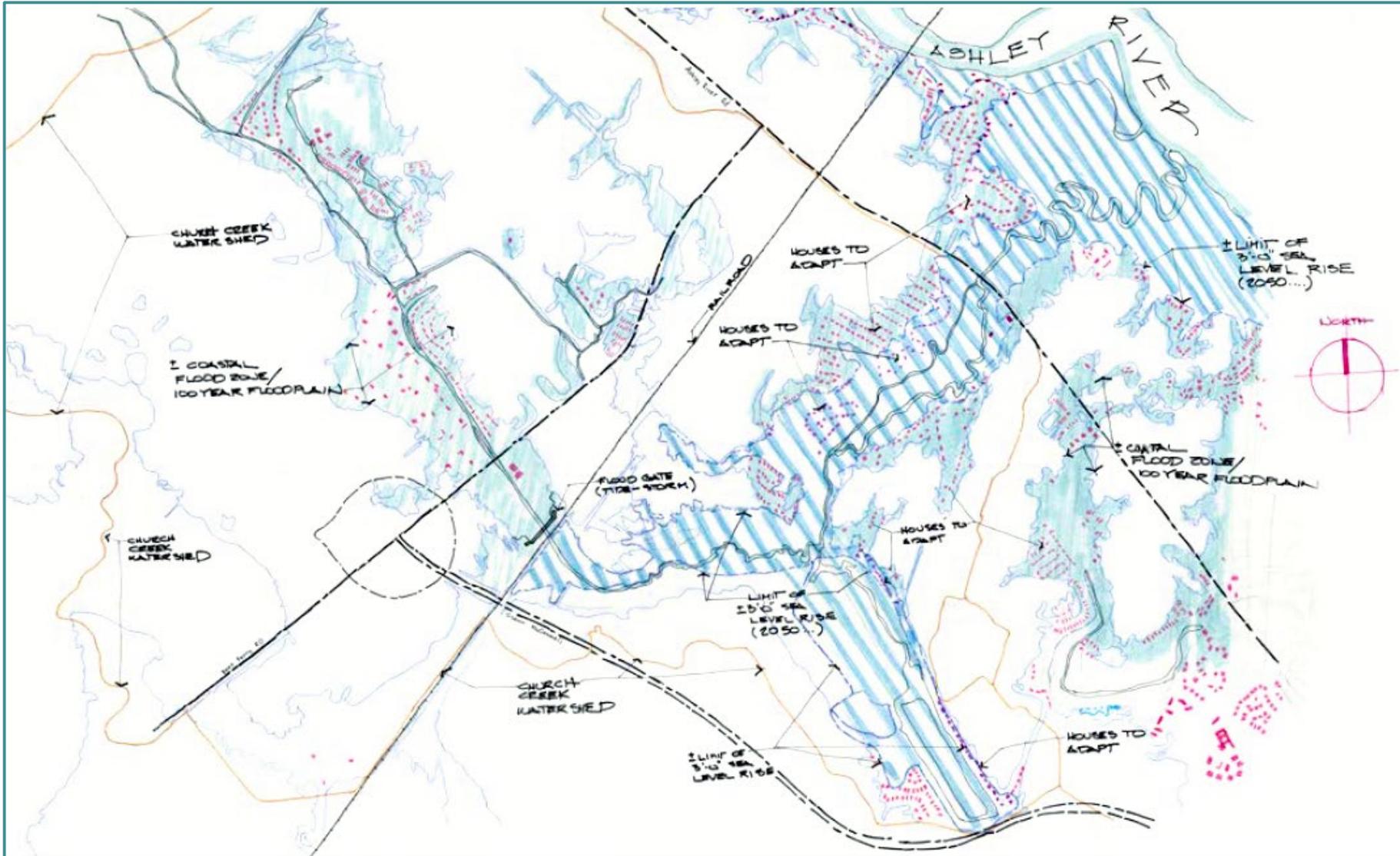
Dutch Dialogues



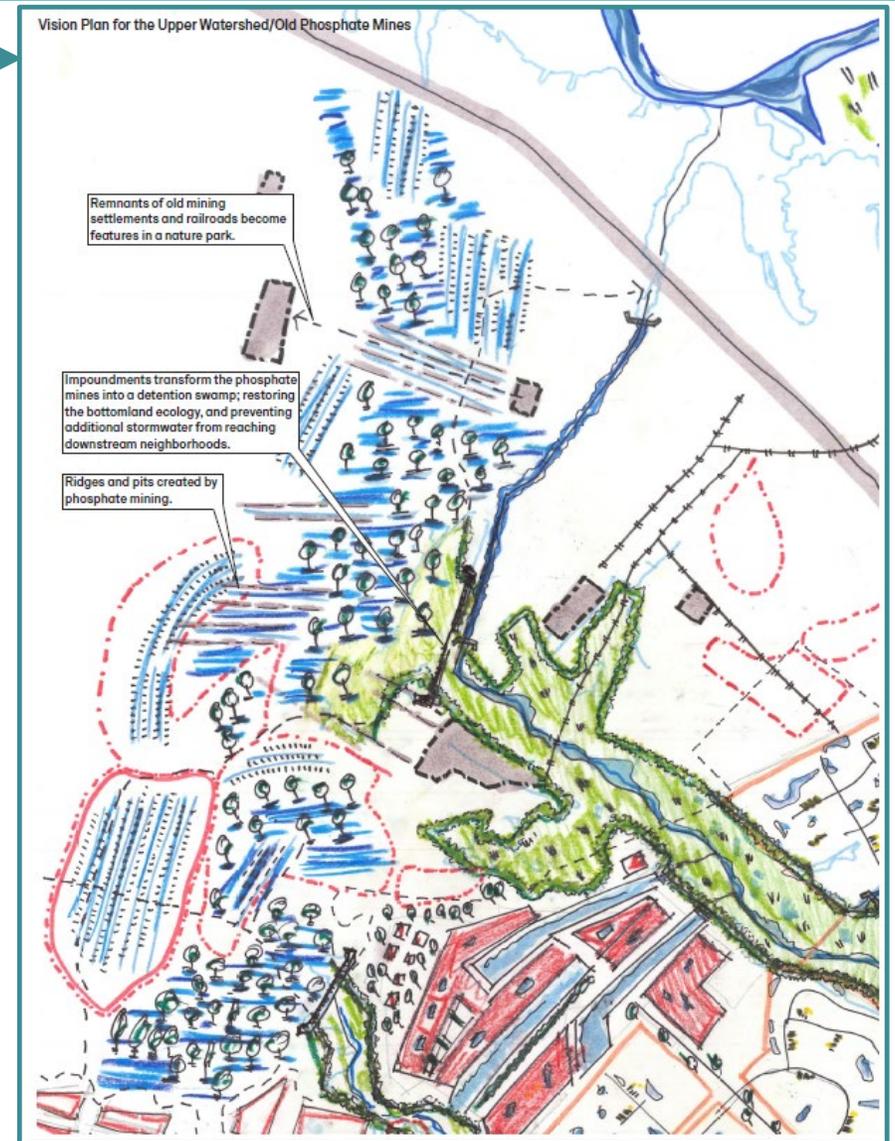
Dutch Dialogues



Dutch Dialogues



Dutch Dialogues



Dutch Dialogues

Judo, not Boxing

Stop fighting and trying to control nature but instead **embrace its energy** and power. Align future (re) development to the functions of the basin's water systems; do not assume to align the basin's water system to development. **Create better connections between the creeks** and other water systems in West Ashley, including where possible interconnections between the Ashley and Stono rivers. This creates **water management redundancy and resiliency** and is how the water systems functioned before development.

Develop Watershed-Based Plans

Develop a **West Ashley Water Plan** (ideally as part of a **City-wide Water Plan**) build from existing, watershed assessment(s) of the Church Creek Basin. Develop water storage assignments for each drainage the basin and sub-basins. Require new development to meet 100% of the assignment.

Integrate Parks, Water Storage & Historical Landscapes

Consider a new **West Ashley** (Church Creek and nearby) **park-system** / trail amenity formed from the area's remaining phosphate-mine and related rail alignments.

Dutch Dialogues

Protect & Sustain Intertidal Zones

Eliminate, or substantially reduce, the placement of fill or other structures **that impair the performance of the intertidal marsh and upland creek systems**. Do not further reduce their ability to shrink and enlarge with varying water levels. These systems, if unimpeded, naturally accrete and deposit organic materials sediments which yield (natural) storm surge mitigation and adaptation to sea-level rise. The regenerative capacities of healthy intertidal zones are a key flood risk management tool. **Build with Nature.**

Detain & Infiltrate

Explore all opportunities to add in-line and nearby stormwater and creek detention capacity along Church Creek's canals, streams, tributaries and distributaries. **Encourage existing developments to participate; require all new developments to meet a certain detention level.** The Dutch Dialogues Team identified locations in which such detention could be expanded.

Encourage the infiltration of stormwater into “high-ground” areas of Church Creek and developments to and in the north of the basin.

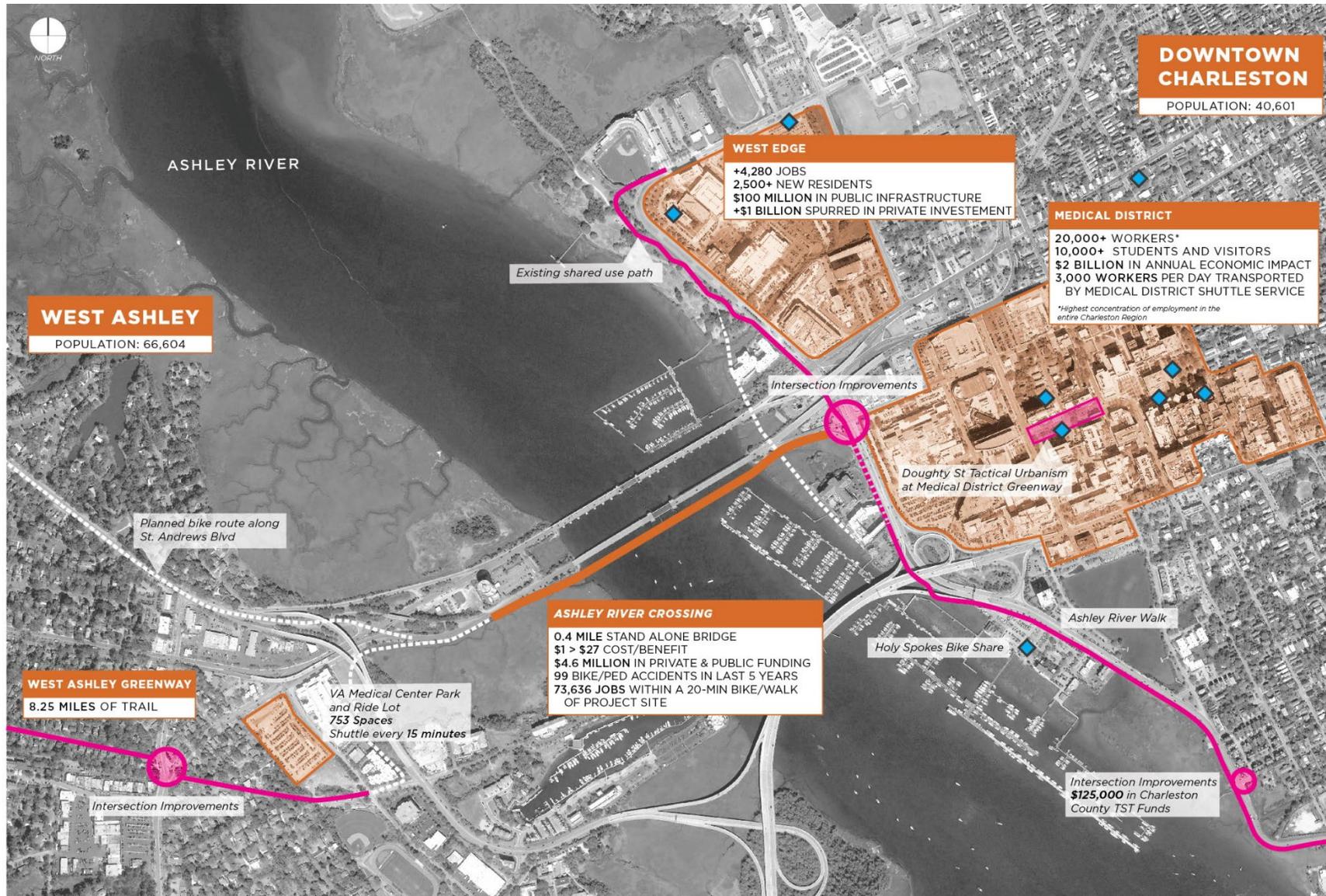
Ashley River Crossing

\$18.1 Million in BUILD Grant Money
\$4.6 Million in Project Match



Federal BUILD Grant, City of Charleston, Charleston County, and the Medical University of South Carolina.

Ashley River Crossing



Will Link West Ashley Greenway and Bikeway to Peninsula

73,636 Jobs are within a 20-minute bike/walk of the Bridge

Will allow for intersection improvements as Wappoo Road and Hwy 17; Folly Road Boulevard; Bee Street and Lockwood Boulevard

Ashley River Crossing



Ashley River Crossing



Ashley River Crossing



Epic Center & MUSC West Campus



Epic Center PUD Approved

Features of the Planned United Development:

Create Dense Mixed-Use Environment

Create An Environment For Jobs

A Facility To Support Regional And National Athletic Tournaments In The Area

Housing Options With Convenient Multimodal and Employment Access

Incorporates Green Infrastructure and Sustainable Stormwater Concepts

A potential for:

184 Units for attainable housing

200 Units of housing focused on Senior Living

1.4 million square feet of office

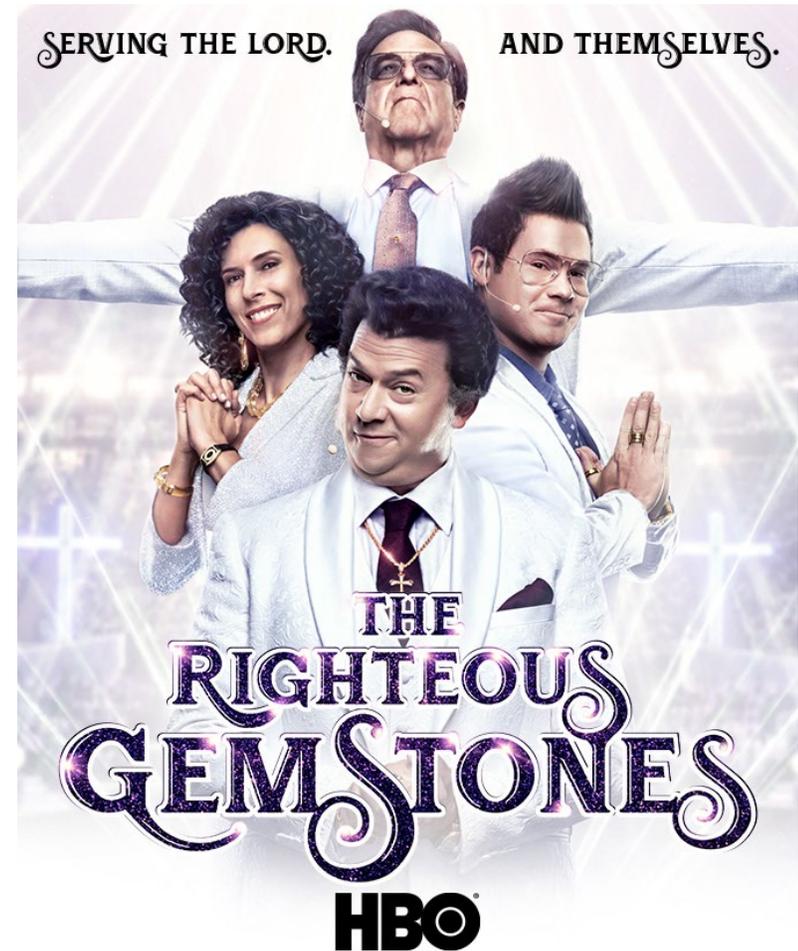
Epic Center MUSC West



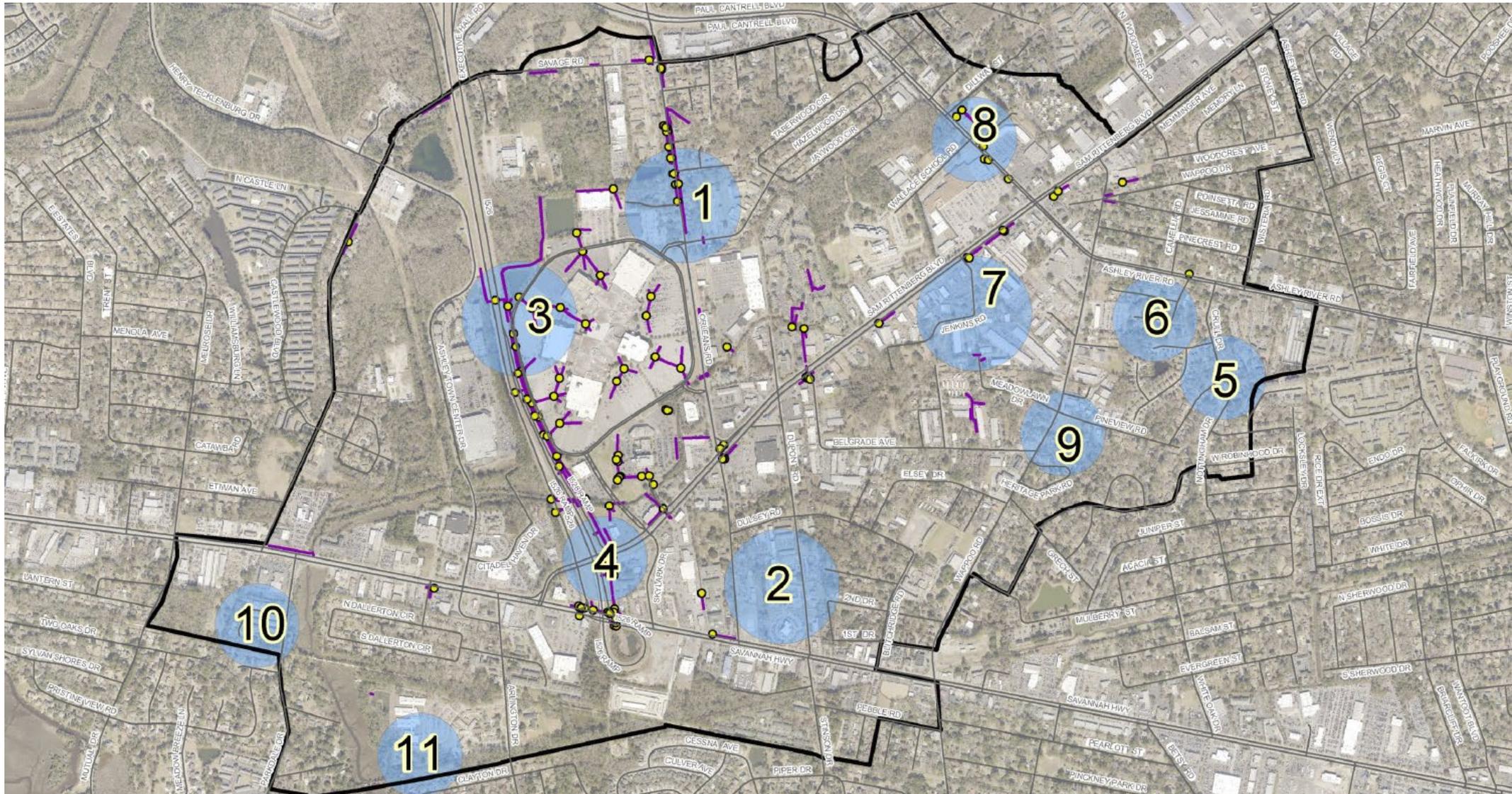
Epic Center Interior



Epic Center Interior



Dupont | Wappoo Drainage Study



Sumar Street Site



Conceptual Program
Finalized
Using 2018 Survey
and Public
Workshop

SC7 & 171 Realignment
Deferred
County to Rescope
as Traffic calming
and Pedestrian
Improvements

Request for
Qualifications Released
One respondent –
Landmark
Development

Longest Table Event



Longest Table Event



Community

More events, more outreach, and to connecting to your neighbors

Greenway Bikeway

Improved crossings, improved security, added amenities

Mobility

Added bike paths, more CARTA stops, crossings at intersections or sidewalks

Traffic

Movement of vehicles and connections of roadways

Storm Water

Improvements to drainage systems

Development

Small businesses, improved communication with city and county, keeping true West Ashley

Mobility Month 2019: Bike the Ashley



Mobility Month 2019: Pedal The Parks



Photos Courtesy of Your World on Film and Charleston Moves

2020 West Ashley

- 350 Celebration Events
- The **City Plan 2020** Comprehensive Plan Update
- West Ashley Branding
- Sumar Street Progress
- Redevelopment Overlay
- Additional Greenway and Bikeway Projects
- Focus on Small Business and Local Makers