

TAKE THE SURVEY!

NORTHBRIDGE GATEWAY

WWW.SURVEYMONKEY.COM/R/NORTHBRIDGEPIGSURVEY



*Tell the City's West Ashley
Revitalization Commission
what you want to see in
this important area.*

PUBLIC INPUT WORKSHOP

NORTHBRIDGE GATEWAY

JULY 10th & 11th

*Tuesday: Open Studio 8am - 8pm
Wednesday: Open Studio 8am-5pm,
WARC Meeting/ Presentation 5pm*

THE SCHOOLHOUSE

720 Magnolia Road, Charleston, SC

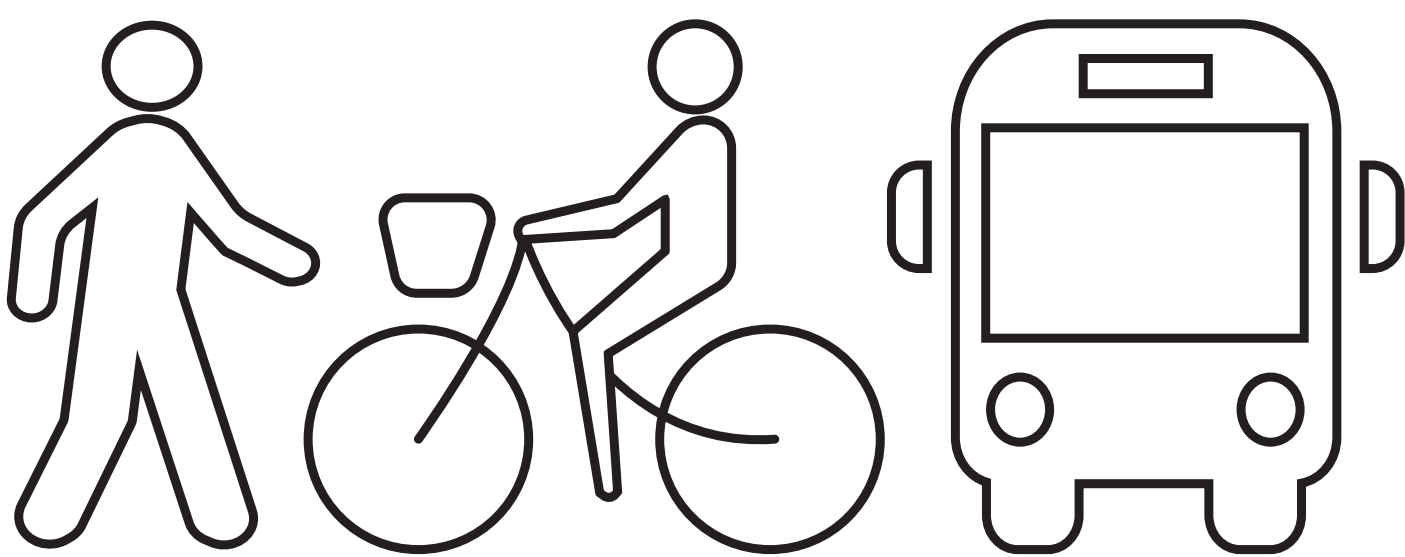




Northbridge Piggly Wiggly Redevelopment Survey Result Summary

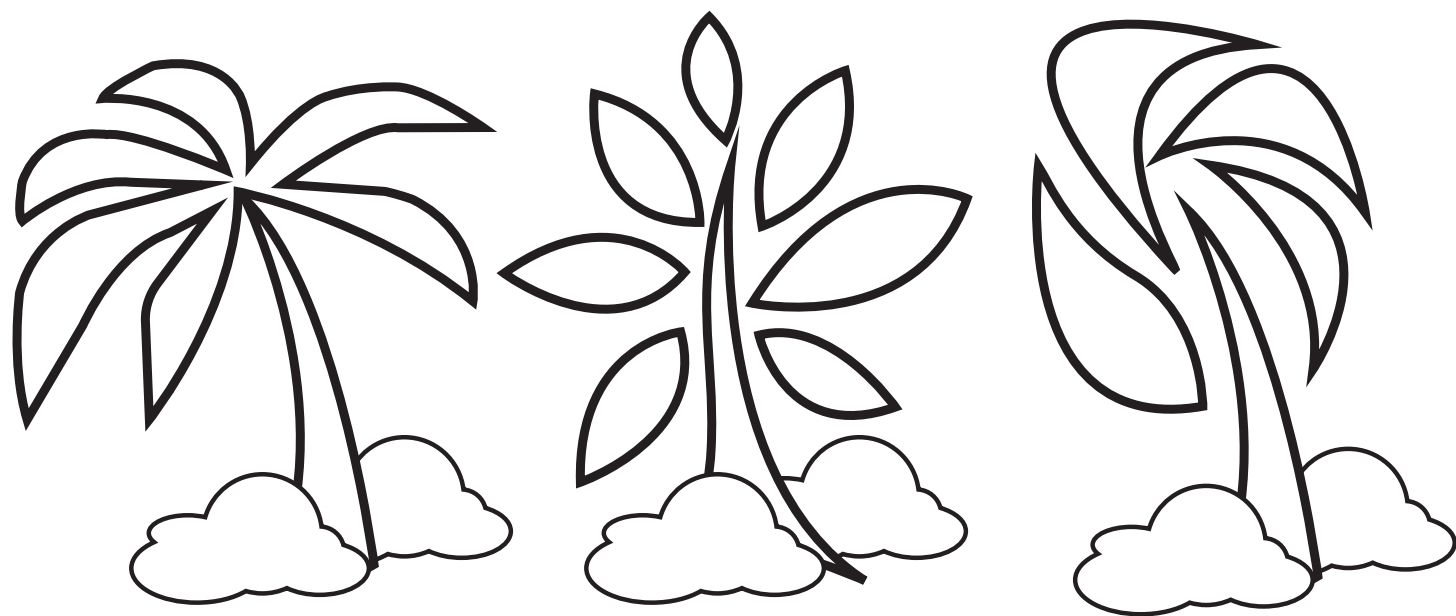
Respondents	Top 3 Responding Neighborhoods	West Ashley Respondents
927 Respondents over 31 days	1. Northbridge - 90	65% live inside 526
733 Respondents within West Ashley	2. Sandhurst - 69	20% live outside 526
	3. Parkshore - 40	

What matters most? Top 3 Responses



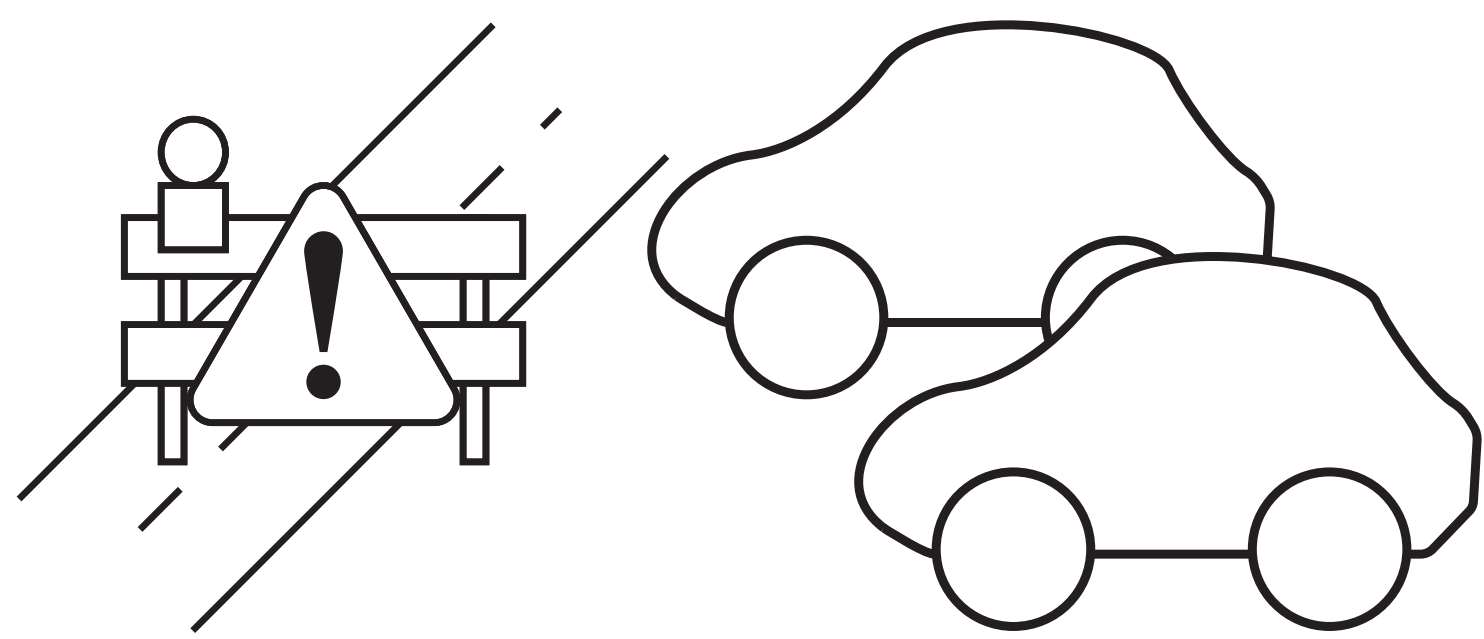
The site should be safe for people walking, biking, driving, and taking transit.

72% - Most Important



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

68% - Most Important



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

46% - Most Important

What should go there?

- 1. Passive Park - 61%
- 2. Small-scale Retail - 50%
- 3. Restaurant - 49%

Should the speed limit be lowered?

55% Yes 45% No

708 Responses to “What is Your Big Idea?” 7 themes with examples

1. Parks and Greenspaces (204 replies)

*Community garden and green space like **magnolia community garden***

2. Pure retail or Commercial (123 replies)

*This site would be perfect for a Dave and Busters style entertainment venue / restaurant. The entire Chs region does not have this type of **family friendly establishment**. This would be a revitalizing catalyst for the area.*

3. Traffic and Transportation (121 replies)

*Improved traffic flow (possibly a traffic circle) removing the **scary reverse** merge.*

4. Mixed Use/Traditional Neighborhood (116 replies)

*Mixed use space like the Workshop!!! **Green space for families**, small local businesses, and small restaurants.*

5. Civic or Cultural (105 replies)

*Wood dance floor for **dance events**!*

6. Pure Residential (4 replies)

A residential area specifically for Tiny Houses, for Low Income, Veteran, or Homeless

7. Miscellaneous (35 replies)

*That it be **aesthetically pleasing** AND useful*

Reoccurring words/Phrases

Family; Safe; Beautiful; Garden; Parks; Green; Events; Fix the Merge

COMMUNITY INPUT

Information based on community survey of 927 respondents

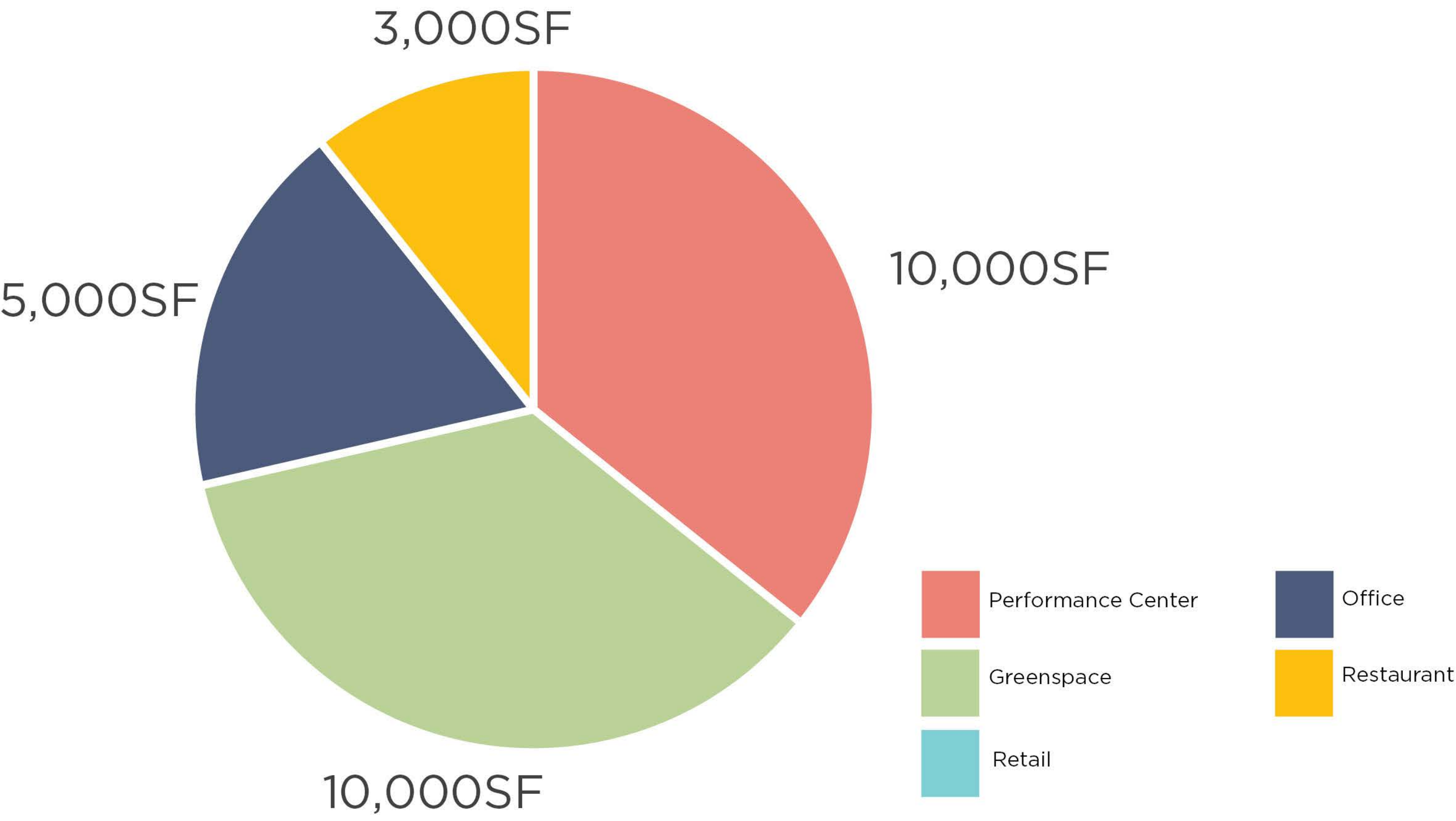
What should go on the site?

- Passive Park
- Small-Scale Retail
- Restaurant
- Commercial
- Civic / Cultural

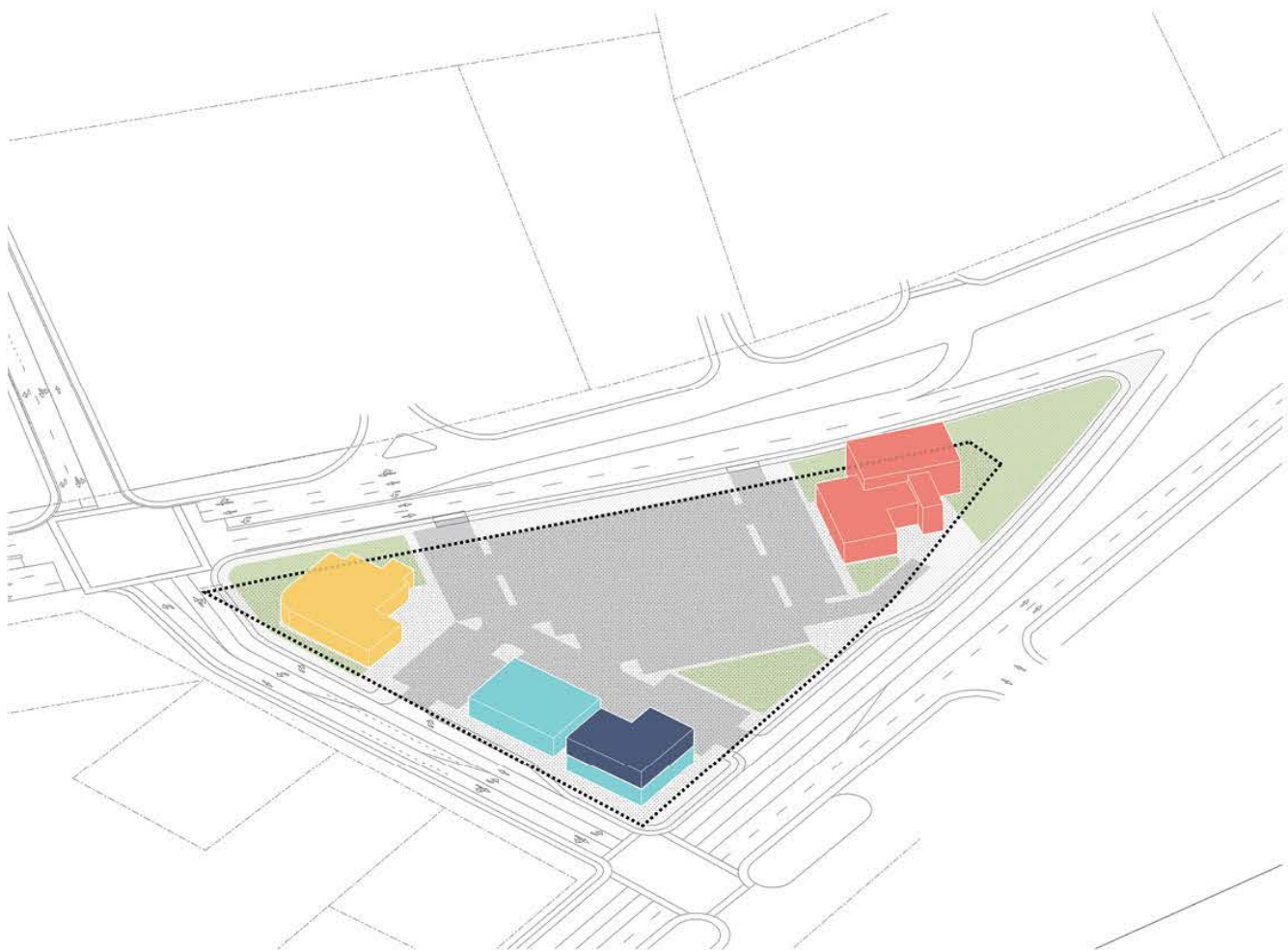
What is a top priority for redevelopment?

- Safety for pedestrians, cyclists, and motorists
- Landscaping and other beautification elements
- Improvements to the intersection

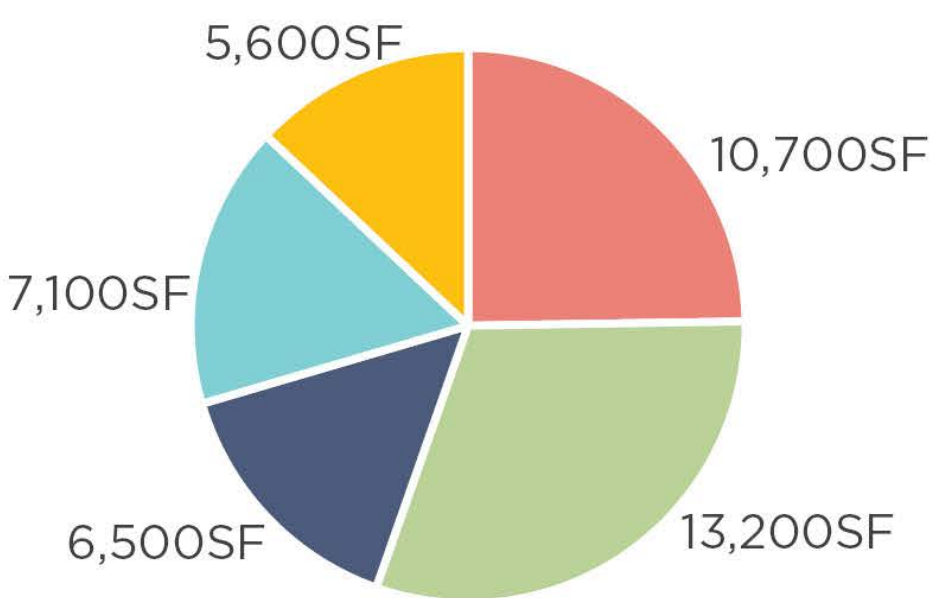
COMMUNITY DEVELOPMENT PROGRAM



ALTERNATIVE A



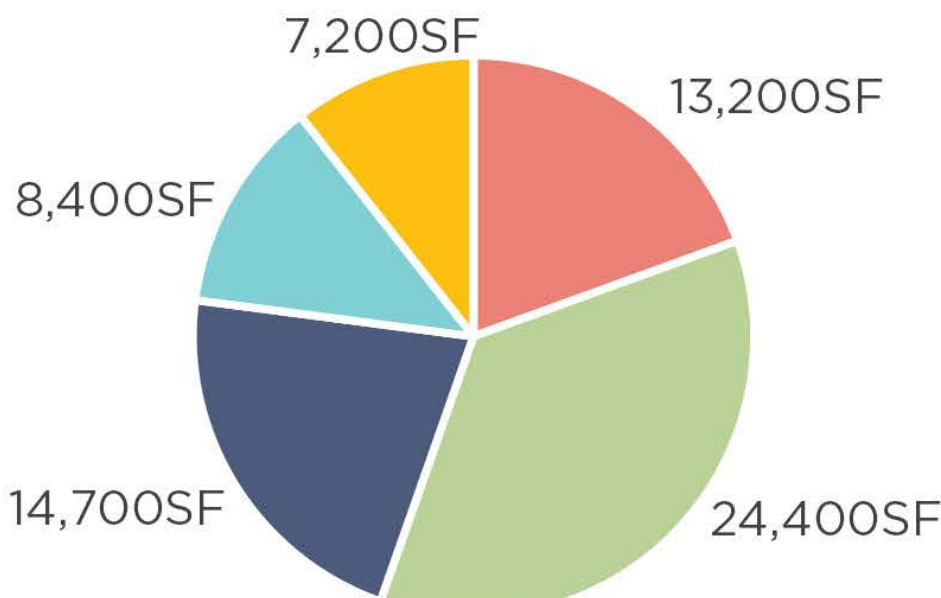
TOTAL: 43,100 SF



ALTERNATIVE B



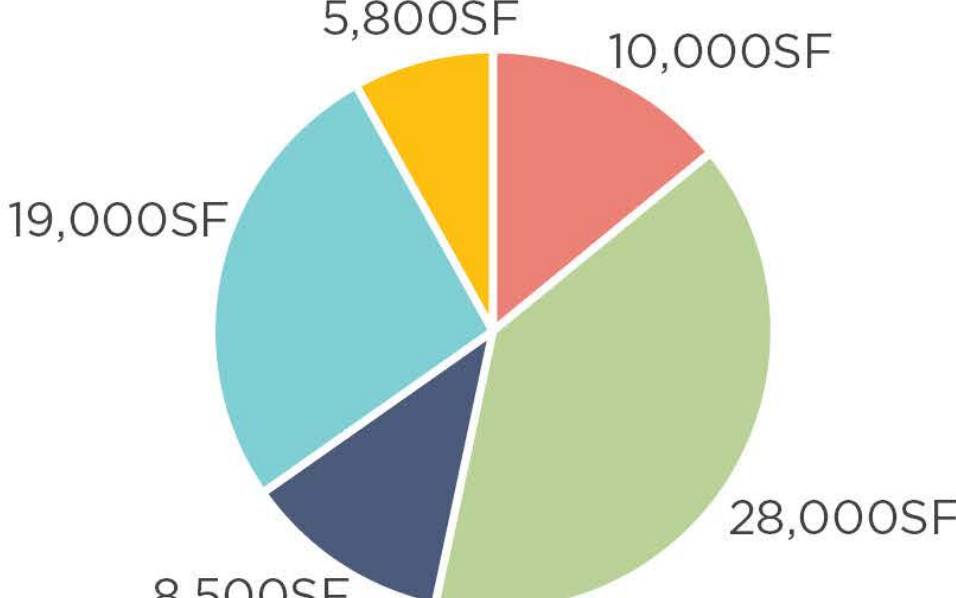
TOTAL: 67,900 SF



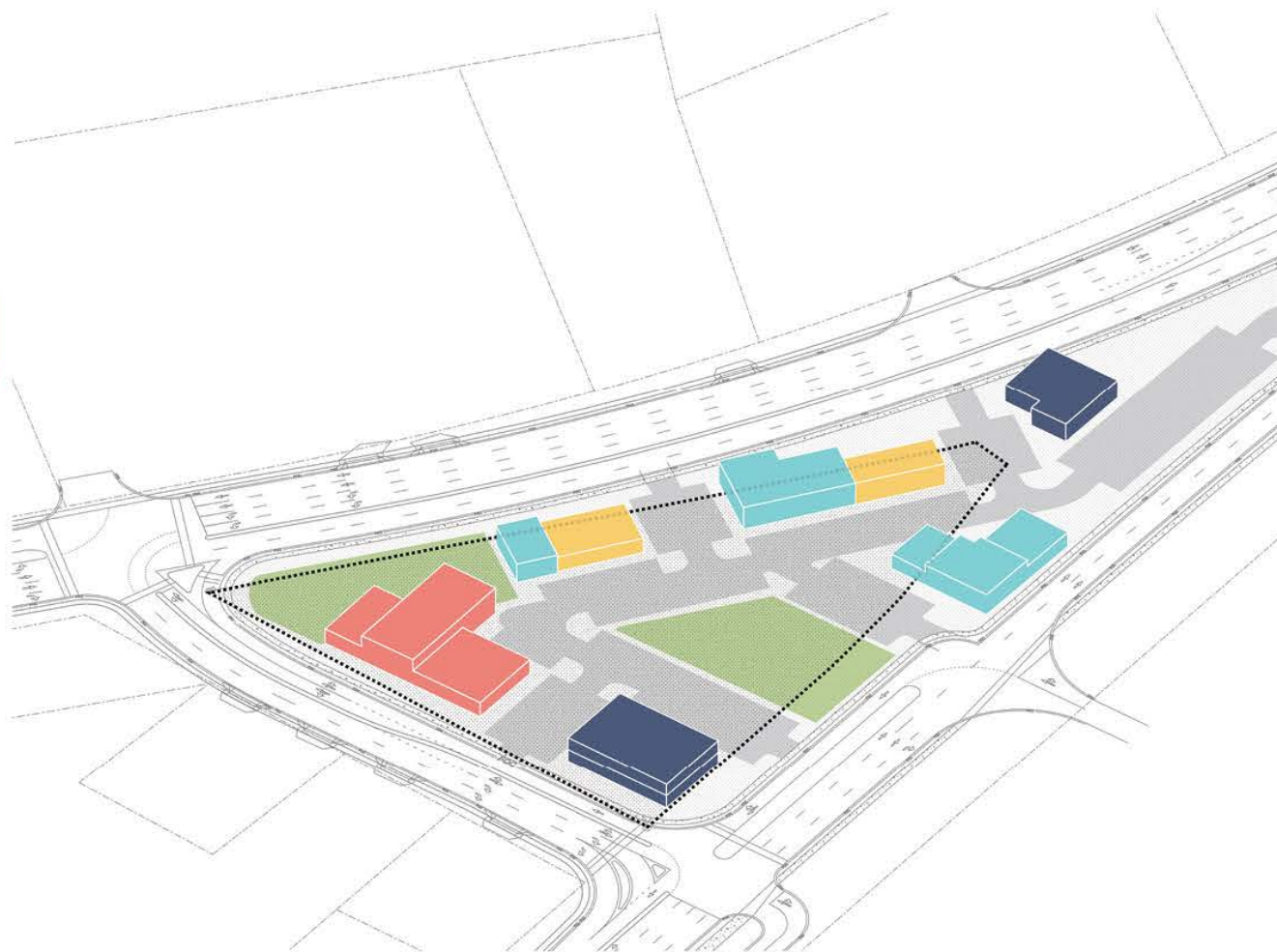
ALTERNATIVE C



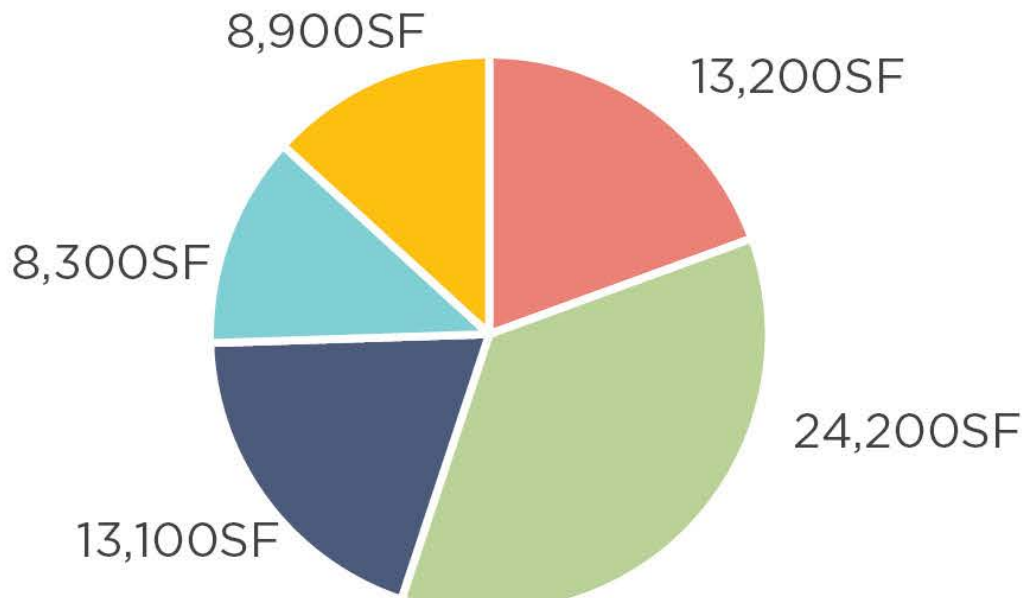
TOTAL: 71,300 SF



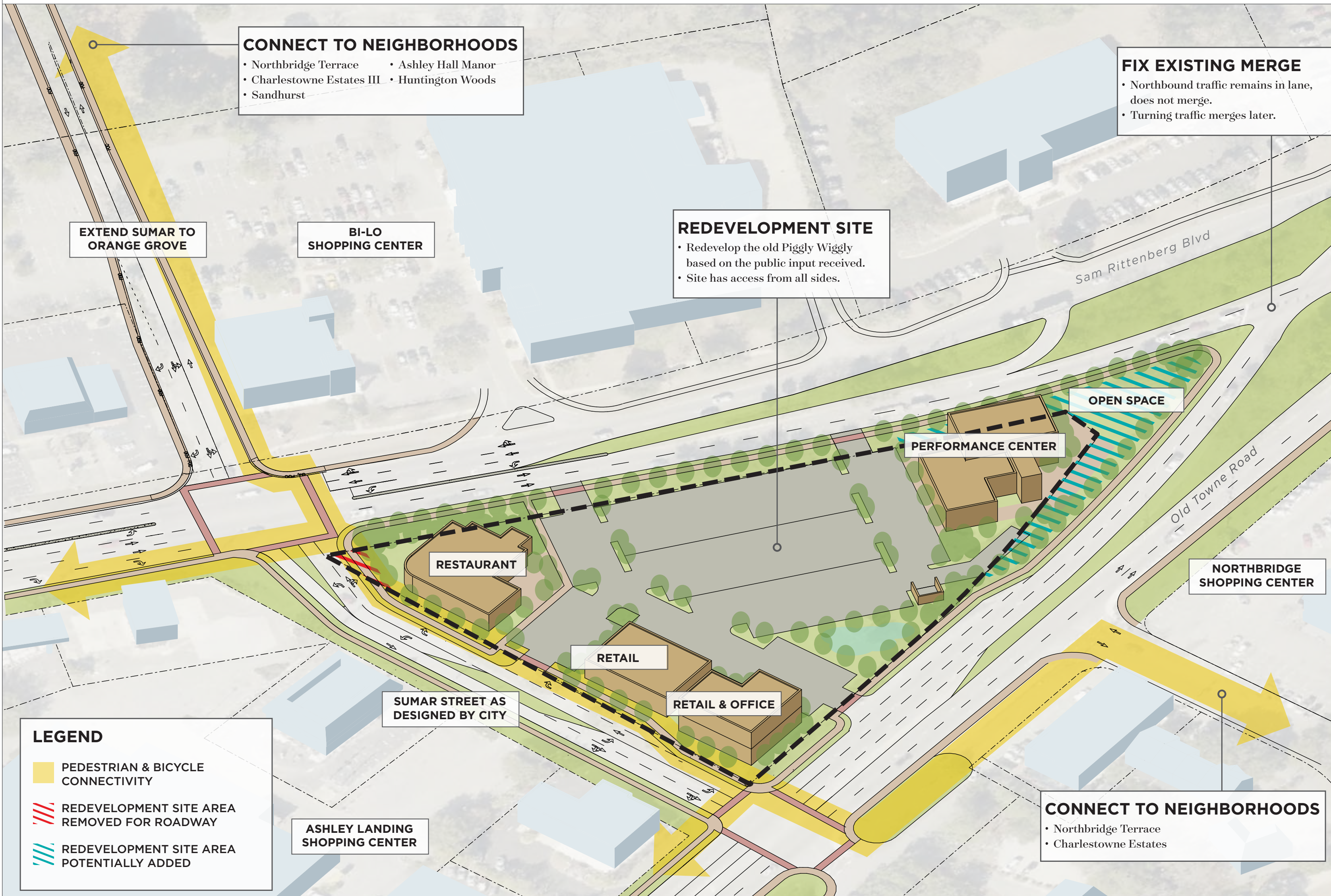
ALTERNATIVE D



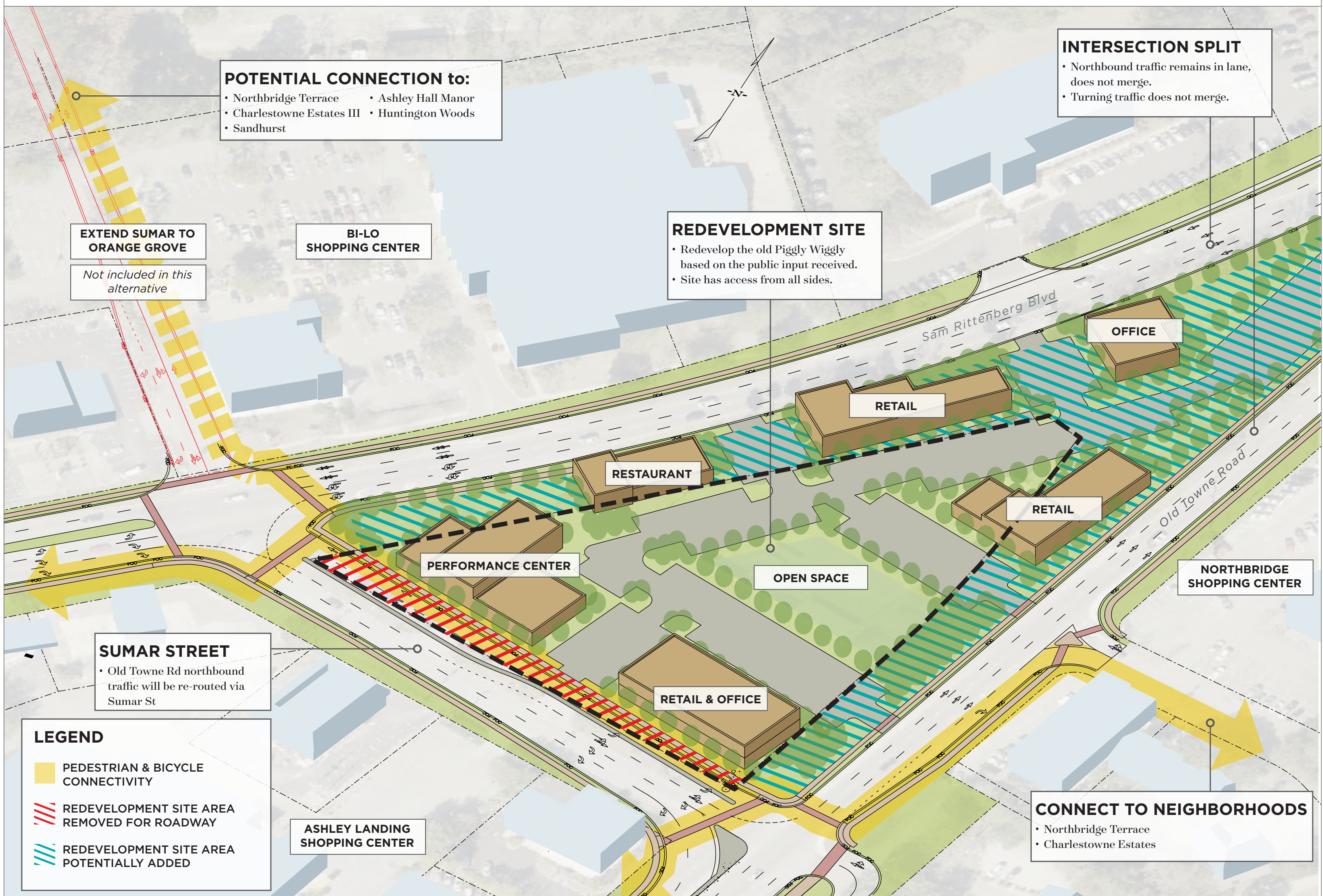
TOTAL: 67,700 SF



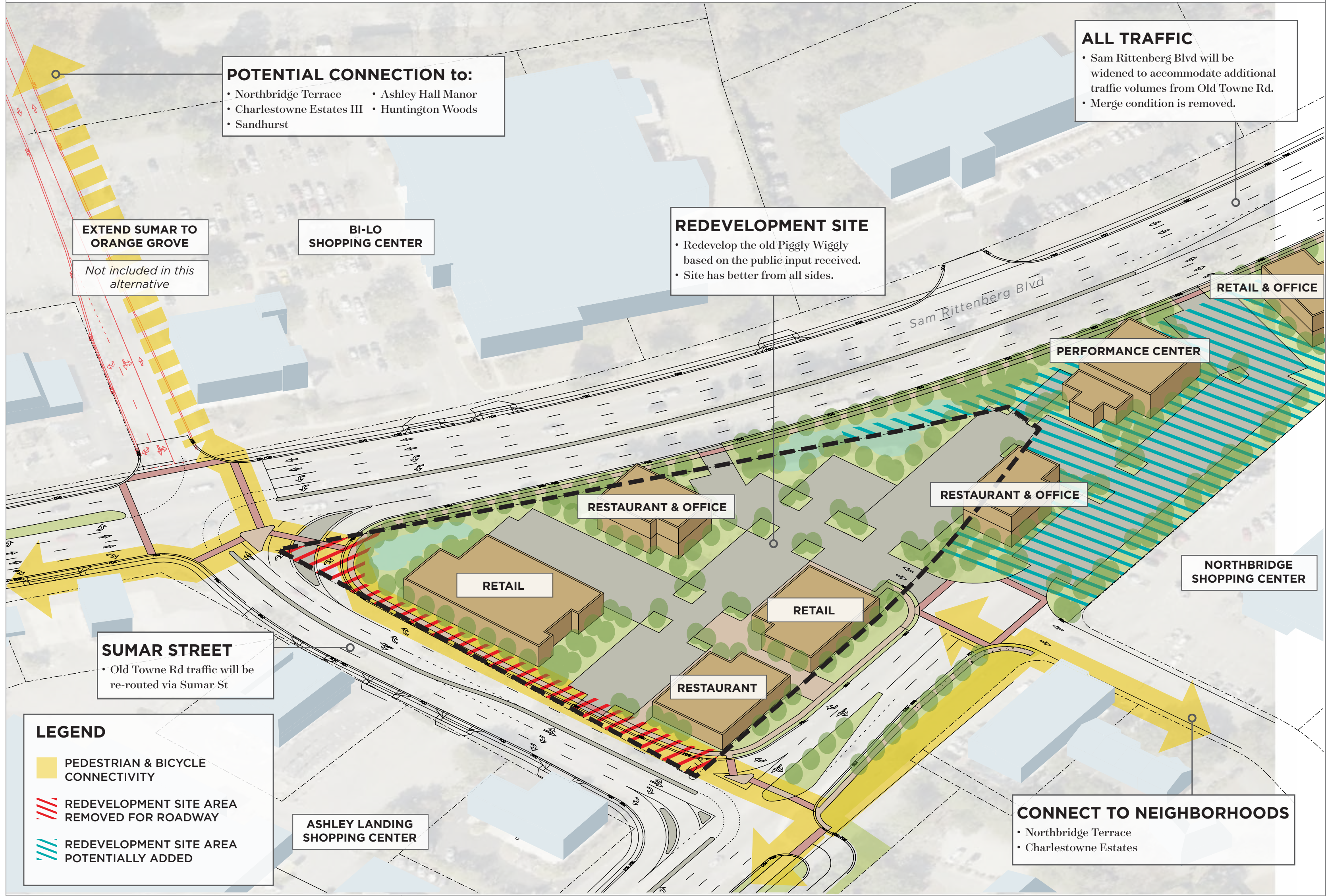
CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE A



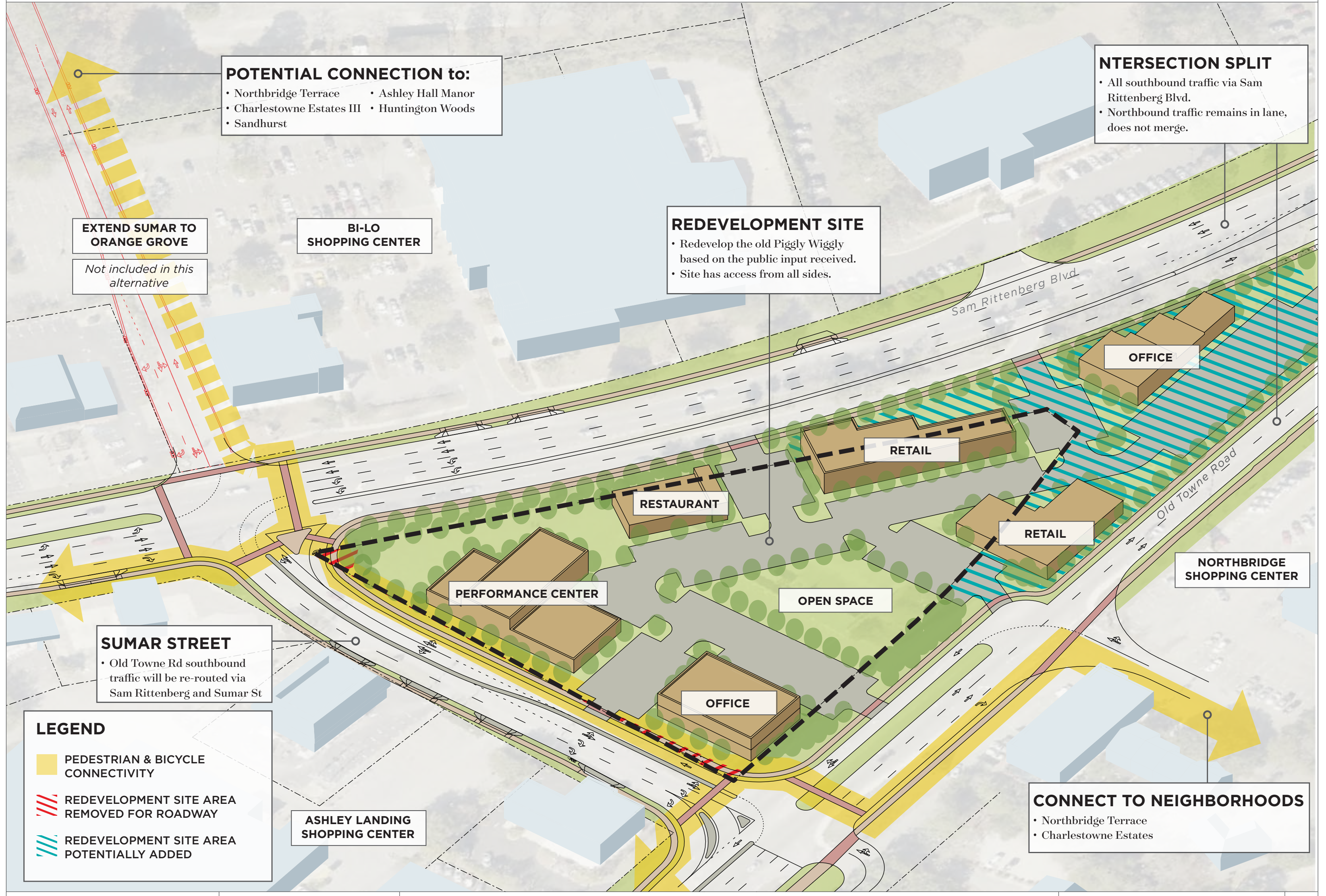
CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE B



CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE C



CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE D





ALTERNATIVE 6

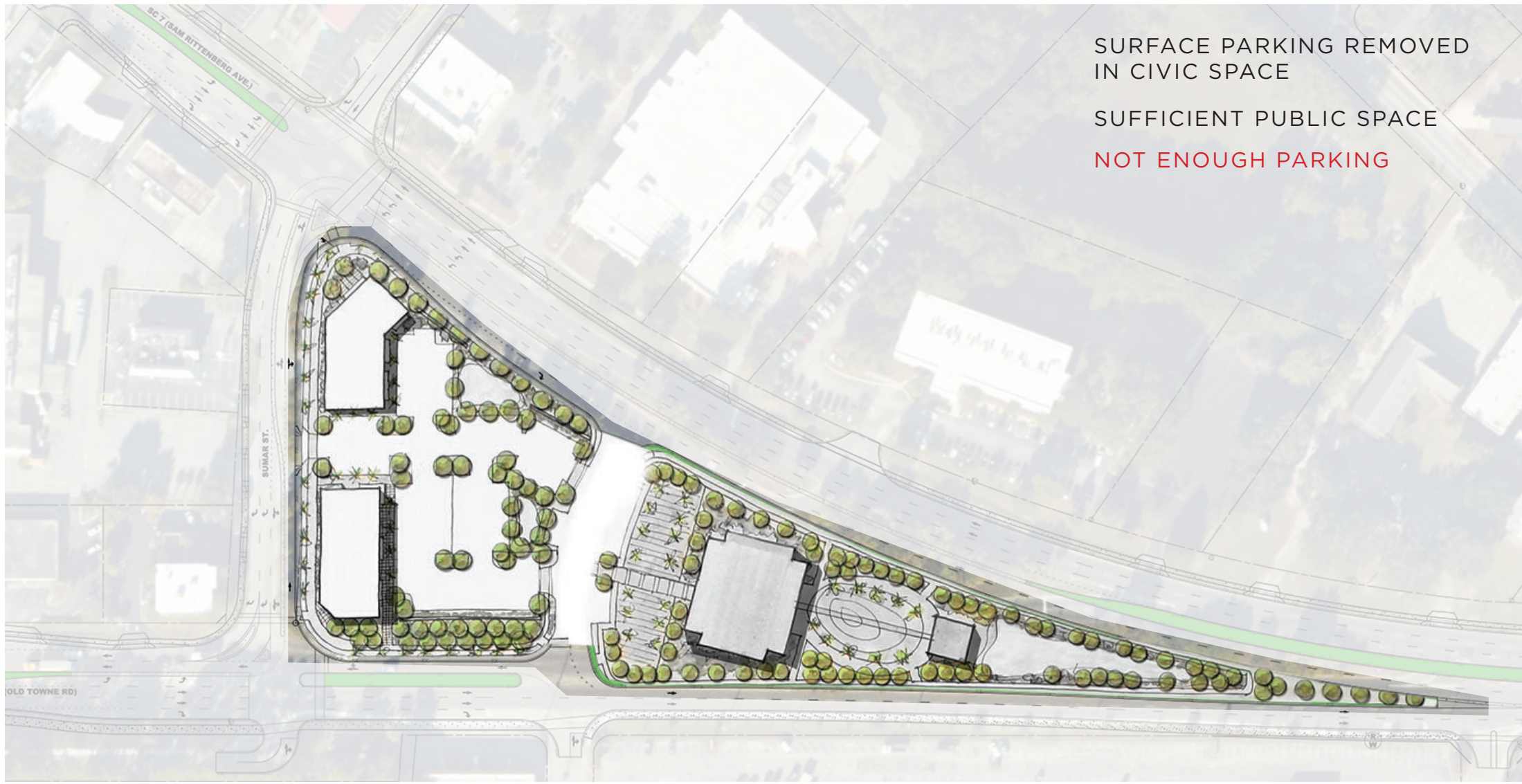


ALTERNATIVE 6C

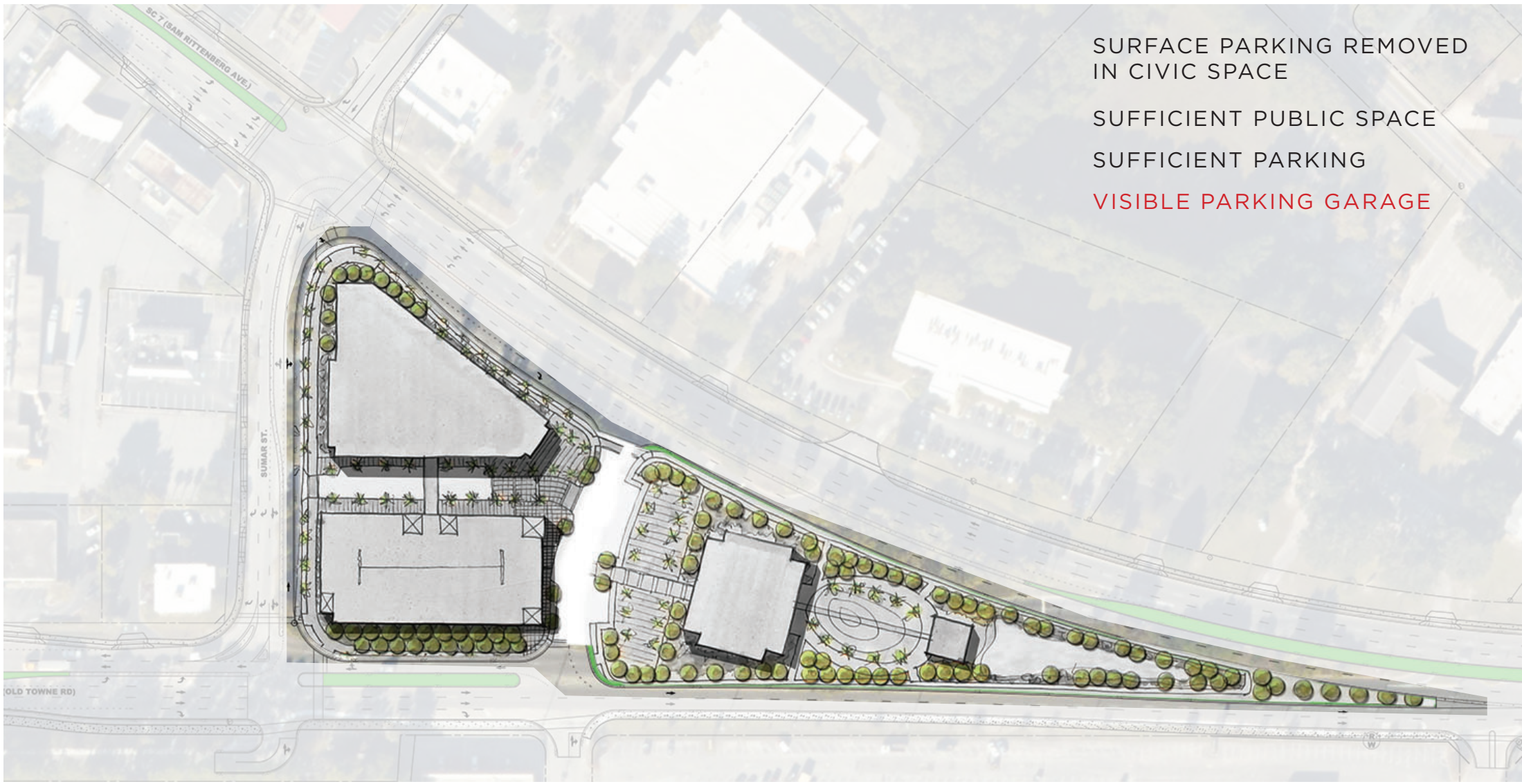
DESIGN BY PARISH
& PARTNERS FOR
CHARLESTON COUNTY



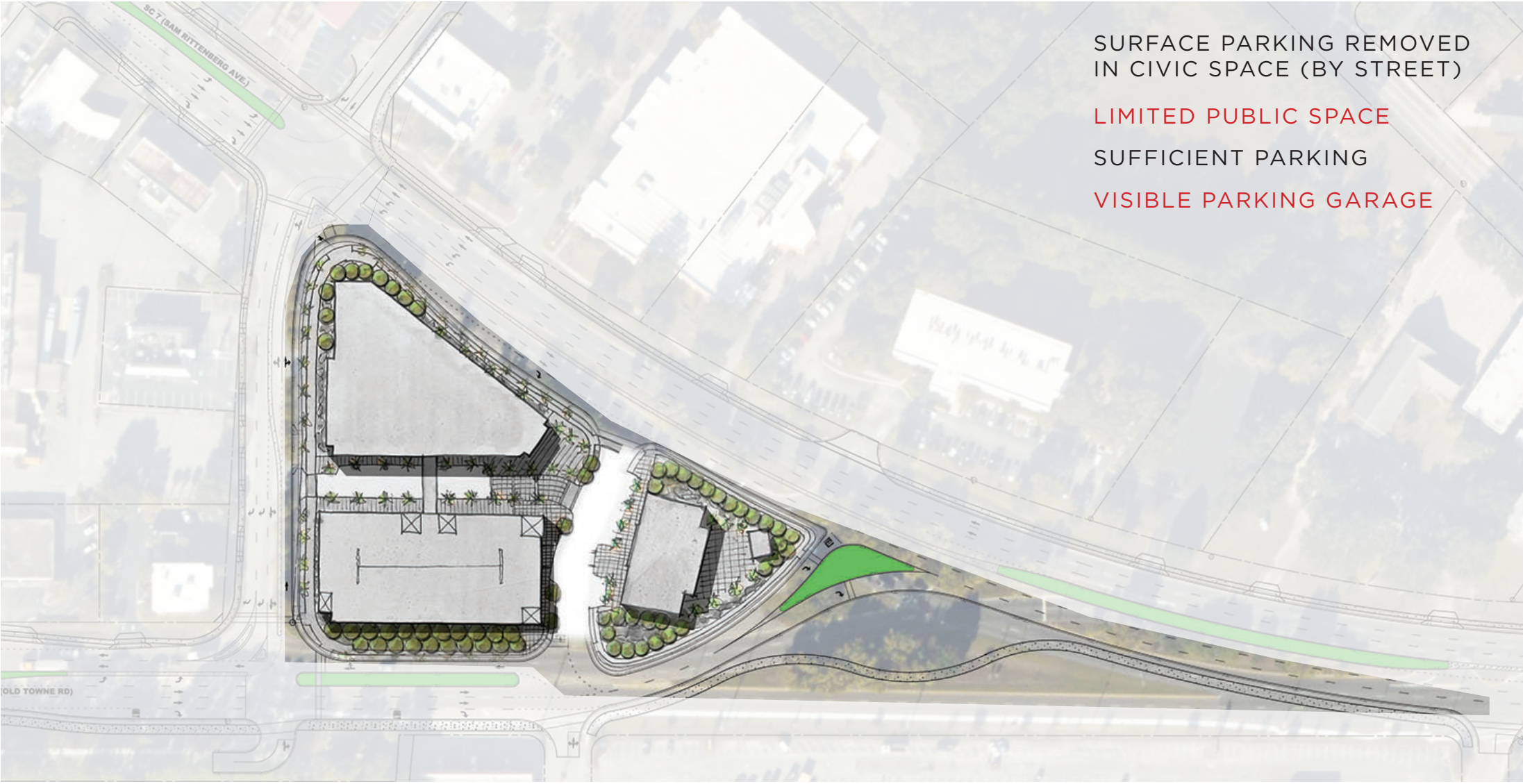
DESIGN DIVISION Northbridge / Charlestown Gateway Redevelopment JULY 2019



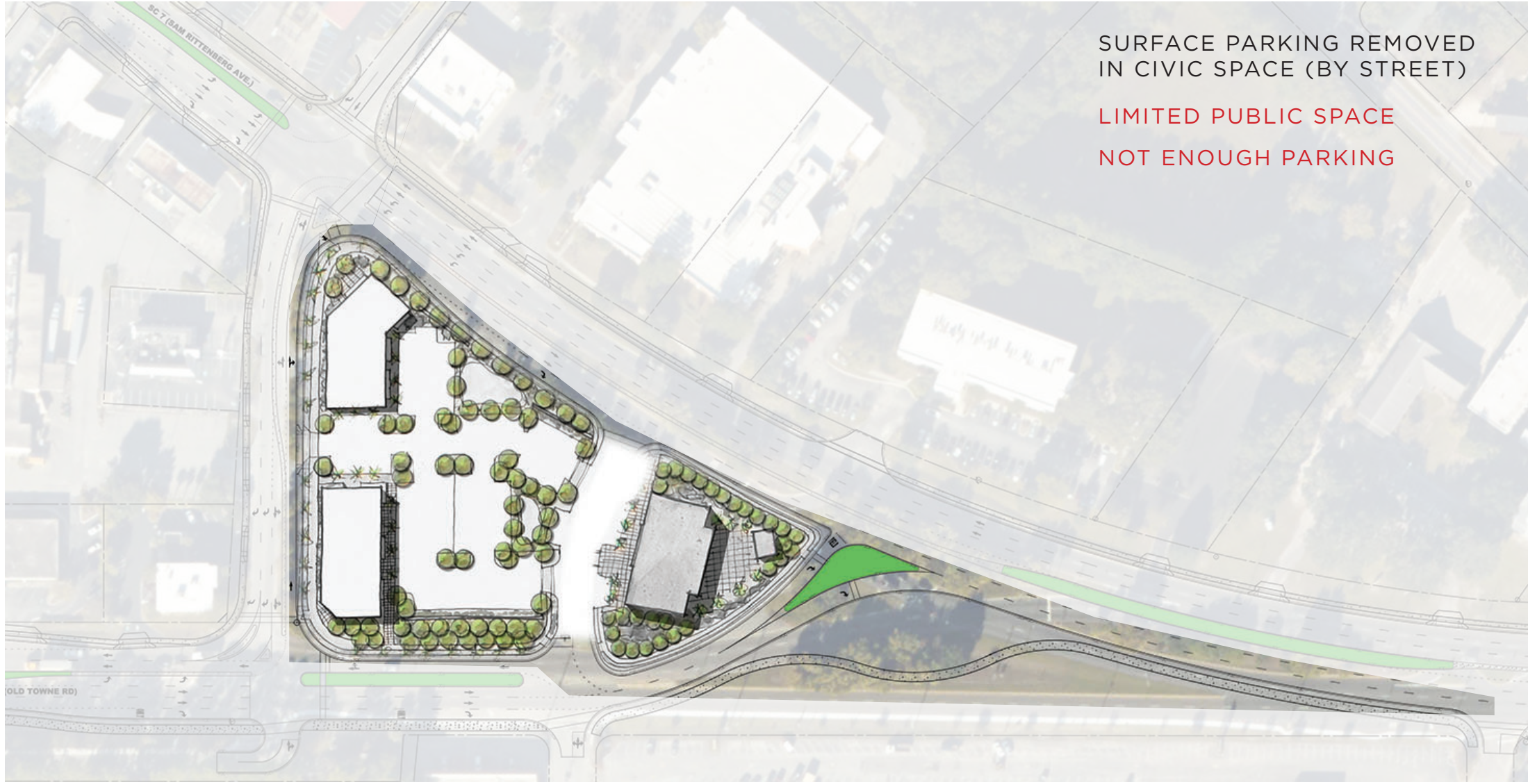
DESIGN DIVISION Northbridge / Charlestown Gateway Redevelopment JULY 2019



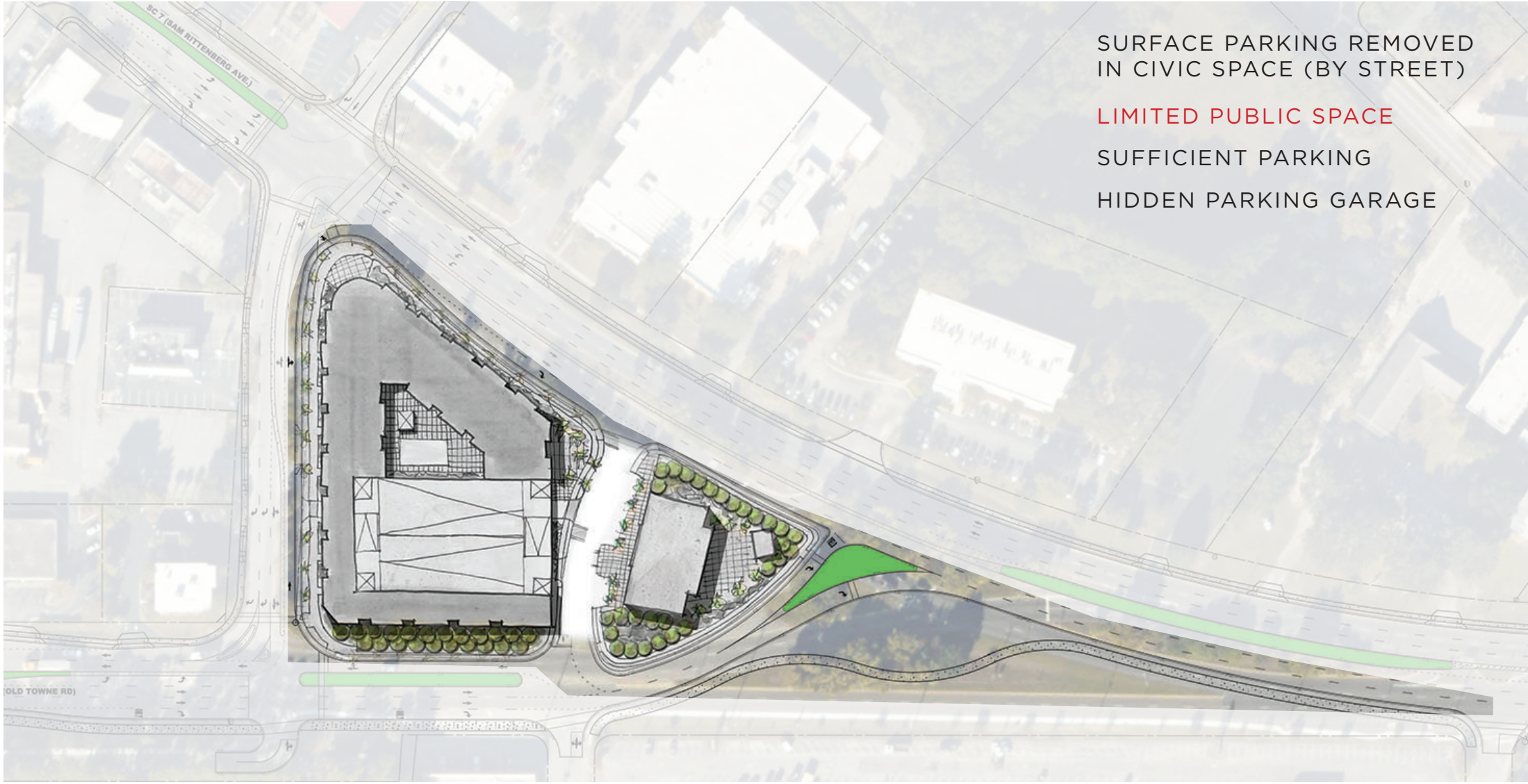
DESIGN DIVISION Northbridge / Charlestown Gateway Redevelopment JULY 2019



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INPUT

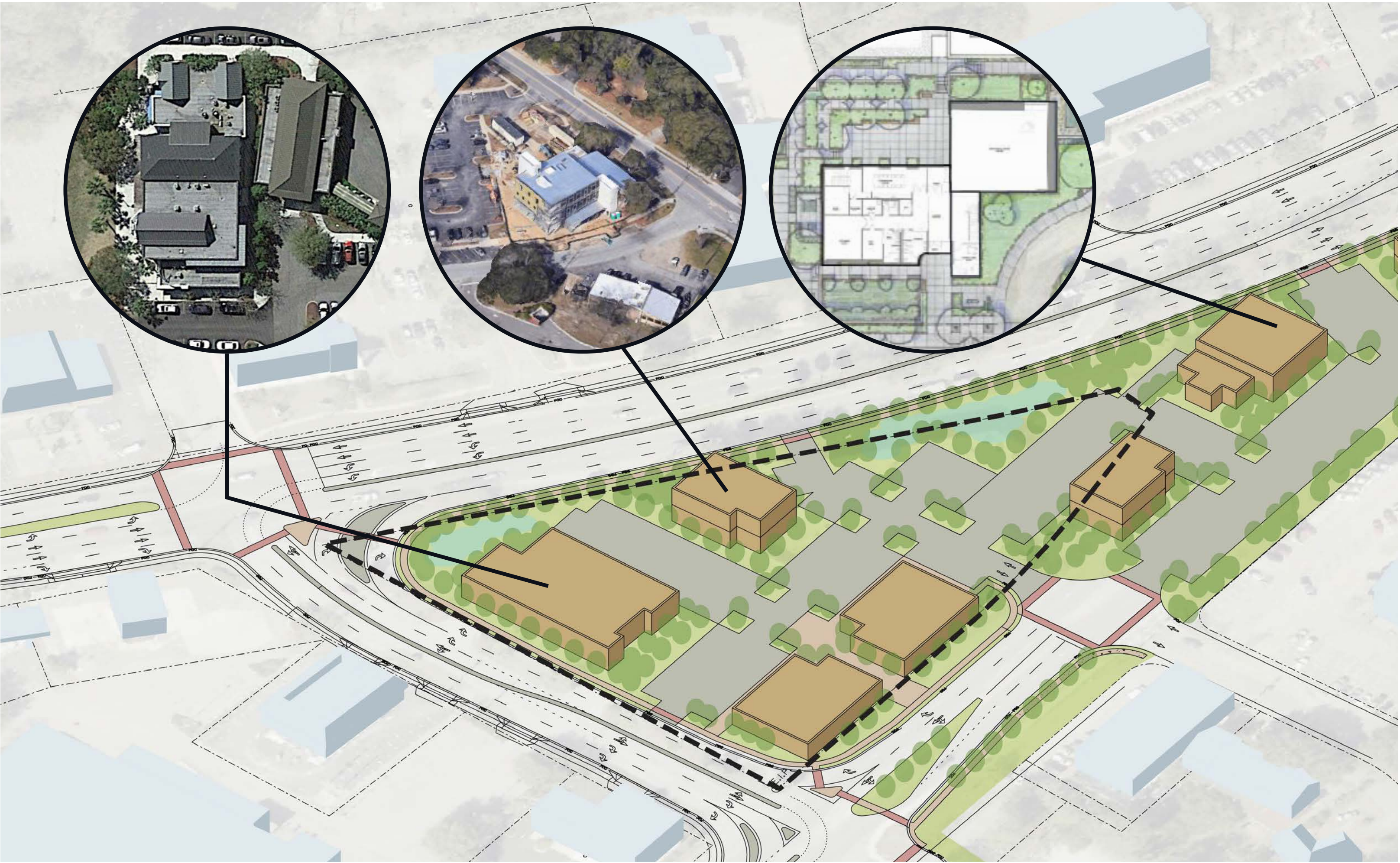
ONLINE
SURVEY

OPEN
STUDIO

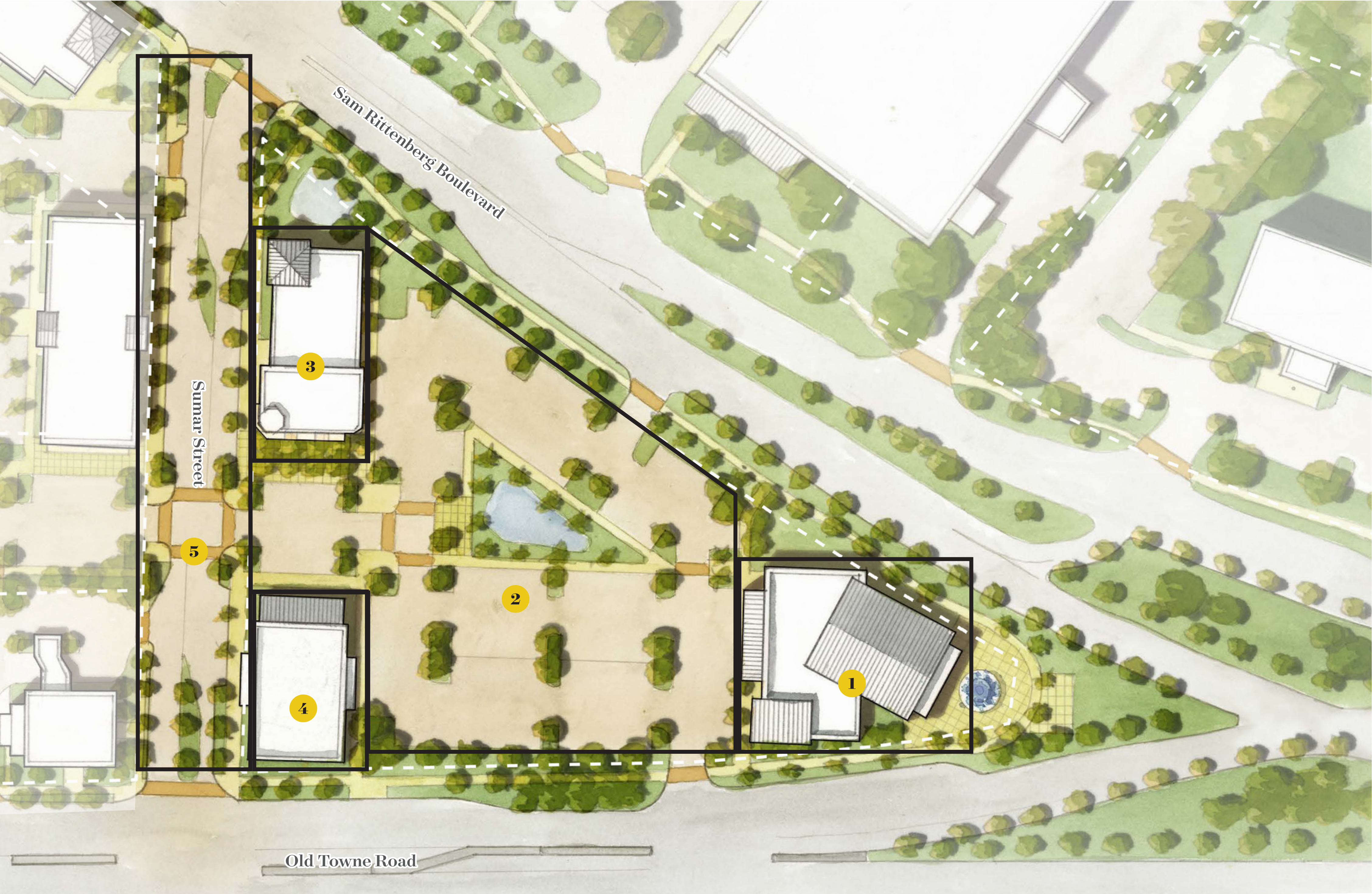
MAYOR'S
DIRECTION

SITE DESIGN GOALS

- 1 PASSIVE OUTDOOR OPEN SPACE
- 2 CIVIC/CULTURAL/COMMUNITY FACILITY
- 3 COMMERCIAL DEVELOPMENT







TITLE	
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	

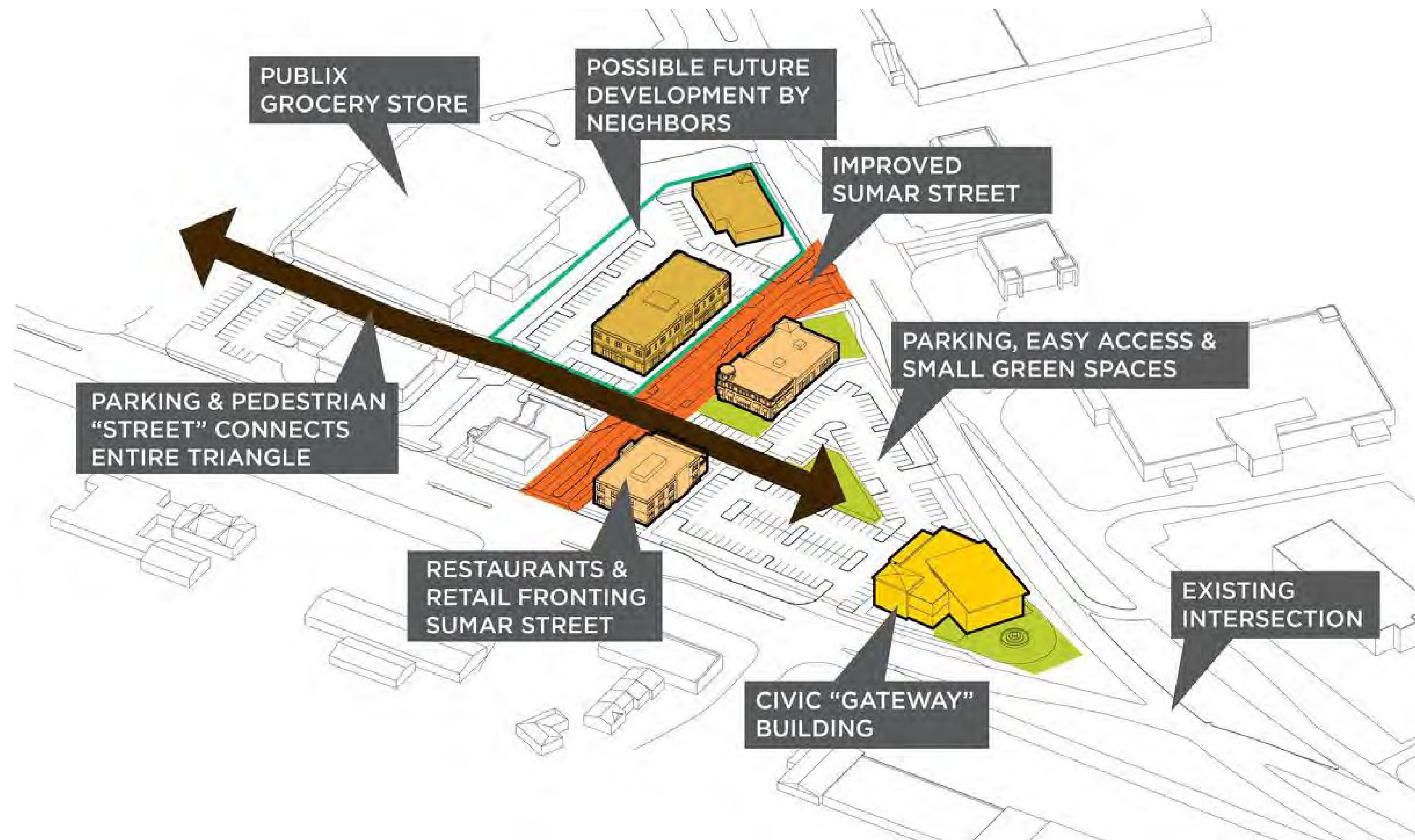


DESIGN DIVISION

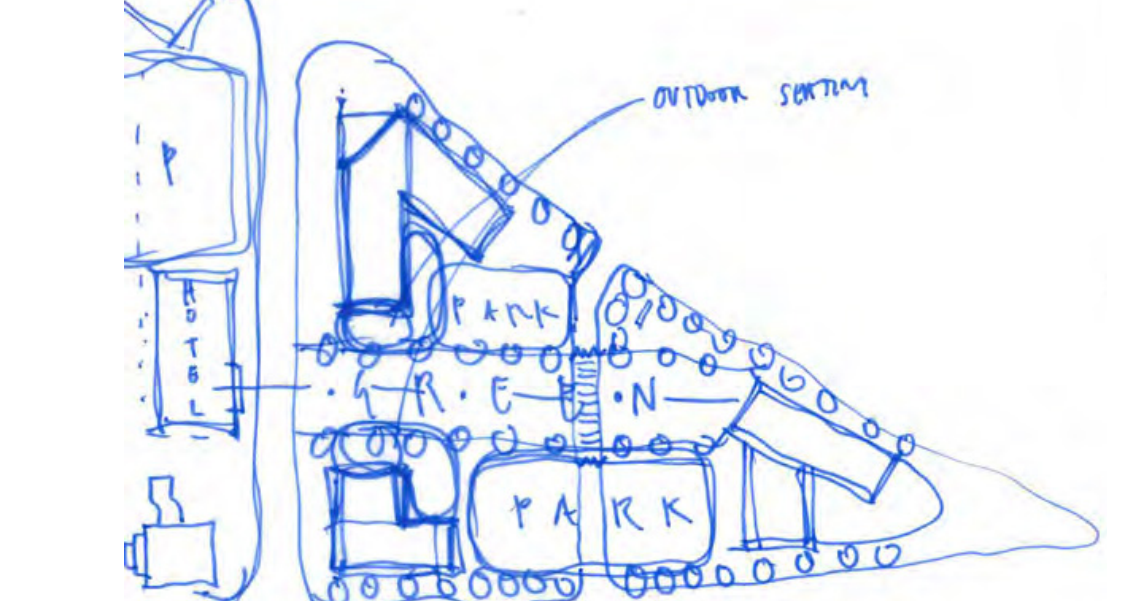
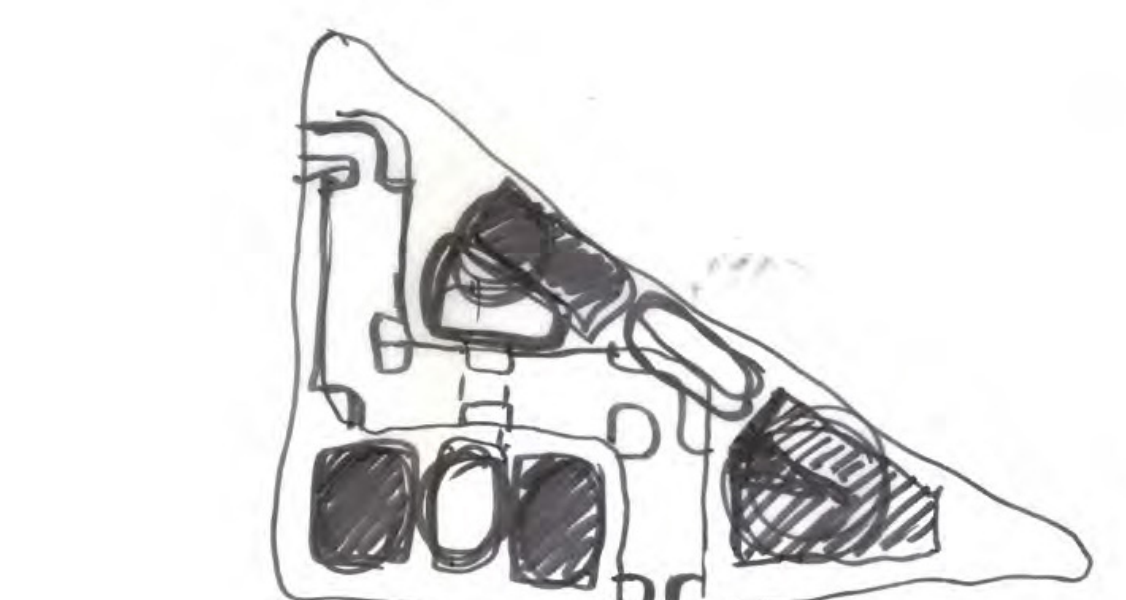
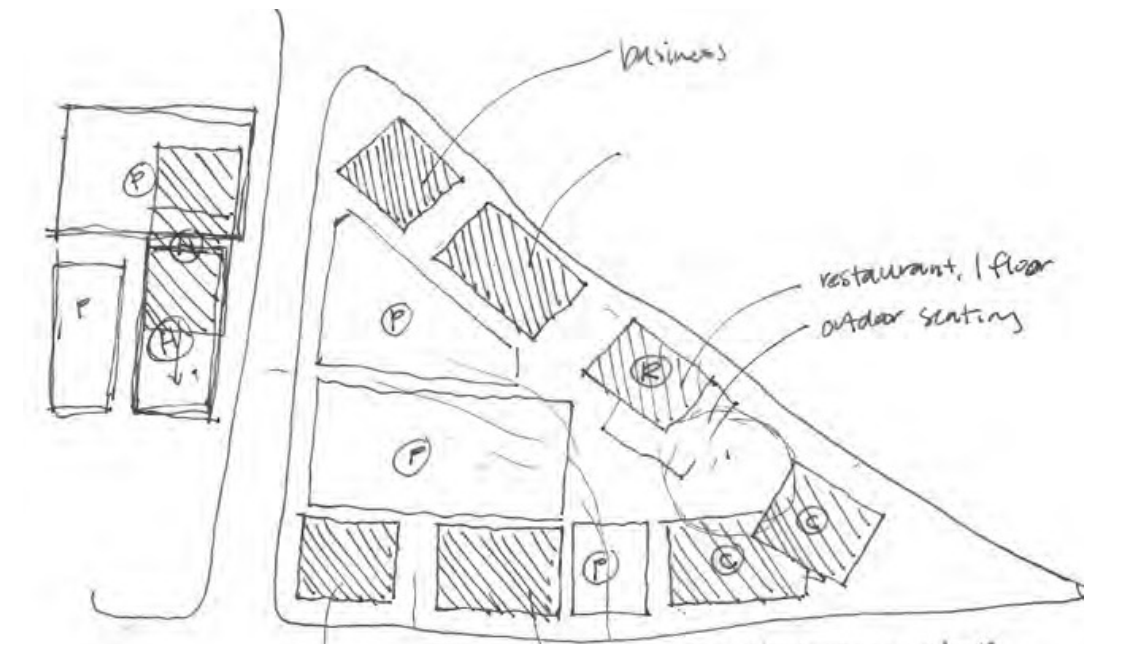
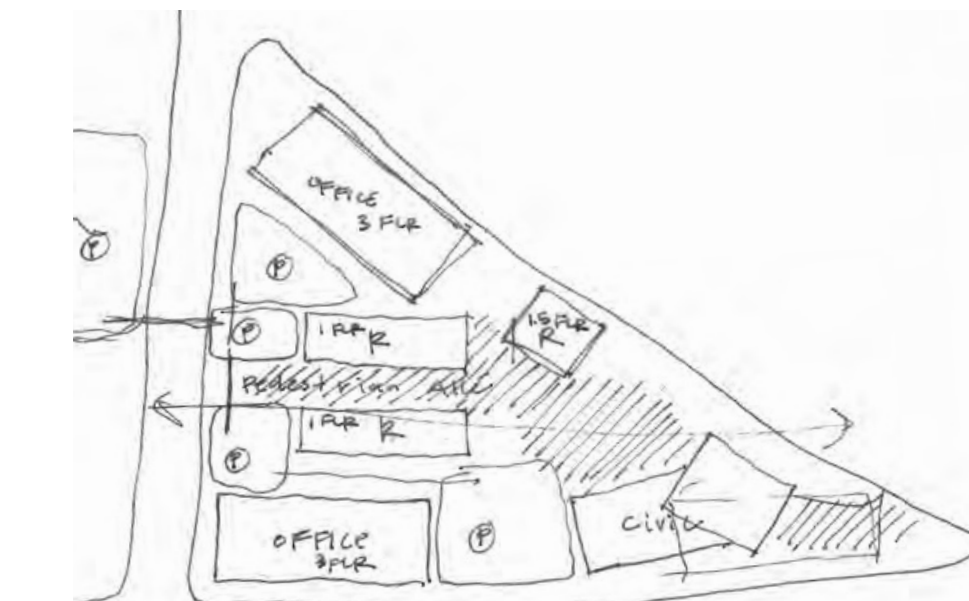
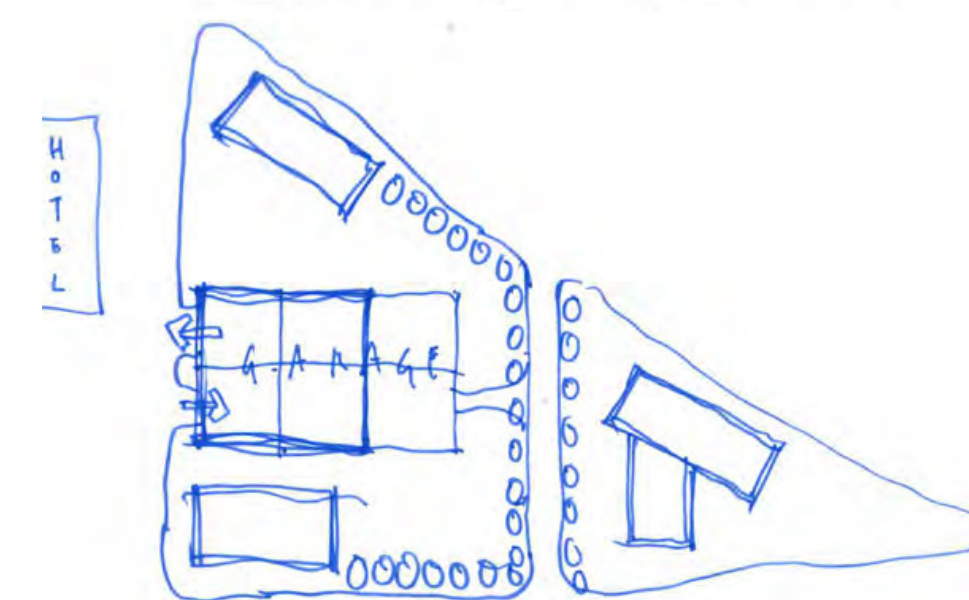
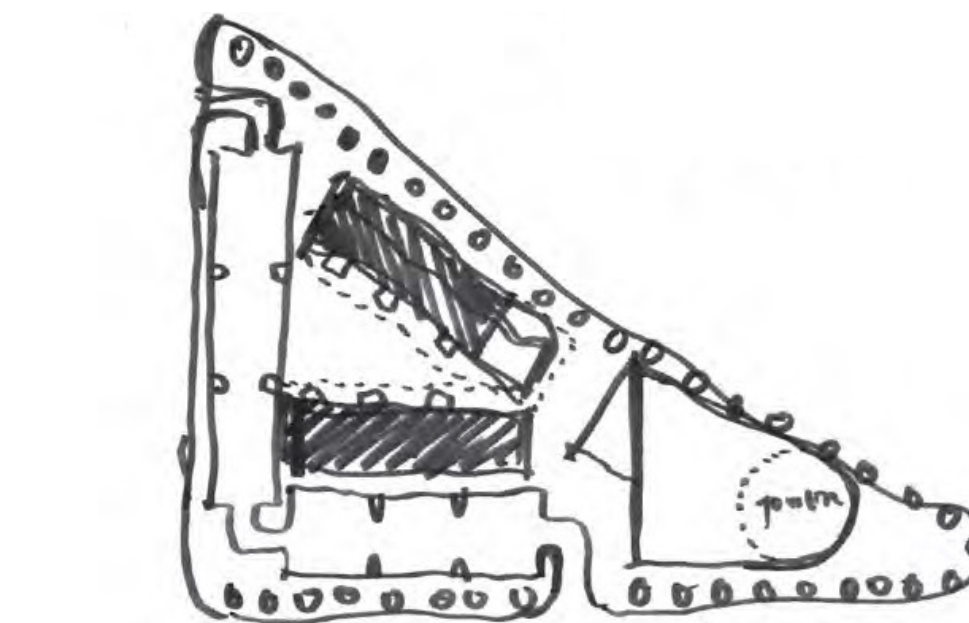
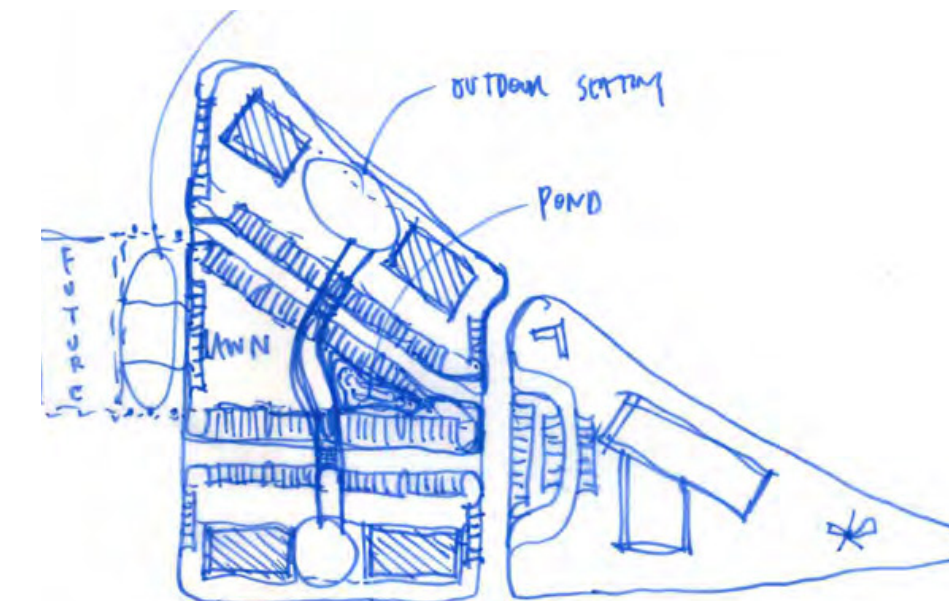
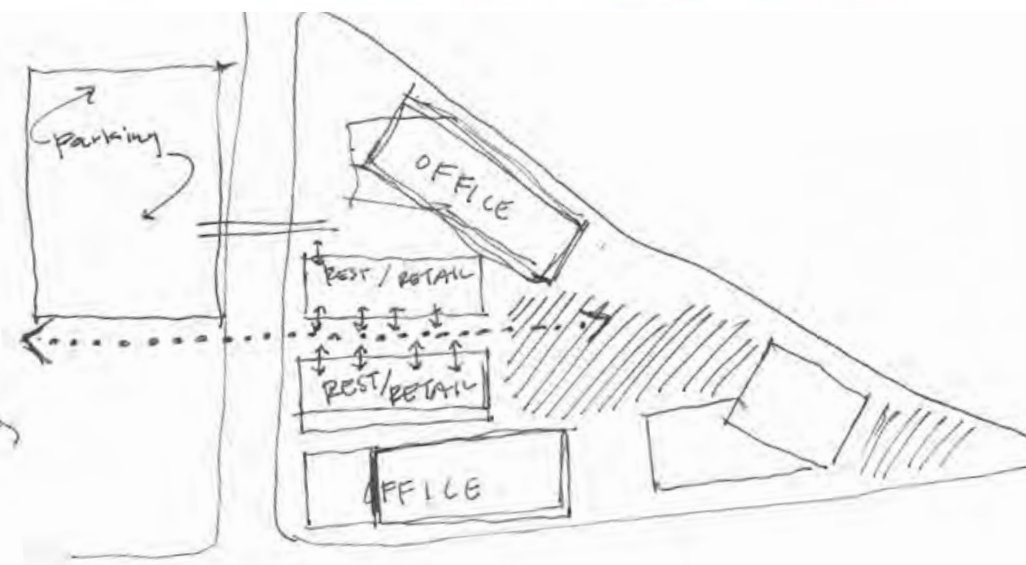
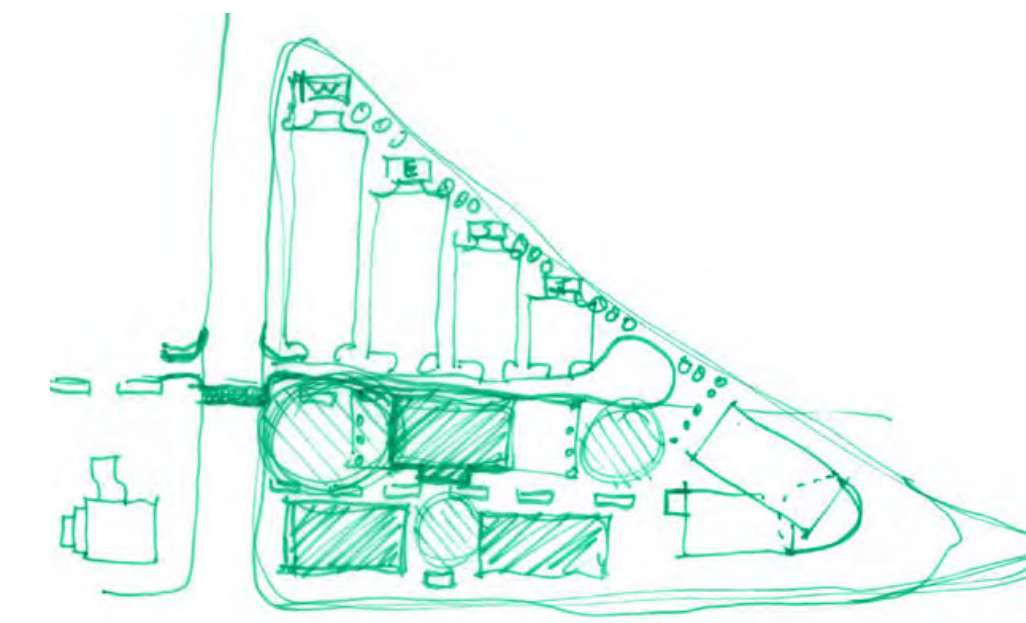
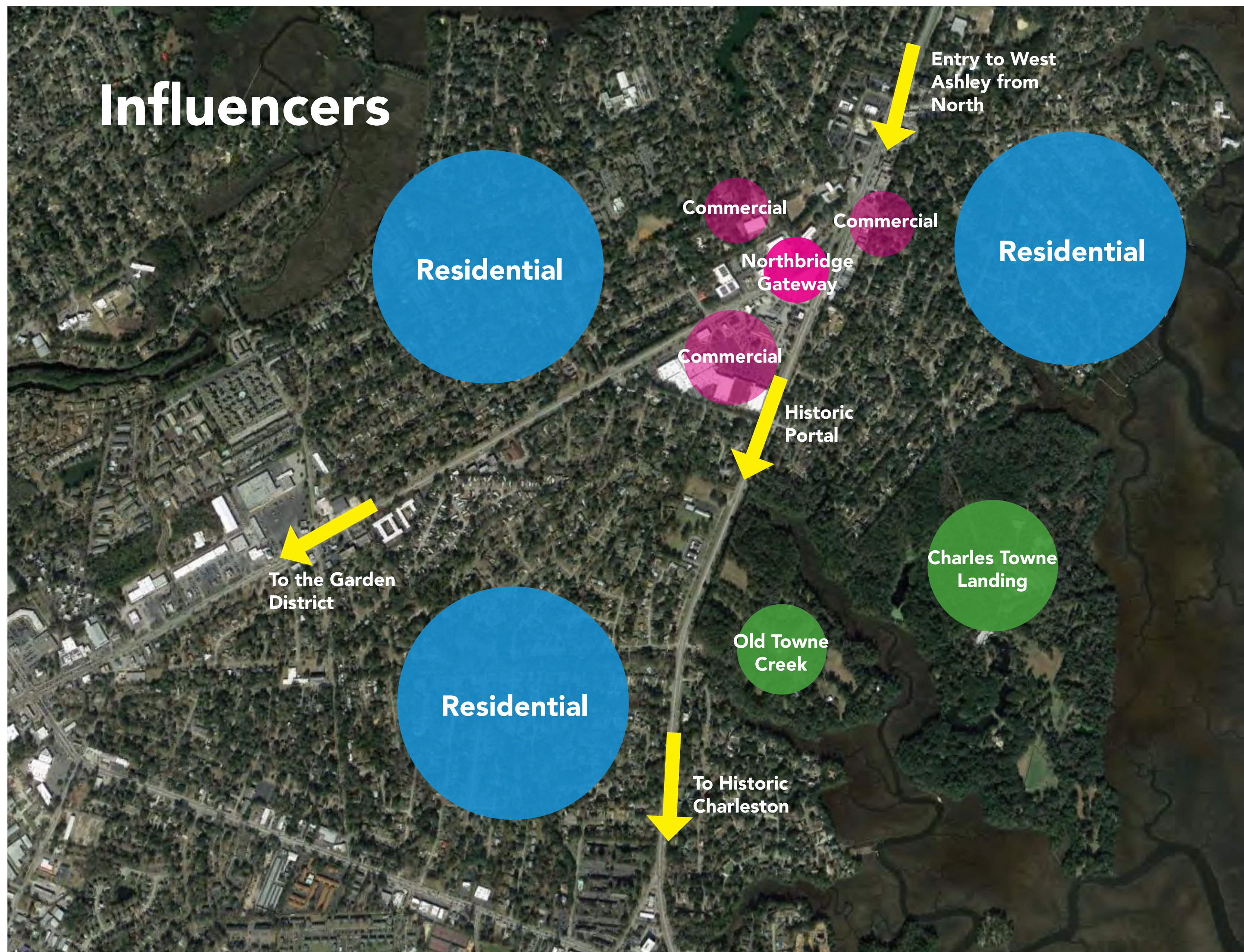
FOR THE COMMON GOOD

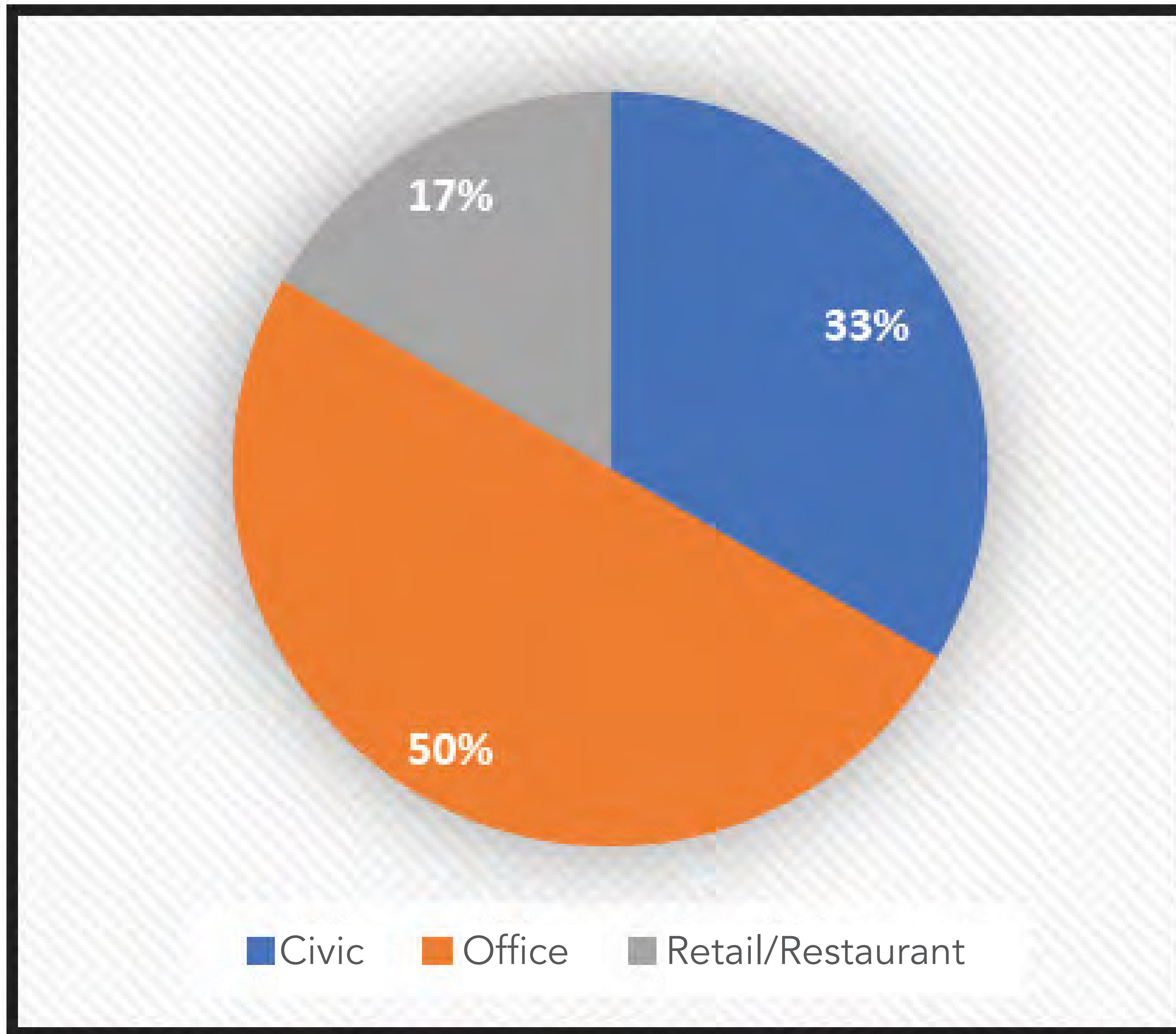
Take Away:

1. Civic Complex
2. Entry Feature
3. Future Extension



Influencers





Square Footage:

Civic Function: +/- 20,000 SF

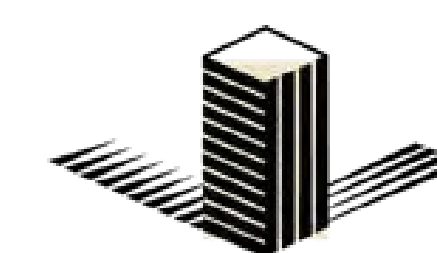
Gathering +/- 8,000 SF
Leased Office +/- 12,000 SF

Office Function: +/- 30,000 SF

Retail/Restaurant: +/- 10,000 SF

Total: +/- 60,000 SF

Program



LANDMARK
ENTERPRISES



Stantec

liollo
architecture



Legend:

- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking

(Retail is on the ground level of
2 story buildings fronting Sumar)



Sumar Street Option



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ENTERPRISES



Stantec

liollo
architecture



- Legend:**
- Civic
 - Office
 - Retail/Restaurant
 - Park/Soft Parking



Old Towne Option



LANDMARK
ENTERPRISES



Stantec

liollio
architecture



- Legend:**
- Civic
 - Office
 - Retail/Restaurant
 - Park/Soft Parking



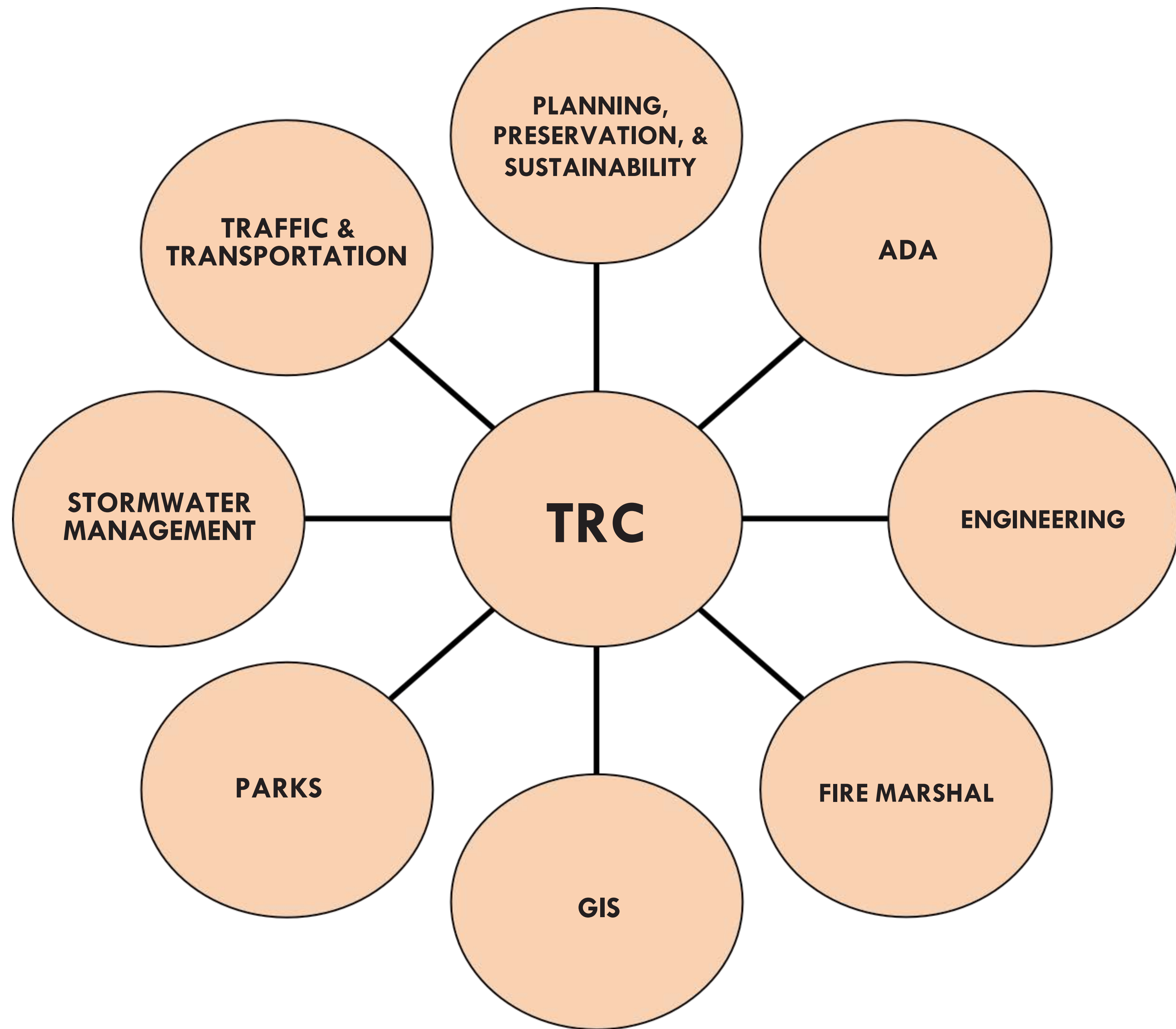
Sam Rittenburg Option



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ENTERPRISES



liollo
architecture



TRC Site Plan Review Process

