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

THE SCHOOLHOUSE
720 Magnolia Road, Charleston, SC

Tuesday: Open Studio 8am - 8pm
Wednesday: Open Studio 8am-5pm, WARC Meeting/ Presentation 5pm
Northbridge Piggly Wiggly Redevelopment Survey Result Summary

<table>
<thead>
<tr>
<th>Respondents</th>
<th>Top 3 Responding Neighborhoods</th>
<th>West Ashley Respondents</th>
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</thead>
<tbody>
<tr>
<td>927 Respondents over 31 days</td>
<td>1. Northbridge - 90</td>
<td>65% live inside 526</td>
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<tr>
<td>733 Respondents within West Ashley</td>
<td>2. Sandhurst - 69</td>
<td>20% live outside 526</td>
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<td>3. Parkshore - 40</td>
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What matters most? Top 3 Responses

1. The site should be safe for people walking, biking, driving, and taking transit. 72% - Most Important
2. The site should include landscaping, street trees, and other beautification elements. 68% - Most Important
3. 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

Reoccuring words/Phrases

Family; Safe; Beautiful; Garden; Parks; Green; Events; Fix the Merge
COMMUNITY INPUT
Information based on community survey of 367 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

10,000SF

3,000SF

5,000SF

10,000SF

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

**CONNECT TO NEIGHBORHOODS**
- Northbridge Terrace
- Charlestowne Estates
- Huntington Woods
- Sandhurst
- Ashley Hall Manor

**REDEVELOPMENT SITE**
- Removed for roadway
- Potentially added

**FIX EXISTING MERGE**
- Northbound traffic remains in lane, does not merge
- Turning traffic merges later

**CONNECT TO NEIGHBORHOODS**
- Northbridge Terrace
- Charlestowne Estates III

**SUMAR STREET**
- Old Towne Rd northbound traffic will be rerouted via Sumar St

**LEGEND**
- Pedestrian & Bicyclist Connectivity
- Redevelopment site area removed for roadway
- Redevelopment site area potentially added

CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE B

**CONNECT TO NEIGHBORHOODS**
- Northbridge Terrace
- Charlestowne Estates
- Huntington Woods
- Sandhurst
- Ashley Hall Manor

**REDEVELOPMENT SITE**
- Redevelop the old Piggly Wiggly based on the public input received
- Site has access from all sides

**INTERSECTION SPLIT**
- Northbound traffic remains in lane, does not merge
- Turning traffic does not merge

**SUMAR STREET**
- Old Towne Rd northbound traffic will be rerouted via Sumar St

**LEGEND**
- Pedestrian & Bicyclist Connectivity
- Redevelopment site area removed for roadway
- Redevelopment site area potentially added

**POTENTIAL CONNECTION TO:**
- Northbridge Terrace
- Charlestowne Estates III
- Huntington Woods
- Sandhurst
- Ashley Hall Manor

Not included in this alternative
**Alternatives**

**Alternative C**
- **Potential Connection To:**
  - Northbridge Terrace
  - Charlestowne Estates III
  - Sandhurst
  - Ashley Hall Manor
  - Huntington Woods

**All Traffic**
Sam Rittenberg Blvd will be widened to accommodate additional traffic volumes from Old Towne Rd.
- Merge condition is removed.

**Connect To Neighborhoods**
- Northbridge Terrace
- Charlestowne Estates III
- Sandhurst
- Ashley Hall Manor
- Huntington Woods

**Intersection Split**
- All southbound traffic via Sam Rittenberg Blvd.
- Northbound traffic remains in lane, does not merge.

**Potential Connection To:**
- Northbridge Terrace
- Charlestowne Estates III
- Sandhurst
- Ashley Hall Manor
- Huntington Woods

**Sam Rittenberg Blvd**
- Old Towne Rd southbound traffic will be rerouted via Sam Rittenberg and Sumar St.

**Sumar Street**
- Old Towne Rd southbound traffic will be rerouted via Sam Rittenberg and Sumar St.

**Legend**
- Pedestrian & Bicycle Connectivity
- Redevelopment Site Area Removed for Roadway
- Redevelopment Site Area Potentially Added

**Alternative D**
- **Potential Connection To:**
  - Northbridge Terrace
  - Charlestowne Estates III
  - Sandhurst
  - Ashley Hall Manor
  - Huntington Woods

**Intersection Split**
- All southbound traffic via Sam Rittenberg Blvd.
- Northbound traffic remains in lane, does not merge.

**Potential Connection To:**
- Northbridge Terrace
- Charlestowne Estates III
- Sandhurst
- Ashley Hall Manor
- Huntington Woods

**Sumar Street**
- Old Towne Rd southbound traffic will be rerouted via Sam Rittenberg and Sumar St.

**Legend**
- Pedestrian & Bicycle Connectivity
- Redevelopment Site Area Removed for Roadway
- Redevelopment Site Area Potentially Added
SUFFICIENT PARKING
LIMITED PUBLIC SPACE

SURFACE PARKING REMOVED IN CIVIC SPACE
SUFFICIENT PUBLIC SPACE
NOT ENOUGH PARKING

SUFFICIENT PARKING
VISIBLE PARKING GARAGE

SURFACE PARKING REMOVED IN CIVIC SPACE (BY STREET)
LIMITED PUBLIC SPACE
HIDDEN PARKING GARAGE

SURFACE PARKING REMOVED IN CIVIC SPACE (BY STREET)
LIMITED PUBLIC SPACE
VISIBLE PARKING GARAGE
SITE DESIGN GOALS

1. Passive Outdoor Open Space
2. Civic/Cultural/Community Facility
3. Commercial Development

INPUT

ONLINE SURVEY
OPEN STUDIO
MAYOR’S DIRECTION
PLAZA WITH LANDSCAPE BUFFER AND A FOUNTAIN
CIVIC BUILDING FRONTING ONTO PLAZA
SIDEWALKS CONNECT TO PUBLIC SIDEWALK NETWORK
CENTRAL GREEN SPACE FOR EVENTS OR STORMWATER
dECCELERATION LANES PROVIDE GOOD ACCESS
THICK TREE AND LANDSCAPE BUFFER ALONG ROADWAY
SMALL PLAZA WITH SHADE TREES AND RETAIL FRONTAGE
COVERED OUTDOOR PATIO FOR RESTAURANT DINING
SUMAR STREET WITH LANDSCAPED MEDIAN
PARALLEL PARKING ON SUMAR STREET
COMPLETE INTERSECTION WITH CURB EXTENSIONS AND CROSSWALKS
PEDESTRIAN REFUGE ISLAND, CROSSWALKS AND TURN LANES

DESIGN DIVISION

Northbridge Gateway

AUGUST 2019
Old Towne Road

Sumar Street

Sam Rittenberg Boulevard

1

2

3

4

5

150 PARKING SPACES (SHARED AMONG ALL USES)

RETAIL AND/OR RESTAURANT

1 STORY

9,000 SF

IMPROVED SUMAR STREET

16 PARKING SPACES

48,000 SF TOTAL DEVELOPMENT

PARKING RATIO: 1 PER 290 SF
Take Away:
1. Civic Complex
2. Entry Feature
3. Future Extension
Entry to West Ashley from North
Old Towne Creek
To the Garden District
Charles Towne Landing
To Historic Charleston
Commercial
Northbridge Gateway
Historic Portal
Residential
Residential
Residential
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
Legend:
- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking

(Retail is on the ground level of 2 story buildings fronting Sumar)
Legend:
- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking

Old Towne Option
Sam Rittenburg Option

Legend:
- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking
Welcome and Purpose

Thank you for doing business in the City of Charleston. The Technical Review Committee (TRC) was created to help those who want to develop in Charleston navigate the many levels of review by and among multiple departments. The TRC comprises representatives from the Departments of Planning, Preservation, and Sustainability; Executive; Fire; Information Technology; Parks; Public Service; Stormwater Management; and Traffic and Transportation. The TRC is charged with bringing together the City Departments responsible for reviewing land development plans to ensure compliance with all applicable City codes and regulations. Our shared goal through this process is to approve projects that are not only designed and permitted in the most productive and efficient manner possible but also provide a benefit to the health and safety of the City and its residents.

This Procedure Manual is intended as a guidance document and does not supersede or limit in any way the relevant City Codes and Regulations. References provided in this manual are meant as a helpful starting point but the applicant's responsibility is to verify the current ordinance/regulation version that applies to a project even if this manual has not yet been updated or has any typographical error.

For information about the TRC, applications, and meeting schedules please visit https://www.charleston-sc.gov/298/Technical-Review-Committee-TRC

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**TRC Site Plan Review Process**

1. **Sketch Plan Wednesday (Optional)**
2. **Pre-Application Review (Optional)**
3. **Site Plan Submittal – TRC Comments Provided**
4. **Submit to Building Inspections for Permit Review**
5. **Building Construction plan review**
6. **Comments and plans revised**
7. **Subsequent Reviews**
8. **Required Board Approvals (BAR, BZA, DRB, etc.)**
9. **Comments provided and plans revised**
10. **Subsequent TRC reviews**
11. **TRC Final Approval – Plans Stamped**
12. **“PreCon” Meeting Site Plan released**
13. **Tree Barricade and Silt Fence Inspections**
14. **Building Permits Issued**
15. **Construction Begins**