

City of Charleston

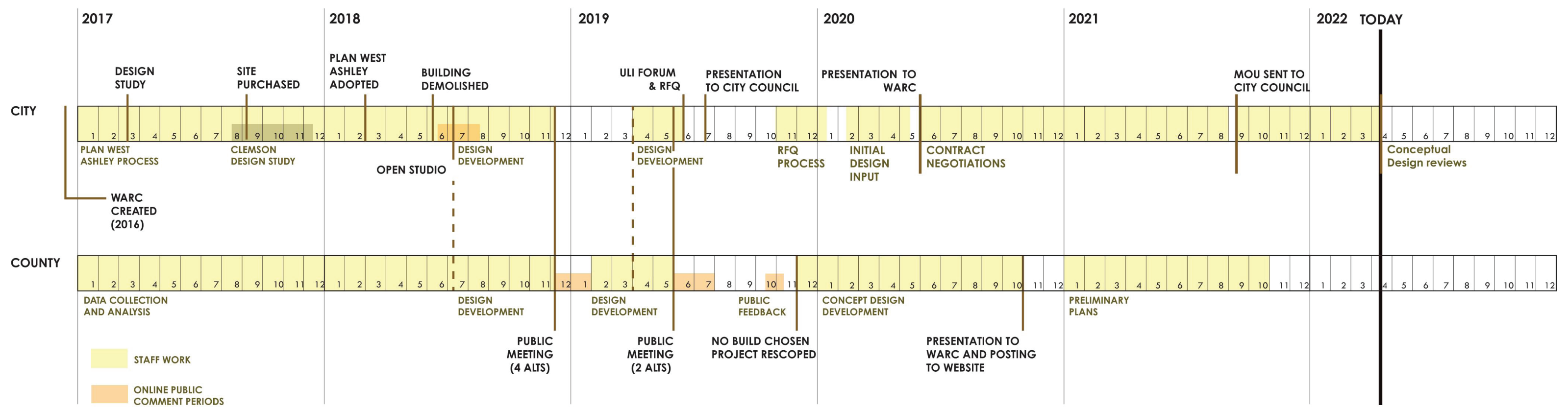
West Ashley Revitalization Commission

April 18, 2022

Sumar Street Redevelopment



City led 2 day workshop; and 30+ day on-line survey - 07/2018



Key Dates

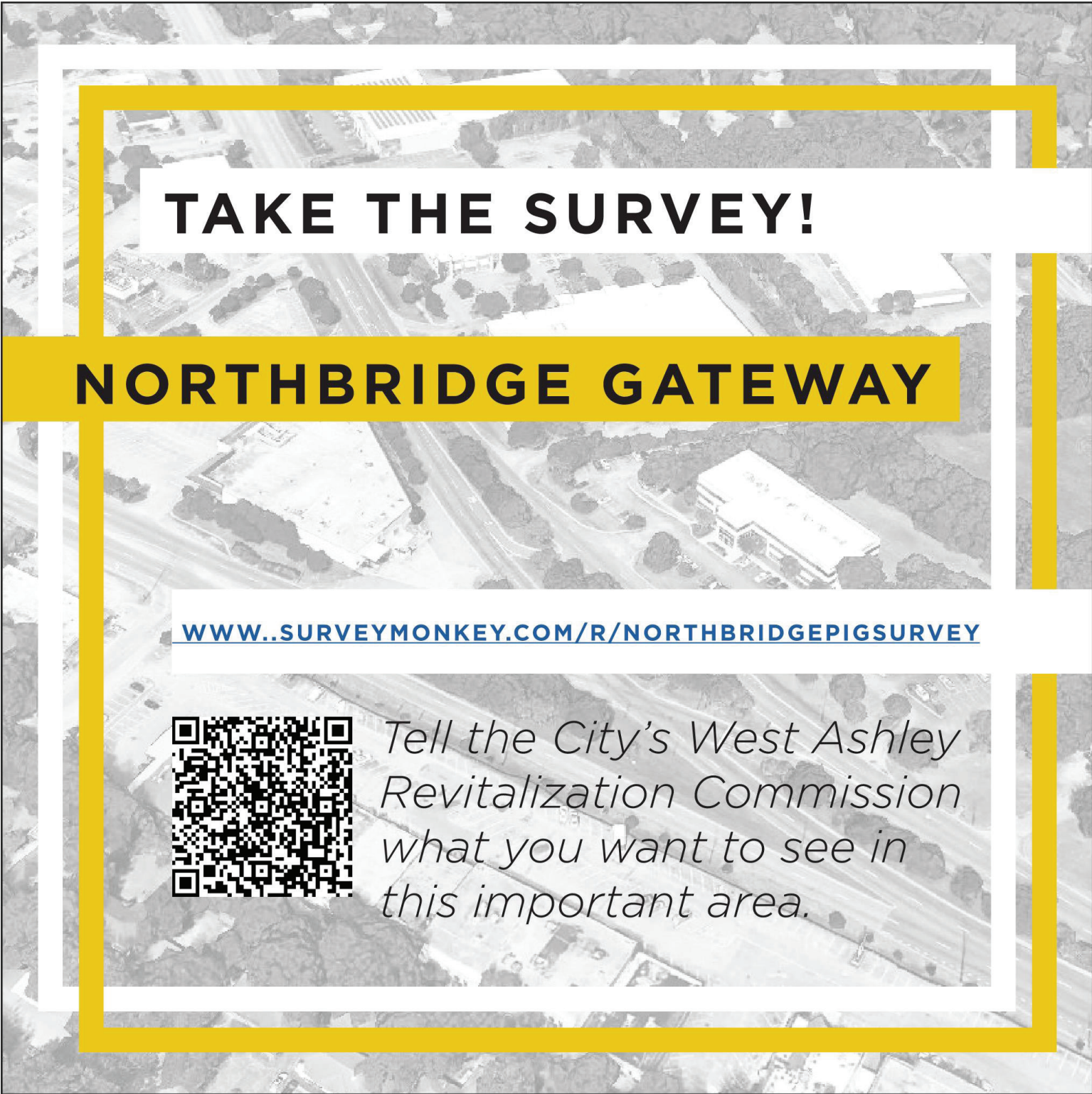
Initial City Timeline:

- Purchased September 2017
- Building Demolished June 2018
- Workshop and Survey July/August 2018
- Iteration 1 November 2018
- Iteration 2 May 2019
- Iteration 3 August 2019

Landmark timeline:

- RFQ Creation November 2019
- RFQ Review January 2020
- Landmark Selected March 2020
- Landmark Presents May 2020
- Contract Negotiations May 2020-August 2021
- MOU Signed November 2021
- Conceptual Reviews April 2022


City led 2 day workshop; and 30+ day on-line survey - 07/2018



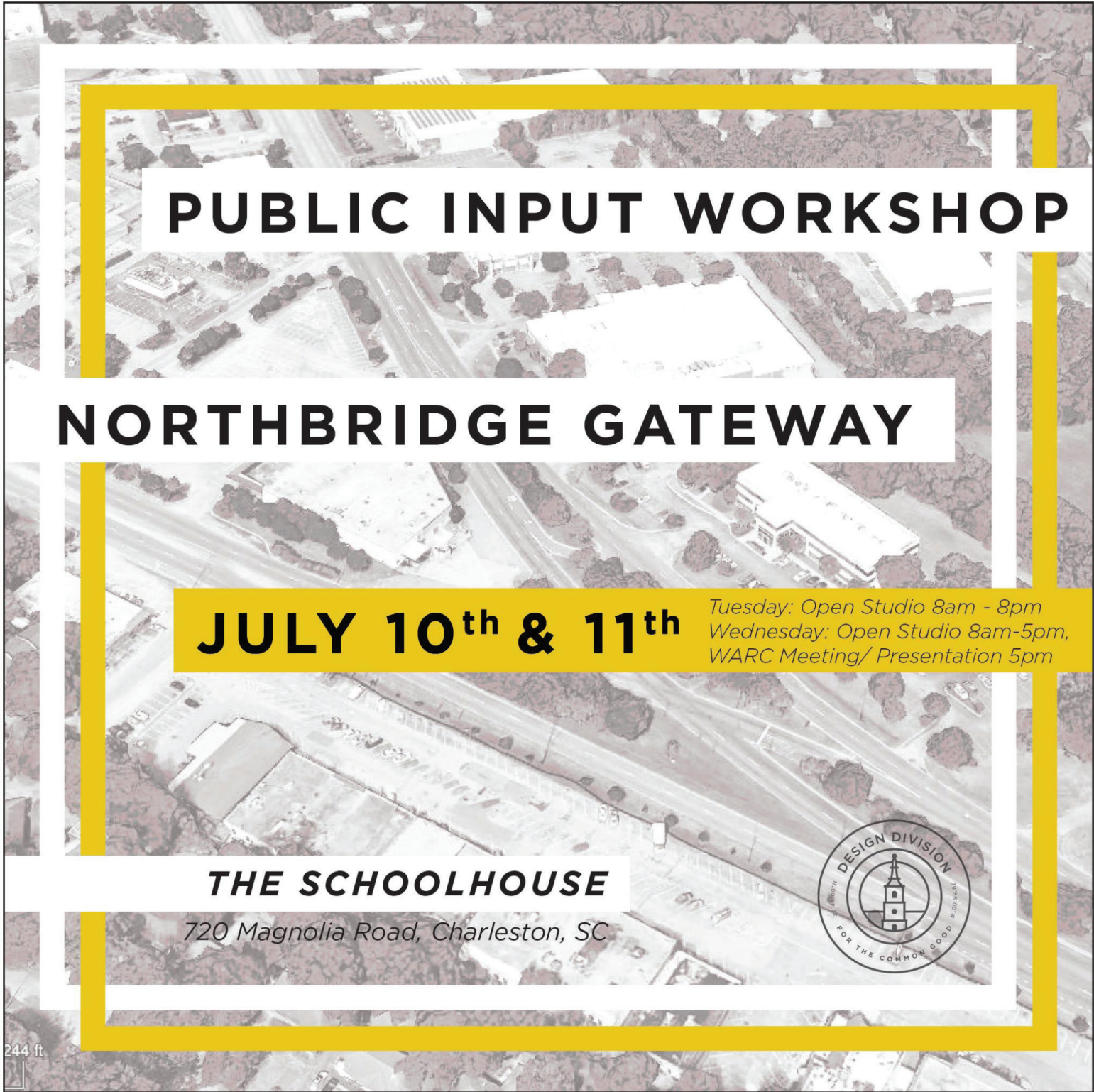
TAKE THE SURVEY!

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



City led 2 day workshop; and 30+ day on-line survey - 07/2018



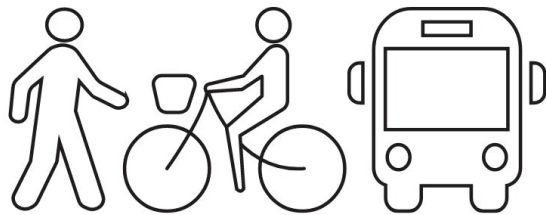
Respondent Demographics

927
Over 31 Days

733
West Ashley
Residents

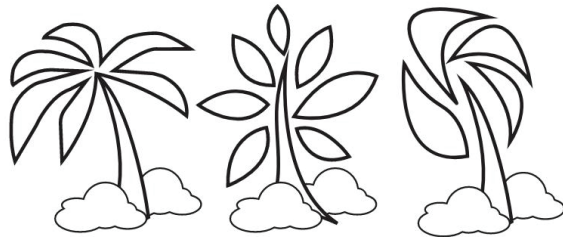
65%
Lived inside 526

What Matters Most?



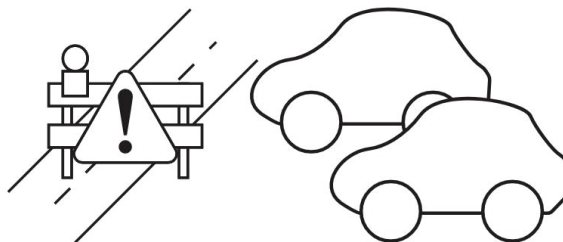
The site should be safe for people walking, biking, driving, and taking transit.

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?

61%
Passive Park

50%
Small-scale
Retail

49%
Restaurant

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

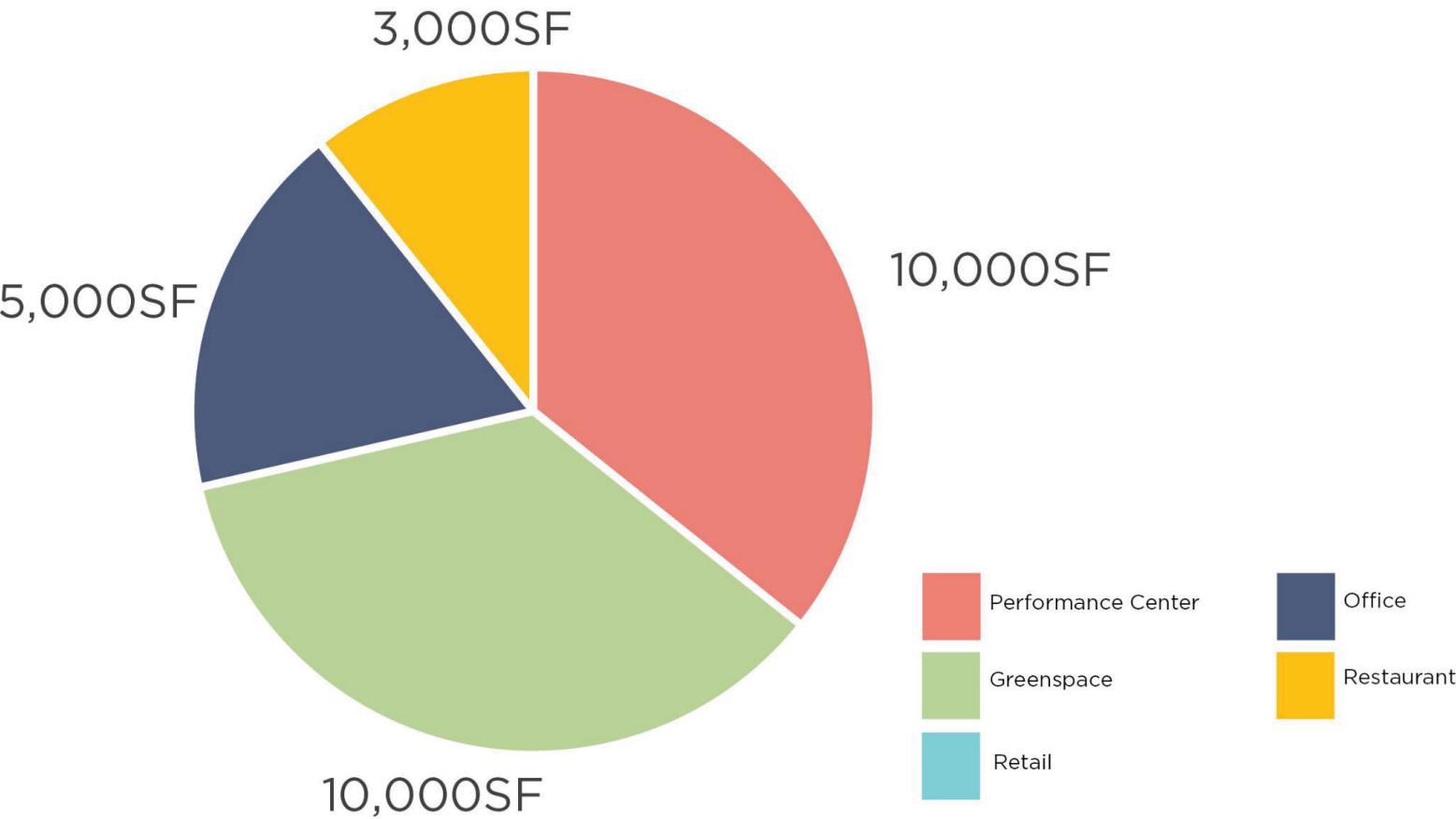
What should go on the site?

- 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



18,000 square feet built
10,000 square feet open

County Realignment Efforts - 12/2018

COMMUNITY INPUT

Information based on community survey of 927 respondents

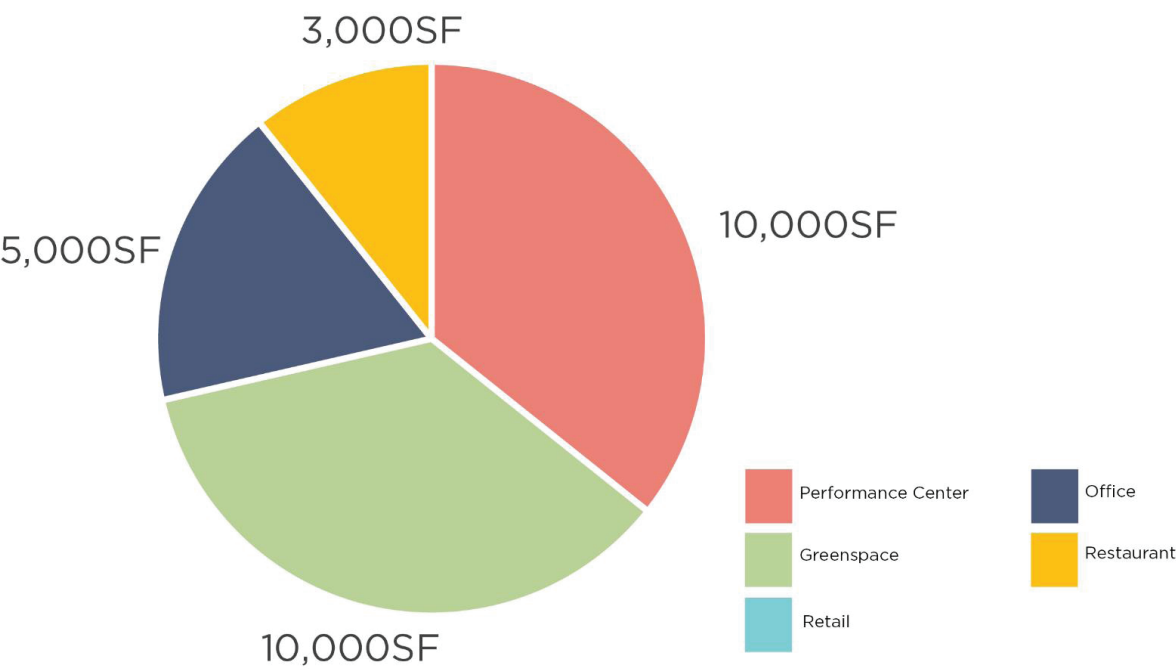
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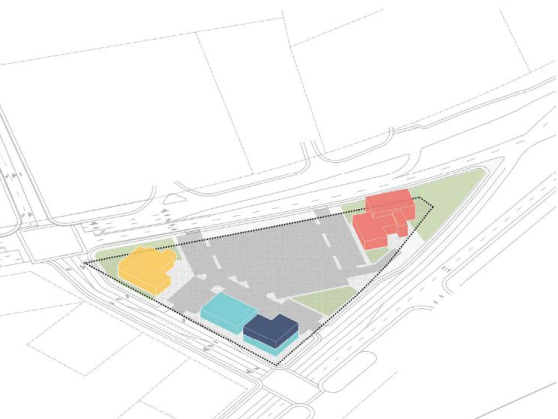
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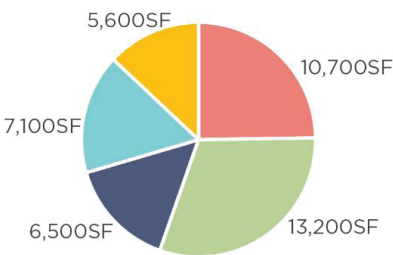
COMMUNITY DEVELOPMENT PROGRAM



ALTERNATIVE A



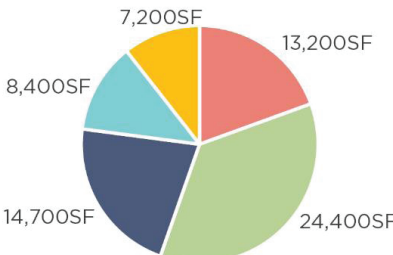
TOTAL: 43,100 SF



ALTERNATIVE B



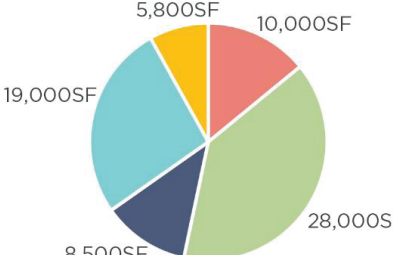
TOTAL: 67,900 SF



ALTERNATIVE C



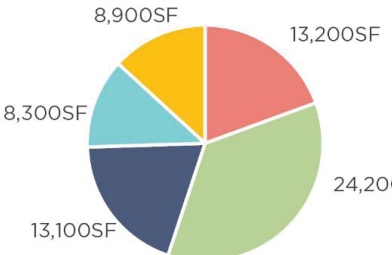
TOTAL: 71,300 SF



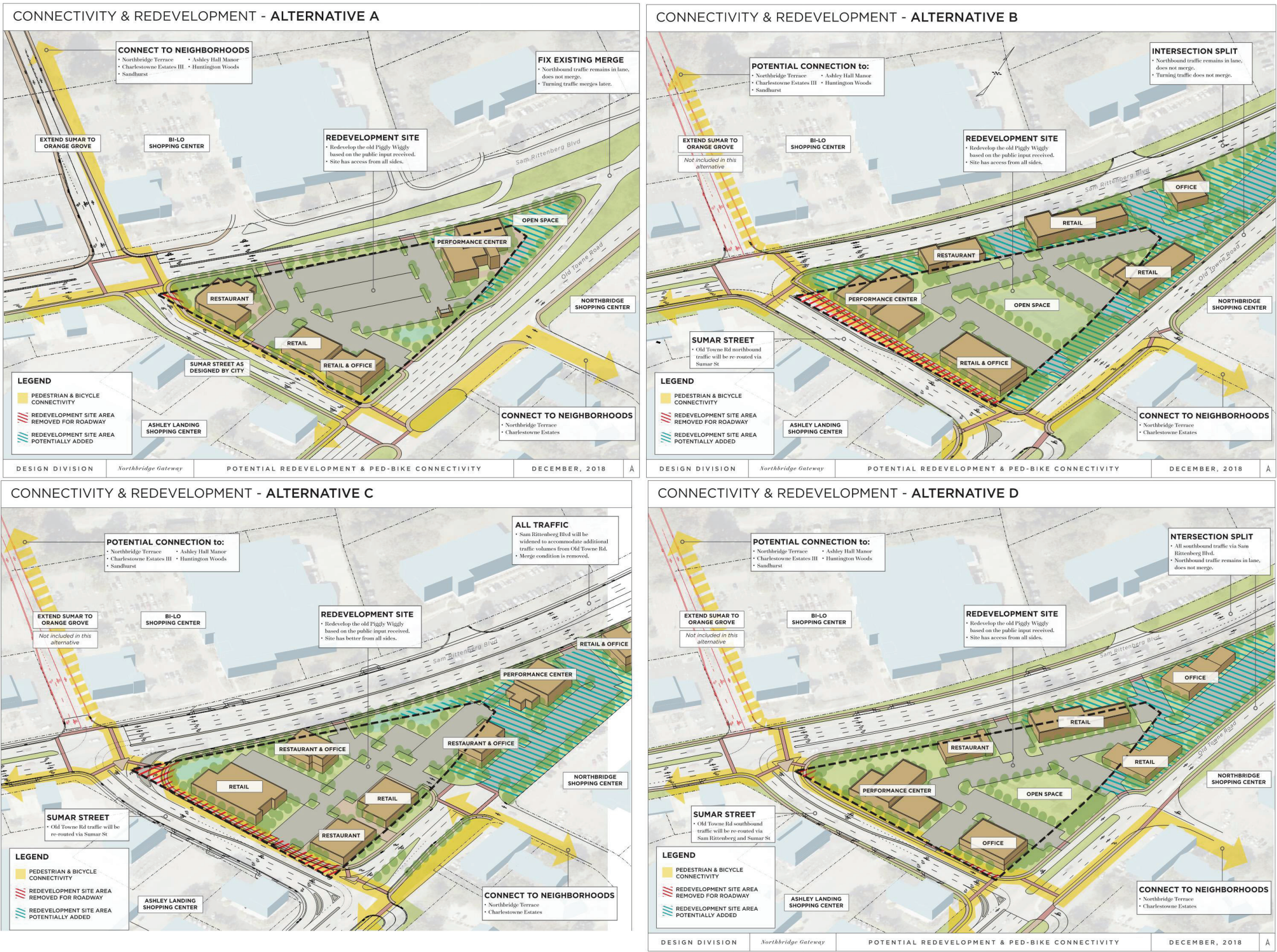
ALTERNATIVE D



TOTAL: 67,700 SF



City Designs to Accommodate County Realignment Options - 12/2018



County Realignment Efforts:
In tandem with the Sumar Street redevelopment, Charleston County began looking at realigning the Sam Rittenberg Blvd and Old Towne Rd.

Different options created for the various County Transportation realignment efforts. Each kept with the core programming that was generated from the public input process.

County Alt 6/6C - 07/2019



ALTERNATIVE
6



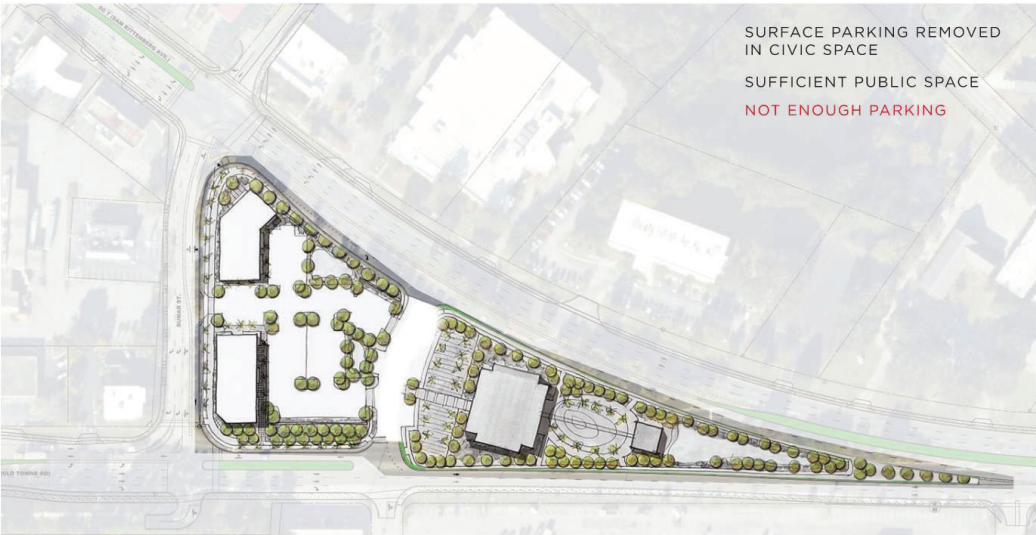
ALTERNATIVE
6C

DESIGN BY PARISH
& PARTNERS FOR
CHARLESTON COUNTY

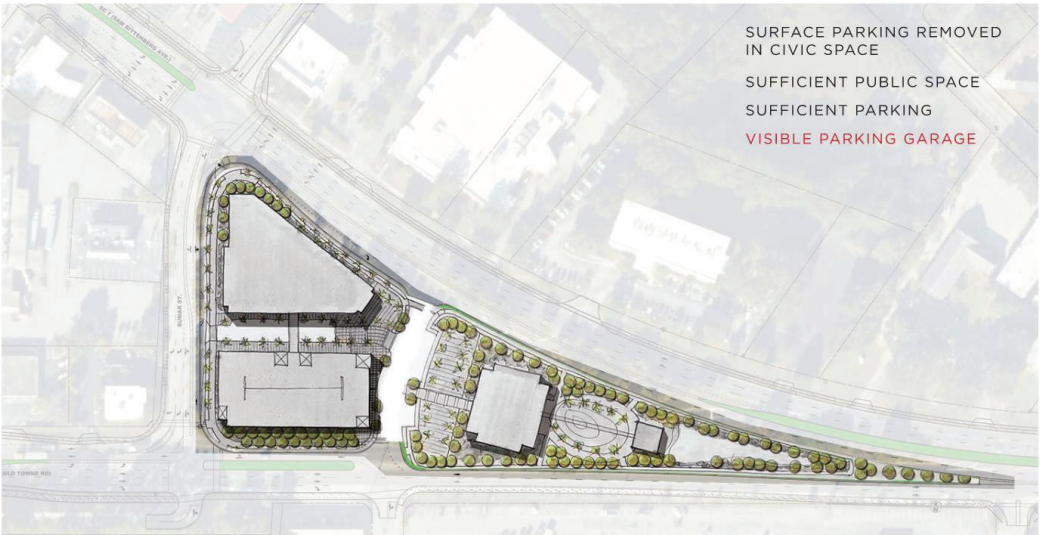
City partnered with ULI Technical Assistance Panel for Alt 6/6C - 07/2019



DESIGN DIVISION
Northbridge / Charlestown
Gateway Redevelopment
JULY 2019



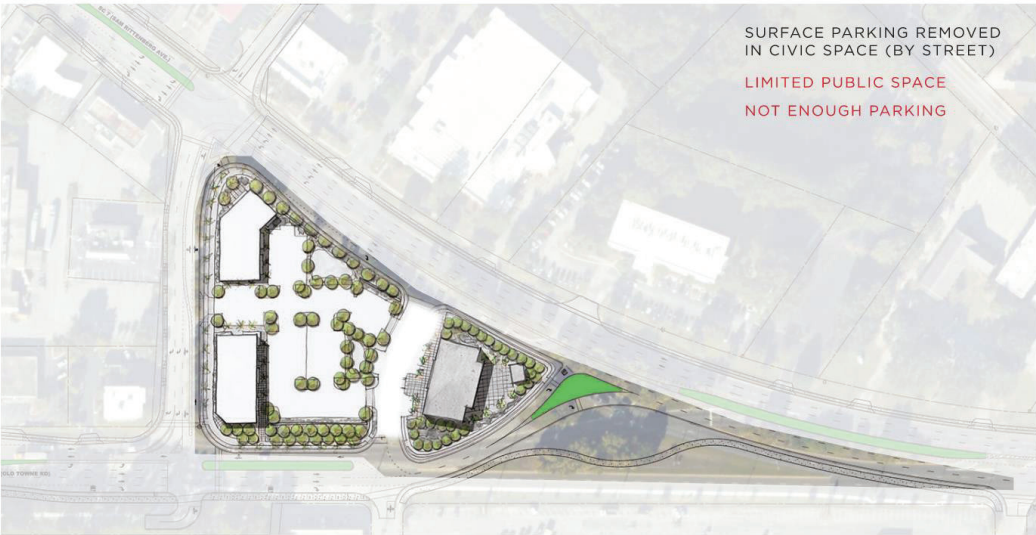
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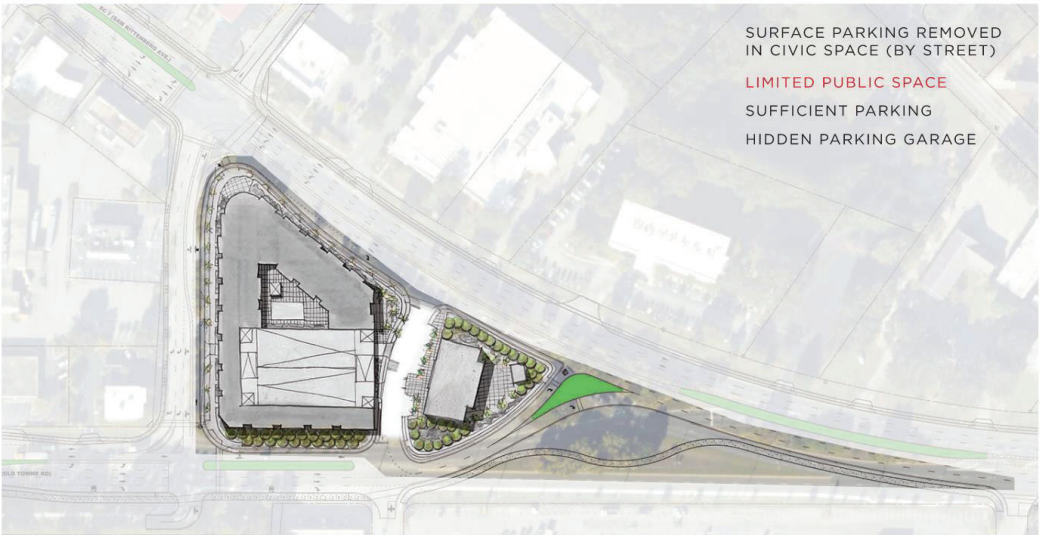
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JULY 2019

Site Plan concept for RFQ search - 11/2019



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

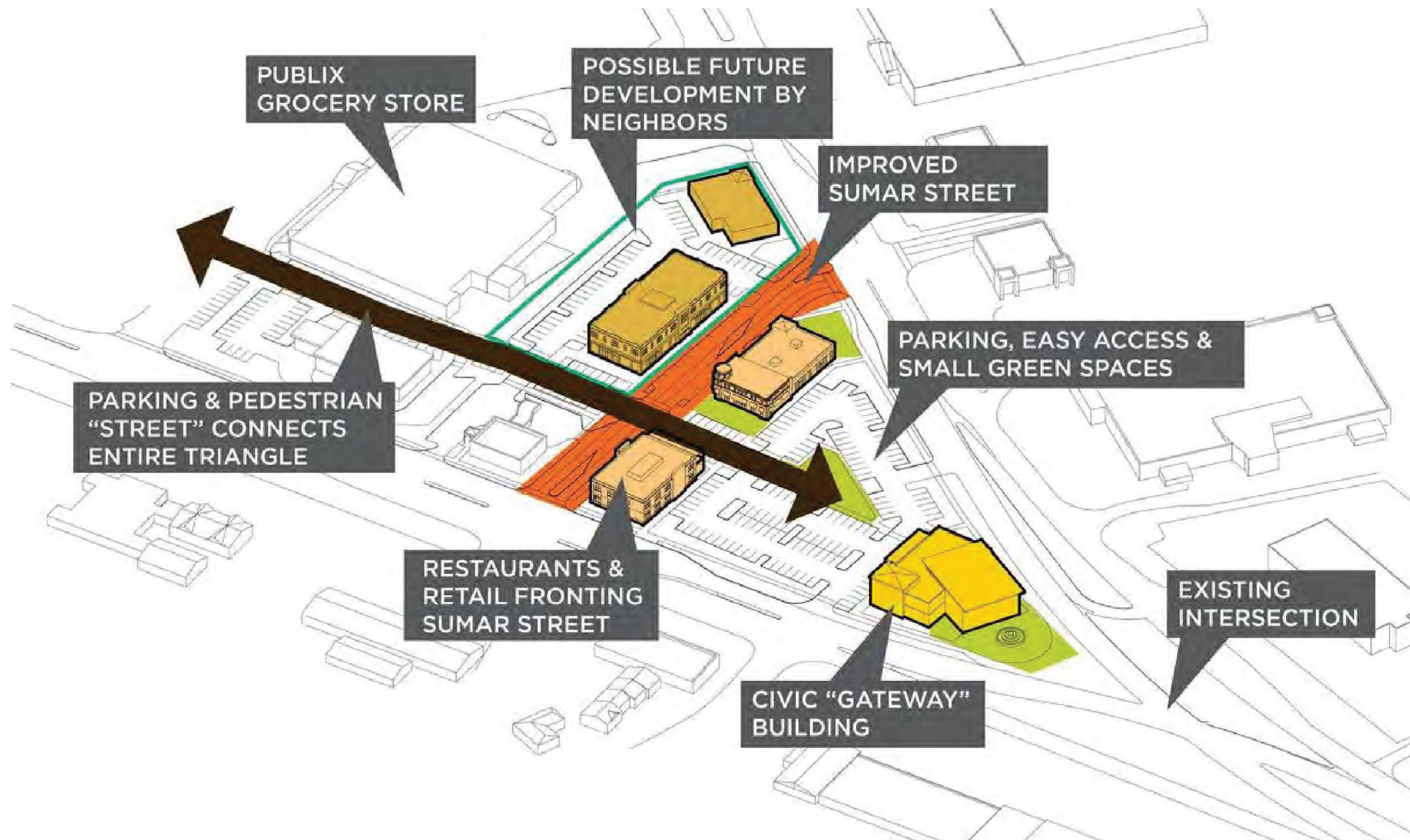
48,000 SF TOTAL DEVELOPMENT
PARKING RATIO: 1 PER 290 SF

Site Plan concept for RFQ search -11/2019



DESIGN DIVISION

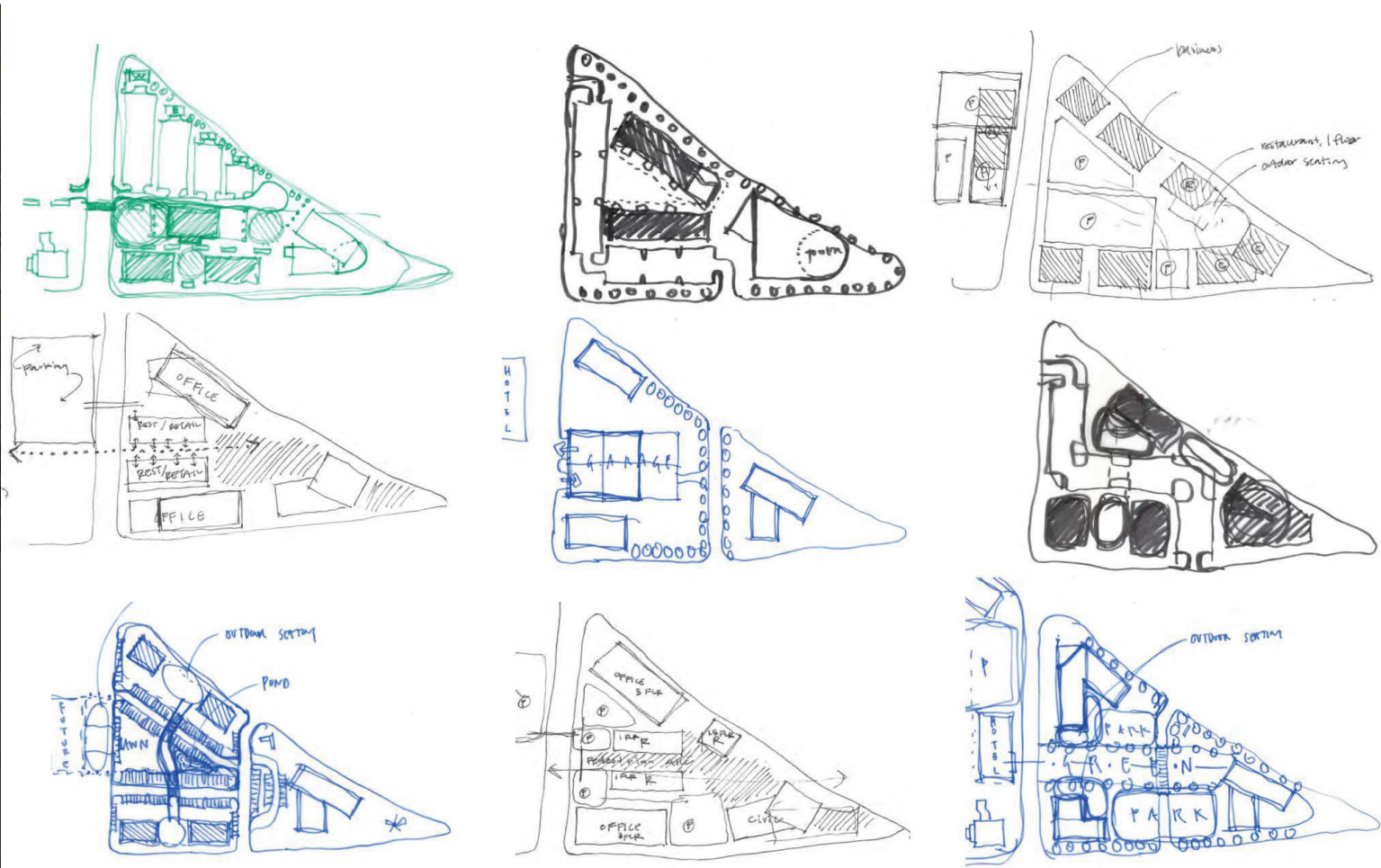
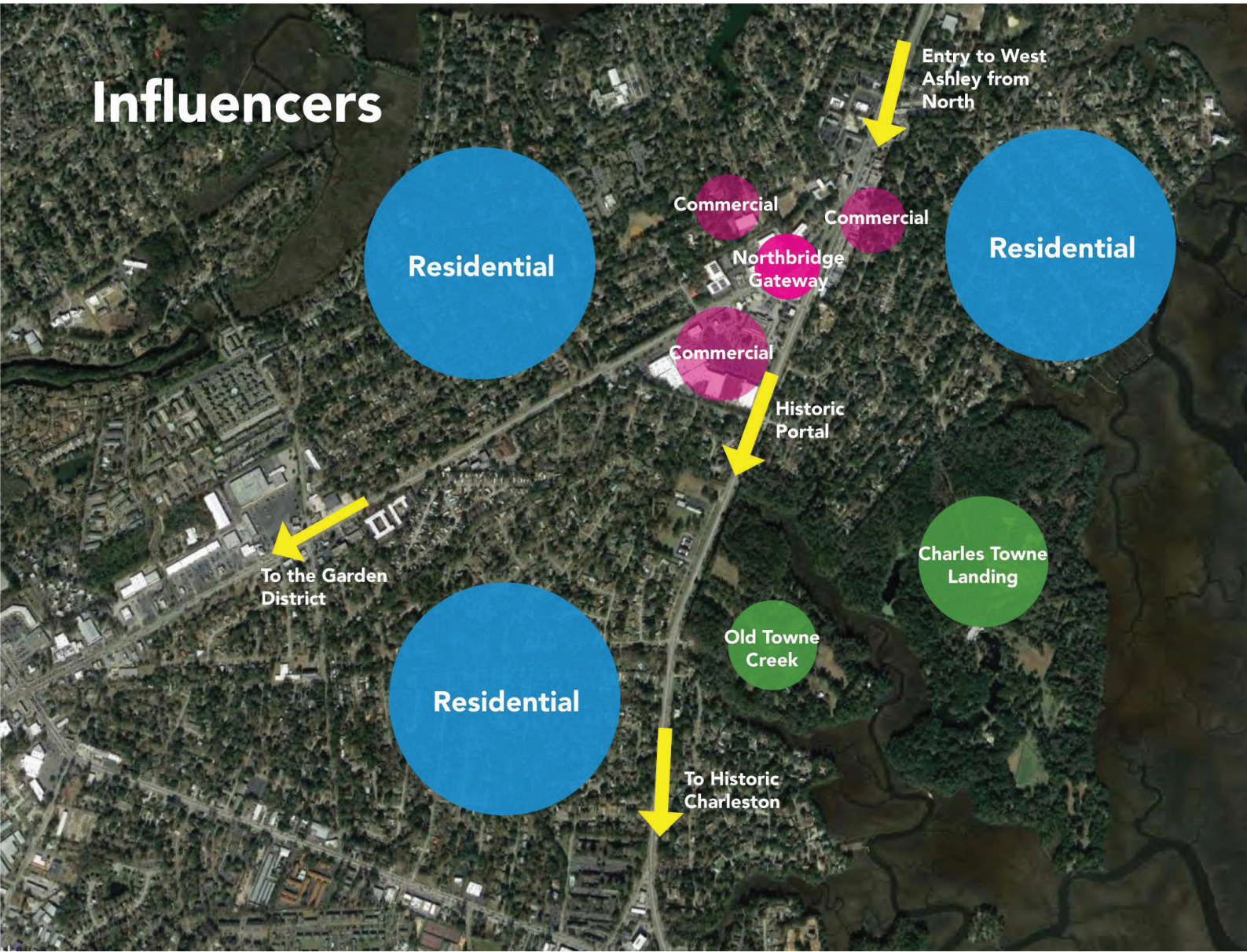
FOR THE COMMON GOOD



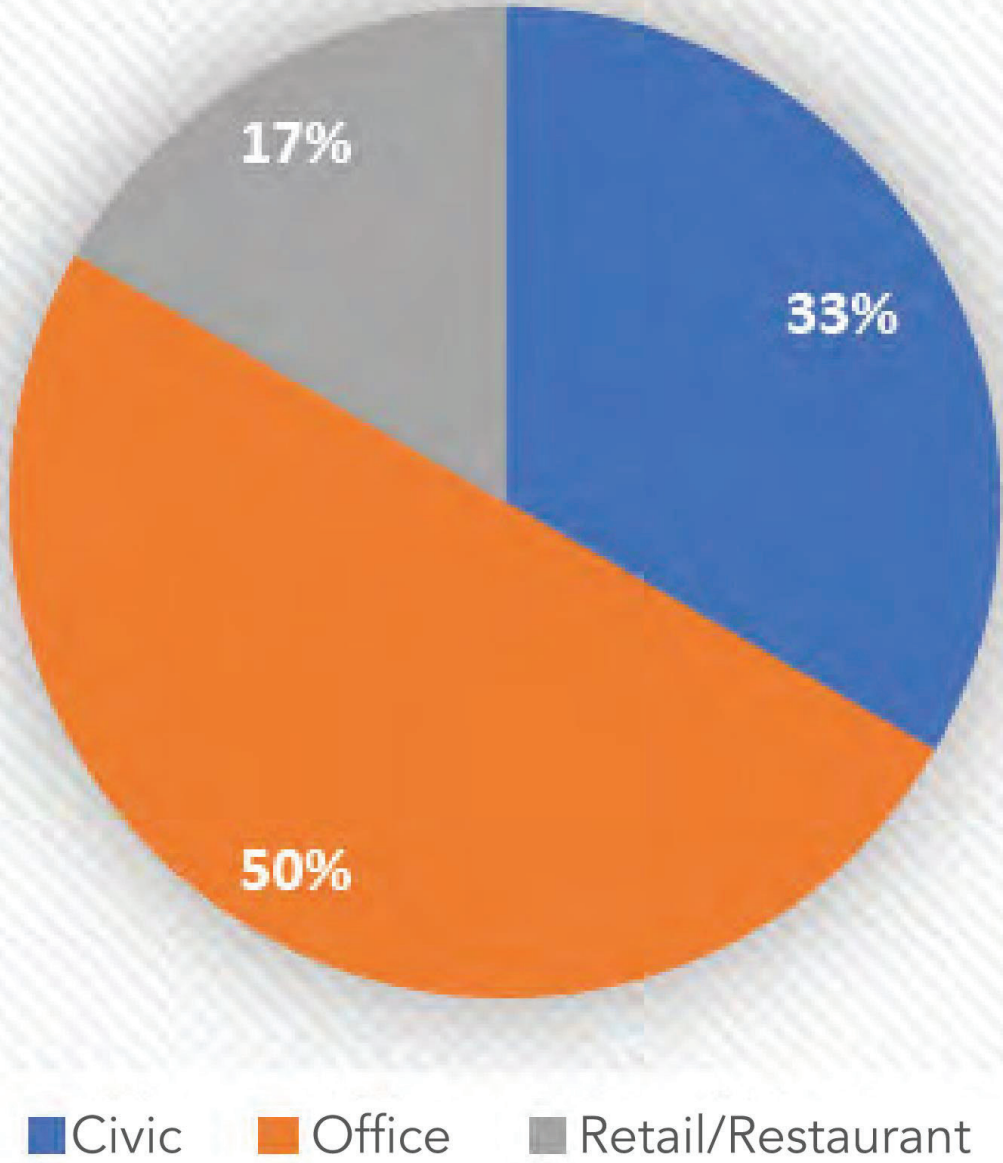
Take Away:

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

Landmark and Liollo Response to RFQ - 03/2020



Landmark and Liollo Response to RFQ - 03/2020



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

Landmark and Liollo Presentation to WARC - 05/2020

Old Towne Rd. Loaded



Sam Rittenberg Loaded



Sumar St. Loaded





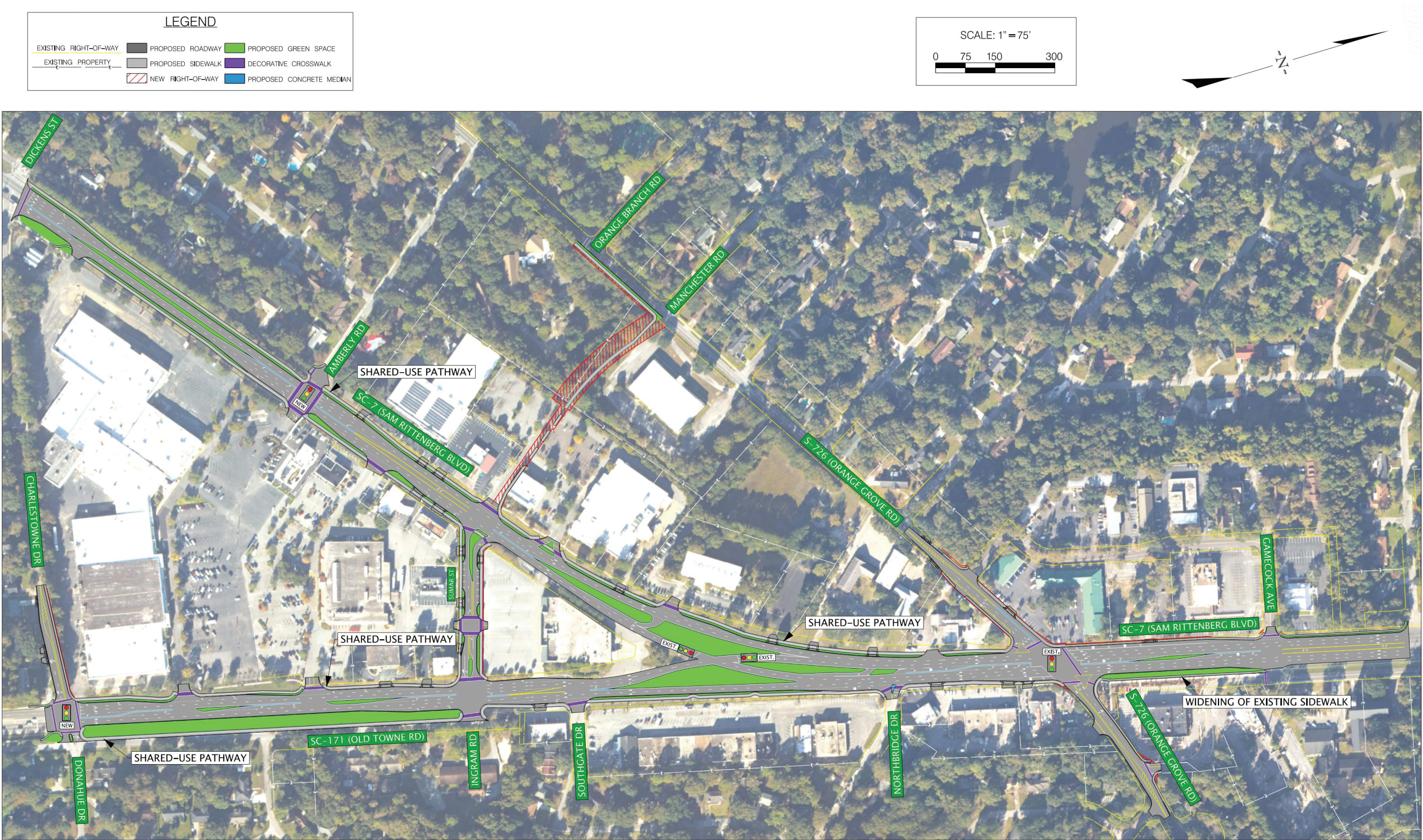
Legend:

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



Sam Rittenburg Option

The Old Towne District Improvements - 08/2020



The Old Towne District Improvements - 08/2020

LEGEND

EXISTING RIGHT-OF-WAY

EXISTING PROPERTY

NEW RIGHT-OF-WAY

PROPOSED ROADWAY

PROPOSED SIDEWALK

PROPOSED GREEN SPACE

DECORATIVE CROSSWALK

PROPOSED CONCRETE MEDIAN

Charleston County Public Works update (4/22)

Working on preliminary plans (30% plans).

Anticipated advertising for construction in 4th Quarter 2023/1st Quarter 2024.

Designing the project in two phases concurrently. With appropriate funding, will construct both phases at the same time.

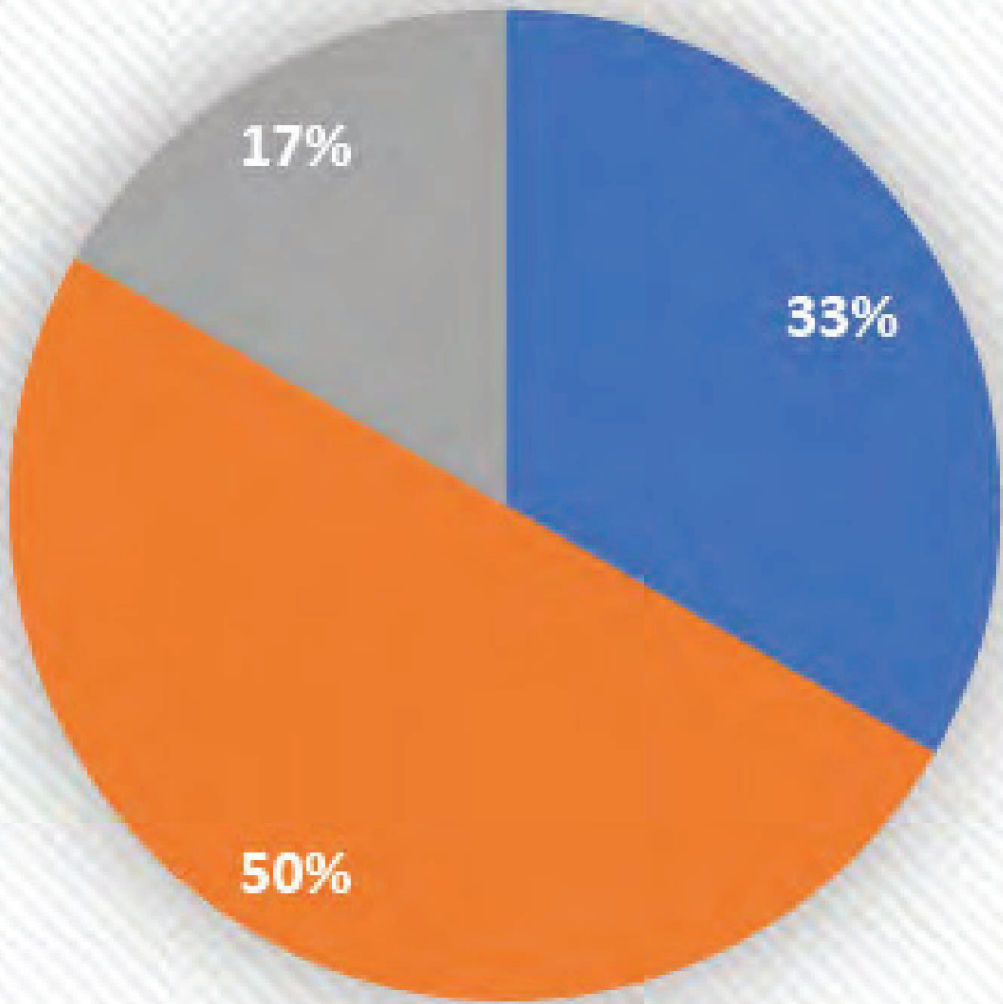
Current estimate has Phase 1 costing \$3.9M and Phase 2 costing \$4.5M.

Phase 1 would include the improvements at the Orangegrove intersection and the merge

Phase 2 would be the improvements on Sumar Street, Old Town Rd and Sam Rittenberg.



Square footages proposed in RFQ response - 03/2020



■ Civic ■ Office ■ Retail/Restaurant

Square Footage:

Civic Function: +/- 20,000 SF

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

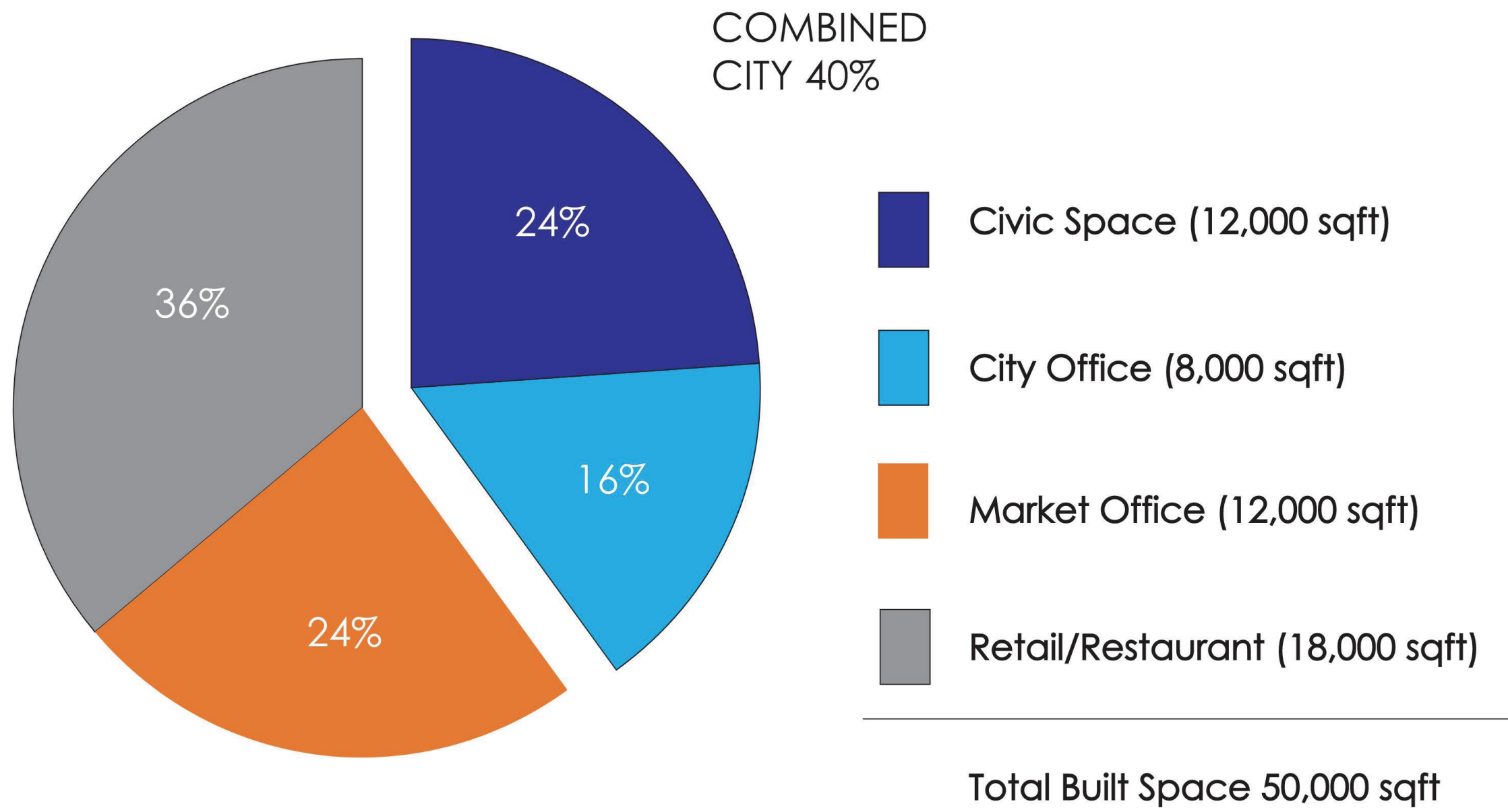
Office Function: +/- 30,000 SF

Retail/Restaurant: +/- 10,000 SF

Total: +/- 60,000 SF

Program

Square footages proposed in Memorandum of Understanding - 09/2021



Civic Space Uses:
Flex conference space that can be adapted for City Council, City Boards/Commissions, performances, and community events.

City Office Uses:
Smaller conference rooms for use by departments and citizens for meetings. Similar to Catalyst Center in Metro Chamber of Commerce.

West Ashley Coordinator and other city staff could also be placed, in addition to other government offices



CIVIC LAWN



ROOFTOP ACCESS



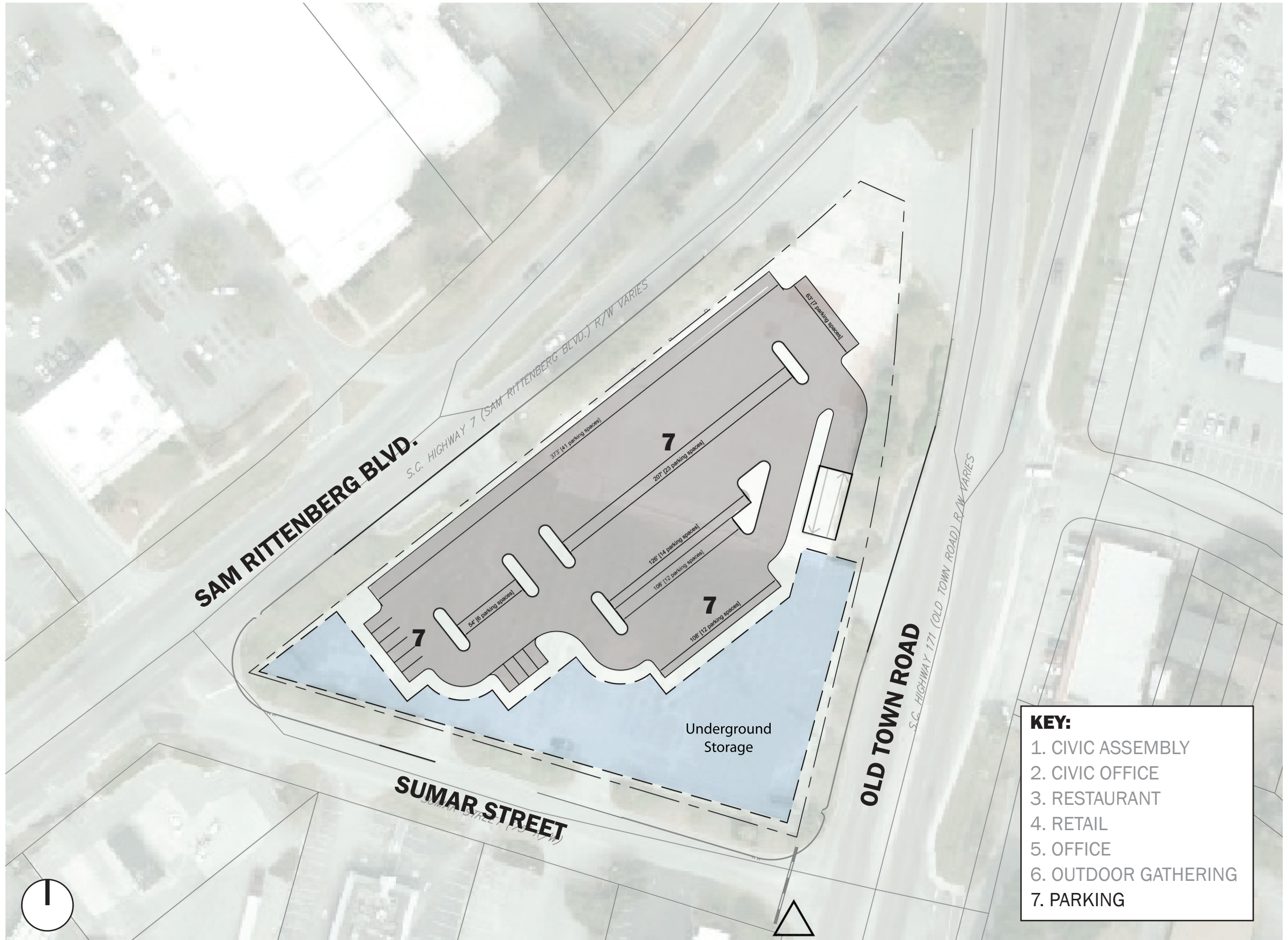
OUTDOOR DINING



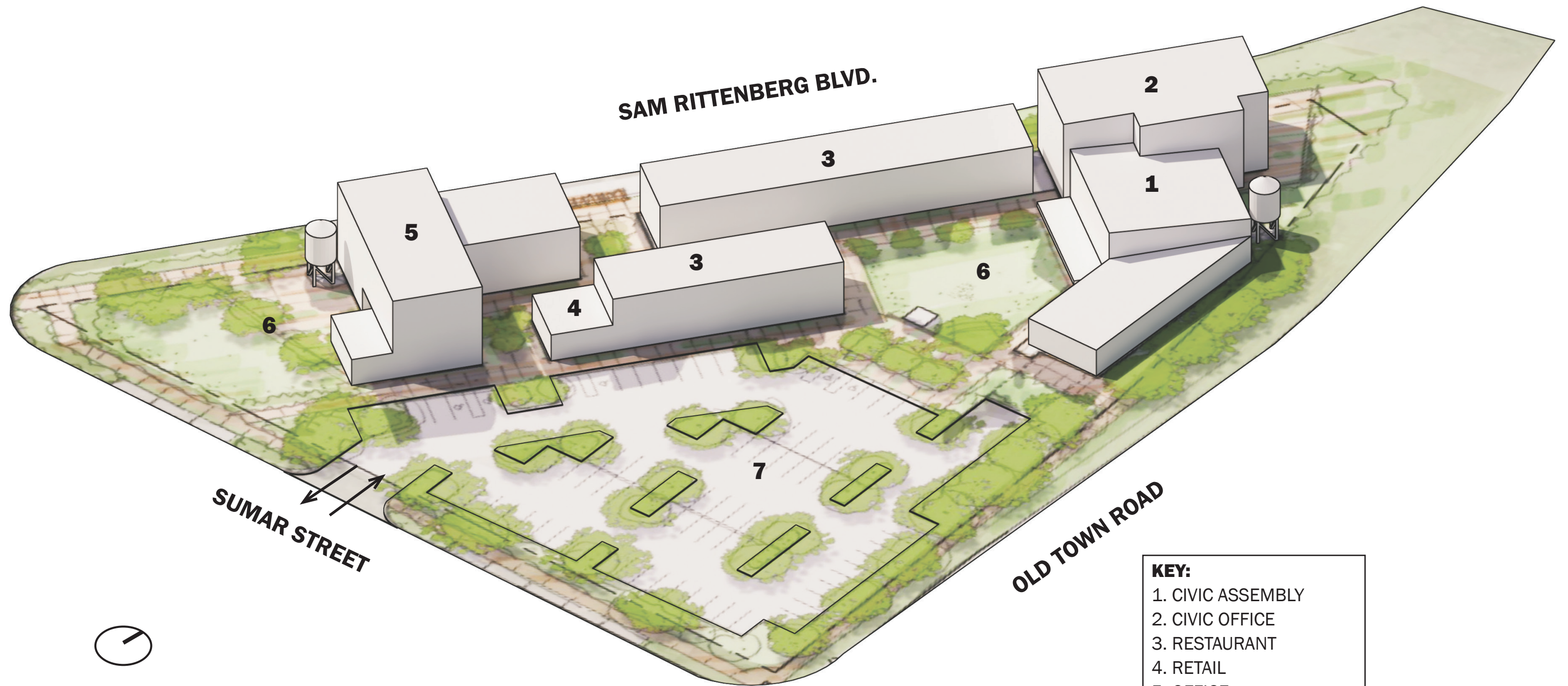
PEDESTRIAN-FRIENDLY



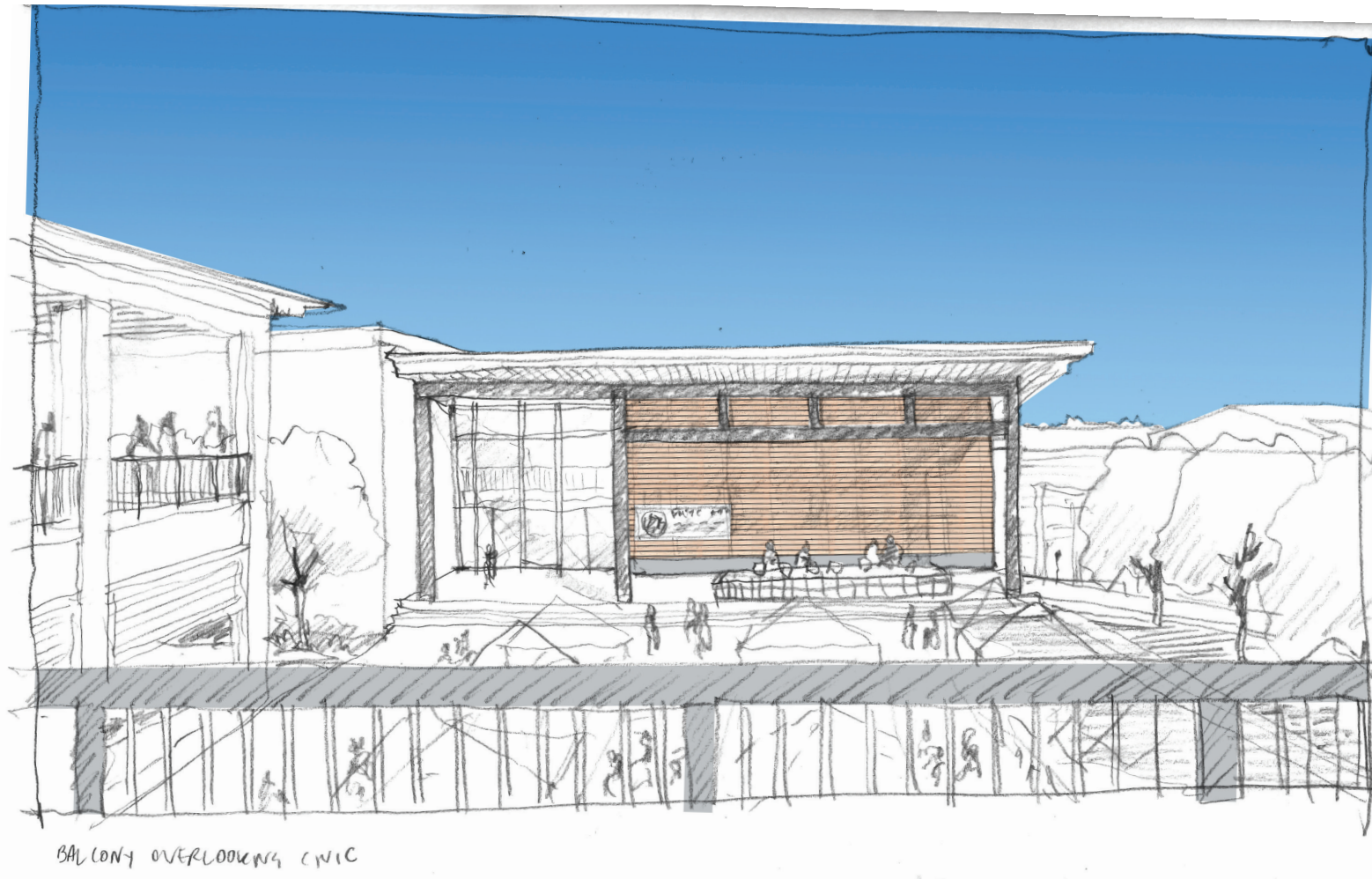

SITE PLAN



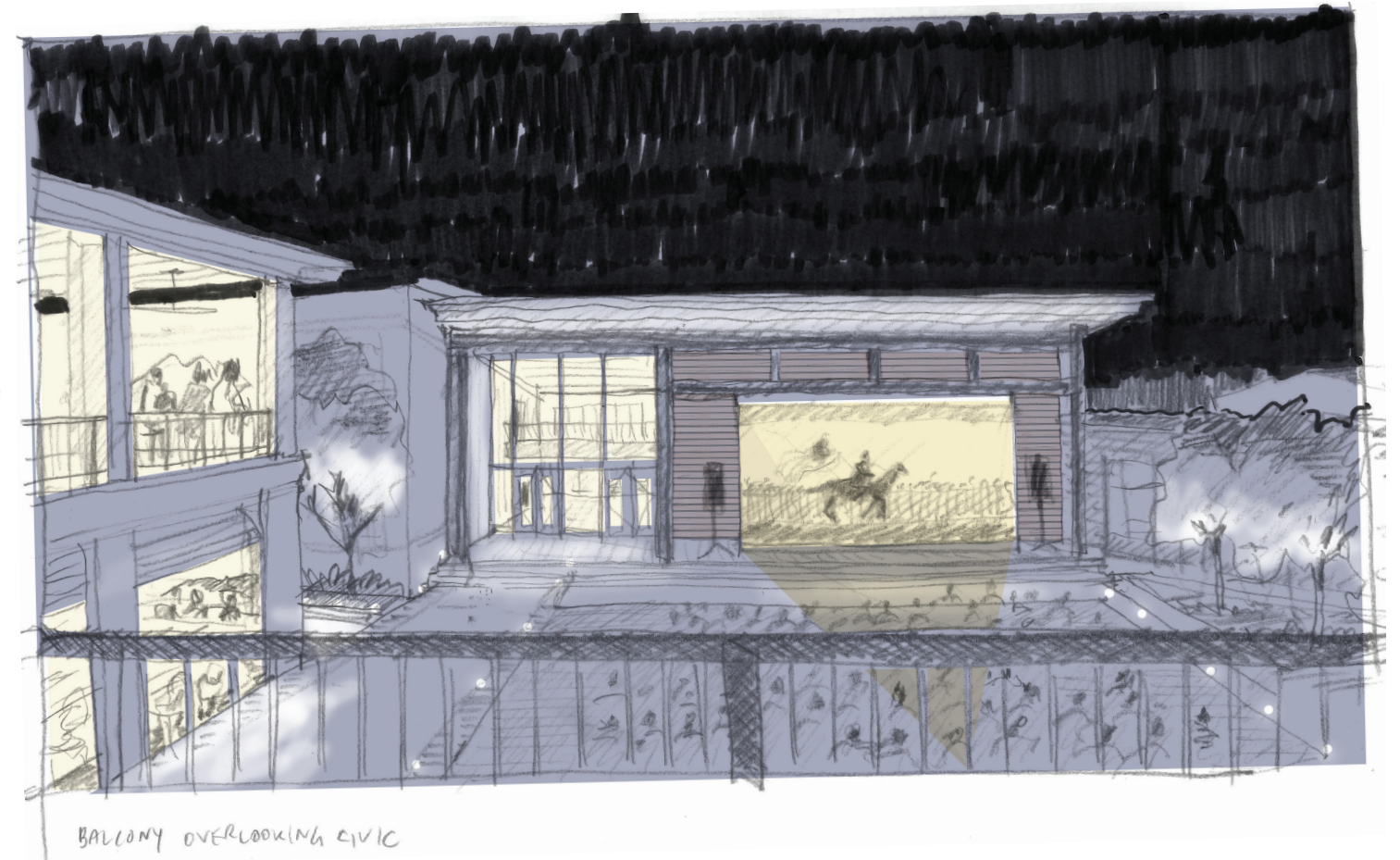
SITE PLAN



- KEY:**
- 1. CIVIC ASSEMBLY
 - 2. CIVIC OFFICE
 - 3. RESTAURANT
 - 4. RETAIL
 - 5. OFFICE
 - 6. OUTDOOR GATHERING
 - 7. PARKING



CONCEPT SKETCH - FARMER'S MARKET



CONCEPT SKETCH - OUTDOOR MOVIE NIGHT

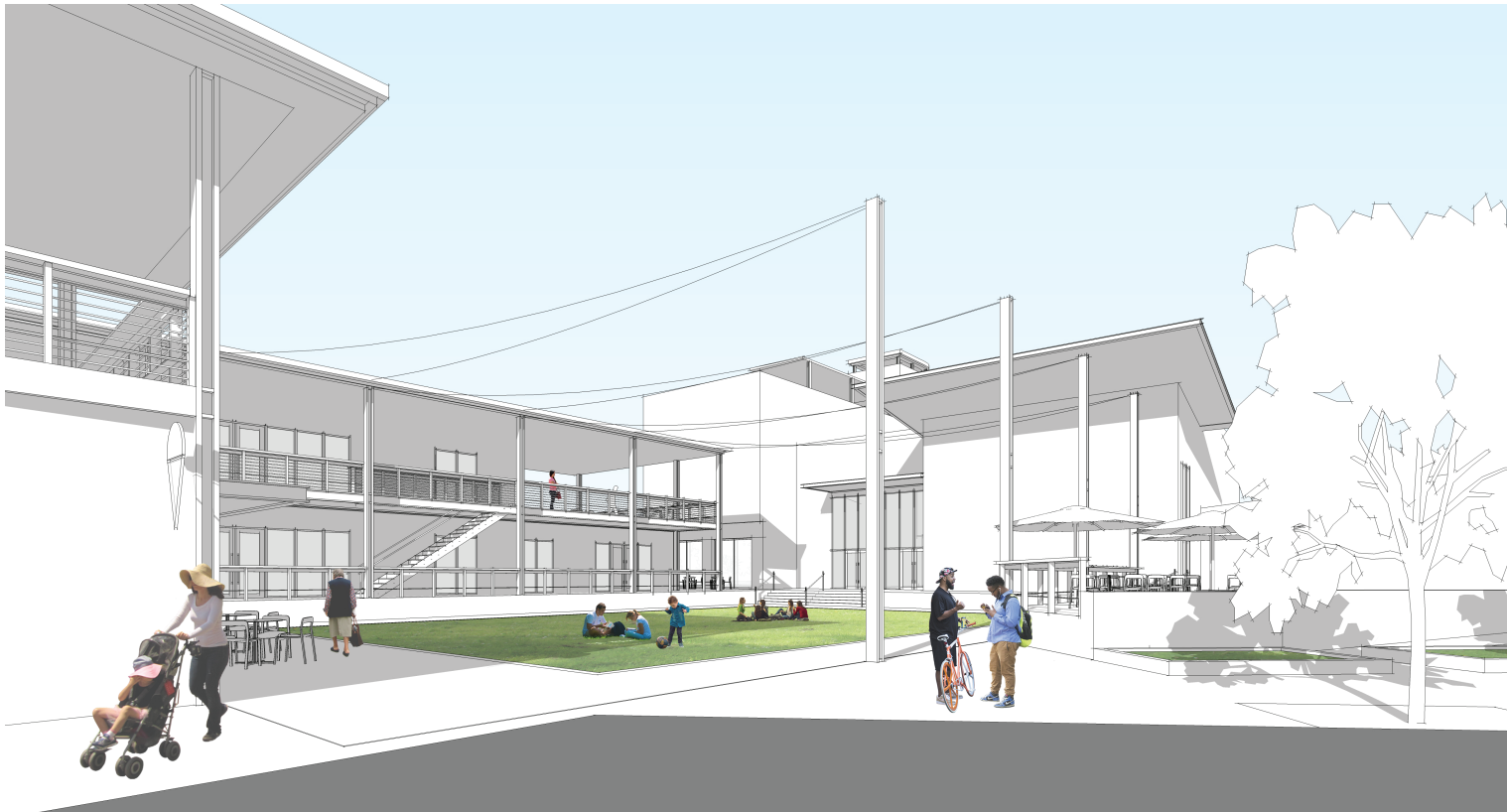


PROGRAM PRECEDENTS





VIEW FROM THE NORTH



VIEW FROM PARKING



VIEW TO CIVIC BUILDING AND LAWN



VIEW FROM NORTH ENTRANCE



VIEW LOOKING SOUTH AT INTERSECTION



VIEW ALONG SAM RITTENBERG BLVD.



VIEW ALONG THE PEDESTRIAN CORRIDOR

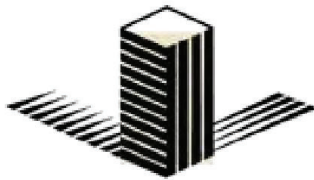
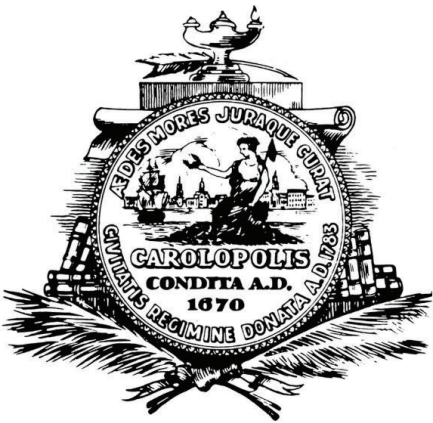


VIEW TO COMMUNITY LAWN



VIEW TO COMMUNITY LAWN

Process Next Steps

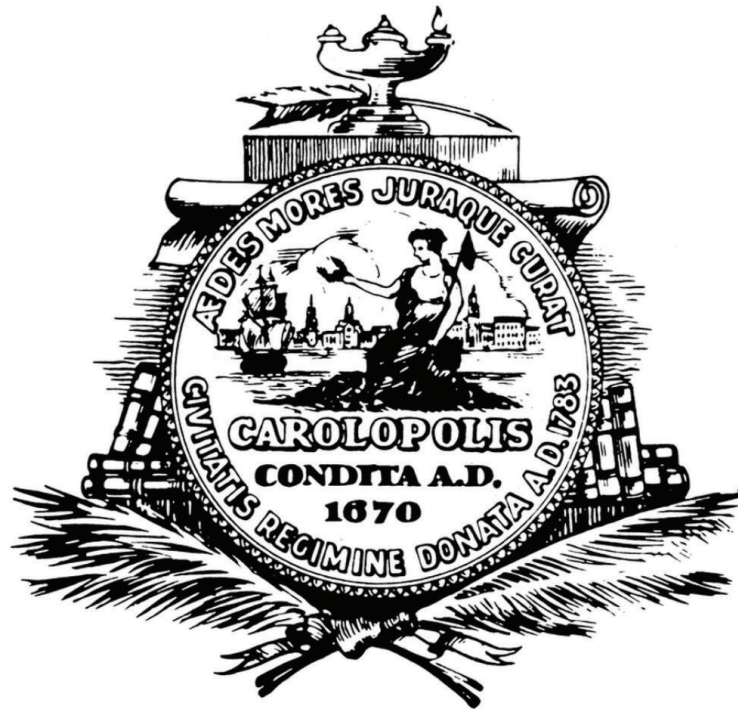


LANDMARK
ENTERPRISES



Stantec

liollio
architecture



City of Charleston

West Ashley Revitalization Commission

April 18, 2022

Sumar Street Redevelopment

