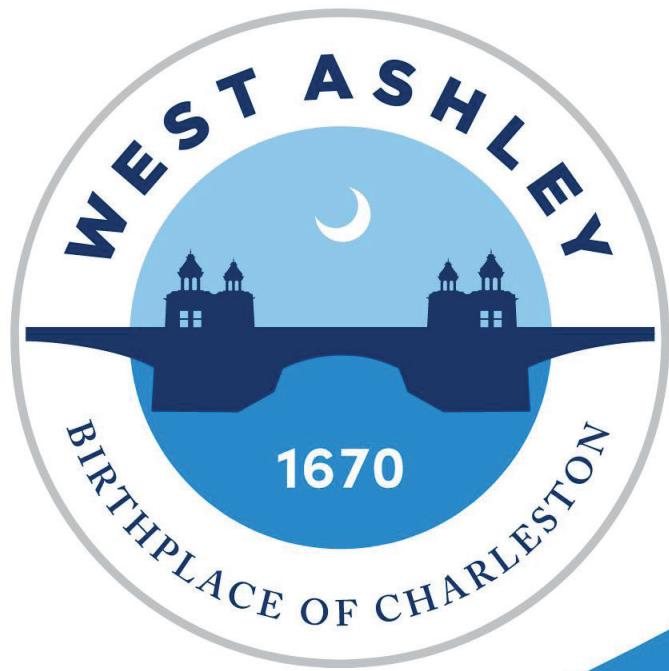
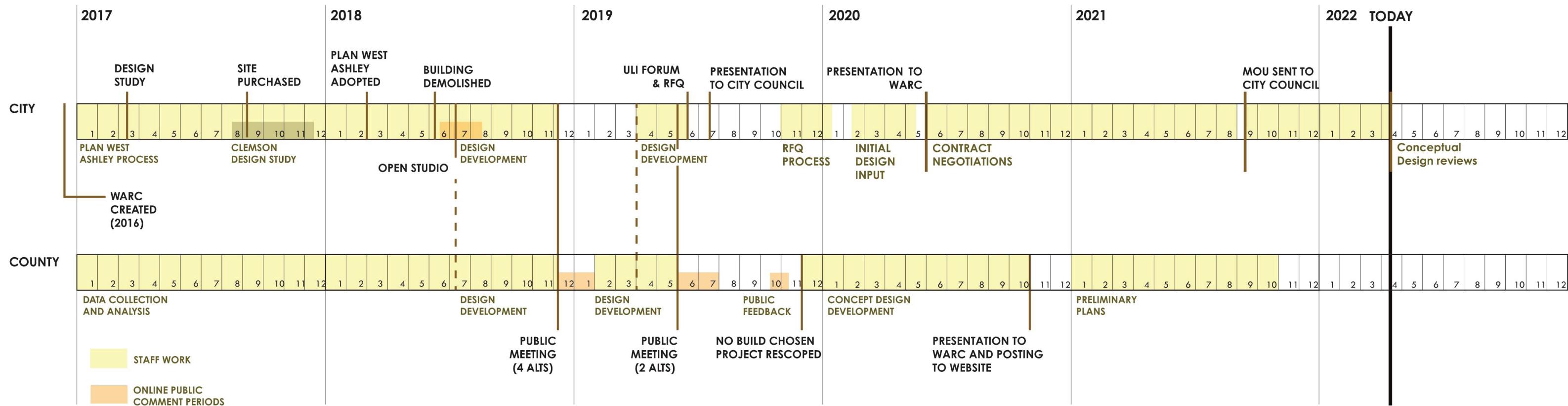


City of Charleston
West Ashley Revitalization Commission
April 18, 2022
Sumar Street Redevelopment



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



Key Dates

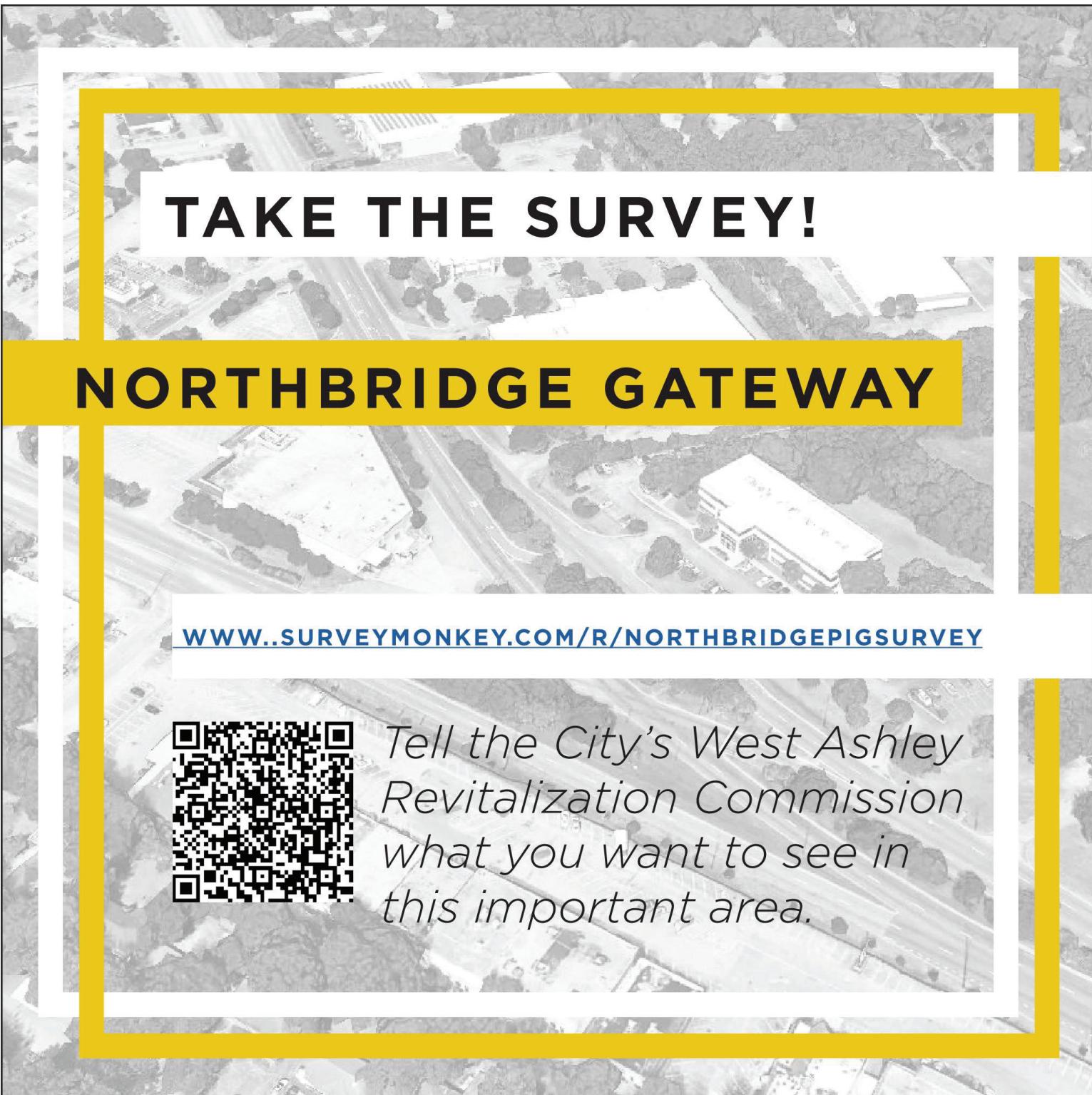
Initial City Timeline:

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



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



Respondent Demographics

927

Over 31 Days

733

West Ashley
Residents

65%

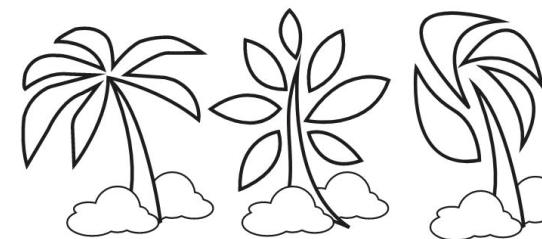
Lived inside 526

What Matters Most?



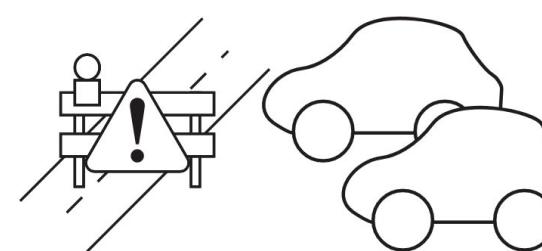
The site should be safe for people walking, biking, driving, and taking transit.

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

On-line Survey - 09/2018

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

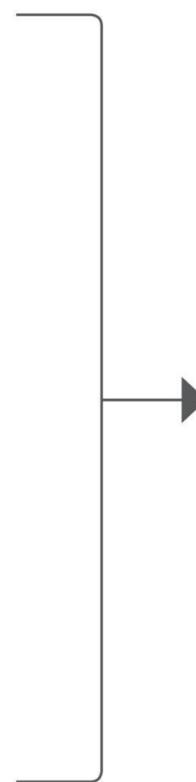
Information based on community survey of 927 respondents

What should go on the site?

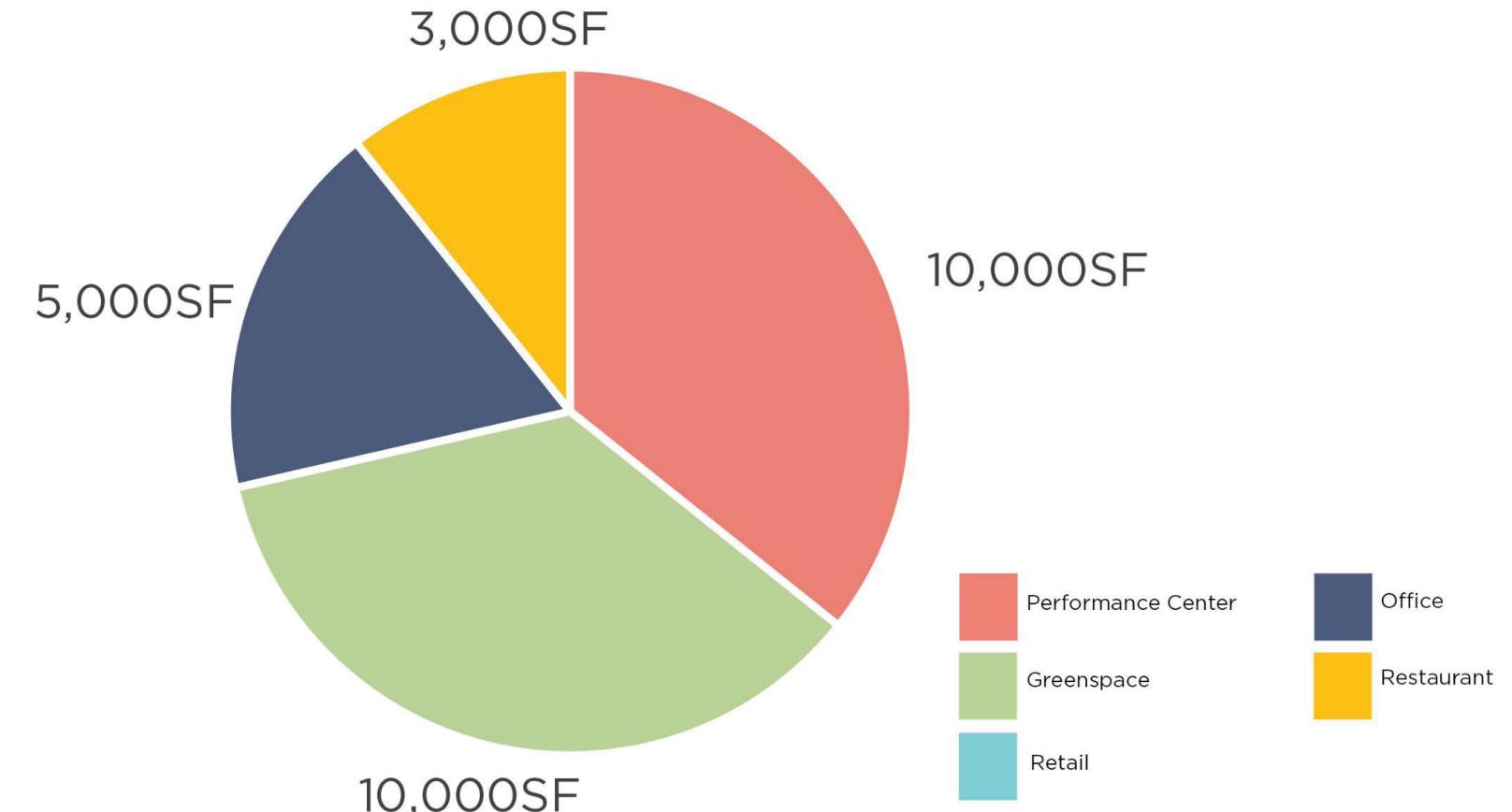
- Passive Park
- Small-Scale Retail
- Restaurant
- Commercial
- Civic / Cultural

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

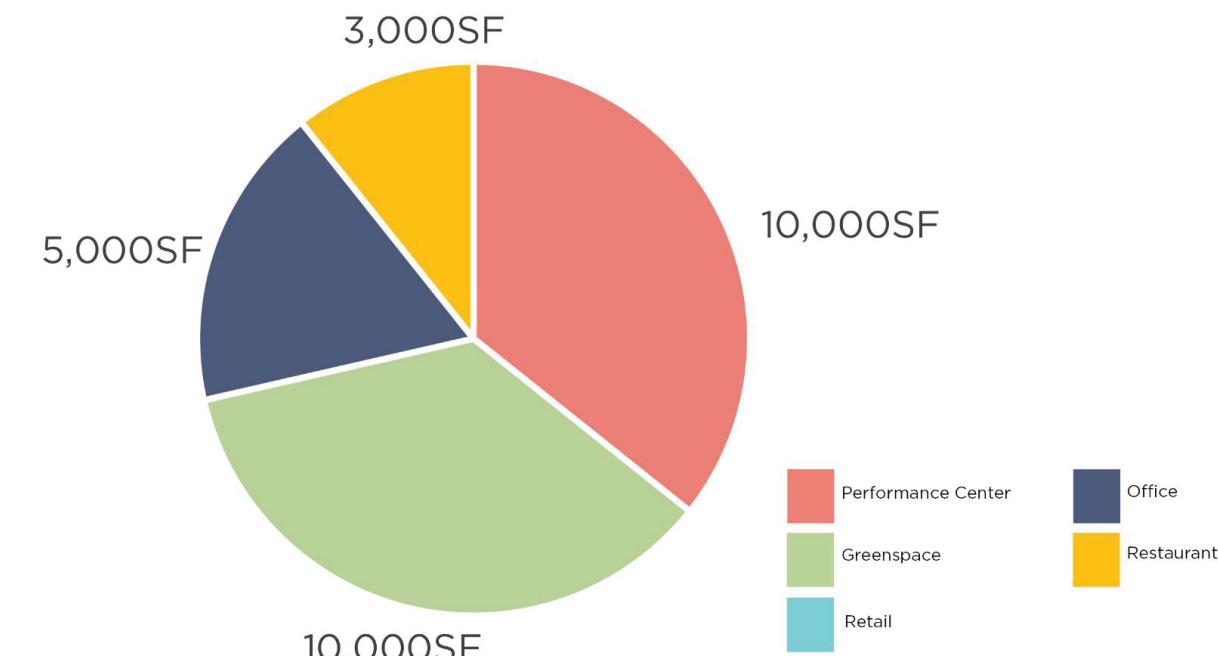
What should go on the site?

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

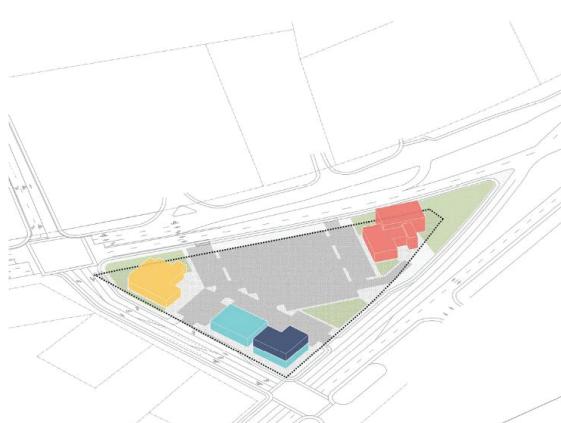
What is a top priority for redevelopment?

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

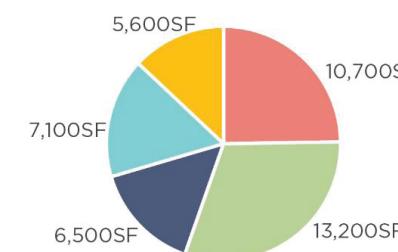
COMMUNITY DEVELOPMENT PROGRAM



ALTERNATIVE A



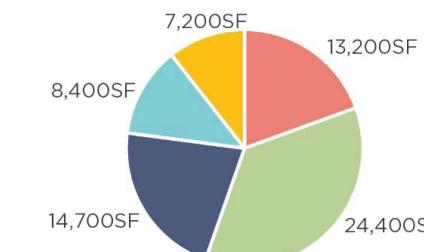
TOTAL: 43,100 SF



ALTERNATIVE B



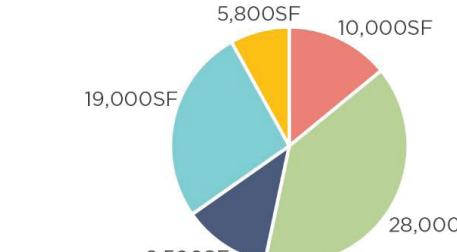
TOTAL: 67,900 SF



ALTERNATIVE C



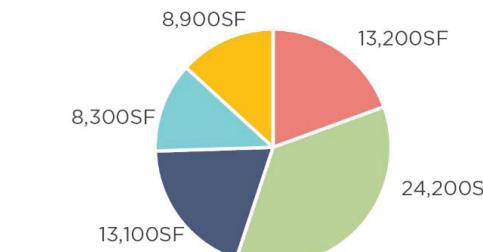
TOTAL: 71,300 SF



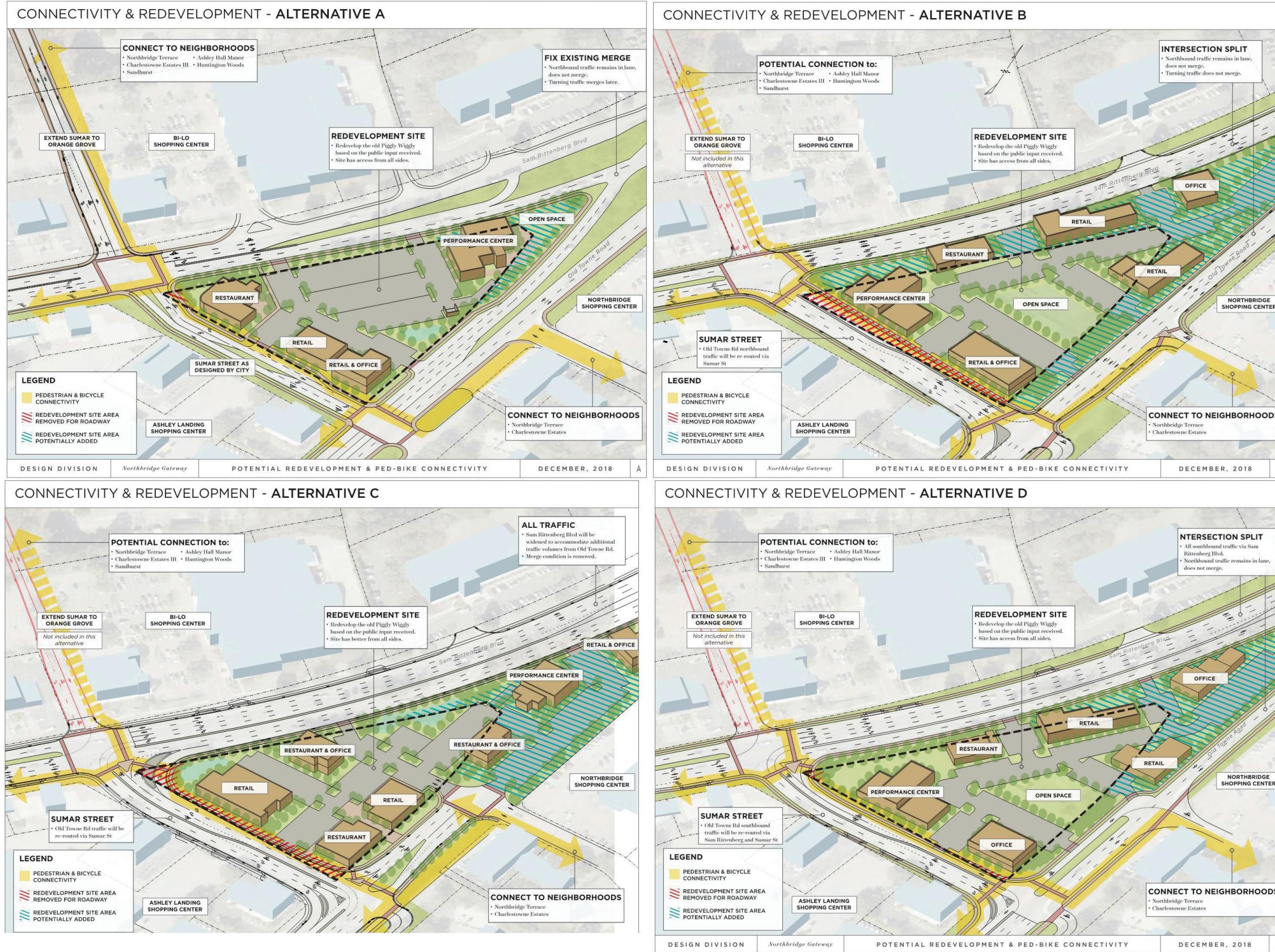
ALTERNATIVE D



TOTAL: 67,700 SF



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



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

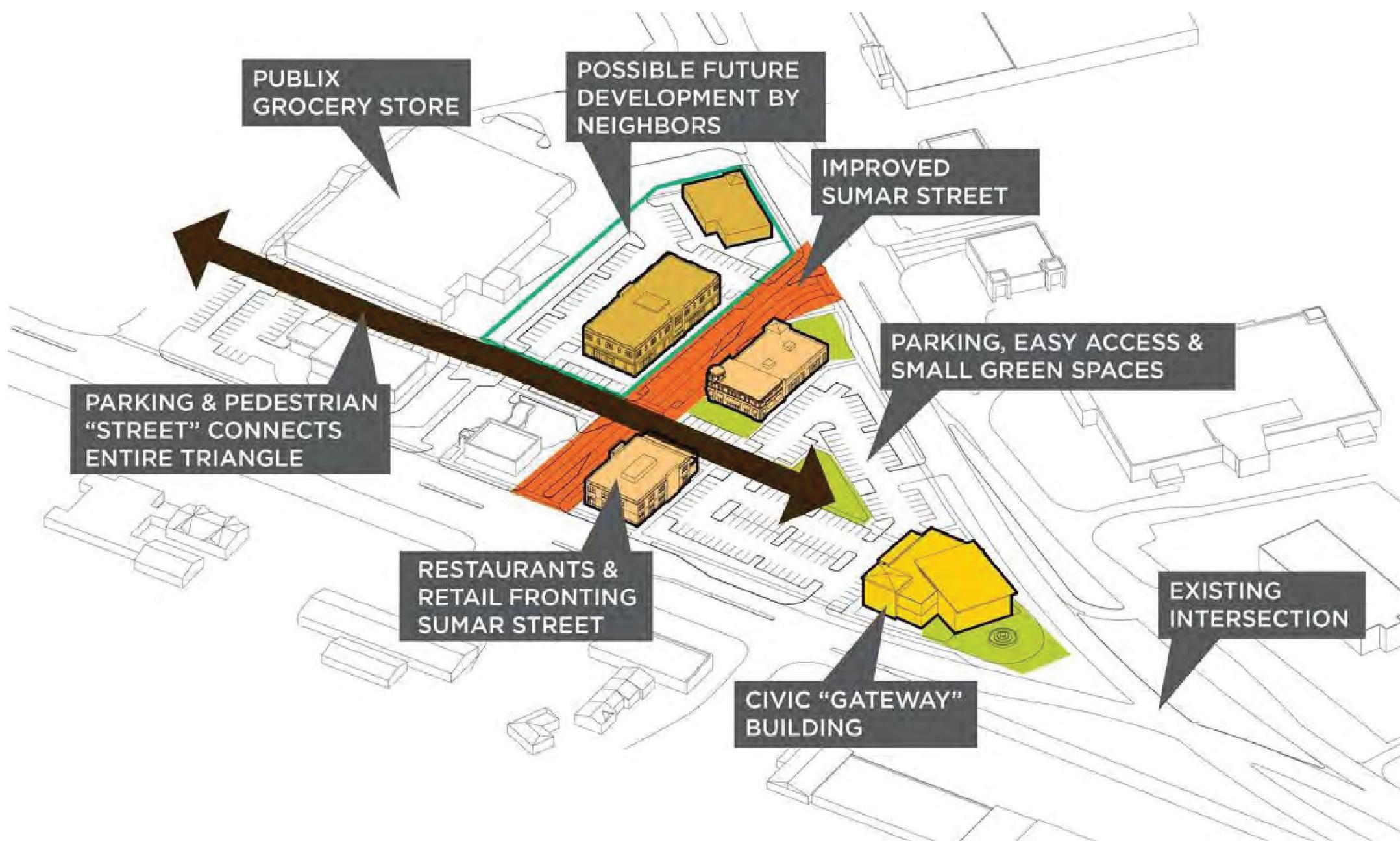
48,000 SF TOTAL DEVELOPMENT
PARKING RATIO: 1 PER 290 SF

Site Plan concept for RFQ search -11/2019



DESIGN DIVISION

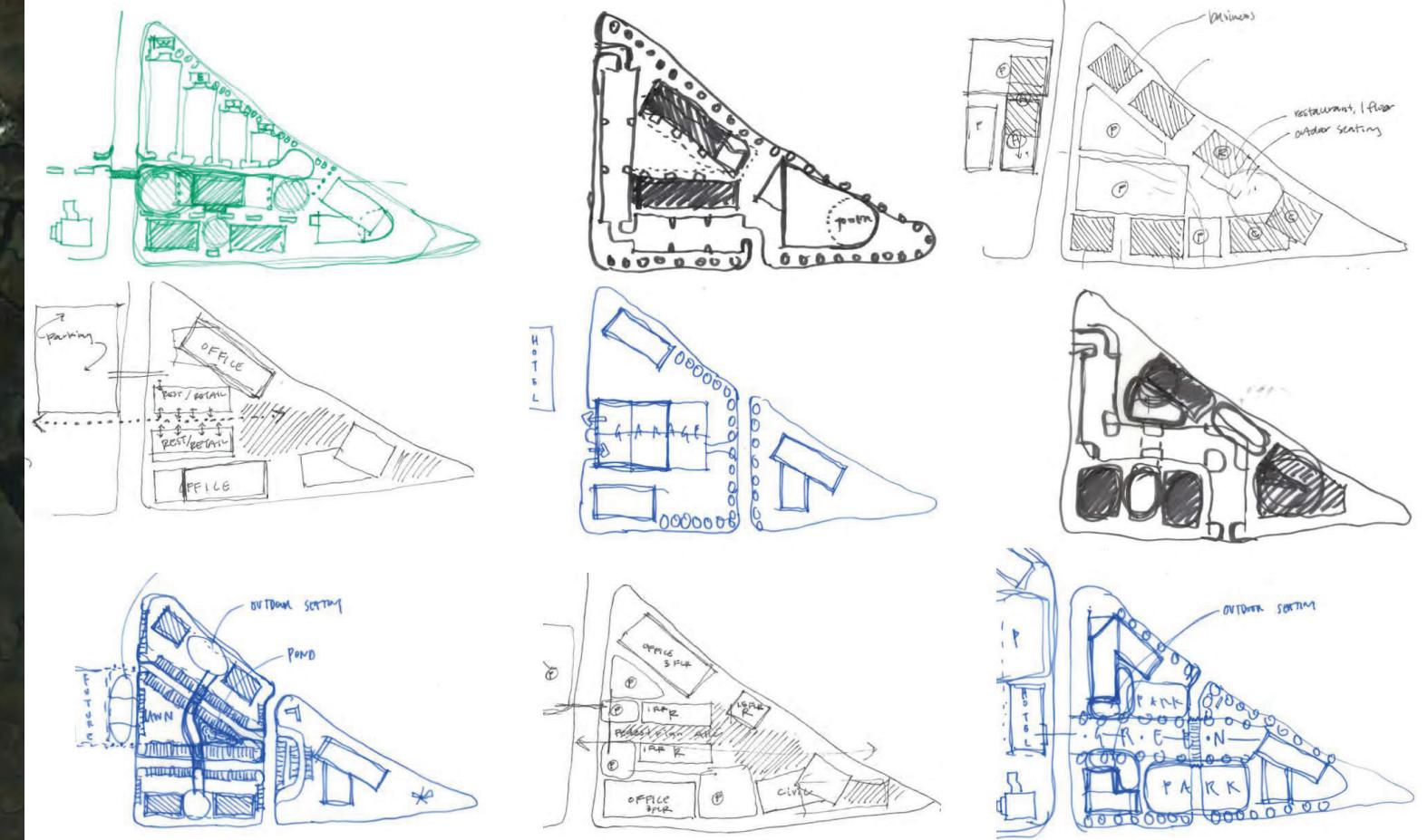
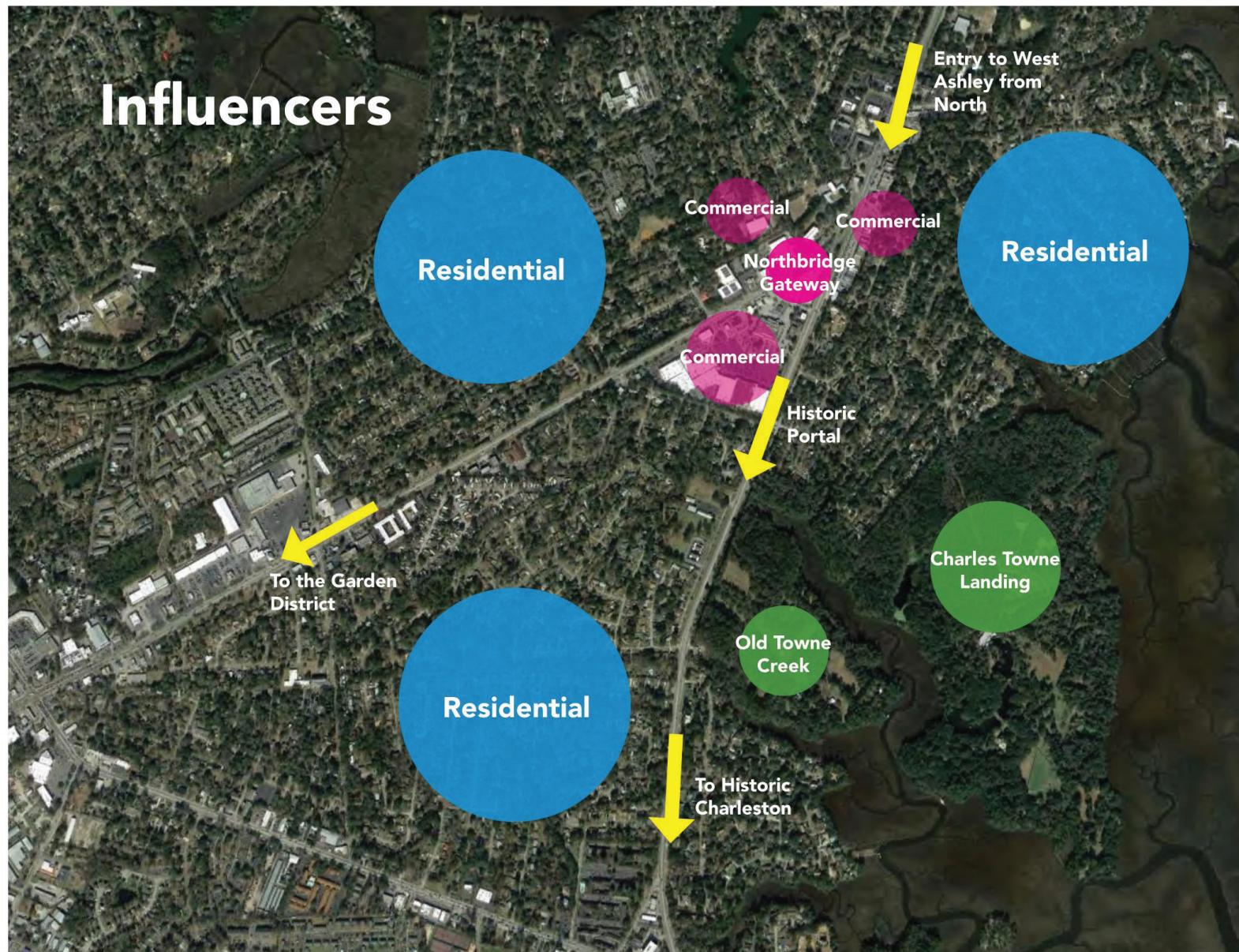
FOR THE COMMON GOOD



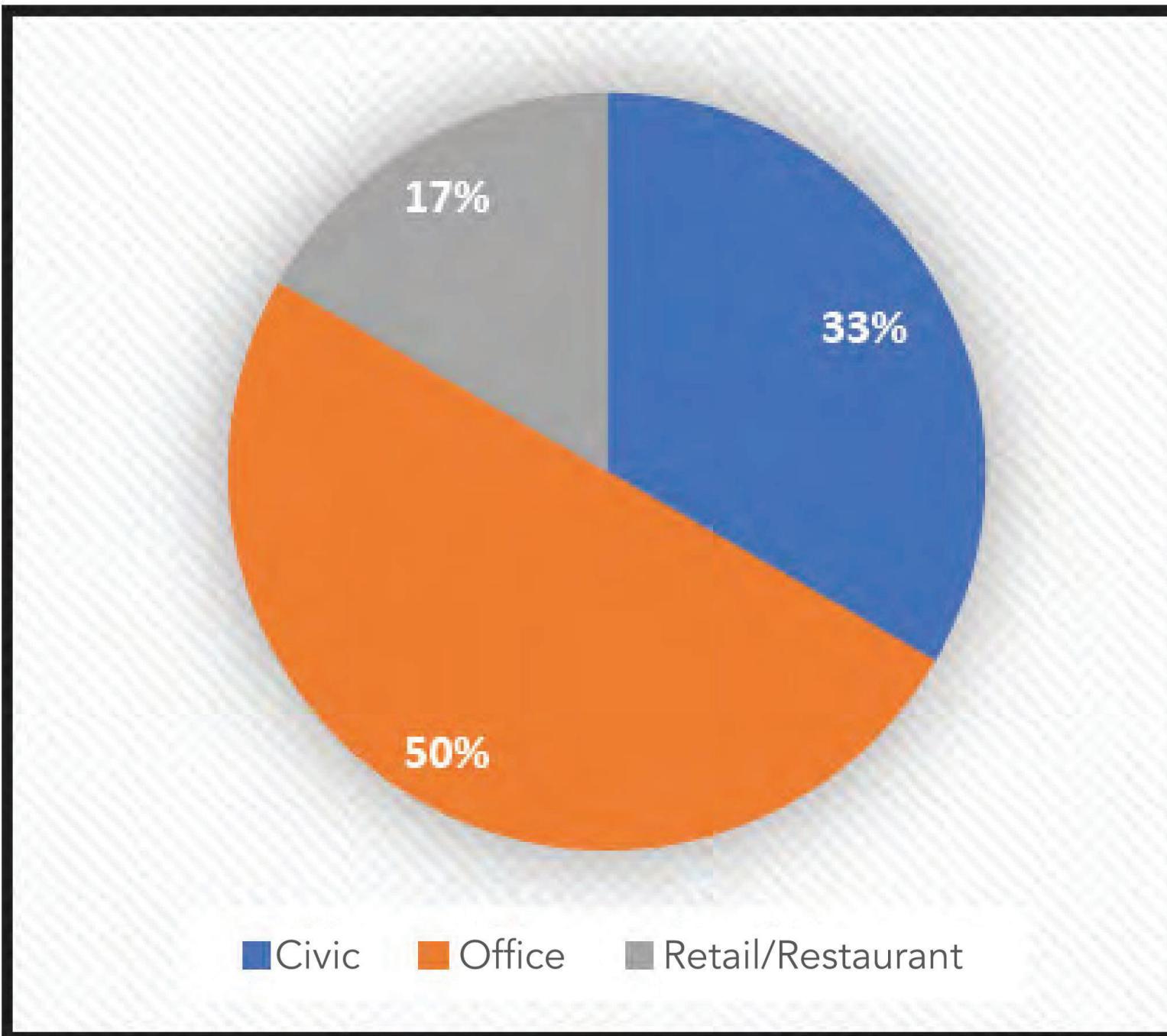
Take Away:

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

Landmark and Liolio Response to RFQ - 03/2020



Landmark and Liolio 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 Liolio Presentation to WARC - 05/2020

Old Towne Rd. Loaded



Sam Rittenberg Loaded



Sumar St. Loaded

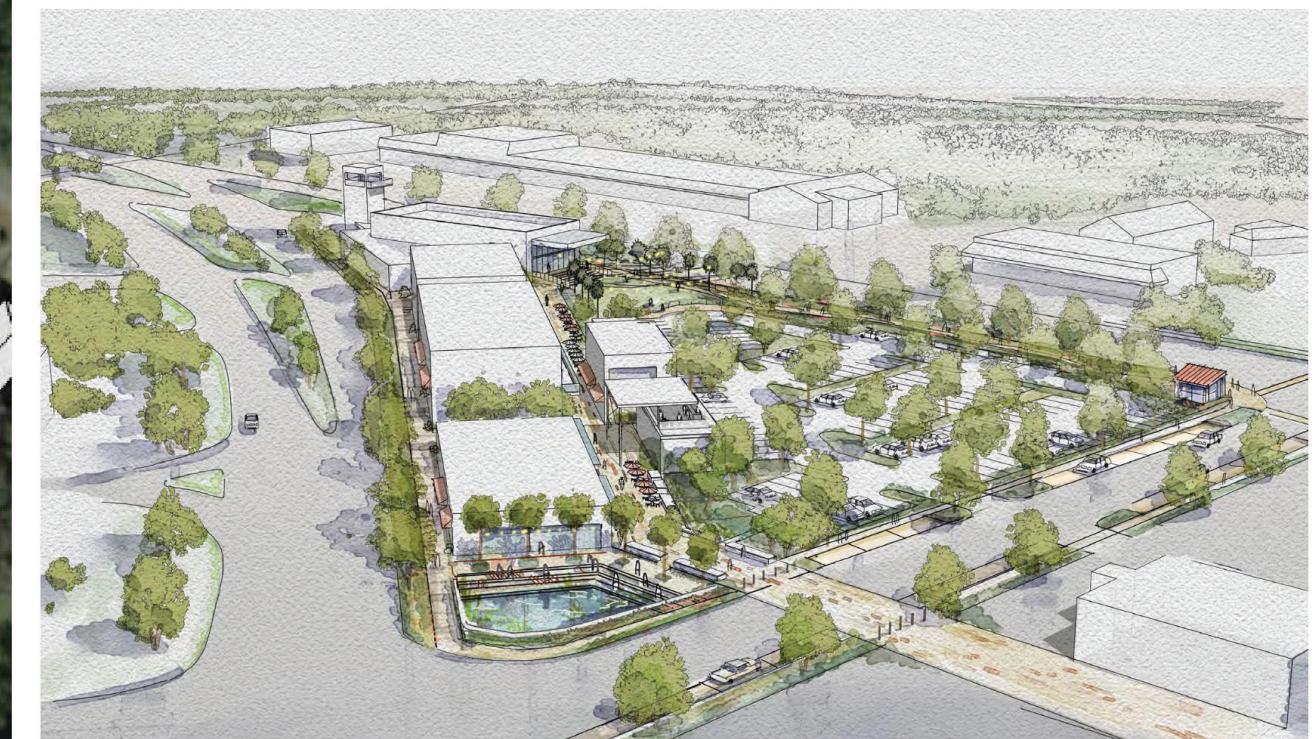


Landmark and Liolio Presentation to WARC - 05/2020



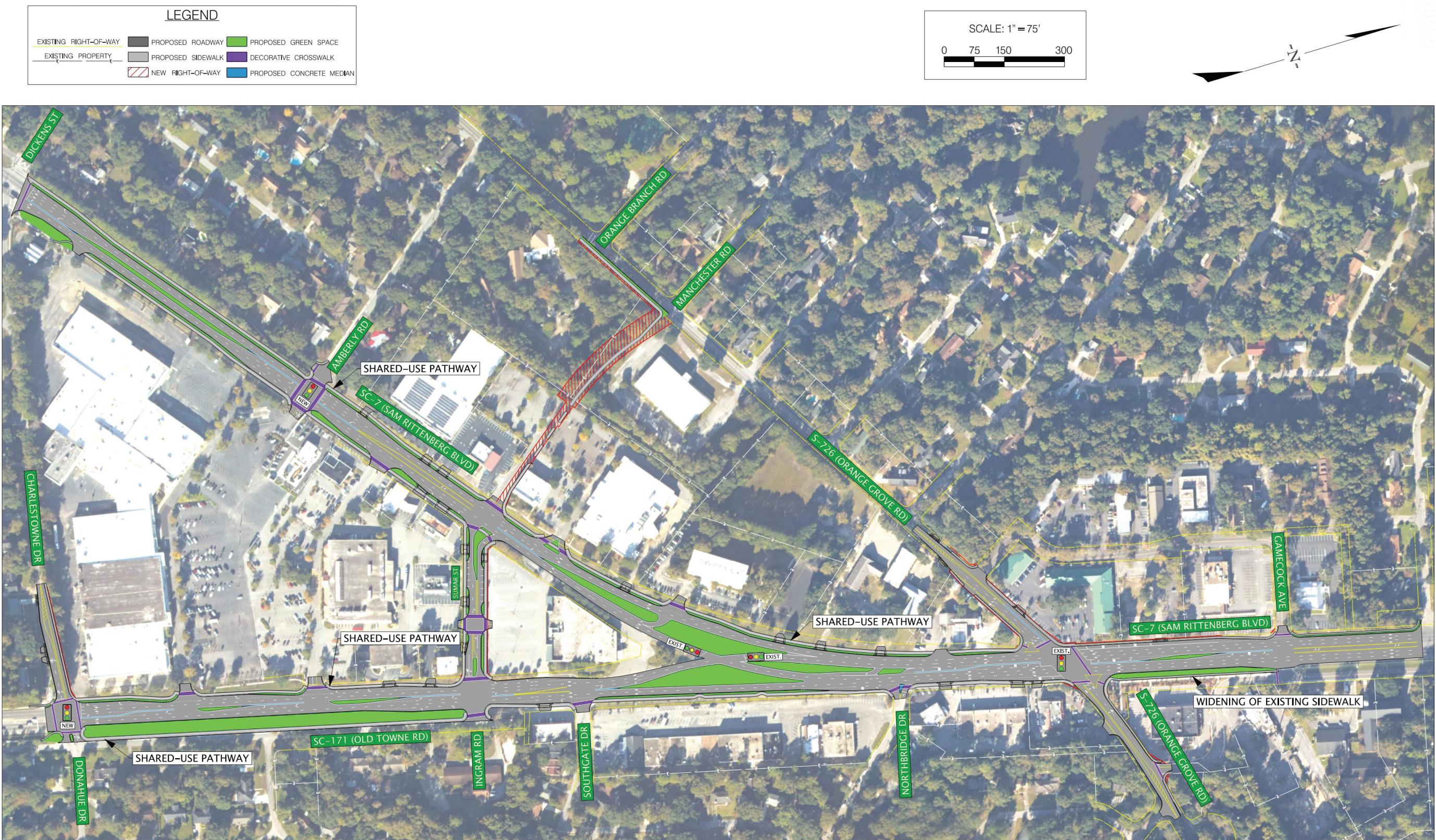
Legend:

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



Sam Rittenburg Option

The Old Towne District Improvements - 08/2020



The Old Towne District Improvements - 08/2020



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.

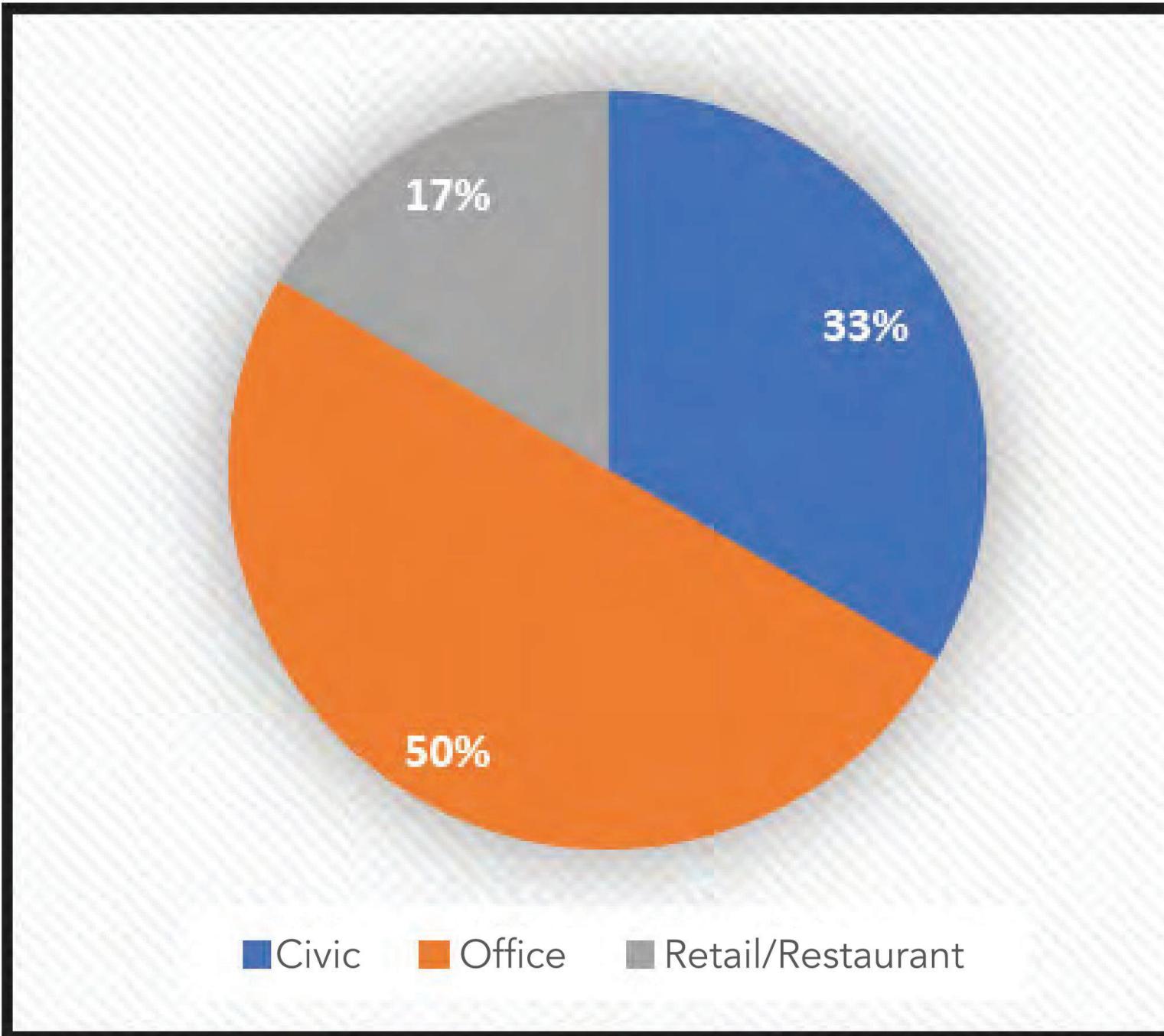
Current estimate has Phase 1 costing \$3.9M and Phase 2 costing \$4.5M.

Phase 1 would include the improvements at the Orange Grove 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



Program

Square Footage:

Civic Function: +/- 20,000 SF

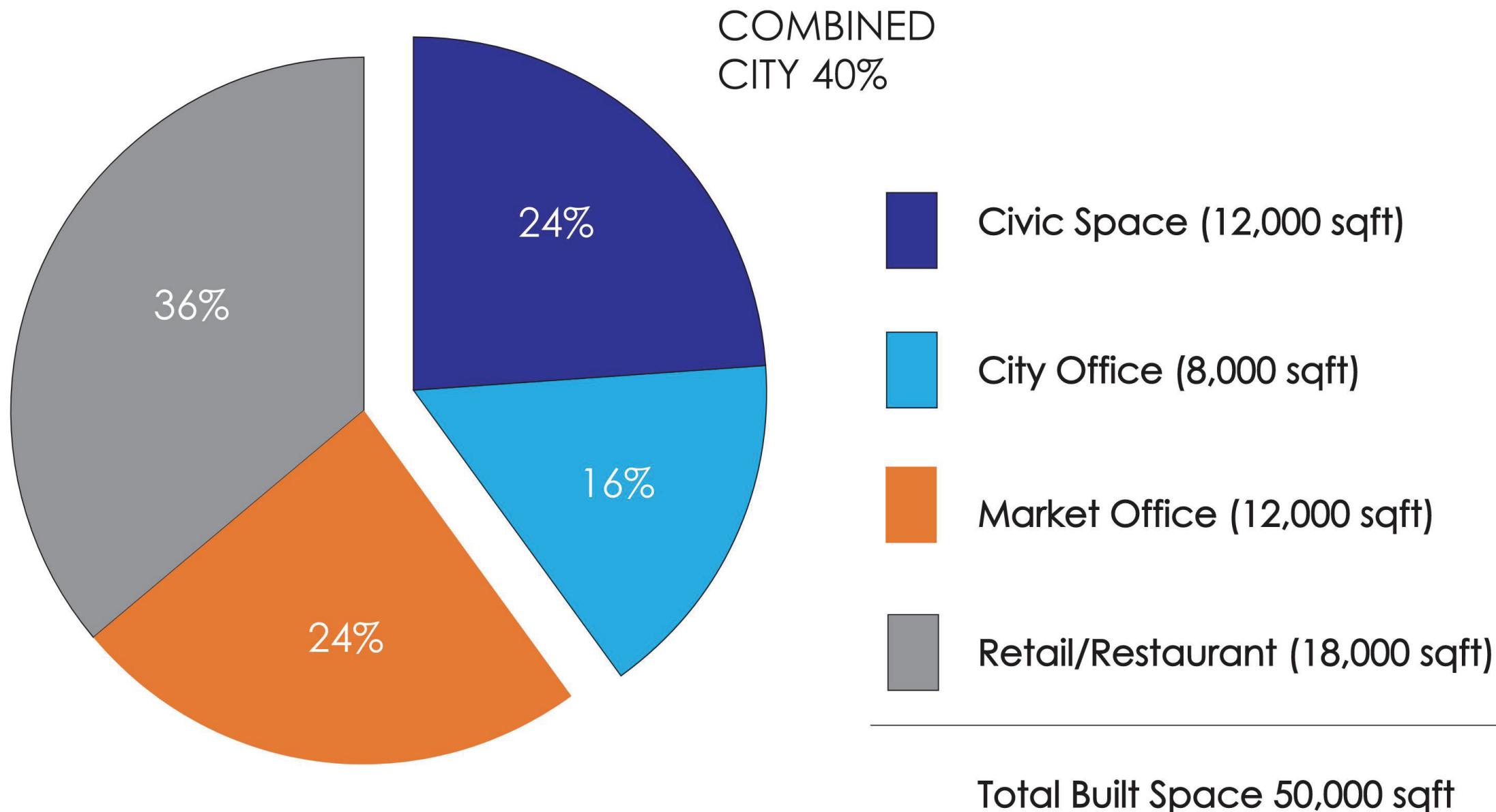
Gathering +/- 8,000 SF
Leased Office +/- 12,000 SF

Office Function: +/- 30,000 SF

Retail/Restaurant: +/- 10,000 SF

Total: +/- 60,000 SF

Square footages proposed in Memorandum of Understanding - 09/2021





CIVIC LAWN



ROOFTOP ACCESS

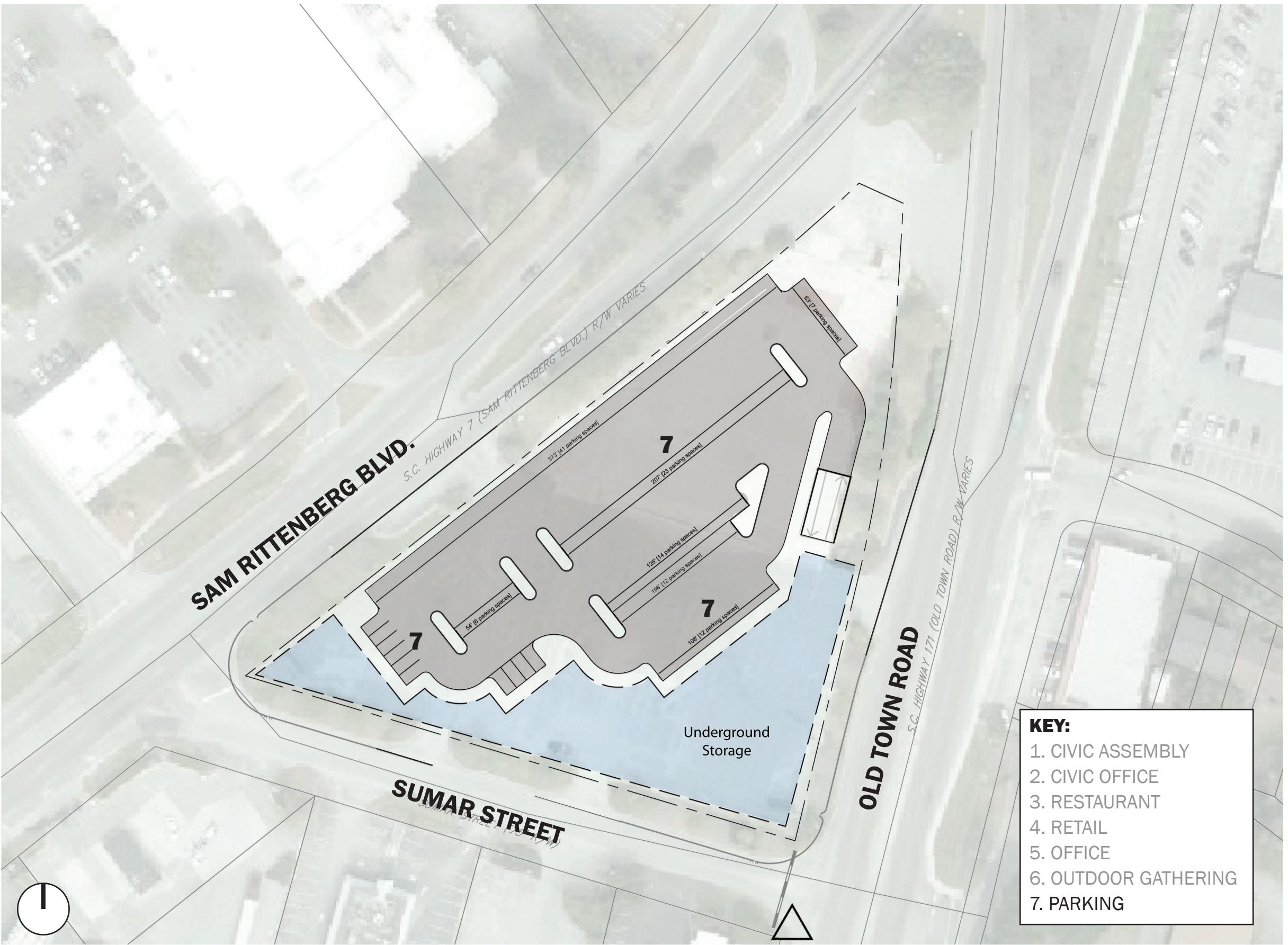


OUTDOOR DINING



PEDESTRIAN-FRIENDLY

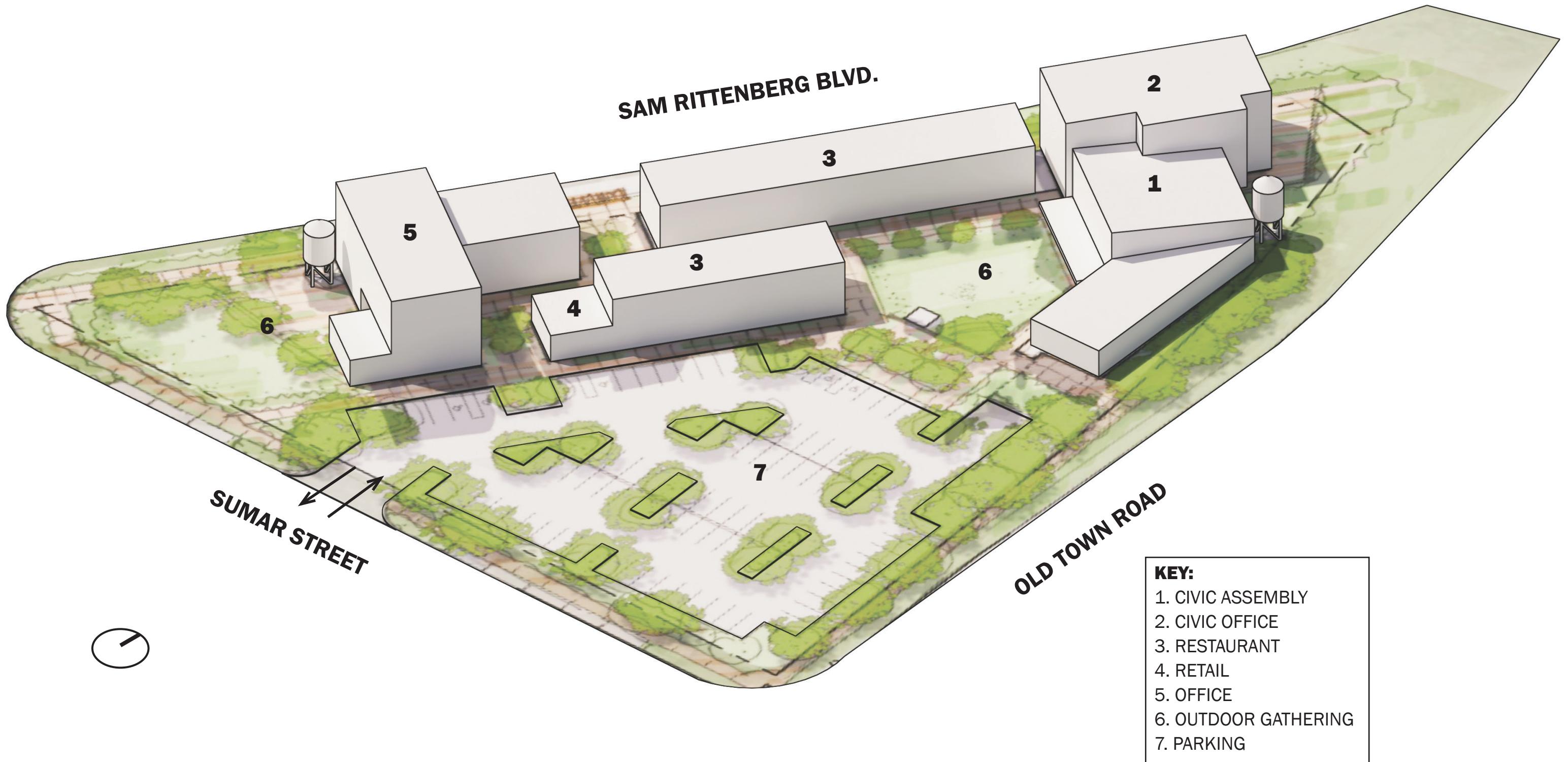


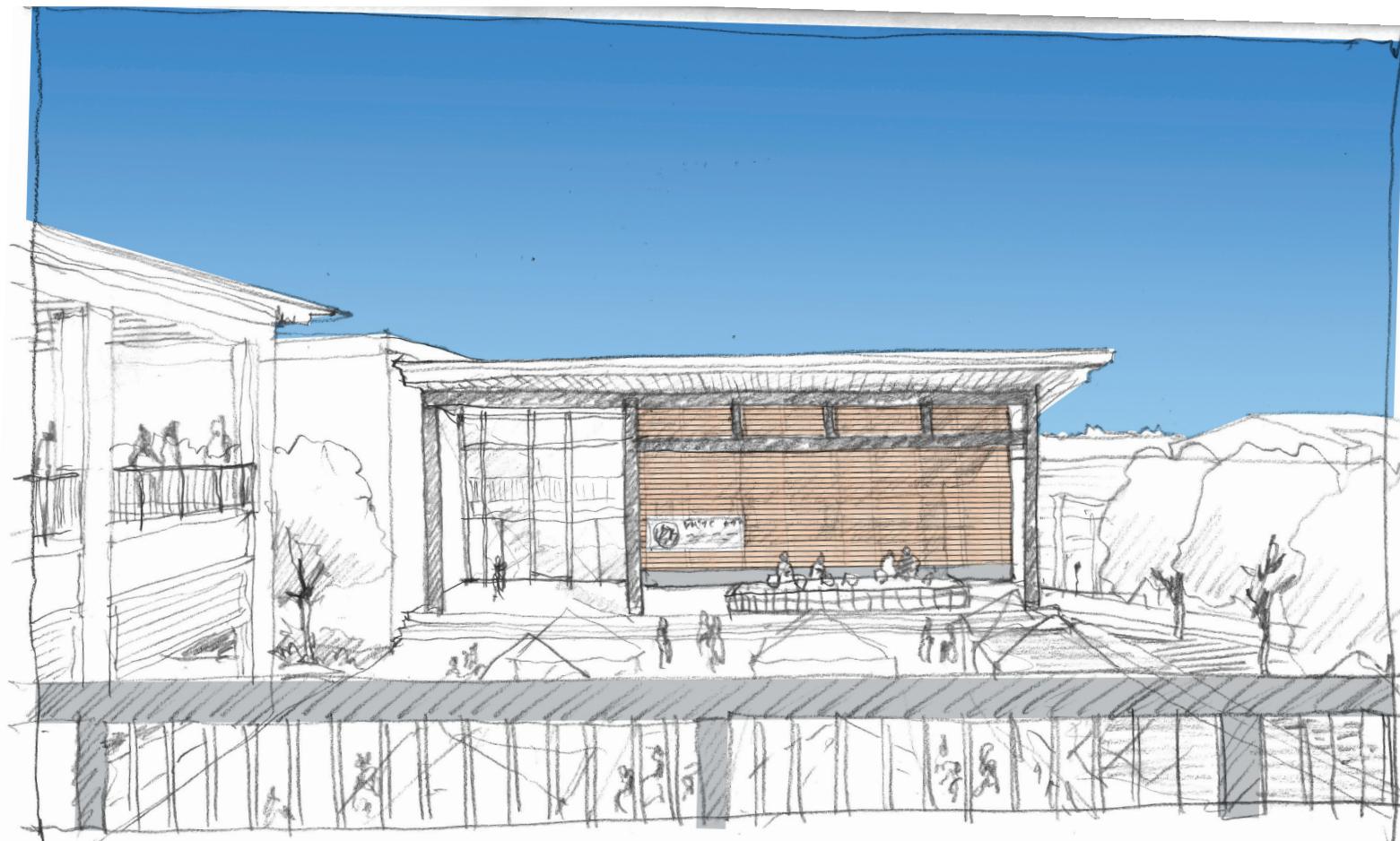


liollo
architecture

SITE PLAN

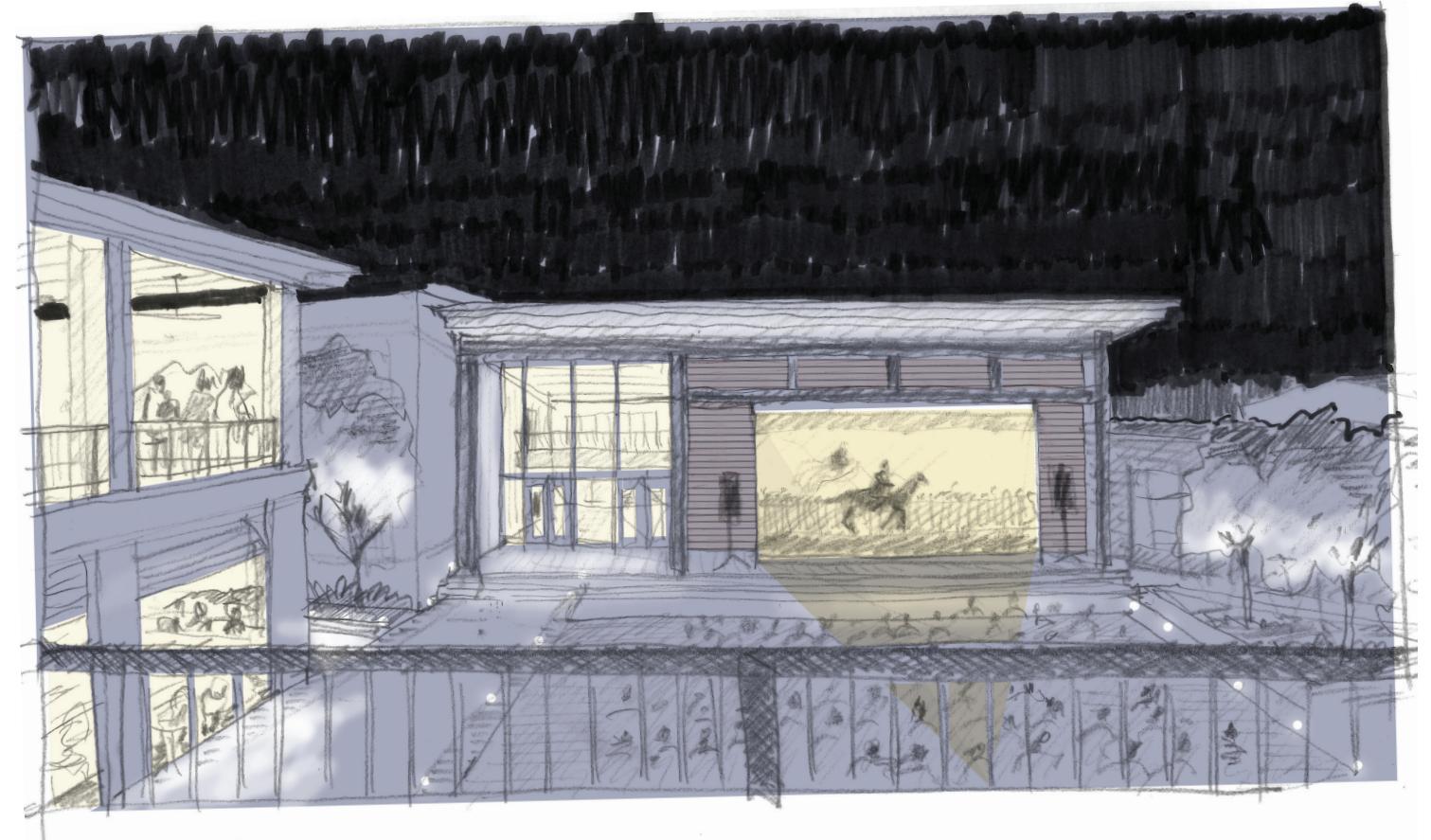
 Stantec





BALCONY OVERLOOKING CIVIC

CONCEPT SKETCH - FARMER'S MARKET



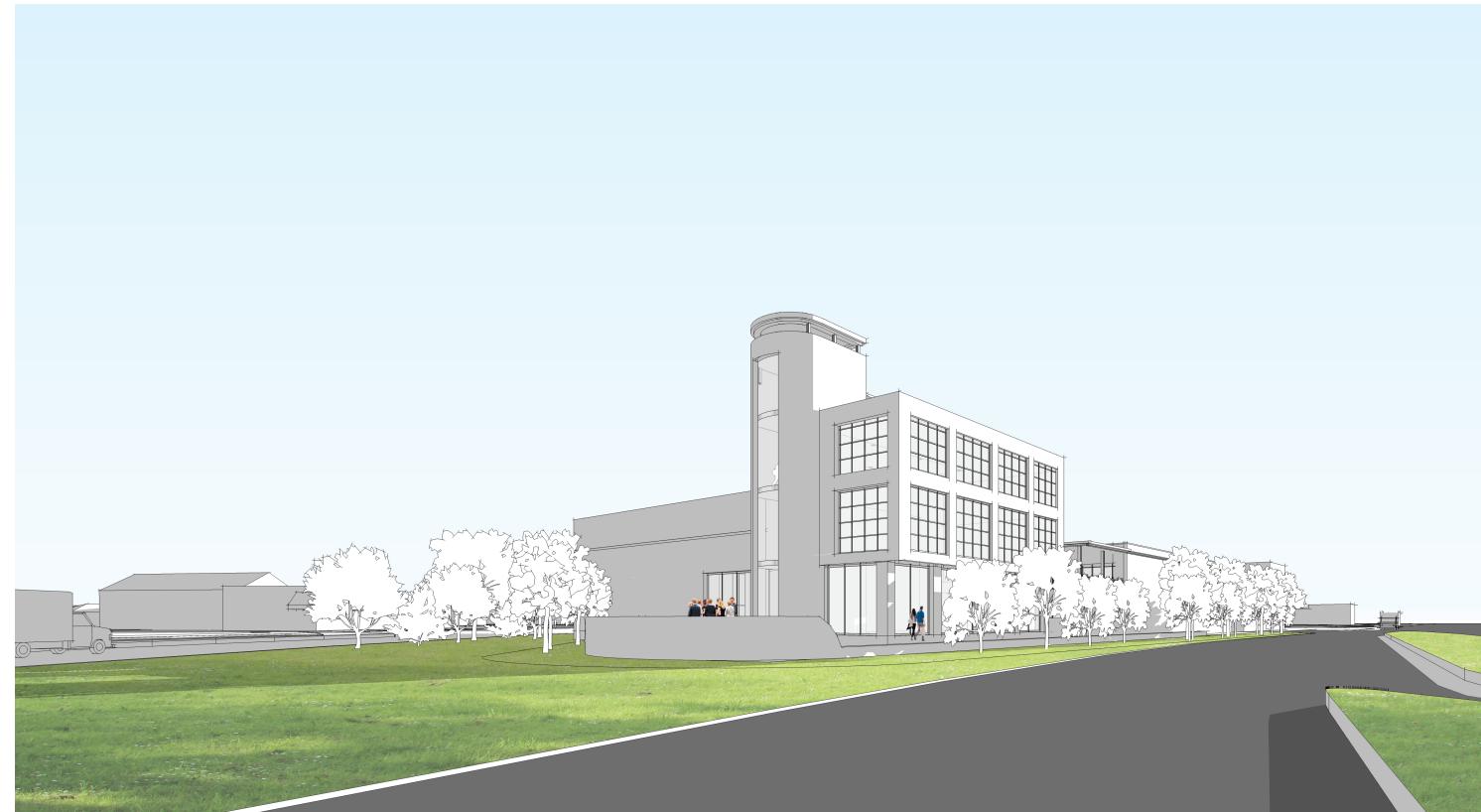
BALCONY OVERLOOKING CIVIC

CONCEPT SKETCH - OUTDOOR MOVIE NIGHT



PROGRAM PRECEDENTS

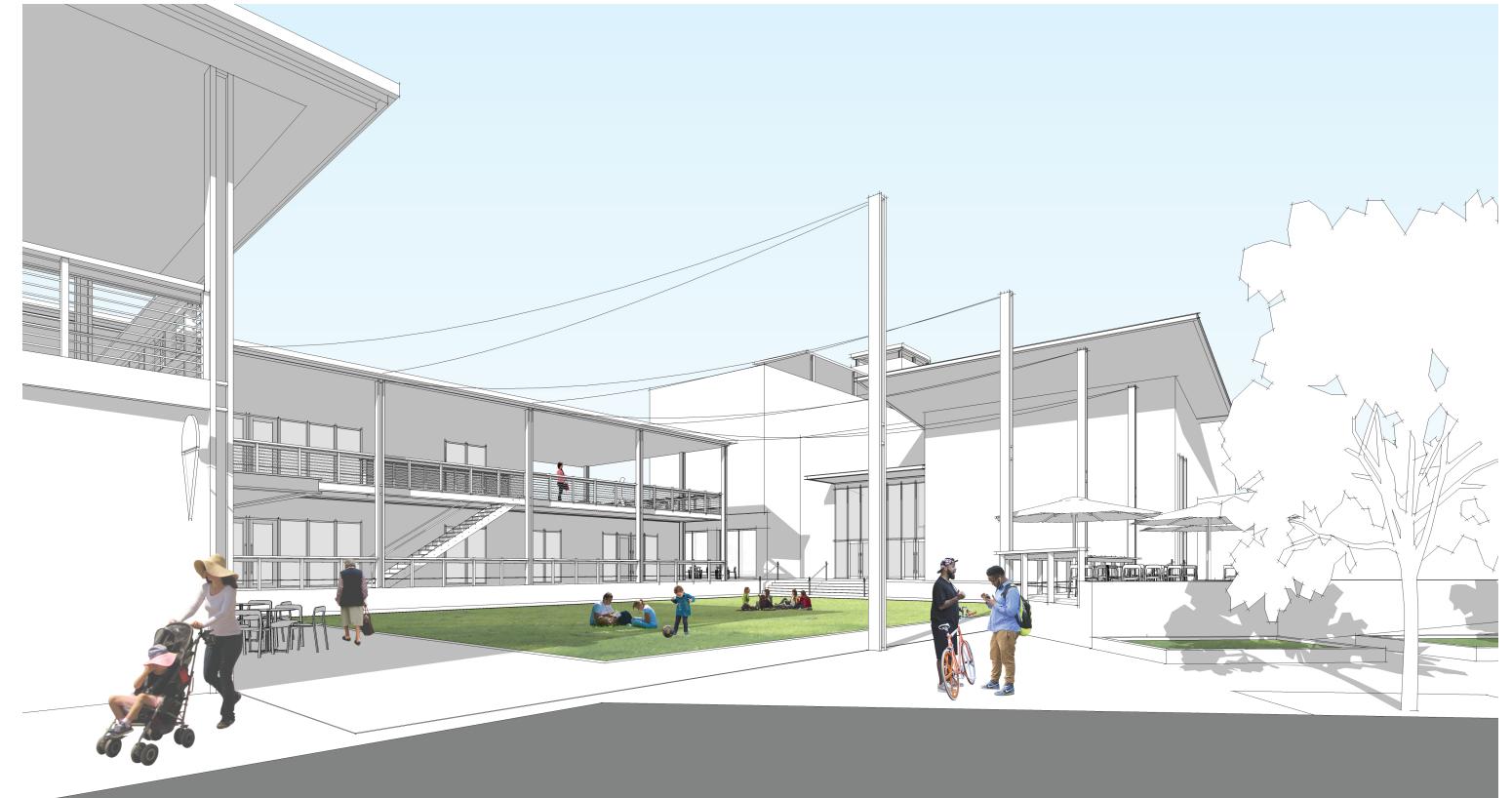




VIEW FROM THE NORTH



VIEW TO CIVIC BUILDING AND LAWN



VIEW FROM PARKING



VIEW FROM NORTH ENTRANCE



VIEW LOOKING SOUTH AT INTERSECTION



VIEW ALONG SAM RITTENBERG BLVD.



VIEW ALONG THE PEDESTRIAN CORRIDOR



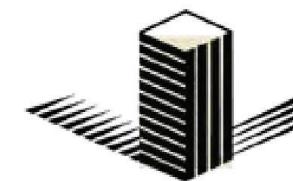
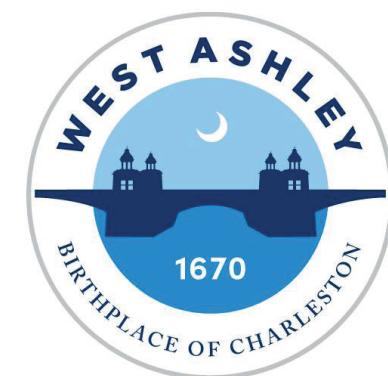
VIEW TO COMMUNITY LAWN



VIEW TO COMMUNITY LAWN

Process Next Steps

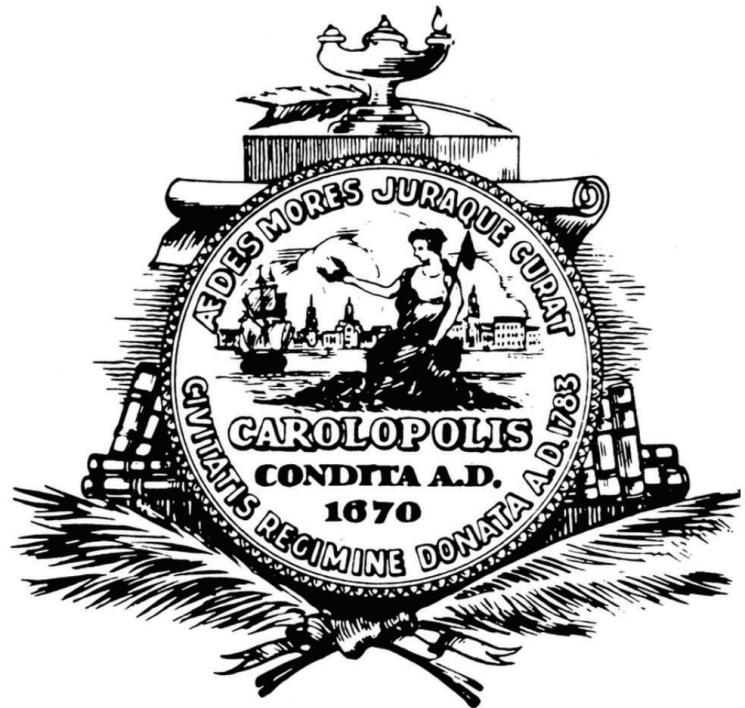
- ————— City Council - April 26, 2022
- ————— Design Review Board - May 16, 2022
- ————— Technical Review Committee - June/July 2022
- ————— Development Agreement - In Progress (TBD)



LANDMARK
ENTERPRISES

Stantec

liolio
architecture



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West Ashley Revitalization Commission
April 18, 2022
Sumar Street Redevelopment

