

Union Pier PUD TRC Comment Response Key

Dept	Label	Comment #	Comment	Response for Staff
Fire	General	1	No Fire Protection Plan was received. Please develop a site plan entitled "Fire Protection Plan", or similar, that includes the following: building information, hydrant locations, available water flow, needed fire flow, and access requirements.	Thank you for the comment. A Fire Protection Plan will be provided at Site Plan Review.
		2	The project appears to be in a fire district as defined by City of Charleston municipal ordinances. Type V construction is not permitted within the fire district. Please clarify the intended type of construction that will apply to the project.	Any Type 5 construction on site will comply with fire code and/or all applicable City processes.
		3	Please clarify the fire department vehicle access road widths.	Fire department vehicle access road widths will be a minimum 20' clear.
		4	Please clarify the hoseline distance around all buildings to meet SCFC section 503.1.1 requirements.	Hoseline distance to be provided at Site Plan Review. Future buildings will comply with SCFC requirements.
		5	Please clarify if the multi-use promenade will be provide with fire department vehicle access.	Further design of the coastal edge and multi-use promenade will consider specific points of fire department vehicle access during Site Plan phase.
		6	Please clarify if the intent is to provide a new pier as part of the project. Please review SCFC Chapter 36 for fire protection requirements.	The PUD will allow for new pier construction. Future construction will comply with SCFC requirements and presented at Site Plan Review.
		7	Please coordinate with City GIS regarding the address for the property. Street address shall be posted in not less than 4-inch letters/numbers (recommend 6 inch) in a manner that is plainly visible from the street or road fronting the property as required by SCFC section 505.1. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Individual suites or subdivision within the building shall include the suite designation in a 4-inch minimum letter/number. Street marquees shall include the site address.	Thank you for the comment, we will coordinate with GIS regarding addresses for the property.
ADA		1	Section 4.1 includes a comprehensive ADA statement of inclusion. Thanks!	Thank you for the comment.
		2	Since there are no maximum/minimum number of parking places required, I recommend that the number of accessible parking places to be provided be based on the regular Zoning requirements for parking rather than the PUD.	Ordinance language has been incorporated into the PUD text in Sec. 4.4.
		3	All sidewalks 5' minimum	5' wide (minimum) sidewalks have been added to street sections.
		4	Pedestrian Way not to exceed 2% cross slope	Pedestrian ways will be ADA accessible and will not exceed 2% cross slope.
PS-Eng		1	Please provide functional PDF bookmarks with sheet/page numbers (and abbreviated sheet/chapter titles) to expedite review. Check function of 'action' prior to submitting.	Provided PDF is annotated with correct bookmarks
		2	Include City PUD ID# (PUD2023-000025) and relevant tax TMS numbers (590-00-00-009) on cover.	Cover updated.
		3	Although individual lots do not have to be shown, the types of lots/uses proposed should be provided (e.g. single-family, townhouse, multi-family, commercial, civic)	This information is provided in the PUD text in Sec. 4.1.
		4	Label landscaped island and any other areas that will be maintained by H.O.A. This needs to be reflected on the Preliminary Plat as well Open space, public use areas, amenity areas and recreational areas, identify location.	This documentation will be provided at the Site Plan level of review.

	5	Demonstrate that the topographic survey and boundary survey is properly certified by a Registered Land Surveyor responsible for the preparation of the survey. Show proposed street layout within the development including connections to existing streets and adjacent properties. Streets should be identified as public or private. Note R/W width and provide all right-of-way elements. For PUD projects, label Street Types and note linear footage.	See attached survey; for proposed street layout see Street Types Plan Ex. A.10; linear footage of all streets to be provided at future Concept Plan application.
	6	Rights-of-way/Streets: show the locations, names, and ROW widths of all existing streets within 150 feet of the property boundary with ownership and maintenance (state, county, city, community, private etc.) noted. Show all proposed improvements to existing public roadways (i.e., widening existing streets for turn lanes, etc.). Provide ROW Cross-Section show future roadway length and width, sidewalk width, creating Open Spaces and any parking (width and length).	See attached survey; Proposed street improvements provided in exhibits and Traffic Study; more detailed engineering to be provided in future Concept Plan application.
	7	Pedestrian trails and bike paths: Show circulation within the Development if it will be in proposed design include connections to existing streets and adjacent properties. Identify whether items will be within or outside of proposed ROW areas. Note width of trails and bike paths.	Updated exhibits and text are included with the submittal.
	8	An important consideration in determining road geometry is the ability of emergency service vehicles to quickly reach a fire or medical emergency. Does the Roadways permit fire truck access / sufficient turning radius to accommodate these vehicles? Recommend using 'Auto-Turn' or similar program to determine if your design meets any requirements in this regard provided by the Fire Dept.	Roadways will be designed to allow emergency vehicle access throughout. A detailed plan will be provided during Site Plan Review.
	9	Sec. 54-821. s.2. Of the Zoning Code states that street connections to adjoining undeveloped tracts shall include a temporary turnaround, in the form of easements or right-of-way, until such time that the adjoining tract is developed, and the temporary turnaround area can be abandoned. Please comply.	The project will comply with Sec. 54-821. s.2. Of the Zoning Code. More detail will be provided during Site Plan Review when road construction and phasing is further refined.
	10	OCRM critical area: Show label OCRM critical line and/or Wetlands, any required critical line buffers and buffer setbacks. Show the Normal Water Level and buffer zone (show width) for all ponds (if applicable). Show cross-section of wetlands crossing (if applicable) and determine the need for guard rail.	There are no freshwater wetlands on the property and ponds are not being proposed. OCRM critical area is shown on attached exhibit.
	11	Charleston city limit line / any applicable county lines shall be shown.	This is not applicable to the site, which is located wholly within the bounds of the limits of the City of Charleston and Charleston County.
	12	Per Section 3.6.1.i of the City's SDSM, storm drainage pipe shall be placed to minimize the length running under pavement. Where it is necessary for pipe to cross the roadway, it preferably shall be placed at a ninety (90) degree angle and in no case less than forty-five (45) degrees	Thank you for the comment. We will review and comply with the SDSM as construction documents are produced and presented to the City at Site Plan Review.
	13	Show any proposed major transmission lines and associated proposed easements for electrical, gas, wastewater/sewer, and water.	Proposed easements have not been developed at this stage. They will be presented to the City at Site Plan Review.
	14	Provide letter from Charleston Water System (CWS) indicating public water and/or sewer capacity and availability for all of the proposed new development.	Coordination letter attached.
Parks	1	Please provide decorative street lighting on all proposed road sections. All proposed City roads shall include street lighting. Alleys shall also include decorative lighting but no tree planting.	Decorative street lighting is indicated on street sections.
SW	1	Rename this section to "Stormwater and Floodplain Management." Also rename section 9.4 to "Stormwater Management."	This language has been incorporated into the PUD text.

		2	Please revise this section of the PUD to state that each particular phase or portion of the project will meet the City of Charleston stormwater management requirements in effect at time of submittal of a respective, complete Construction Activity Application (CAA) submittal to the Department of Stormwater Management. With that stated, a Stormwater Management Master Plan could be developed subsequent to the adoption of this PUD, which could account for additional regulatory certainty when designing the public infrastructure improvements.	See revised PUD text in Sec. 9.4.
		3	Please include and/or revise the language in this section to state that not all outfalls will be considered a 'free outfall' due to the fact that the runoff must flow through publically maintained systems prior to reaching the ultimate outfall of the Cooper River.	The entire project will be master planned with consideration for the ultimate downstream properties. "Free Discharge" is listed as an example of such, but not referenced as the condition of all.
T&T		1	Provide Appendix B (Land Intensity Conversion Matrix and traffic study) referenced.	Included in the PUD text.
		2	Some roadways are SCDOT roadways that have proposed realignment (i.e., East Bay Street). These sections must be constructed to SCDOT standards unless dedicated to the city.	The proposal requests interagency coordination in future phases to transfer all street ownership to the City of Charleston.
		3	Discuss plans for future LCRT and ferry transit stops.	The LCRT BRT system does not route to Union Pier. Future transit accommodations will be provided throughout the site per coordination with CARTA. Ferry transit, if feasible, will be allowed dockage at any future marina sites.
		4	Provide a letter of coordination from CARTA that they will provide transit services, stops, etc. to this development.	Coordination letter attached.
		5	Note throughout sections: 8' of on-street parking width is preferred.	Plans and street sections have been revised.
		6	Washington Street section: One travel lane in each direction may not provide enough capacity for projected traffic volumes. This should be explored in the traffic study.	Conceptual proposals for system design are included in the submittal; applicant anticipates ongoing collaboration to determine preferred alternatives.
		7	Washington Street alternate section: Turn lanes may be needed at intersections based on projected volumes. This should be determined by the traffic study.	Conceptual proposals for system design are included in the submittal; applicant anticipates ongoing collaboration to determine preferred alternatives.
		8	Laurens Street section: Sidewalks should be a minimum of 5' wide.	Street sections are revised accordingly.
		9	Alley sections – are there sidewalks on each side of the traveled way?	See revised street sections.
PPS - Zoning	General	1	Provide the project ID # on the cover/title sheet, PUD2023-000025	Project ID included.
		2	Statement of non-support	The applicant is confident the revised submittal better achieves the intent of the PUD ordinance.
	Section 1	e	Clarification about upcoming zoning and comp plan	See revised PUD text.
		f	What is process for area to be defined in Comp Plan	See revised PUD text.
		g	Revise the last sentence of paragraph "a." to something along the lines of "... is currently zoned Light Industrial, which is not consistent with the proposed Comprehensive Plan amendment for this area to be designated as "City Centers".	See revised PUD text.
		h	provide an exhibit indicating the existing heights (not districts) of buildings to the north, west and south of the PUD boundaries	See attached exhibit detailing proposed heights and heights of adjacent properties.
		i	Reword paragraph "g." to better address how, even though the PUD will have no parking requirements (Sec. 4.3), the PUD will provide adequate parking.	See revised PUD text (Sec. 4.4).
		j	Confirming accommodation..., provide language to include a civic building sites to be provided.	See revised PUD text.
		k	Paragraph "i." – to what "governmental services" is this statement referring?	This text refers to governmental services such as storm drainage, trash collection, etc.

	l	Providing..., add civic and religious uses.	See revised PUD text.
	m	Explain how the criteria listed are met, either in this section or in the applicable PUD section.	Fulfillment of criteria is provided in the entirety of the PUD text.
Section 2.1	n	paragraph 2 – confirm acres, highground, wetlands and OCRM critical area, upon certification of the OCRM Critical Line. How many acres of piers/docks are beyond the critical line?	Please refer to attached survey and critical line exhibits. Associated PUD text has been verified.
	o	has the issue with the ownership of lot 7 been resolved? Section must be completed prior to resubmittal.	City has conveyed this property to Dominion.
	p	Exhibit of Historic Parcels – where is parcel 7? Regarding Parcel 6 – is Dominion conveying this property to the Port? If Dominion will retain ownership of this property, then they also need to sign the rezoning application for the PUD. All owners must sign the rezoning application.	Parcel labeled on updated exhibit.
	q	Connections..., add 'extending the existing street grid on the north, west and south side of the PUD boundaries to the east' ... 'will experience a variety of improved streets.	Agency letter to be attached as exhibit
Section 2.3	r	Program/uses..., 'mixed-use neighborhood providing a variety of neighborhood services' ...and will compliment and not compete with the existing Charleston skyline' viewed from land and water.	Similar language is incorporated into the submittal.
	s	Open Spaces..., and civic spaces as well as celebrate the existing urban ecology.	Similar language is incorporated into the submittal.
	t	Compatibility..., with adjacent built environment.	Similar language is incorporated into the submittal.
	u	Shall provide exceptional architecture with massing, scale, forms, materials, and details.	Similar language is incorporated into the submittal.
Section 2.4	w	See written comments provided by the Department of Housing and Community Development regarding this Workforce Housing section.	Coordination is ongoing with the Department of Housing and Community Development.
Section 3.1	x	Reference exhibit and provide the plat with the current certified OCRM Critical Line statement and signature.	An OCRM certified exhibit is included with the submittal.
	y	Provide breakdown – pier over critical area	The updated exhibit is included with the submittal
	z	Verify the acres of highground, wetlands & OCRM critical area	Verified acreages are included in PUD text and attached OCRM exhibit.
Section 3.2	aa	Note the maximum residential net density (# units/acre highground). We understand the provision for land intensity conversions but still need this information.	See PUD text.
	bb	Provide a maximum of 300 keyed hotel rooms in the table	See revised PUD text; applicant requests 600 sleeping units.
	cc	Revise Accommodation Uses so that the total number of hotel sleeping units (keyed rooms) is a maximum of 300. The City is supportive of one Accommodations Use with a maximum of 150 rooms; the balance of allowed hotel rooms shall be developed as hotels with 50 rooms or less. A maximum of one 50-room hotel may be located along the waterfront area; all other hotels shall be located internal to the site.	See revised PUD text and attached exhibits for response
	dd	Include a statement that "short term rentals shall not be permitted." This area is currently under the STR Category 2, which requires properties to be 50 years or older in order to apply for an STR.	This text has been included in the PUD.
	ee	It appears that all dwelling units would be in apartment buildings and the City does not expect to receive requests for ADU. If this is not the case, include relevant information in the document.	This statement is correct; ADUs are not contemplated at Union Pier.

	gg	For subdivision of parcels, submit a site plan that shows the proposed uses (to be kept as part of the Zoning file in the Zoning office) and a table of units/uses and dwelling units. The subdivision plat must refer to SP on record with Zoning office. This information is needed to track the number of residential uses and commercial/office square footages assigned to development parcels as the property is subdivided, sold, and developed by other entities.	See revised PUD text per section 3.2. DCR's will be provided upon property conveyance or similar processes which record specific land use intensities, and the City will be notified of the same.
	hh	Revise 3.2 to eliminate hotel/accommodations from the possibility of any increase in the 300 sleeping unit cap using the Land Intensity Conversion Matrix. The 300 sleeping unit cap shall be fixed and not able to be increased.	See revised PUD text which indicates no possibility for increase in hotel rooms through use conversion.
Section 4	ii	Zoning Criteria intro.....adjust the 'block looking footprints' on all exhibits = simply show potential city block boundaries (street right-of-way lines) with radii at the corners/intersection of streets.	Exhibits have been updated to include block outlines in surrounding context. Corners of blocks on-site do not indicate radii, as design intent is not to produce rounded building corners.
Section 4.1	jj	If desired, include a provision in the PUD to allow for encroachments in the public ROW for arcades, colonnades, loggias and similar over a sidewalk.	Not desired.
	kk	Include a statement that vision clearance triangles will not be required provided that sight distance triangles within the ROW can demonstrated and be met.	Please provide more information.
	ll	Revise 4.1 to clearly state that the provisions of Article 3, Part 2 Old City Height Districts and View Corridors that allow the BAR to grant additional height above the number of stories identified in the PUD Height District Plan and the corresponding Old City Height District based on architectural merit and context shall not apply within the Union Pier PUD.	See revised PUD text.
Footprint	1	The ground floor footprint of any building or structure shall not exceeded 13,000sf. (Maximum footprint 13,000sf.)	See revised PUD text. Applicant proposes BAR guidelines.
	2	Buildings and structures may be connected underground, but no habitable connection shall be made above ground.	See revised PUD text. Applicant proposes BAR guidelines.
Frontage	1	A block is land bound by roads, streets, alleys, or private alleys greater than 15' wide.	Blocks are otherwise defined in Sec. 54-120 of the zoning ordinance.
	2	The maximum length of any one block face shall be 200ft, maximum interior of a block would be 40,000sf.	Block sizes defined per graphic exhibits.
	3.a	No block is occupied by a single footprint building	Lot requirements defined in PUD Sec. 4.2 and Architectural Guidelines.
	3.b	The maximum length of any one building frontage shall be 60% of the total street frontage of the block face	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	3.c	The roofline of each block shall contain a minimum of three different volumetric forms and roof shapes	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	3.d	Each block shall incorporate at least one one-story height variation along the frontage	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	4	Screened structured parking, vehicular access to structure parking, or a combination shall occupy no more than 20% of a block's frontage. This includes frontage on alleys.	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	5.a	Buildings shall be separated by pedestrian only alleys, paths, park space, or similar where: A pedestrian alley shall be a minimum of 20' (average) from building face to building face, connecting through the entire block, connecting parallel street. 25' minimum if adjacent building facades are five stories or more	See graphic exhibit for master plan.
	5.b	A pocket park is adjacent to the ROW Sidewalk, minimum 600sf, and minimum 20' wide at the sidewalk edge.	See graphic exhibits for delineation of provided parks.
Massing	1	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	2	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.

	3	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	4	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	5	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	6	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	7	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
	8	Refer to comments	See revised PUD text. Applicant proposes BAR guidelines and Union Pier principles.
Section 4.1	1	Height: Include a statement that there shall be no requests to BAR for additional height based on architectural merit for any buildings in any height districts.	See revised PUD text.
	2	See PP&S's revised height district exhibit.	Revised height district exhibit is attached.
Section 4.2	3	Zoning Districts: Permitted Uses: Hours, consider requiring a minimum of locations for a public/civic and/or religious building (to be provided by master developer); no lot size minimum.	See revised PUD text and graphic exhibits. Also per Sec. 5.2, excess open space may be designated for civic use.
	4	Retitle Section 4.2.1 to "Prohibited Uses" and add "casino", which is defined in the zoning ordinance, to the list of prohibited uses	See revised PUD text.
	5	Change "Old City Zoning District" to "Old City Height District"	No correction necessary; existing language is correct.
	6	Amend this section by inserting the language from Sec. 54-206, y concerning establishments that allow for the on-premises consumption of alcohol, beer or wine after midnight to be regulated as conditional uses and the conditions shall include 1, 2, 3, 4 and 6.	See revised PUD text.
	7	Amend this section by specifying that all rooftop bars and restaurants, including those associated with accommodations uses, shall be a conditional use and shall satisfy the following conditions:	See revised PUD text.
Section 4.3	8	Parking Standards, if parking decks are to be implemented above street level provide their conceptual locations on an exhibit and confirm/vet via the TIS for arrival and departure routes, volumes, etc.	Conceptual parking structure location indicated on conceptual master plan graphic exhibit.
	9	Include bicycle parking in ROW, on street. Minimum one bicycle parking area every block. Designate additional/separate areas for bike share stations	To be determined at Site Plan review.
	10	Consider introducing language as to how the structure are to be incorporated into the city block.	Covered in architectural guidelines.
	11	Consider incorporating shared parking. If shared parking is being proposed then provide details and requirements	See revised PUD text.
	12	Provide conceptual arrival and departure locations for the underground parking and confirm/vet via the TIS.	To be determined at Site Plan review.
Section 4.4	13	Revise Accommodation Uses so that the total number of hotel sleeping units (keyed rooms) is a maximum of 300. The City is supportive of one Accommodations Use with a maximum of 150 rooms; the balance of allowed hotel rooms shall be developed as hotels with 50 rooms or less. A maximum of one 50-room hotel may be located along the waterfront area; all other hotels shall be located internal to the site. The City would be receptive to increasing in the number of residential units to help offset the reduction of hotel rooms.	See revised PUD text.

	14	Add language to make all accommodations uses conditional uses in which site plans, floor plans, and building elevations of the proposed accommodations use and a detailed written assessment shall be submitted to the Zoning Administrator for approval upon a finding that the following requirements have been met per Section 54-220: insert b.1.(a) through (m) and c.1 through 8. and 10., 13., 16., 17, 19, and 20.	See revised PUD text adding applicable provisions as appropriate for Union Pier site and context.
	15	Section must be completed prior to next submittal. Remove if not required.	Removed from text / see revised text.
Section 5.1	16	Verify the acres of highground, wetlands and OCRM critical area.	Indicated on OCRM exhibit as attached.
	17	Verify the total acres of O.S. required, the total number of useable O.S. acres on the highground (only) portion of the O.S.	Indicated in PUD text and graphic exhibits attached.
	18	18. Show area of 'useable' open space over the OCRM Critical Area; the amount of existing pier preserved.	No usable open space is indicated over the OCRM critical area.
	19	Suggest a minimum size for a neighborhood/pocket park.	Parks are identified on the Open Space Plan and shall in the aggregate exceed the usable open space requirements as specified in the PUD ordinance.
	20	OS should be bound by property lines, indicate who will maintain O.S.	Park ownership and maintenance information is provided in the updated PUD text. Delineation of specific property lines to be determined in Site Plan review.
	21	Remove small slivers as O.S.	Parks are identified on the Open Space Plan and shall in the aggregate exceed the usable open space requirements as specified in the PUD ordinance.
	22	More open space around the Rice Mill should be provided and provide a more robust open space connection to the waterfront. See exhibit from City. Historic Rice Mill Ruins, the façade as well the outline of the original building, shall be incorporated into a significant public open space with a view corridor and pedestrian way equal to the width of the building outline on the east side of the building outline across the PUD area to the edge of the waterfront without any large physical obstructions.	Parks are identified on the Open Space Plan and shall in the aggregate exceed the usable open space requirements as specified in the PUD ordinance.
	23	Provide an open space phasing plan or parameters for the delivery of open space to ensure that open space is completed with or prior to adjacent development. Open space should not be the last component to be completed. Clarify if open space will be constructed by the developer, reimbursed through the proposed TIF, and conveyed to the City.	See revised PUD text.
	24	Section must be completed prior to next submittal. Remove if not required.	See revised PUD text.
Section 5.2	25	O.S Types, Consider the opportunity for a water ferry/taxi depot/location/location of nearby bike and vehicular parking.	See revised PUD text.
	26	Consider the maximum number transient and permanent marina slips; location of the harbor master building (to be highground or co-use with cruise building)	To be determined pending future feasibility.
	27	Adjust the exhibit to remove the notion that green infrastructure in or adjacent to street rights-of-ways can be counted toward minimum O.S. or useable O.S. Can't double dip... open space is bound by property lines and owned by POA, city, or other entity and not part of the right-of-way.	See revised exhibits.
	28	Active recreational uses – incorporate interactive elements to O.S.	See open space descriptions.
	29	Is there minimum size for open space to be considered usable?	See PUD text and graphic exhibits for delineation of provided parks.
	29.a	Minimum size of a pocket park is 600sf, with 20' minimum width along any side.	See PUD text and graphic exhibits for delineation of provided parks.
	29.b	Minimum size of a passive neighborhood park 4,000sf, with 30' minimum width along any side.	See PUD text and graphic exhibits for delineation of provided parks.
	29.c	Minimum size of an (active) OS 9,000sf with 40' minimum width along any side.	See PUD text and graphic exhibits for delineation of provided parks.

	30	Who will build the OS?	See revised PUD text.
	31	Provide OS delivery/schedule of completion/phasing to ensure that is delivered with or prior to adjacent development.	See revised PUD text.
Section 6	32	Paragraph two needs to be completed with regards to the "..."	See revised PUD text.
	33	"[RESERVED FOR COORDINATION..] – this section must be finalized prior to resubmittal	See revised PUD text.
Section 7	34	Expand the section to address existing natural habitats and urban ecology; language shall include 'native' plants, green roofs, green walls, etc	See revised PUD text.
	35	Existing natural vegetation shall be preserved, enhanced, and celebrated.	Site includes minimal or no existing upland vegetation.
	36	Provide a protocol to remove invasive vegetative species from the development area.	Site includes minimal or no existing upland vegetation.
Section 8	37	The Department of Planning, Preservation & Sustainability is supportive of 'nonstandard' or 'new-standard' materials but the Parks Department and Engineering Division will need to review and approve.	Applicant proposes all materials to be refined in Site Plan review and subject to City processes in place at the time of review, noting potential for permeable structures and green infrastructure systems to be allowed.
Section 9.3	38	Current OCRM critical line statement signed and dated must be shown.	The updated exhibit is included with the submittal
Section 9.4	39	This section needs to be coordinated with Resiliency and Stormwater.	Applicant welcomes continued coordination with all respective City departments.
	40	Paragraph 3 should reference the future approved Concept Plan (not the master plan). Include a section on 'Resiliency' be included and include;	This language is incorporated into the revised PUD text.
	41	• Cross-section of the proposed building pad elevations of the perimeter and interior blocks.	Updated exhibits are included with the submittal.
	41	Cross-section of the proposed 'below grade' parking facilities.	Updated exhibits are included with the submittal.
	41	Cross-section so the flood wall/types, baffles, existing concrete deck over the critical area.	Updated exhibits are included with the submittal.
	42	Provide an overall cross-section through the entire development from the western boundary to the eastern boundary and from the southern to norther boundaries noting underground parking areas, utility areas, and street elevations.	Updated exhibits are included with the submittal.
Section 10	43	Refer to comments from Department of Traffic and Transportation. Section must be completed prior to next submittal.	Traffic study attached.
Section 12	44	Provide letters of coordination from Charleston County School District, Charleston Water System, Dominion and any other providers as needed.	All available coordination letters are included; any additional letters will be submitted upon receipt.
Appendix A.2		Note "conceptual master plan."	Updated exhibit attached.
		Modify the 'blocks' to reflect radii at the intersection of the proposed streets.	Exhibits have been updated to include block outlines in surrounding context. Corners of blocks on-site do not indicate radii, as design intent is not to produce rounded building corners.
		Show and label the certified OCRM Critical Line on all exhibits.	Existing critical line has been added to exhibits A.2, A.3, A.4, A.6, and A.7 in addition to being indicated on the OCRM exhibit.
		Provide a legend indicating SPA retained buildings, docks, and land area.	This area will be delineated in future subdivision processes.
Appendix A.3		• Create two tones of color depicting the useable open space; the PUD required minimum on highground and residual areas over the remaining portions of the PUD area. Verify useable vs. stormwater facilities in street rights-of-way (green tone with dark green boundary).	Exhibit updated per comment.
Appendix A.4		Distinguish color code between block pads, streets, and open space, both useable and passive.	Exhibit updated per comment.
		Remove useable O.S. dark green boundaries around O.S. that is over OCRM Critical Area.	Exhibit updated per comment.
		Update per Accommodations comments provided above.	Exhibit updated per comment.
Appendix A.5		See exhibit from PP&S. (height map)	Exhibit updated per comment.
Appendix A.6		Label the O.S. Types.	Exhibit updated per comment.

		Provide conceptual total size of the O.S. types.	Exhibit updated per comment.
		Update per open space comments provided above.	Exhibit updated per comment.
Appendix A.7		Label existing natural vegetation areas/ecology areas.	Per attached survey, no existing vegated areas onsite.
Appendix A.8		Provide cross-sections from west to east through the resilient infrastructure plan in three locations from north to south to include perimeter and interior block elevations, storm surge barrier types and elevations, below grade parking (to include proposed entry and exit points on the public street system, slopes, etc.	The updated exhibit is included with the submittal.
		Provide cross-sections from north to south through the resilient infrastructure plan on the center lines of the three major north – south streets to include perimeter and interior block elevations, storm surge barrier types and elevations, below grade parking (to include proposed entry and exit points on the public street system, slopes, etc.	The updated exhibit is included with the submittal.
		Provide concepts/visual examples of the resiliency elements – baffles, living breakwaters, surge barriers.	The updated exhibit is included with the submittal.
Appendix A.9	43	Select a different color depicting pedestrian ways	Color changed to green.
	44	Add a note indicating that pedestrian walkways will be required on the interior of the blocks.	The proposed pedestrian pathways are as drawn on attached exhibits.
	45	The People Pedal Plan identifies bike lanes as the recommended solution for (the future segment of) Concord Street between Laurens Street and Pritchard Street. Incorporate into street design, indicate as Bikeway.	Potential multi-use path indicated on attached exhibits.
Appendix A.10	46	Street Type Plan should include a utilitarian street type = public service alleys on the interior of the blocks.	Changed per the exhibit.
	47	Provide notes regarding public service (trash/garbage) routing, pick-up relative to street types with green infrastructure and street (sidewalk) cleaning services.	Provision of service routing and timing to be determined in future phases of design and review.
	48	The primary and secondary streets make sense but they need to clarify which “neighborhood streets” would actually be more like service alleys	See updated exhibit for labeling of neighborhood streets and alleys.
Appendix A.11	49	All street sections should reflect 10’ travel lanes, except for Washington Street if warranted.	10’ lanes are provided throughout the project with the exception of Washington and East Bay Streets.
	50	Provide a street section for the portions of East Bay Street and Washington Street to be modified.	Alternatives are identified for potential street sections dependent on preferred alternatives as selected by the City, DOT and other partner entities
	51	Street section should depict streetlights.	Exhibits updated per comment.
	52	Street sections should note/depict granite curbing as the curb material.	Text has been incorporated into PUD text per Sec. 8.
	53	Is angled parking being considered on any of the street section (Greenville Main St.)?	The proposed street sections include parallel parking, not angled.
	54	A note should address the approval and implementation of commercial (and passenger) loading zones.	Loading zones shall be determined during future phases of Site Plan design in coordination with the specific proposed uses of each parcel and block. Nothing in this PUD precludes the appropriate location of loading zones in subsequent phases of design and engineering.
	55	A note should address the approval, locations, and implementation of street vendors.	Applicant proposes street vendors to be subject to approval processes in place at the time of review.
	56	Note open space in a street right-of-way may not be considered useable – can’t predict the future as the green infrastructure may be removed to accommodate gray infrastructure, i.e., parking, bike lanes, etc.?	Open spaces and green infrastructure areas within rights-of-way are not proposed as Usable Open Space per attached exhibits.
	57	Pedestrian alleyways may be considered usable open space provided that they are publicly accessible, dedicated for public use and not street right-of-way (no vehicles)	Even though pedestrian alleyways may be considered for Usable Open Space, the proposed PUD does not request these areas to be added to the Usable Open Space allocation, as minimum acreage requirements are otherwise met through other public parks within the master plan.

58	Should the street section note that silva cells and structure soils can be implemented/permitted to sustain street tree growth?	Similar text has been incorporated into the PUD text in Sec. 7.
59	Have the local utility providers been asked if multiple utilities can share the same trench/duct bank?	Similar language is incorporated into the PUD text in Sec. 8. Further coordination shall occur at the Site Plan phase.
60	Should certain street section depict that street may be pile supported?	Roads may be designed with various subsurface structural conditions or techniques, including but not limited to surcharging, rigid inclusion, piling, or an other method of providing adequate compression and stability for roadway elements and utilities. Specific structural needs are to be determined in future phases of design and engineering.
61	Has the maintenance of green infrastructures in the public right-of-way been vetted?	Applicant proposes maintenance of green infrastructure to be managed either through the City or through the UPPA, or similar entity, subject to future approval and provision of MID funds for maintenance.
62	Has ADA and Fire reviewed access across the interactive green infrastructure facilities from parking and the travel lanes for emergency staging to building fronts?	This level of detail is not proposed for the Master Plan. Nothing in the PUD should preclude normal review of future phases of design, including Concept Plan, Subdivision, Site Plan and other engineering review processes in subsequent phases.
63	Has Engineering discussed and approved potential encroachments, i.e., planters, right angle signs, benches, etc. in the street sections and pedestrian ways?	Applicant proposes approval of street encroachments at Site Plan review and subject to City ordinances in place at the time of review.
64	The People Pedal Plan identifies bike lanes as the recommended solution for (the future segment of) Concord Street between Laurens Street and Pritchard Street. Incorporate into street design.	See street section for conceptual multi-use option; other options may be considered.
65	Incorporate bike lanes along other major corridors.	Potential cycling facilities are labeled as design options per updated exhibits.
66	Think ahead as to the location for utility boxes, if necessary.	Utility boxes will be located in review of future phases of design, including Concept Plan, Subdivision, Site Plan and other engineering review processes in subsequent phases.
67	The flush curb appears on a few of the street sections. What is the justification for this design? Preference is for typical curb.	Flush curb has been removed from the proposed street sections.
68.a	Street sections Neighborhood type 2,3,4: a. Flush curb encourages vehicles to drive on the (already undersized) sidewalks. Use normal curb	Flush curb has been removed from the proposed street sections.
68.b	Maximum lane width should be 10' to encourage slow speeds, provide wider sidewalks, provide space for street trees	Lane widths have been changed to 10' throughout with the exception of the East Bay / Washington corridors, subject to future design.
68.c	Incorporate street trees on alley widths greater than 20' (fire clear distance)	Street sections have been modified per this comment.