



City of Charleston



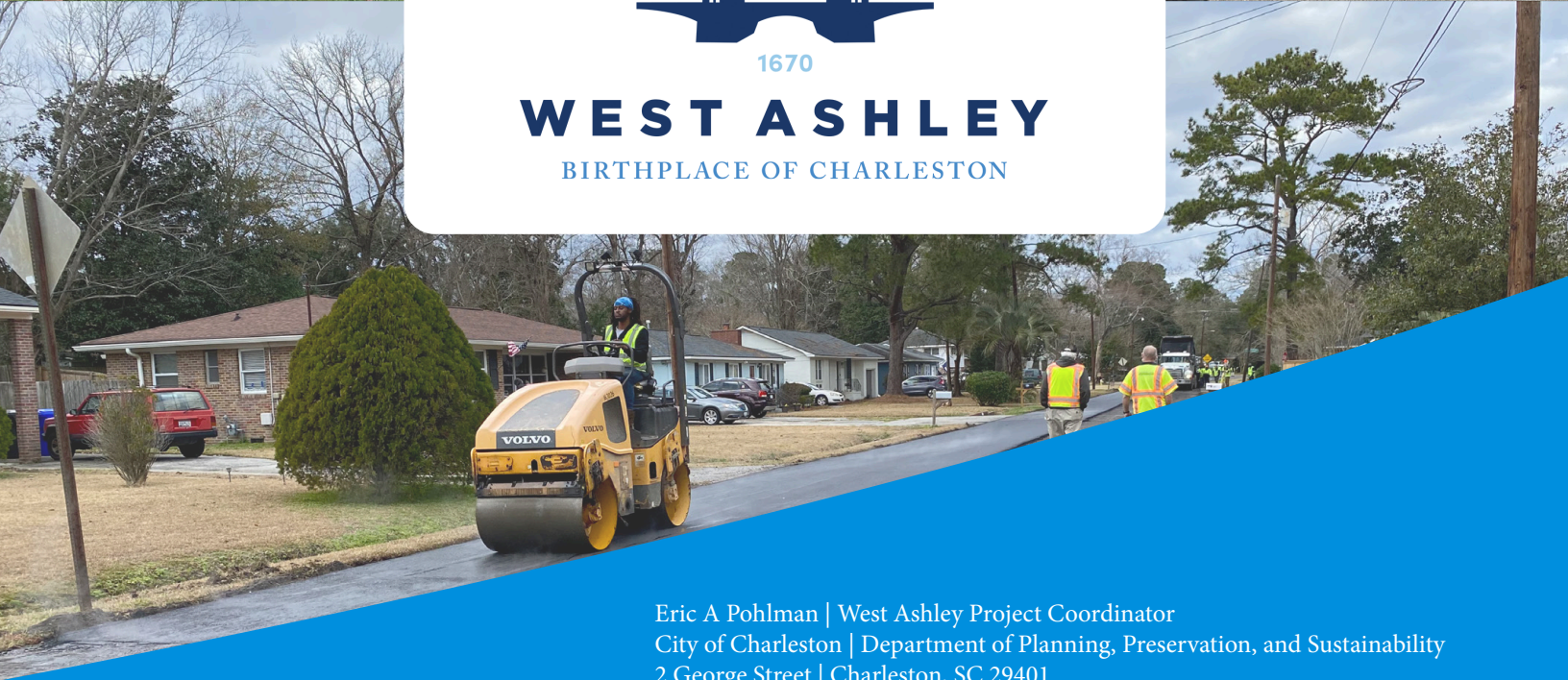
West Ashley Revitalization 2022 Year End Report



1670

WEST ASHLEY

BIRTHPLACE OF CHARLESTON



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West Ashley Revitalization Commission Meetings

The West Ashley Revitalization Commission shall work to assure the long-term economic stability of West Ashley by revitalizing the unique character of the district and supporting values that assure West Ashley is a great place to live, work, play, invest and do business.

West Ashley Revitalization Commission met on their regular schedule of the second Wednesday of every other month. There was one additional special session to provide input on the city's Sumar Street redevelopment project, prior to the review by City's Design Review Board.

Meeting Date	Main Topics
January 12	Retail Recruitment Overview and Objectives
March 9	Commercial Market Report and Sumar Street Redevelopment Update
April 18	Special Meeting for Sumar Street Redevelopment Plans Conceptual Review
May 11	Shadowmoss Ecological Park and Plan West Ashley Updated Implementation
July 13	1948/1950 Savannah Highway Redevelopment Plan, Focus Elements, Updates on WPAL Park;Carr Richardson Park; Greenway MOU with Charleston Water System
September 14	Design Review Board Principles Update, Redevelopment Plans Presentation for Publix at Ashley Landing
November 9	Charleston County Transportation Projects Update, West Ashley City Parks Construction Update

Housing

Estimated **70,680** residents in West Ashley

72 Newly Annexed Properties

+279% Increase in Annexed Properties (2022 compared to 2021)

Annexation Coordinator Hired

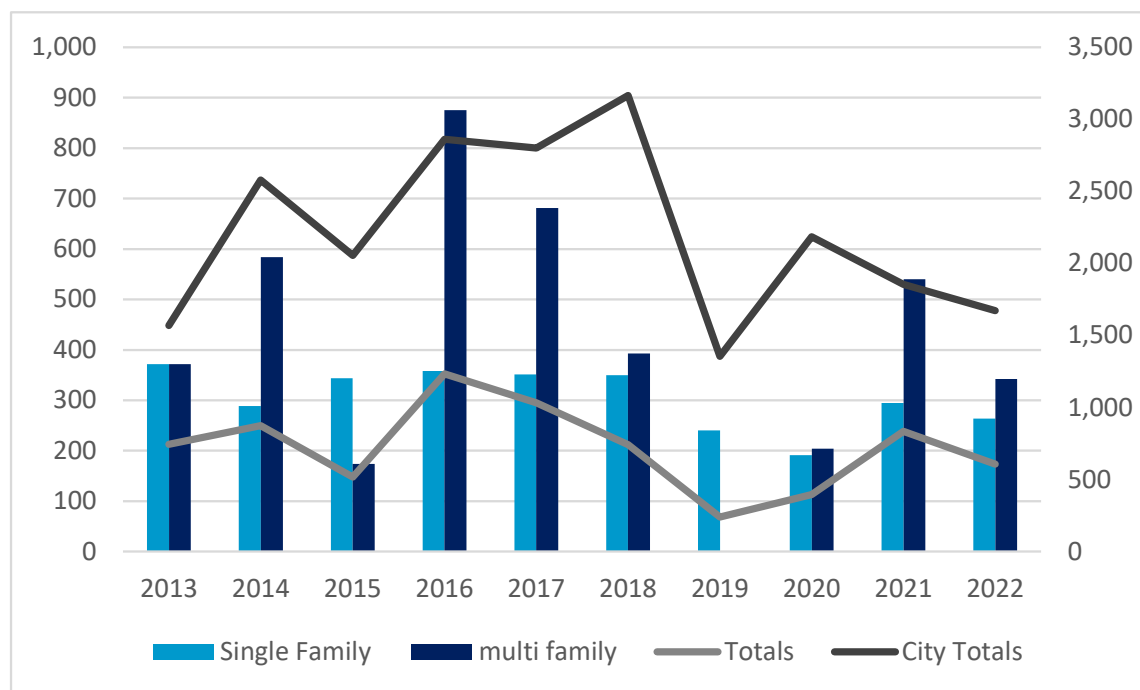
In 2022, the City of Charleston hired a new Annexation Coordinator to help property owners become City residents. West Ashley has over 7,300 properties that are surrounded by City limits but are not yet annexed into the City, preventing those property owners from having lower property taxes, the ability to vote for Mayor/City Council, and getting the cheaper rates with Charleston Water System that City residents enjoy. In the past year alone, over 130 residents in West Ashley have annexed into the City of Charleston, granting them access to the City's array of public services, savings on property taxes, and discounts with City recreational activities.

For more information: annex@charleston-sc.gov

Residential Permits

264 Single-family permits
issued in 2022

342 Multi-family permits
issued in 2022



Keep Charleston Beautiful : West Ashley



Photo Credit: Keep Charleston Beautiful

Beautification Events:

2 beautification event
hosted at Oakland
Elementary School
and Parkshore Park

78 participating
volunteers

156 hours of volunteer
service

25.72 acres beautified

Cleanup Events:

14 litter sweep events hosted

316 participating volunteers

688 hours of volunteer service

1,439 acres cleaned

12,342 pounds of litter
cleaned from public spaces

Locations include: Magnolia Rd, Sanders Rd, Forest
Neighborhood Coalition/Pamilla Apartments, WA
High School, WA Bikeway, Arlington Dr, Mulberry
Ponds, Avondale, Bees Ferry, WA Greenway, Citadel
Mall area, East Oak Forest Neighborhood, Sam
Rittenburg Boulevard



Photo Credit: Keep Charleston Beautiful

Operation Neighborhood: Palmilla Apartments



City staff from Business and Neighborhood Services, Keep Charleston Beautiful, Livability and Tourism, Public Service, Fire, and the Mayor's Office meet onsite prior to the event and conduct a visual inspection of the neighborhood, looking for issues like litter, bulk trash, beautification, drainage, and lighting. Once issues have been identified, staff work to address those prior to the clean-up day.

53 participants

**8,873 pounds of
garbage and trash
picked up**

**Fire safety info
distributed to 207
residents**

**57 smoke alarms
installed in 35 homes**

**Over 65,407
feet (12.3 miles)
of front ditch
maintenance**

**78,001 feet
(14.7 miles)
of front pipe
rehabilitation**

Major Improvements

Windermere Drainage Improvement Project

134 acres, comprised of two major drainage basins: Windermere East and South Windermere. Design of the proposed improvements will begin in early 2023, followed by permitting through the various applicable agencies.

Ashley Circle

Inspected and cleaned ditches and outfall for non-developed property on Ashley Circle.

Crescent and Windermere Neighborhood Ditch Project

Project included the cleaning of an outfall ditch between Fenwick Drive and Yeamans Road.

Devonshire Outfall

Completed outfall cleaning of tidal ditch.

Folly Road Boulevard

Project includes the cleaning of drainage pipes on Folly. This project was in conjunction with SCDOT and their maintenance crews. SCDOT crews will continue to perform construction activities for drainage improvements.

Forest Acres Drainage Improvement Project

Construction began in fall 2022. Completed: Tree Removal, Water/Sewer relocations.

Oldtown Creek/ Dowden Court

Project includes stabilizing and cleaning the creek adjacent to Dowden Court and crossing under Old Towne Road.

South Windermere Outfall Cleaning Project

Permits from SCDHEC-OCRM and US Army Corps of Engineers were approved, and a contractor was selected.

West Ashley Transportation

Pavement Management

\$1,556,873.26

TST 2021 Resurfacing: \$1,046,424.16

TST 2022 Rejuvenator: \$158,510.10

TST 2021 Rejuvenator: \$240,939.00



Photo Credit: Charleston County Public Works

Construction Projects

2022:

Sam Rittenberg Boulevard at
Ashley Hall Road Intersection
Improvements

Sunset Drive at West Ashley
Greenway Crossing Improvements

Bees Ferry Road at Sanders Rd
Signalization

Sanders Road Sidewalk

Glenn McConnell Parkway
Widening

Sycamore and Saint Andrews
Intersection Improvements
(delayed to 2023)

Future Investments

Savannah Highway Capacity and Intersection Improvements

Realigning and improving the intersections at Dupont Road/Stinson Road, Wappoo Road, and Magnolia Road/Nicholson Road/Avondale Avenue.

Old Towne District Transportation Improvements

Improving the intersection of Orange Grove Road and Sam Rittenberg Boulevard, pedestrian improvements along Sam Rittenberg Boulevard and Old Towne Road, installation of signal at Amberly Road and Sam Rittenberg Boulevard, and updates to Sumar Street.

Savannah Highway and Savage Road Intersection

Improvements at the intersection of Savannah Highway and Savage Road

Main Road at US17 (Segment A) Improvements

New connection for Main Road and Savannah Highway, flyover of Savannah Highway at current intersection, intersection improvement at River Road and Main Road, pedestrian bridge connecting to Johns Island.

West Ashley Totals

7.3 Million Square
Feet of Retail

2.6 Million Square
Feet of Office

West Ashley Vacancies

244,037 Square
Feet of Retail

116,143 Square
Feet of Office

West Ashley Vacancy Rates

3.3% Retail

4.4% Office



2022 Revitalization in Action



Charles Towne Fermentory Expansion

Avondale's Charles Towne Fermentory expanded to a second location with outdoor patio and seating. Location has both indoor and outdoor seating. Brewing will continue in the Avondale location.

Charles River Labs Administration Building

Underconstruction during 2022

This expansion of Charles River Labs operation allows this national bio-medical research lab to remain an integral part of the West Ashley Community. Building was opened in Spring of 2023.



Redevelopment of The Victory in Avondale

Adaptive reuse of historic grocery store. Saw the building be revitalized into 5 storefronts and a rear second story co-working space from a single-use thrift store.

Lillie's of Charleston Corporate Headquarters

Lillie's of Charleston is a nation-wide producer and seller of hot sauces and barbecue sauces with recipe roots in Charleston. A minority woman owned business, they recently relocated their corporate headquarters and distribution to Citadel Mall.





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The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies.

Data was sourced from Costar, City of Charleston, and Charleston County.

For more information Contact:
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