

DUPONT | WAPPOO AREA

PLANNING CHARRETTE

JUNE 9-11 & 23

A collaborative planning work session for the Dupont | Wappoo Area by the City of Charleston and Charleston County. All business owners, community leaders, neighbors and stakeholders are invited to work with the City and County to share ideas for the future of the Dupont | Wappoo Area.

June 9

(Tues.)

6pm - 8pm

COMMUNITY KICK-OFF WORKSHOP

The charrette will kick-off with a presentation and an interactive opportunity for the public to participate.

June 10-11

(Wed. - Thurs.)

4pm - 7pm

OPEN HOUSE

Share your ideas for the Dupont | Wappoo Area with neighbors and the charrette team.

June 23

(Tues.)

6pm - 8pm

WRAP-UP PRESENTATION

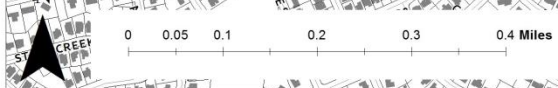
See all the work completed during the charrette week and learn about planning recommendations for the Dupont | Wappoo Area.

June 9-11 (9am - 4pm) Charrette Work Sessions - County/City staff and consultants.

All events will be held at St. Andrews Middle School at 721 Wappoo Rd, Charleston. Community presentations will be held in the auditorium; open house and work sessions will be held in the multi-purpose room. For more information contact Andrea Pietras apietras@charlestoncounty.org or Mandi Herring herringa@charleston-sc.gov.

DUPONT | WAPOO PLANNING AREA

This map displays the Dupont | Wapoo Planning Area, outlined in green. The area is bounded by the I-56 Ramps to the west, the I-56 Expressway to the south, and the Ashley River to the east. Major streets shown include Sam Rittenberg Blvd, Belgrade Ave, and various residential streets like Jenkins Rd, Dulsey Rd, and Dunbar St. The map also shows the I-56 Ramps, I-56 Expressway, and the Ashley River. A scale bar at the bottom indicates distances from 0 to 0.4 miles.



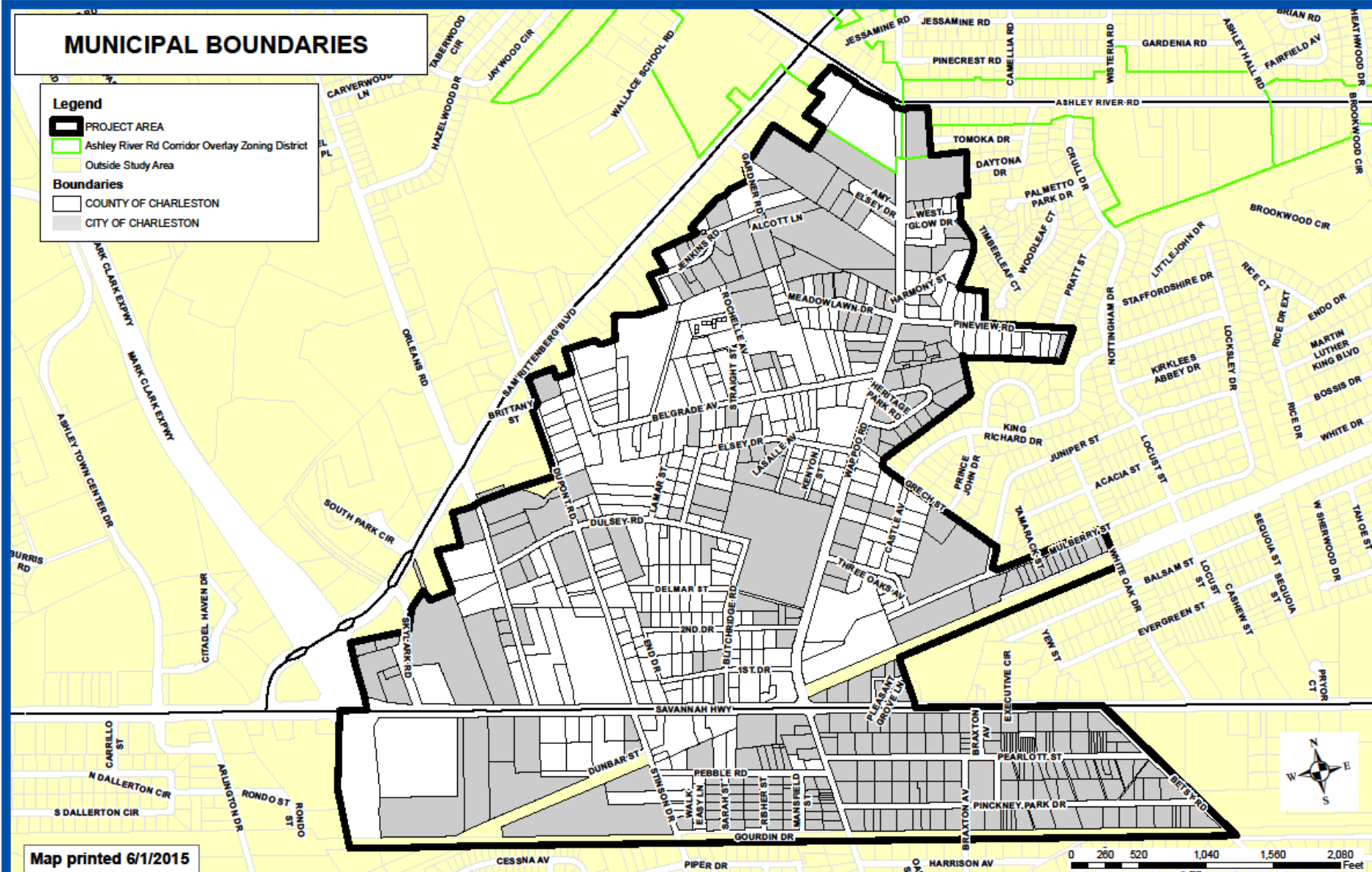
2012 Aerial photo

Map printed 6/1/2015



PROJECT AREA
 Ashley River Rd Corridor Overlay Zoning District
 Outside Study Area

Boundaries
 COUNTY OF CHARLESTON
 CITY OF CHARLESTON

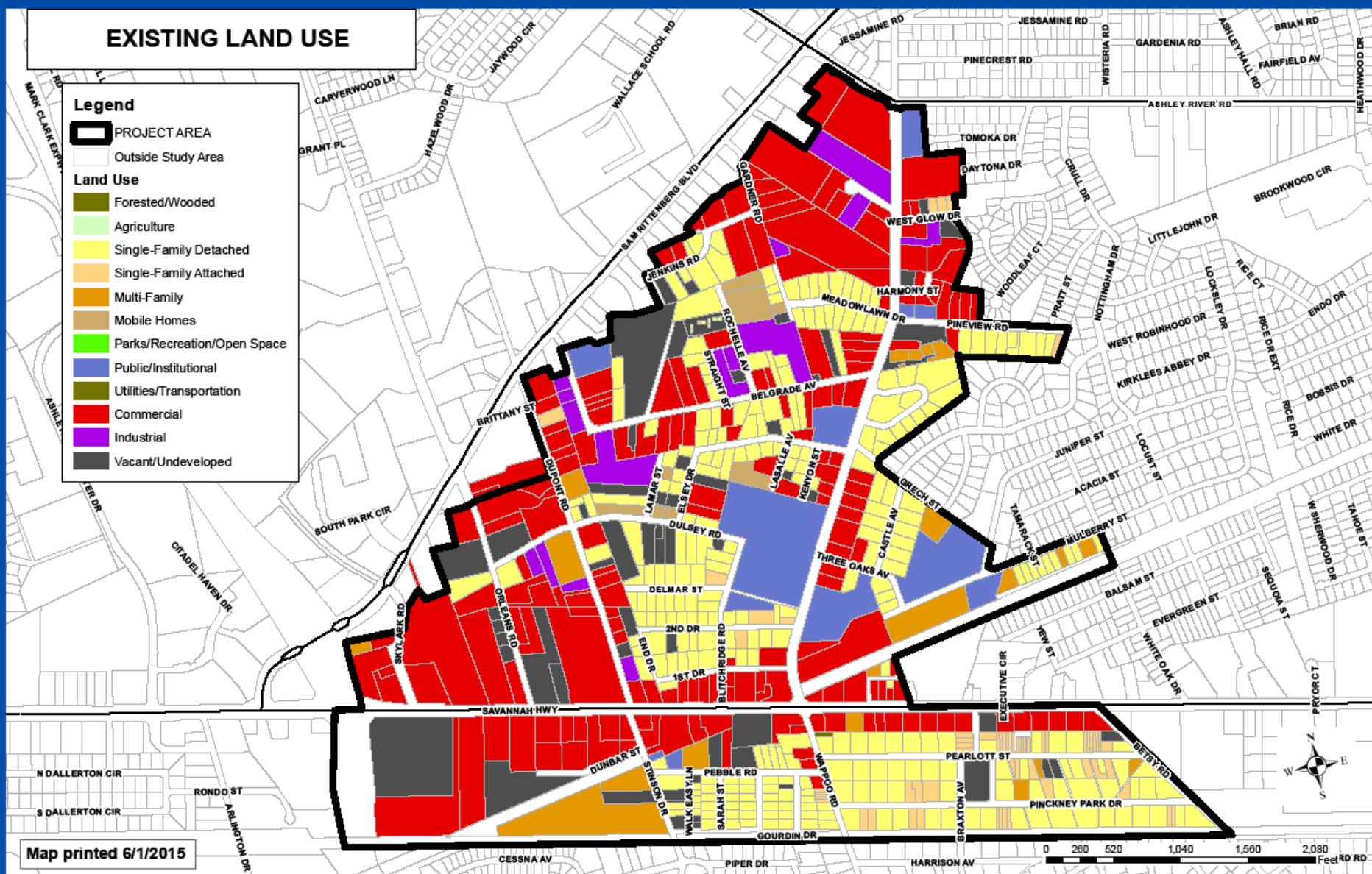


Map printed 6/1/2015

EXISTING LAND USE

Legend

- PROJECT AREA
- Outside Study Area
- Land Use**
- Forested/Wooded
- Agriculture
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Mobile Homes
- Parks/Recreation/Open Space
- Public/Institutional
- Utilities/Transportation
- Commercial
- Industrial
- Vacant/Undeveloped

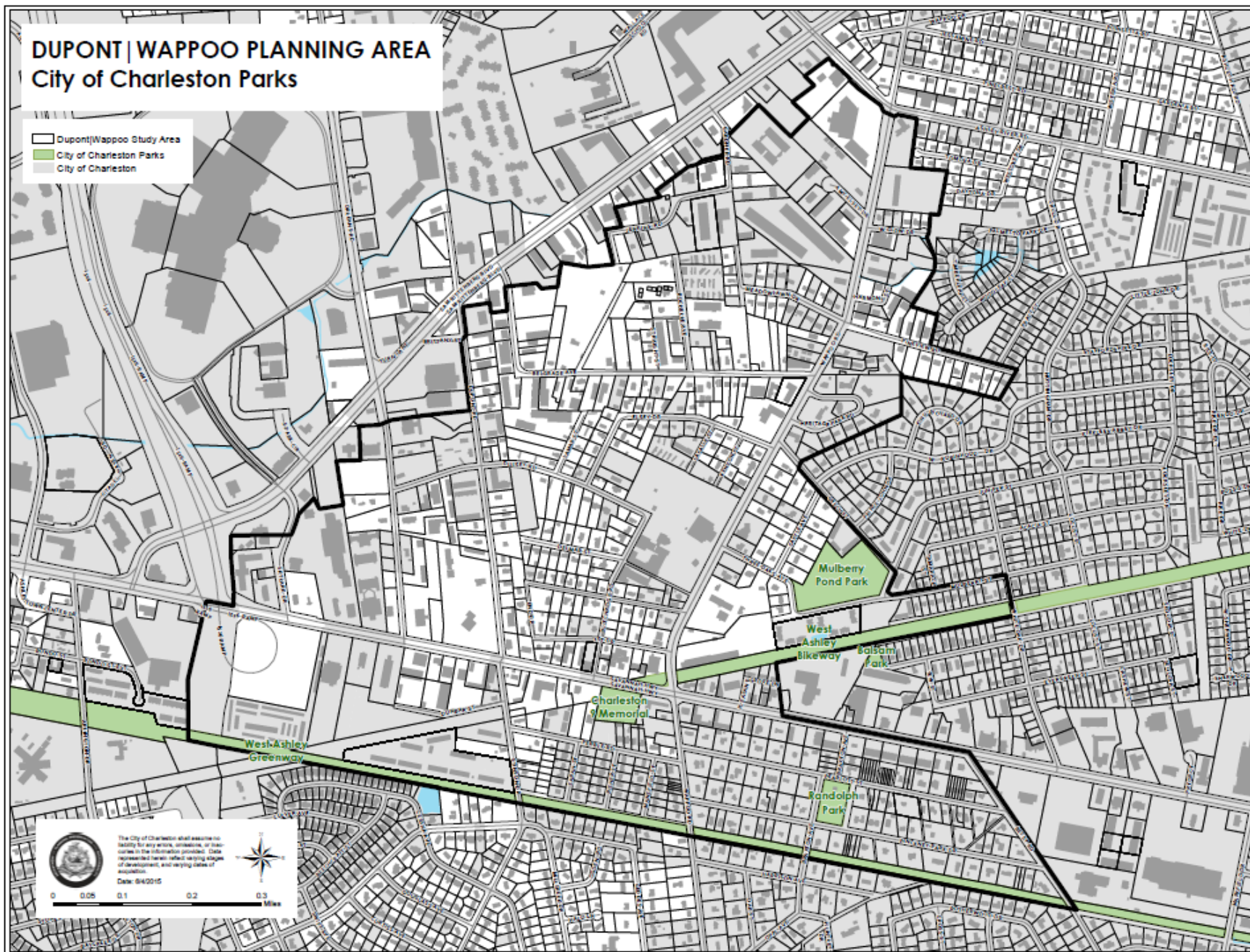


Map printed 6/1/2015

DUPONT | WAPPOO PLANNING AREA

City of Charleston Parks

- Dupont|Wappoo Study Area
- City of Charleston Parks
- City of Charleston

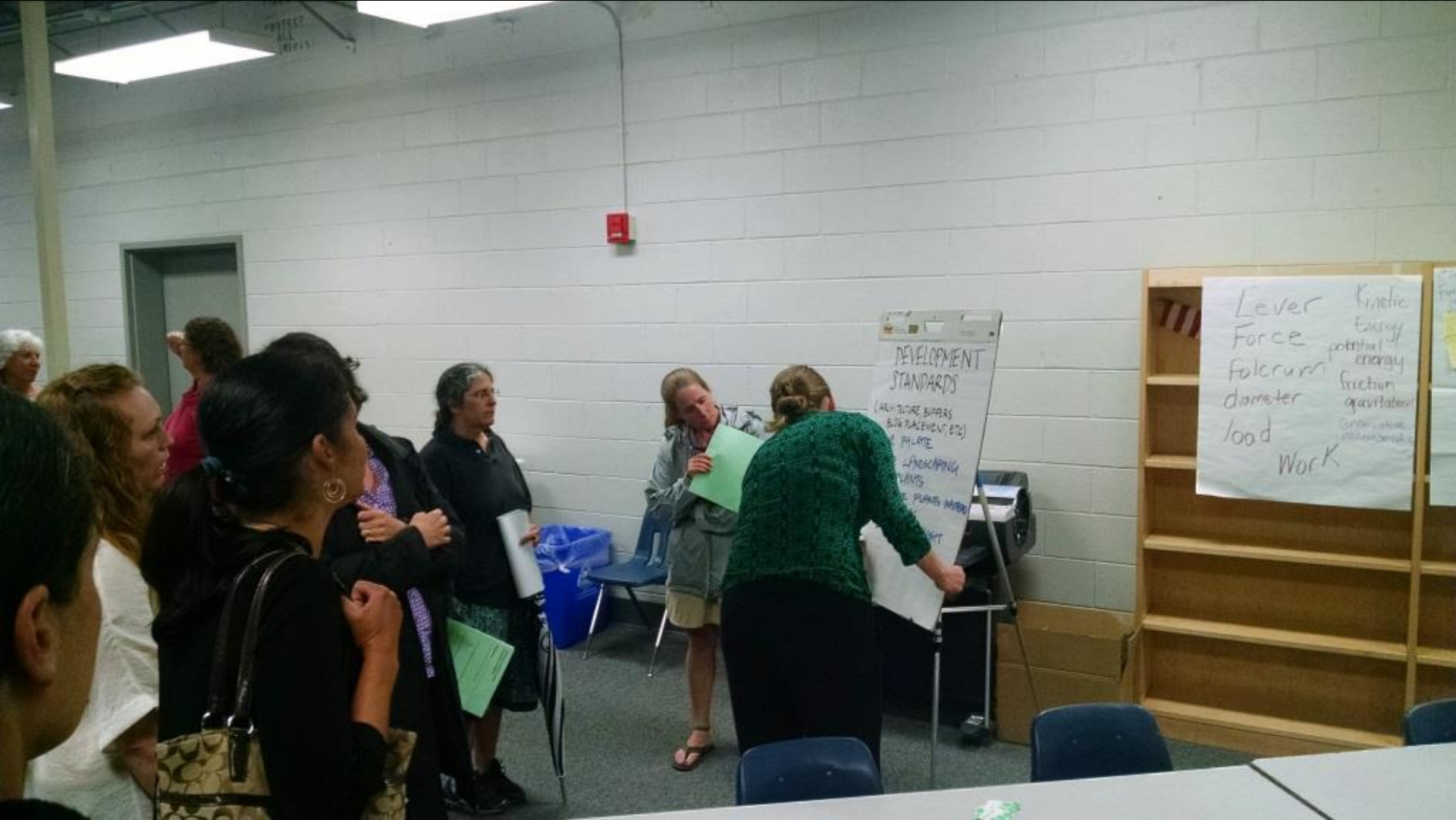












PROTECT ALL WEBS



DEVELOPMENT STANDARDS
(ARCHITECTURE, BARRIERS, SIGN PLACEMENT, ETC.)
PALETTE
LANDSCAPING
PLANTS
PLANTS (MOBIL)

Lever
Force
Fulcrum
diameter
load
Work
Kinetic Energy
potential energy
friction
gravitation

WEST ASHLEY STRATEGIC PLAN

(ECONOMIC DEVELOPMENT
STUDY)

- ① Businesses that serve residents' needs
- ② Recruitment efforts
- need sewing (Time value, Knowledge are missing)
- ③ Automobile is considering mid coaches
- ④ More parks
- ⑤ Sidewalk & drainage issues in Wappon
- ⑥ Fibre optic conduit/digital connection

TRANSPORTATION

Left Turn L. Wappon/I7 HEADED N

SHOULDER AREA - School to school

Beltway CONNECTION TO GREENWAY

TRAFFIC ON SAVANNAH HIGHWAY

ELECTRIC AND VEHICLE ACCOMMODATIONS

FINISH MARK CLARK - DON'T

REDUCE SPEED ON WAPPO

Coordinate Improvements on the Beltway

PARK AND RIDE

SAFER Ped/Bike Crossing & INTER.

Bike LANES

Lighting FOR BIKERS

SIGNAL Timing STUDY

I7 ~~Beltway~~ Landscaping

"RETHINK" I7 STUDY - ALL

STUDY/IMPROVE DUPONT/I7 INTERSECT
(DUPONT HEADING TOWARDS STINSON GETS BACKED UP)

LAND USE + ZONING

- removal of existing mobile homes
- Senior center ●●
- more restaurants
- quiet businesses ●
- height increases near 526?
- create centers/hubs to allow for less auto travel
- more parks/playgrounds ●
- no more car dealerships ●
- church @ corner of 61 and Nhpoo - concerned w/ zoning and impact on church.
- also concerned w/ addition of sidewalks taking church land.

Land Use / Zoning

- rezone vacant commercial land after a period of time to residential zoning
- no large Apt. developments ✓ ●
- low density residential
- cost effective building
- incentives for Leed/Green Building ✓

- MORE GREEN SPACES
- MORE NATURAL/ORGANIC FOOD STORE/MARKET
- OPTIONS
- PARKING IN BACK OF BUILDING TO CREATE MORE PEDESTRIAN FRIENDLY ENVIRONMENT
- BUILDINGS TO ADDRESS THE STREET
- COMMERCIAL ELEMENT ~~ALONG~~ ^{ALONG} GREENWAY - STOP ALONG POINT
- CONNECT THE BIKEWAY/GREENWAY AROUND WAPPOG/17
- NO MORE MOBILE HOMES
- DON'T PAVE GREENWAY BEYOND ARLINGTON DR.

DEVELOPMENT STANDARDS

- (ARCHITECTURE, BUFFERS, BLOSSOM PLACEMENT, ETC)
- COLOR PALLETTE
- EDIBLE LANDSCAPING
- NATIVE PLANTS
- MORE SHADE PLANTS INSTEAD OF PALM TREES
- LIMIT BUILDING HEIGHT TO THREE STORIES
- HISTORICAL REFERENCE EXAMPLE DUPONT STATION TO RAILROADS
- NO MORE CAR DEALERSHIPS
- CITY/COUNTY BE CONSISTENT WITH DEVELOPMENT STANDARDS
- PROTECT/RECOGNIZE ~~THE~~ VALUE OF HISTORIC NEIGHBORHOODS
- BURY POWERLINES
- ADD LANDSCAPING ALONG SIDEWALKS
- DIVIDE 17 CORRIDORS WITH AREA SIGNAGE FOR DIFFERENT DISTRICTS THIS MATCH UP TO USES IN DISTRICTS
- REQUEST DOT TO KEEP Grass/

- HISTORICAL REFERENCE TOMATO SHED - VEG/ FARMERS MARKET
- LEED CERTIFIED DEVELOPMENT
- SPECIAL ATTENTION TO BUFFER ZONES AND STORMWATER
- EMPHASIS ON PEDESTRIAN CONNECTIONS AND LIGHTING
- LIGHTING AND FIXTURE THE AND HEIGHT STANDARDS
- DO NOT MAKE US COOKIE CUTTER STRIP MALLS OR DISNEY HISTORIC
- MORE SIDEWALKS - HANDICAP ACCESSIBLE CROSS WALKS

- NO METAL BUILDINGS ON 17
- LESS DENSITY FOR RESIDENTIAL
- NEW BUSINESS ~~ARE~~ WITH LOW PARKING NEEDS BECAUSE OF TRAFFIC (EXAMPLE: AVONDALE)
- DO NOT MAKE WEST ASHLEY THE NEW MOUNT PLEASANT ^{USE DIFFERENT}
- GIVE BUSINESSES AN UPDATED FACELIFT
- UPDATED ~~SHOPPING~~ ^{SHOPPING} CENTERS TO ATTRACT NEW BUSINESSES
- STORMWATER IMPROVEMENT DEMONSTRATION PROJECT
- CREATE LIVABLE COMMUNITIES THROUGH ENHANCED PEDESTRIAN CIRCULATION AND ACCESS SERVICE (RESTAURANTS, SMALL BUSINESSES, STORES)
- DIGITALLY CONNECTED WIFI
- ADD MORE SIDEWALKS

- ROAD CROSSING STAND FOR GREENWAY
- SUPPORT LOCAL/SMALL BUSINESSES
- LIKE THE ARCHITECTURE FEEL OF AVONDALE/HARRIS TEETER SHOP CENTER
- LIKE LOCAL BUSINESSES ALONG CORRIDORS
- MIX IN SMALL SERVICES LARGE RETAILERS AND NEAR ESTABLISHED NEIGHBORHOODS
- CREATE SAFE PEDESTRIAN CROSSINGS ~~CROSSINGS~~ ^{CROSSINGS}
- DEVELOP 1 PERMITS ~~DEVELOPMENT~~ ^{DEVELOPMENT} IDENTIFY TO NEW IN EXISTING OR CHANGING ~~EXISTING~~ ^{EXISTING} "CLASH" NOT "NEW"

NEEDS

is potentially causing
some community concern
to the stormwater
management system
ON 17

USURY
- pres. high area
at large

confronted if secure in
point/low price

• similar to
Armed

like the Rift

COMMERCIAL

DRAINAGE STORMWATER

** Area needs extensive drainage
study. * (PEBBLE DO)

Eley Drive PEBBLE •

Belgrade SARAH •

Keep building w/o adequate
infrastructure for drainage

Low impact development

Make stormwater facilities an
asset (make them pretty)

Incentives for the greening
of the stormwater
facilities

Infrastructure upgraded by
developers to accommodate
impacts

Drainage improvements on Orleans -
curbs, gutters, sidewalks

- MO
- MO
- FOOD
- OP
- PAR
- BL
- MO
- EN
- BUIL
- STR
- COMIT
- GRE
- CONN
- GRE
- 17
- NO M
- DON'T

COMMUNITY NEEDS

- FIBER OPTIC CONDUIT - DIGITALLY CONNECTED COMMUNITY
- CEMETERY → PARK
- PROPERTIES @ STINSON/PEBBLE PARK
- Bikeway & Dupont - NEED BENCHES & EXERCISE EQUIPMENT - MORE PARKING
- NEED RESTAURANTS + SERVICES WITH COMMUNITY FOR COMMUNITY
- COORDINATION + OPEN SHARING OF RESOURCES (YOUTH PROGRAMS, PARK SERVICES, ETC.)
- EXPAND STUDY AREA TO INCLUDE ALL OF ARDMORE & STREETS AND FOREST
- NEED MORE TRASH CANS + DOG BAG STATIONS ON Bikeway + Greenway
- HARDWARE STORE (I.E. TRUE VALUE, ETC.)

COMMUNITY NEEDS

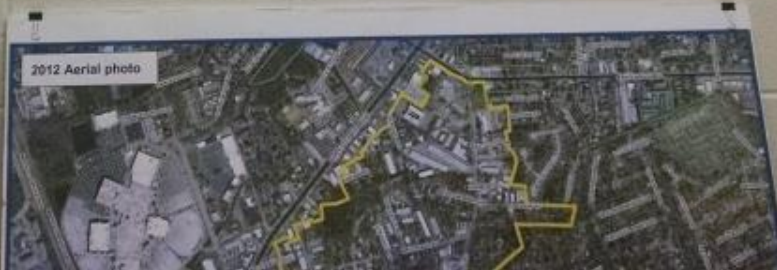
- LITTER CONTROL/LIVABILITY
- COMM. PARKS ADVOCACY GROUP ALL PARK SPACES
- RANDOLPH PARK (BLDG STATUS, PLAY EQUIP., SIGNAGE (HOURS), MOTION DET. LIGHTS/SECURITY)
- FARMER'S MARKET @ FIRE STATION PARK LIMEHOUSE PROPERTY
- TURN LN HWY 17 @ BESSINGERS INTO ARDMORE (GOING TO CITY)
- NO MORE CAR DEALERSHIPS

COMMUNITY NEEDS

- GREENSPACE
- MORE POLICE VISIBILITY TO ELIMINATE CRIME HOTSPOTS
- organic/natural market - TRADER JOES
- connect Greenway + Bikeway
- flexibility w/MS in WAPPO/DUPONT WEDGE FLEX BUSINESS/TRADES/SM BUS PK BUSINESSES SAFE
- *FUN/SAFE PLACES FOR TEENAGERS
- MAIL REVITALIZATION → W. PLAYERS PLACE
- PUBLIC WIFI OPP.
- SMALL COFFEE

COMMUNITY NEEDS

- USE GREENSPACE FOR FESTIVAL, CONCERTS, THEATER, ETC. TO BRING COMMUNITY TOGETHER
- EXPAND PROJECT AREA TO THE STONE BRIDGE
- STREETWALKER WAPPO TO EDGEWATER BRIDGE
- STREET LIGHTS ON I7
- CITIZENS ADVISORY FOR MANDI - pers. neigh assoc (max 10 people) at large
- PARK AT OLD RAILROAD STATION/WAPPO IF SECURE W/ NO NIGHT PARKING
- Identity for Dupont/Wapoco (and W.A.) → bike/ped/MTB • similar to Ardmore
- Bike Lane - middle Sam Ritt pilot project?
- *FIX UP COMMERCIAL





DUPONT | WAPPON AREA PLANNING CHARRETTE

Questionnaire

1. What do you like/enjoy in the Dupont | Wappoo Area?
2. What are the biggest issues/problems in the Dupont | Wappoo Area?
3. What things are most needed in the Dupont | Wappoo Area? This can be anything.
4. Please rank the following items in the order of importance to you as they relate to the Dupont | Wappoo Area (1 being the most important)
 - ____ Transportation (traffic and also transportation options (car, bus, ped & bike)
 - ____ Drainage/stormwater
 - ____ Development/design standards (architecture, bldg size, buffers, parking, etc)
 - ____ Commercial/business opportunities
 - ____ Parks/Open Space
 - ____ Land Use (appropriate locations for housing, businesses, office, etc)
 - ____ Other _____



COMMUNITY NEEDS

WALKING DISTANCE TO PUBLIC TRANSPORTATION
WALKING DISTANCE TO PUBLIC TRANSPORTATION
WALKING DISTANCE TO PUBLIC TRANSPORTATION

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COMMUNITY NEEDS

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COMMUNITY NEEDS

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DEVELOPMENT STANDARDS

WALKING DISTANCE TO PUBLIC TRANSPORTATION
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LAND USE + ZONING

Review of existing zoning. Review of existing zoning. Review of existing zoning.

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LAND USE + ZONING

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WEST ASHLEY STRATEGIC PLAN (LONG-TERM PLAN)

Review of existing zoning. Review of existing zoning. Review of existing zoning.

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TRANSPORTATION

Review of existing zoning. Review of existing zoning. Review of existing zoning.

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DRAINAGE + STORMWATER

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Review of existing zoning. Review of existing zoning. Review of existing zoning.





COMMUNITY NEEDS

COMMUNITY NEEDS

COMMUNITY NEEDS

- USE GREENSPACE FOR FESTIVALS, RACE, TREATY, ETC. TO DRAW COMMUNITY FOR
- CEMENT PAVED AREA TO THE STREET AND
- IDENTIFY FOR DUPONT/WAPPOCA
- STREET LIGHTS ON 17
- CITIZENS ADVISORY FOR MANDI - pres high school at large (max 10 people)
- DARK AT OLD RAILROAD/MASTED - 10 SECONDS
- IDENTIFY FOR DUPONT/WAPPOCA (and W.A.)
- Similar to Anomalous
- MAKE LONG - middle Sea Rift
- Plot project?
- COMMERCIAL



WEST ASHLAND STRATEGIC

(ECONOMIC DEVELOPMENT
STUDY)

- ① Business
residents
- ② Residents
- new
of
- ③ Automobile
- ④ More pro
Metro
- ⑤ Sidewalks
- ⑥ Fiber

TRANSPORTATION

Left Turn L Vapco/M7 HEADED N
UNDER AVE - School to work

RTA CONNECTION TO GREENWAY

TRAFFIC ON SAWYER Highway

Electric Auto Vehicle Accommodations

with MARK CLARK

Medice Spool on Vapco

Coordinate Improvements on the Bikeway

PARK AND RIDE

WATER P. Bike Crossing & INTER.

Timing FOR BIKERS

Signal Timing Study

BRAND Landscaping



- NO MORE CAR DEALERSHIPS
- CITY/COUNTY BE CONSISTENT WITH DEVELOPMENT STANDARDS
- PROTECT/REPAIR HISTORIC BUILDINGS
- ADD LANDSCAPING
- SIDEWALKS
- DIVIDE 17 AREA SIGNS DIFFERENT MATCH UP

- MORE GREEN SPACES
- MORE NATURAL/ORGANIC FOOD STORE/MARKET OPTIONS
- PARKING IN BACK OF BUILDING TO CREATE MORE PEDESTRIAN FRIENDLY

DEVELOPMENT STANDARDS

LANDSCAPING PLANTS INSTEAD OF CONCRETE, BUFFERS, PLACEMENT, ETC)

- HISTORICAL REFERENCE TOMATO SHED FARMER
- LEAD CERTIFIED DEVELOPMENT
- SPECIAL AT-BUFFER ZONE STORMWATER
- EMPHASIS ON CONNECTIONS
- LIGHTING

- NO METAL BUILDINGS ON 17
- LESS DENSITY FOR RESIDENTIAL
- NEW BUSINESS WITH LOW PARKING NEEDS BECAUSE OF TRAFFIC (EXAMPLE: AVONDALE)
- DO NOT MAKE NEW ASHLEY THE NEW MAINT AREA
- GIVE BUSINESSES UPDATED FACELIFT
- UPDATE STOPPING C
- ATTRACT NEW B

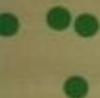
- ROAD CROSS FOR GREEN
- SUPPORT LO



LIVABLE TIES THROUGH PEDESTRIAN AND ACCESS RESTAURANTS, SMALL (S, STORES) CONNECTED WITH SIDEWALKS



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Notes
10/10/2000
10/10/2000
10/10/2000

ER.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Conceptual Map



Conceptual Map



**DUPONT/WAPPOO
AREA PLANNING
CHARRETTE**

