DuPont | Wappoo Area Planning Charrette

Wrap-Up Presentation
June 23, 2015
6 pm
City and County Officials

- Elected Officials
  - County
  - City

- Appointed Officials
  - County

- Staff
  - County
  - City
Public Notice

• June 9-11 Charrette and June 23 Wrap-Up:
  – Mailed notifications to over 1,000 property owners within the subject area and parties of interest
  – Emailed notifications to surrounding neighborhood leaders, parties of interest and HOA presidents
  – Posted notice on Facebook and sent a press release

• Reminder Notification for Tonight:
  – Emailed notifications to neighborhood leaders, parties of interest, HOA presidents and Charrette attendees
  – Mailed notifications to attendees that preferred regular mail
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.
Tonight’s Agenda

• Welcome and Opening Remarks
  – Charleston County Council Member Colleen Condon, City of Charleston Council Members Keith Waring, Bill Moody, Marvin Wagner and Aubrey Alexander

• Presentation by Charleston County and City of Charleston Planning Department Staff
  – Objective
  – Overview
  – Public Input
  – Zoning Techniques for Implementation
  – Next Steps
Objective

Develop a Master Plan that addresses the vision and desires of the public and property owners in the area and includes steps to implement that vision.
Overview

• Both jurisdictions recognize the significance of the area
  – A mix of uses and development patterns
  – Jurisdiction boundaries require a collaborative planning effort to address the needs and desires of the community

• Approximately 150 people attended the three day Charrette
  – About 80 attended the June 9 kick-off
  – About 70 attended the June 10-11 meetings and Open House
Existing Land Use

- Commercial: 38.1%
- Single-Family Detached: 25.6%
- Parks/Rec: 6.0%
- Multi-Family: 4.8%
- Industrial: 4.0%
- Mobile Homes: 1.3%
- Duplexes & Townhouses: 2.3%
- Public/Institutional: 6.1%
- Vacant/Undeveloped: 11.8%
June 9 Kick-Off Meeting

- Attendees viewed a short presentation, filled out a questionnaire and provided input on specific topics:
  - Transportation and drainage (car, bus, pedestrian, bike)
  - Stormwater (Low impact development)
  - West Ashley Strategic Plan (Economic Development Study)
  - Development Standards (buffers, building size, architecture, parking)
  - Community Needs
  - Land Use / Zoning
Scheduled Meetings and Open House

• Staff conducted a tour of the area and met with representatives from the following:
  – Traffic and Transportation
  – Parks and Recreation
  – DRB and Site Design Staff
  – Councilmembers
  – Stakeholders

• Open House Sessions were held from 4-7 providing opportunity for additional public comment on the 6 topics
LAND USE + ZONING

- removal of existing mobile homes
- senior center
- more restaurants
- quiet businesses
- height increases near 525?
- create centers/hubs to allow for less auto travel
- more parks/playgrounds
- no more car dealerships
- Church @ corner of 61 and Wapoo 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
BUILDING TO ADDRESS THE STREET COMMERCIAL ELEMENT ALONG GREENWAY STOP ALONG POINT CONNECT THE BIKeway GREENWAY AROUND WAPPG 17
NO MORE MOBILE HOMES DON'T DRIVE GREENWAY BEAUD ARLINGTON

DEVELOPMENT STANDARDS
(Architecture, Buffers, Blog Placement, etc)
- COLOR PALATE
- 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 VALUE OF HISTORIC NEIGHBORHOODS
- BURY POWERLINES
- ADD LANDSCAPING ALONG SIDEWALKS
- DIVIDE 17 CORRIDOR WITH AREA SIGNS FOR DIFFERENT DISTRICTS THIS MATCH Up TO USES IN DISTRICTS
- REQUEST DOT TO KEEP GOOD

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
- NO METAL BUILDINGS ON 17
- LESS DENSITY FOR RESIDENTIAL
- NEW BUSINESS WITH LOW PARKING NEEDS BECAUSE OF TRAFFIC (EXAMPLE: AVONDALE)
- DO NOT MAKE VERT ASHLAND STATEONE AT PLENTY OF DENSITY AND URBANITY
- UPDATE SHOPPING CENTERS TO ATTRACTION NEW BUSINESSES

- CREATE LIVABLE COMMUNITIES THROUGH ENHANCED PEDESTRIAN CIRCULATION AND AREA SERVICE (RESTAURANTS, SMALL BUSINESSES, STORES)
- DIGITALLY CONNECTED WiFi
- ADD MORE SIDEWALKS
- ROAD CROSSING STAND FOR GREENWAY
- SUPPORT LOCAL/SMA Business
- LIKE THE ARCHITECT FEEL OF INDIANOLA HARRIS PORTER SIMS CENTER
- LIKE LOCAL BUSINESS ALONG CORRIDORS
- MIX IN SMALL SERVICES LARGER METAL/GARDEN AND SPACE RECLAIMED NEIGHBORHOODS
- CREATE SAFE PEDESTRIAN CROSSING/CONNECTING STATIONS

- DECREASE 17 HOUSES TO CREATE SPACIOUS NEIGHBORHOODS
- EQUIPMENT IDENTITIES TO MAKE BETTER THE NEW

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COMMUNITY NEEDS

FIBER OPTIC CONDUIT - DIGITALLY CONNECTED COMMUNITY
Cemetery to Park
Properties: Stinson/Peble Park
Birds: Need benches + Exercise equipment + more trees
Need restaurants + services win community
Coordination: Need sharing of resources (youth programs, tree services, etc)
Parking: Need to avoid all of Hughes + swimming area
Need more trash cans + deli bag stations on Kennedy + Greenway
Hardware start (i.e. true vision (hi))

COMMUNITY NEEDS

LITTER CONTROL / LIVABILITY
COMM. PARKS ADVOCACY GROUP
ALL PARK SPACES
RANDOLPH PARK (BLDG Status, le play equip + signage [hours]
MOTION DET LIGHTS/SECURITY
FARMER'S MARKET + FIRE STATION PARK
LIMEHOUSE PROPERTY
TURN LN HWY IT ALONGSIDE (heading to city)

COMMUNITY NEEDS

GREENSPACE
MORE POLICE VISIBLEITY TO ENSURE CRIME HOTSPOTS
ORGANIC/RAISED MARKET - TRADER JOES
CONNECT GREENWAY + BIKEWAY
FLEXIBILITY UVS in WAPD/OUTPORT WEDGE
BUSINESSES SAFE
BUSINESSES USES
FLEXTAILOR
PUBLIC WIFI OPP
SMALL COFFEE

COMMUNITY NEEDS

US GREENSPACE FOR FESTIVAL/ARTS THEATER, ETC.
EXPAND PROJECT AREA TO THE SOUTH MORE
SIDEWALKS NEED TO BE WIDENERED + MAINTAINED
STREET LIGHTS ON 17
CITIZENS ADVISORY FOR MANDI: pre-hygience issue at large
(max 110 people)
IDENTITY FOR DUPONT/WAPDCC
FRANKLIN AVE + WALDEN
FIX UP COMMERCIAL
BIKE LANE: middle 560, Sitt
PILOT PROJECT?
Questionnaire

• Ranking of Items In Order of Importance

1. Transportation
2. Drainage
3. Development/Design
4. Commercial/Business Opportunities
5. Parks/Open Space
6. Land Use
Transportation

- Savannah Hwy Congestion
- Connect Greenway with Bikeway
- Left Turn Lane on Hwy 17 heading North
- Park and Ride Location
- Safer Pedestrian Crossing at Intersections
- Sidewalks:
  - Orleans
  - Dulsey
  - Dupont/Stinson
  - Pebble
Drainage

• Need Extensive Drainage Study
• Make Stormwater Facilities an Amenity (look pretty)
• Provide Incentives for Green Stormwater Facilities
• Utilize Stormwater Demonstration Projects
• Use ½ Cent Sales Tax to Fund Regional Stormwater Improvements
Economic Development

• Support Local/Small Business
• Develop and Promote West Ashley Identity
• Recruit New Businesses
• Provide Commercial Element Along Greenway
• Upgrade/Utilize Old Shopping Centers
• Create Centers/Hubs For Less Vehicle Travel
Community Needs

• Improve Greenway/Bikeway and Duck Pond
• Farmers Market
• Local Hardware Store
• Fiber Optic/Digitally Connected Communities
• Senior Center
• Fun Safe Places for Teenagers
Development Standards

- Do Not Make West Ashley Mount Pleasant
  - Keep it Authentic like architecture of Avondale
- Underground Power Lines
- Provide Historic Reference to Tomato Shed
- Buildings at Street/Parking in Rear
- LEED Certified Development
- Emphasize Pedestrian Connections and lighting
- Utilize Low Impact Development (LID)
- More Shade Trees
Land Use & Zoning

- No Large Apartment Developments
- No More Car Dealerships
- Quiet Businesses
- Allow Vacant Commercial to Develop Residential
- Allow Height Increases near I-526
- Remove Mobile Homes
- More Green Space/Park Land
Intersection of Wappoo Rd & Savannah Hwy/17
Wappoo/Savannah Hwy
Wappoo/Savannah Hwy
Wappoo/Savannah Hwy
Wappoo/Savannah Hwy dwg.
How Do We Address These Concerns?

– Some items will be brought directly to the attention of the SCDOT, and the Departments of Transportation, Public Works, Economic Development and other pertinent organizations of both the City and the County.

– Many aspects of these topics can be addressed and improved through Planning and Zoning.
Planning and Zoning Tools

- Amend Comprehensive Plans if Necessary
- New Zoning District Categories
- Overlay Zoning District
- Development Standards
- Performance Standards
- Incentives
Next Steps

• **Summer 2015:**
  - City and County Staffs will meet to develop draft amendments to their Comprehensive Plans (if necessary) and Zoning Ordinances

• **Fall/Winter 2015:**
  - City and County will present their draft ordinances to the group
  - Each of the respective jurisdiction draft amendments will go through the adoption process
QUESTIONS?