

Introduction

laying the framework

The City of Charleston's comprehensive plan, known as The Century V City Plan, was adopted in 2000 by City Council. The Century V City Plan is a working document created for the citizens of Charleston that articulates the visions and goals of the city. The plan recommended five matters of emphasis for the future.

This update is the result of the state mandated ten year update cycle, including the incorporation of new elements from The Priority Investment Act. The update also presents new information about Charleston today, reflecting the changes in economy, housing, land use and other trends over the past decade and provides new recommendations for years to come.

The Role of Comprehensive Planning

A Comprehensive Plan is a long-range plan intended to direct the development of a community over ten or more years. It is a statement of community values and goals concerning the existing and future environment. It serves as a guide for decision makers and a tool for managing community change to achieve a desired quality of life.

The Century V City Plan provides the basis for making decisions related to all of the following:

- Natural and cultural resources
- Economic development
- Public safety and services
- Land use and preservation
- Transportation options
- Planning coordination

The Century V City Plan is *not* a static document. It is a dynamic tool that responds to changes in the community and is updated every ten years. Changes include dramatic shifts in the economy, population and demography; new regional transportation and development opportunities; new approaches to sustainability; legal changes; the adoption of other City initiatives and plans; and a host of other issues, challenges and opportunities that have arisen.

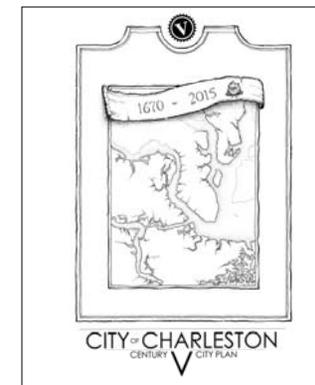
Changes are addressed by evaluating and updating the original comprehensive plan. The state mandated periodic updates also give the community the opportunity to state or reaffirm visions; revise the plan to be relevant to today's world; and draft new strategies for consideration.

Review of the Century V City Plan

The 2000 Century V City Plan focused on creating land use regulations that encouraged compact development patterns; providing a diversity of options in housing, workplaces and transit; and ensuring the adequate provision of municipal services to new and existing customers.

Similarly, recommendations were drafted that have enabled the City to move forward with strategies to rethink traditional land use planning, improve quality of life, enhance aesthetics, expand the regional greenbelt and bicycle-pedestrian system, and lay the groundwork for sustainability initiatives.

The best way to summarize the overall vision and direction of the 2000 Century V City Plan is through its stated goals listed here:



The 2000 Charleston Comprehensive Plan, Century V City Plan

1. Preserve the physical qualities and way of life in rural areas of the City.
2. Protect and improve our natural resources and maintain a lush, green environment in urban and suburban areas of the City.
3. Ensure a high quality of life throughout the City by maintaining existing and building new quality neighborhoods, encouraging infill and redevelopment and providing new gathering places throughout the City.
4. Ensure all citizens of Charleston have a choice of transportation options for moving within neighborhoods, between neighborhoods and across the City and region.
5. Continue building a community capable of sustaining itself economically by providing a suitable environment for a wide range of businesses and ensuring economic growth expands opportunities and resources for Charleston citizens.
6. Ensure the highest quality public services and facilities to City residents by targeting municipal growth to urban and suburban areas and planning for capital improvements to support City growth.

Updating the Plan

- Building on the original plan, the 2010 Century V City Plan Update is divided into the following seven elements:
 - Population and Housing
 - Economic Development
 - Cultural Resources
 - Natural Resources
 - Land Use
 - Mobility
 - Community Services

Aside from the state requirements, the following factors have prompted the need for the update.

Factor 1: New Trends and Opportunities

Over the past decade, the City of Charleston has seen an array of changes. As Charleston changes, the City must rethink how it's planning.

Growth and Sprawl: Since 1970, the regional population has nearly doubled from 336,125 to approximately 670,000 persons. The region's population is expected to reach about 700,000 by the year 2020. While the region's population is growing at a reasonably steady

rate, the amount of land being urbanized to support this population has been expanding at a much faster rate. Along with housing and population came increased employment and economic growth. This update further explains the impacts of this growth, and how the City plans to respond.

Redevelopment and Infill Opportunities:

Redevelopment and infill development opportunities continue to arise throughout the City. These underused or abandoned sites are one of Charleston's greatest physical assets because their development or redevelopment can help repair or complete existing neighborhoods. These sites can reduce the need to travel further to shop or work, preserve lands further out, and save taxpayers infrastructure costs. In order to sustain the City, Charleston plans to use this update to identify these underutilized resources, determine how best to use them, and make their development easier to accomplish.

New Planning Trends: The continued growth of concern for protection of our environment, the increased emphasis in the Charleston region on the concept of an Urban Growth Boundary (UGB), the increased public desire

for more inviting living, working, and playing environments, the need to further diversify our means of mobility have all been factors that over the last ten years necessitate a review and update of the City's comprehensive plan.

Factor 2: Sustainability

Over the past decade, local governments have begun making sustainability a priority in their planning practices. The State of South Carolina now recommends that municipalities include a Sustainability and/or Energy Element in their comprehensive planning.

In comprehensive planning, sustainability is a broad term. Sustainability can be applied to natural resources (i.e. water and air quality, stormwater and waste management, or resource conservation). It can be incorporated into planning and design (i.e. land use, transportation or parks systems). Sustainability relates to energy choices, pollution and building standards, as well as jobs, tourism and local food systems. Lastly, principles of creating sustainable communities relate to affordability, community wellness, public safety and civic engagement.

Few comprehensive plans will be able to effectively address all of the topics listed above. Like most other local governments, Charleston's 2010 Century V City Plan update focuses on sustainability in planning and natural resources, and thereby support economic development and social goals through infrastructure and quality-of-life improvements that distribute resources more equitably.

In Charleston, many programs and plans are already in place to address specific issues such as historic preservation and public safety, and there is not a need to duplicate these efforts. Rather, this update will incorporate sustainability principles throughout each element and align recommendations with those in the existing plans and programs.

Factor 3: Changes in the community

The single most useful tool for analyzing changes in a community's demographic composition – total population, racial/ethnic makeup, household size, median income, etc. is through analysis of the information provided by the U.S. Census Bureau through their decennial census. By comparing the data collected about Charleston in 2000 to that collected in 2010, quantifiable changes, patterns

and trends can be identified. Given the timing of the Century V City Plan update, Census 2010 data is not available. However, the City of Charleston uses U.S. Census Bureau estimates and provides its own estimates of population and demographics to complete a 2010 snapshot of Charleston in the Population and Housing Element. Using this data, the City is able to make new recommendations for sustaining a healthy, vibrant and demographically diverse community.

Factor 4: A Decade of Accomplishments

From 2000 to 2010, there has been dramatic change in the City of Charleston, perhaps the most amount of growth and new opportunities the City has ever seen. During this decade the City has completed dozens of projects and invested much in improving the City's quality of life. In the map and timeline, titled "City of Charleston's Notable Investments and Achievements" the progress of the City since 2000 is outlined.

City of Charleston Notable Investments and Achievements 2000 - 2010

<ul style="list-style-type: none"> 2000 2000-2001 2001 	<ul style="list-style-type: none"> 2002 2003 2005 	<ul style="list-style-type: none"> 2007 2007 2008 2008-2009 2010 	<ul style="list-style-type: none"> 2000 2002 2002 2004 2006 2007 2007 2008 2009 2009 1999-2010
<p>Ardmore Drainage Improvement \$5M</p> <p>Aquarium & Liberty Square (8.0ac)</p>	<p>1 Ackerman Park (10.4ac)</p> <p>2 Bayview Soccer Complex (36ac)</p> <p>3 Family Circle Tennis Facility (33.8ac)</p> <p>4 Fort Bull acquired for future use (8.1ac)</p> <p>5 Lowcountry Senior Center (4.0ac)</p> <p>Johns Island Firestation</p>	<p>1 Art Institute of Charleston</p> <p>2 Windemere Renovation</p> <p>1 Rosemont Field (26ac)</p> <p>2 West Ashley Bikeway</p> <p>1 Courtenay St Storm Pump</p> <p>2 Byrnes Downs drainage improvements \$6.6M</p> <p>3 Church Creek drainage improvements</p> <p>1 Ashley River Rd Bikepath</p> <p>2 Bear Swamp Rd Park (207ac)</p> <p>3 Charleston Firefighter Memorial</p> <p>4 Ellis Oaks Park (1.1ac)</p> <p>5 Johnson Park (9.2ac)</p> <p>6 Village Shaffesbury Park (2.9ac)</p> <p>Police Department Technology Upgrade \$1.4M</p> <p>1 AW Christopher Gym Replacement</p> <p>2 Bees Landing Rec Complex</p> <p>3 Governor's Park North</p>	<p>The Joe (5.5ac)</p> <p>Daniel Island Police Station</p> <p>Daniel Island Fire Station</p> <p>Homeownership Initiative adopted by City Council targeting Cannonborough, Elliottborough, the West Side, H, F, & I Street, the Eastside and Rosemont</p> <p>1 Hagood Ave raised to reduce tidal & storm flooding</p> <p>2 Portion of Barre elevated</p> <p>3 Other drainage improvement projects</p> <p>1 Ferguson Village Park (6.0 ac)</p> <p>2 Freedom Park (10.7ac)</p> <p>3 Wedgepark (.1 ac)</p> <p>Police Headquarters Renovated \$2.8M</p> <p>1,800 Parking /Meters upgraded for SmartCard system</p> <p>Bees Ferry Fire Station</p> <p>Burns Lane storm drain replacement</p> <p>Flagship Business Development Center</p> <p>Morris Island</p> <p>City S&P Bond Rating Upgraded to AAA</p> <p>Traffic Calming Program has implemented 440 speed humps in 66 neighborhoods \$1.1M</p> <p>1 Market St basin design and construction (Phase II in progress) \$25M estimate</p> <p>2 Spring/Fishburne design and construction (construction in progress) \$150M estimate</p>

