



TAKE THE SURVEY!

NORTHBRIDGE GATEWAY

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Tell the City's West Ashley Revitalization Commission what you want to see in this important area.



PUBLIC INPUT WORKSHOP

NORTHBRIDGE GATEWAY

JULY 10th & 11th

Tuesday: Open Studio 8am - 8pm
Wednesday: Open Studio 8am-5pm,
WARC Meeting/ Presentation 5pm

THE SCHOOLHOUSE

720 Magnolia Road, Charleston, SC





Northbridge Piggly Wiggly Redevelopment Survey Result Summary

Respondents

927 Respondents over 31 days

733 Respondents within West Ashley

Top 3 Responding Neighborhoods

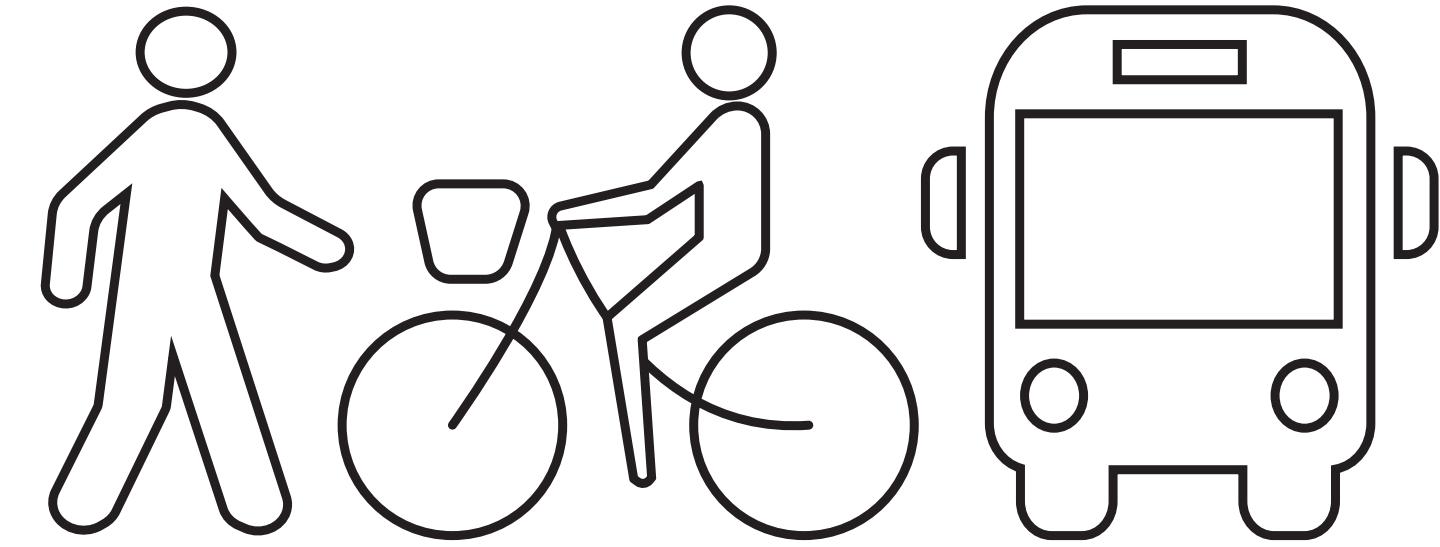
1. Northbridge - 90
2. Sandhurst - 69
3. Parkshore - 40

West Ashley Respondents

65% live inside 526

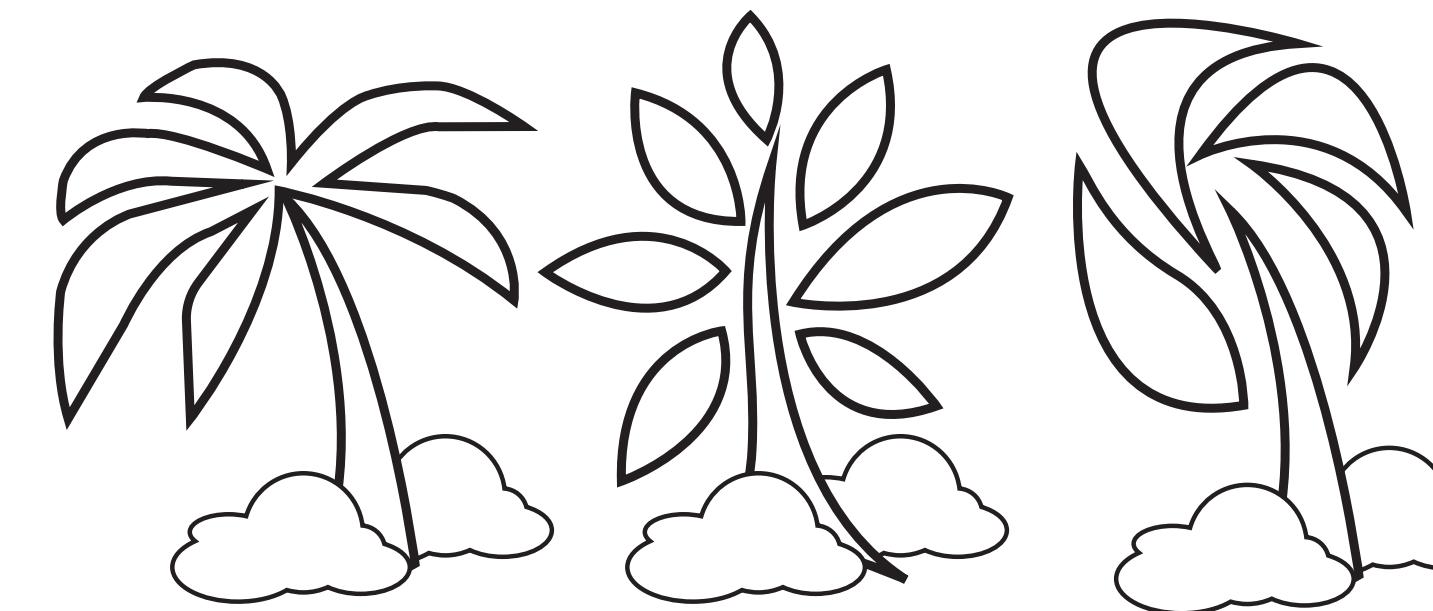
20% live outside 526

What matters most? Top 3 Responses



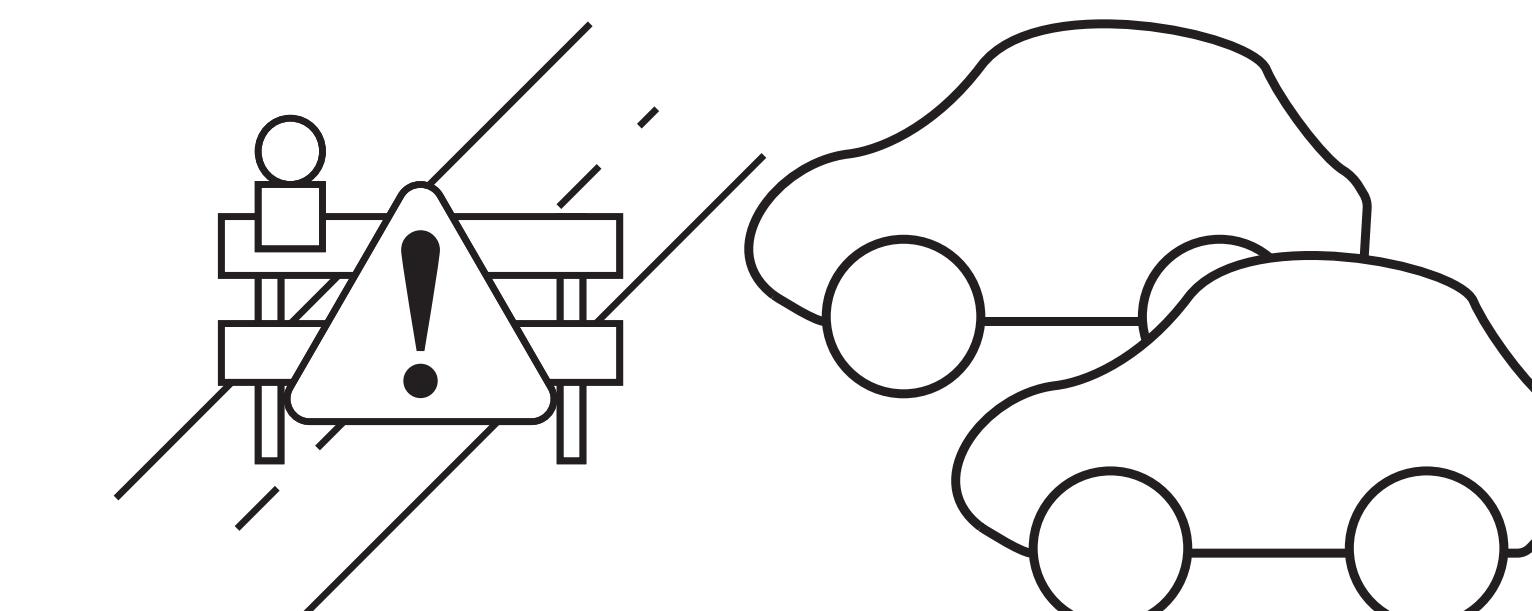
The site should be safe for people walking, biking, driving, and taking transit.

72% - Most Important



The site should include landscaping, street trees, and other beautification elements.

68% - Most Important



The intersection should be improved to allow as many cars as possible to travel as quickly through the area as possible.

46% - Most Important

What should go there?

1. Passive Park - 61%
2. Small-scale Retail - 50%
3. Restaurant - 49%

Should the speed limit be lowered?

55% Yes 45% No

708 Responses to “What is Your Big Idea?” 7 themes with examples

1. Parks and Greenspaces (204 replies)

Community garden and green space like magnolia community garden

2. Pure retail or Commercial (123 replies)

*This site would be perfect for a Dave and Busters style entertainment venue / restaurant. The entire Chs region does not have this type of **family friendly establishment**. This would be a revitalizing catalyst for the area.*

3. Traffic and Transportation (121 replies)

*Improved traffic flow (possibly a traffic circle) removing the **scary reverse merge**.*

4. Mixed Use/Traditional Neighborhood (116 replies)

*Mixed use space like the Workshop!!! **Green space for families**, small local businesses, and small restaurants.*

5. Civic or Cultural (105 replies)

*Wood dance floor for **dance events!***

6. Pure Residential (4 replies)

A residential area specifically for Tiny Houses, for Low Income, Veteran, or Homeless

7. Miscellaneous (35 replies)

*That it be **aesthetically pleasing** AND useful*

Reoccurring words/Phrases

Family; Safe; Beautiful; Garden; Parks; Green; Events; Fix the Merge

COMMUNITY INPUT

Information based on community survey of 927 respondents

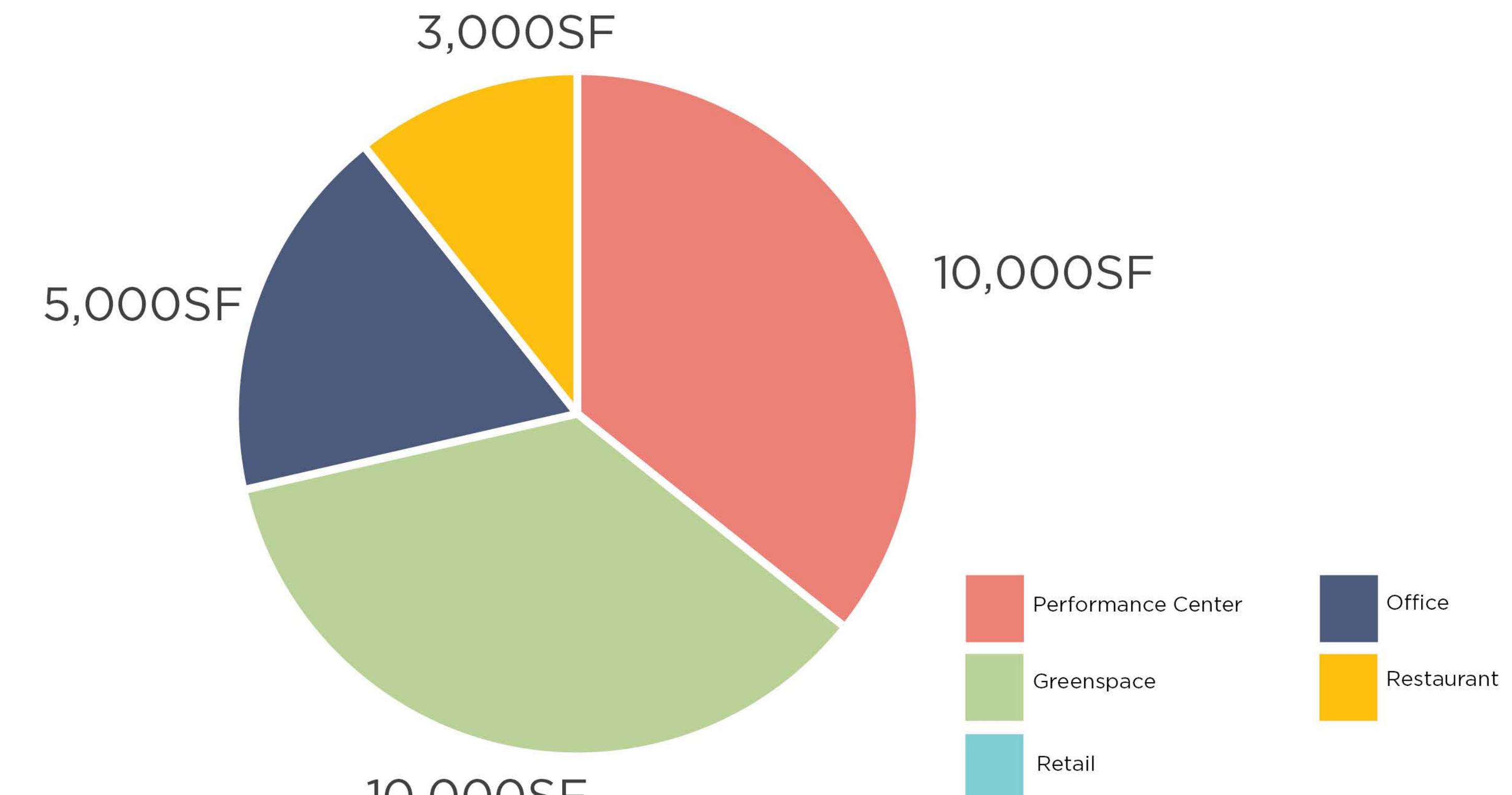
What should go on the site?

- Passive Park
- Small-Scale Retail
- Restaurant
- Commercial
- Civic / Cultural

What is a top priority for redevelopment?

- Safety for pedestrians, cyclists, and motorists
- Landscaping and other beautification elements
- Improvements to the intersection

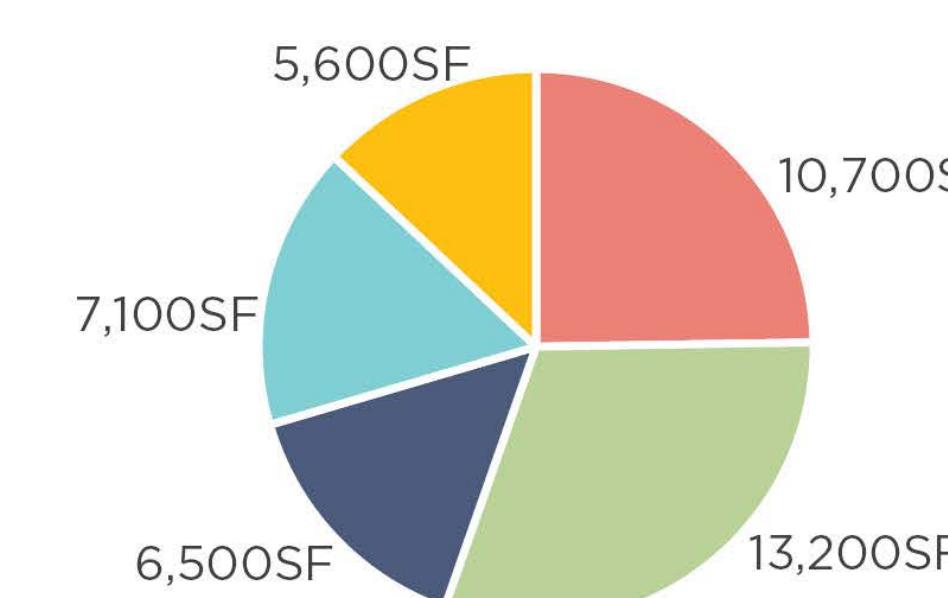
COMMUNITY DEVELOPMENT PROGRAM



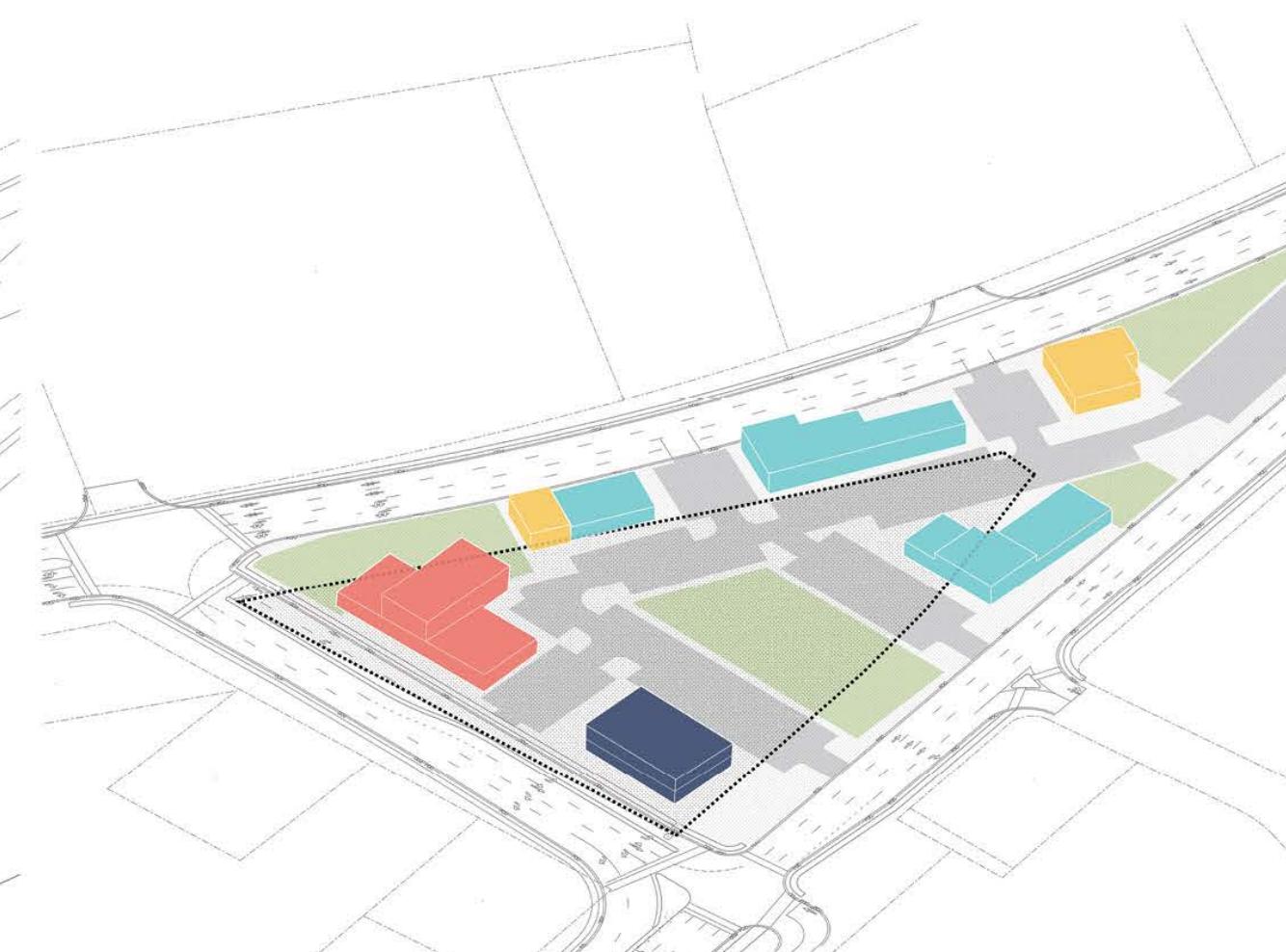
ALTERNATIVE A



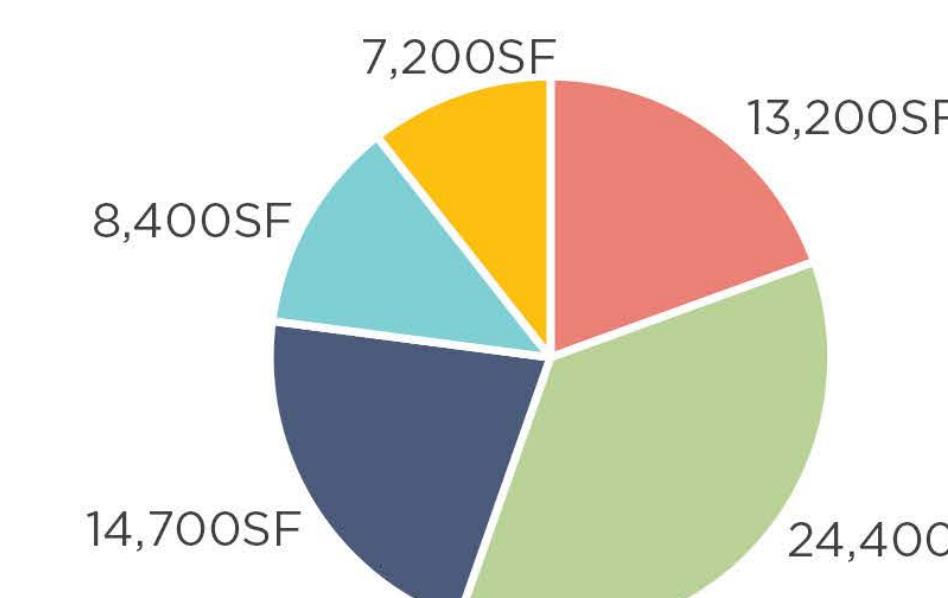
TOTAL: 43,100 SF



ALTERNATIVE B



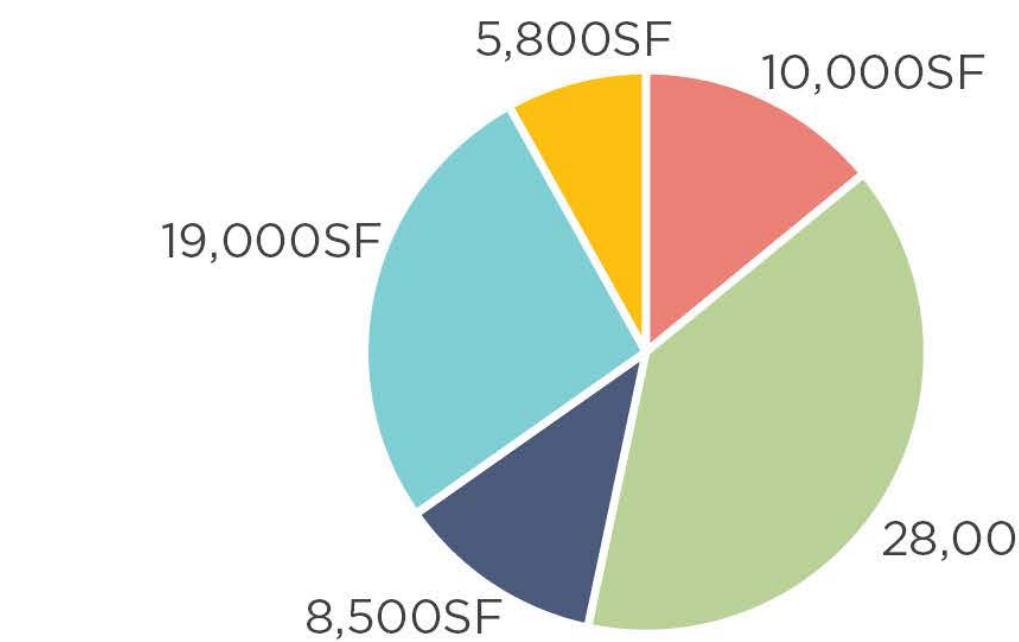
TOTAL: 67,900 SF



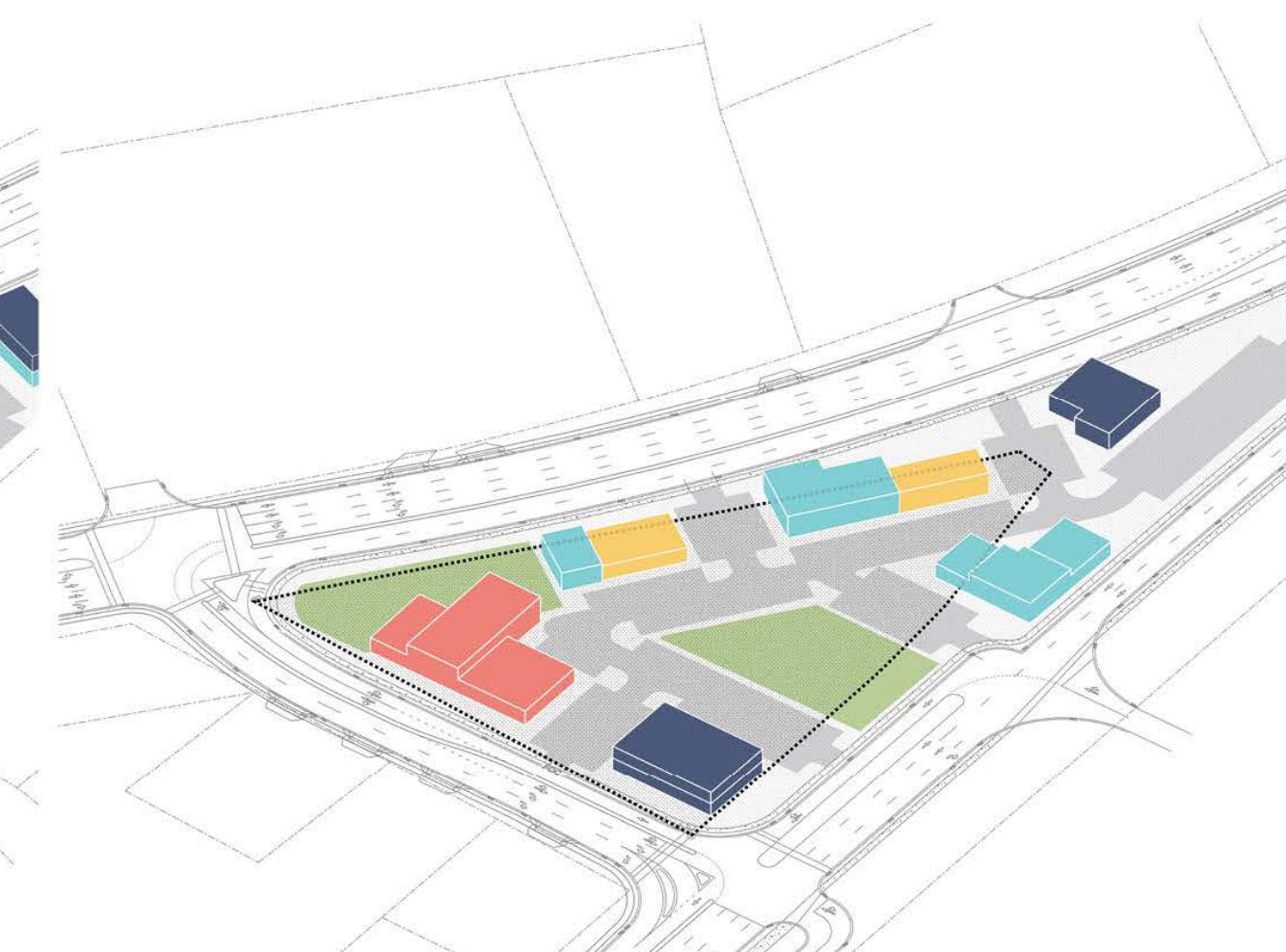
ALTERNATIVE C



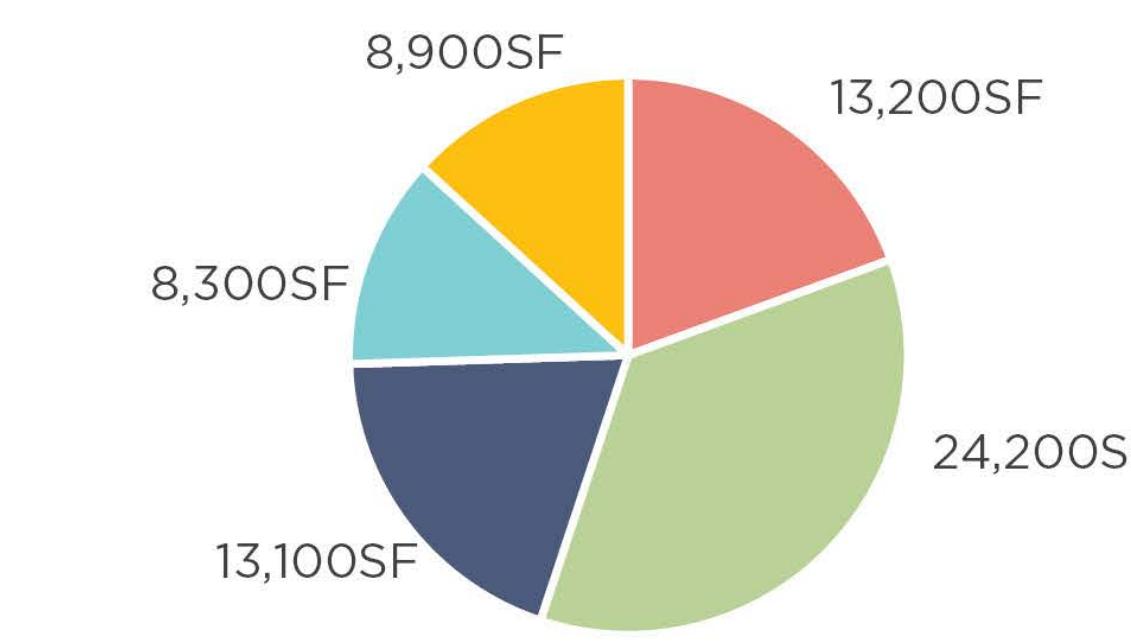
TOTAL: 71,300 SF



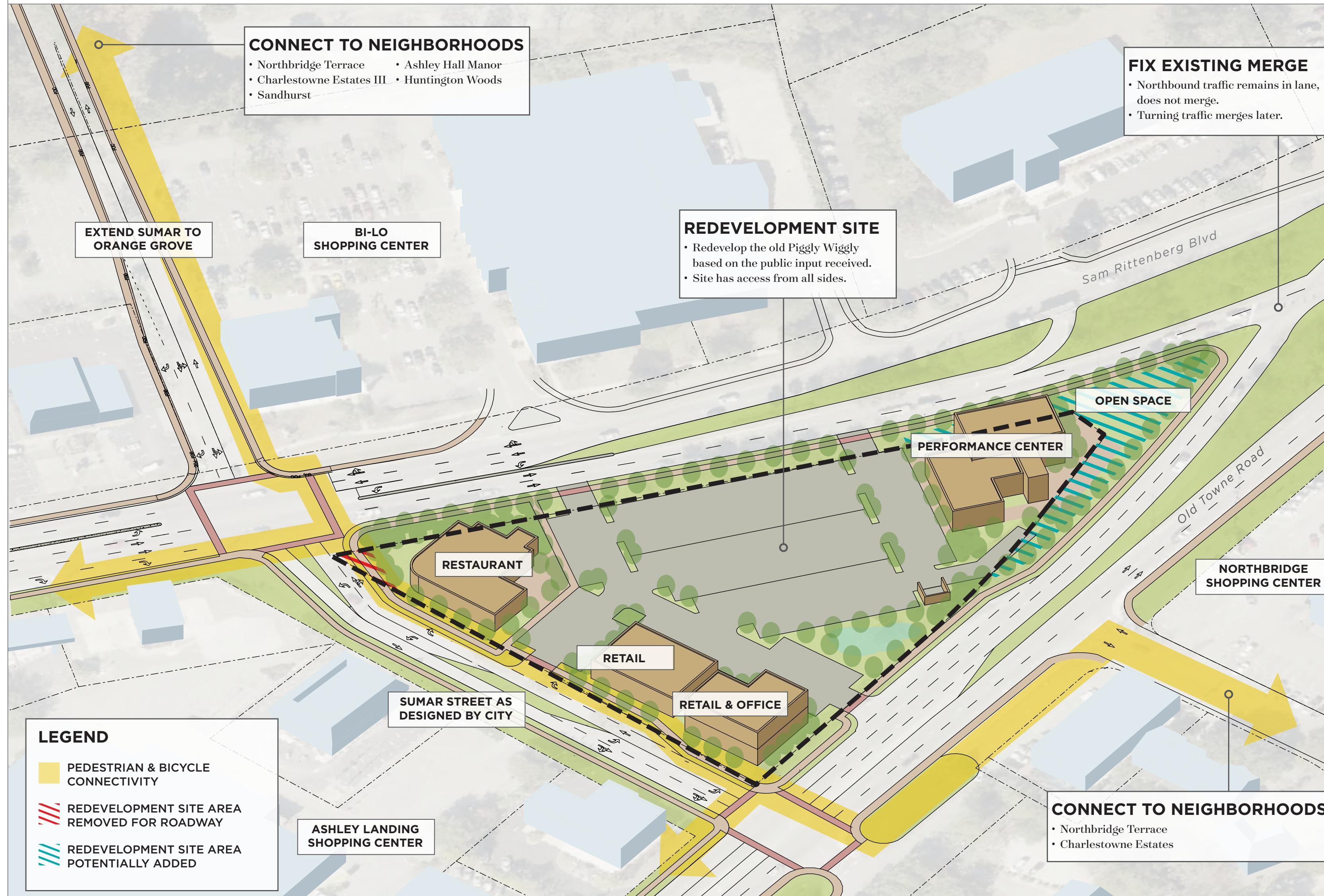
ALTERNATIVE D



TOTAL: 67,700 SF



CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE A



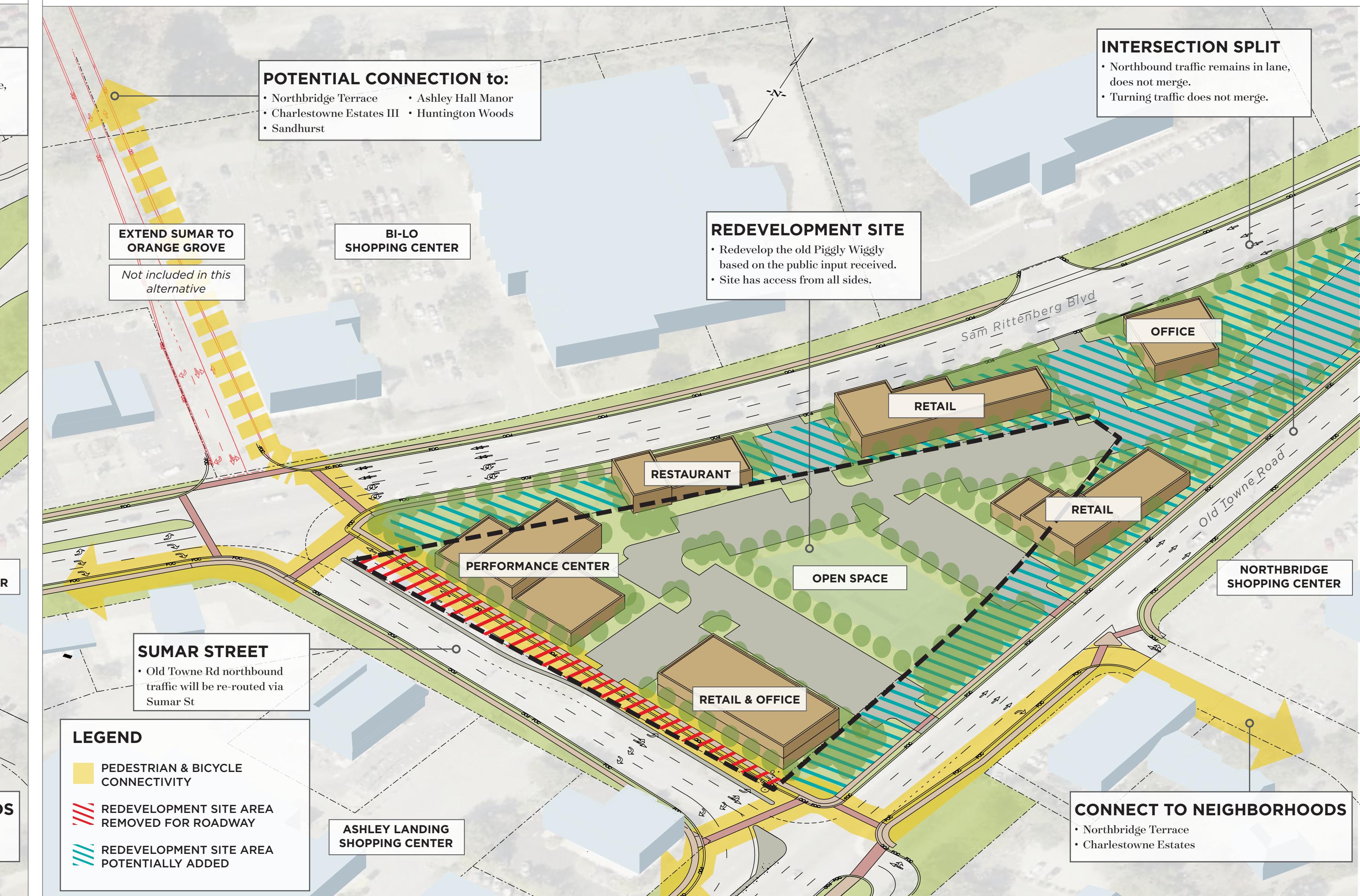
DESIGN DIVISION

Northbridge Gateway

POTENTIAL REDEVELOPMENT & PED-BIKE CONNECTIVITY

DECEMBER, 2018

CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE B



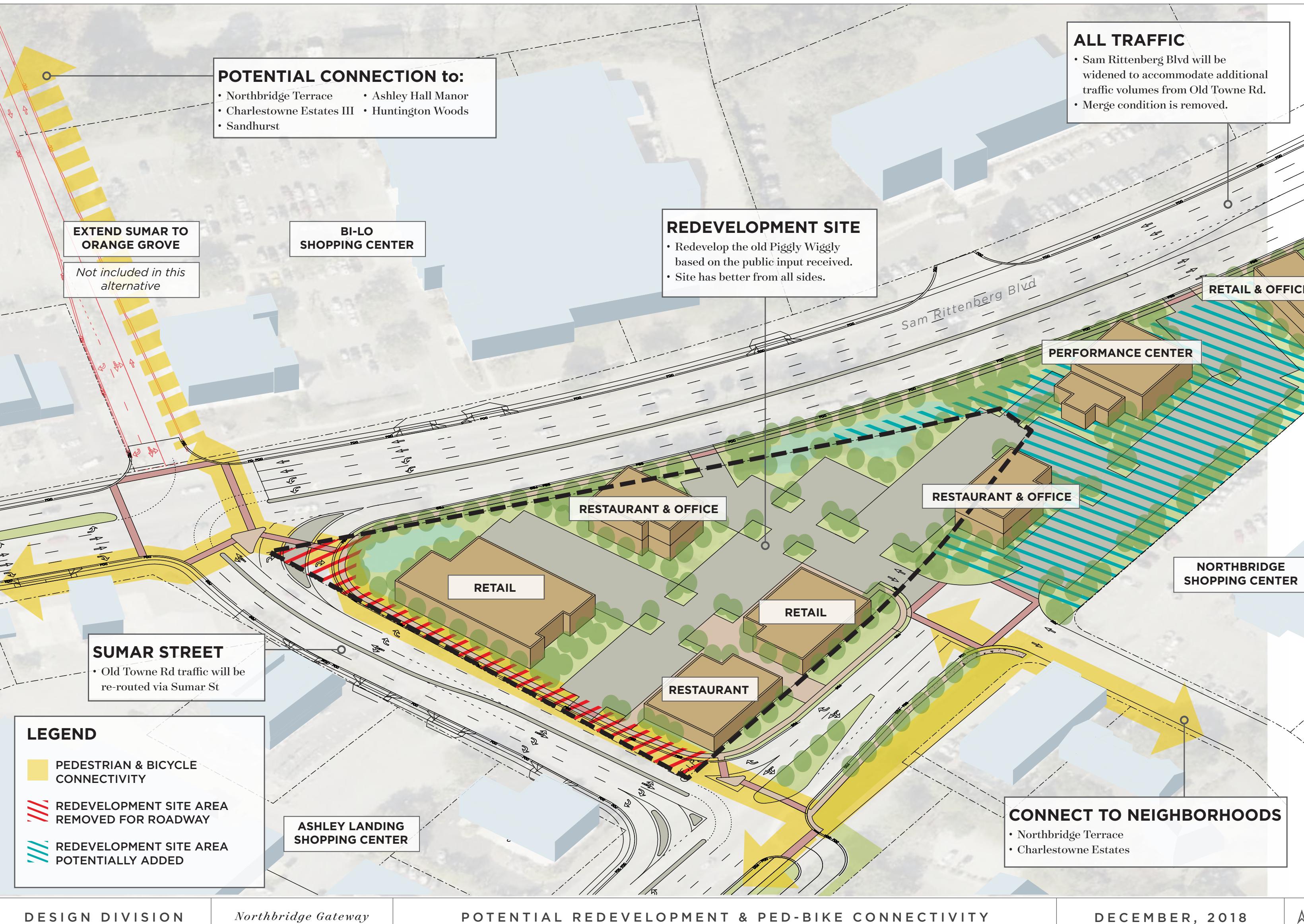
DESIGN DIVISION

Northbridge Gateway

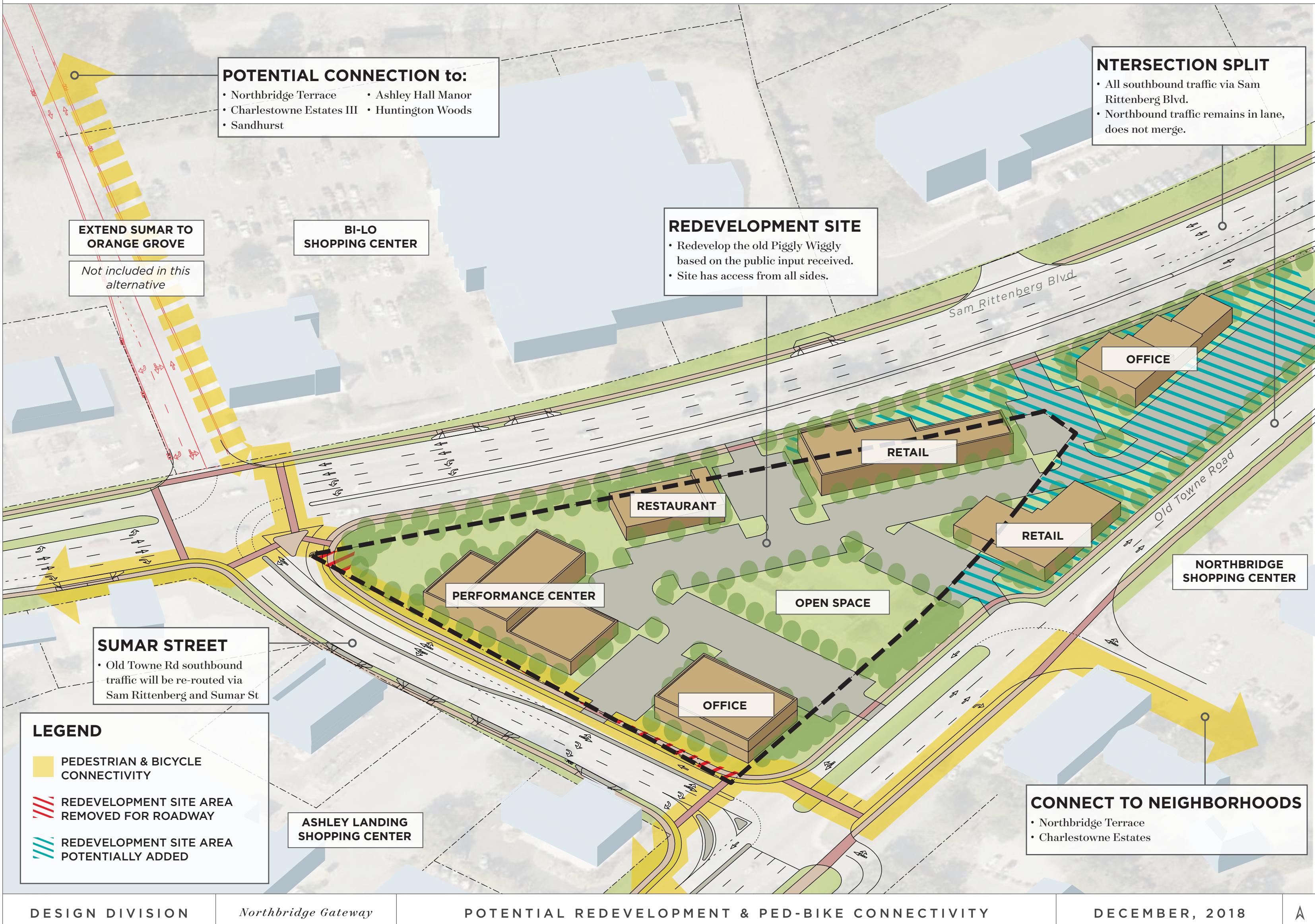
POTENTIAL REDEVELOPMENT & PED-BIKE CONNECTIVITY

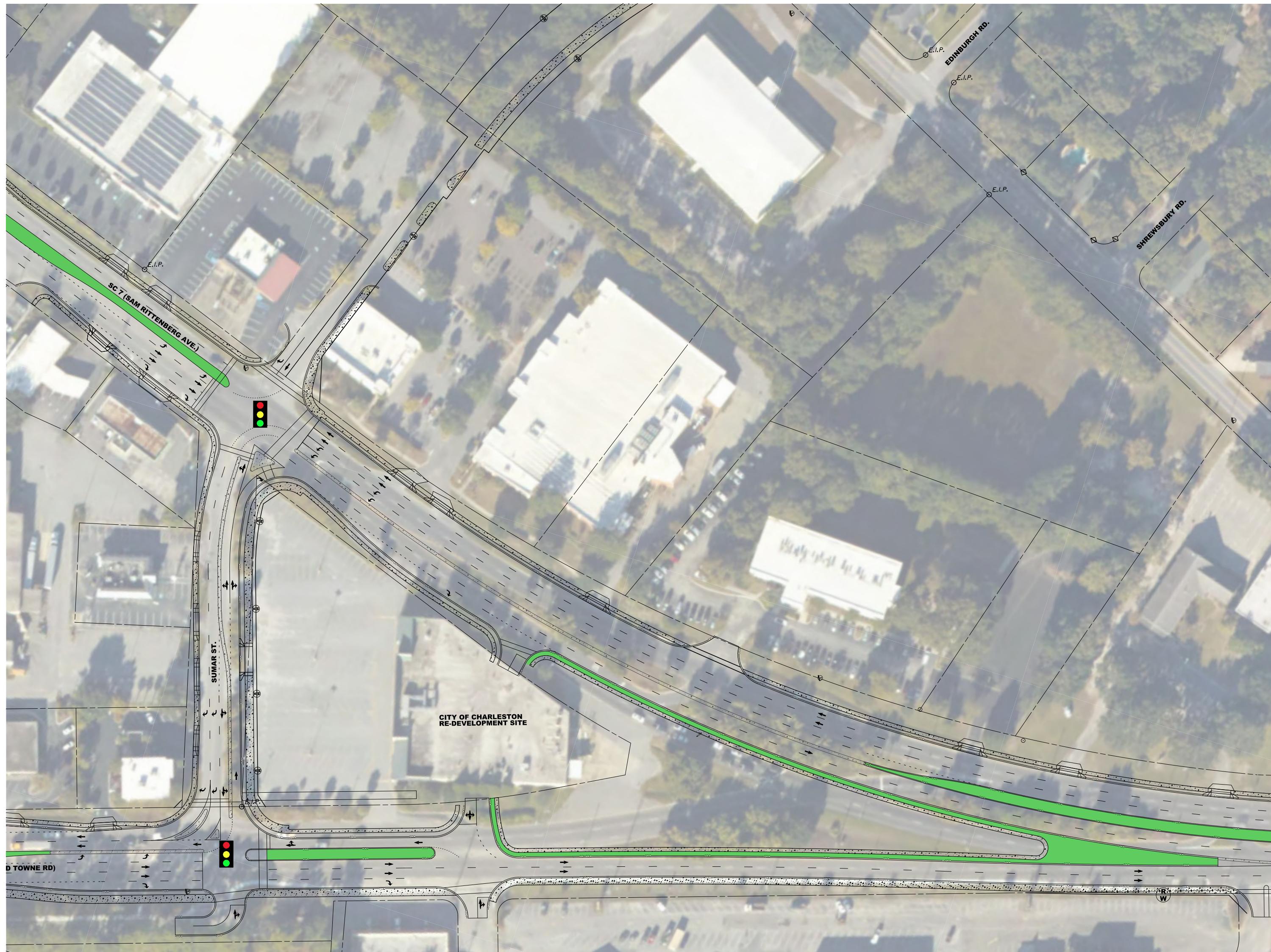
DECEMBER, 2018

CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE C

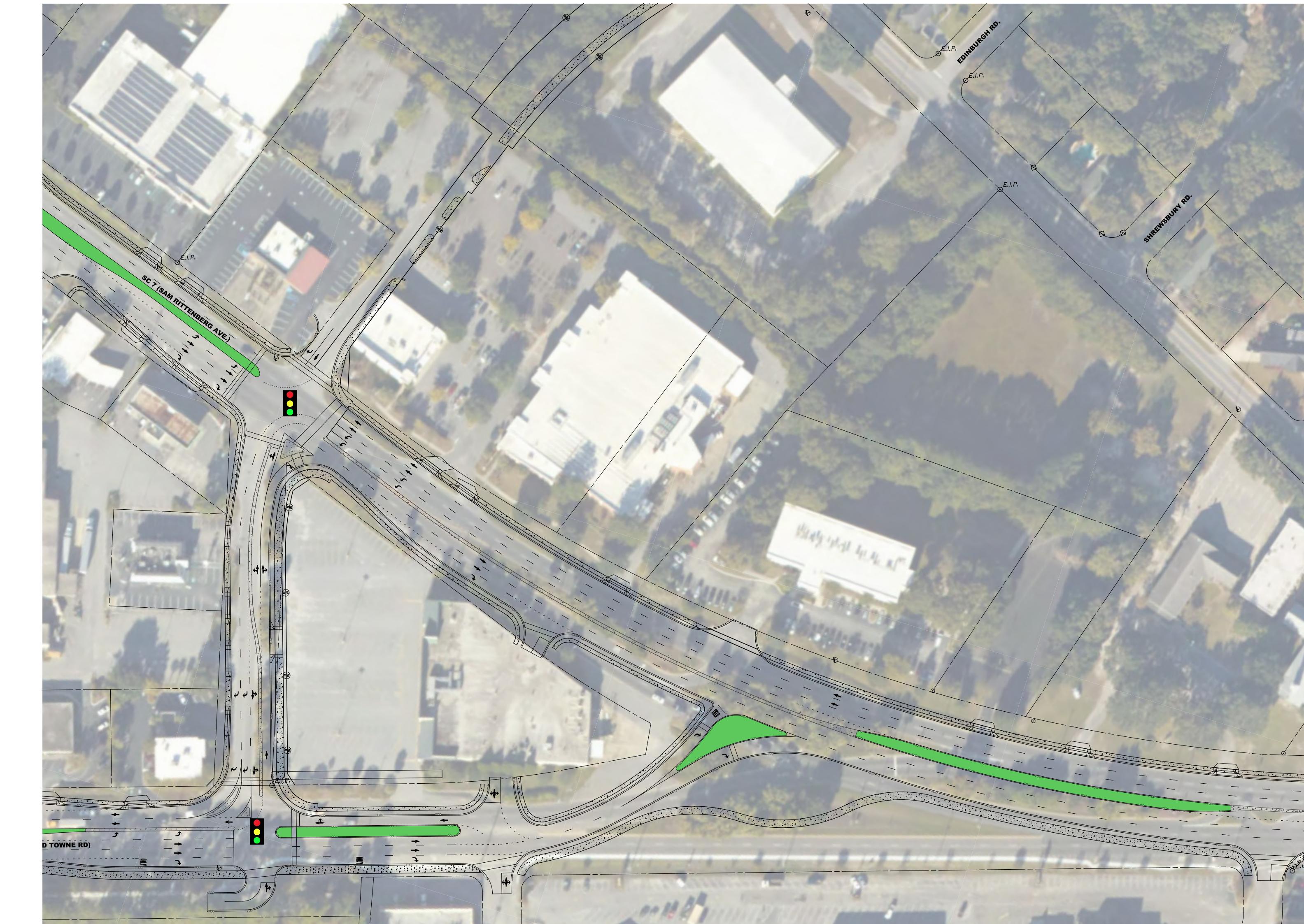


CONNECTIVITY & REDEVELOPMENT - ALTERNATIVE D





ALTERNATIVE
6



ALTERNATIVE
6C

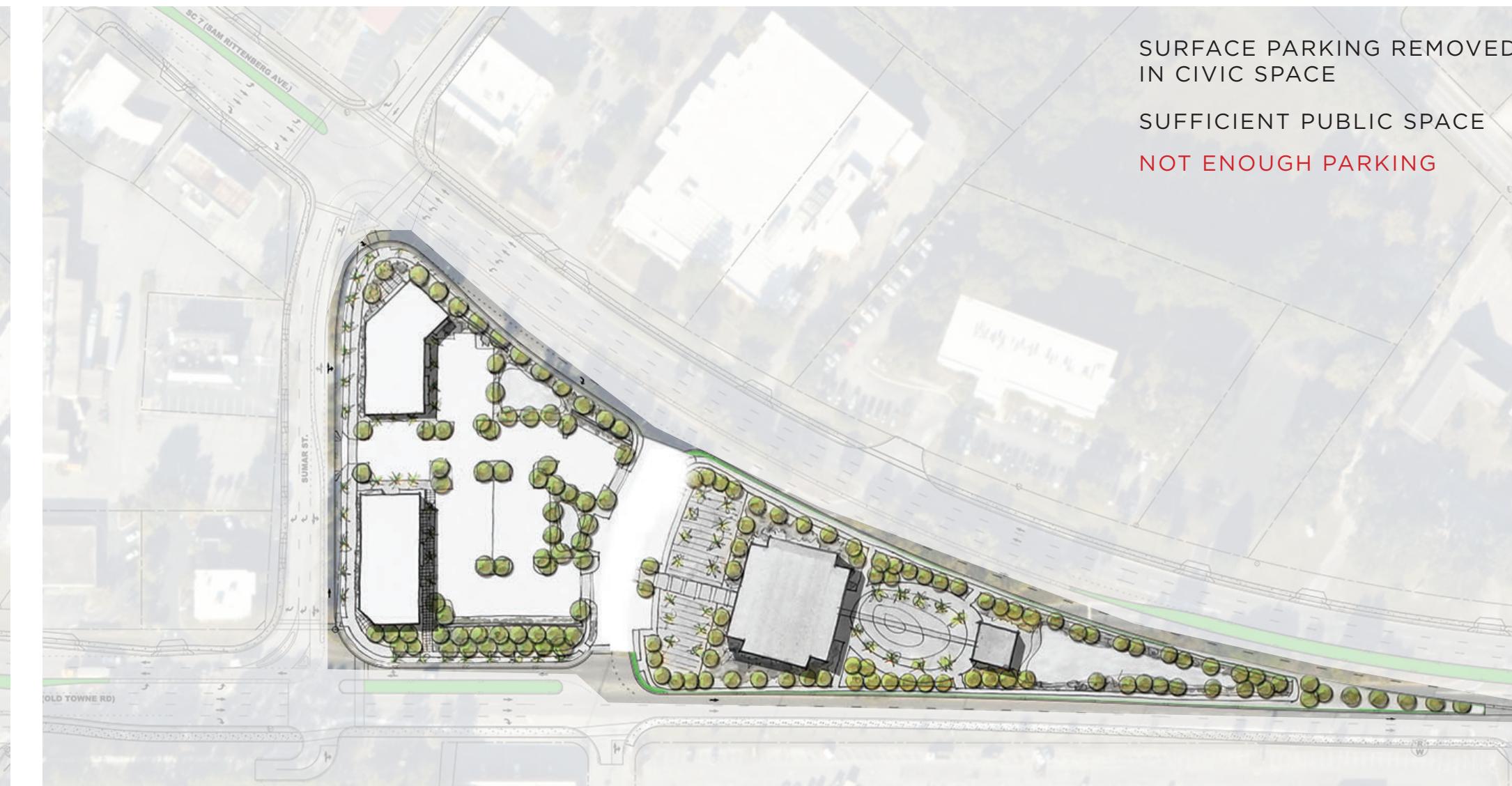
DESIGN BY PARISH
& PARTNERS FOR
CHARLESTON COUNTY



DESIGN DIVISION

Northbridge / Charlestown
Gateway Redevelopment

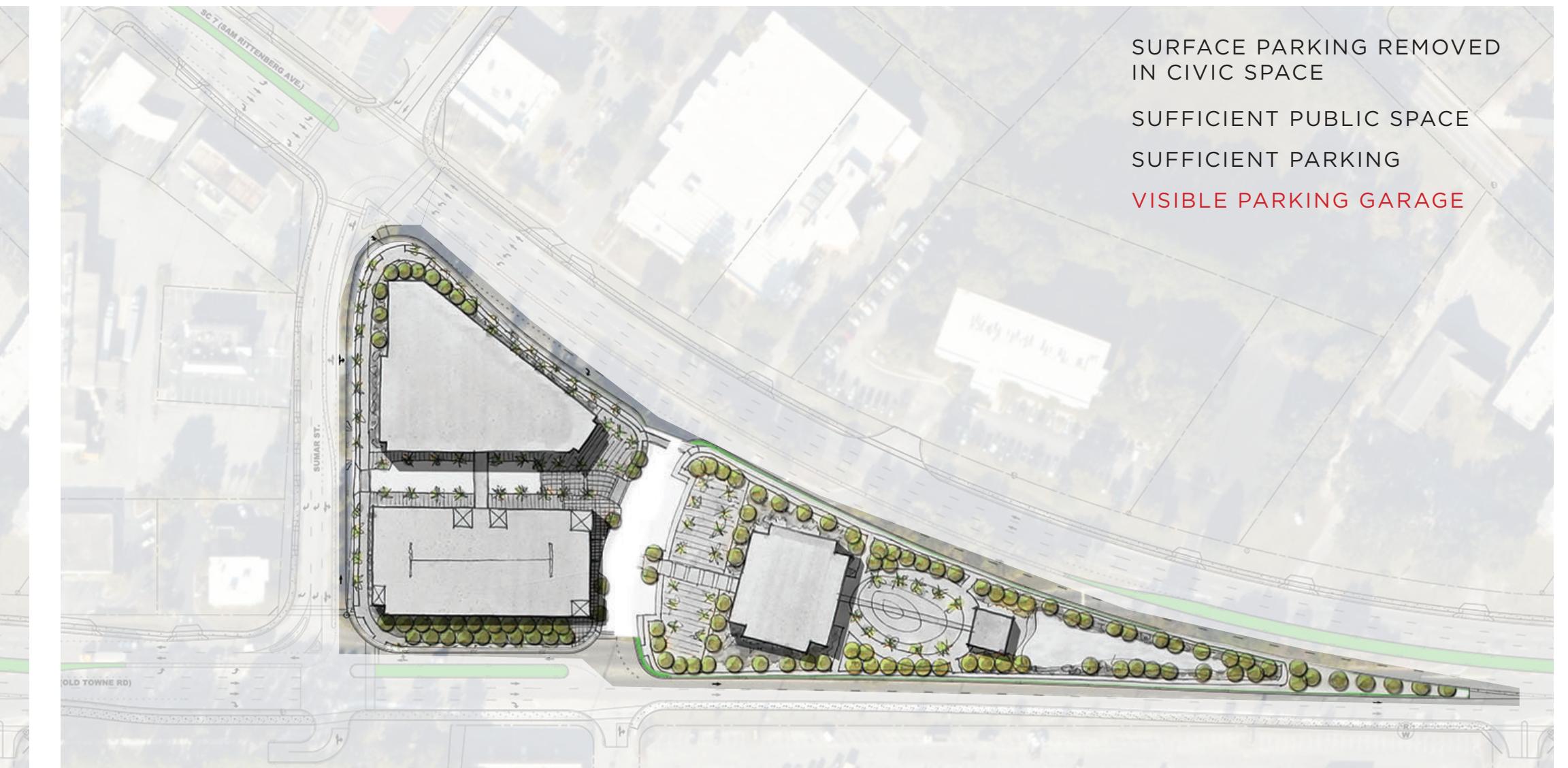
JULY 2019



DESIGN DIVISION

Northbridge / Charlestown
Gateway Redevelopment

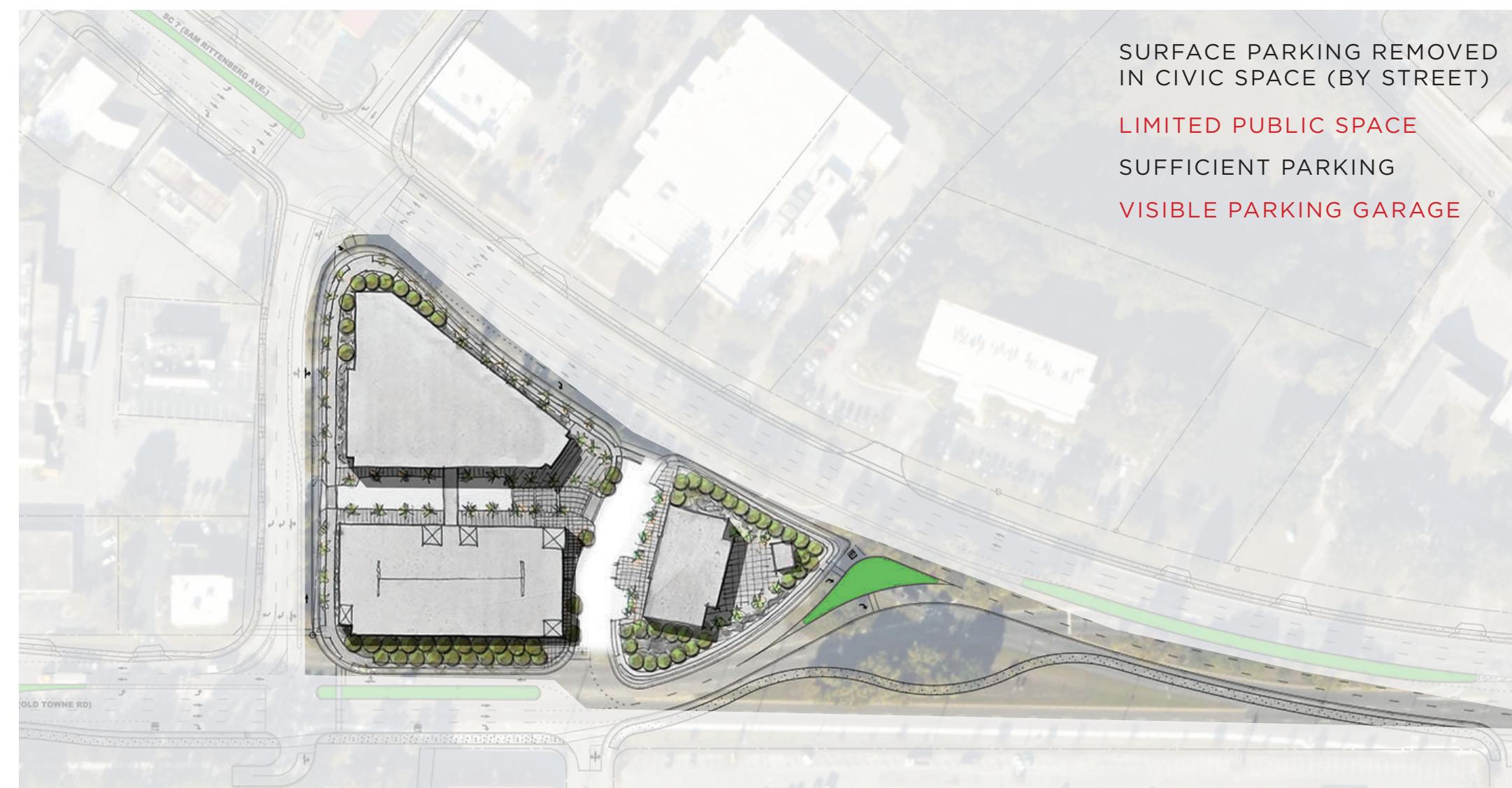
JULY 2019



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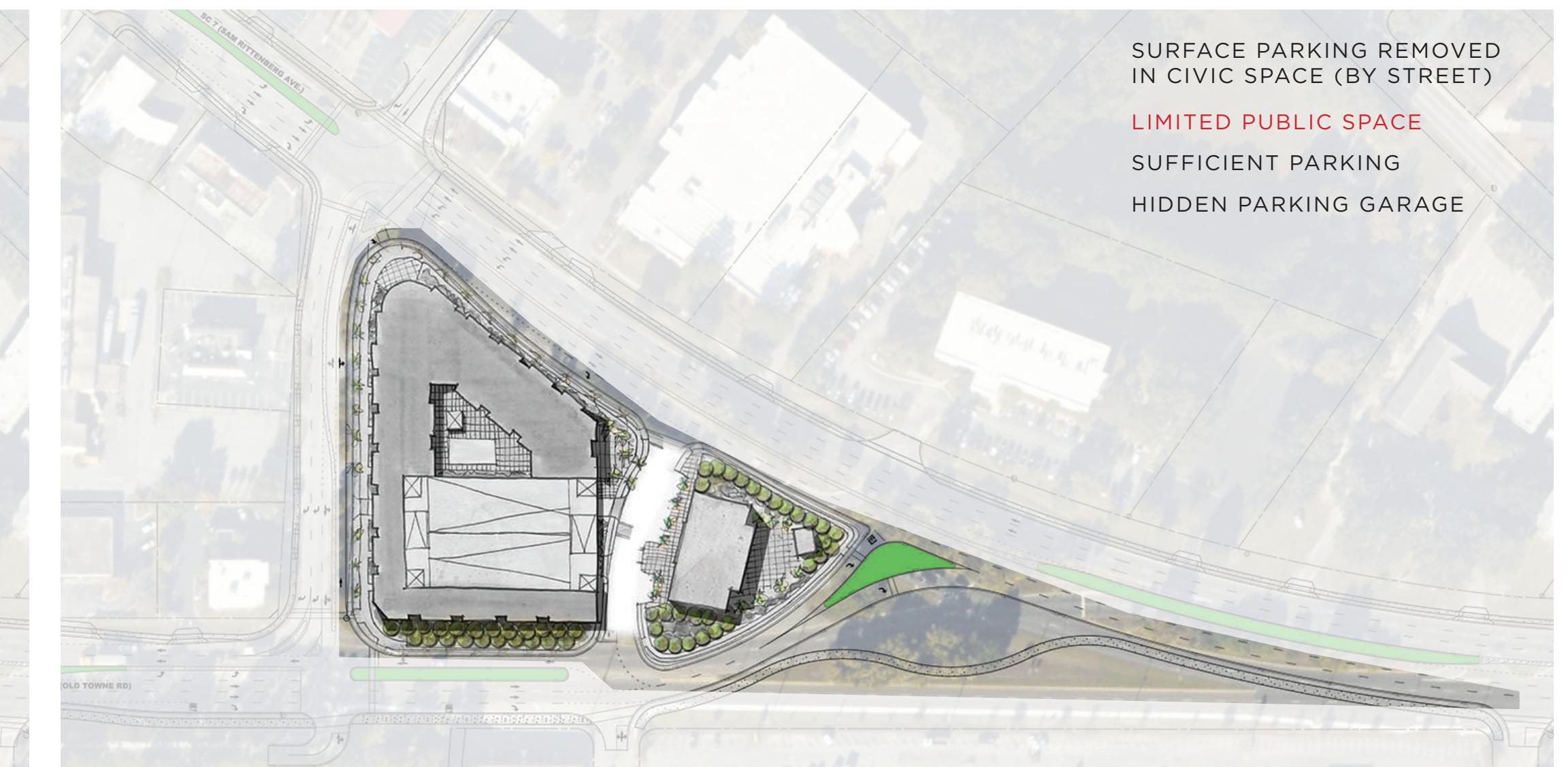
JULY 2019



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JULY 2019

INPUT

ONLINE SURVEY

OPEN STUDIO

MAYOR'S DIRECTION

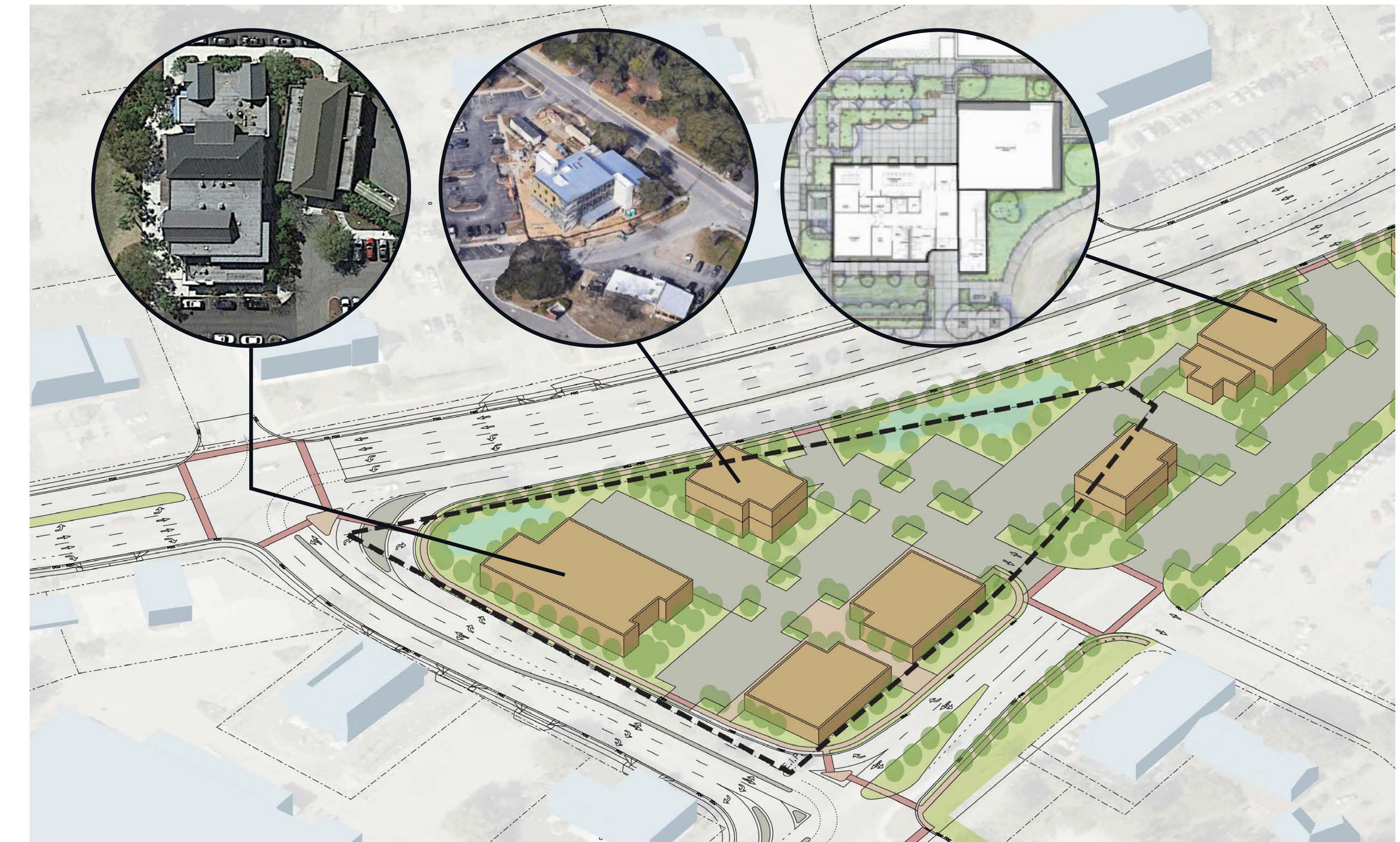
SITE DESIGN GOALS

- 1 PASSIVE OUTDOOR OPEN SPACE
- 2 CIVIC/CULTURAL/COMMUNITY FACILITY
- 3 COMMERCIAL DEVELOPMENT

DESIGN DIVISION

Northbridge / Charlestown
Gateway Redevelopment

JULY 2019



DESIGN DIVISION

Northbridge / Charlestown
Gateway Redevelopment

JULY 2019





TITLE

- 1 CIVIC BUILDING
2 STORIES
12,550 SF PER STORY
25,100 SF TOTAL
(APPROX. 20,000 SF TOTAL FOR SINGLE-STORY PERFORMANCE HALL)
- 2 150 PARKING SPACES (SHARED AMONG ALL USES)
- 3 RETAIL AND/OR RESTAURANT
1 STORY
9,000 SF
- 4 RESTAURANT & SMALL OFFICE
2 STORIES
7,000 SF PER STORY
14,000 SF TOTAL
- 5 IMPROVED SUMAR STREET
16 PARKING SPACES

48,000 SF TOTAL DEVELOPMENT
PARKING RATIO: 1 PER 290 SF

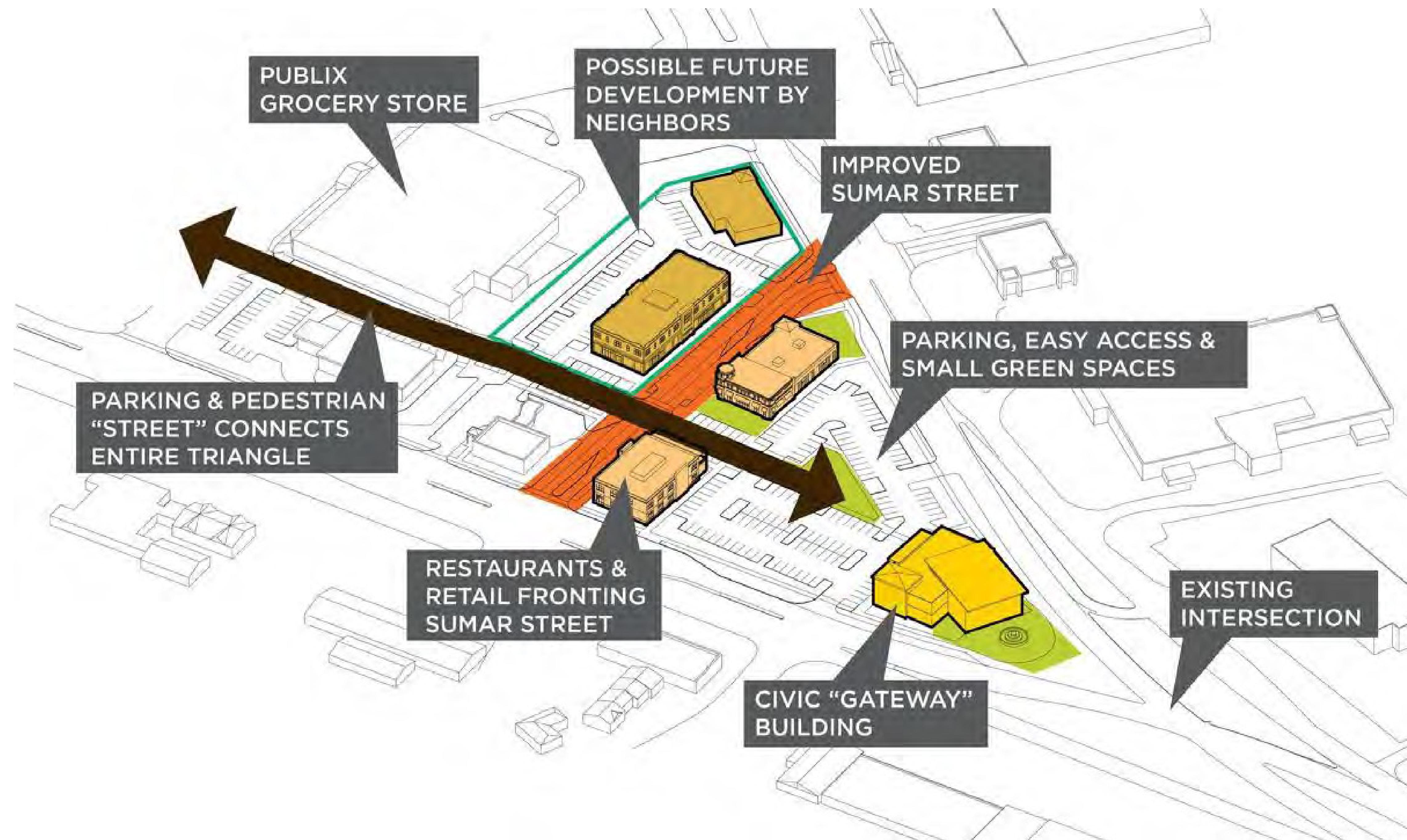


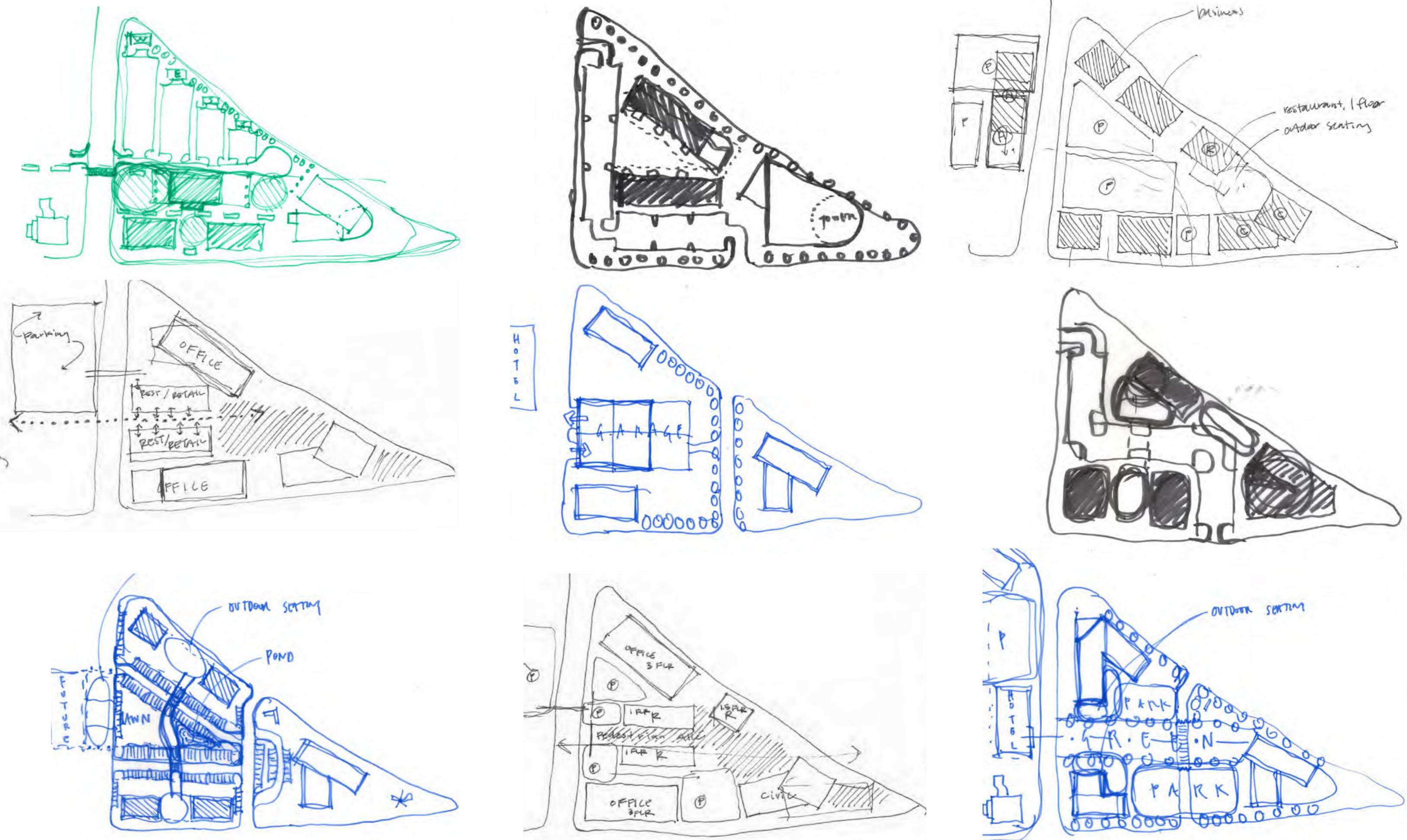
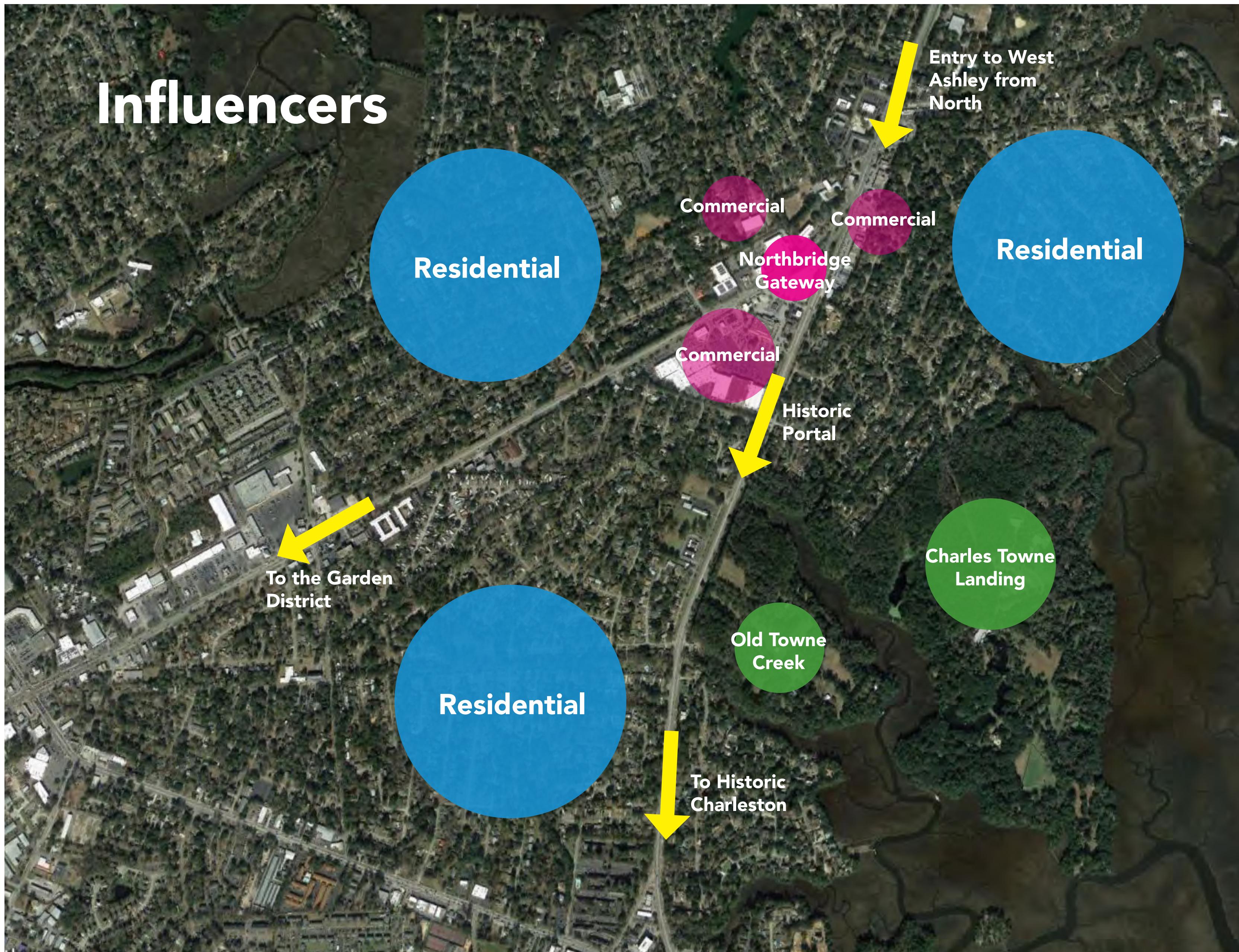
DESIGN DIVISION

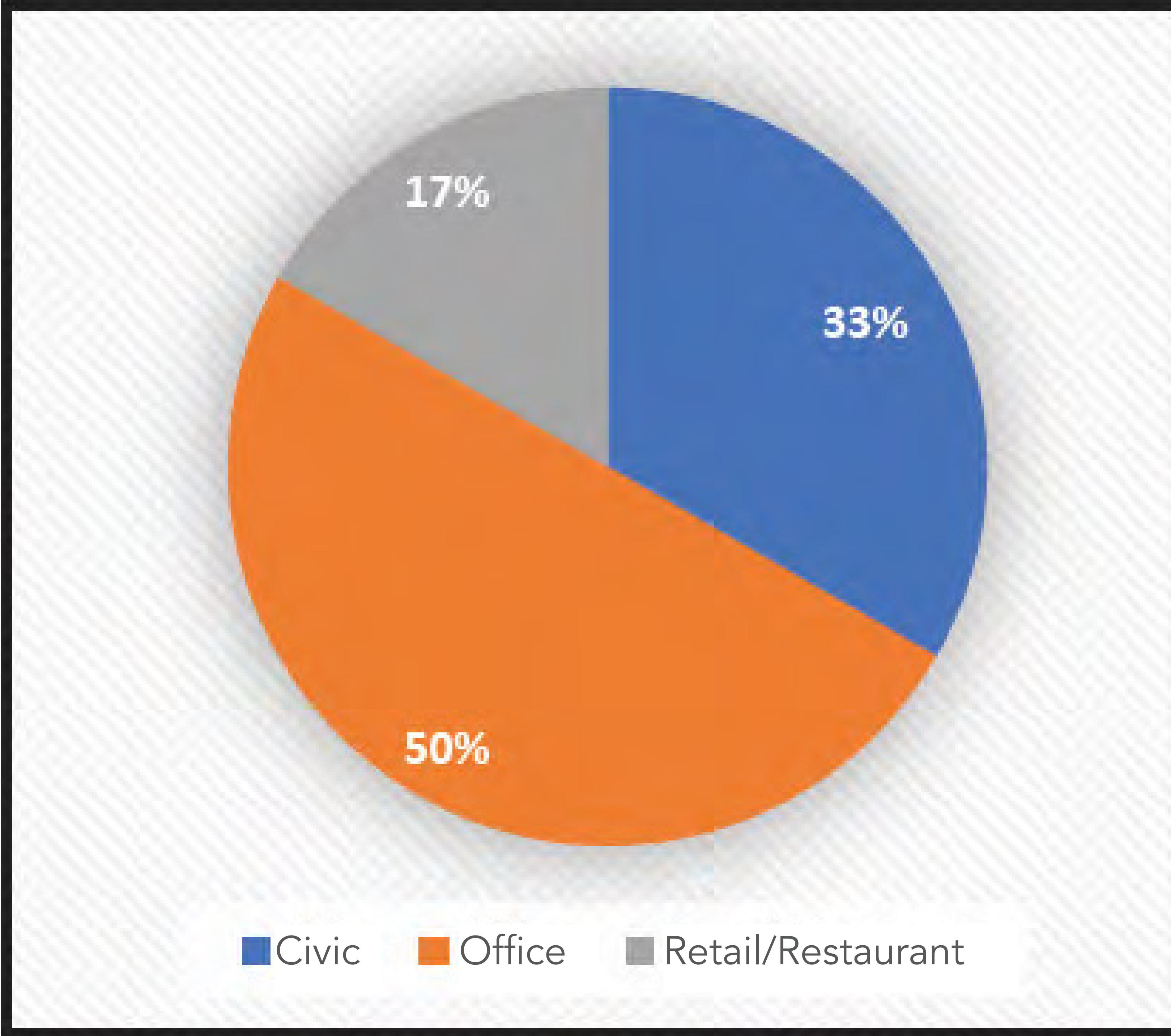
FOR THE COMMON GOOD

Take Away:

1. Civic Complex
2. Entry Feature
3. Future Extension







Square Footage:

Civic Function: +/- 20,000 SF

Gathering +/- 8,000 SF

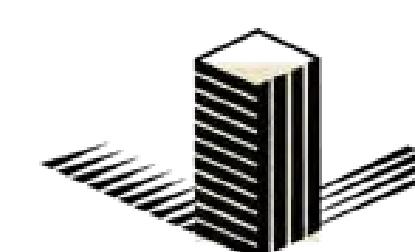
Leased Office +/- 12,000 SF

Office Function: +/- 30,000 SF

Retail/Restaurant: +/- 10,000 SF

Total: +/- 60,000 SF

Program



LANDMARK
ENTERPRISES

Stantec  liollio
architecture



Legend:

- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking

(Retail is on the ground level of 2 story buildings fronting Sumar)



Sumar Street Option



Legend:

- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking

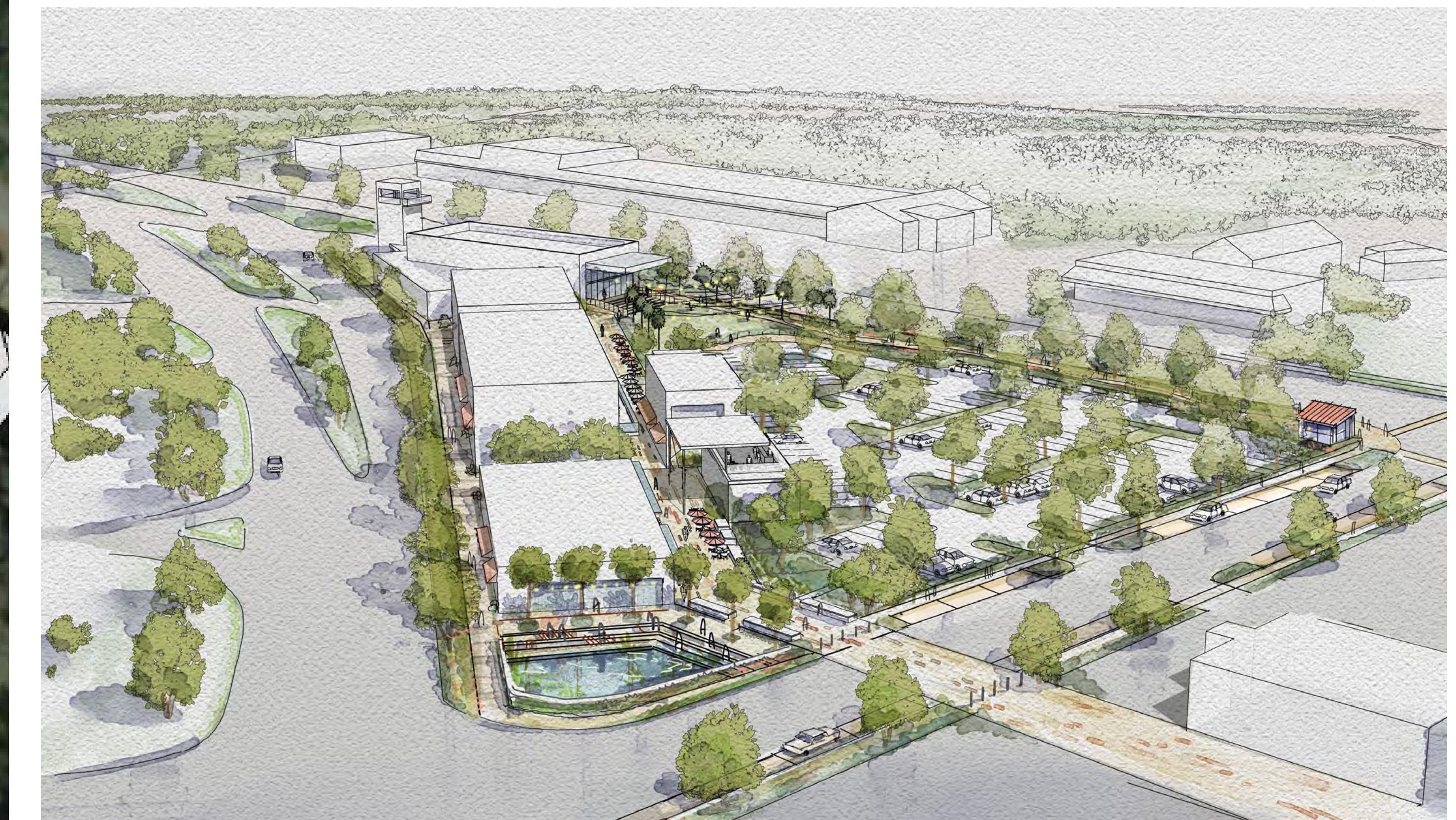


Old Towne Option



Legend:

- Civic
- Office
- Retail/Restaurant
- Park/Soft Parking



Sam Rittenburg Option

TRC Site Plan Review Process

