



# WEST ASHLEY REVITALIZATION COMMISSION

---

Ashley Landing Publix Redevelopment

September 14, 2022



# AGENDA



## EXISTING CONDITIONS & SITE PLAN

- Site Aerial
- Survey
- Current Retail Map
- Retail Façade of Former Indoor Mall
- Publix Façade & Loading Areas



## TRAFFIC

- County Future Improvements
- Landmark/City Development Connection



## PUBLIX REDEVELOPMENT

- Site Plan
- Elevations



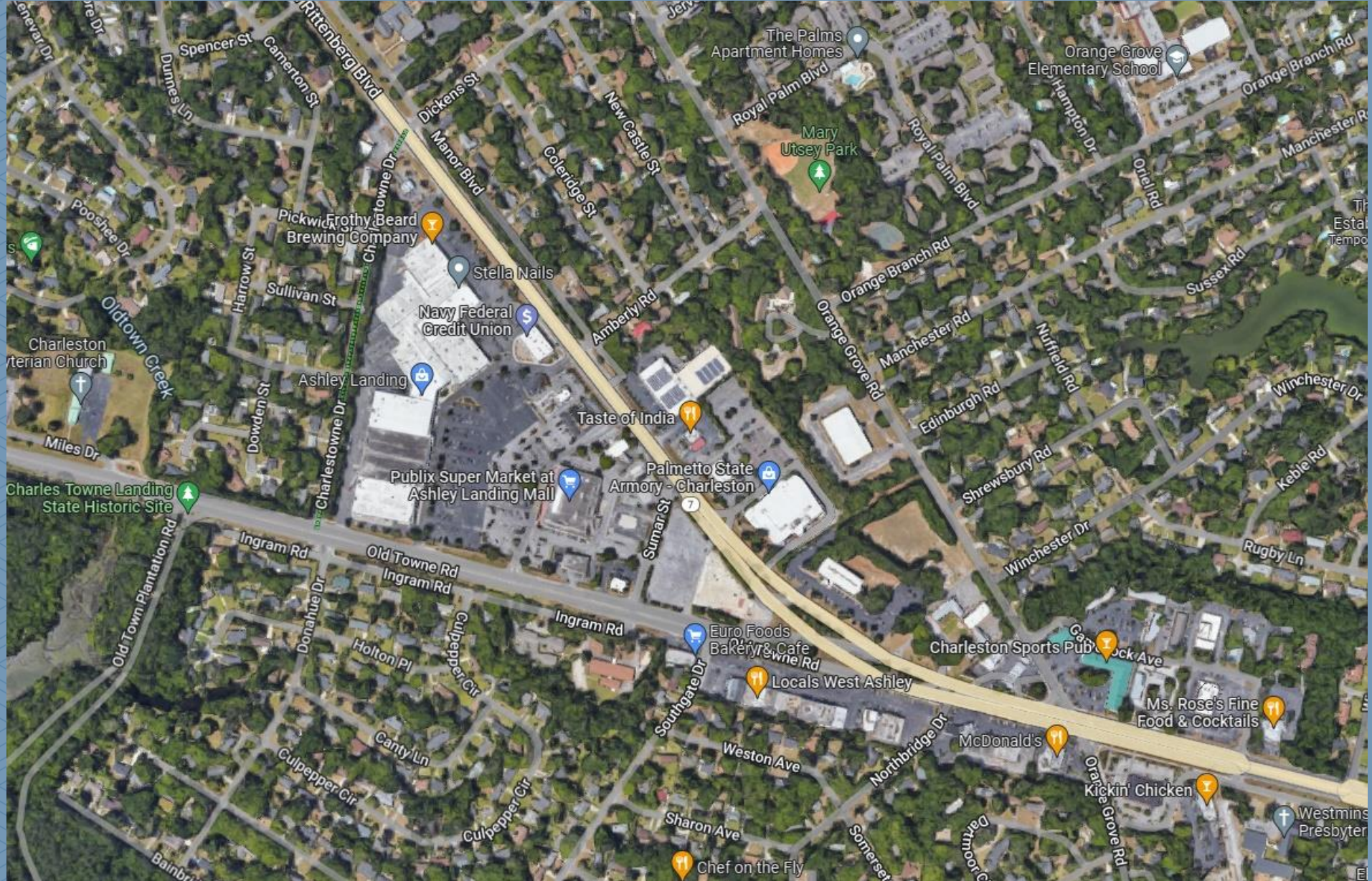
## TIMELINE



# Faison

## AERIAL

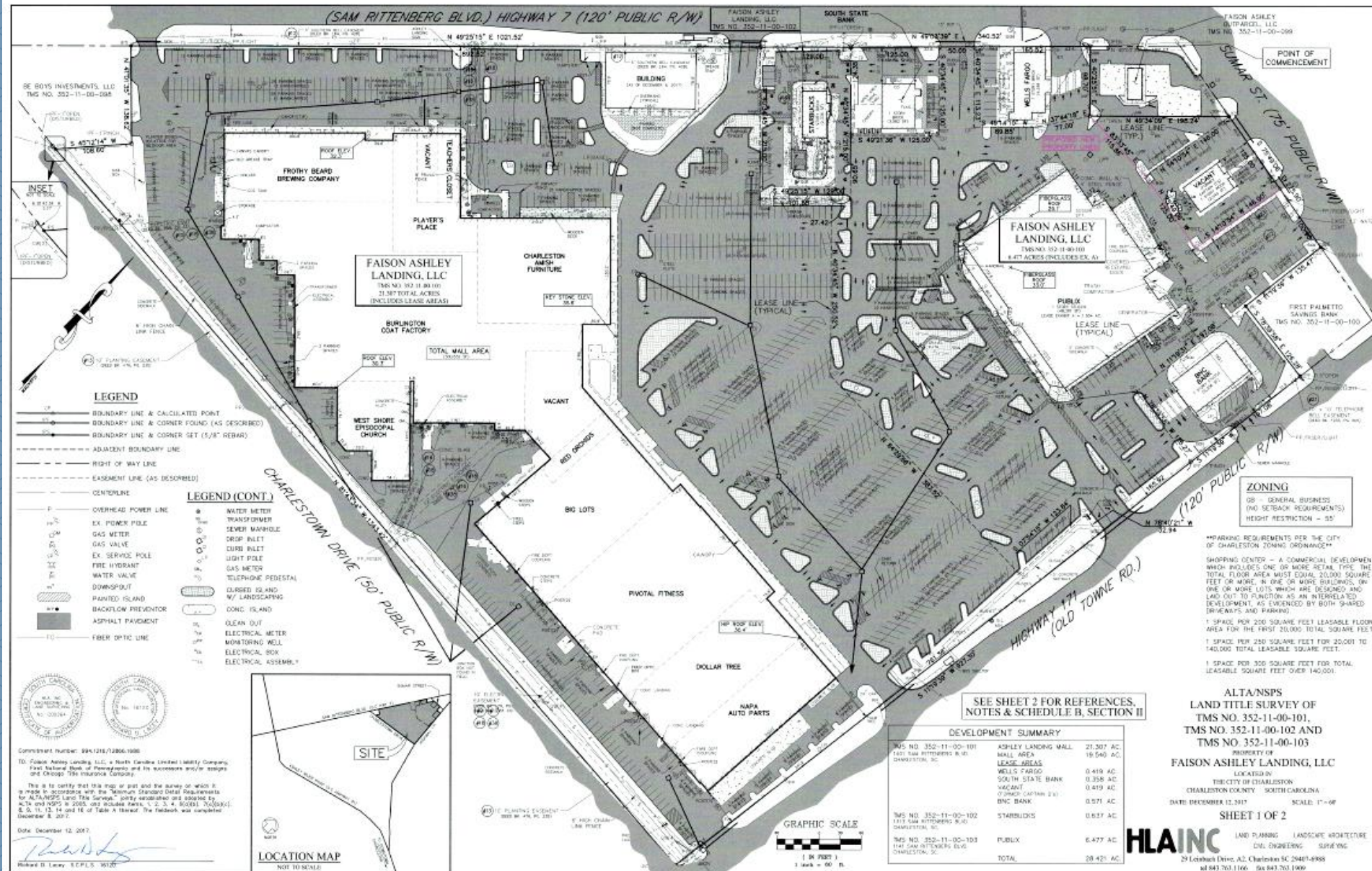
---







# CURRENT SURVEY







# CURRENT RETAIL MAP





Faison

EXISTING  
RETAIL  
FACADE





# Faison

EXISTING  
PUBLIX  
FAÇADE







EXISTING  
PUBLIX  
LOADING





# Faison

SMALL SHOPS  
MAIN ACCESS OFF  
SAM RITTENBURG







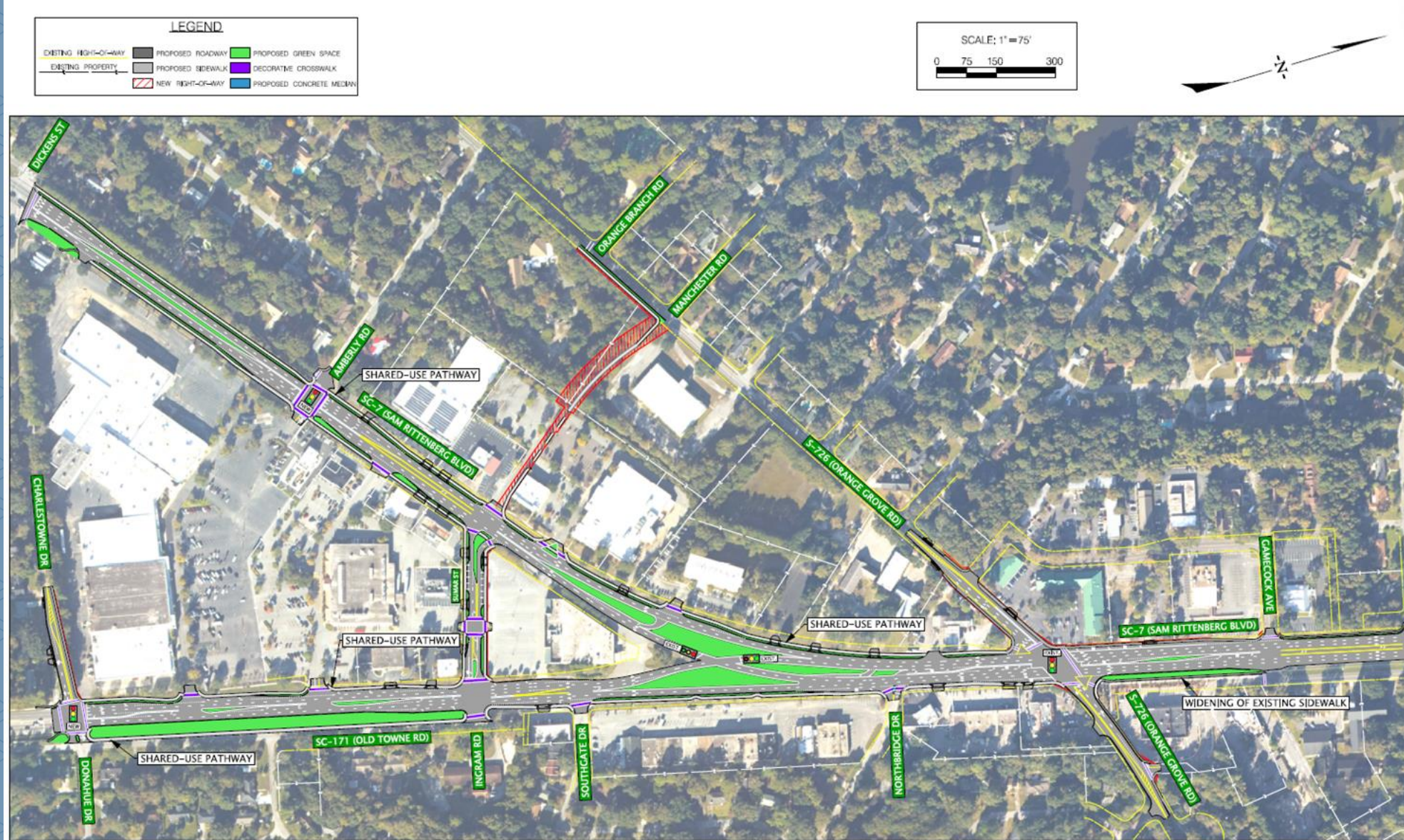
## TRAFFIC

- County Plans
- Charlestowne & Donahue Realignment
- Amberly & Sam Rittenburg
- Connection to Sumar St Development





# FUTURE ROAD IMPROVEMENTS







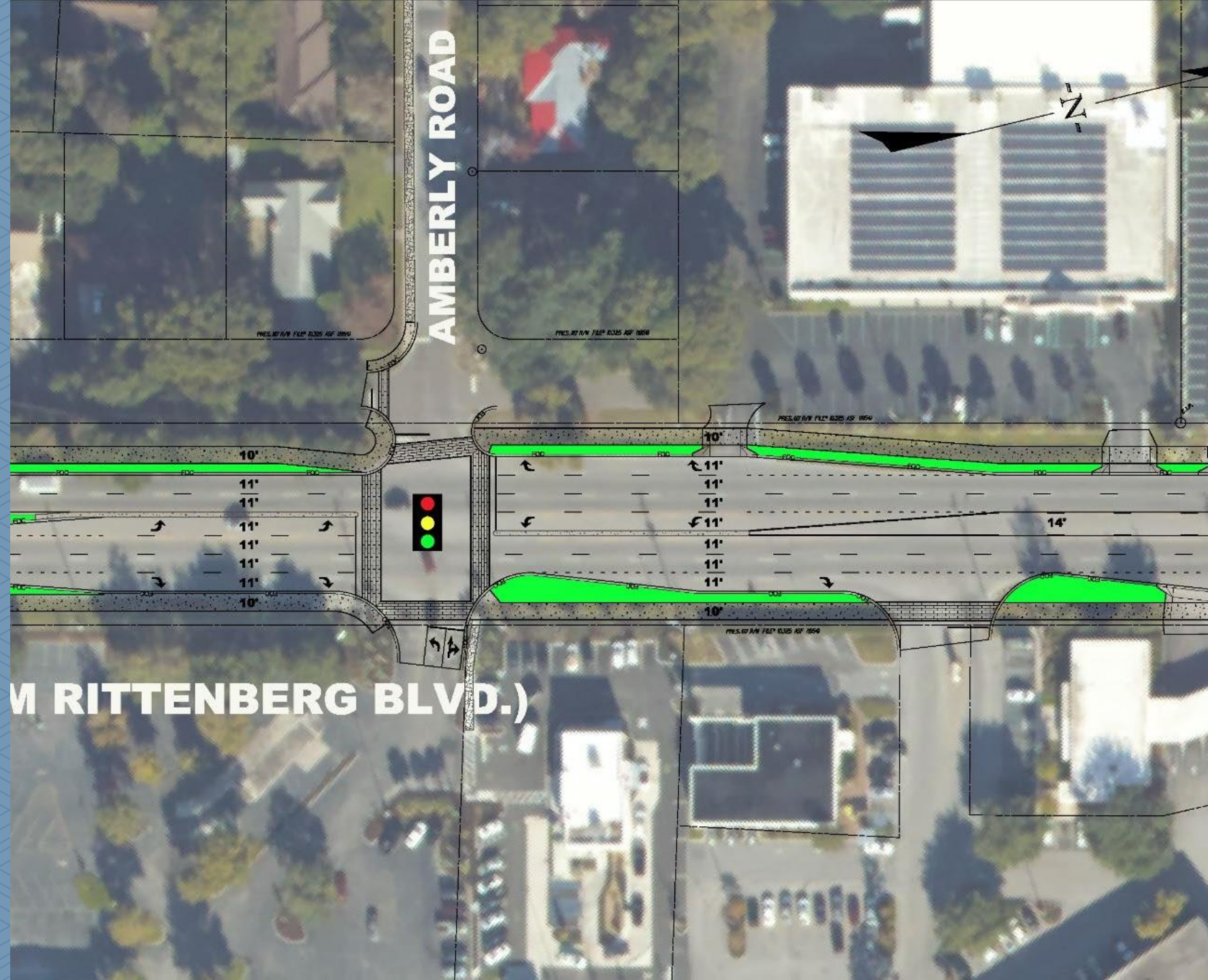
# CHARLESTOWNE OLD TOWNE INTERSECTION







## AMBERLY ROAD INTERSECTION







## CONNECTION TO SUMAR ST

---







# SUMAR-LANDMARK PERSPECTIVE

---





# AGENDA



## PUBLIX REDEVELOPMENT

- Redevelopment Site Plan
- Elevations



[illegible]

City of Charleston  
08/24/2022



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
SURVEYING  
/ tel 843.765.1168





# PROPOSED ELEVATIONS

PUBLIX & SMALL SHOPS



FRONT PUBLIX & RETAIL A ELEVATION



FRONT PUBLIX ELEVATION

SIGNAGE REQUIREMENTS: BUILDING LENGTH GREATER THAN 50 FT WITH A SETBACK OF 400 OR MORE FT. = BLDG. FRONTAGE X3 ALLOWED: 241FT X 3 = 723SF TOTAL  
PUBLIX PROVIDED: 119.06 SQFT. PHARMACY PROVIDED: 21.73 SQFT. TOTAL: 140.81 SQFT. SIGNAGE SHOWN



FRONT RETAIL A ELEVATION



EXISTING RETAIL CONDITION



**PAINT**  
SW 7004  
SNOWBOUND



**PAINT**  
SW 7048  
SAND BAR



**PAINT**  
SW 7048  
URBANE  
BRONZE



**METAL  
CANOPY**  
PAC CLAD  
GRAPHITE



**STOREFRONT**  
CLEAR  
ANODIZED



**WOOD**  
KNOTWOOD  
ROYAL OAK



**ARTWORK**  
LASER CUT  
ALUMINUM  
SCREEN - PAL-  
METTO FROND  
ARTWORK



**BRICK**  
GLEN GARY  
ASPEN WHITE  
SMOOTH  
(S804)



**BRICK**  
GLEN  
GARY  
DOLO-  
MITE GREY  
WIRECUT  
(W181)



ASHLEY LANDINGS PLAZA PUBLIX & RETAIL  
DESIGN DEVELOPMENT

CHARLESTON, SC

08.15.2022







# PROPOSED ELEVATIONS

OLD TOWNE ROAD,  
BACK LOADING, &  
SIDE ALLEY



LEFT SIDE (OLD TOWNE RD.) PUBLIX ELEVATION



REAR SIDE (CHARLESTOWNE DR.) PUBLIX ELEVATION



RIGHT SIDE PUBLIX & RETAIL A ELEVATION

	<b>PAINT</b> SW 7004 SNOWBOUND		<b>PAINT</b> SW 7547 SAND BAR		<b>PAINT</b> SW 7048 URBANE BRONZE		<b>METAL CANOPY</b> PAC CLAD GRAPHITE		<b>STOREFRONT</b> CLEAR ANODIZED		<b>WOOD</b> KNOTWOOD ROYAL OAK		<b>ARTWORK</b> LASER CUT ALUMINUM SCREEN - PAL- METTO FROND ARTWORK		<b>BRICK</b> GLEN GARY ASPEN WHITE SMOOTH (S804)		<b>BRICK</b> GLEN GARY DOLO- MITE GREY WIRECUT (W181)
--	--------------------------------------	--	-------------------------------------	--	---	--	---	--	--	--	--------------------------------------	--	--	--	--	--	---



ASHLEY LANDINGS PLAZA PUBLIX & RETAIL  
DESIGN DEVELOPMENT

CHARLESTON, SC

08.15.2022

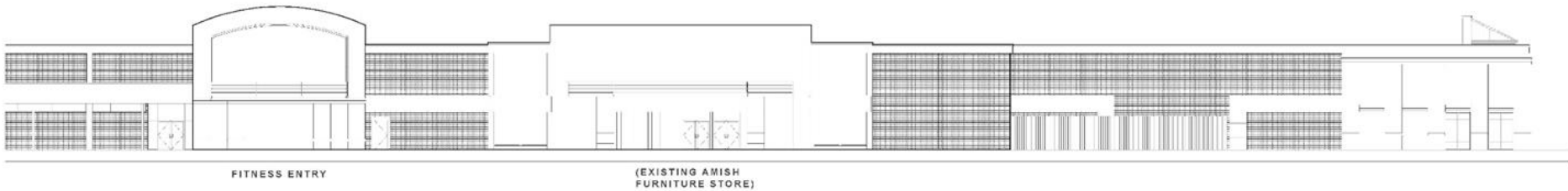






# PROPOSED ELEVATIONS

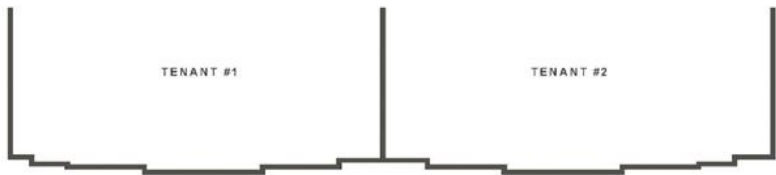
COMPARISON  
FORMER BURLINGTON/  
AMISH  
  
TWO TENANTS



NORTHEAST (MAIN PARKING FIELD) RETAIL EXISTING ELEVATION



NORTHEAST (MAIN PARKING FIELD) RETAIL PROPOSED ELEVATION



NORTHEAST (MAIN PARKING FIELD) RETAIL PROPOSED FLOOR PLAN

	<b>PAINT</b> SW 7004 SNOWBOUND		<b>PAINT</b> SW 7048 URBANE BRONZE		<b>PAINT</b> SW 7547 SAND BAR		<b>METAL CANOPY</b> PAC CLAD GRAPHITE		<b>STOREFRONT</b> CLEAR ANODIZED		<b>WOOD</b> KNOTWOOD ROYAL OAK		<b>ARTWORK</b> LASER CUT ALUMINUM SCREEN - PAL- METTO FROND ARTWORK		<b>BRICK</b> GLEN GARY ASPEN WHITE SMOOTH (S804)		<b>BRICK</b> GLEN GARY DOLO- MITE GREY WIRECUT (W181)
--	--------------------------------------	--	---	--	-------------------------------------	--	---	--	--	--	--------------------------------------	--	--	--	--	--	---



ASHLEY LANDINGS PLAZA PUBLIX & RETAIL  
DESIGN DEVELOPMENT

CHARLESTON, SC

08.15.2022

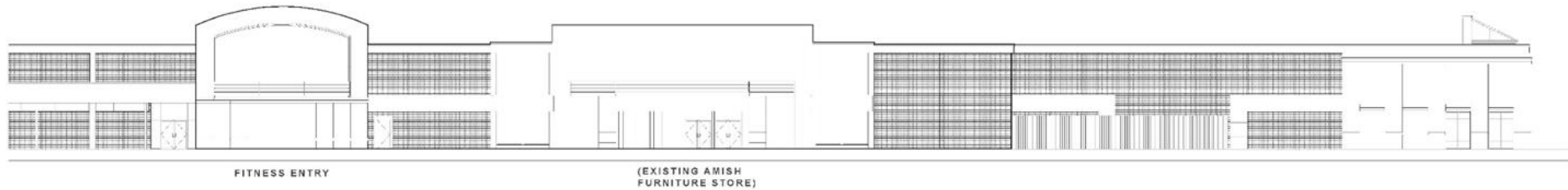






# PROPOSED ELEVATIONS

COMPARISON  
FORMER BURLINGTON/  
AMISH  
  
SINGLE TENANT



NORTHEAST (MAIN PARKING FIELD) RETAIL EXISTING ELEVATION



NORTHEAST (MAIN PARKING FIELD) RETAIL PROPOSED ELEVATION



NORTHEAST (MAIN PARKING FIELD) RETAIL PROPOSED FLOOR PLAN

	<b>PAINT</b> SW 7004 SNOWBOUND		<b>PAINT</b> SW 7547 SAND BAR		<b>PAINT</b> SW 7048 URBANE BRONZE		<b>METAL CANOPY</b> PAC CLAD GRAPHITE		<b>STOREFRONT</b> CLEAR ANODIZED		<b>WOOD</b> KNOTWOOD ROYAL OAK		<b>ARTWORK</b> LASER CUT ALUMINUM SCREEN - PAL- METTO FROND ARTWORK		<b>BRICK</b> GLEN GARY ASPEN WHITE SMOOTH (S804)		<b>BRICK</b> GLEN GARY DOLO- MITE GREY WIRECUT (W181)
--	--------------------------------------	--	-------------------------------------	--	---	--	---	--	--	--	--------------------------------------	--	--	--	--	--	---



ASHLEY LANDINGS PLAZA PUBLIX & RETAIL  
DESIGN DEVELOPMENT

CHARLESTON, SC

08.15.2022







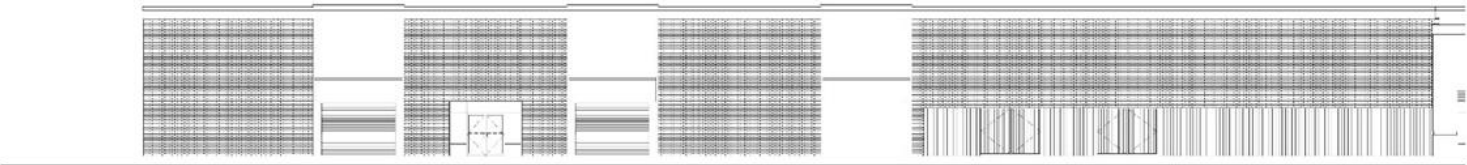
# PROPOSED ELEVATIONS

COMPARISON  
FORMER BURLINGTON/  
AMISH FURNITURE

SIDE PERSPECTIVE  
FACING SAM RITTENBURG



NORTHWEST (SAM RITTENBERG) RETAIL PROPOSED ELEVATION



NORTHWEST (SAM RITTENBERG) RETAIL EXISTING ELEVATION



**PAINT**  
SW 7004  
SNOWBOUND



**PAINT**  
SW 7547  
SAND BAR



**PAINT**  
SW 7048  
URBANE  
BRONZE



**METAL  
CANOPY**  
PAC CLAD  
GRAPHITE



**STOREFRONT**  
CLEAR  
ANODIZED



**WOOD**  
KNOTWOOD  
ROYAL OAK



**ARTWORK**  
LASER CUT  
ALUMINUM  
SCREEN - PAL-  
METTO FROND  
ARTWORK



**BRICK**  
GLEN GARY  
ASPEN WHITE  
SMOOTH  
(S804)



**BRICK**  
GLEN  
GARY  
DOLO-  
MITE GREY  
WIRECUT  
(W181)



ASHLEY LANDINGS PLAZA PUBLIX & RETAIL  
DESIGN DEVELOPMENT

CHARLESTON, SC

08.15.2022





# AGENDA



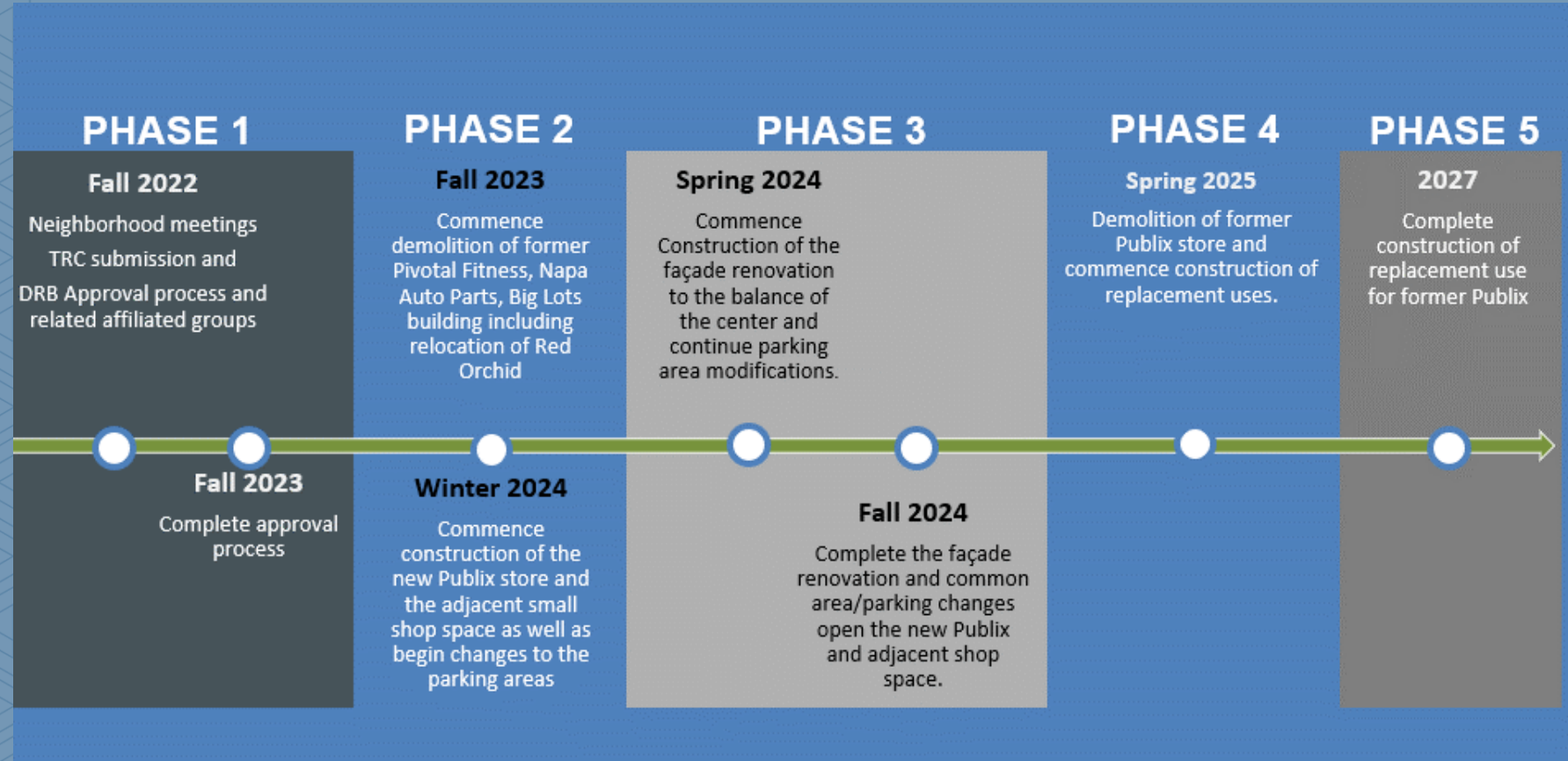
TIMELINE





# REDEVELOPMENT TIMELINE

5 PHASES





# AGENDA



FAISON

• Development Team

FAISON





# WHAT WE DO

---

Over the last five decades, Faison has a rich history in real estate development and repositioning properties throughout the Southeast and Mid-Atlantic regions. Diversified across multiple asset classes, the firm's objective is to invest in defensible locations with a long-term hold period.







## FAISON DEVELOPMENT TEAM

- Kris Fetter
  - President & CEO, Faison
  - 25 years of experience in multifamily, retail, mixed-use, and industrial development
- Drew Gorman
  - Principal, MCB Real Estate
  - 30 years of experience in shopping center development
  - 10 years with Faison running the Washington DC retail development office

### Design Team

- Civil Engineer – HLA (Charleston, SC)
- Retail Architect – Fisher & Associates (Clearwater, FL)
- Phase 5 Study – BB+M Architecture (Charlotte, NC)
- Legal Land Use Counsel – Trenholm Walker (Charleston, SC)



# OUR TEAM



**KRIS FETTER**  
President & Chief  
Executive Officer



**CHRIS POPLIN**  
Chief Financial Officer &  
Chief Operating Officer



**PAUL SEUFERT**  
Chief Financial Officer



**KRISTY COX, CPA**  
Senior Accountant



**JULIE GARDNER, CPA**  
Senior Accountant



**SUSAN HOPKINS**  
Corporate Office  
& Accounting



**ROBERTA HUGHES, CPA**  
Controller



**MIKE JONES**  
Managing Director,  
Tax & Investments



**JON LIM**  
Managing Director  
of Investments



**KEN MCCOY**  
Senior Managing Director,  
Asset Management



**DENISE NEWMAN**  
Senior Treasury Analyst



**PETER ROBINSON**  
Director, Asset Management