

WEST ASHLEY FEEDBACK SESSION NOTES

Question & Answer:

1. How is gentrification being factored into the settlement community project? Specifically Heritage Park where the number of AA residents is less than half.
 - *Response:* Gentrification is coming up as a greater concern for some of the Settlement Communities. The City is following the priorities stated by the communities. (Later: how do you think it should be factored in?)
 - *Response:* Add that there is a definition of settlement communities that comes with a historic awareness and we are also looking at modern Black/African American Subdivisions.
2. What about job centers?
 - *Response:* Dupont Wappoo Plan recognized the light industrial, small local businesses and residential office intermixed with houses in Orleans, Dupont and Wappoo, how to preserve these and support expansion in a way that is compatible with the neighborhood. Also the Auto Mile is being recognized for its role as a job center.
3. What is being done to avoid flooding issues in neighborhoods such as Shadowmoss?
 - *Response:* Cannot say that is the only area, Church Street Basin is an area that is being watched and now there is a fund for buyouts if they arise.
4. What is happening with the Piggly Wiggly Area?
 - *Response:* City bought the site and is working with a private development firm with offices, restaurants, and greenspaces on the site. The contract has not been finalized but should be soon.

Discussion:

- Given the point about lack of housing and specifically affordable housing, question about the classification scheme and how it accommodates affordable housing.
 - *Response:* City Plan is recommending the inclusion of Missing Middle Housing (attached-style housing) with more emphasis around the city, to make better use of the little land we have available.
- How do we connect different land use classifications, such as city center to city center and neighborhood edge to neighborhoods?
 - *Response:* looking at Avondale- neighborhood edge extended to both sides of 17 because of safe crossings etc.
- Is Citadel Mall plan now incorporated into Plan West Ashley?
 - *Response:* actually, Citadel Mall developers have designed their PUD to fit Plan West Ashley.

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- 100% agree about the need to address Crossing 61 @ the Bikeway. REFERENCE To West Ashley Crossing Feedback Page to inform the Bike/Ped bridge project.
- Folly road vision- stopped at Wappoo cut bridge. Need to get connections across folly rd
- Critical to have safe crossings across Folly Rd.
- Sycamore, W. Ashley bike path, need a safe way to cross St. Andrew's Blvd. Need more than a flashing light, need a hawk light to safely cross St. Andrew's. Right now, if I would like to walk across St. Andrews, I get in my car and cross- why should someone put their lives in danger to meet a criteria that state has established to meet a certain crossings per hour requirement.
- Plan West Ashley has a number of smaller-level connection recommendations
- For outer W. Ashley specifically Bee's Ferry and Glenn Mcconnell, roads are very congested and yet density is being allowed without transportation improvements- we'll be sitting in a parking lot soon. First responders, schools, other facilities needed as well.
 - Response: Bee's Ferry road has been widened. New connection at Sanders Road that connects at W. Ashley high school. We're working on making sure that neighborhoods are connected so that you don't have to travel on main roads. Encouraging mixed use and job centers in Outer W. Ashley so that you can be more self-contained within Outer W. Ashley.
- Residents understand that development will occur, but residents are turned off by the mid-rise apartments. Would prefer condominiums. With another big natural disaster, people that live in apartments will leave- they're not invested in the city.
- We've got to protect ecosystems and stop fill and build. More sustainable growth with natural building practices and green roofs, etc.
- Very excited about what I am hearing but do have some questions specifically about West Ashley and how will Plan West Ashley be integrated and the jumping off point it creates.
 - Response: What is happening with Plan West Ashley and the City Plan is that plans which were in Plan West Ashley as ideas are being taken and expanded into other areas. Eric Pohlman continues to be tasked with making Plan West Ashley work.
- One of the main aspects of Plan West Ashley was to make certain the communities are recognized for who they are.
 - Response: City Plan is reinforcing those ideas and putting them into this plan around the edge of I-526 and Citadel Mall. Need to repair and improve storm water to add value to the area. Making it easier to defend these ideas when challenges come up.
- Housing stock clarity?
 - Response: Currently housing recommendations are not area specific, could be considered. Not certain if everyone has looked at the draft recommendations. Will be sending out to people who were instrumental in shaping the housing plan.

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- Enjoyed the presentation. New resident to West Ashley. Glad to hear acknowledgement of a lack of sidewalks because it is an issue. A lot of renters in my neighborhood, not a lot of homeownership.
- Emphasize need for sidewalks in West Ashley. Want to follow up about housing. Read in a previous report that based on population and the infrastructure, there may be enough infrastructure but as a resident the amount of stress people are feeling finding housing, wondering if the neighborhoods offered as job center and residential to allocate housing to work with roads and types of classification of housing types. Interest in encouraging a new amount of housing.
 - *Response:* Land use categories - there are two types of land use categories - first one is the spectrum of development types within which there is a mixture except for Suburban Edge and Rural, all others include a mix of residential and the uses which serve the residences and density of those areas from suburban, neighborhood, neighborhood edge, and city center. Special Use Categories further defines areas that are already present but do not fit into the other uses. Low Impact & Conserved is for the areas where water concerns need to limit growth.
- Missing middle housing got a lot of head nods would apply everywhere.
- Maps are a great starting point. Interested in overlay and where there are changes from what is happening now.