Preservation in the 21st Century
April 21, 1920

On April 21, 1920, a group of citizens gathered here under the leadership of Susan Pringle Frost and formed the Society for the Preservation of Old Dwellings, the first locally based historic preservation group in the U.S. The society was instrumental to the creation of the nation's first historic district in 1931. In 1956, the group was renamed the Preservation Society of Charleston to reflect a widening mission.
2015 Survey – Issues impacting Charleston?
King Street

Charleston Downtown Alliance

Credit: Andrew J. Whitaker, Post & Courier
Editorial: New data clarify Charleston’s affordability crisis; something has to give

BY THE EDITORIAL STAFF
JAN 16, 2021 UPDATED APR 2, 2021

Housing prices still unaffordable for most in Charleston region, burdening workforce

BY ABIGAIL DARLINGTON ADARLINGTON@POSTANDCOURIER.COM
JAN 26, 2019 UPDATED SEP 28, 2020

Sea rise imperils affordable housing in Charleston and other coastal areas, study finds

BY CHLOE JOHNSON CJOHNSON@POSTANDCOURIER.COM
DEC 4, 2020 UPDATED DEC 17, 2020
No snow sighted yet downtown. But these high tides! This is at Broad Street near Lockwood. #chswx
STUDY AUTHORITY AND PURPOSE

- Rivers and Harbors Act of 1962 (P.L. 87-874), Section 110
- Senate Resolution, Committee on Environment and Public Works, April 22, 1988
- Bipartisan Budget Act of 2018 (P.L. 115-123), Division B, Subdivision 1, Title IV
- Federal Cost Share Agreement with City of Charleston signed in October 2018

Study purpose/scope:
- To determine the feasibility of and federal interest in constructing a flood risk management project for the Charleston, SC Peninsula.
Army Corps’ Seawall (3x3)
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Alternatives Overview: Inner vs. Outer Alignment

Charleston Perimeter Protection Analysis
12/4/2020 DRAFT

Army Corps’ Seawall (3x3)
Currently, runoff drains via gravity into the Cooper or Ashley River or overland in pipes with some water going into the deep tunnel system, where it is pumped out after a storm event.

With sea level rise and more severe tidal flood events, drain lines need check valves to prevent backflow.

After the perimeter protection system goes, built runoff becomes trapped behind the wall during rain events. Water will need to be managed by a combination of pumping, the deep tunnel system, and an interconnected ring of detention basins and water storage infrastructure.
Public park next to a levee in the Netherlands.

Credit: Waggonner & Ball
High Ground
High ground is defined as land outside of the 100 year floodplain and above the maximum category 3 storm surge.

Adapt Zone
The adapt zone consists of land outside of the 100 year floodplain that is still within the maximum storm surge of a category 3 hurricane.

Alignment Zone
The USACE proposed perimeter protection would provide storm surge mitigation for areas below 12 ft NAVD and inside the alignment.

Compound Flood Risk
This zone encompasses areas within the floodplain above the tidal flood risk zone.

Tidal Flood Risk Zone
This zone corresponds to the elevation where 95% of the land is in the 100 year floodplain.
What Is the Future Land Map?

A major component of the City Plan, the future land use map brings together various aspects of the plan into a visual guide for land use and development in Charleston. The map articulates the community's vision of how the City develops, where it is appropriate to expand, and where it should scale back and remain. This map is intended as a general guide rather than a regulatory tool. The map is not parcel-specific and boundaries between land use categories are not exact.

**Rural**
Areas outside of the designated Urban Growth Boundary, where development would not occur in the short term. It includes areas where less dense, rural character is maintained, including parks, forested areas, and rural areas. No other uses are allowed, nor is it intended to be subclassified.

**Suburban Edge**
Generally, a buffer, in diameter, that lies down to the typically suburban residential area. Suburban Edge areas are nearly rural and are to the Urban Growth Boundary and other adjacent neighbors in the low-density area. The urban boundary indicates residential and commercial zones from the suburban edge. Suburban Edge areas include Edisto Island, Wando, Scussetts, and West Point neighborhood.

**Suburban**
Low density, suburban-style areas, adjacent to higher-density areas that include areas within the city and other suburban residential areas. Suburbs include areas like the West End, Mount Pleasant, James Island, and the St. John's Neighborhood.

**Neighborhood**
These areas include a mix of uses, but primarily residential areas with some mixed-use commercial and neighborhood commercial uses and some areas with non-residential uses (e.g., offices, parks, schools). Examples include Studley Park, data Center, and Savannah.

**Neighborhood Edge**
The Neighborhood Edge is a buffer in the center of water, which is intended to provide a buffer and protect the buffer areas. It includes areas like the West End, Mount Pleasant, James Island, and the St. John's Neighborhood.

**City Center**
The City Center areas primarily commercial districts, residential, or office areas that are not mixed-in residential or other mixed-use commercial areas. These areas include parks, shopping, entertainment, and commercial uses.

**Campus**
The Campus areas primarily serve as student housing, residential areas, or commercial uses. Examples include College of Charleston, Charleston area, and the St. John's Hospital area.

**Jab Center**
The Jab Center areas primarily serve as student housing, residential areas, or commercial uses. Examples include College of Charleston, Charleston area, and the St. John's Hospital area.

**Industrial**
The Industrial area primarily includes manufacturing, warehousing, and commercial uses. Examples include areas like the West End, Mount Pleasant, James Island, and the St. John's Neighborhood.

**Natural/Wetland**
Wetlands, lakes, or other areas that cannot be developed due to their environmental or landscape value.

**Low Impact & Conserved**
The Low Impact & Conserved areas primarily serve as areas that are set aside for low impact development, such as parks, greenbelts, or other areas that are set aside for conservation. Examples include areas like the West End, Mount Pleasant, James Island, and the St. John's Neighborhood.

**Park**
Areas that are primarily set aside for natural, recreational purposes, wildlife or parks, or designated for future use.
Ed McMahon of the Urban Land Inst.
-Secrets of Successful Communities

1. Develop a shared vision for the future

2. Inventory local and regional assets

3. Build plans around the enhancement of assets

4. Use education, incentives, partnerships, and voluntary initiatives, not just regulation

5. Pick & choose among development proposals

6. Cooperate with neighbors for mutual benefit

7. Protect community character & foster an authentic sense of place

8. Have strong leaders & committed citizens
PSC advocates for

- a city that is **RESILIENT** in its responses to a wide array of challenges;
- a city whose citizens are **ENGAGED** and informed on key issues
- a city whose character is **AUTHENTIC** rather than marketed as a “brand;”
- a city that is highly **LIVABLE** and prioritizes residents’ needs