



COLLEGE *of*
CHARLESTON

Campus Framework Plan 2023

BEYER BLINDER BELLE
DESIGN WORKS
KIMLEY-HORN
BUSS





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LETTER FROM THE PRESIDENT

In 2020, the College of Charleston adopted a 10-year strategic plan called *Tradition & Transformation*. In that ambitious plan for the College of Charleston to achieve national university status, the campus community identified three main areas of focus: student success, academic distinction and employee success. Underlying all those initiatives – and what helps make them possible – is our campus infrastructure, meaning the physical spaces in which we learn and work. That is where the university’s Campus Framework Plan contributes to the overall success of the institution, not just over the next 10 years, but over the next 100 years.

A sense of place is integral to any institution. While some students may prefer an online environment, the bricks-and-mortar feel of a campus is still crucial to a university’s success, both in attracting and retaining the best and brightest minds. Place matters, and our university’s place in Charleston is one of our greatest assets.

To protect and optimize that asset, the Campus Framework Plan has provided campus leaders an opportunity to review the top facilities needs and, more importantly, to imagine a new future for this institution. Unlike a traditional master plan, a framework plan defines core principles for campus design, with flexibility for where and how each space need can be met. A university is very much a living body, having to adapt to the changes of its surrounding environment. Cities evolve, and certainly Charleston’s downtown has experienced positive growth. Our framework plan will allow the university to maximize its footprint and better integrate with downtown’s changing cityscape.

The benefits of the Campus Framework Plan are many, and I would like to share just a few with you: Efficient Space Utilization; Sustainability; Improved Facilities; Safety and Accessibility; Resource Allocation; and Risk Mitigation. Together, these benefits will exponentially improve the College of Charleston experience for our students, faculty, staff, alumni and visitors. The plan also provides a general roadmap for the institution in order for it to fully achieve its potential as a world-class university in a world-class city.

The next years are going to be some of the most exciting in this university’s history as we work toward that transformation, and the Campus Framework Plan will play an integral role in our university achieving its bold vision.

Andrew T. Hsu, Ph.D.
President, College of Charleston

Contents

Executive Summary

1	Planning Goals and Process	26
<hr/>		
2	College of Charleston Past to Present	38
<hr/>		
3	Analysis, Needs, and Opportunities	52
<hr/>		
4	The Framework Plan	76
<hr/>		
5	College of Charleston in the Region	176
<hr/>		
6	Prioritization of Opportunities	184



EXECUTIVE SUMMARY

A CAMPUS THAT COMBINES HISTORIC PRESERVATION AND ACADEMIC INNOVATION

Founded over 250 years ago and developed just a block from King Street in downtown Charleston, the College of Charleston is an integral part of this historic city. At the same time, it is a world unto itself, with landscaped quads and shaded walks carved out of former city blocks, yards, and laneways to create a campus woven through the fabric of the city.

The College is graced with beloved historic architecture, exemplified by Randolph Hall, a National Historic Landmark completed in 1852 that defines the heart of campus at Cistern Yard. Growing outward from Cistern Yard over its history, the campus today is a mosaic of repurposed 18th- and 19th-century Charleston single houses and purpose-built structures reflecting the architecture of every era, including a period of rapid growth after the College became a state institution in 1970.

Renowned for its historic character, the College is also defined by its mission as ***“a public university grounded in the principles of the liberal arts and committed to developing***

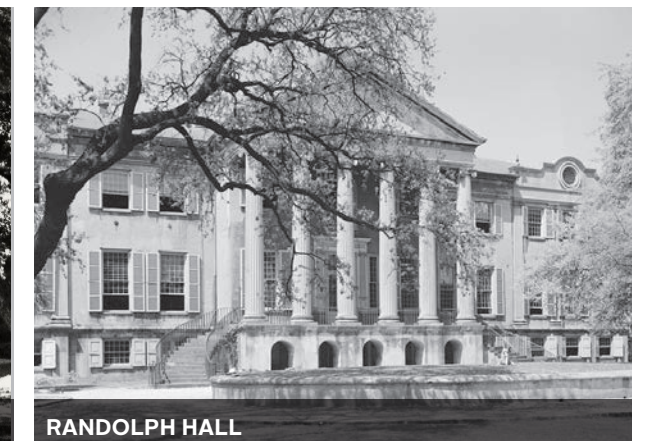
ethically centered, intellectually versatile and globally fluent citizens who create innovative solutions to social, economic and environmental challenges.”

This mission is advanced by the College’s 2020 strategic plan, ***Tradition & Transformation***, which sets out an innovative and inclusive vision for the future. Guided by the strategic plan, a campus planning effort was launched to support and enable this vision. After a year-long process, with extensive participation from the campus community and stakeholders, the ***College of Charleston Campus Framework Plan*** realizes this aspiration.

The Campus Framework Plan supports the ongoing evolution of the College of Charleston campus, with multiple paths to implementation and flexibility to adapt to changing needs. Reflecting its place “in” and “of” the city of Charleston, the plan ensures that the campus continues to serve as a vibrant setting for academics, research, campus community, and civic engagement, showcasing both a historic and storied past and a thriving and innovative future.



CISTERN YARD



RANDOLPH HALL

CAMPUS VISION

The College of Charleston campus developed in parallel with downtown Charleston, resulting in an interwoven tapestry of campus and city. The Campus Framework Plan celebrates this mix of campus and urban character, reinforcing the network of green spaces that nurture campus community, while preserving the transitions where campus edges meet surrounding neighborhoods.



CAMPUS PLANNING GOALS

CREATE A FRAMEWORK

Create a framework for the planning of the physical campus for the next 10-15 years and beyond.

DEVELOP A PLAN

Develop a plan that aligns with the Strategic Plan "Tradition & Transformation."

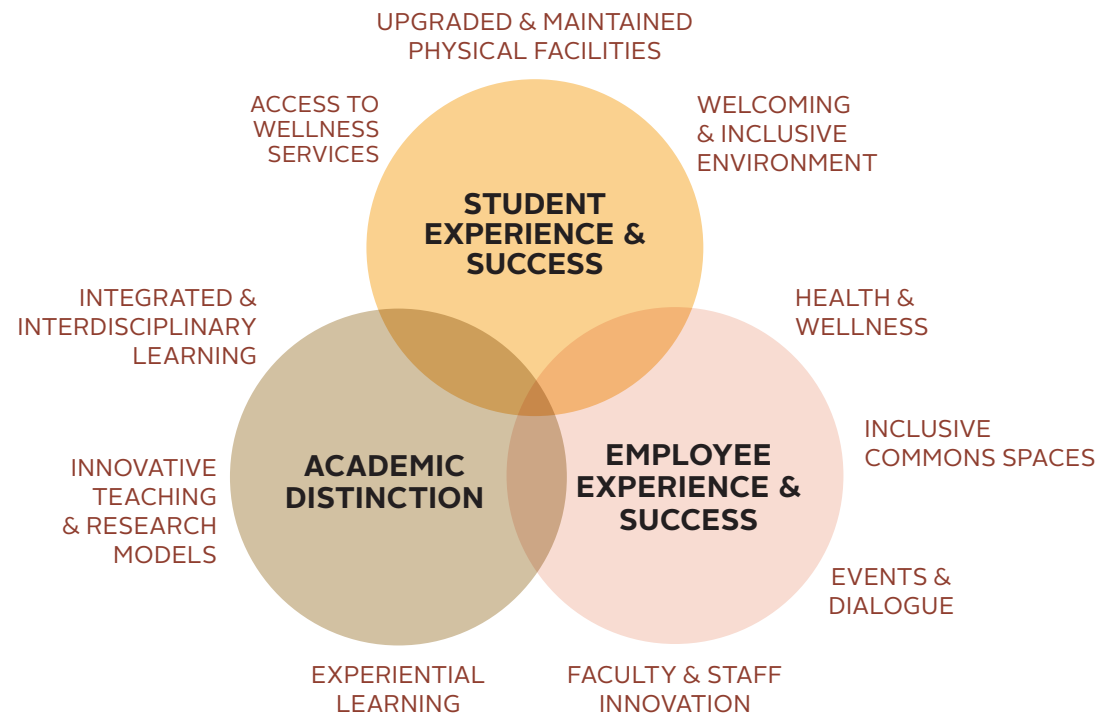
PROVIDE A FORUM

Provide a forum for inclusive participation from a diverse internal and external community.

INTEGRATE STUDIES

Integrate previous and ongoing studies into an overall framework for the campus.

CAMPUS PLANNING PROCESS



Tradition and Transformation

The College's 2020 strategic plan, *Tradition & Transformation*, envisions an institution that values its traditions while continuing to grow and innovate. It is built on three pillars of *Academic Distinction*, *Student Experience and Success*, and *Employee Experience and Success*. The plan envisions academic growth through innovation, experiential learning, and interdisciplinary programs. To support student success, the plan emphasizes the creation of a welcoming and inclusive environment to support the college's vibrant and diverse community.

Engagement

A nine-month, inclusive, and participatory campus engagement process informed and shaped the Campus Framework Plan.

With open houses for students, faculty, and staff, online surveys, focus groups, and stakeholder outreach, the planning team facilitated a wide-ranging conversation about campus needs, issues, and opportunities. Over the course of the process the team engaged with over 1,200 members of the campus community as well as external stakeholders and the City of Charleston.



OVER 120 ON-CAMPUS INTERACTIONS



Guiding Principles

Eight Guiding Principles synthesize input from the engagement process and guide the development of plans and recommendations as well as future implementation.

Prioritize **utilization and reuse of existing spaces** before new construction or acquisition.

Create **flexible instructional spaces** that promote innovation and interdisciplinary collaboration.

Transition to **resilient infrastructure and building systems** to meet sustainability and carbon goals.

Enhance **physical and programmatic connectivity** between the downtown campus, satellite facilities, and the surrounding region.

Preserve **historic campus character** while creating **new designs that reflect 21st century programs**.

Upgrade and expand campus housing to enhance **student residential experience** while assessing use of small houses.

Improve **pedestrian safety and accessibility** and **activate underutilized landscapes** to support wellness and inclusivity.

Partner with city and regional stakeholders to address **downtown and regional sustainability, mobility, and resiliency**.

“
 “Embracing our history while moving into the next century speaks to our uniqueness as a college in the state and the nation.”
 – FACULTY MEMBER
 ”



Unlike a traditional master plan, a Framework Plan defines core principles for campus design, with flexibility for where and how each space need can be met.

The planning process tested multiple scenarios to meet each identified space need and potential future growth. The plan provides options for decision-making to follow, including which projects move forward, when, and in which locations. As a result, the plan is a living document that can adapt to changing priorities, funding, and new initiatives. Each project will then follow its own more detailed process of programming and design.

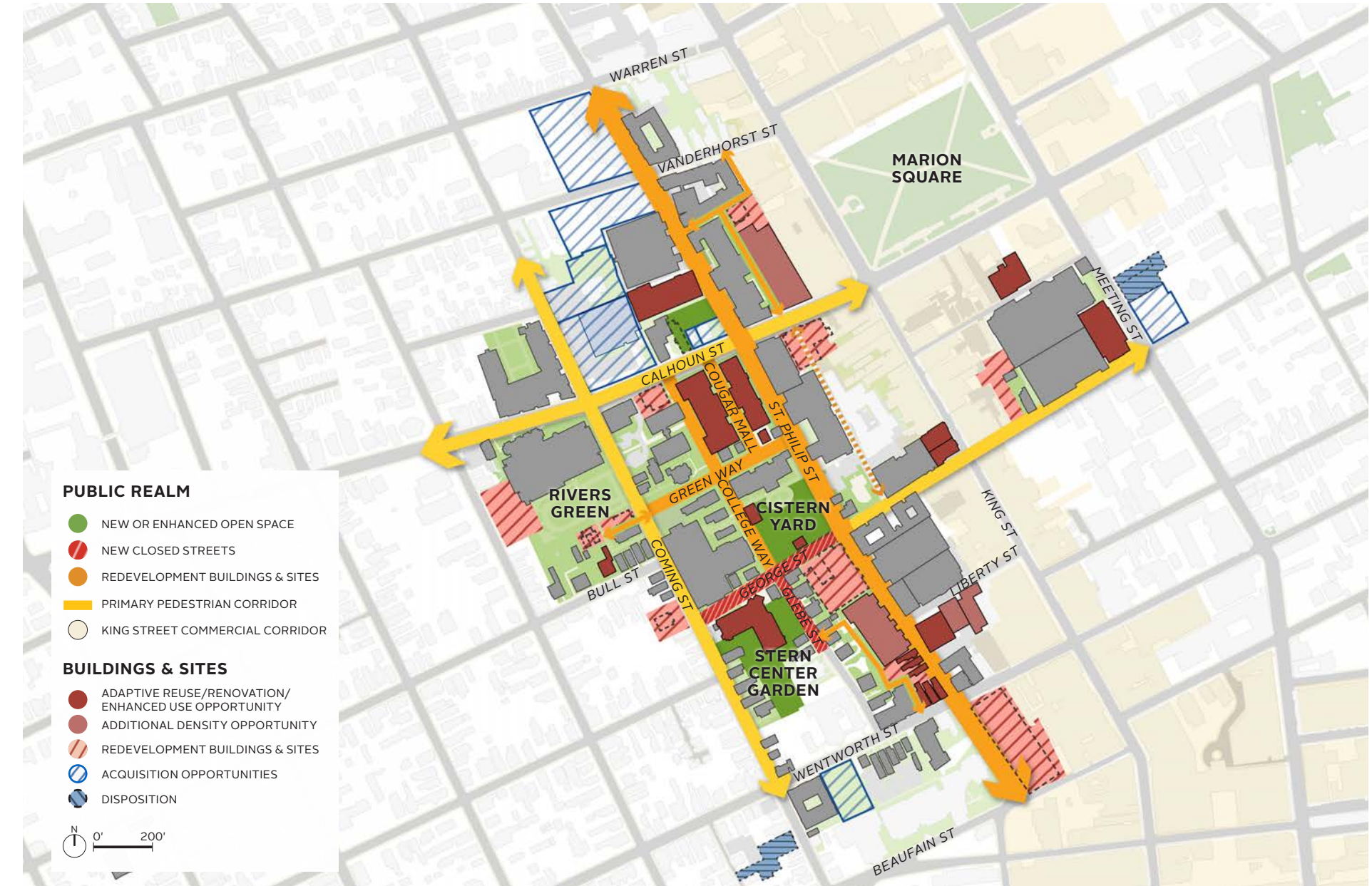
PROGRAM NEEDS

Key Needs

- Expandable home for the Department of Engineering
- Relocation of the Department of Computer Science to main campus
- Expandable home for the School of Health Sciences
- Near-term, on-campus housing for all first-year students with additional expansion
- Right-sized, flexible classrooms with movable, accessible furnishings and break-out space

Additional Needs

- A storefront and welcoming hub for the Graduate School
- Relocation and/or expansion of the School of Business
- One-stop-shop for Student Services at core campus
- Additional other needs



ACADEMIC SPACE OPPORTUNITIES

A variety of new and renovated academic and instructional spaces will support innovative teaching models, interdisciplinary collaboration, and new and expanded departments.

The Campus Framework Plan provides a range of opportunities to create and improve academic space, not only for new departments and programs, but also to make more effective use of existing, outdated instructional space that does not meet current needs for flexible, innovative teaching. The plan supports greater utilization of existing spaces through renovation and adaptive reuse, reducing the need for purpose-built new construction.

Key opportunities are listed here; for a complete list of Academic Space Opportunities, see page 24.



MAYBANK HALL RENOVATION

This outdated classroom building can be reimagined through renovation with flexible, right-sized, technology-enabled learning spaces and a new entrance on St. Philip Street.



NEW ACADEMIC BUILDING AT THE AD LOT

One of the few available sites on campus for new development, the “AD Lot,” adjacent to Addlestone Library, can support a new building to house one or more new or expanded academic departments.



BELLSOUTH ADAPTIVE REUSE

By reimagining this solidly built but poorly utilized building, the adaptive reuse of BellSouth can transform this significant campus asset into a high-tech academic space with an iconic new appearance.

HOUSING OPPORTUNITIES

Enhancing the quantity and quality of on-campus housing options will provide more students with alternatives to increasingly costly and scarce housing in the Charleston area.

Housing offerings on campus today provide about 3,750 student beds, or approximately 38% of the undergraduate student population. The Campus Framework Plan supports key housing goals including increasing the number of on-campus beds for undergraduates, improving the quality and consistency of campus housing, and offering a range of options from small houses to larger residence halls with on-site amenities.

Key opportunities are listed here; for a complete list of Housing Opportunities, see page 24.

The College's near-term goal is to house 100% of the first-year class on-campus.



LIGHTSEY ANNEX HOUSING

In a hidden corner of campus, the Lightsey Annex site can accommodate a new residence hall providing between 230-260 beds.



WENTWORTH HOUSING & GARAGE

The abandoned Wentworth garage is a major redevelopment site allowing the construction of a mixed-use complex with 350-400 student beds and 200 parking spaces.



The Wentworth mixed-use development will create a new gateway to campus on St. Philip Street to the south, with ground-floor retail to further integrate the campus within downtown.

CAMPUS LIFE & ADMINISTRATIVE SPACE OPPORTUNITIES

Campus life encompasses all aspects of the student and employee experience beyond academics and housing, with services and amenities that support success and well-being for the entire campus community.

Campus life needs identified through the engagement process include a “one-stop shop” for student services, conveniently located in the core campus. Other needs include a wellness center, student organization spaces, and space for multi-cultural civic engagement.

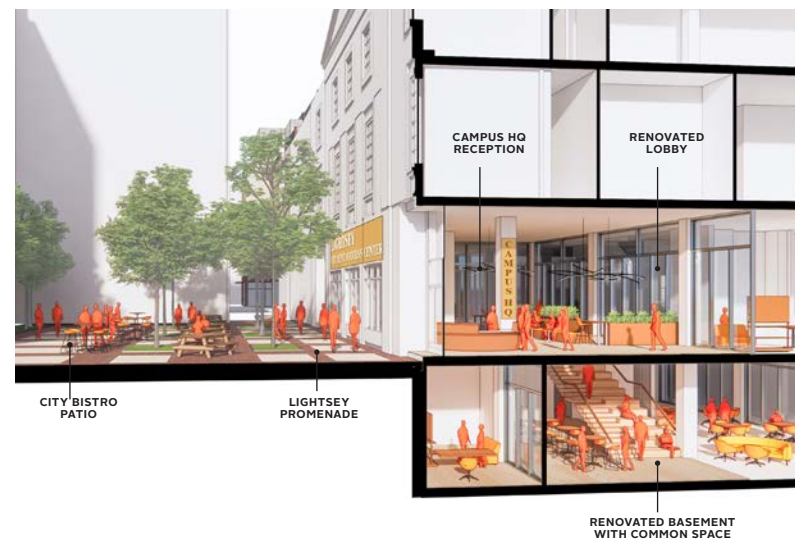
Administrative spaces on campus can be improved with more consistent size and quality of office space, greater utilization of existing and improved meeting spaces, and flexible spaces for telecommuters to work on campus part-time.

Key opportunities are listed here; for a complete list of Campus Life & Administrative Space Opportunities, see page 24.



RIGGS TENEMENTS ADAPTIVE REUSE

Three matching historic houses can be renovated and connected with a discreet new addition, providing a consolidated space for administrative or academic use.



LIGHTSEY CENTER STUDENT SUCCESS HUB

Reimagining the ground floor of Lightsey Center can create a new Student Success Hub, a one-stop shop bringing together student services currently dispersed across campus.



The Student Success Hub would have a highly visible storefront location overlooking the redesigned Lightsey Promenade—creating a vibrant campus open space north of Calhoun Street.

LANDSCAPE OPPORTUNITIES

Beginning with the Cistern Yard, the campus landscape was created by adapting existing city blocks, yards, streets, and alleys into a network of pedestrian-friendly quads, gathering spaces, and shaded walks.

Building on the tradition of repurposing urban spaces as campus greens and paths, the Campus Framework Plan proposes both new green spaces and improvements to existing spaces, enhancing utilization, sustainability, and student life, and extending the beauty of campus landscapes to areas that currently lack open space.

Key opportunities are listed here; for a complete list of Landscape Opportunities, see page 24.

“
“The natural beauty of the Cistern Yard coupled with typically pleasant weather makes the Cistern Yard a wonderful place to get together.”
”
– STUDENT



STERN STUDENT CENTER GARDEN

One of the more underutilized landscapes on campus, the Stern Student Center “backyard” is a large open space that can be reimagined as a lively student gathering place with activities not possible in more traditional landscapes on campus.



GEORGE STREET IMPROVEMENTS

Redesigning George Street as a curbsless, pedestrian-oriented space will calm traffic, reduce conflicts, and increase safety and accessibility at the gateway to campus.



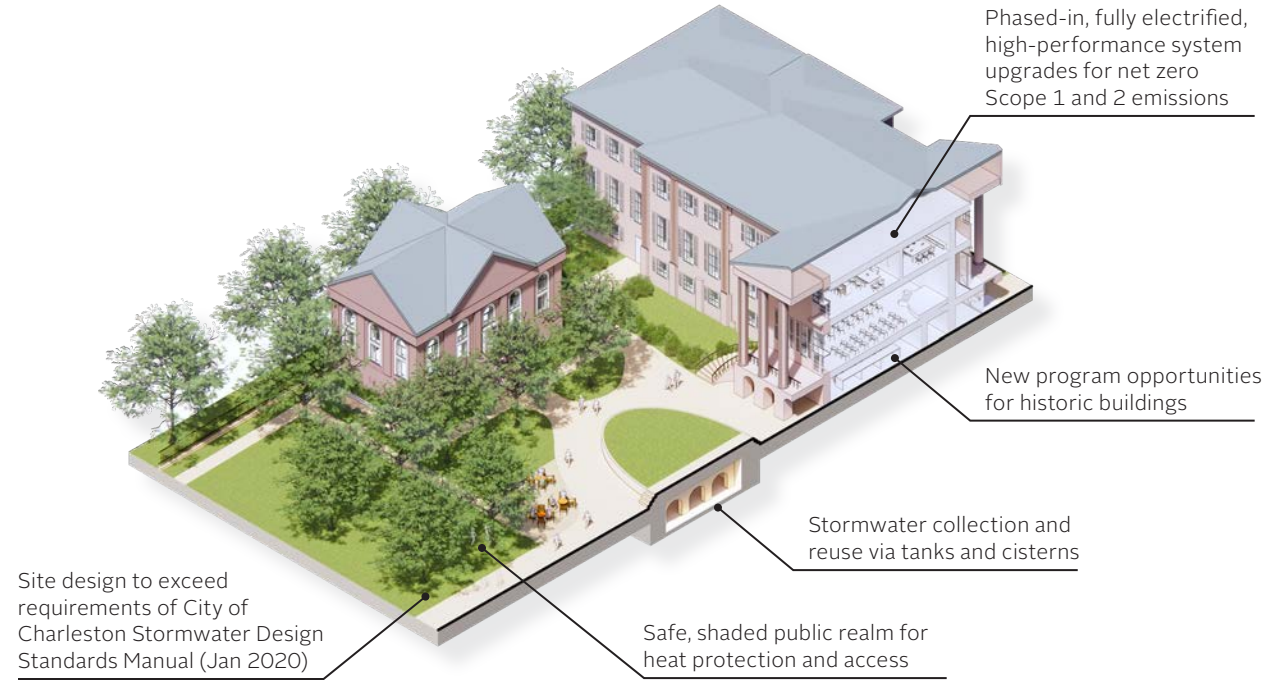
The reimagined space can be occasionally closed to traffic, creating a vibrant “pop-up” campus plaza for events, gatherings, and the arts at the geographic center of the College.

SUSTAINABILITY & RESILIENCY OPPORTUNITIES

Building on the 2021 Sustainability Action Plan, the Campus Framework Plan provides recommendations and guidelines for campus development, and for strengthening partnerships with city and regional stakeholders to address regional resiliency challenges.

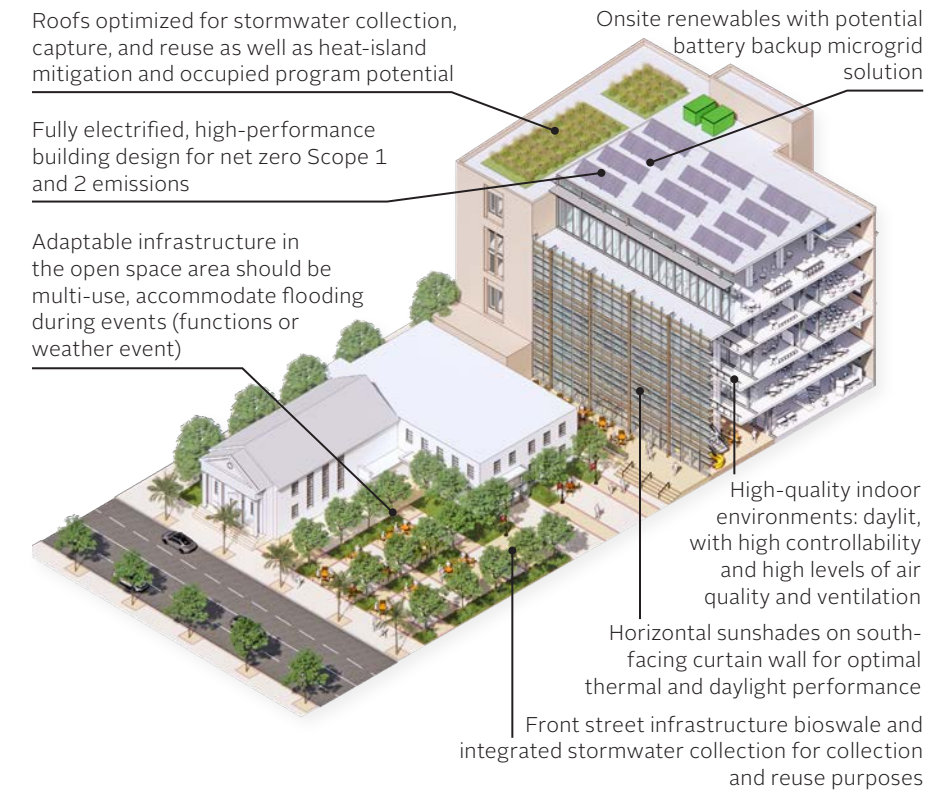
Strategies for facilities, landscapes, and infrastructure support the goals and objectives of the SAP, including greenhouse gas reduction towards carbon-neutrality by 2050, and transitions to resilient infrastructure and district-scale solutions.

Resiliency strategies support city and regional partnerships in response to increasing risks from storms, floods, and sea-level rise. As shown here, sustainability and resiliency strategies are designed as integrated solutions across buildings, landscapes, and infrastructure, and can be applied to historic preservation, adaptive reuse, and new construction.



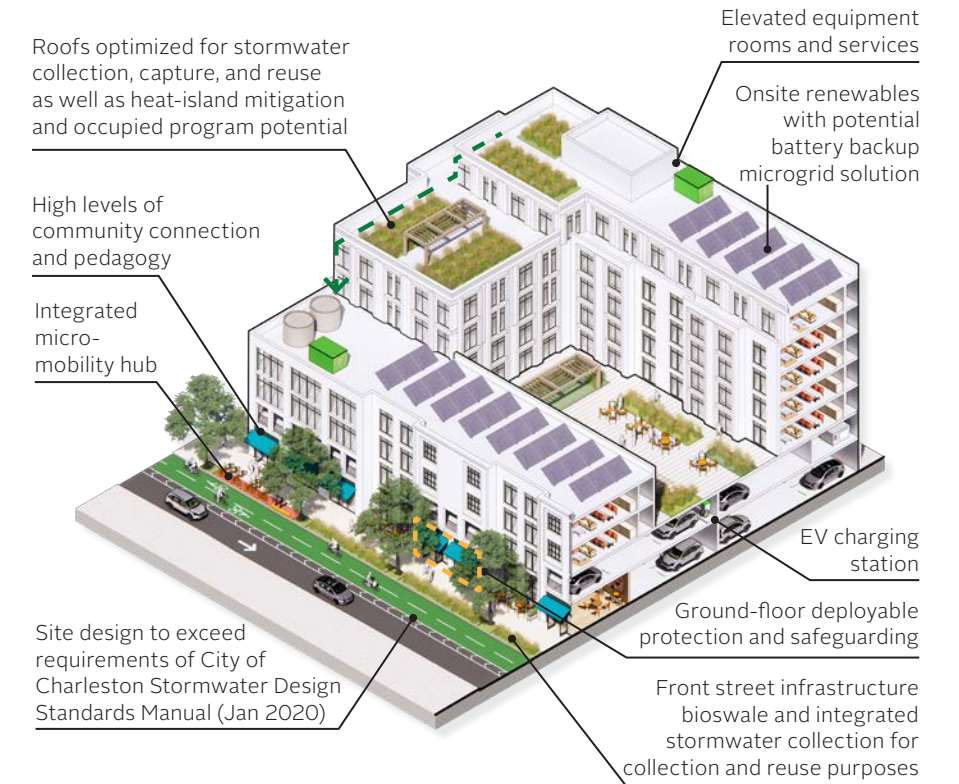
PRESERVATION OF HISTORIC BUILDINGS

Historic preservation and sustainability go hand in hand, with the renewal of existing resources and reuse of historic storm and flood-protection infrastructure, including numerous cisterns and vaults on campus.



ADAPTIVE REUSE

Adaptive reuse makes the most of existing resources by converting outdated buildings to new purposes, saving significant embodied carbon, and repurposing pavement as green space to reduce extreme heat and manage stormwater.



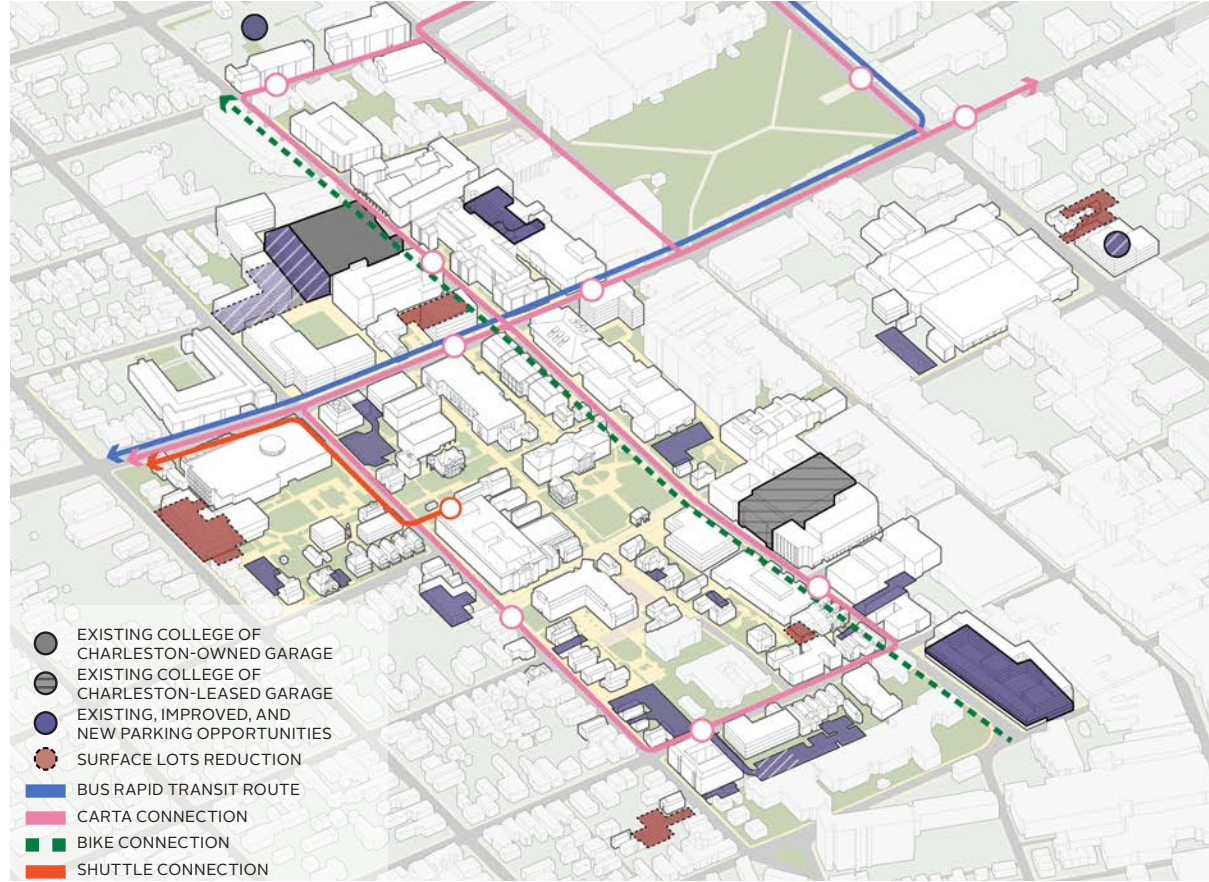
NEW CONSTRUCTION

New construction can be designed with high-efficiency systems, renewable energy sources, water conservation, and indoor air quality, as well as flood protection and other potential sustainability strategies.

TRANSPORTATION & PARKING OPPORTUNITIES

An integrated mobility strategy includes improved pedestrian and bike facilities, support for transit use, carpooling, and other methods of parking demand management, along with added parking capacity in strategic locations.

For an urban campus with a large commuter population and limited development sites, the Campus Framework Plan approaches transportation and parking as a system-wide strategy, improving access to campus via multiple transportation modes and supporting partnerships with transit agencies, while strategically increasing parking supply and shared parking opportunities with nearby institutions.



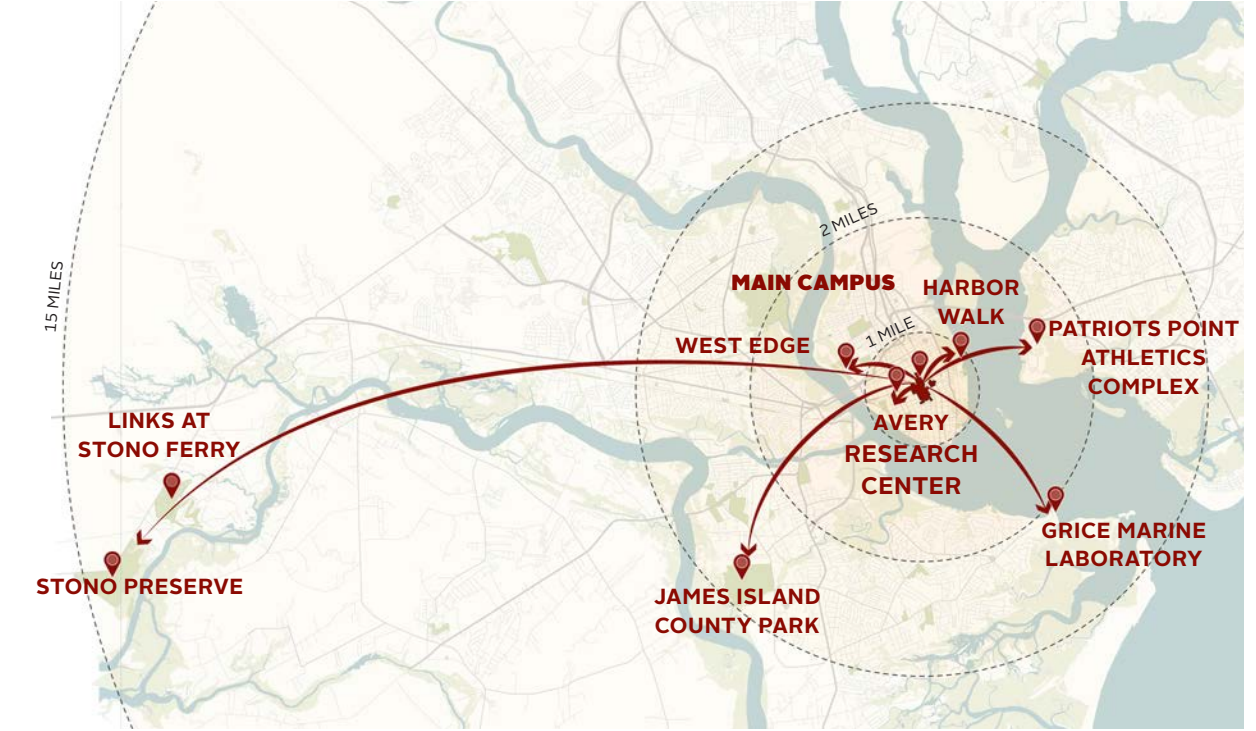
TRANSPORTATION & PARKING OPPORTUNITIES

Strategic opportunities to increase parking supply include the Wentworth Garage site, as part of a mixed-use student housing development, and the expansion of the existing St. Philip Street Garage. Consolidation of parking allows conversion of small, inefficient lots to green space, enhancing sustainability and student life.

COLLEGE OF CHARLESTON IN THE REGION

One Campus, Many Hubs

Beyond the core campus downtown, the College of Charleston consists of an expansive network of activity centers throughout the greater Charleston region, supporting academics and research, experiential learning, athletics, recreation, and environmental conservation. Students experience the city as a learning landscape, with extensive access to the region's urban and natural resources. Parallel planning efforts for off-campus sites are integrated with this plan, which also supports improved programmatic integration and transportation connectivity between campus hubs.



PATRIOTS POINT SAILING CENTER



GRICE MARINE LABORATORY

LONG-TERM CAMPUS FRAMEWORK PLAN

The map on the facing page illustrates how the College of Charleston campus would look if all development and landscape opportunities identified in the Campus Framework Plan were implemented.

The goal of this plan, however, is not for every one of these projects to be completed. Opportunities listed in the chart to the right, and shown on the map, can be developed incrementally and selectively, as needs, priorities, and funding require. Opportunities include a range of options, from preservation and adaptive reuse of existing buildings to new construction, to potential land acquisition. The Campus Framework Plan also illustrates potential landscape and infrastructure improvements, including new or improved green spaces, circulation, and parking.

ACADEMIC OPPORTUNITIES

- A1 BellSouth Building Adaptive Reuse
- A2 AT&T Site Academic Building
- A3 106 Coming Street Academic Building
- A4 Calhoun Street Parcels
- A5 AD Lot Academic Building
- A6 Maybank Hall Renovation
- A7 Robert Scott Small Building Renovation
- A8 Honors College Renovation
- A9 Graduate School Renovation
- A10 College Lodge Site Academic Building
- A11 Silcox Center Renovation
- A12 292/296 Meeting Street Development
- A13 GY Lot Infill Development
- A14 Craig Hall Redevelopment
- A15 Thaddeus Street Education Center Renovation
- A16 JC Long Building, Tate Center, & Beatty Center Renovations

HOUSING OPPORTUNITIES

- R1 Lightsey Annex Residence Hall
- R2 College Lodge Site Residence Hall
- R3 Wentworth Residence Hall
- R4 99 St. Philip Street Expansion
- R5 106 Coming Street Residence Hall
- R6 Lightsey Center Residence Hall Addition
- R7 107 Wentworth & Memminger Lot Residence Hall

DISPOSITION LANDSCAPE OPPORTUNITIES

- D1 298 & 300 Meeting Street
- D2 13 Coming Street
- D3 8 Kirkland Lane

ADMINISTRATIVE & CAMPUS LIFE OPPORTUNITIES

- C1 Lightsey Center Student Service Mall
- C2 Health Services Building Redevelopment
- C3 Greenhouse Site Redevelopment
- C4 65 Coming Street Redevelopment
- C5 45 Coming Street Redevelopment
- C6 Randolph Hall Renovation
- C7 Sottile Theatre Box Office & College Corner
- C8 Stern Student Center Renovation
- C9 Riggs Tenements Adaptive Reuse

LANDSCAPE OPPORTUNITIES

- L1 Innovation Courtyard
- L2 Lightsey Promenade
- L3 Calhoun North Courtyard
- L4 Calhoun North Mid-block Passageway
- L5 St. Philip Street Improvements
- L6 Cougar Mall Accessibility Improvements
- L7 George Street Improvements
- L8 Cistern Yard Paving Expansion
- L9 Simons Center Walk
- L10 Stern Student Center Garden
- L11 Glebe Street Improvements
- L12 Riggs Promenade

PARKING OPPORTUNITIES

- P1 St. Philip Street Improvements
- P2 Lightsey Annex Residence Hall
- P3 45 Coming Street Ground Floor Parking
- P4 Wentworth Residence Hall Parking Garage
- P5 107 Wentworth & Memminger Lot Residence Hall Surface Parking
- P6 West Edge Surface Parking Redevelopment
- P7 Aquarium Garage Expansion
- P8 315 Calhoun Lot Conversion





1 Planning Goals and Process

“For more than 250 years, the College of Charleston has been a leader in quality education, student life and affordability. While the College values its traditions, it will continue to grow and innovate.”

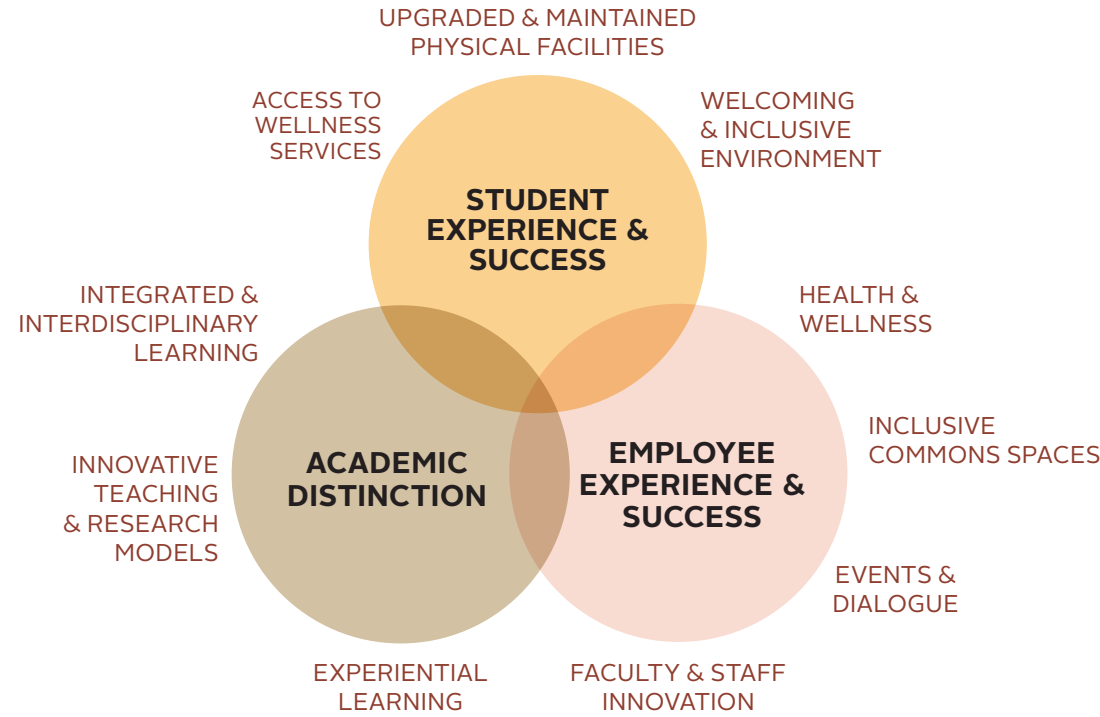
Strategic Plan 2020, Tradition & Transformation

OVERVIEW

Founded in 1770, the College of Charleston is renowned for its historic character, beautiful landscapes, and urban setting in Downtown Charleston.

The College's vision “to be a *transformative national university redefining liberal arts education through innovation,*” its mission, and the 2020 Strategic Plan *Tradition & Transformation* advance the continued evolution of the traditional campus. The Campus Framework Plan outlines a roadmap for continued growth and development of the campus to meet the current challenges of preservation, growth in a dense urban context, affordability, innovative academic space, funding constraints, and climate vulnerabilities.

The Campus Framework informs future capital renewal initiatives—new construction, refurbishment and optimization of existing space—and charts a path to revitalizing open spaces and infrastructure to support strategic plan priorities and address important needs at the downtown campus and throughout the greater Charleston region. It integrates prior studies and ongoing initiatives within an overarching vision for the campus and its role in the city.



STRATEGIC PLAN 2020: TRADITION & TRANSFORMATION

CAMPUS PLANNING GOALS

1. Create a framework for the planning of the physical campus for the next 10-15 years and beyond.
2. Develop a plan that aligns with the Strategic Plan “Tradition & Transformation.”
3. Provide a forum for inclusive participation from a diverse internal and external community.
4. Integrate previous and ongoing studies into an overall framework for the campus.

Planning Process and Timeline

The 2023 campus master plan was undertaken in four phases over twelve months. As an inclusive and collaborative planning process, the team worked closely with the College of Charleston Facility Management team and the Campus Plan Steering Committee, with advisory from the leadership and the larger campus community.

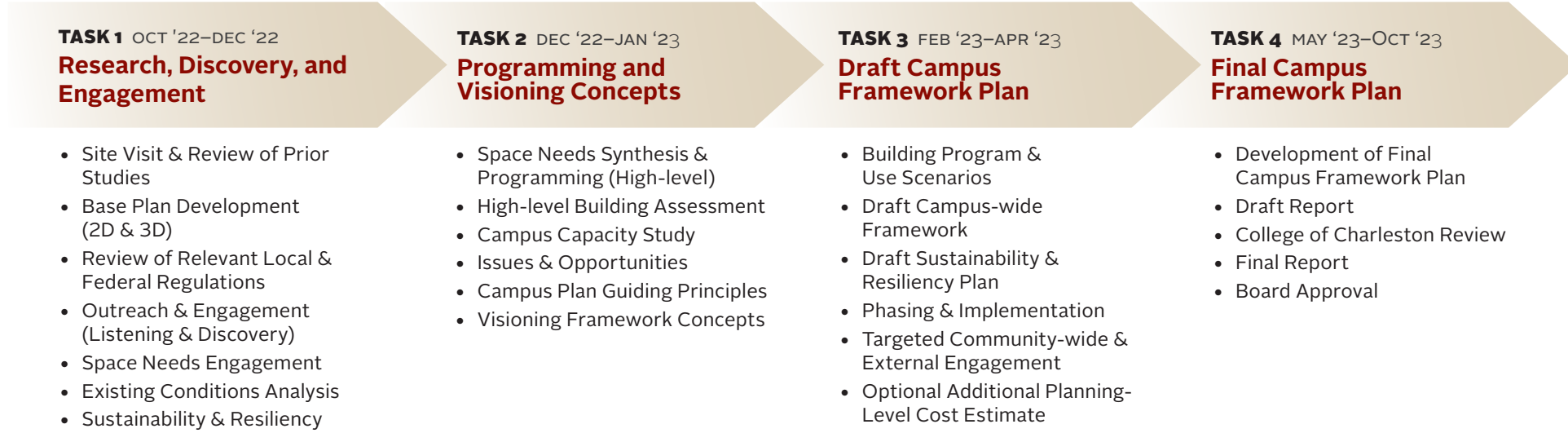
The campus planning team started the effort in October 2022 with a robust discovery and engagement phase. It was highlighted by an in-depth campus tour and investigation, detailed campus analysis, review of studies and regulations, and extensive space needs interviews and

engagements. A clear set of departmental space needs and opportunity sites emerged as phase one concluded, and the synthesis guided the roadmap of programming and visioning of the master plan.

The plan’s second phase took on a comprehensive look at the opportunities across planning themes, and concepts were tested based on the findings from Phase 1. The team explored academic and admin space optimization, building and site capacity and concepts, sustainability principles, open space, connectivity, and mobility opportunities.

In phase three of the plan, a refined set of priorities and opportunities emerged from the previous comprehensive vision based on feedback from the Steering Committee. The team presented a thorough Draft Campus Framework with consideration of phasing and implementation.

Incorporating feedback from the Steering Committee on the Draft Campus Framework, the final phase of the process began in the spring of 2023. It includes the production of the Final Campus Framework Plan adopted by the Board of Trustees in October 2023.



An Inclusive Planning Process

An essential component of the Campus Framework Plan is an inclusive and participatory engagement process. This process informed the campus plan by identifying campus issues, space needs, and opportunities to align the campus with the College of Charleston's mission and Strategic Plan.

The engagement process invited members across the College of Charleston community to an open and inclusive dialogue. Engagements were conducted both in-person and online to foster a comprehensive conversation. Throughout the process, the planning team interacted with over 1,200 members of the College of Charleston community and beyond, including students, faculty, staff, senior leadership, and the City of Charleston.

A variety of methodologies were used throughout the process and informed the planning vision, including small-group, deep-dive interview, on-campus open house, and online digital survey.

3 CAMPUS-WIDE ENGAGEMENTS

OVER 120 ON-CAMPUS INTERACTIONS

24 STAKEHOLDER INTERVIEWS

OVER 980 ONLINE SURVEY RESPONSES

WHO WE WORKED WITH

Leadership

- CMP Steering Committee
- Board of Trustees
- President Andrew Hsu
- Provost Suzanne Austin
- Strategic Plan Pillar 1 Committee

Administrative Departments

- Student Affairs
- Campus Services
- Public Safety/Fire & EMS
- Human Resources, Equal Opportunity Programs, Disability Services
- Athletics

Academic Schools

- School of Education
- School of Business
- School of Humanities and Social Sciences

- School of Sciences, Mathematics, and Engineering
- School of the Arts
- School of Health Sciences
- School of Languages, Cultures, and World Affairs
- Honors College

External Stakeholders

- City of Charleston

Centers & Institutes

- Libraries (Addlestone Library & Avery Research Center)

Campus Services

- Public Safety/Fire & EMS
- Human Resources, Equal Opportunity Programs, Disability Services
- Athletics

SPACE NEEDS INTERVIEWS

The team conducted in-depth interviews with all academic schools, centers, institutes, and administrative departments to learn about their organization and space needs, desired adjacency, and growth potential. A summary of priority needs was generated to guide the campus plan vision.

ON-CAMPUS OPEN HOUSE

The planning team hosted two on-campus open houses for students, faculty, and staff members. The open houses were organized by thematic planning topics concerning various aspects of campus life and were facilitated by the planning team and College of Charleston facility staff members.

ONLINE DIGITAL SURVEY

An online digital survey was distributed in December 2022 to engage a broader range of College community members. It drew over 980 participants, with responses from students, faculty, and staff. The survey form consisted of thematic planning topics and features digital mapping tools to facilitate interaction.



STUDENT OPEN HOUSE



FACULTY & STAFF OPEN HOUSE



Campus Engagement Outcomes

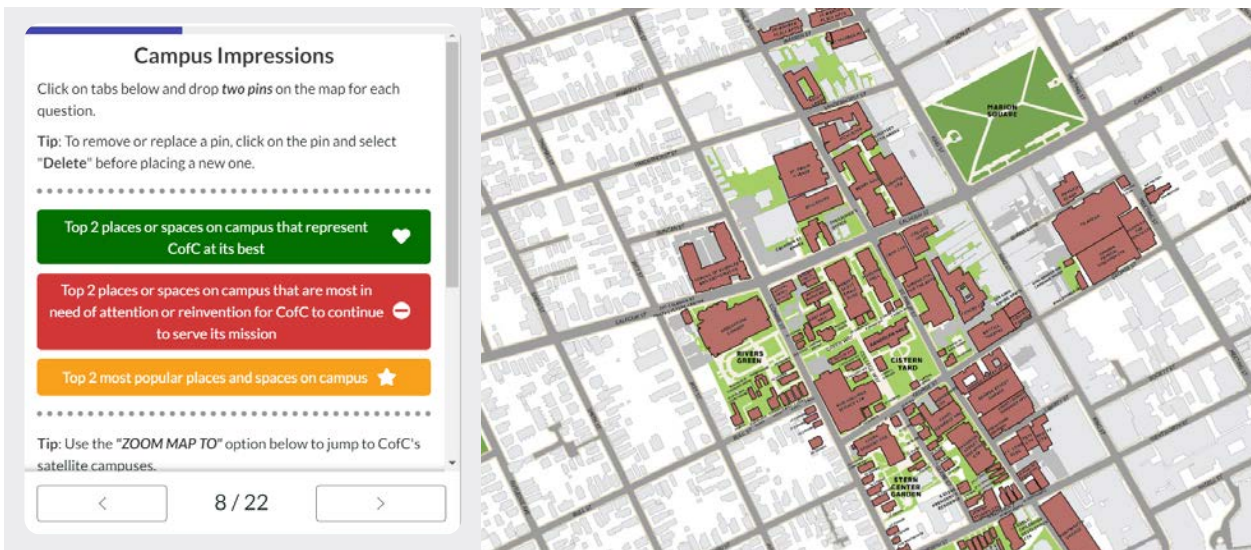
Solidifying inputs from across the College community and beyond, this engagement process has led to a valuable database that addresses facility planning needs and priorities. It has become a source of reference for informed decision-making and strategic opportunities prioritization that align with the goals and missions of the master plan.

All space needs interviews, online survey responses, and open house feedback were carefully documented and summarized. The graphics on these pages showcase a small number of engagement outcomes. Please refer to the *Appendix* for more information on the detailed findings.



ONLINE SURVEY

Responses to “Write three words that best describe your perception of the campus.”

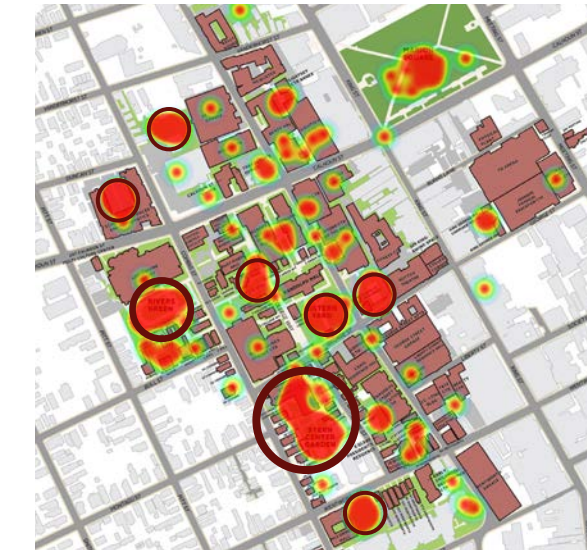


CAMPUS MASTER PLAN INTERACTIVE MAPPING DASHBOARD



CLASSROOMS THAT NEED IMPROVEMENT

Maybank Hall and BellSouth Building are among the top-voted academic buildings that need improvement.



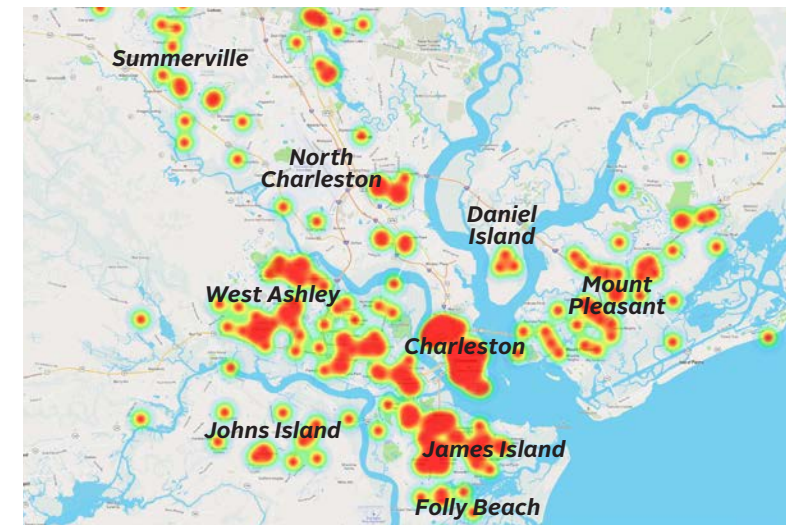
UNDER-UTILIZED OPEN SPACES

Over 40% of the survey respondents think that Stern Center Garden is the most under-utilized open space on campus.



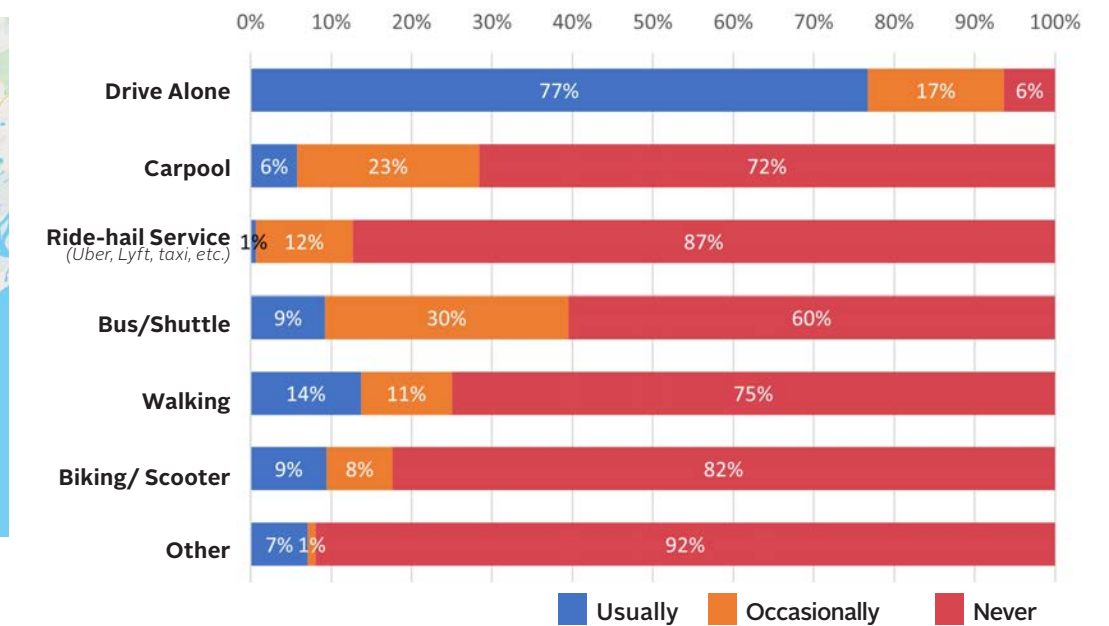
UNSAFE INTERSECTIONS AND ROUTES

The Calhoun Street and St. Philip Street intersection stands out as the most-voted intersection needing safety improvement.



FACULTY AND STAFF MEMBERS' ONLINE SURVEY

Responses to “Current Housing Location” and “Current Commuting Mode”



Historic Preservation and Community Planning (HPCP) Class: Student Engagement

To engage with the campus community on a deeper level, the master planning team engaged with the HPCP program to co-design and advise on a class titled *Community Planning for Preservationists*, which focused on evaluating existing campus accessibility barriers.

This partnership between the master planning team and the class was mutually beneficial. With professional experience that spans planning, urban design, architecture, and historic preservation, the planning team provided the class with practical research and analytical tools. The class was a valuable addition to the planning process with on-the-ground investigation, data assessment, and community engagement.

ENGAGEMENT PROCESS

The engagement with the HPCP class started with an introductory presentation in early January 2023. The planning team gave an overview of planning progress and an introduction to research, mapping, and analytical tools related to class assignments. The planning team then joined the class for a pre-final progress review of the study in mid-April, in which

the team provided feedback on the research and findings achieved so far by the class.

METHODOLOGIES

The class deployed diverse research methodologies, including historical context research, environmental data mining, mapping and spatial analysis, campus surveys, and stakeholder interviews. Extensive ground investigation, both physical environment and stakeholder interviews, laid the foundation of a well-grounded study.

SEVEN UNIQUE STUDY ZONES

The assignment divided the campus into seven study zones, each with a character-defining historical context and unique challenges. The seven zones are as follows and shown on the key map on this page.

Zone 1: North of Calhoun Street, correlative to the theme of expansion.

Zone 2: East of King Street, defined by large-footprint athletic and recreational facilities.

Zone 3: West of Coming Street, with a juxtaposition of the contemporary library and historic houses.



MAP OF CLASS ASSIGNMENT ZONES

Zone 4: Historic four-block core with some of the campus' oldest buildings.

Zone 5: Stern Student Center, focusing on underutilized open space.

Zone 6: St. Philip Street to Wentworth Street.

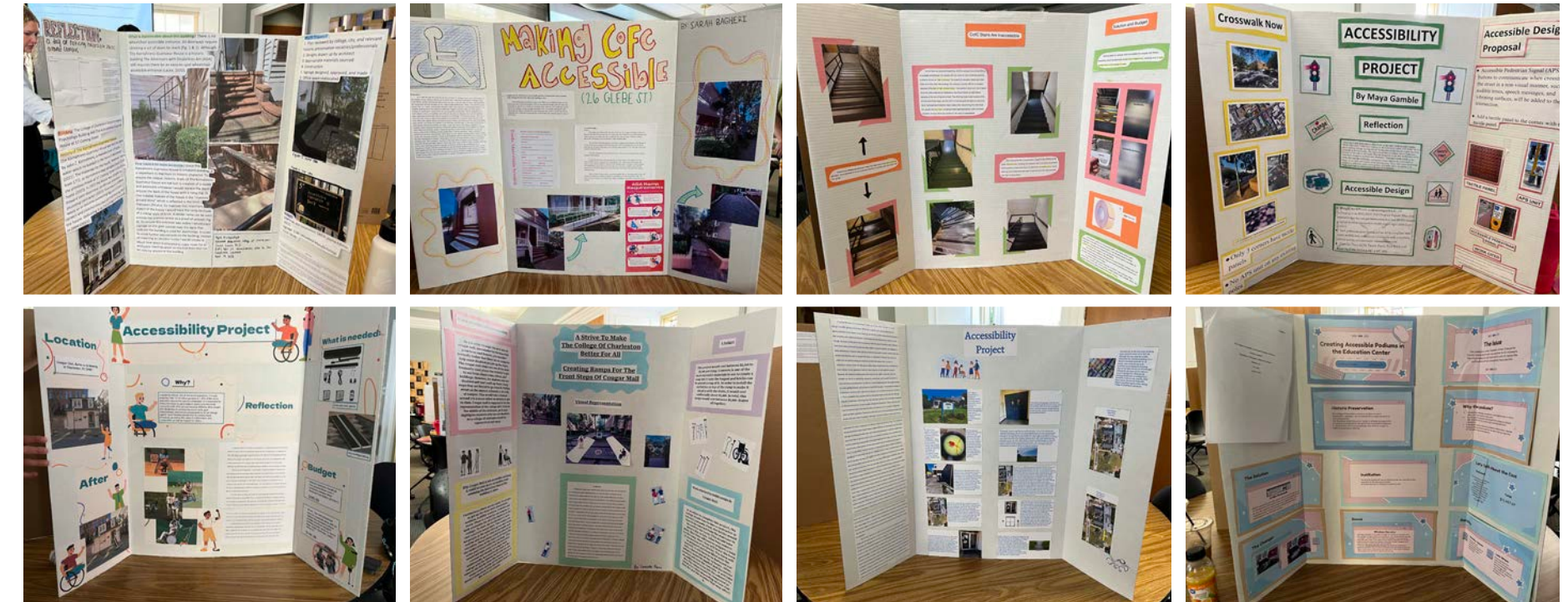
Zone 7: Glebe Street cluster, with a focus on historic houses.

CLASS OUTCOME

The findings of opportunities, goals, and recommendations of the class assignment were based on extensive data assessment. They provided the campus planning team with an insight into each study area's issues and opportunities and informed the framework plan's development. Below are a few samples of the final class assignments.



MASTER PLANNING TEAM IN THE CLASS INTRODUCTION PRESENTATION



SAMPLES OF FINAL CLASS ASSIGNMENTS

Campus Space Needs Summary

Based on the findings from campus open houses, online survey, one-on-one interactions, focus group interviews, and planning analysis, a set of needs and priorities were derived for each of the Campus Framework Plan thematic areas: Academic and Instructional Space, Office and Administrative Space, Student Housing, Campus Life & Event Space, and Mobility & Parking.

Some needs identified here are long-term needs, while others have been identified as near-term priority needs, such as student housing for all first-year students.

The Campus Framework Plan does not prescribe a fixed set of projects to meet these needs but rather provides a menu of opportunities that can be mixed and matched to meet the various needs.

Chapter 4 of this report describes the opportunities and scenarios for meeting the needs in more detail by theme.

NEEDS BY CATEGORY

ACADEMIC SPACE NEEDS

- Expandable home for the **School of Health Sciences**
- Expandable home for the **Department of Engineering**
- Relocation of the **Department of Computer Science** to main campus
- A storefront and welcoming hub for the **Graduate School**
- Relocation of the **Biology Greenhouse** closer to the Department of Biology
- Relocation and/or expansion of the **School of Business**
- Consolidation of **Arts Programs**
- Communal hub for the **School of LCWA** within central campus
- Communal hub for the **School of Humanities and Social Sciences** and interdisciplinary programs

OFFICE SPACE NEEDS

- More **hoteling space, co-working space**, and flexible office space
- Consolidation or **co-location of administrative departments** where possible
- **Co-location of Student Affairs offices** for efficiency and wayfinding ease

CLASSROOM NEEDS

- **Aging classrooms** across campus needing **functional, technological, and aesthetic upgrades**
- **More large-capacity classrooms** (60-90 seats & 150+ seats)
- **Right-sized, flexible** classrooms with **movable, accessible furnishings and break-out space**
- Teaching studios equipped for **remote instruction**
- Recording studio for **online class content production** (perhaps in partnership with University Communications)
- **Dedicated study space** for graduate students
- **Small group meeting rooms** with whiteboard and monitor (4-6 person)
- **Innovation Lab/Maker Spaces**

MEETINGS & EVENTS SPACE NEEDS

- **Large flexible meeting/conference space** (40-60 capacity)
- **Large event space** (150, 300-standing/200-seating capacity) with catering space, locker room, and physical and acoustic separation
- Centralized system for **facility scheduling**

HOUSING NEEDS & GOALS

- Near-term, **housing for all first-year students on campus**
- Long-term, **housing for all second-year students on campus**
- Maintained housing for **third and fourth-year students** wishing to live on campus
- **Phase-out of leased properties** that deplete financial resources
- **Increased density of on-campus housing** to prevent spillover into residential neighborhoods
- Need for more **affordable housing options** in downtown
- Need for **graduate and family housing** options
- Expansion of **living-learning opportunities** (School of Business, SOTA art housing, wellness housing)
- Establishment of **short-and-long-term strategies** for improvements/investment in current residence halls
- **Balance** of essential historic Greek and theme housing with higher-density, more efficient residence halls to promote efficiency and affordability. (*Having housing variety is good, but smaller buildings are harder to maintain*)
- Balance of **suite-style residence halls to promote a sense of community** and apartment-style upper-level student housing to **introduce independent living and responsibility**

MOBILITY NEEDS

Parking

- Address on-campus parking shortage
- Executive VIP and leadership parking

Traffic

- Enforcement of driving speed limits and traffic signals
- Long crossing signal waiting time

Intersections & Crossings

- Calhoun Street and St. Philip Street

- Coming Street between the library and Green Way
- Visual barriers at major intersections

Sidewalks

- Compromised sidewalks due to tree roots
- Wide and accessible sidewalks

Accessibility Issues

- Accessibility issues and signage throughout the campus (*historic houses, brick sidewalks, Cougar Mall, open spaces, parking*)

CAMPUS LIFE NEEDS

- **One-stop shop for Student Services** at core campus
- **Health and Wellness Center** that combines counseling, wellness, health, and fitness
- **Faculty and Staff Dining** space
- Centralized and/or contiguous locations for **Multicultural Programs, Civic Engagement, and Institutional Diversity**
- **Sottile Theatre entrance and box office** expansion by utilizing College Corner and 329 King Street
- Additional **student organization spaces** and large space for residence hall students to meet as a group

LANDSCAPE & OPEN SPACE NEEDS

- Growth of **public art presence** on campus (murals, sculptures, arts district, exhibits)
- **Activation of underutilized open space** (e.g. Stern Center Garden)
- Utilization of open space for **outdoor classrooms, study space, outdoor dining, and other activities**
- Potential to **pedestrianize George Street and Glebe Street**
- Need for more **outdoor tables with umbrellas**
- **Address accessibility challenges** at all campus open spaces and circulation corridors



2

College of Charleston Past to Present

“...rows of live oak trees draped with Spanish moss frame the brick walkways of the main campus. Our students quickly learn that the College is inextricably woven into the beautiful and historic City of Charleston...”

Andrew T. Hsu, College of Charleston President

GROWTH AND EVOLUTION OF THE CAMPUS

Illustrated below is the timeline of the College of Charleston's campus growth from its founding to the present day. The following pages (42-43) illustrate the morphology of the physical growth of the campus and include buildings, roadways, and open spaces that define the growth of campus in each time period.

1850
Randolph Hall expanded to east and west and portico added by Charleston architect Edward Brickell White in Roman/Palladian style




1938
BellSouth building was constructed.



1939
Silcox P.E. and Health Center was constructed.



1970 [Key Milestone]
College is absorbed by South Carolina State System of Higher Education. Anticipates substantial growth in students from approx. 1000 in 1970 to 5,000 in 1980. Land acquisition and growth projected in master plan.




1984
African American History and Culture Center opens at the Avery Institute, a historic black school founded in 19th century.

1989
Hurricane Hugo hits Charleston and destroys four mature oaks in Cistern Yard


1997
Campus Master Plan prepared by Ray Huff Architects and DesignWorks.



2010
Science & Math Building by Liollo Architecture completed.



2012
Campus Master Plan Update by Hanbury Evans Wright Vlattas



1770-1799
COFC ORIGIN

1800-1900
EARLY PROJECTS

1900-1969
20TH CENTURY INSTITUTIONAL BUILDINGS

1970-1999
SIGNIFICANT GROWTH AND EXPANSION

2000-2023
21ST CENTURY MODERN CAMPUS



1770
Lt. Gov. William Bull recommends establishing provincial college.

1785
College of Charleston is chartered

1790
College of Charleston operates from present campus.

1794
College graduates first class consisting of six students.

1828-30
Randolph Hall constructed as first academic building.



1837
College becomes nation's first municipal college

1838
Fire devastates city of Charleston, new edifices largely rebuilt in Classical Revival style.

1854-54
Towell Library constructed from designs by George E. Wallace in Classical Revival style.



1861-65
Student population dwindles due to Civil War.

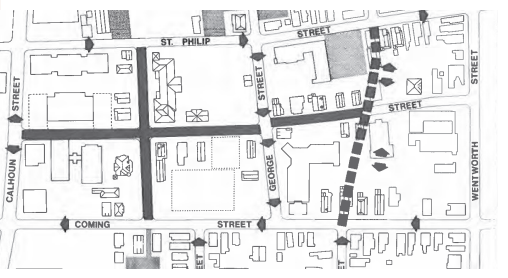
1886
Earthquake severely damages Randolph Hall.

1917
First women admitted to college.


1960s
College refuses to sign Compliance Act to agree to integration, resulting in forfeited federal funding exacerbating a fiscal crisis.

1967
College of Charleston officially adopts desegregation and admits African American students.


1970-71
Master Development Plan for the College of Charleston by Geiger/McElveen/Kennedy Architects. Green and College Streets converted to pedestrian-only paths.




1972
Robert Scott Small Library completed.



1974
College acquires Blacklock House.



1978
Albert Simons Center for the Arts completed.



2000
Construction begins on Marlene and Nathan Addlestone Library.



2002
McAlister Residence Hall completed.

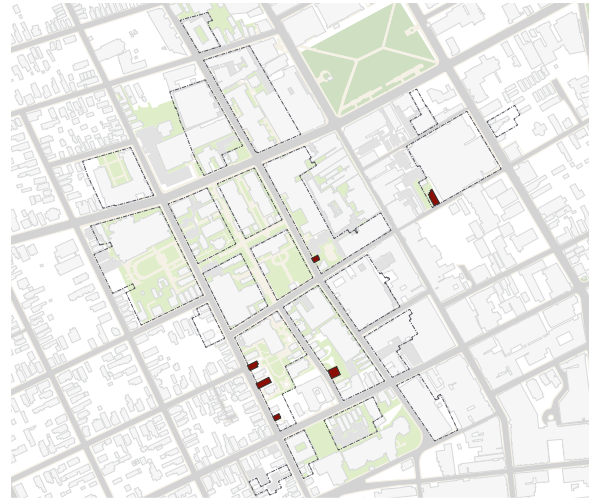
2004
Comprehensive Master Plan by Ayers Saint Gross.



2023 Campus Framework Plan, Beyer Blinder Belle



Campus Morphology Evolution



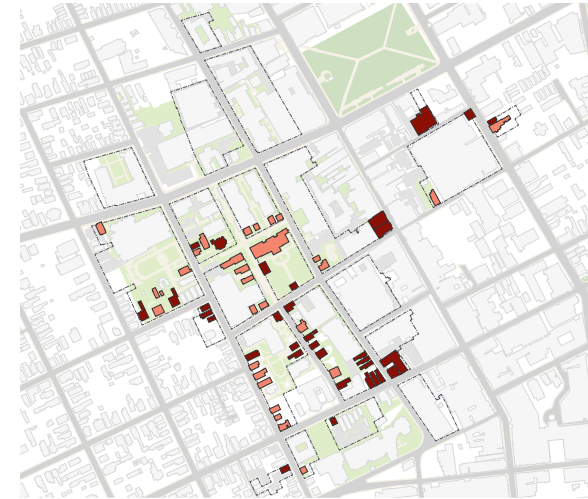
1770-1799
ORIGIN OF THE COLLEGE OF CHARLESTON

- Georgian-style house typology of two and three stories with pitched roofs
- Built in wood and/or brick
- The massing has a predominantly horizontal character that faces the streets transversally.
- The houses occupy 50% or less of the lots and are located at one of the property's boundary lines, leaving an equal or greater green space.
- The main entrances are accessed through a garden facing the street line or main volume.



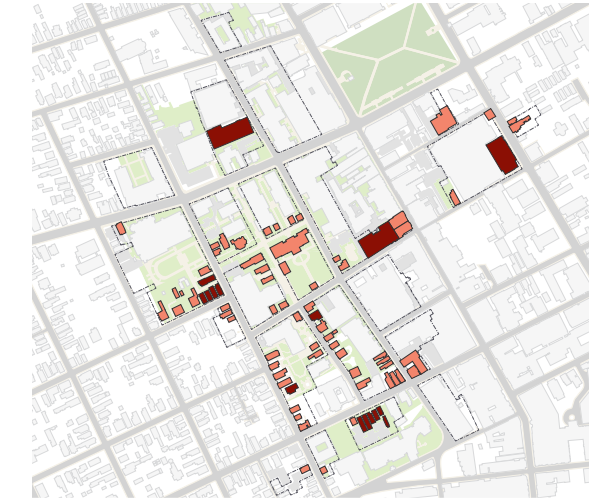
1800-1849
REVIVALS

- Revivals: Colonial, Classical, etc.
- House typology continues
- Built in wood and/or brick
- Randolph Hall, College of Charleston's first large institutional building: Classical Revival



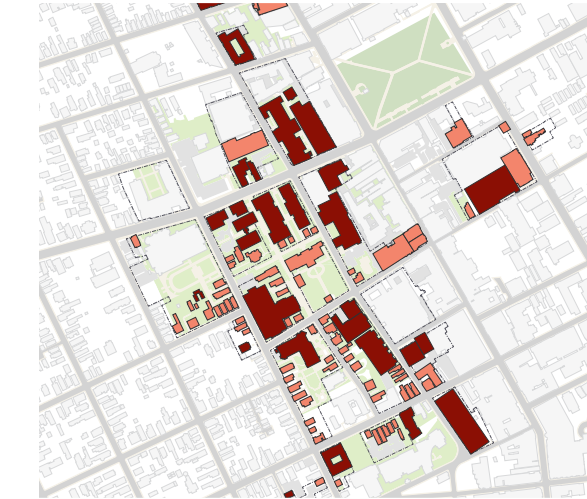
1850-1899

- Tenement houses following Charleston house typology with the main entrance through the garden and building massing with two to four stories
- Building for commercial uses emerges
- Campus' first library: Towell Library



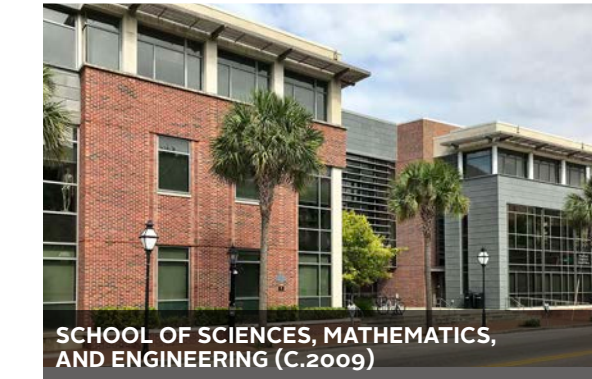
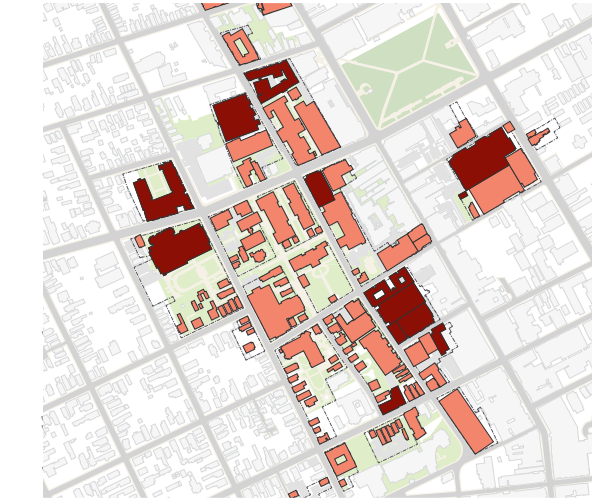
1900-1969
20TH CENTURY INSTITUTIONAL BUILDINGS

- 20th-century institutional, recreational, and office buildings have a higher density ranging between three and six stories.
- The houses maintain the house typology from previous decades. One main distinction is that the main entrance faces directly to the street and a frontal porch.



1970-1999
LARGER-SCALE INSTITUTIONAL BUILDINGS

- College went through a period of rapid land acquisition during the 1970s and '80s.
- Pedestrianization of four-block core
- Late 20th century experienced a boom in hotel typology and larger-scale institutional buildings.
- Modern buildings consider the presence of cars in their design through the incorporation of ramps and garage spaces.



2000-2023
21ST CENTURY MODERN CAMPUS

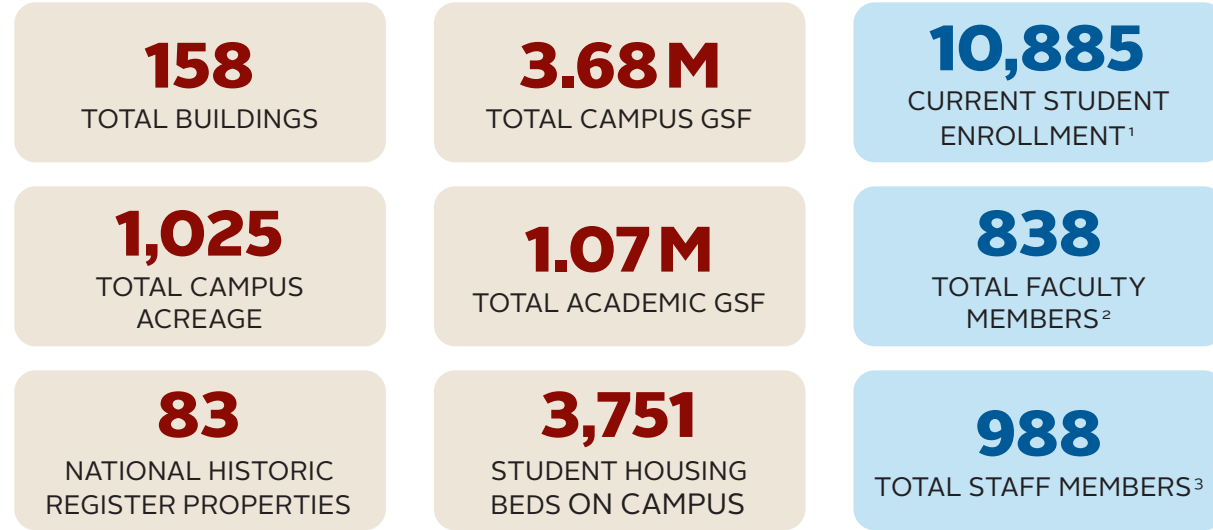
- 21st-century redevelopment consists mainly of institutional or residential complexes, office buildings, and parking garages with large building footprints.
- Modern Styles; construction in concrete and glass
- Properties occupy 25%-50% of urban blocks.

The Campus Today

The campus today has a population of 10,885 students and a total of 158 buildings distributed across 1,025 acres of campus grounds in downtown Charleston, the peninsula, and the larger region. Together these buildings house just over three and half million gross square feet of floor area. There are currently 3,751 beds on campus available to students who chose to live on campus.

The Downtown Campus is defined by the historic four-block core and the Cistern Yard at the heart of the campus. Branching out of the core are key campus life and academic buildings intermixed with small historic houses and connected through a network of landscape and open space and the city grid. The small houses mitigate the bulkiness of large academic buildings and blur the boundaries between the College and the surrounding residential neighborhoods.

- 1 Fall 2022 enrollment data, including 9,972 undergraduate and 913 graduate students
- 2 Fall 2022 data, including 505 full-time and 333 part-time faculty
- 3 Fall 2022 data, including 831 full-time and 157 part-time staff



GREEN WAY



PATRIOTS POINT ATHLETICS COMPLEX



WEST EDGE



STONO PRESERVE



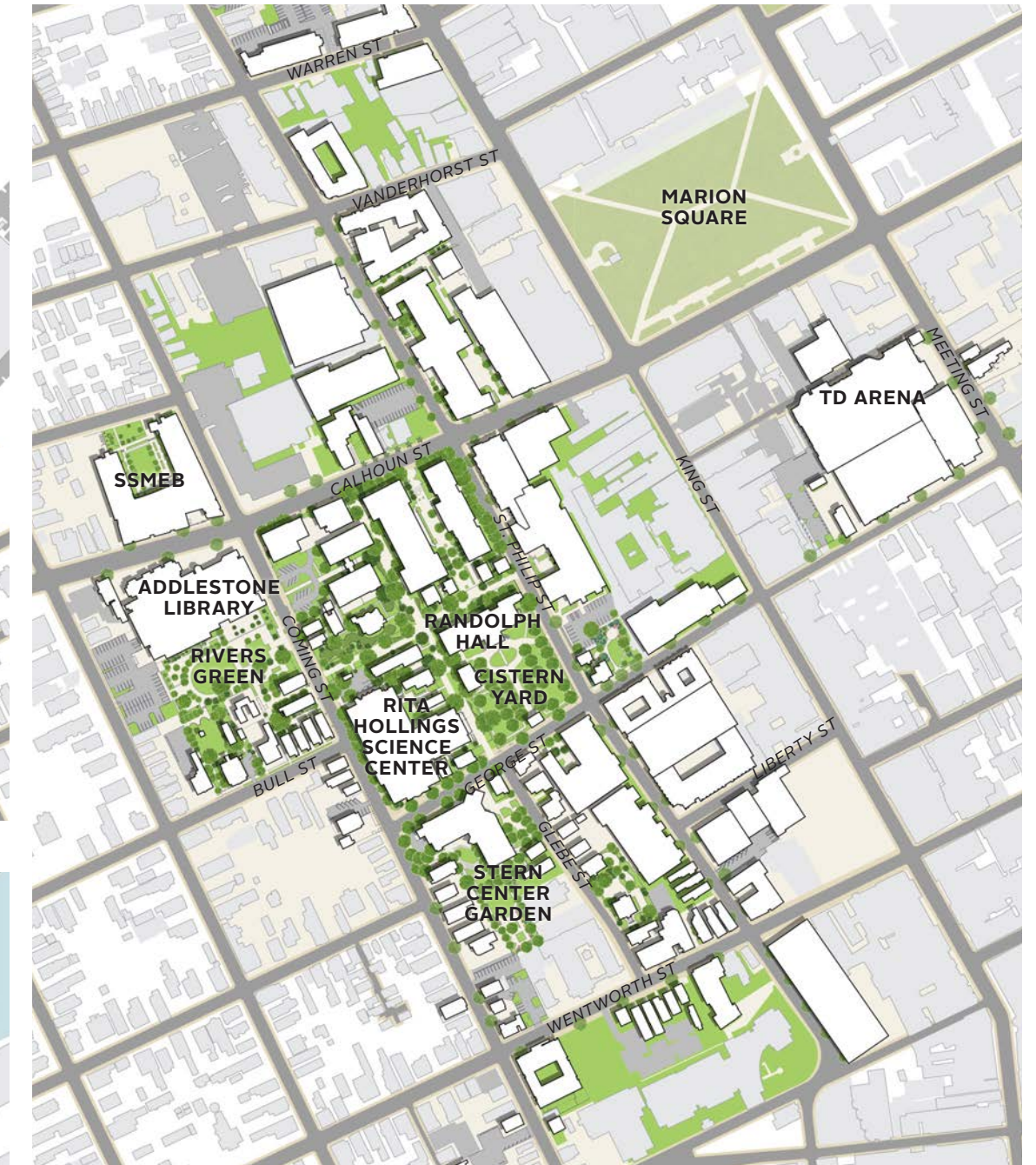
AVERY RESEARCH CENTER



GRICE MARINE LABORATORY



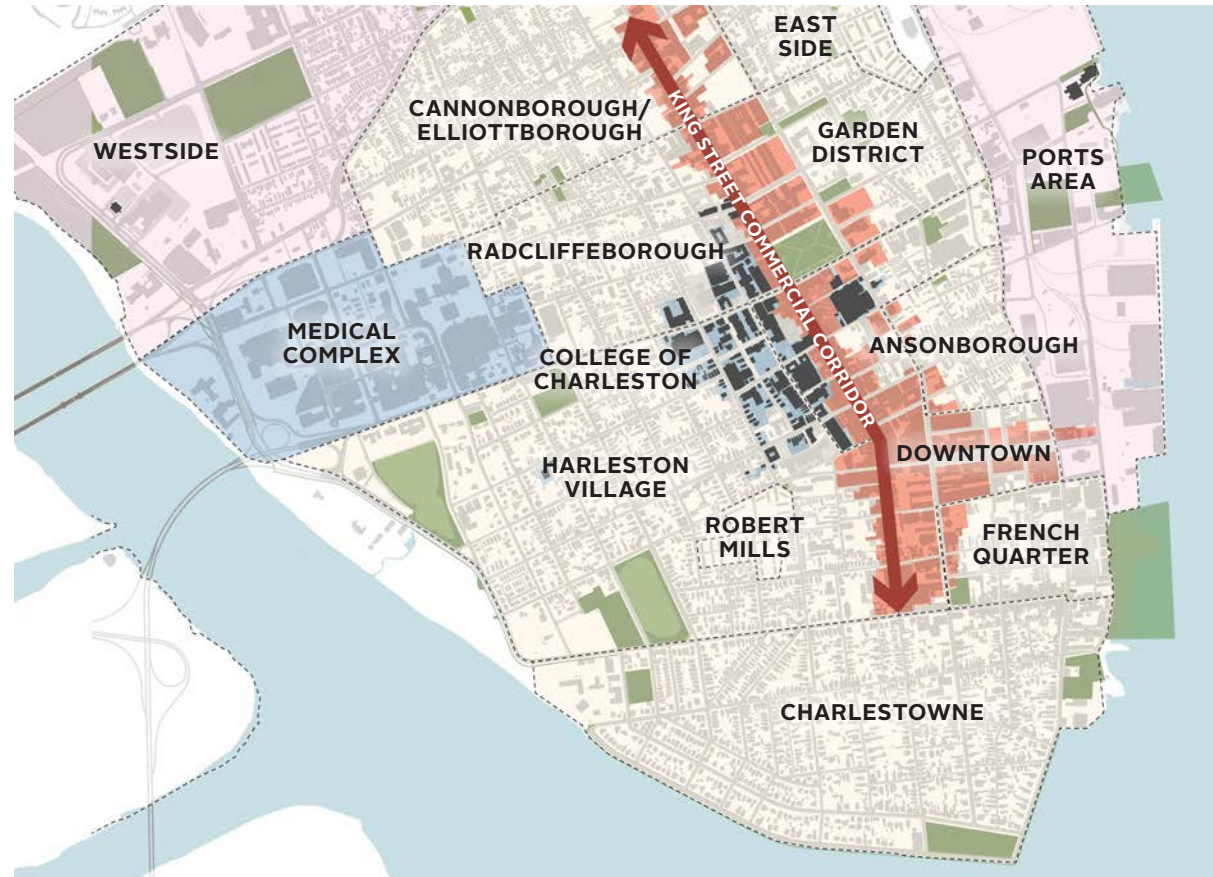
HARBOR WALK



DOWNTOWN CHARLESTON CAMPUS

Downtown Campus Context

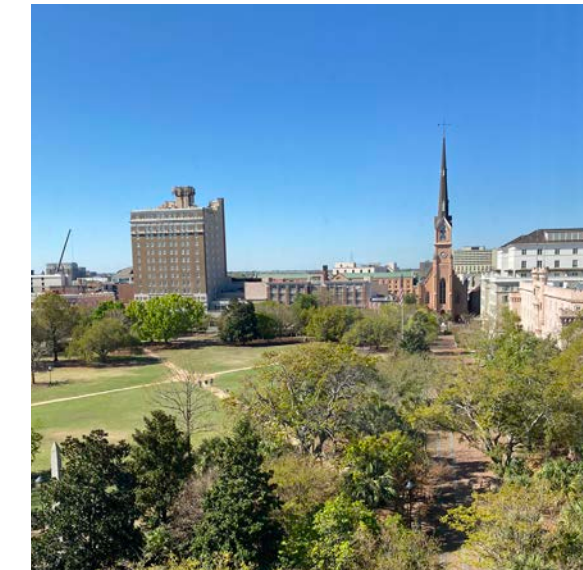
The College is surrounded by residential neighborhoods Robert Mills and Harleston Village to the west, Charlestowne to the south, and Radcliffeborough to the northwest. On the east and northeast side, the campus is adjacent to the retail and business district on King Street and Meeting Streets. Given the proximity, most of the College population goes to King Street for dining, entertainment, groceries, and shopping. For open space and recreation, students go to Waterfront Park, Battery Park, Marion Square, and Colonial Lake. The College is in close proximity to the Medical University of South Carolina (MUSC) Medical Complex located along Calhoun Street between Rutledge Avenue and Lockwood Drive. The proposed Lowcountry Lowline will create a centralized regional green infrastructure for all to use and will incorporate bike lanes, flood management, and walkways. It will provide connectivity and recreational opportunities to the College community.



COLLEGE OF CHARLESTON CONTEXT



1 KING STREET RETAIL CORRIDOR



2 MARION SQUARE



3 HARLESTON VILLAGE



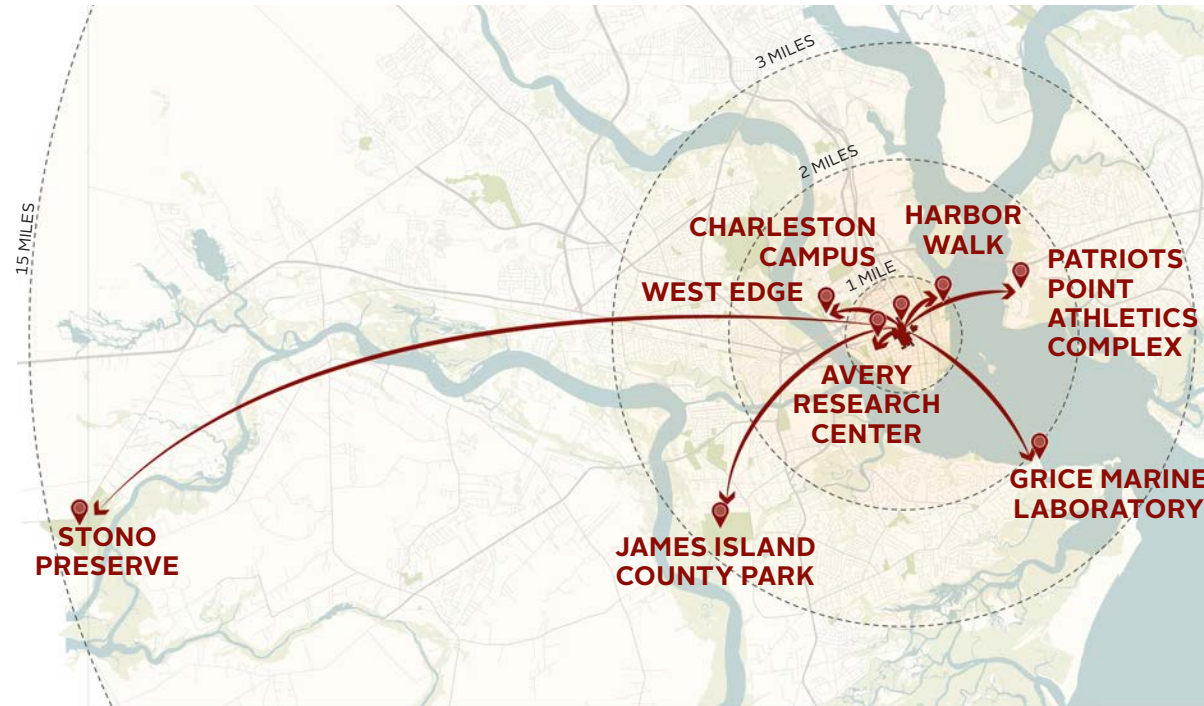
4 MEDICAL UNIVERSITY OF SOUTH CAROLINA (MUSC) COMPLEX



5 LOWCOUNTRY LOWLINE
(Source: www.lowcountrylowline.org)

College of Charleston in the Region

The College of Charleston occupies a large footprint in the region beyond the downtown campus. The College has facilities at six additional satellite locations spread out in the region. The Grice Marine Laboratory, located at Fort Johnson on James Island, houses academic programs in Marine Biology. The Patriots Point Athletic Complex in Mount Pleasant is the College's primary athletics and sailing venue. The Avery Research Center, West Edge, and Harbor Walk are within the peninsula and are used for research, administrative, and academic programs. Stono Preserve is a 981-acre natural property along the Stono River that provides research and outdoor learning opportunities. For campus recreation, the College shares facilities at James Island County Park.



COLLEGE OF CHARLESTON REGIONAL CAMPUSES



PATRIOTS POINT ATHLETICS COMPLEX



GRICE MARINE LABORATORY



STONO PRESERVE



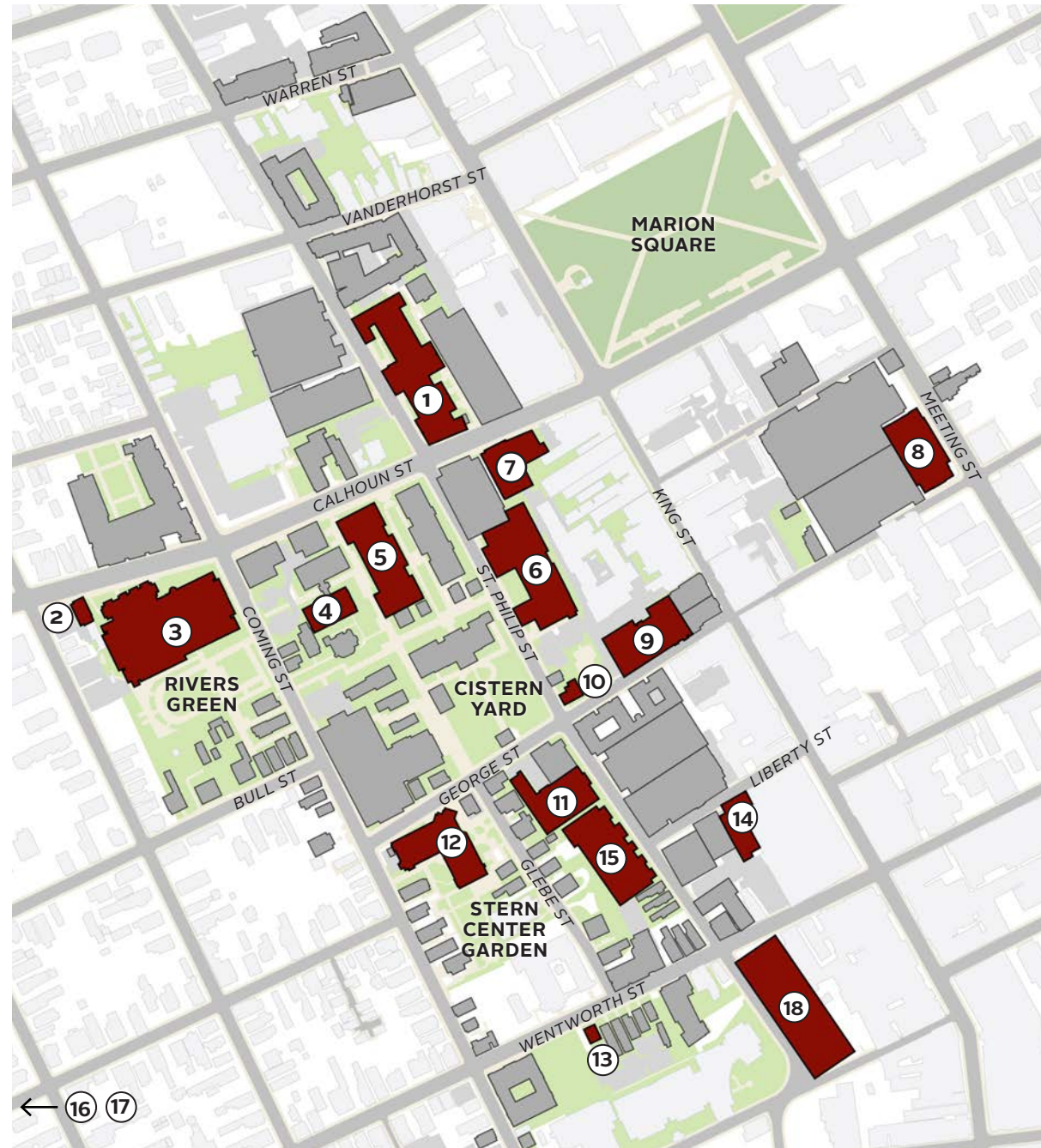
PATRIOTS POINT SAILING CENTER

Projects in Planning

The College is working on numerous phased renovations across all different types of buildings as part of the Capital Renewal Plan. Currently, there are twenty-two small and big projects that the College is developing. Sottile Theatre, Addlestone Library, and McAlister Hall were recently completed and opened for use by the college community, and Berry Hall, Simons Center, 58 George Street, and Stern Student Center are currently in implementation phase. Patriots Point master plan improvements and Silcox Center renovation are currently in planning stages. Additionally, there are many landscape and infrastructure projects that are underway.

LIST OF PROJECTS IN PLANNING

- 1 Berry Residence Hall and Honors Program Renovation
- 2 207 Calhoun Street Exterior Renovation
- 3 Addlestone Library Envelope Repairs and Interior Modifications
- 4 Buist Residence Hall Interior Renovation
- 5 Robert Scott Small Building Interior Renovation
- 6 Simons Center for the Arts Renovation
- 7 College Lodge Residence Hall Renovation or Replacement
- 8 Silcox Center Interior Renovation
- 9 Sottile Theater Envelope Repairs and Interior Upgrades
- 10 58 George Street Renovation
- 11 Craig Residence Hall Renovation
- 12 Stern Student Center Renovation
- 13 107 Wentworth Street Renovation
- 14 Beatty Center Envelope Repairs
- 15 School of Education Envelope Repairs
- 16 West Edge Envelope Repairs
- 17 Grice Marine Lab Annex Renovation
- 18 Wentworth Garage Site Redevelopment



CAPITAL PROJECTS IN PLANNING/UNDER CONSTRUCTION



1. BERRY RESIDENCE HALL & HONORS PROGRAM RENOVATION



2. 207 CALHOUN STREET EXTERIOR RENOVATION



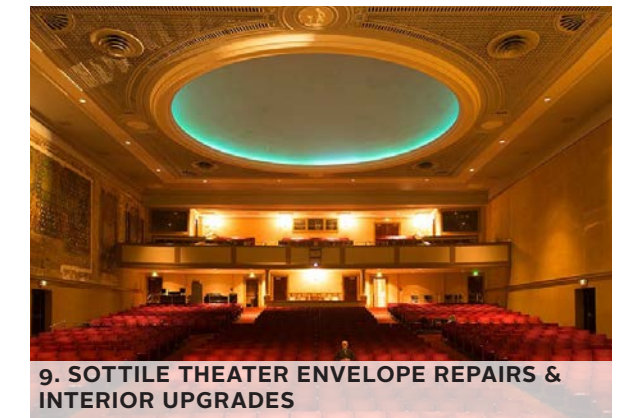
3. ADDLESTONE LIBRARY ENVELOPE REPAIRS & INTERIOR MODIFICATIONS



6. SIMONS CENTER FOR THE ARTS RENOVATION



8. SILCOX CENTER INTERIOR RENOVATION



9. SOTTILE THEATER ENVELOPE REPAIRS & INTERIOR UPGRADES



10. 58 GEORGE STREET RENOVATION



12. STERN STUDENT CENTER RENOVATION



13. 107 WENTWORTH STREET RENOVATION



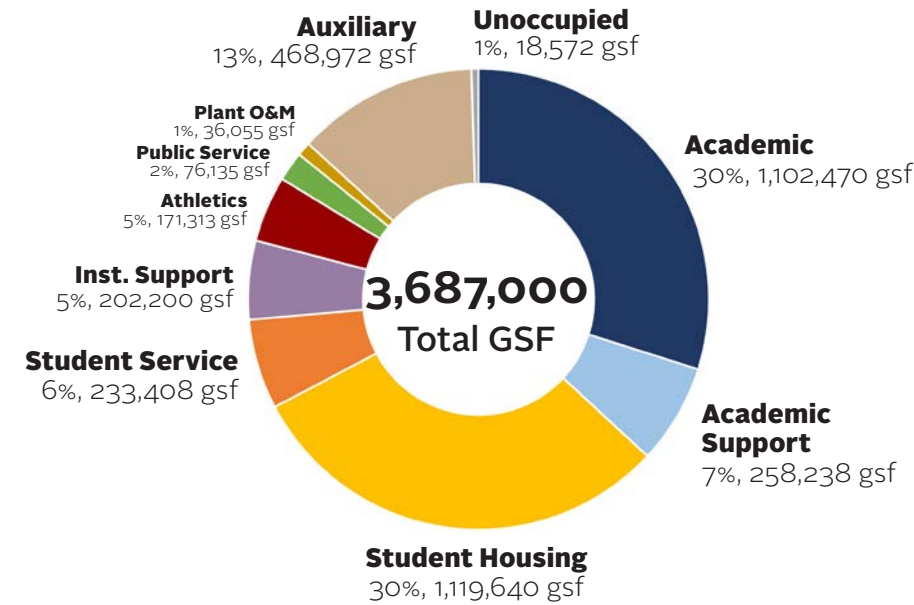
3 Analysis, Needs, and Opportunities

The Campus Framework Plan is a result of systematic and detailed analysis of the existing campus, both its physical disposition and its programmatic organization and utilization. This analysis forms the basis for exploring opportunities and scenarios for campus development.

OVERALL LAND USE

Unlike traditional college campuses, the College of Charleston main campus is a highly mixed-use campus, featuring academic, housing, and administrative buildings intermixed in an urban fabric with public streets and a network of open spaces. Each use occupies a combination of historic and contemporary structures.

Out of the overall campus square footage, 30% each is used by academic space and student housing, 13% for auxiliary uses, and 18% total for student service, academic and instructional space support, and other. One percent of campus space—18,500 sf—is unoccupied.



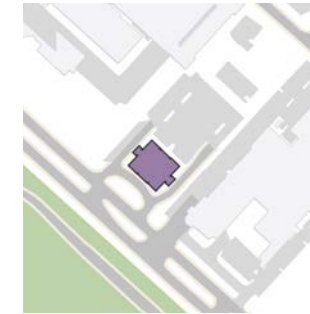
MAYBANK HALL



MCALISTER HALL



15, 17, 19 ST. PHILIP STREET



WEST EDGE



AVERY RESEARCH CENTER



HARBOR WALK



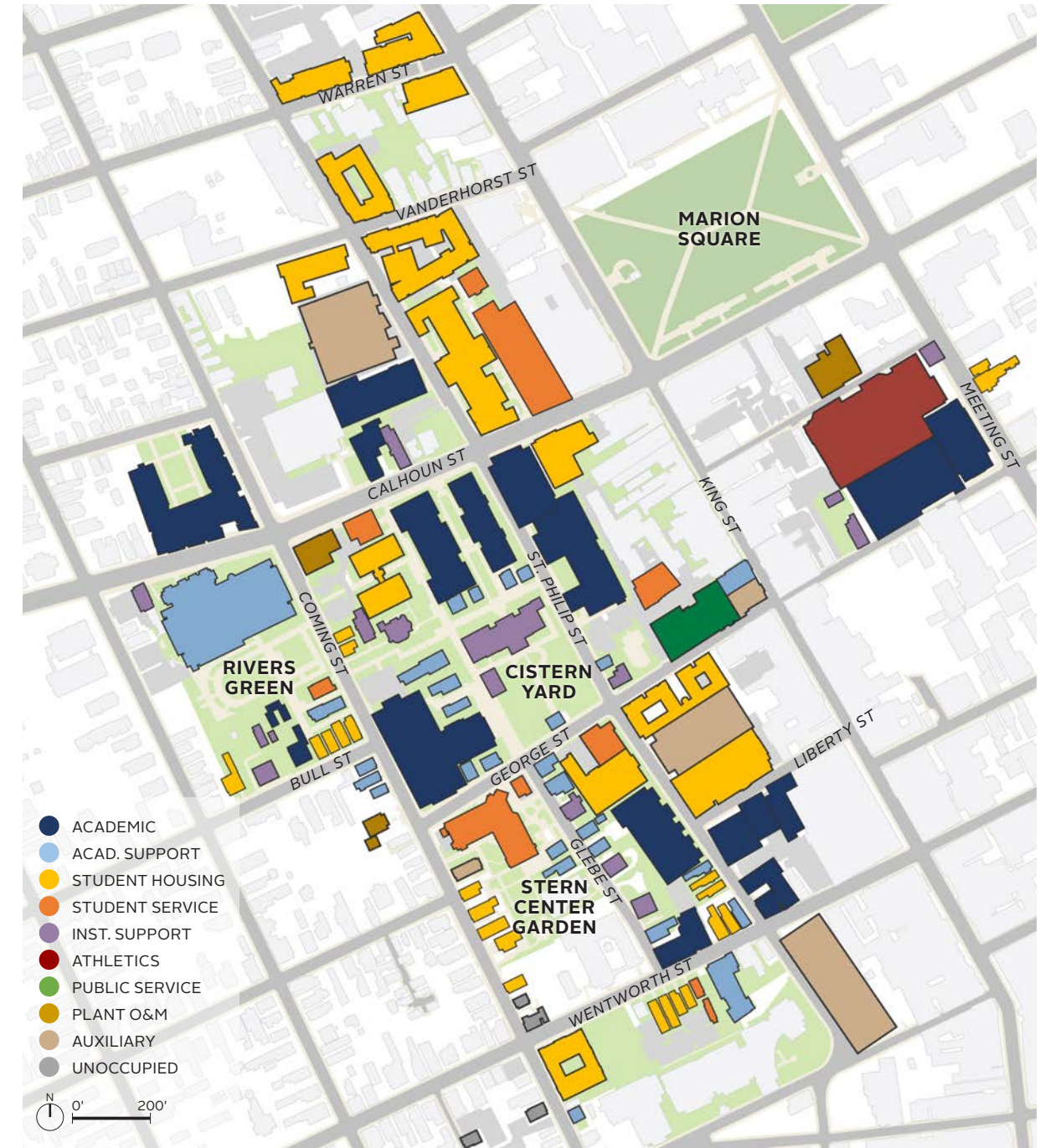
PATRIOTS POINT ATHLETICS COMPLEX



GRICE MARINE LABORATORY



STONO PRESERVE



Historic Context

The Campus is nested within the city and serves as a transition zone from the King Street commercial corridor to the east, to single-family residential neighborhoods to the west. The campus pattern is based on building function and scale.

1770–1799

Represents Charleston's stand-alone house typology with a garden and two to four stories



1800–1949

Small to mid-sized standalone institutional buildings



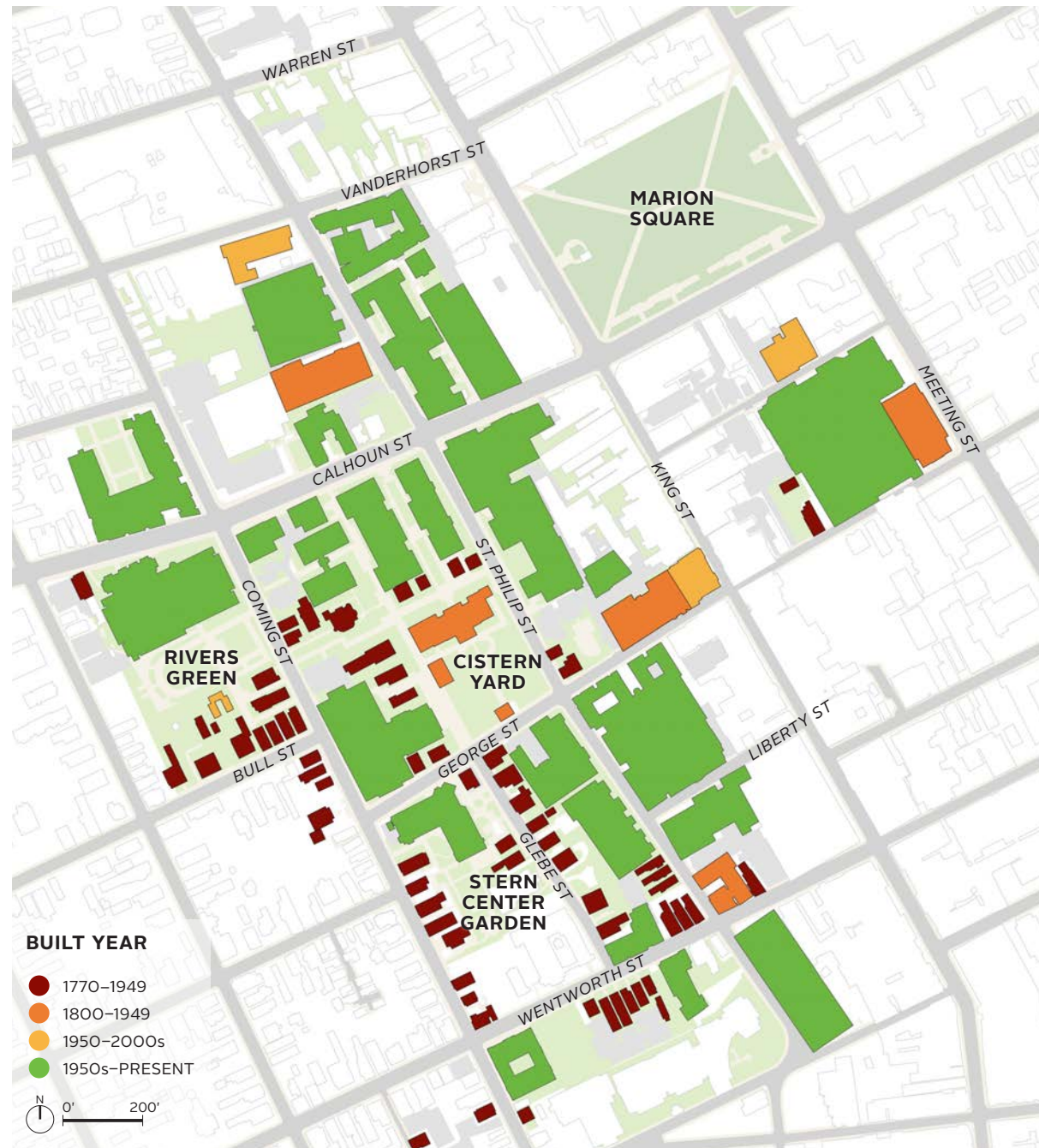
1950–2000s

Commercial street corridors. Buildings have a distinctive façade while sharing party walls and similar program uses.



1950s–PRESENT

Properties with large building footprints. These buildings are primarily institutional, residence halls, offices, and garages.



Historic and Old Buildings

The College of Charleston's campus is populated by charming historic structures, many with designated historic value. The majority of the campus is located in the Old City District and the Old and Historic District as designated by the City of Charleston Zoning. The part of the campus north of Calhoun Street falls within the Old City District. All existing and new buildings are subject to Board of Architectural Review (BAR) process, standards, principles, height limits, and policies outlined in the Zoning Ordinance according to their rating and age.

HISTORIC DISTRICTS WITHIN COLLEGE OF CHARLESTON CAMPUS

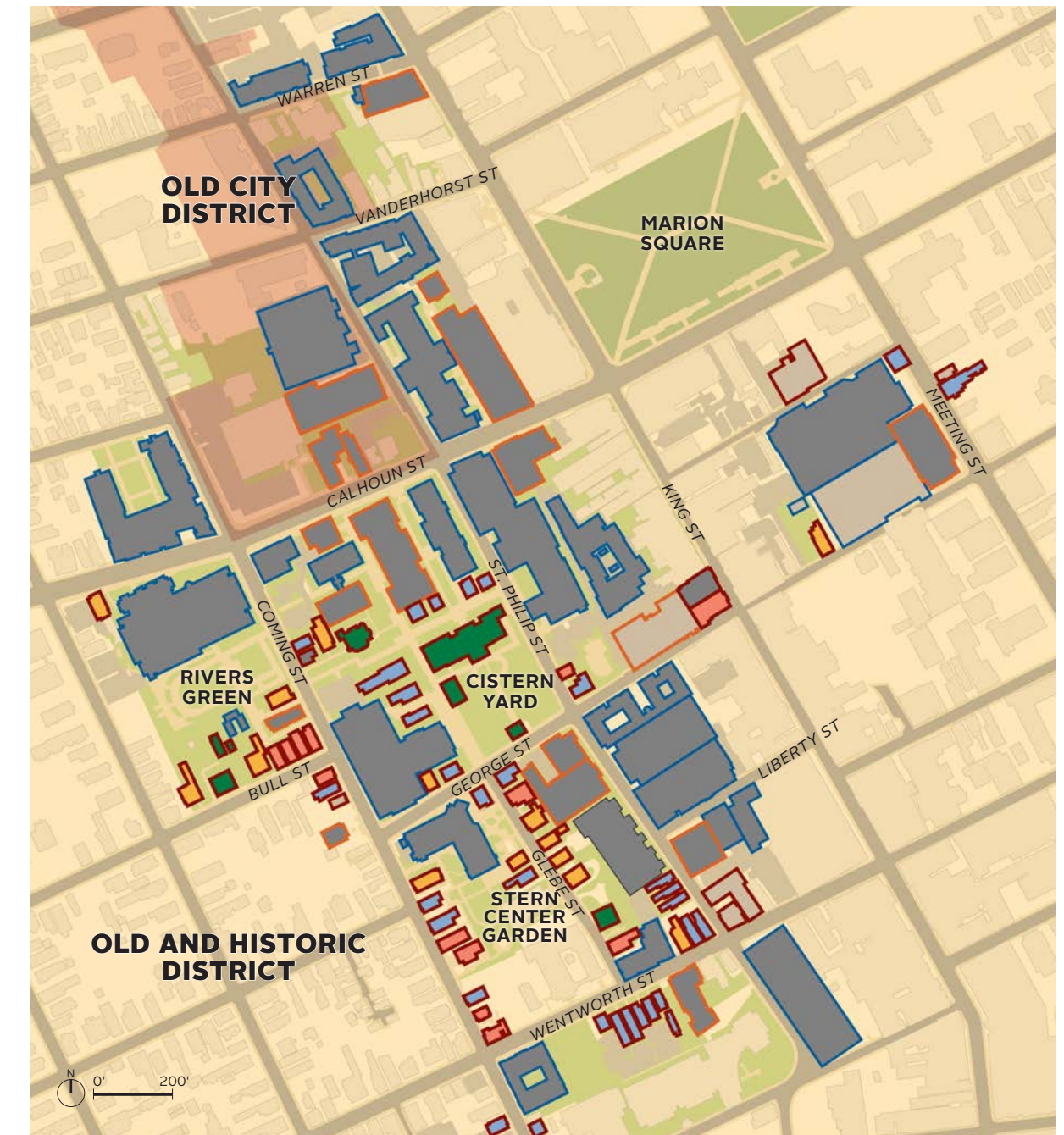
- OLD AND HISTORIC DISTRICT
- OLD CITY DISTRICT

HISTORICAL INVENTORY RATING

- CATEGORY 1: EXCEPTIONAL
- CATEGORY 2: EXCELLENT
- CATEGORY 3: SIGNIFICANT
- CATEGORY 4: CONTRIBUTORY
- NR: NON-RATED
- NON-HISTORIC CAMPUS BUILDINGS

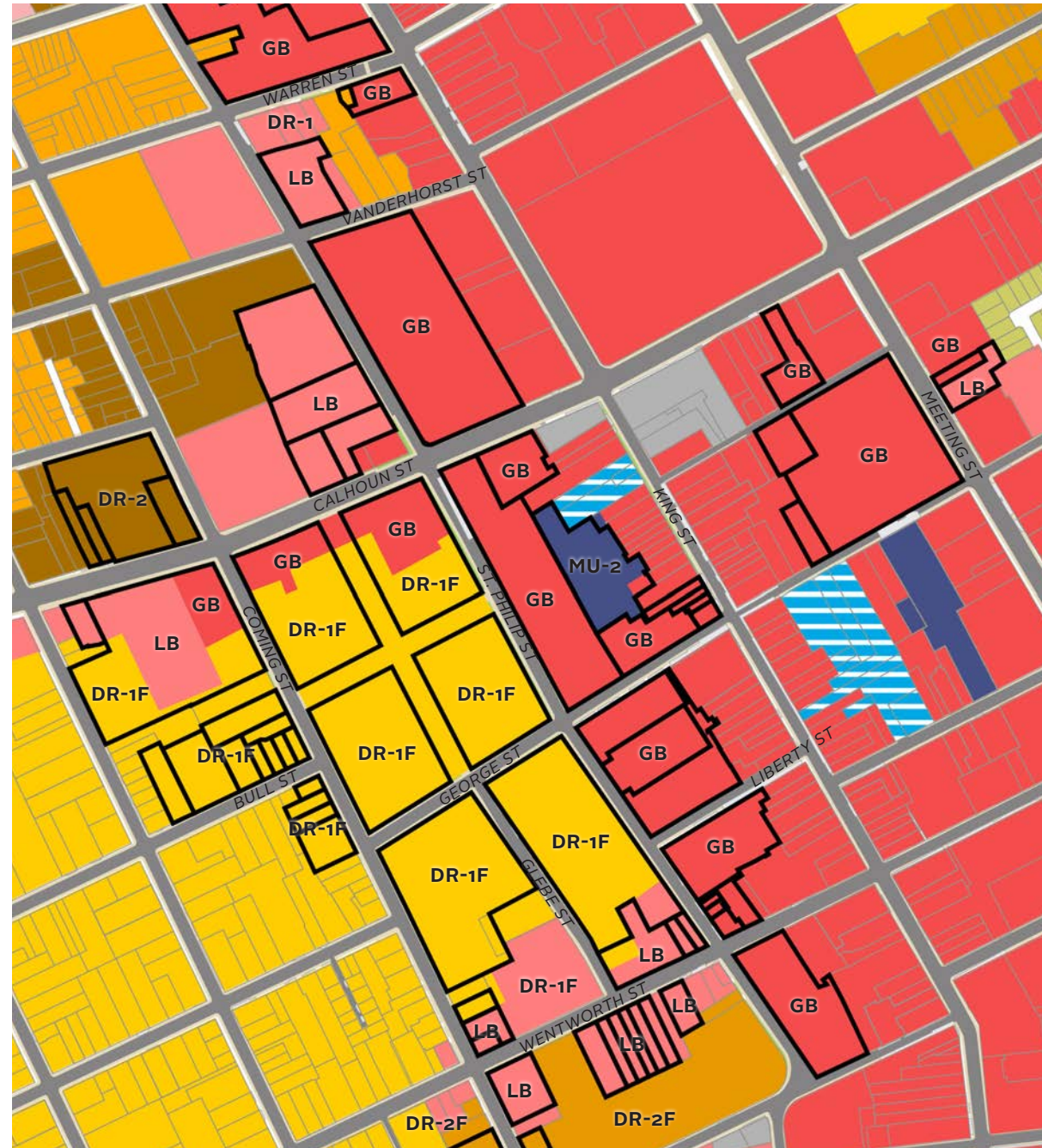
BUILDING AGE

- BUILDINGS BELOW 50 YEARS OLD
- BUILDINGS OVER 50 BUT BELOW 100 YEARS OLD
- BUILDINGS OVER 100 YEARS OLD

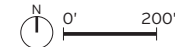


Existing Zoning

The campus is located at the intersection of business districts along Calhoun Street and St. Philip Street and residential districts west of St. Philip Street. The map to the right shows the zoning districts in which the College of Charleston's campus is located. St. Philip Street serves as a connector across the business and residential districts.

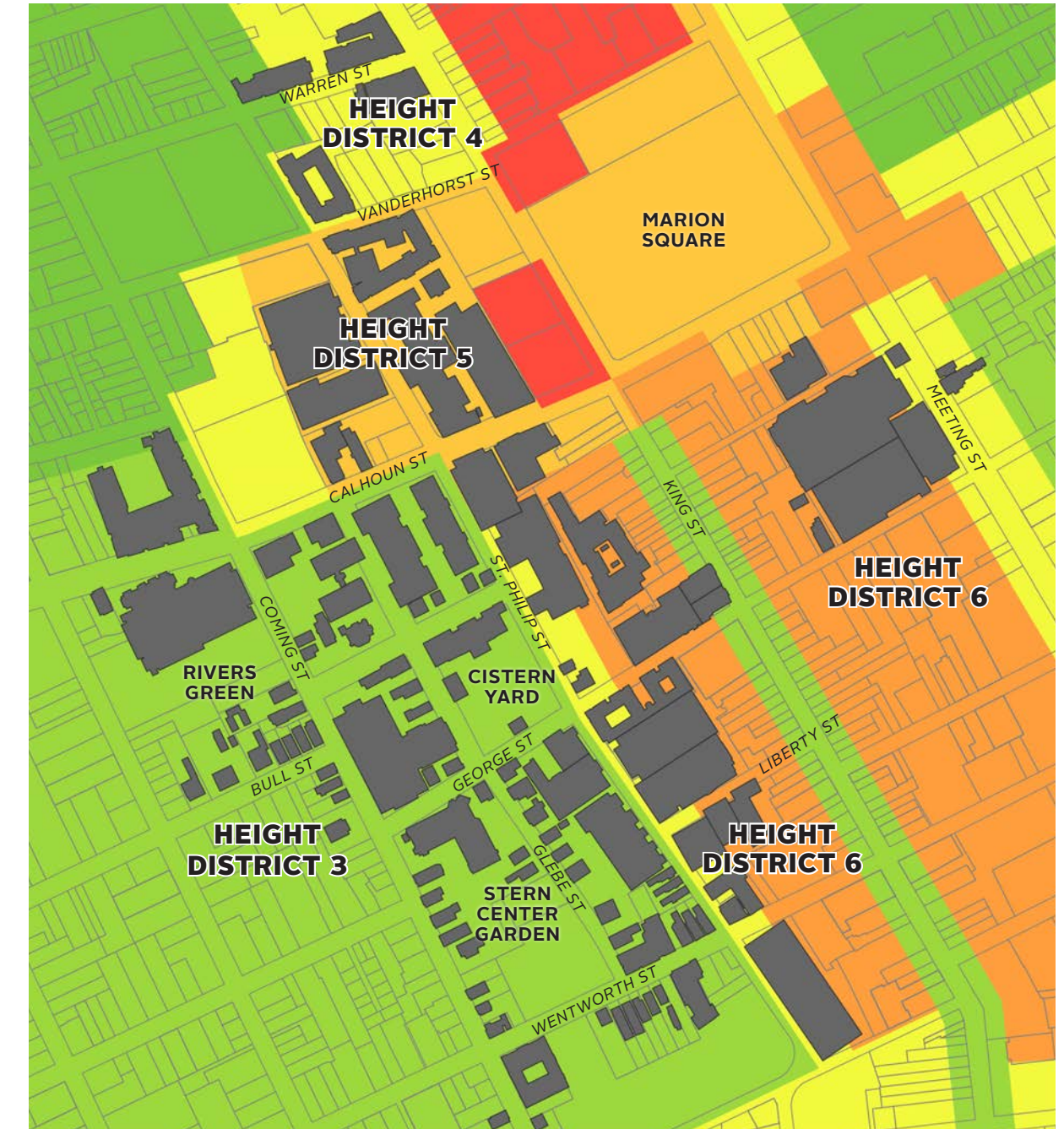


- LB - LIMITED BUSINESS
- GB - GENERAL BUSINESS
- STR - SINGLE-AND TWO-FAMILY RESIDENTIAL
- DR - DIVERSE RESIDENTIAL
- MU-2 - MIXED-USE DISTRICT
- MU-2/WH MIXED-USE, WORKFORCE HOUSING
- HI - HEAVY INDUSTRIAL

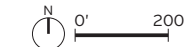


Height Limits

The majority of the campus south of Calhoun Street and west of St. Philip Street is located under Height District 3, limiting their development to three stories. The campus area north of Calhoun Street and east of St. Philip Street steps up in height towards King Street and has more potential to create higher-density facilities.



- HEIGHT DISTRICT 3
- HEIGHT DISTRICT 4
- HEIGHT DISTRICT 5
- HEIGHT DISTRICT 6
- HEIGHT DISTRICT 7

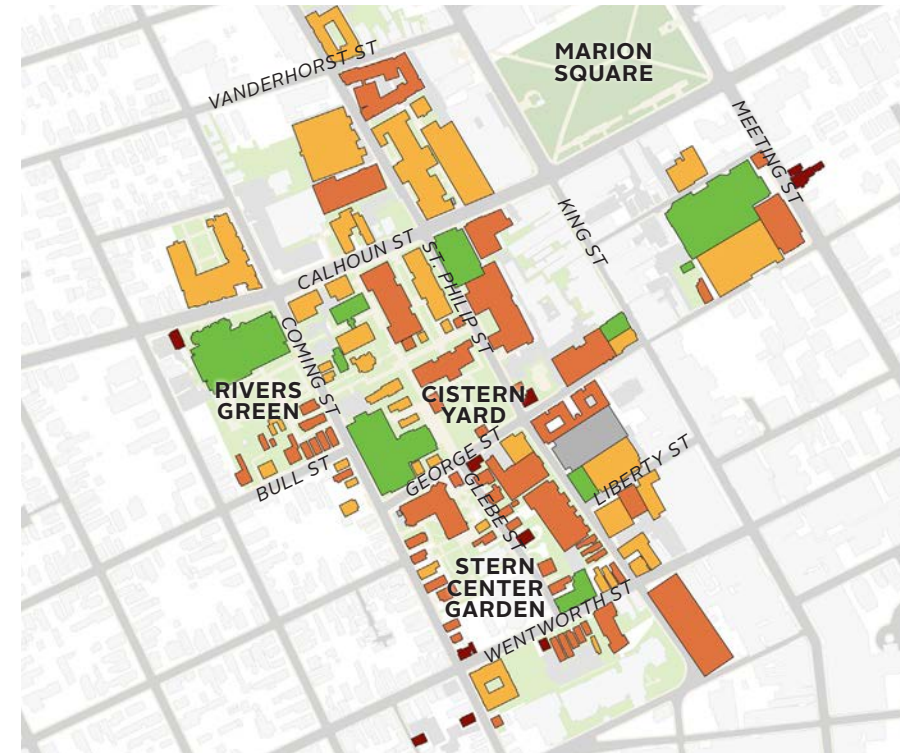


Existing Building Analysis

The following four pages cover the first step of building assessment analysis. In this step all campus buildings are evaluated based on their CHEMIS Building Condition Code rating, year of last major renovation, level of accessibility, current height compared to as-of-right allowable zoning height, and whether they are currently vacant or underutilized.

Based on their rankings across these categories, twenty-four buildings were identified for detailed assessment. These are highlighted on the map on page 63. Pages 64 and 65 summarize the steps of the assessment whereby each of the target buildings are assessed for historic significance, architectural integrity, and physical condition.

BUILDING CONDITION



The buildings in this diagram are rated based on CHEMIS Building Condition Code (BCC, 1-100). Buildings highlighted in orange and red require significant remodeling and investment and are considered as target buildings for further assessment and renovation.

- **95-100: SATISFACTORY**
Building is suitable for use w/ normal maintenance
- **76-94: REMODELING A**
Required restoration is less than 25% but > 5%.
- **51-75: REMODELING B**
Required restoration is more than 25% but < 50%.
- **26-50: REMODELING C**
Required restoration is more than 50% but < 75%.
- **1-25: SIGNIFICANT INVESTMENT REQUIRED**

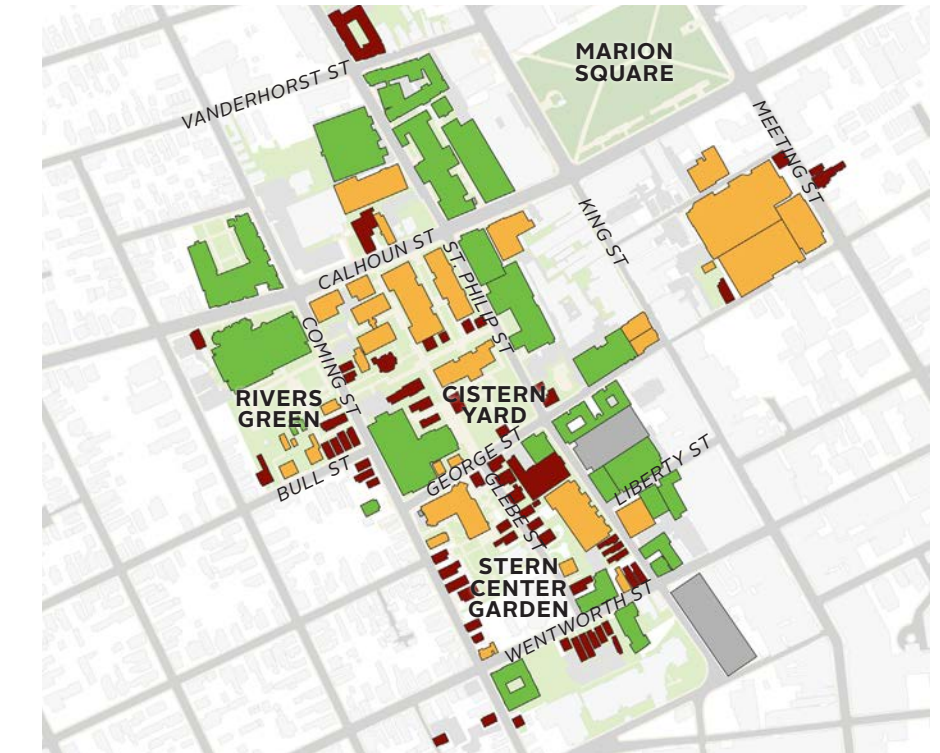
LAST MAJOR RENOVATION



This diagram identifies campus buildings that have not been renovated for the past 30 years or more. They are colored as red to dark red. When funding opportunities arise, evaluations should be conducted to align strategic priorities and funding to these buildings.

- CURRENT OR RECENT CAPITAL PROJECTS
- 2000-2022
- 1990-1999
- 1980-1989
- 1970-1979

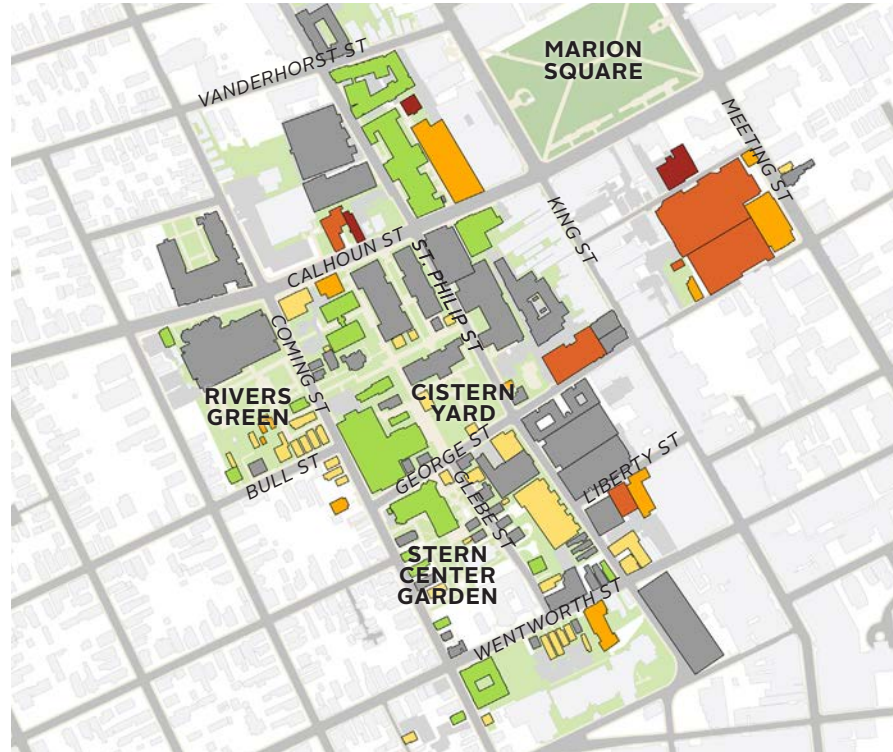
BUILDING ACCESSIBILITY



The diagram above shows the level of accessibility for each building. Currently, 73% of campus buildings are partially or entirely inaccessible. The evaluation criteria is described to the right.

- **SUBSTANTIALLY ACCESSIBLE:** 1. All occupied spaces are accessible, notwithstanding necessary upgrades to furnishings, fixtures, and signage; 2. Minor barrier removal is readily achievable
- **PARTIALLY ACCESSIBLE:** 1. Exterior and interior pathway to main building level is accessible, but other levels have limited or no accessibility; 2. Main "public" spaces are accessible, but support spaces (e.g., locker rooms, backstage area, etc.) are not fully accessible; 3. Barrier removal requires alteration and potential displacement of programmed space; 4. Accessible route is remote, awkward, or circuitous compared to primary barrier-free route
- **LIMITED TO NO ACCESS:** 1. No accessibility to main or secondary building entrance, or to public spaces within; barrier removal requires significant alteration that impacts core and/or shell or otherwise compromises the building's historic and architectural value.

UNDER-BUILT BUILDINGS



The buildings highlighted in orange and red above represent facilities built lower than the current height zone limit, indicating opportunities for density addition. Lightsey Center, Tate Center, and Beatty Center are prime locations for additional density.

- 2 STORIES ABOVE PERMITTED HEIGHT
- 1 STORY ABOVE PERMITTED HEIGHT
- BUILT TO PERMITTED HEIGHT
- 1 STORY BELOW PERMITTED HEIGHT
- 2 STORIES BELOW PERMITTED HEIGHT
- 3 STORIES BELOW PERMITTED HEIGHT
- 4 STORIES BELOW PERMITTED HEIGHT

VACANT/UNDERUTILIZED BUILDINGS



The buildings highlighted on the diagram above indicate facilities that have been vacant or underutilized due to flooding or are in need of renovation before re-occupation.

- VACANT OR UNDERUTILIZED BUILDINGS
- OTHER CAMPUS BUILDINGS

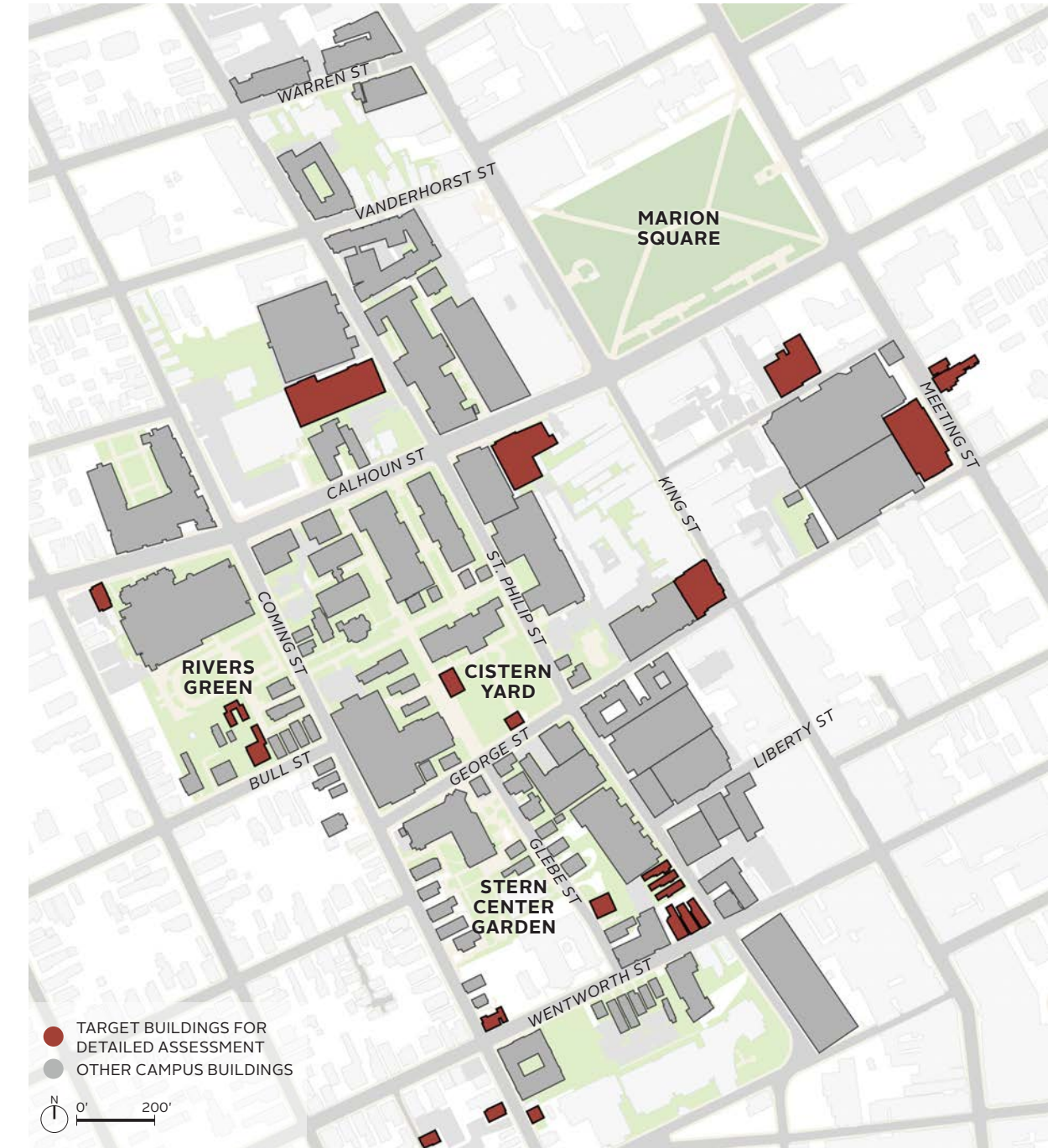
Target Buildings for Detailed Assessment

Twenty-four buildings highlighted on the map to the right are identified for further assessment based on the following criteria:

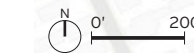
- Building condition
- Last major renovation
- Built below the permitted height
- Vacant or underutilized
- Accessibility
- Historic value

Buildings identified for the detailed assessment are:

1. BellSouth Building
2. 207 Calhoun Street
3. College Lodge Residence Hall
4. Physical Plant
5. 300 Meeting Student Residence
6. 298 Meeting Student Residence
7. Towell Library
8. Porters Lodge
9. Greenhouse
10. Cameron House Academic Office
11. 114 Wentworth Street
12. 6 Glebe Street - President's Residence
13. 19 St. Philip Academic Office
14. 17 St. Philip Student Residence
15. 15 St. Philip Student Residence
16. 92 Wentworth Student Residence
17. 90 Wentworth Student Residence
18. 88 Wentworth Street Academic Office
19. 14 Coming Street
20. 13 Coming Street
21. 8 Kirkland Lane
22. Silcox P.E. And Health Center
23. 327 King - College Corner
24. 329 King - Swing Space



- TARGET BUILDINGS FOR DETAILED ASSESSMENT
- OTHER CAMPUS BUILDINGS



Detailed Building Assessment

The College of Charleston has a diverse stock of academic, residential and support buildings dating from the 1770s to the 2010s. The College periodically inspects and assesses the condition of their inventory of buildings. The College also has a long history of adaptively reusing its historic stock of townhouses as well as updating the use of buildings originally constructed for academic purposes to meet current needs. This study has identified twenty-five key buildings for their potential for new or enhanced uses to align with the major planning initiatives set forth in this study. These buildings have been reviewed for the physical condition of the exterior enclosure—including facades, windows, entrances, and roofing—their general interior condition, and the condition of their mechanical, electrical, and life-safety systems. Additionally, the buildings have been reviewed for historic significance, accessibility, alignment with campus sustainability goals, and the potential for repurposing.

EVALUATION CRITERIA

A set of evaluation criteria were established to review buildings considered for new and/or enhanced use on the College of Charleston campus. The first three criteria are based on the condition of the building along with its place in the storied legacy of the College:

- **Historic Significance:** role in the history of Charleston and the development of the College
- **Architectural Integrity:** degree of extant historic fabric and continuation of original use
- **Physical Condition:** condition of the exterior shell, interiors, and MEP systems

Subsequent criteria address the potential and appropriateness of adaptability:

- **Accessibility:** ability to provide universal access into and within the existing building
- **Sustainability:** adaptability to the College's current environmental goals
- **Location:** appropriate location on campus for proposed use
- **Spatial Flexibility:** potential accommodation of new plan layouts



WENTWORTH STREET RESIDENCES



BULL STREET RESIDENCES

AIM #	BUILDING NAME	CONDITIONS ASSESSMENT						ANALYSIS AND RECOMMENDATIONS					
		FACADES	WINDOWS	ROOF	FOUNDATION	INTERIORS	MEP/FP SYSTEMS	MAINTENANCE	SUSTAINABILITY	ACCESSIBILITY	HISTORIC SIGNIFICANCE	APPROPRIATE USE VS LOCATION	POTENTIAL FOR REPURPOSING
8	BELLSOUTH BLDG	4	4	3	2	3	3	2	2	3	4	1	1
12	207 CALHOUN STREET	5	5	3.5	4	3	4	2	3	2	2	2	2
30	COLLEGE LODGE	4.5	5	3	4	4	4	3	2	2	5	2	3
32	PHYSICAL PLANT	3	2	3	2	3	2	2	2	2	5	1	3
35	300 MEETING	5	5	3.5	5	4	3.5	3	3	2	4	2	3
36	298 MEETING	5	5	4	5	4	4	3	3	3	3	2	3
41	TOWELL LIBRARY	3	3	3	3	3	4	3	2	3	1	1	2
39	58 GEORGE STREET	5	5	4	5	5	5	2	2	2	3	1	2
42	PORTERS LODGE	3	3	2.5	3	3	4	2	2	3	1	3	3
56	GREENHOUSE	3	4	3	2	3	3	3	4	2	5	2	2
59	CAMERON HOUSE	3	3	3.5	3.5	3.5	4	2	2	2	2	1	2
77	114 WENTWORTH STREET	5	4	4	4	3.5	4	3	3	2	3	1	3
88	6 GLEBE STREET	3.5	4.5	3	4	4	2	2	2	2	1	1	3
94	19 ST PHILIP STREET	3	4	2	3.5	3	4	2	3	3	3	2	2
95	17 ST PHILIP STREET	3	4	2	3.5	4	4	3	3	3	3	2	2
96	15 ST PHILIP STREET	3	4	2	3.5	4	4	3	3	3	3	2	2
98	92 WENTWORTH STREET	2	4	3	2	2	3	3	3	2	2	1	2
99	90 WENTWORTH STREET	2.5	2	2	2	2	2	3	3	3	3	1	2
100	88 WENTWORTH STREET	4	4	3	3.5	4	4	2	3	3	3	1	2
115	14 COMING STREET	5	4	4	2	4	3	2	3	2	3	3	2
116	13 COMING STREET	5	5	4	4.5	5	5	3	3	3	3	1	3
117	8 KIRKLAND LANE	5	5	4	4.5	5	4	3	3	2	5	1	3
119	SILCOX P.E. & HEALTH CTR	5	5	5	3	4.5	3	2	2	2	5	2	1
129	327 KING STREET	3	2	1	2	2	2	2	2	2	2	1	3
130	329 KING STREET	3	4	2	2	1.5	1.5	2	2	2	5	1	3

RATINGS	CONDITIONS ASSESSMENTS						ANALYSIS AND RECOMMENDATIONS					
	FACADES	WINDOWS	ROOF	FOUNDATION	INTERIORS	MEP/FP SYSTEMS	MAINTENANCE Level of Work Required	SUSTAINABILITY Actual & Potential	ACCESSIBILITY	HISTORIC SIGNIFICANCE Reference: Charleston BAP	APPROPRIATE USE VS LOCATION	POTENTIAL FOR REPURPOSING
1 - Excellent	1 - Excellent	1 - Excellent	1 - Excellent	1 - Excellent	1 - Excellent	1 - Excellent	1 - Low Level	1 - Higher Performance	1 - Very Good	1 - Exceptional	1 - Optimal Location for Use	1 - High Degree of Adaptability
2 - Very Good	2 - Very Good	2 - Very Good	2 - Very Good	2 - Very Good	2 - Very Good	2 - Very Good	2 - Moderate Level	2 - Moderate Performance	2 - Improvements Recommended	2 - Excellent	2 - Good Match	2 - Moderate Degree of Adaptability
3 - Good	3 - Good	3 - Good	3 - Good	3 - Good	3 - Good	3 - Good	3 - High Level	3 - Fair Performance	3 - Poor Accessibility	3 - Significant / Contributory	3 - Mismatched Use and Location	3 - Low Degree of Adaptability
4 - Fair	4 - Fair	4 - Fair	4 - Fair	4 - Fair	4 - Fair	4 - Fair		4 - Poor Performance		4 - Non-Contributory		
5 - Poor	5 - Poor	5 - Poor	5 - Poor	5 - Poor	5 - Poor	5 - Poor				5 - Non-Historic / Non-Rated		

The ratings listed in the Building Inventory Matrix are a combination of the College of Charleston's periodic inspections and Beyer Blinder Belle's surveys undertaken in December 2022 and February/March 2023. The inventory includes twenty-four

buildings identified for their potential for enhanced campus use. The matrix summarizes the physical condition assessments and includes an analysis for each building to contribute to the major objectives of this planning study.

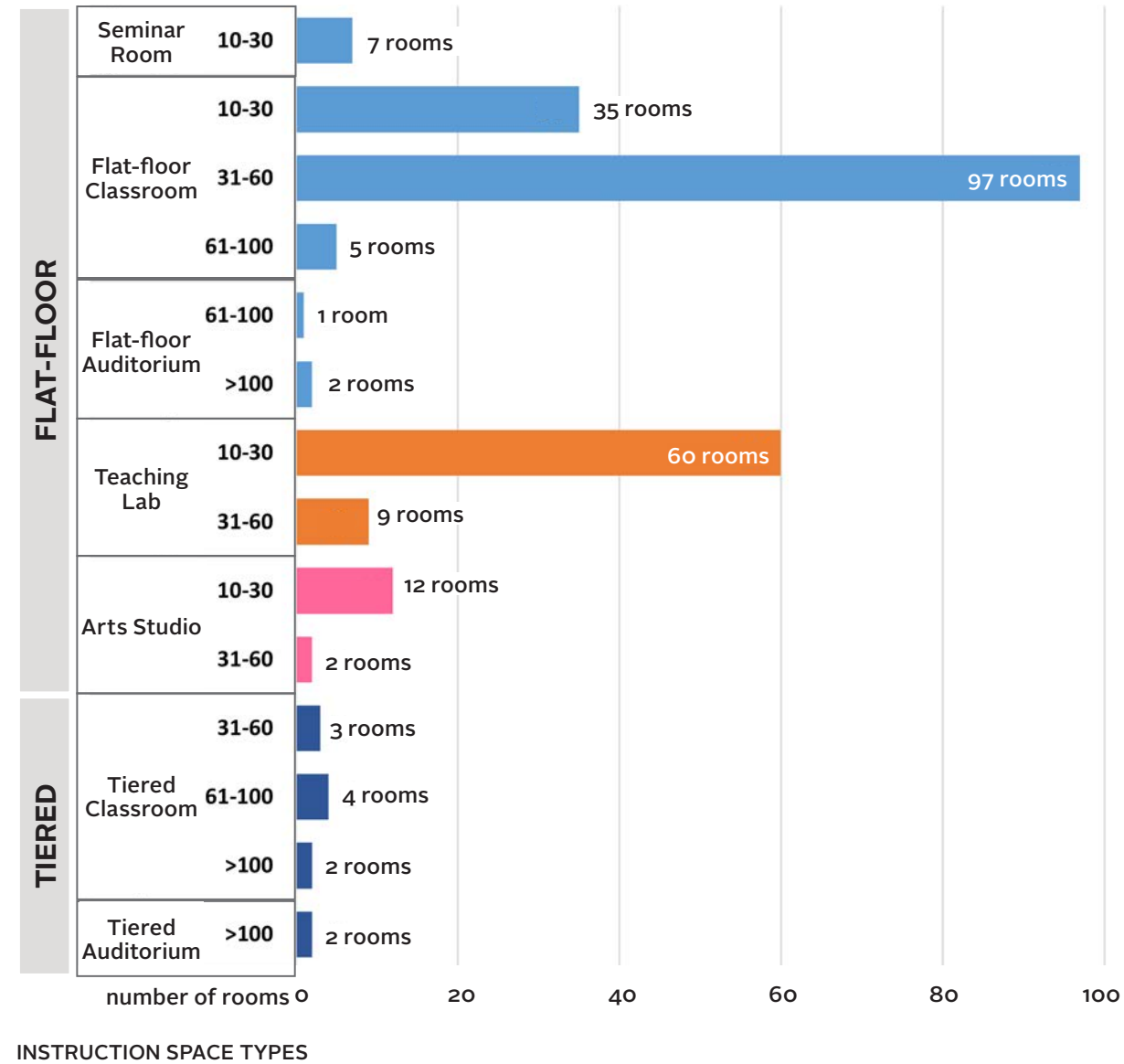
The individual assessments for each of the twenty-four buildings are in the Appendix of this report.

Existing Instructional Spaces

The College of Charleston's current instructional space profiles comprise 66% classroom spaces, 28% teaching labs, and 6% art studios. The chart to the right describes the breakdown of space types across the campus.

Maybank Hall, the BellSouth Building, Education Center, and RSS are the four largest classroom buildings. Most lab spaces are located in Rita Hollings Science Center and SSME Building, and most art studios are in Tate Center.

The goal of analyzing existing instruction space is to identify a roadmap for the use and efficiency optimization of existing instructional spaces to the fullest extent before building new ones. The goals are to create flexible classroom spaces that reflect 21st-century learning, research, and teaching styles, and to identify short-term moves that improve the quality of teaching and learning spaces. The following page documents the analysis of weekly utilization and space density of existing instructional space. This analysis reveals areas of concern and opportunities for space optimization.



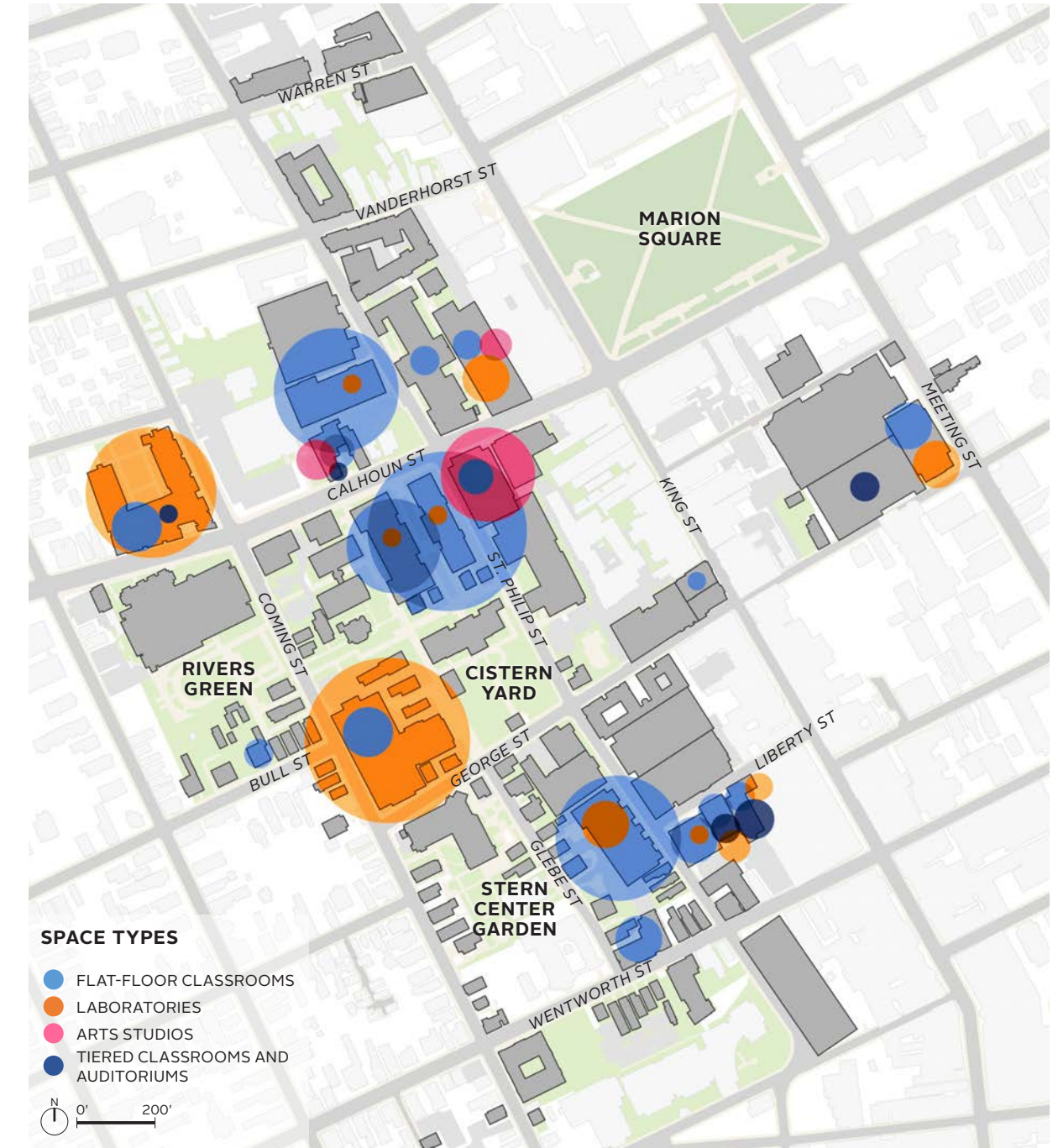
TYPICAL FLAT-FLOOR CLASSROOM, MAYBANK HALL



TYPICAL TIERED CLASSROOM, BETTY CENTER



TYPICAL LAB, RITA HOLLINGS SCIENCE CENTER

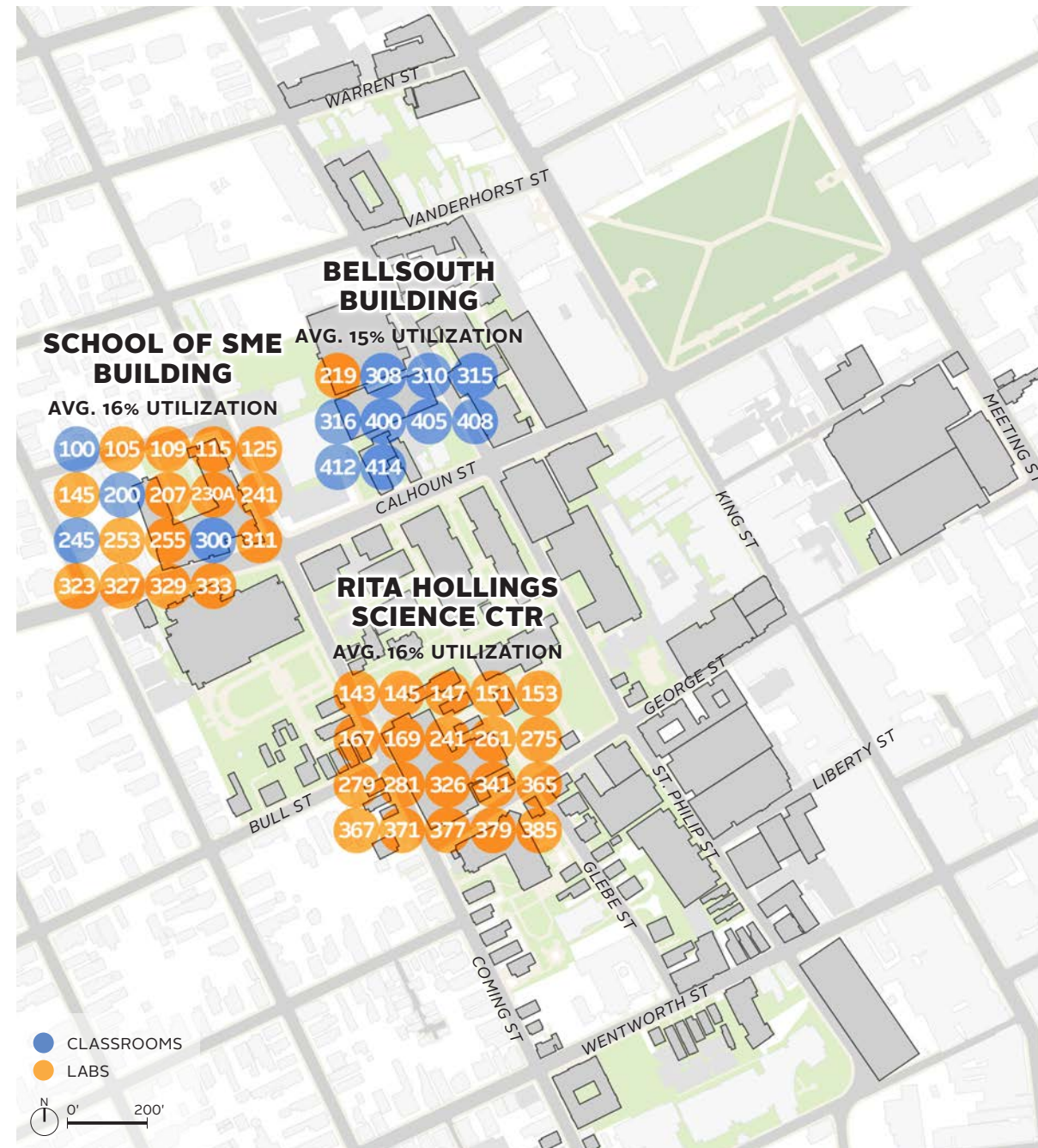


Instructional Spaces Utilization

There is a perceived lack of classroom space, yet analysis reveals that many instructional spaces and classrooms are underutilized. 33% (80 rooms) of all College of Charleston classrooms and labs are utilized less than 30% weekly.

56% of all underutilized rooms are teaching labs, primarily in Rita Hollings Science Center & SSME Building. Further studies should examine whether there is a surplus supply of lab spaces and whether repurposing lab spaces for other uses is possible. There are opportunities to rethink the current location of Intro Biology labs and the potential of consolidating them in Rita Hollings.

35% of all underutilized rooms are flat-floor classrooms and seminar rooms, primarily from the BellSouth Building. The college has ample classroom space and should prioritize utilizing and rebalancing existing space before planning for new ones. A further study focuses on the qualitative assessment of under-utilized spaces in areas such as access to natural daylight, acoustic environment, and technical upgrades of existing classrooms.



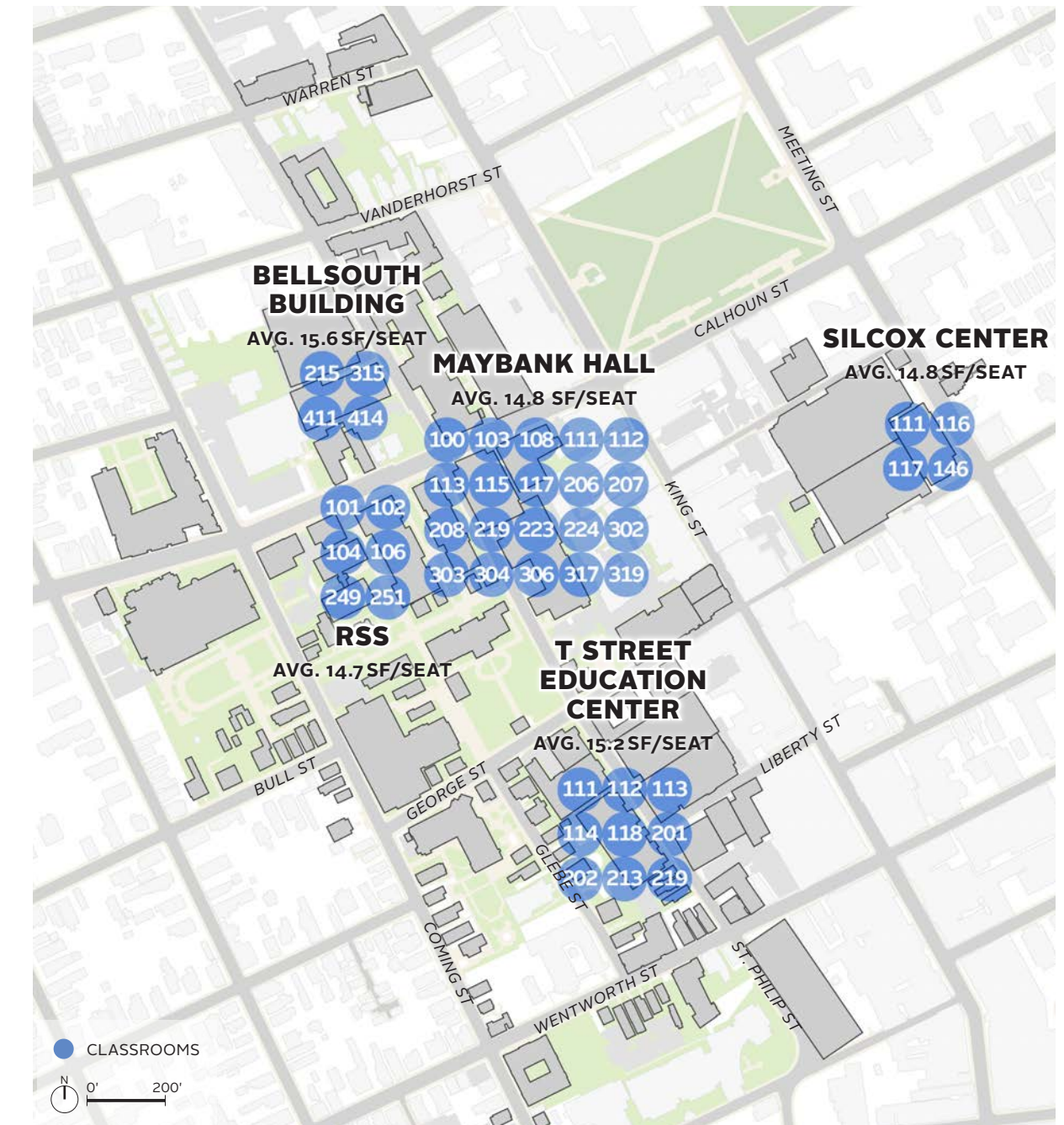
TOP THREE BUILDINGS WITH THE MOST UNDERUTILIZED SPACE

Right-sizing and Modernizing Instructional Spaces

Space density is an important criterion in evaluating instructional space quality. The International Building Code defines 20 sf/seat as the minimum acceptable classroom density.

The average of all College of Charleston classrooms is a space density of 19 sf/seat, and 43 classrooms have a density below 16 sf/seat. These classrooms are identified on the diagram to the right. They are severely crowded and pose unsafe and undesirable teaching and learning environments. Many of them are in older buildings with outdated facilities. Future studies should look at decreasing the designed density of cited classrooms along with classroom upgrades or opportunities to combine them into larger classrooms.

Maybank Hall has the largest number of crowded classrooms and appeared repeatedly across online surveys, open houses, and space needs interviews as a target building primed for renovation.

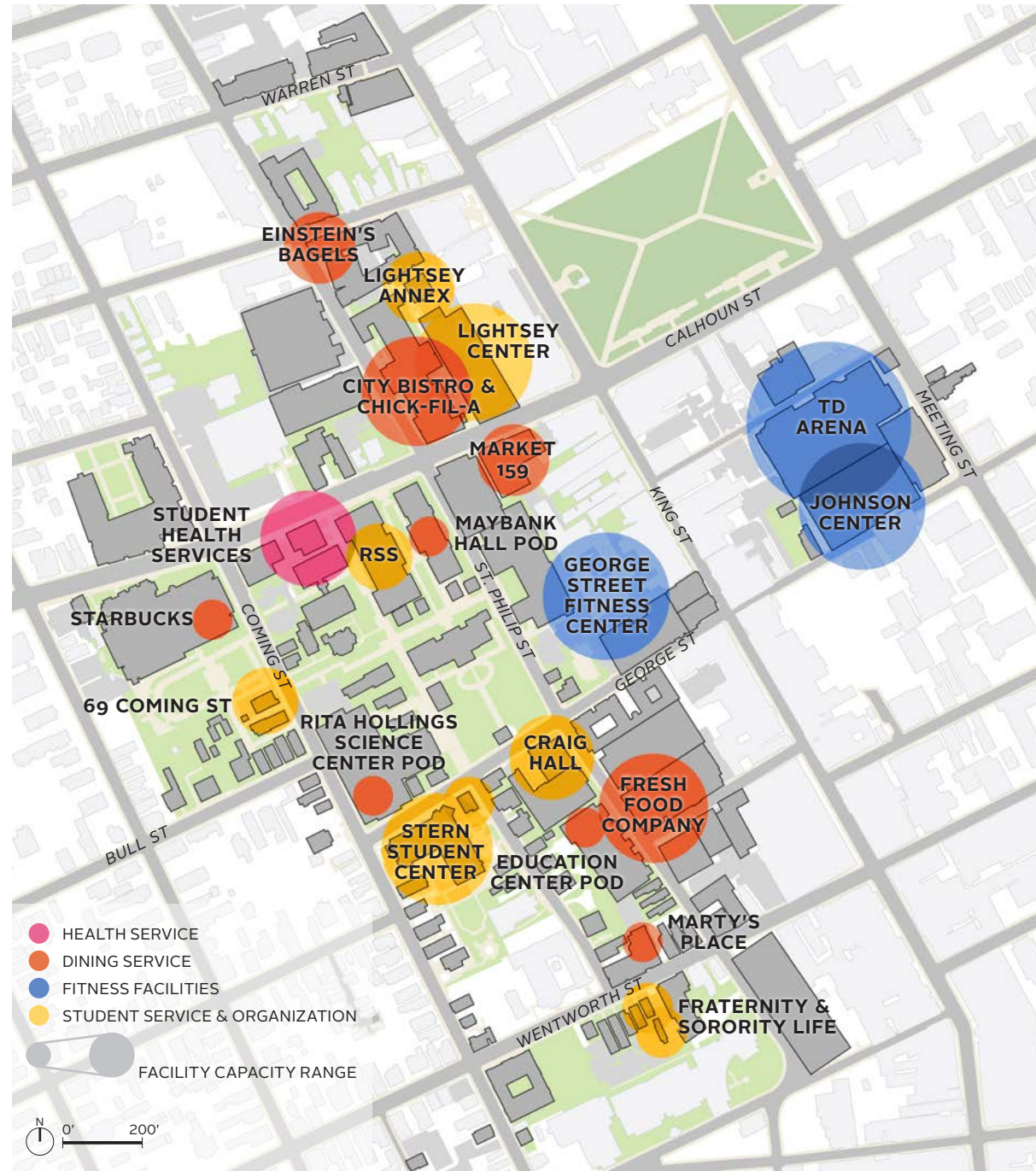


TOP FIVE BUILDINGS WITH THE MOST CROWDED CLASSROOMS

Campus Life Facilities

To support the academic and residential experience of the students, the College of Charleston campus offers a variety of campus life facilities such as different types of food and dining spaces, Stern Student Center programs, recreation and athletic facilities, fitness center, health care center, and student services. The facilities are distributed throughout the campus and together enhance the on-campus experience for students, faculty, and staff.

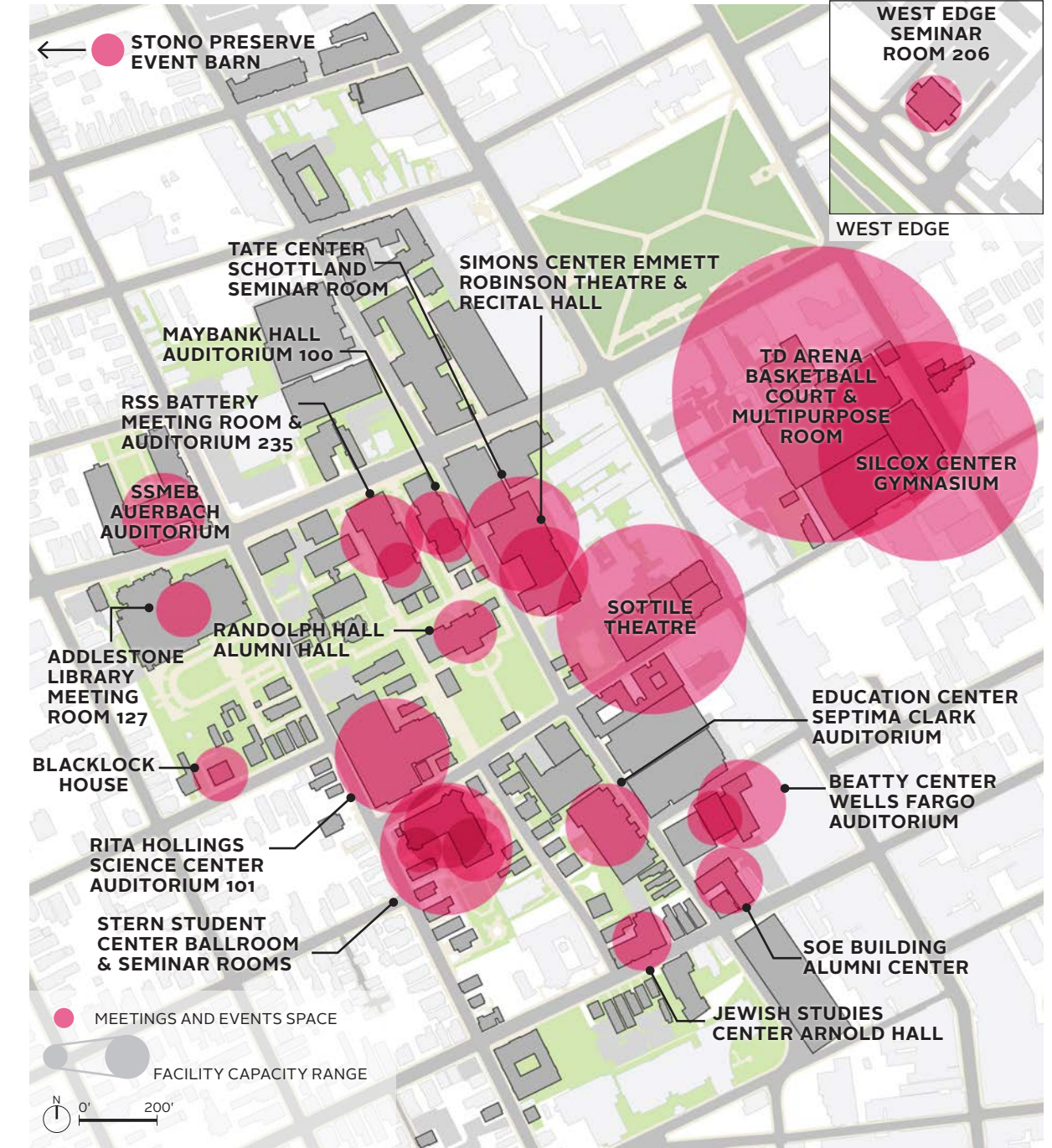
The food and dining facilities are working well and the 2022 Dining Master Plan outlines a set of priority recommendations for each facility. The George Street fitness center is moving to the Stern Student Center and is addressing current issues. The health services building requires further attention and expansion to incorporate a 21st-century wellness program. The athletics program is working well in TD Arena and Johnson Center. For student services, there is a desire to create a one-stop shop, to consolidate student service functions in a central location. The framework plan will address these needs in Chapter 4.



Indoor Conference and Events Space

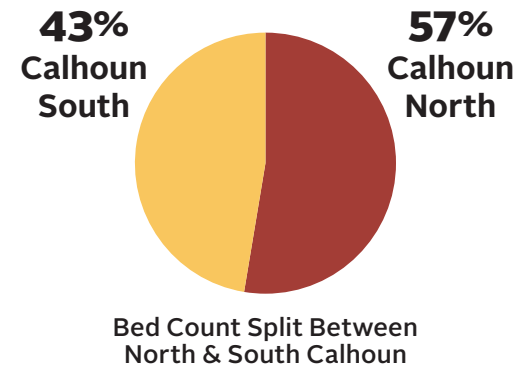
There is currently over 60,000 sf of indoor event and meeting space on the College of Charleston campus. This includes a diversity of space types, including auditorium, conference rooms, formal meeting space, sports arena, multi-purpose rooms, and theaters. Of these, very few have flexible space. Stern Student Center ballroom, School of Education Alumni Center, Jewish Studies Center Arnold Hall, TD Arena, and Silcox Center Gymnasium are among the few that can accommodate flexible seating arrangements.

The College recently activated an integrated database and platform for scheduling and booking space, which will make more meeting spaces available for non-departmental use. Based on the utilization data, there are enough small and medium meeting/conference spaces throughout the campus; however, there is a need for a large, flexible, non-classroom meeting/conference space (40–60-person capacity) as well as a large event space with catering space, locker room, and acoustical separation (150–200-person seating capacity).

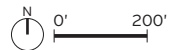


Upgrading and Expanding the Housing Inventory

There are currently 3,751 beds in total on campus, 3,525 of which are in residence halls and 226 of which are in small historic houses. The beds north of Calhoun Street account for over 50% of current beds. Most housing facilities are located along the St. Philip Street corridor, where the majority of dining facilities are also located. There is a desire to strategically review some housing stock in historic houses and create more residence halls, repurposing historic houses into more suitable uses.



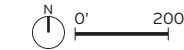
- RESIDENCE HALL
- SMALL HOUSES
- OTHER CAMPUS BUILDINGS



Pedestrian Connectivity

The Main Campus has a well-established and robust pedestrian network. Intentional improvements to the network have been built since the College's inception and continue to be built as opportunities arise. Paths connect major activity centers across the campus, with most major routes separated from vehicular traffic. The Cistern Yard is iconic in the College's image and in the connectivity of the historic open spaces that form the backbone of pedestrian connections through sidewalks, pathways, and streets within the campus. The character of pedestrian connections responds to the broader context of the College and its historic urban setting within the Charleston Peninsula.

- UNSAFE CROSSINGS AND INTERSECTIONS
- PRIMARY SIDEWALKS
- SECONDARY SIDEWALKS
- CLOSED STREETS AND PASSAGEWAYS

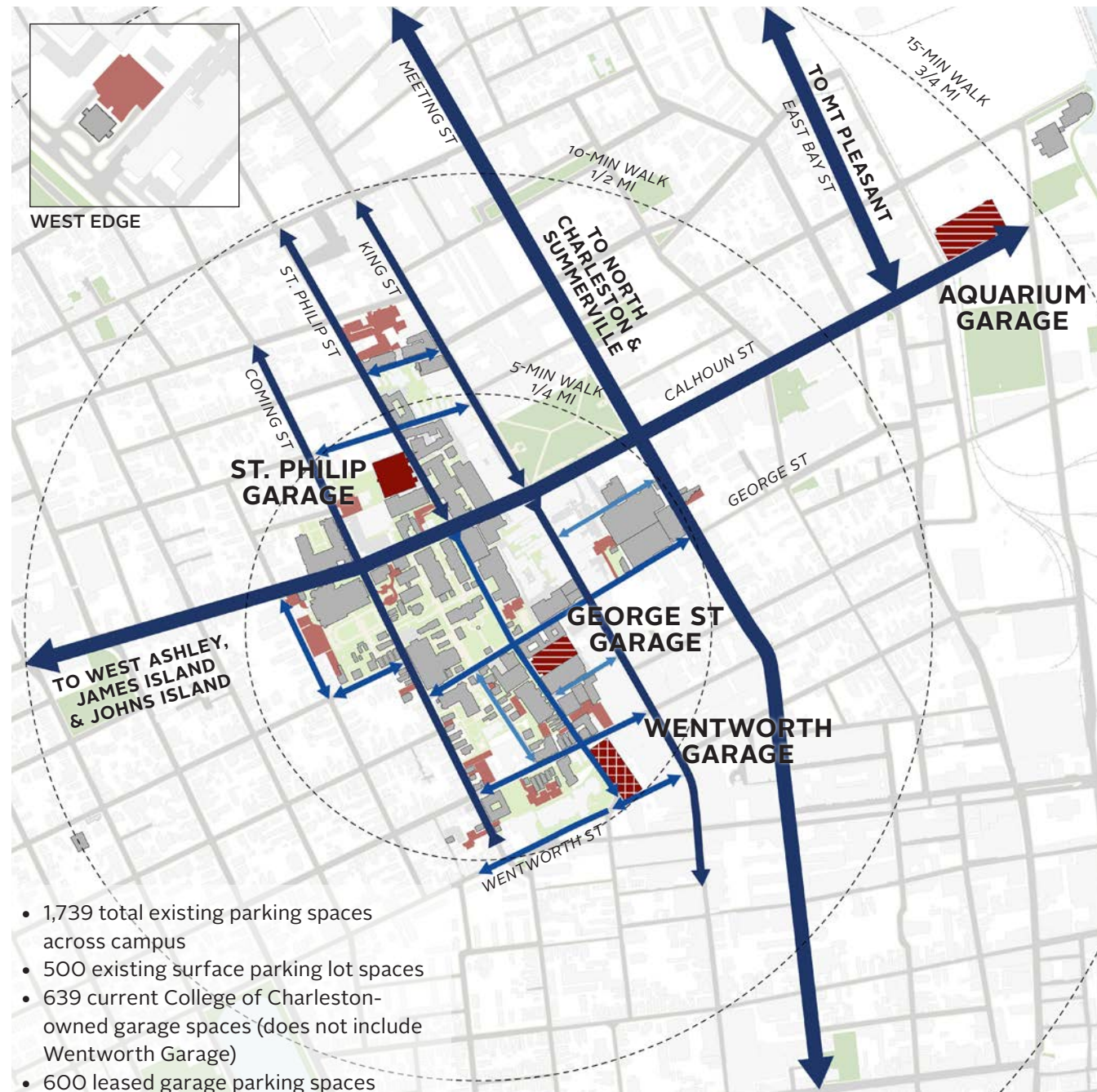
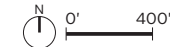


Parking and Vehicular Connectivity

Private automobile travel is the predominant means of transportation to and from the College for faculty, staff, students, visitors, and event patrons. While an extensive network of streets serves the campus, the region experiences significant levels of roadway congestion, leading to mobility challenges.

Parking at the College of Charleston is unlike at a traditional campus, thanks to urban, historic, narrow streets and limited parcel sizes and lots scaled to a bygone century. Because of the uniqueness of the College and its contextual assets, the approach to parking management requires a flexible approach with a focus on lot size and availability that many colleges would find puzzling. As such, parking on campus is unique, and the College's approach to maintaining parking for all users continuously evolves.

- █ REGIONAL CONNECTIONS
- █ PRIMARY THROUGH-CAMPUS CONNECTIONS
- █ SECONDARY CONNECTIONS
- █ COLLEGE OF CHARLESTON-OWNED GARAGE
- █ COLLEGE OF CHARLESTON-OWNED GARAGE (OFFLINE)
- █ COLLEGE OF CHARLESTON-LEASED GARAGE
- █ COLLEGE OF CHARLESTON SURFACE LOT

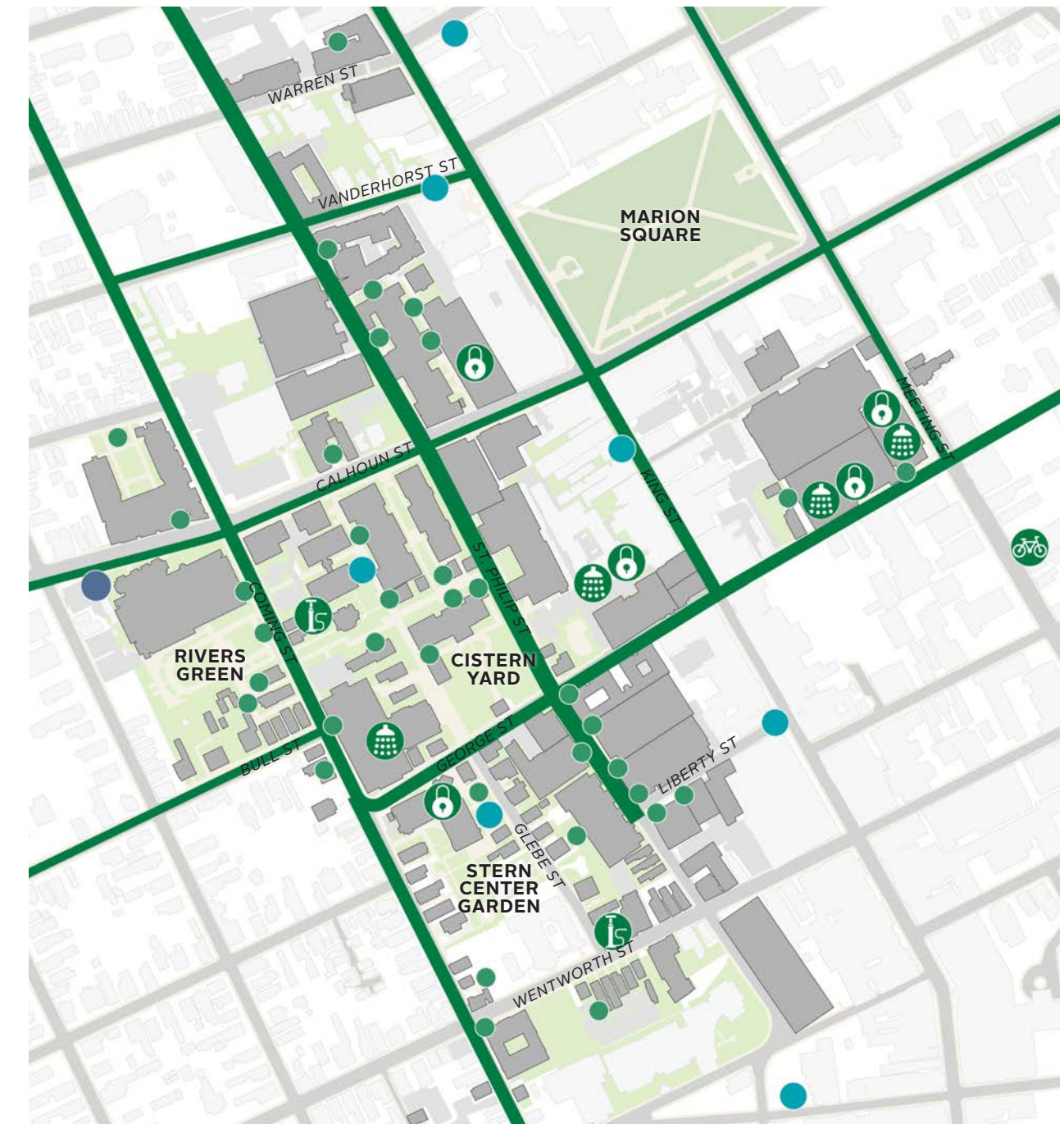
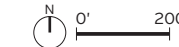


Bike Routes and Facilities

Currently, biking to, around, and from campus is one of the least-used forms of mobility, chosen by less than 4% of students. Several reasons are cited for this: driver behavior towards cyclists, lack of dedicated or shared facilities, weather conditions, and compactness of the core campus, along with others.

The College has a moderate mode-share of students, faculty, and staff who travel to campus via transit: 9% for students and 1% for faculty and staff. The use of transit can be attributed to a variety of factors including the provision of a CARTA bus, pass for all students, faculty, and staff—the most likely factor—as well as limited parking on or near campus. Other reasons given for use include vehicle access, proximity to a transit route or stop, or even a desire to offset others' carbon impact. Several regional bus routes currently serve the College of Charleston campus, some of which provide connectivity to other College of Charleston locations in the region.

- BIKE PARKING AND FACILITIES
- LIME BIKE SHARE STATIONS
- COLLEGE OF CHARLESTON LONG-TERM BIKE RENTAL (CENTER FOR SUSTAINABLE DEVELOPMENT)
- █ FREQUENTLY USED STREET FOR BIKING





4 The Framework Plan

The Framework Plan described in this chapter presents a range of opportunities defined with a degree of optionality for different programmatic outcomes as needs and economic conditions change, while maintaining the core principles that underlie the timeless design and physical form of the campus.

GUIDING PRINCIPLES

The Campus Framework Plan outlines a set of eight guiding principles to guide the growth and development of campus for the next ten years and beyond. They are based on the

inputs from the community and stakeholder engagement, Campus Plan Steering Committee, and project team analysis and recommendations, and relate to College of Charleston's mission

and Strategic Plan goals and objectives. The principles will serve as an ongoing evaluation tool to inform implementation of the framework plan recommendations and will be an ongoing

guide for decisions about plan implementation, individual projects, and long-term growth of the campus as program needs, population, financing, and climate conditions change over time.

1

Prioritize **utilization and reuse of existing spaces** before new construction or acquisition.

2

Preserve **historic campus character** while creating **new designs that reflect 21st century programs.**

3

Create **flexible instructional spaces** that promote innovation and interdisciplinary collaboration.

4

Upgrade and expand campus housing to enhance **student residential experience** while assessing use of small houses.

5

Improve **pedestrian safety and accessibility** and **activate underutilized landscapes** to support wellness and inclusivity.

6

Transition to **resilient infrastructure and building systems** to meet sustainability and carbon goals.

7

Enhance **physical and programmatic connectivity** between the downtown campus, satellite facilities, and the surrounding region.

8

Partner with city and regional stakeholders to address **downtown and regional sustainability, mobility, and resiliency.**

CAMPUS FRAMEWORK DIAGRAM

The campus framework plan outlines a vision for future growth and development of the campus for the next ten to fifteen years and beyond. It identifies opportunities for infill development, historic preservation, adaptive reuse, land acquisition and disposition, and renewal connected through a network of streets and open spaces. These opportunities identified in the framework plan are meant to serve as a guide for decision-making regarding emerging programs, landscape, and open space improvements. They are not meant to be fixed capital projects with a timeline but instead highlight spatial relationships, connections, and opportunities that are organized in a variety of ways—thematically, geographically, and sequentially—to serve as a resource for evaluation of future scenarios. The plan provides the College with the tools to act on opportunities as they arise. And based on priorities, funding, and ownership at the time, the College can select a path forward.

The Campus Framework Plan captures the unique sense of place and character of the College of Charleston campus with beautiful historic buildings and open spaces nestled within the historic and charming character of Downtown Charleston. As reflected in the guiding principles, the plan is guided by four core overarching approaches:

Historic Preservation & Adaptive Reuse: Support greater utilization of existing under-utilized and outmoded buildings through renovation and adaptive reuse, reducing the need for purpose-built new construction.

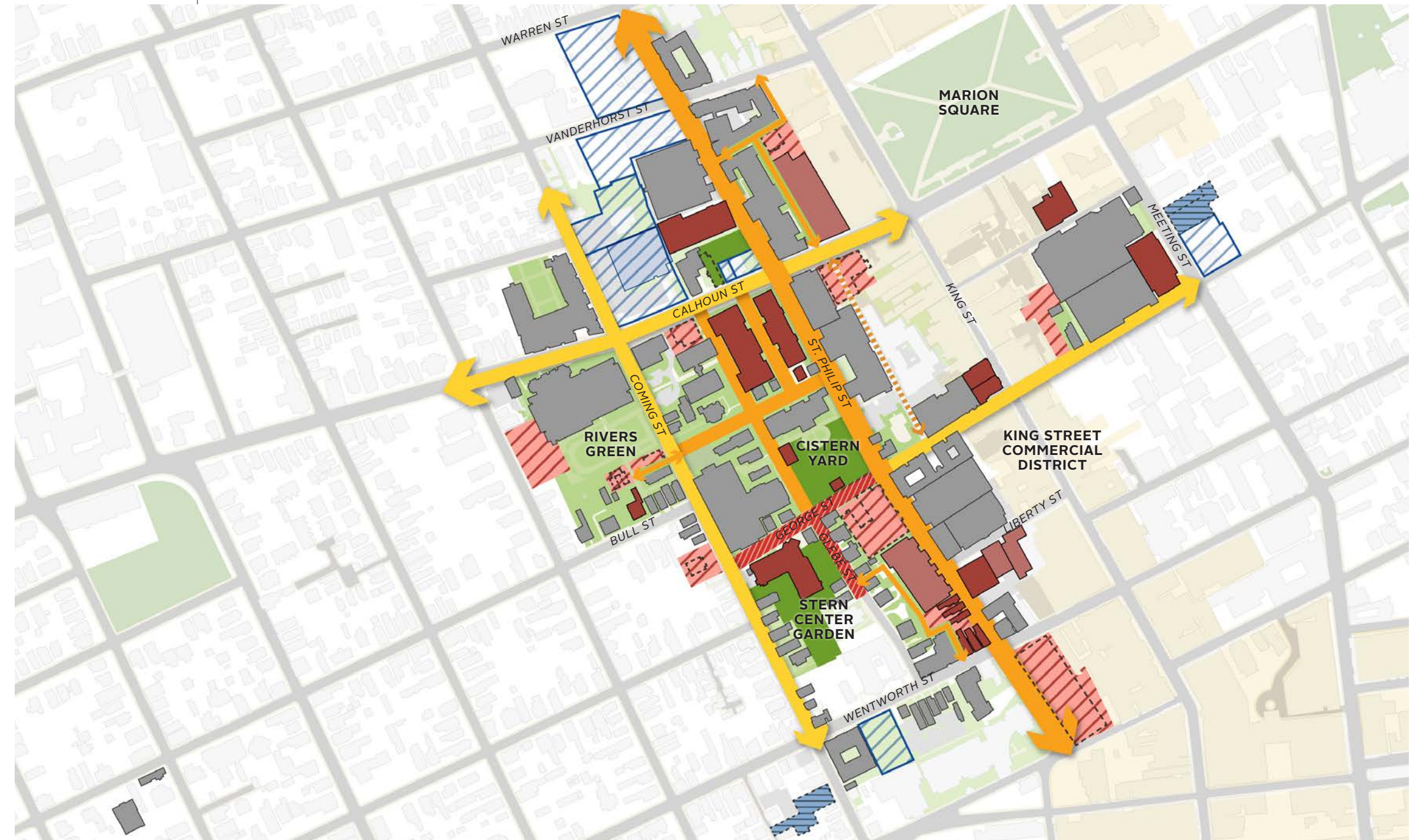
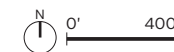
Space Optimization & Innovative Space: Make better use of existing campus spaces while making more innovative learning spaces.

Sustainability & Resiliency: Continue ongoing College efforts to address sustainability and resiliency at every scale on campus: new buildings, historic preservation, landscape, streetscape, etc.

Campus in the Region: Strengthen partnerships and create a living-and-learning environment spread across the greater Charleston region.

EMERGING CAMPUS FRAMEWORK

- ADAPTIVE REUSE/RENOVATION/ ENHANCED USE OPPORTUNITY
- ADDITIONAL DENSITY OPPORTUNITY
- ▨ REDEVELOPMENT BUILDINGS & SITES
- ACQUISITION OPPORTUNITIES
- DISPOSITION OPPORTUNITIES
- NEW OR ENHANCED OPEN SPACE
- ⊘ NEW CLOSED STREETS
- ▬ PRIMARY PEDESTRIAN CORRIDOR
- ▬ SECONDARY PEDESTRIAN CORRIDOR
- KING ST COMMERCIAL CORRIDOR



A FRAMEWORK FOR THE FUTURE

The Campus Framework Plan vision illustrated on the facing page supports the ongoing evolution of the College of Charleston campus in the short term and beyond. It strengthens the identity of the College north of Calhoun Street through opportunities for adaptive reuse, new courtyards and passageways, streetscape improvements at key intersections, student housing, campus-wide parking density, and site acquisition to maintain a landbank for future campus growth.

Bookending the campus on the south side, the plan identifies opportunities to significantly increase housing and parking capacity, as well as the renewal and renovation of key academic buildings and adaptive reuse of some small historic houses for administrative use.

At the four-block campus core, the plan recommends surgical renovations and infill development to address academic and campus-life needs as well as for the renewal and activation of open spaces. On the east side along George Street, the plan identifies opportunities for streetscape improvements, adaptive reuse, site disposition, and acquisition to create an identity for the College along the corridor. The St. Philip Street is the

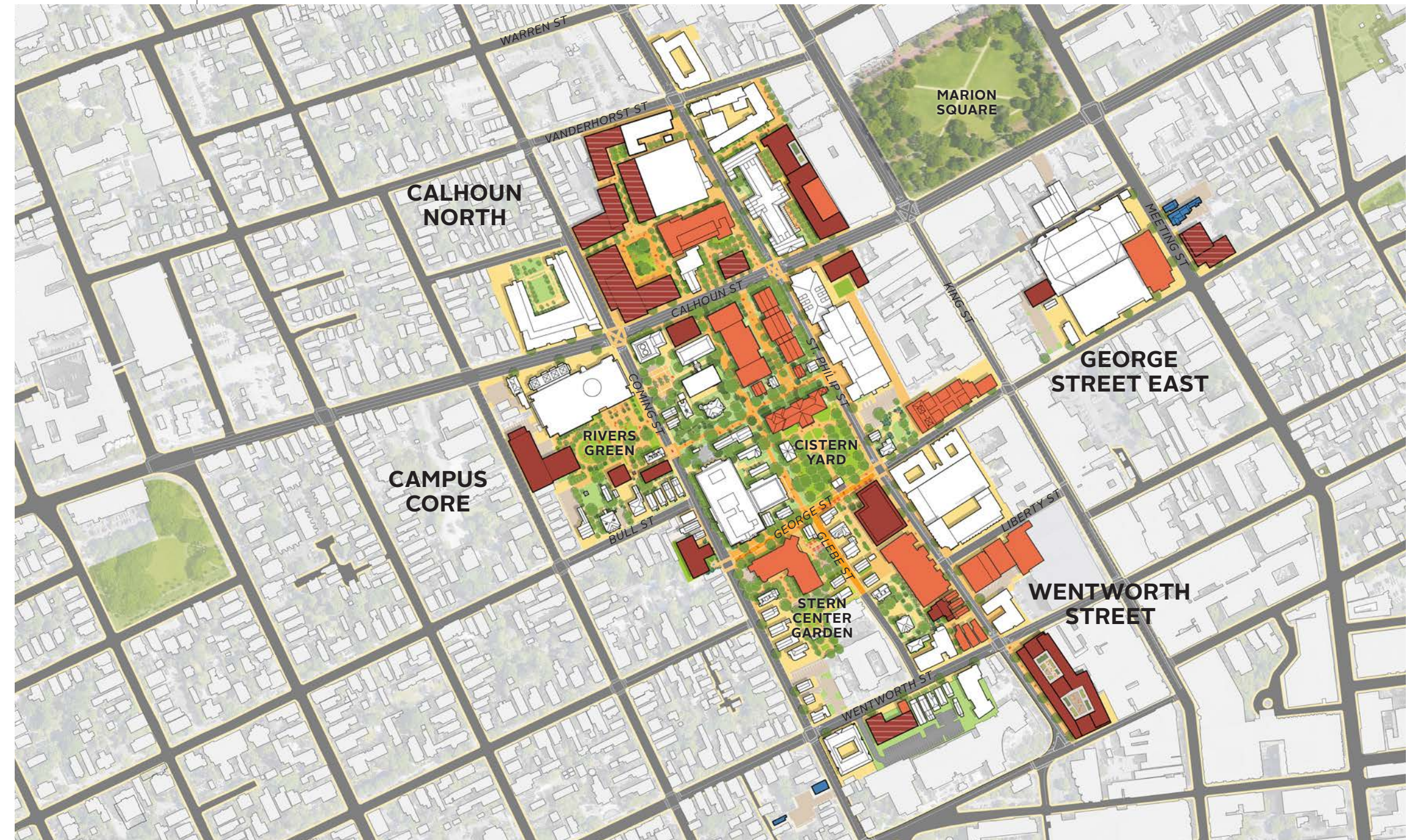
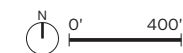
key north-south axis that ties the existing historic core to the north and south of the campus; improvements to the streetscape and academic and administrative buildings along this corridor will significantly enhance the student living and learning environment.

The site plan shows the capacity of the existing campus for future development as well as identifies opportunities for growth and expansion of the campus footprint through strategic acquisitions and dispositions. It illustrates one way of developing the opportunity sites and shows concept-level footprints to define the scale and configuration of the buildings, but these footprints are not final and will evolve based on future development of the program and architectural concepts.

The following pages further describe each area in more detail and outline key recommendations and thematic opportunities for each cluster. Each opportunity has been given a unique identification tag, comprising a letter representing the relevant theme and a number, for better tracking throughout the document.

CAMPUS FRAMEWORK

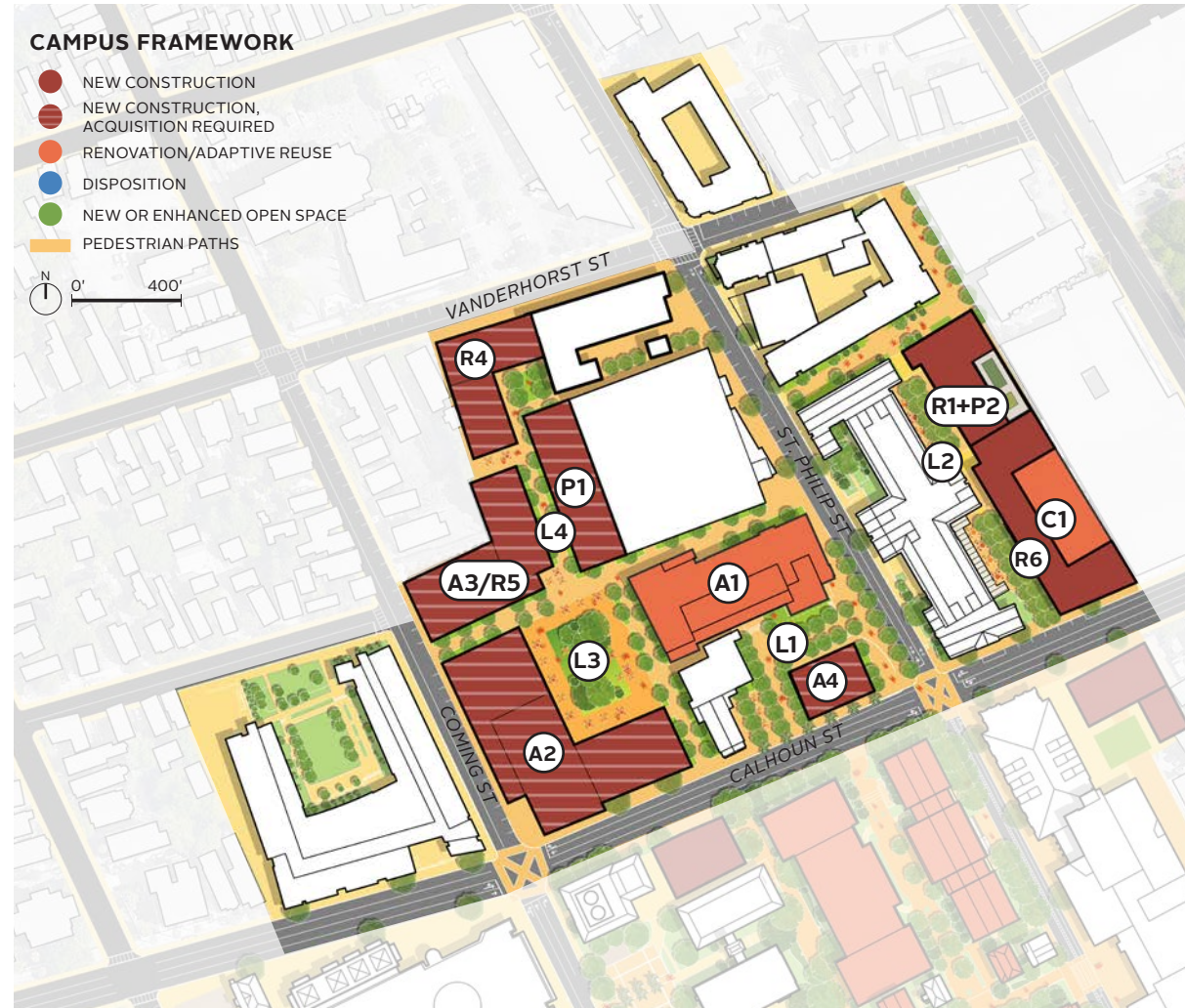
- NEW CONSTRUCTION
- NEW CONSTRUCTION, ACQUISITION REQUIRED
- RENOVATION/ADAPTIVE REUSE
- DISPOSITION
- NEW OR ENHANCED OPEN SPACE
- PEDESTRIAN PATHS



Calhoun North

The Calhoun North area comprises a patchwork of College-owned and private parcels, providing an opportunity for future growth and expansion of the College north of Calhoun Street through acquisitions, joint partnerships, and agreements with government agencies. Below are key recommendations and thematic opportunities for the cluster:

- Create a campus feel with open spaces and student life nodes beyond the four-block core.
- Revitalize underperforming older buildings to support institutional priorities.
- Expand parking capacity at the northern campus gateway.
- Expand residential capacity with supporting open spaces and amenities.
- Review land acquisition opportunities for future strategic flexibility.



ACADEMIC

- A1** BellSouth Building Adaptive Reuse
- A2** AT&T Site New Academic Bldg.
- A3** 106 Coming Street
- A4** Calhoun Street Parcels

HOUSING

- R1** Lightsey Annex Residence Hall
- R4** 99 St. Philip St. Residence Hall Expansion
- R5** 106 Coming Street Residence Hall
- R6** Lightsey Center Residence Hall Addition

ADMINISTRATIVE & CAMPUS LIFE

- C1** Lightsey Center Student Service Mall
- PARKING**
- P1** St. Philip Garage Expansion
 - P2** Lightsey Student Housing Ground Floor

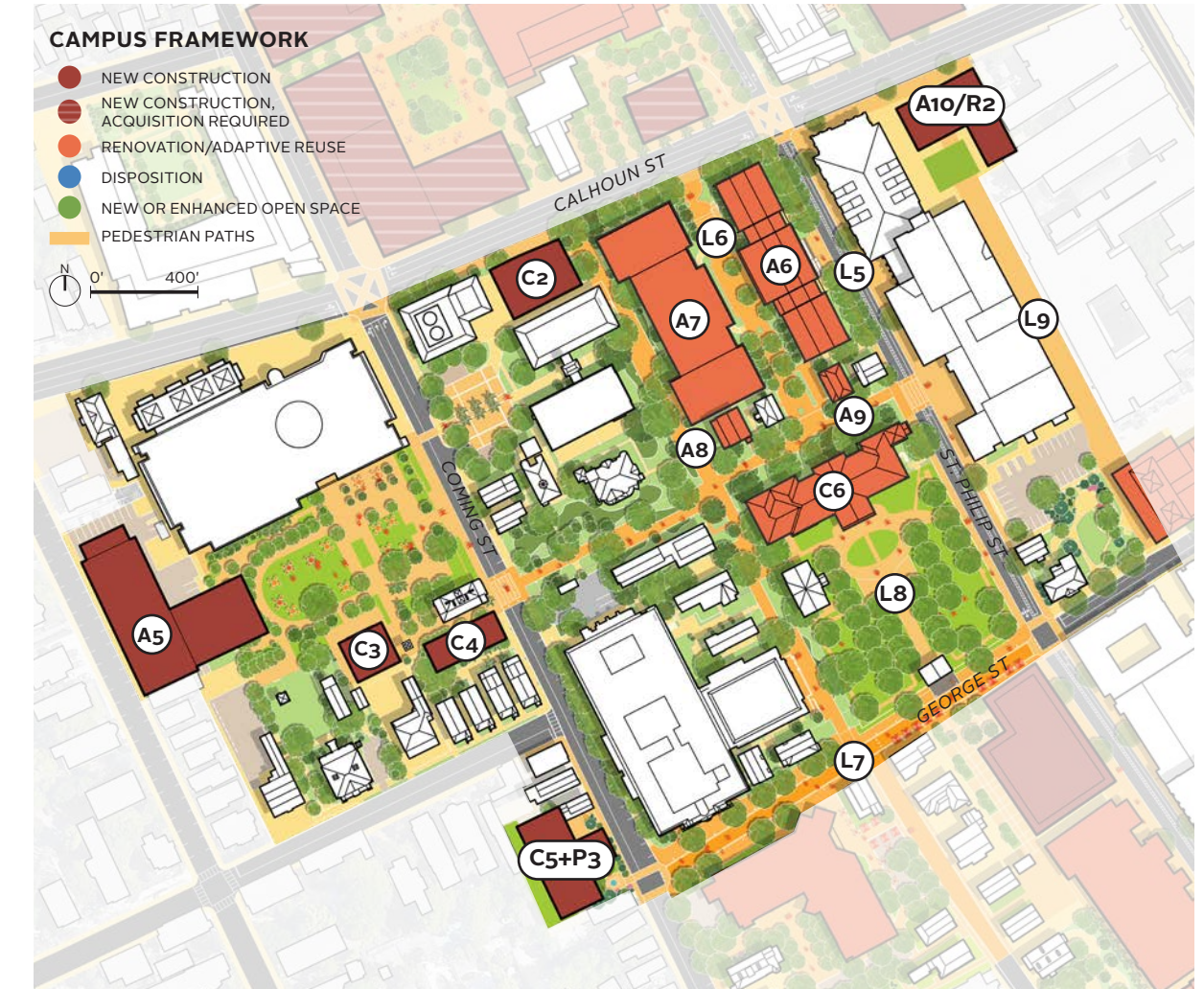
LANDSCAPE

- L1** Innovation Courtyard
- L2** Lightsey Promenade
- L3** Calhoun North Courtyard
- L4** Calhoun North Mid-block Passageway

Campus Core

The Campus Core area is the four-block area defined by Coming Street and St. Philip Street on the west and the east, and Calhoun Street and George Street on the north and the south. Below are key recommendations and thematic opportunities for the cluster:

- Preserve historic buildings and campus character.
- Optimize space in outdated and underutilized buildings.
- Target public realm upgrades for greater accessibility and use.
- Transition inefficient vehicular space for pedestrian circulation, campus events, and stormwater management.
- Transform major entry points to the core campus.
- Engage the community with an Arts District along St. Philip Street.



ACADEMIC

- A5** AD Lot Academic Building
- A6** Maybank Hall Renovation
- A7** Robert Scott Small Bldg. Renovation
- A8** Honors College Renovation
- A9** Graduate School
- A10** College Lodge Site Academic Building

ADMINISTRATIVE & CAMPUS LIFE

- C2** Health Services Building Redevelopment
- C3** Greenhouse Site Redevelopment
- C4** 65 Coming Street Redevelopment
- C5** 45 Coming Street Redevelopment
- C6** Randolph Hall Renovation

HOUSING

- R2** College Lodge Site Residence Hall
- PARKING**
- P3** 45 Coming Street Ground Floor

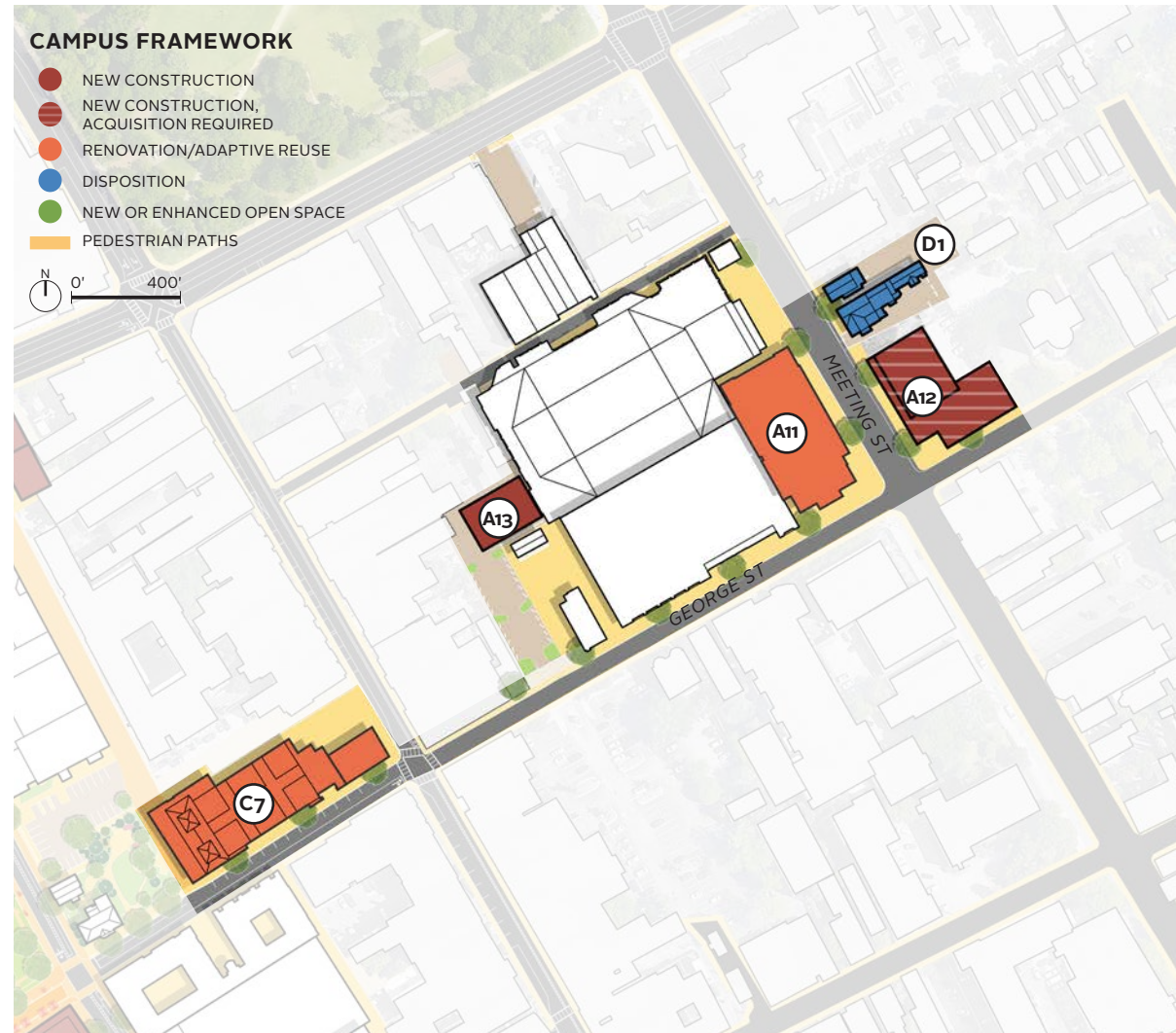
LANDSCAPE

- L5** St. Philip Street Improvements
- L6** Cougar Mall Accessibility Improvements
- L7** George Street Improvements
- L8** Cistern Yard Paving Expansion
- L9** Simons Center Walk

George Street East

The George Street East area comprises campus life and academic uses. The opportunities identified here will improve the College of Charleston's identity and presence on George Street and create a campus gateway from the commercial activities on King and Meeting Streets. Below are key recommendations and thematic opportunities for the cluster:

- Strengthen College identity on George Street to connect campus assets.
- Enhance academic and athletics node east of the four-block core.
- Improve King Street and community interface through arts and athletics.
- Revitalize underperforming older buildings to support institutional priorities.
- Review land acquisition opportunities for future strategic flexibility.



ACADEMIC

A11 Silcox P.E & Health Center
A12 292/296 Meeting Street
A13 GY Lot Infill Development

ADMINISTRATIVE & CAMPUS LIFE

C7 Sottile Theatre Box Office & College Corner

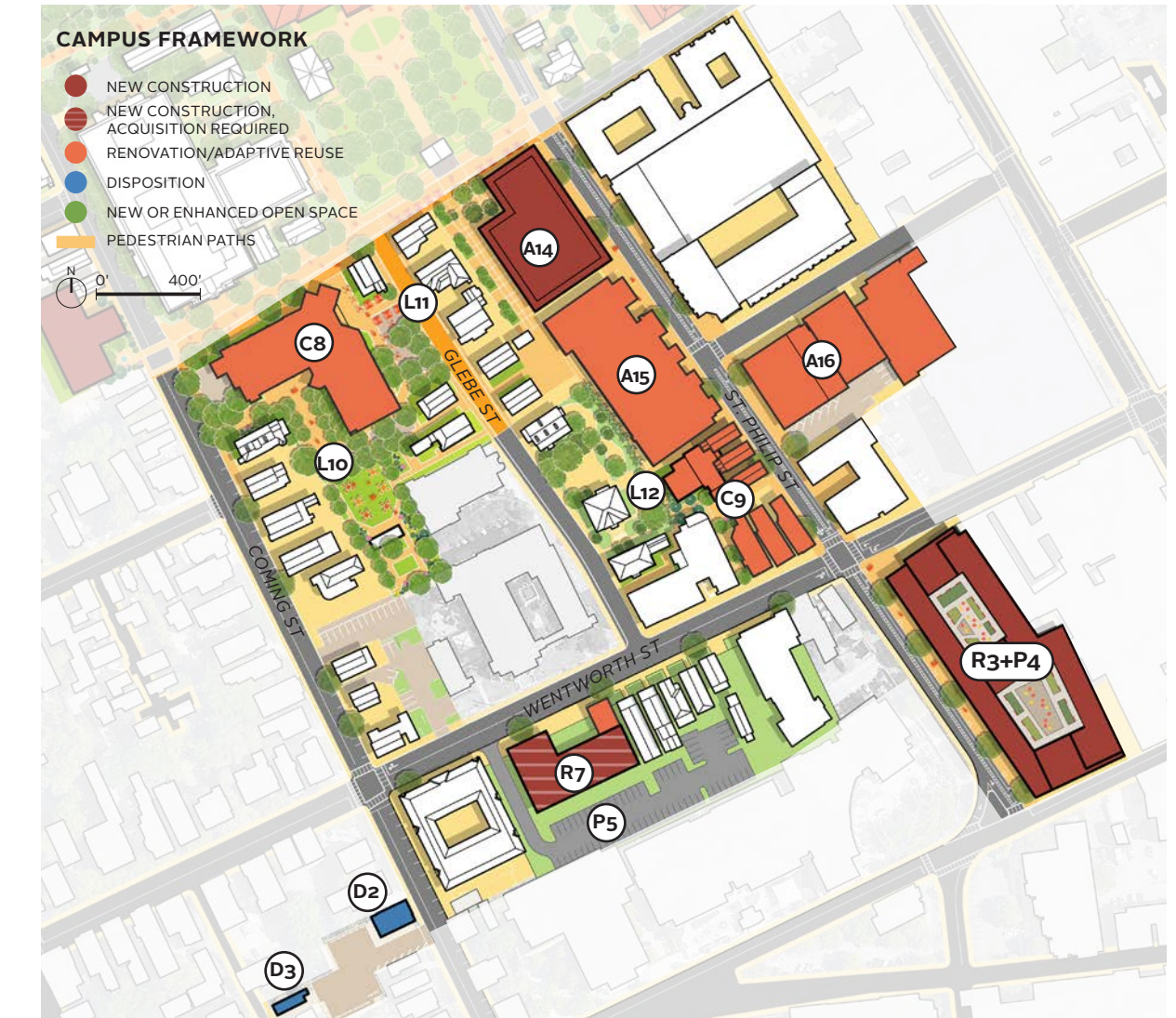
DISPOSITION

D1 298 & 300 Meeting Street

Wentworth Street

The Wentworth Street area is defined by Wentworth Street and St. Philip Street between George Street and Beaufain Street and comprises student housing, small historic houses, and larger academic buildings. Below are key recommendations and thematic opportunities for the cluster:

- Expand residential capacity with supporting open spaces and amenities.
- Expand parking capacity at the southern campus gateway.
- Maximize use of available zoning height and density.
- Optimize use of small houses through renovation and addition.
- Transition to neighborhood context including strategic dispositions.
- Implement stormwater management strategies to improve flood resilience.



ACADEMIC

A14 Craig Hall Redevelopment
A15 Thaddeus Street Education Center Renovation
A16 JC Long Building, Tate Center, & Beatty Center Renovations

HOUSING

R3 Wentworth Residence Hall
R7 107 Wentworth & Memminger Lot Residence Hall

ADMINISTRATIVE & CAMPUS LIFE

C8 Stern Student Center Renovation
C9 Riggs Tenements Adaptive Reuse

LANDSCAPE

L10 Stern Student Center Garden
L11 Glee Street Improvements
L12 Riggs Promenade

DISPOSITION

D2 14 Coming Street
D3 8 Kirkland Lane

D4 8 Kirkland Lane

PARKING

P4 Wentworth Residence Hall Parking Garage
P5 107 Wentworth & Memminger Lot Residence Hall Surface Parking



BellSouth Adaptive Reuse

Lightsey Annex Residence Hall

College Lodge Redevelopment

Marion Square

292/296 Meeting Street Redevelopment

AD Lot Development

Craig Hall Redevelopment

Riggs Tenements Adaptive Reuse

Calhoun Street

Rivers Green

Cistern Yard

King Street

St. Philip Street

Coming Street

107 Wentworth Street & Memminger Lot Residence Hall

Wentworth Housing & Garage


HISTORIC PRESERVATION APPROACH

The historic campus of the College of Charleston is one of its most valuable assets, and the stewardship of this historic resource is a priority which College leadership has understood and taken very seriously. The College was founded in 1770, and the cornerstone of its signature building, Randolph Hall, was laid in 1828. Randolph Hall established both the heart of the campus and the traditional context for which the College of Charleston is known. Over its 250-year history, the campus grew to incorporate many of the neighboring “single houses” and subsequently more contemporary mid- to late-20th-century structures. For a progressive institution, change is inevitable, indeed necessary, to meet current and future requirements as the College evolves. The challenge lies in the balance of accommodating future needs while respecting the special historic character of the College of Charleston. This section provides the framework for assessing the traditional resources of the campus to inform decisions regarding their restoration, adaptive reuse, and growth.

Historic Preservation Principles

- 1 Preserve the exceptional architectural character of the College by identifying and restoring its most significant character-defining features.
- 2 Commit to a policy of rehabilitation and adaptive reuse rather than only expansion and new construction.
- 3 Reinforce the Campus Historic Core surrounding the Cistern as a Category 1 restoration zone and transition uses within these buildings to serve campus-wide and public functions.
- 4 Define the character of the distinct campus zones to inform the design of new construction within these precincts to be compatible in scale, massing, and general building organization, and to enhance neighborhood coherency.
- 5 Identify fundamental building attributes to best assign new and appropriate uses in structures proposed for adaptive reuse.
- 6 Design modifications and additions to existing buildings to be sympathetic in scale, proportion, and materiality and to not compromise the historic scene of the original construction.
- 7 Clearly identify significant building additions to be distinguished from the original buildings.
- 8 Incorporate sustainable and smart building practices in the design of both new and rehabilitated structures.
- 9 Restore rather than replace original fabric in the rehabilitation of existing buildings to the extent possible.
- 10 Consider appropriate substitute materials where significant maintenance and sustainability benefits can be achieved.

Historic Preservation Toolkit



Restoration

E.g., 207 Calhoun Street; Randolph Hall; 11 Glebe Street



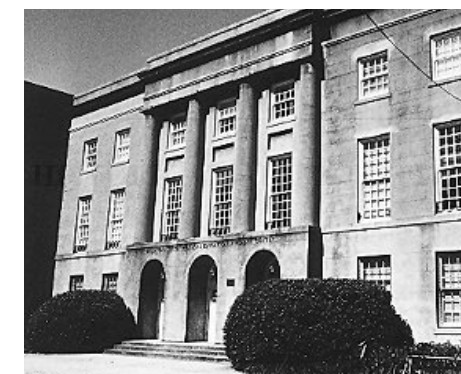
RANDOLPH HALL

This strategy involves restoring a significant historic structure to its original condition using specific preservation guidelines and sensitive techniques. There are many examples of this on campus and the plan recommends continuing this approach for significant symbolic buildings on campus.




Rehabilitation/Adaptive Reuse

E.g., BellSouth Building; Silcox Center; 4 Green Way



SILCOX CENTER

This strategy involves transforming an existing underutilized historic building by adaptively reusing it for new and improved use. It involves renovations to make the building code compliant, structurally secure, and improve the building systems. The plan recommends this approach for some large floorplate underutilized historic buildings on campus.



Addition

E.g., Riggs Tenements; 58 George Street



RIGGS TENEMENTS

This strategy involves making a lateral or vertical addition to a historic structure to upgrade building systems, accessibility, code compliance, and adding more usable square footage. The addition should be carefully integrated without compromising the historic characteristics of the building. The plan proposes using this approach for existing small historic houses.



Relocation

E.g., 72 George Street; 6 Green Way; 26 Coming Street



6 GREEN WAY

This strategy involves moving an existing historic building from its original location to another location but preserving the historic integrity of the structure. The College has deployed this strategy throughout its history and the plan recommends using this approach for small properties that can pave the way for larger redevelopment opportunities.

ACADEMIC AND INSTRUCTIONAL SPACE OPPORTUNITIES

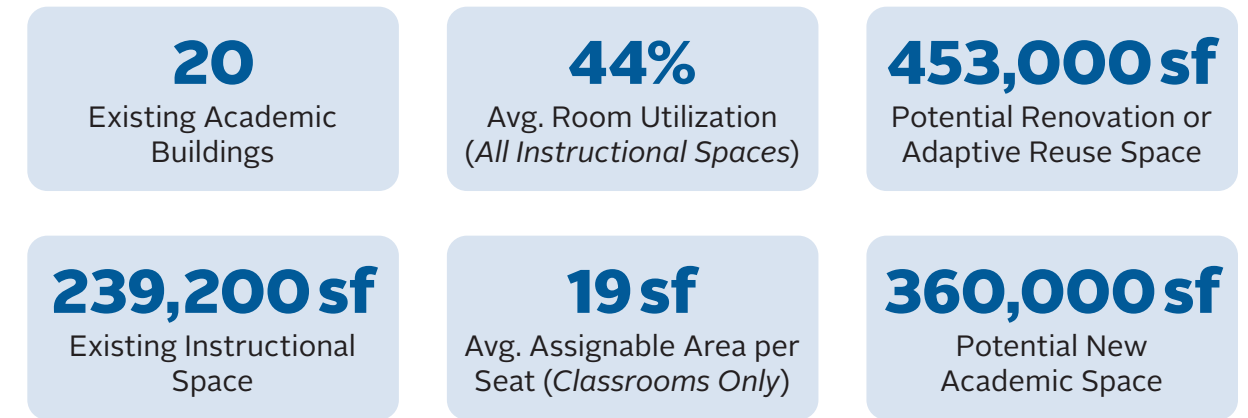
Currently there are 20 academic buildings, totaling approximately 234,000 square feet of existing instructional space. The average room utilization across all instructional spaces is 44% and the average assignable area per seat is 19 square feet. The existing instructional spaces are traditional, aging, inflexible, and of varying sizes and qualities, and some of the specialized teaching spaces are underutilized and create departmental silos. Based on the findings of the instructional space analysis covered in Chapter 3 and the academic needs, the Campus Framework Plan proposes that there is sufficient existing space on campus to accommodate the immediate academic needs of the College; however, the space needs to be used more efficiently and modernized to meet innovative learning and teaching methods.

The following is a set of goals and drivers that will guide future decision-making on academic and instructional spaces on campus.

Key Drivers

- 1 Fully optimize the use and efficiency of existing instructional spaces before building new ones.
- 2 Create flexible classroom spaces with breakout space, movable furniture, and technology which is reflective of 21st-century learning, research, and teaching styles.
- 3 Identify short-term moves that improve the quality of teaching and learning spaces.
- 4 Develop a framework and evaluation criteria for classroom space requests and minor renovations.
- 5 Provide small group meeting rooms with whiteboard and screen for student collaboration.
- 6 Reduce seating density in crowded classrooms or combine multiple classrooms to create a larger right-sized classroom.

The Campus Framework Plan outlines a set of key opportunities for future growth of academic spaces on campus that will help advance the Strategic Plan goals of the College. Whether creating a home for a new department, expanding an existing department, or land-banking for future academic growth, the opportunities outlined on the following pages provide options for new construction, renovation, rehabilitations, adaptive reuse, and strategic acquisitions and dispositions.



MAYBANK 101



BEATTY CENTER TIERED CLASSROOM



LIGHTSEY CENTER BIOLOGY LAB

A1 BellSouth Building Adaptive Reuse
 Significant transformation of the existing BellSouth building into a signature academic building. Site capacity = 85,000 sf (not including the first floor AT&T space) at 5 stories with an option to add another half level based on architectural merit.

A2 AT&T Site Academic Building
 Strategic acquisition opportunity for the College for its long-term growth. It is one of the last available large parcels closer to campus core and has visibility and access to public transit on Calhoun Street. Site capacity = 150,000 sf at 4.5 stories height (with architectural merit).

A3 106 Coming St Academic Building
 Strategic acquisition of the 106 Coming Street parcel will allow for the expansion of the existing St. Philip Street garage by one bay as well as allow for a small academic building. Site capacity = 80,000 sf at 4.5 stories height (with architectural merit), and additional 200 parking spaces.

A4 Calhoun Street Parcels
 Strategic opportunity to acquire 73 St Philip Street (Fedex parcel) and 168 Calhoun Street (Clean Juice parcel), and control the College's frontage on Calhoun Street. Recommendation to demolish the Treasurer's Office building to create a sizable parcel for future academic growth. Site capacity = 46,500 sf at 6 stories height (with architectural merit).

A5 Addlestone Library Lot
 A new academic building at one of the last big College of Charleston-owned

parcels in core campus. The new building activates Rivers Green and relates to the surrounding residential neighborhood. Site capacity = 55,000 gsf at 3 stories height.

A6 Maybank Hall Renovation
 Significant renovation of the existing academic building to create a new accessible entrance from St Philip Street and right-size and modernize classrooms and studying spaces. Existing building capacity = 48,472 sf.

A7 Robert Scott Small Building
 Renovation of existing building to right-size and modernize classrooms, create student collaboration spaces, and update building systems. Existing building capacity = 75,146 sf.

A8 10 Green Way Renovation
 Renovation of existing Honors College building (10 Greenway) for efficient space utilization and building systems upgrades. Building capacity = 3,064 sf.

A9 4 Green Way Renovation
 Renovation of 4 Green Way to create a new home for Graduate School by relocating Mathematics faculty to newly constructed offices on third floor of RSS. Building capacity = 3,187 sf.

A10 College Lodge Redevelopment
 Option to redevelop the College Lodge parcel into a new academic building. Site capacity = 88,600 sf with 6 stories height (including 1 story for architectural merit).

A11 Silcox Center Renovation
 Significant transformation of the existing underutilized building into a

signature renovated academic building with instructional and academic office space. Site capacity = 58,900 sf (including 10,000 sf of infill) and an option to add another half level based on architectural merit.

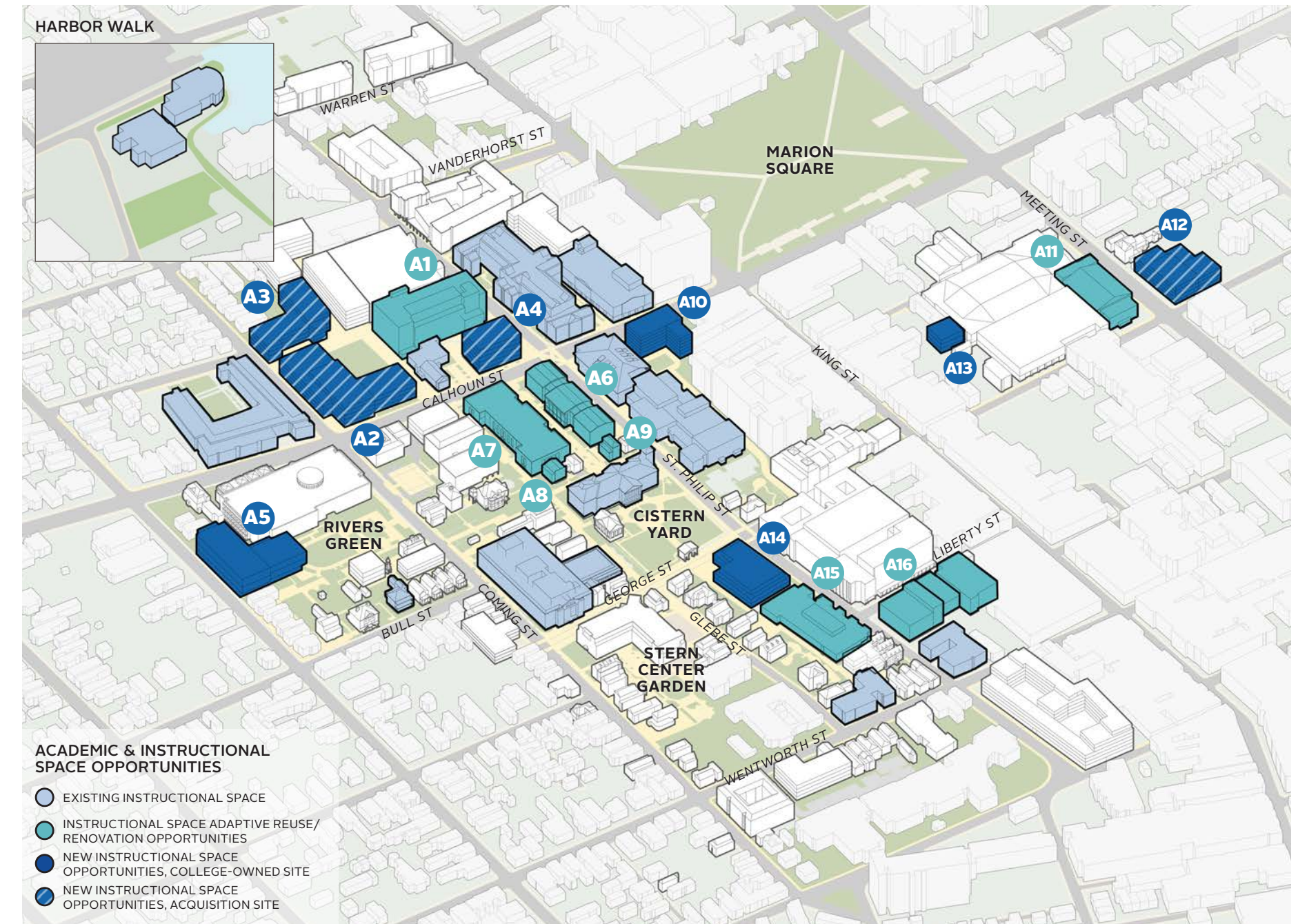
A12 292/296 Meeting St Development
 Strategic acquisition of 292 & 296 Meeting Street parcels for future academic expansion of the various departments. Building capacity = 47,800 sf at 3.5 stories height (including 1 story for architectural merit).

A13 34 George Street/GY Lot
 Opportunity for a small addition to the TD Arena for expansion of the athletic facilities at GY lot.

A14 Craig Hall Redevelopment
 Redevelopment of Craig Hall site for a significant new academic building with the Admissions Office on the ground floor. Site capacity = 54,600 sf at 3 stories. Opportunity to request waiver for additional density at this location.

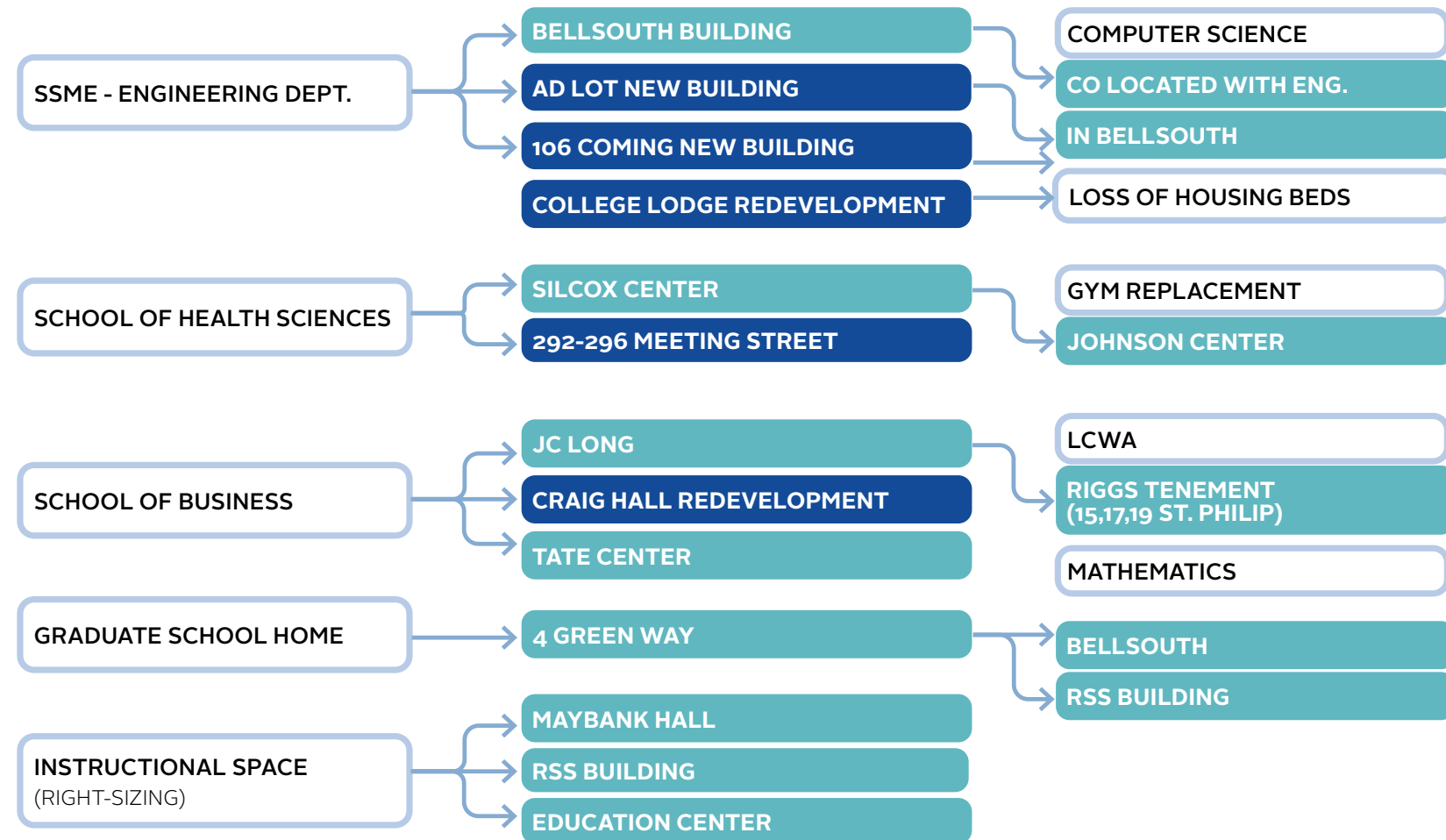
A15 Thaddeus Street Education
 Opportunity to renovate existing academic buildings to right-size and modernize classrooms and student collaboration spaces. Existing building capacity = 55,285 sf.

A16 JC Long Building, Tate Center, and Betty Center Renovations
 Renovation or replacement of existing JC Long building to expand School of Business space at Betty and Tate Centers. JC Long building capacity = 43,500 sf at 4 stories.



WHAT IF SCENARIOS MATRIX

The chart below showcases multiple scenarios for meeting the priority academic and instructional needs identified in Chapter 1 of this report. Each path has implications on other instructional spaces on campus, some of which have been identified below (third column).



* Greenhouse replacement opportunities: Rita Hollings rooftop, SSME Building rooftop

* Instructional Space utilization improvement opportunities: Rita Hollings, SSME Building, BellSouth Building, Silcox Center

* Long-term academic growth opportunities: AT&T site development, Calhoun Street Parcel, Craig Hall redevelopment

* Marine Sciences at Grice Marine Laboratory

A1 BellSouth Building Adaptive Reuse

The BellSouth Building, located at 81 Saint Philip Street, was constructed in 1938 for the Southern Bell Telephone and Telegraph Company. Totalling approx. 105,000 gsf over six stories, the building houses general academic classrooms, IT server and work rooms, and other campus support functions. Additionally, much of the first floor is leased to BellSouth and not available for College use. The main entrance to the building is not accessible, however there is an elevator that connects all levels internally.

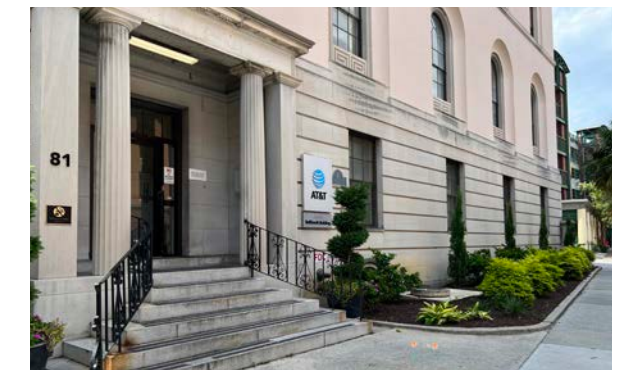
The BellSouth Building occupies an important site north of Calhoun Street and can provide significant space for new or reorganized academic departments. As a former industrial building, the structure has a high floor-loading capacity, tall floor-to-floor heights, and expansive views of the campus from the upper floors.



EXISTING BUILDING AERIAL VIEW



EXISTING INTERIOR CORRIDORS

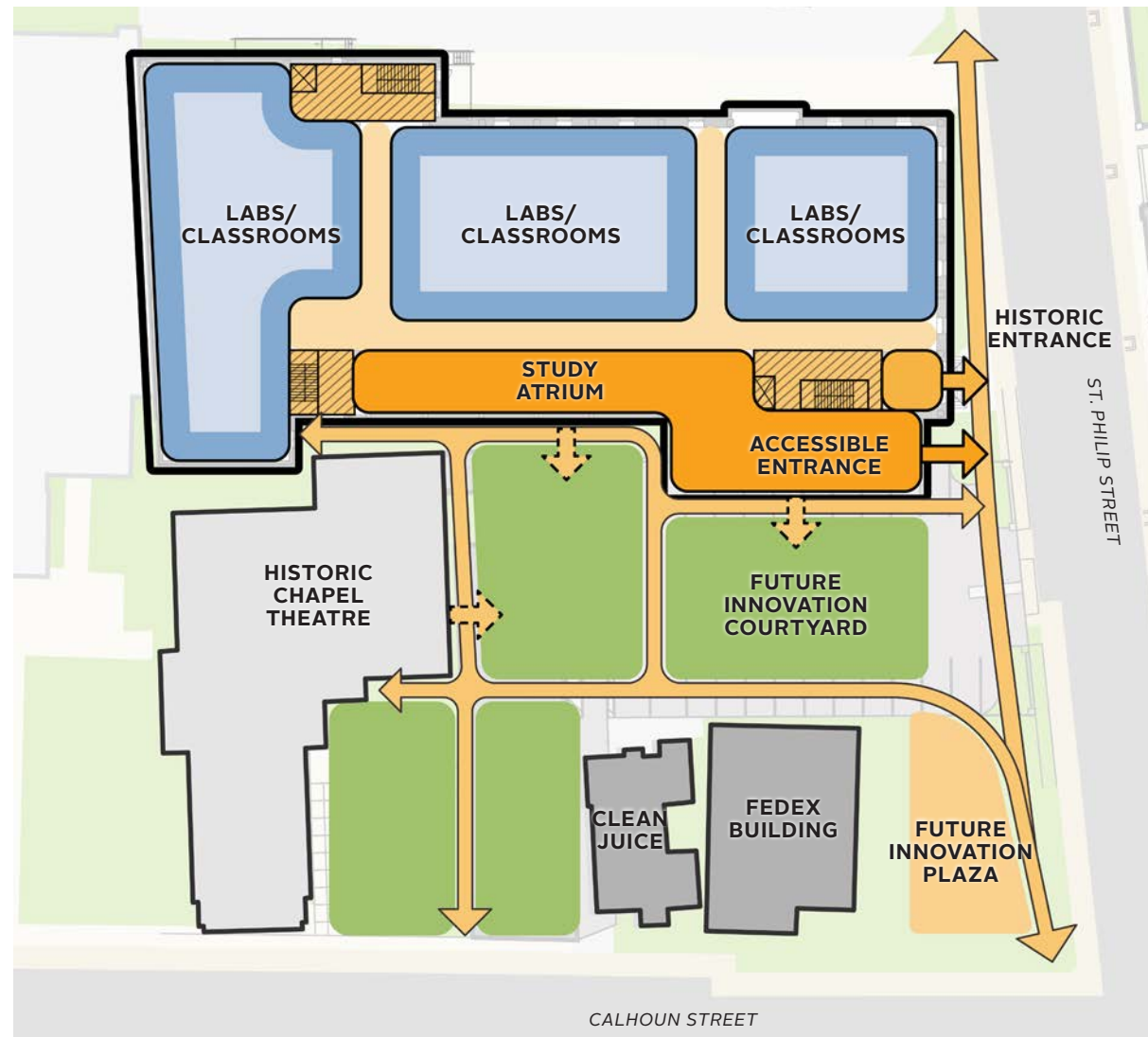


EXISTING ENTRANCE FROM ST. PHILIP STREET

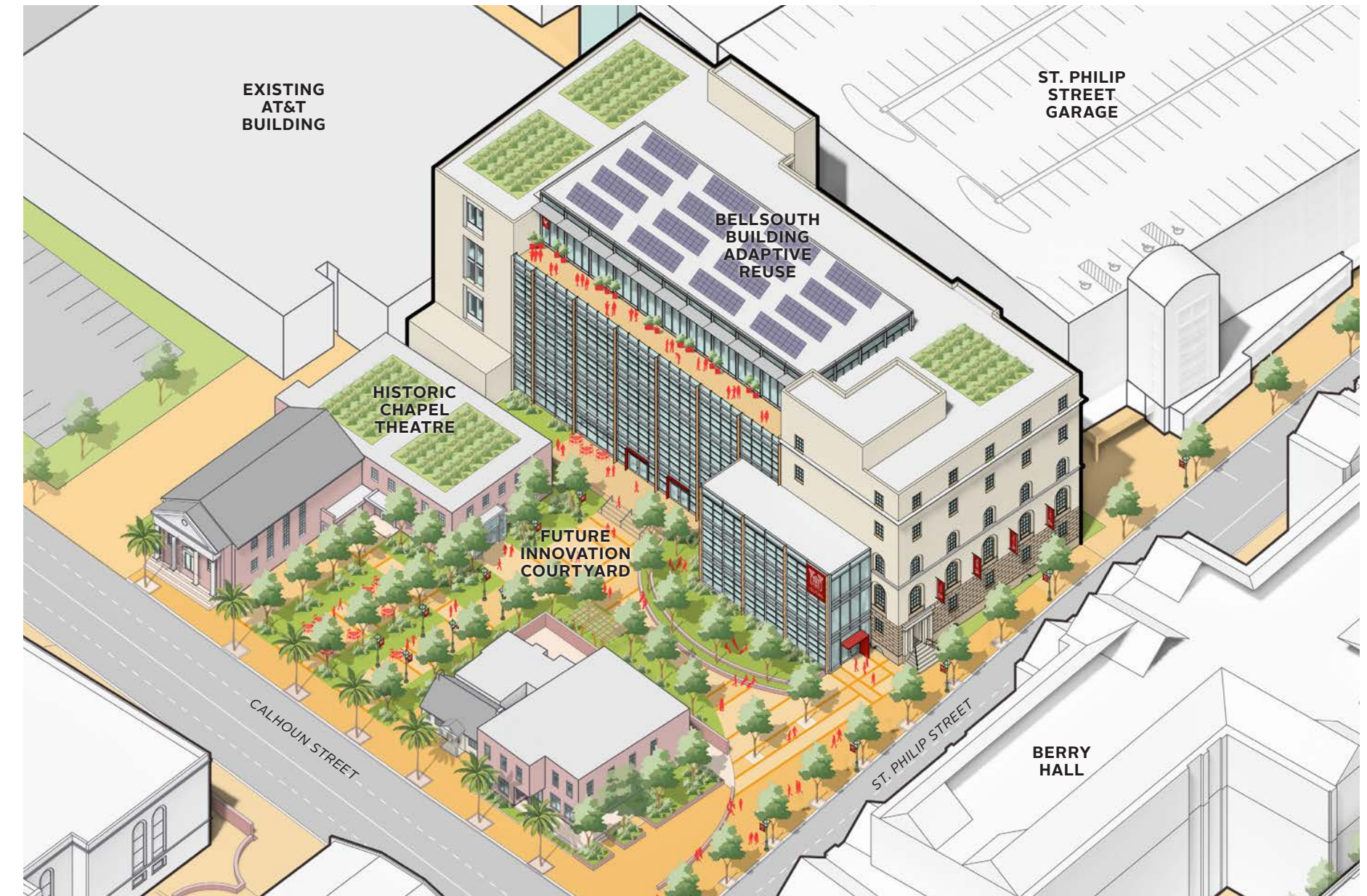
A1 BellSouth Building Adaptive Reuse

The renovation and transformation of the BellSouth building creates a new campus node north of Calhoun Street and expands the campus core. The proposed site plan concept at right creates the following opportunities:

- Create a new entrance vestibule on St. Philip Street which provides a direct and accessible entrance to the building. It improves fire egress and provides new elevator access to the upper floors.
- Repurpose the existing parking lot to create a new, intimate, south-facing courtyard with an open and inviting frontage along Calhoun Street. Demolish the Treasurer's Office building.
- Infill the building setback on the south facade and create a new south-facing atrium that provides natural light to the interior program spaces.
- Reconfigure existing floorplans to clarify interior circulation and allow for large flexible classroom, lab, and program space.
- Create a new entrance to the existing Chapel Theater from the new Innovation Courtyard.



PROPOSED CONCEPTUAL SITE PLAN



BELLSOUTH BUILDING ADAPTIVE REUSE AND NEW COURTYARD

Bird's-eye view of the proposed transformation of the BellSouth Building and the associated new Innovation Courtyard and entrance vestibule.

A1 BellSouth Building Adaptive Reuse

A triple-height south-facing atrium will provide direct natural light to the interior spaces of this deep-floorplate building. The atrium can provide space for interdisciplinary collaboration, social activity for the entire building, and inter-tenancy circulation with an open stair. There is an opportunity to create a home base for the Department of Engineering and relocate the Computer Science program from Harbor Walk to this building, by relocating the existing mix of programs. Alternatively, there is an opportunity to reuse the building for general-purpose academic program with flexible classrooms, meeting spaces, and faculty offices. A large multipurpose events venue on the top floor of the building would provide expansive views of the campus, downtown, and the peninsula. The concepts shown here represent one way of adaptively reusing an underutilized campus building; an in-depth programming and feasibility study should be undertaken to test the viability of the concepts.



PROPOSED BELLSOUTH ATRIUM CONCEPTUAL SECTION



EXISTING VIEW

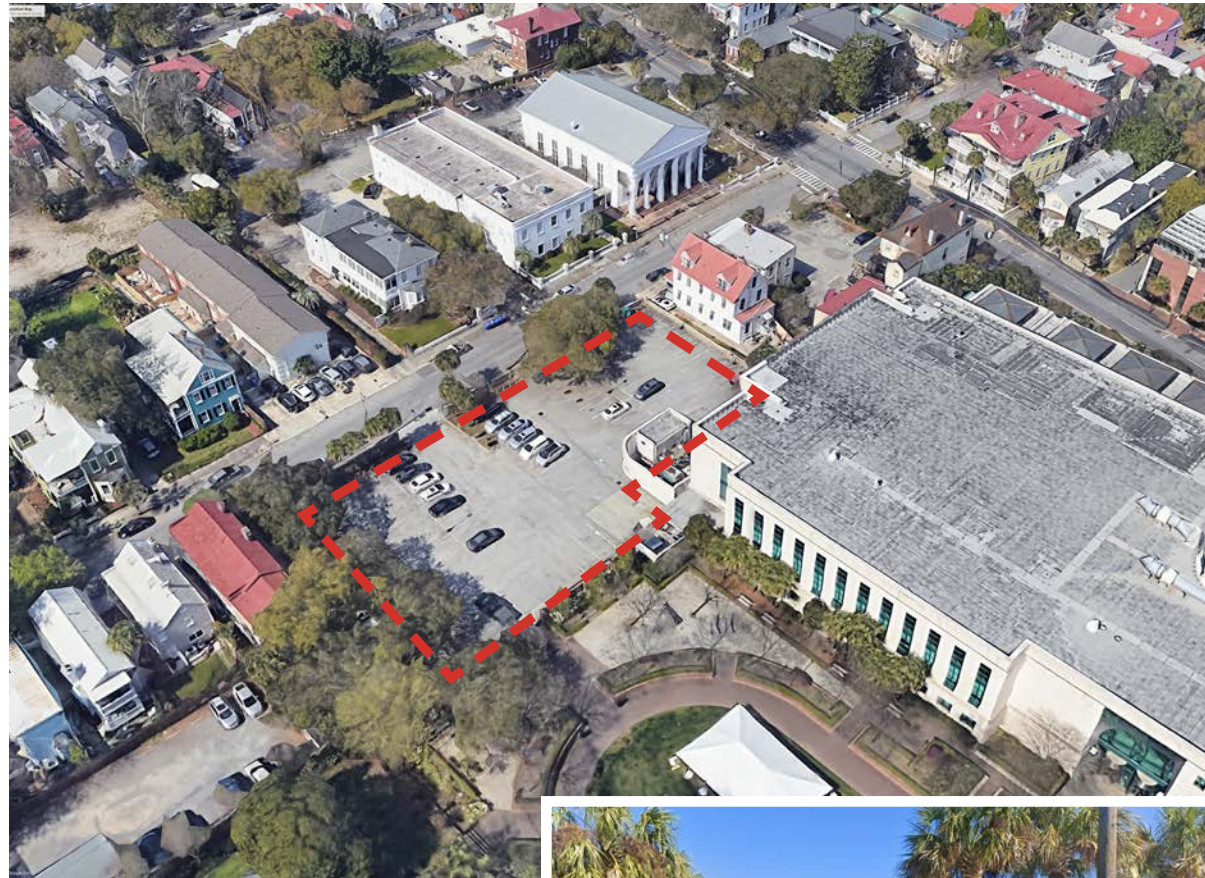
PROPOSED BELLSOUTH ACCESSIBLE ENTRANCE AND COURTYARD

The new Innovation Courtyard and new entrance vestibule to the BellSouth building create a renewed identity for the College north of Calhoun Street. The hardscaped gathering place focused on innovation and new shade trees along St. Philip Street create a new gateway from the south.

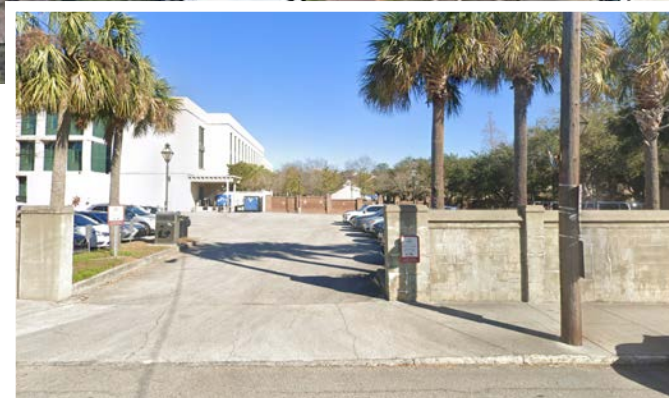
A5 Addlestone Library (AD) Lot Academic Building Study

The AD lot is bounded by Rivers Green and the Addlestone Library on the eastern side, small residential houses not owned by the College on the north and the south, and the Harleston Village residential neighborhood on the west side. It is currently being used as a parking lot for the College and contains 59 parking spaces. The parcel falls under DR-1F zoning with school overlay and has a maximum height limit of three stories or four stories with architectural merit waiver. The AD lot is one of the last few undeveloped College-owned parcels that is available to the College for a new academic building. Its proximity to Addlestone Library, Rivers Green, and the four-block core makes it a desirable site for a new academic building. However, further studies should be undertaken to understand the site history and associated archaeological challenges as well as residential neighborhood impact.

One of the high-priority academic needs for the College is to create a new home for the Department of Engineering, and the AD lot presents an opportunity for a new building for this program.



EXISTING AERIAL VIEW OF THE AD LOT



EXISTING VIEW OF AD LOT FROM PITT STREET

In 2022, the College authorized LS3P to conduct a programming and feasibility study to test the viability of a new academic building with the School of Engineering program. The image on the right is a conceptual rendering of the new academic building from the LS3P study and shows a 50,000 sf School of Engineering program at three stories. The proposed building creates the following opportunities:

- Create an access point on Pitt Street and transition the scale of the building to the residential scale of Harleston Village.
- Activate Rivers Green and create opportunities for additional student collaboration and interaction.
- Meet the immediate space needs for the School of Engineering, but there is no additional space for future growth or to relocate the Department of Computer Science from Harbor Walk.
- Create an internal connection between the Addlestone Library and the new building.

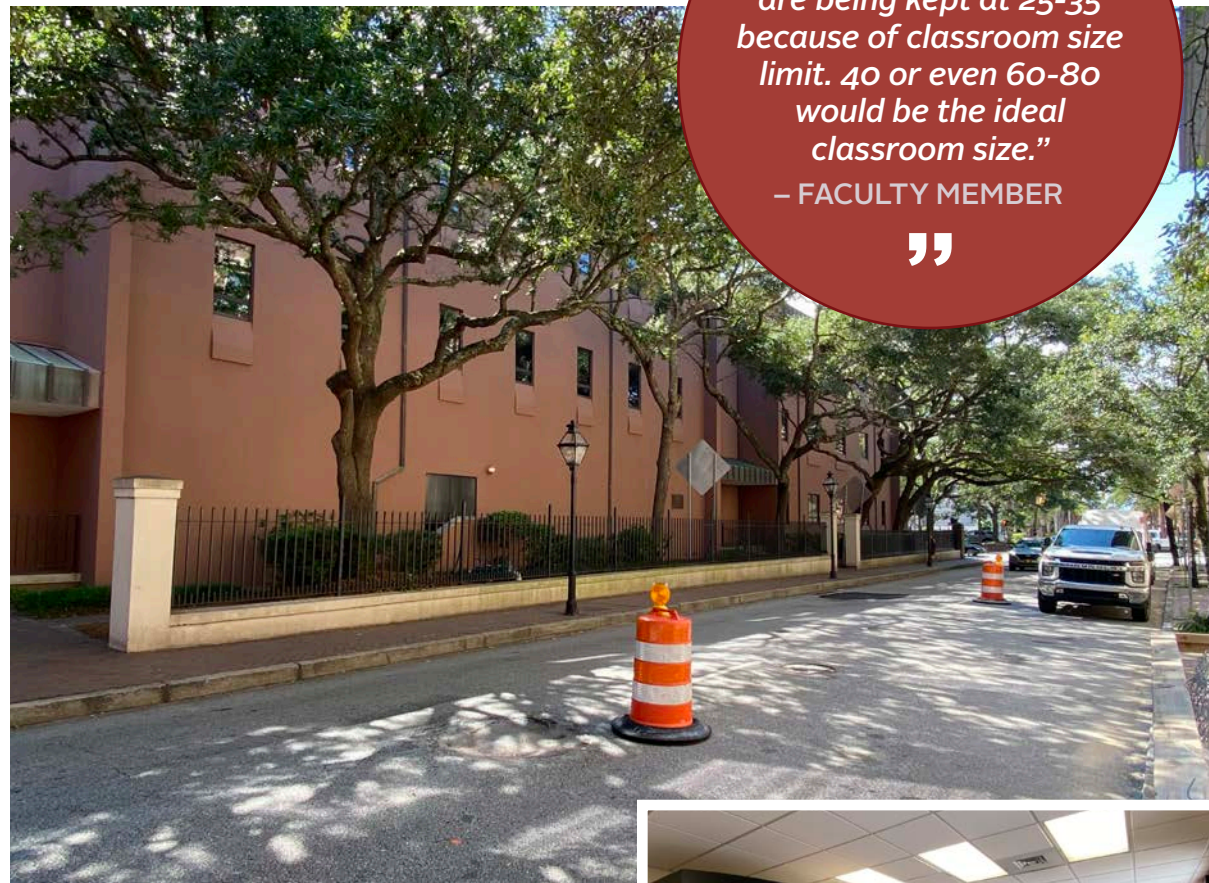


CONCEPTUAL RENDERINGS OF THE NEW ACADEMIC BUILDING BY LS3P (CREDIT: LS3P)

A6 Maybank Hall

Built in 1974, Maybank Hall was the main classroom facility on campus. The building is located on Cougar Mall. The total existing building area is 48,472 sf, and currently the building contains general purpose classrooms, seminar rooms, meeting rooms, auditorium/labs, and faculty offices. Through the campus community engagement and analysis, the following are some of the key issues for Maybank Hall:

- The building lacks student collaboration space.
- 94% of existing classrooms are severely crowded.
- Classrooms are nearly full, and at-capacity utilization is 54%.
- There is a need for more large-capacity classrooms for 60-80 students.
- Classrooms are outdated and need updated technology, equipment, and flexible furniture and an overall improvement to the learning and teaching experience.



EXISTING MAYBANK HALL ON ST. PHILIP STREET



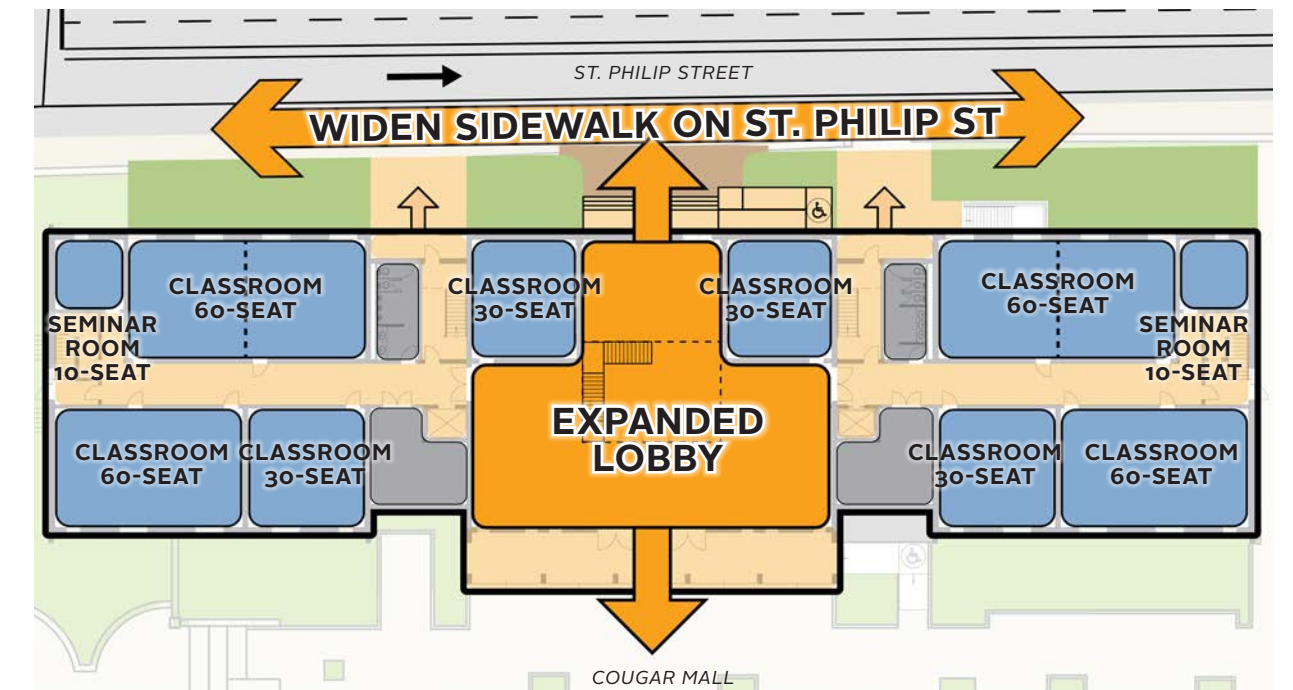
EXISTING MAYBANK HALL LOBBY

“Calculus class sizes are being kept at 25-35 because of classroom size limit. 40 or even 60-80 would be the ideal classroom size.”
– FACULTY MEMBER

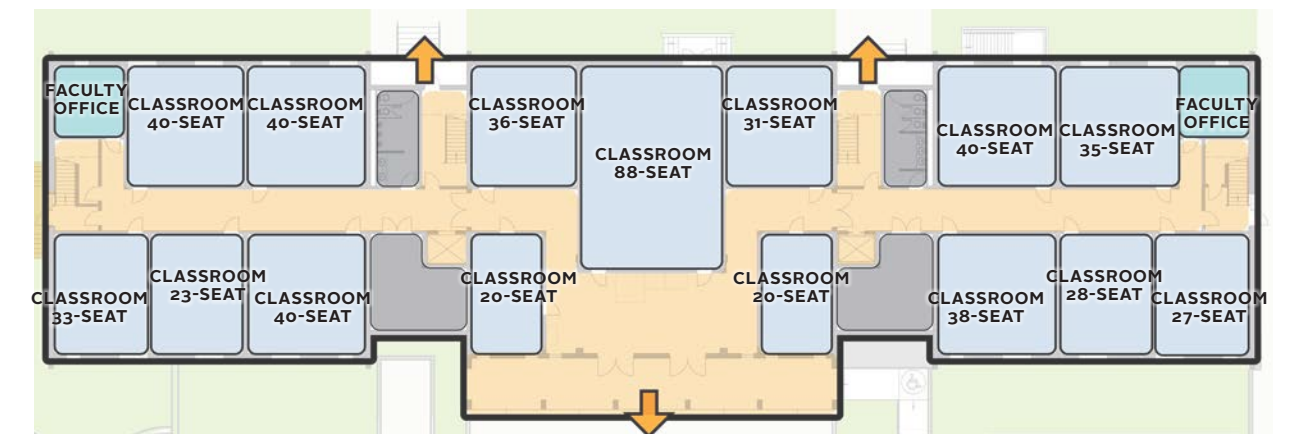
The renovation and transformation of Maybank Hall has the opportunity to address key instructional space issues of over crowdedness, right-sizing, and utilization throughout the campus. The proposed ground floor plan concept at right creates the following opportunities:

- Create a new and improved accessible entrance to the building from St. Philip Street.
- Re-imagine the street frontage by removing the fence, expanding the sidewalk, and rethinking the landscaping.
- Renovate the ground floor and create an expanded lobby that provides a direct connection between Cougar Mall and St. Philip Street through the building. This will help divert pedestrian traffic off of St. Philip Street to other campus pathways.
- Convert multiple small classrooms on the ground floor into fewer 30-to-60-person classrooms with a flexible layout and classroom technology.

Further feasibility and program studies should be undertaken to test the viability of these recommendations.



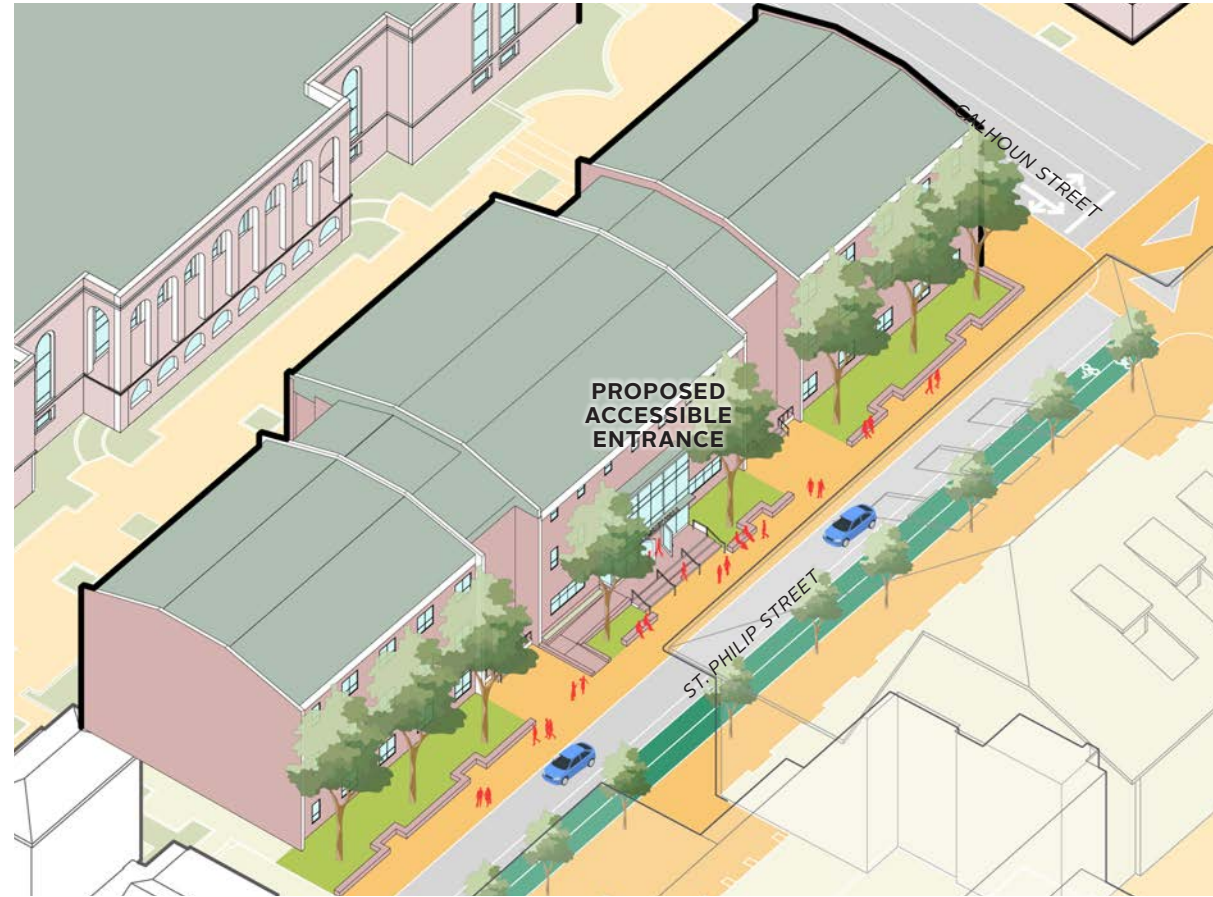
CONCEPT GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN

A6 Maybank Hall

The conceptual axon at right shows the improvements to St. Philip Street and the Maybank Hall eastern facade and entrance.



CONCEPTUAL AXONOMETRIC VIEW OF MAYBANK HALL EASTERN FACADE IMPROVEMENTS AND ST. PHILIP STREET IMPROVEMENTS



EXISTING VIEW

PROPOSED MAYBANK HALL ENTRANCE AND ST. PHILIP STREETScape

A new accessible entrance creates a transformed identity and presence for Maybank Hall on St. Philip Street. The planned improvements on St. Philip Street will expand pedestrian sidewalk space, create a dedicated bike lane, change traffic to one-way, and improve the overall pedestrian experience.

A11 Silcox Center Renovation

The Silcox Physical Education and Health Center is a 48,904 sf building which houses a mix of classrooms, academic offices, indoor sports space, and health science labs. It was built in 1939 and served as the College's primary athletic center until 1985. It includes a two-level former gymnasium which is currently underutilized and can be filled in with an additional floor between the two levels. Silcox Center is connected to the Johnson Center internally on the first and third floors. The last significant renovation of the building was done in 1995, and all major building services require upgrades: MEP systems, elevator, ADA compliance in restrooms, and emergency egress and accessibility. Classrooms and labs are underutilized and outdated and need upgrades to furnishings and technology.



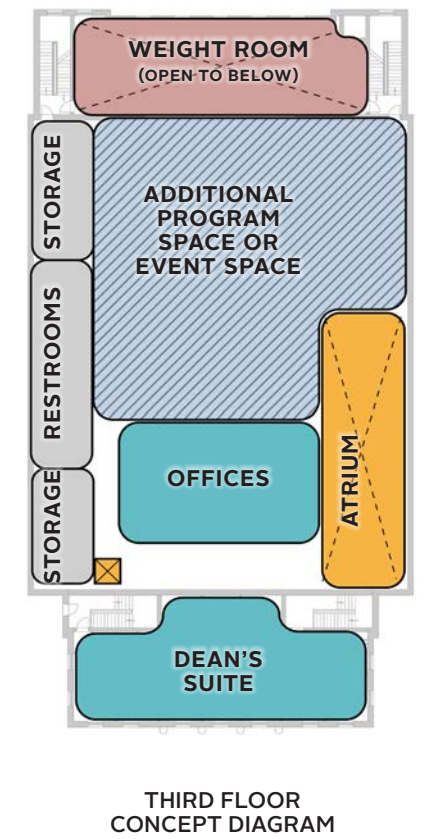
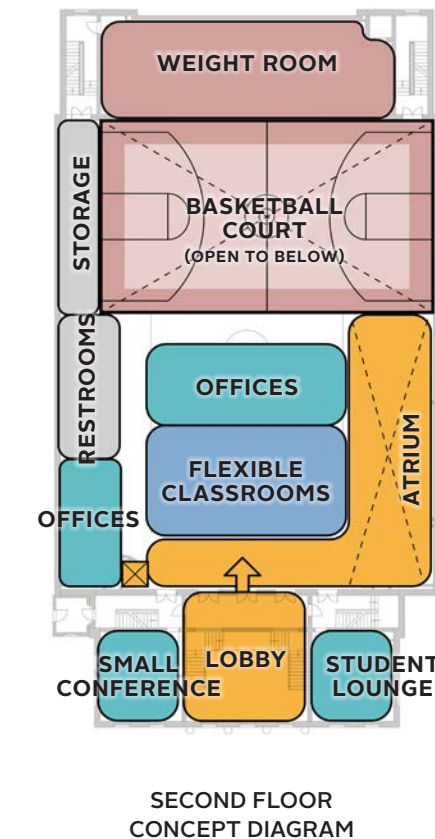
EXISTING GYM IN SILCOX CENTER



EXISTING SILCOX CENTER ON GEORGE STREET

The renovation and transformation of Silcox Center has the potential to address one of the high-priority academic programs needs and solve building services issues in the building. The proposed floor plan concepts shown at right represent one way in which Silcox Center could be renovated to create a new home base for the School of Health Sciences. It creates the following opportunities:

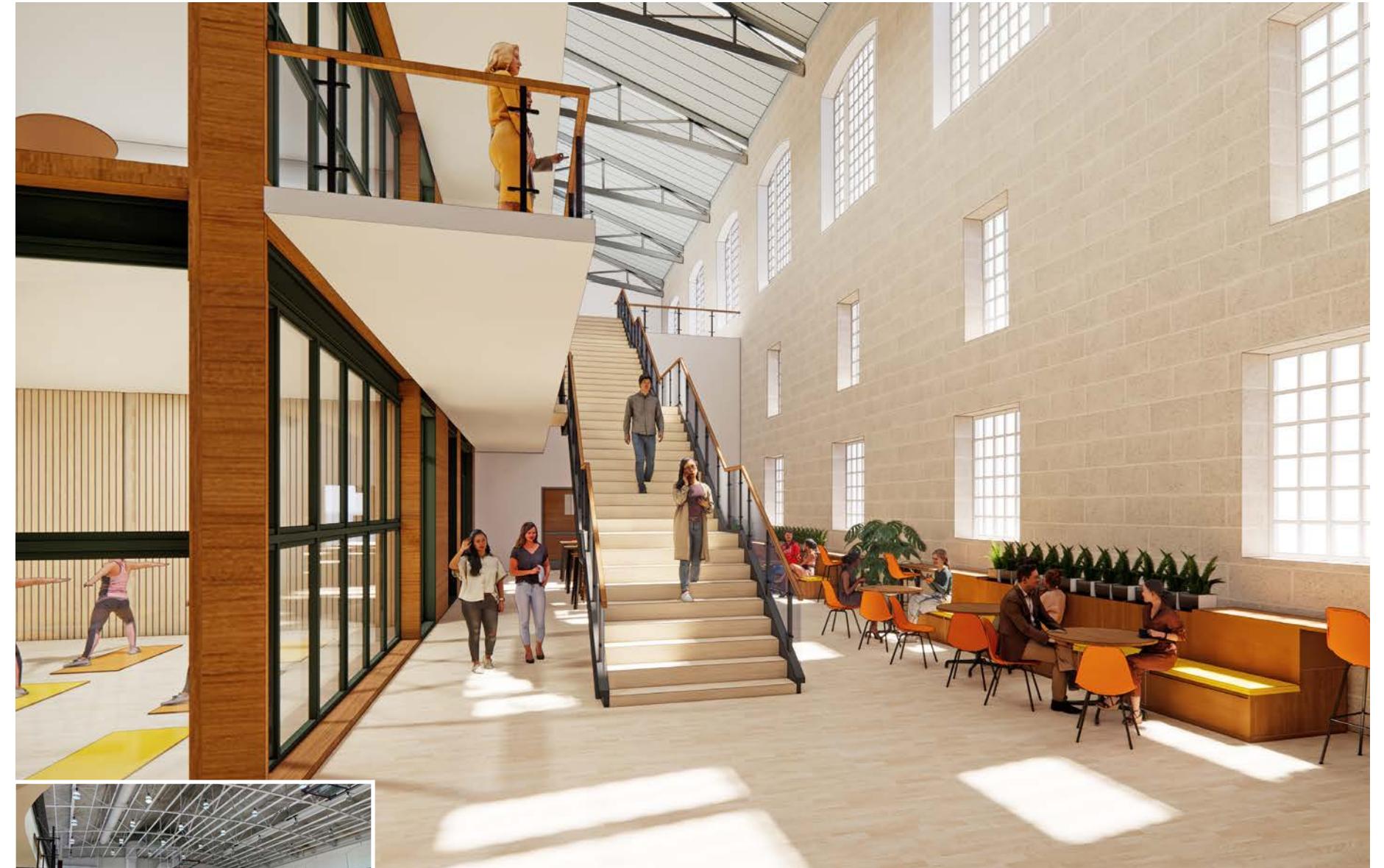
- Create a new accessible entrance and elevator from George Street.
- Renovate the lobby space to create student lounge and collaboration areas.
- Relocate the old gymnasium to the north end of the building and infill the existing gymnasium space with classrooms, offices, and multipurpose space.



- Create a triple-height east-facing atrium space that brings in natural and indirect light to all spaces and provides a student collaboration area.

- Further feasibility and program studies should be undertaken to test the viability of these recommendations.

Conceptual section of Silcox Center showing the proposed east atrium and social stairs that provide natural light and access to the program spaces on all levels.



EXISTING VIEW

PROPOSED STUDY ATRIUM

A triple-height atrium space takes advantage of the large windows on the eastern façade of the building and brings in natural light to the flexible classrooms, studios, offices, and other program areas. It provides space for informal seating and gathering that enables student collaboration and interdisciplinary discussions.

HOUSING OPPORTUNITIES

Student housing is an integral component of the College of Charleston experience. The College of Charleston provides a range of student housing typologies to students across all years. Currently, there are 3,751 total beds distributed throughout the campus. Of this, 6% of beds are in small historic houses and 95% are in larger residence halls, including the leased beds at Warren Street Apartments (530 beds). The current bed count is evenly distributed between the north and south of Calhoun Street and adjacent to campus life and dining services.

The current condition of housing is varied across the campus and requires ongoing investments for code, building systems, envelope upgrades, and program modifications. Some of the housing challenges that the College faces are ongoing maintenance and upkeep of existing housing stock, improving efficiency, and providing affordable options to students especially in their first years. The small historic houses are challenging to maintain because of regulatory and budgetary constraints and outmoded services.

The following is a set of housing goals and drivers that will guide future decision-making on student housing on the College of Charleston campus.

Key Drivers

- 1 In the near-term, house all first-year students on campus, and in the long-term, house all second-year students on campus.
- 2 Maintain a bank of housing for third- and fourth-year students wishing to live on campus.
- 3 Phase out leased properties that deplete financial resources.
- 4 Increase density of on-campus housing to prevent spillover into residential neighborhoods.
- 5 Expand living-learning opportunities (School of Business, SOTA art housing, wellness housing)
- 6 Establish short- and long-term strategies for improvements/ investment in current residence halls.
- 7 Optimize the balance of small historic houses with higher-density, more efficient residence halls to promote efficiency and affordability.
- 8 Achieve a balance of suite-style residence halls to promote a sense of community and apartment-style upper-level student housing to introduce independent living and responsibility.

Enrollment at the College of Charleston has increased in recent years, and there is a shortage of affordable housing options available for students in downtown Charleston, increasing the demand for affordable on-campus housing closer to the campus core. To meet the short-term goals of housing all first-year students on campus and phasing out third-party leased space, the College of Charleston needs to significantly increase the number of beds on campus. The Campus Framework Plan identifies three opportunities that can increase the supply of bed counts on campus: Wentworth Residence Hall, Lightsey Annex Residence Hall, and College Lodge redevelopment. The plan identifies additional long-term opportunities to increase the bed count. The following pages go over these opportunities in more detail.



90 WENTWORTH ST



LIBERTY STREET RESIDENCE HALL

R1 Lightsey Annex Residence Hall

This is a high-priority residential development site on College-owned property. The framework plan recommends demolishing the existing one-story Lightsey Annex and Lightsey Center wing and developing a five-story student residence hall (permitted by zoning) with active ground floor uses and parking, and a mix of three-four-five-bedroom suites on the upper floors. The site can yield approximately 230 to 260 beds and 35 parking spaces on the ground floor accessed through the St. Philips Street alleyway.

R2 College Lodge Redevelopment

Built originally as the Downtowner Motor Inn in 1963, the site was proactively decommissioned as a residence hall due to structural, MEP, and other building issues. The framework plan recommends demolishing the existing building and redeveloping the site as a new six-story residential building with ground-floor amenities and retail and a mid-block passageway extension from George Street to Lightsey Promenade. Site capacity = approximately 200 to 220 units in a combination of three-four-five-bedroom units. It is recommended that further discussions on additional zoning height and architectural character and the building history of the building should be discussed with the City of Charleston.

R3 Wentworth Housing and Garage

Currently a vacant parking garage, this site is the largest College-owned parcel that is suitable for student housing development. Detailed conditions assessment of the existing structure has deemed it

unoccupiable due to structural and building condition issues. The campus framework plan recommends demolishing the existing structure and redeveloping it into a high-density student residence hall with active ground floor and retail uses and parking. Site capacity = 350 to 400 beds at 7 stories and 4.5 stories (with architectural merit), 13,000 sf active ground floor uses, and 200 parking spaces on two levels.

R4 99 St. Philip Street Expansion

The 99 St. Philip Street parcel is located adjacent to the existing 99 St. Philip Street Residence Hall consisting of 131 College of Charleston beds. It is currently used as a surface parking lot and is not owned by the College. The framework plan recommends renovating the existing four-story 99 St. Philip residence hall and expanding it on the Coming Street side of the parcel. Site capacity = 190 to 220 beds at 4.5 stories (with architectural merit). The site will strengthen the student residential population north of Calhoun Street.

R5 106 Coming Street Residence Hall

This parcel is not currently owned by the College of Charleston, but the framework plan recommends strategic acquisition of the property to increase student housing capacity and enable the expansion of the existing St. Philip Street Garage by one bay. Site capacity = 260 to 290 beds at 4.5 stories (with architectural merit), and 200 parking spaces from the St. Philip Street garage addition.

R6 Lightsey Center Residence Hall Addition

At three stories, the Lightsey Center is underbuilt as per the zoning code

requirements of the site. The framework plan recommends exploring the opportunity of adding three stories of residential use on top of the existing building in the long-term to increase on-campus housing capacity. Site capacity = 150 to 180 beds at 3 stories over the existing Lightsey Center structure (with architectural merit).

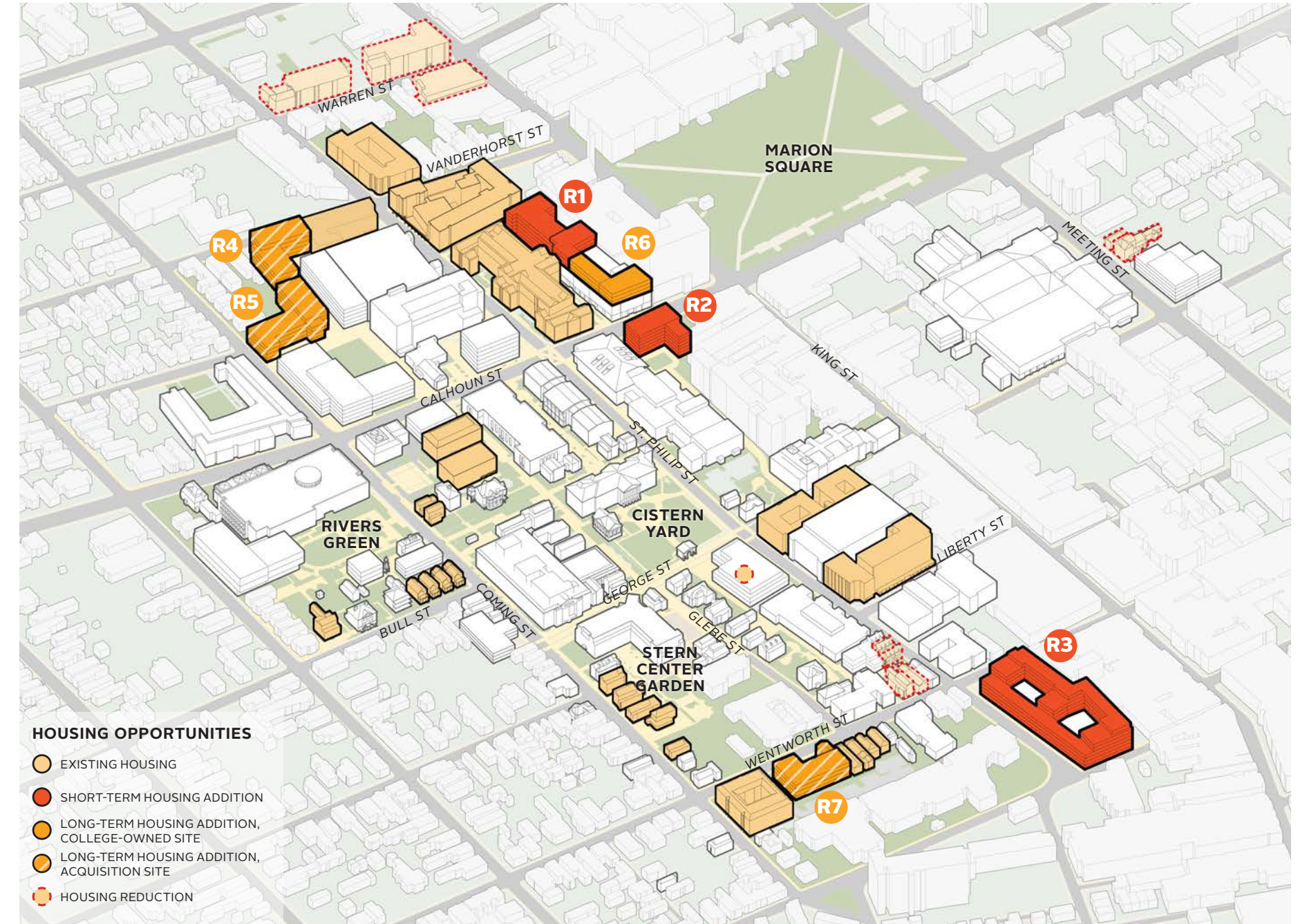
R7 107 Wentworth & Memminger Lot Residence Hall

The 107 Wentworth house is currently unoccupiable due to building systems, flooding, accessibility, and building code issues. The framework plan recommends renovating the existing small historic house and connecting it to and developing the adjacent Memminger parking lot (owned by Memminger Elementary School). It is recommended that the College discusses the heights of the surrounding buildings and requests a variance to match the height of the adjacent McConnell Hall (4 stories). Site capacity = 130 to 160 beds at 4 stories, and parking.

Temporary Housing Reductions

(298 & 300 Meeting Street, Warren Street Apartments, Craig Hall, Riggs Tenements)

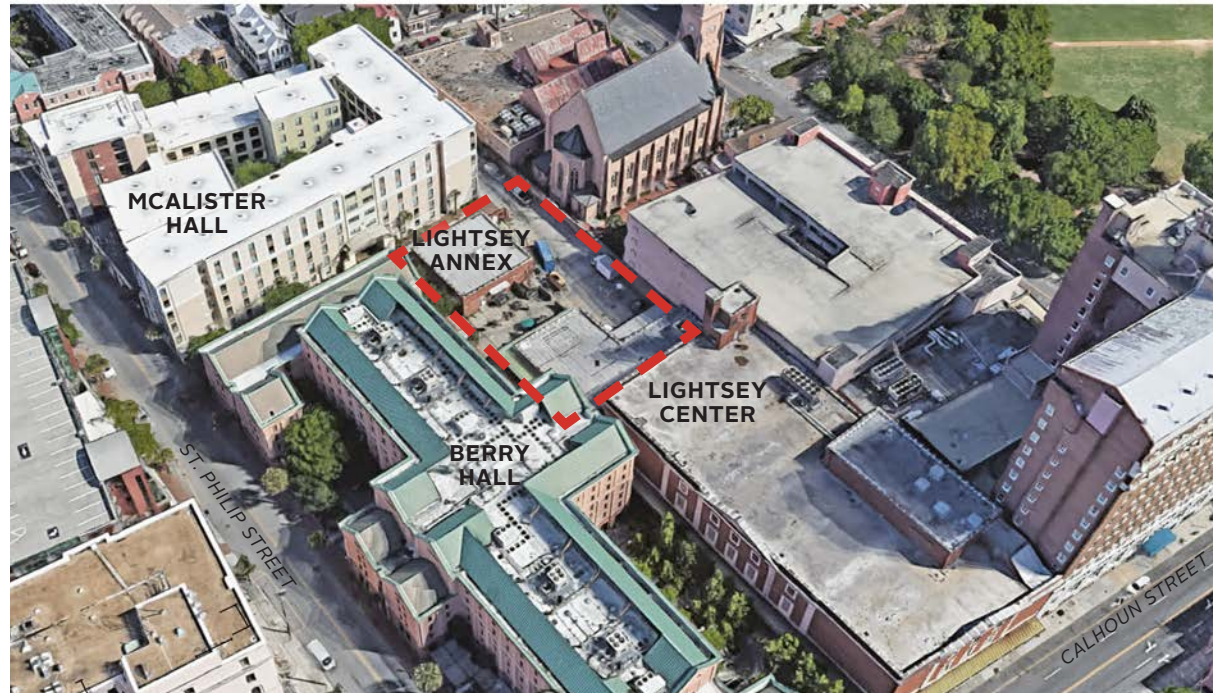
Small historic houses have been a challenge for the College to maintain as student housing given accessibility, flooding, and building code and systems issues. The plan recommends adaptive reuse of the Riggs Tenements to administrative use, disposition of 298 & 300 Meeting Street houses and demolition of Craig Residence Hall, and discontinuing leasing apartments at the Warren Street Apartments. Housing reduction = 933 beds.



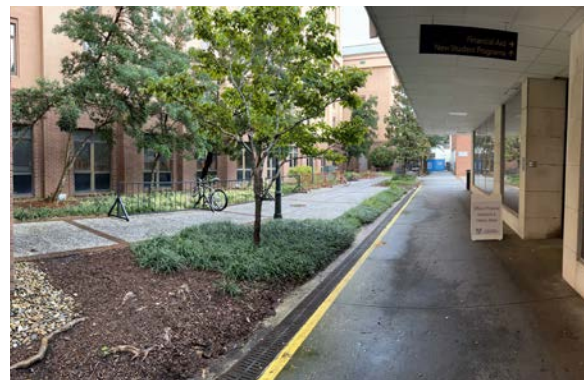
R1 Lightsey Annex Housing

The existing Lightsey Annex is a 3,110 sf one-story building and houses the student services program. It was built in 1953 as the Sears Automotive Department. The last significant renovation was done in 2006, so all major building services need upgrades. The building has no historical significance and does not significantly contribute to the overall campus design and character. The parcel is currently underdeveloped as it is zoned for five stories of built area with an option to add an additional half floor based on architectural merit.

This site is one of the last big College-owned parcels north of Calhoun Street that is suitable for redevelopment and is considered as a priority site. The Campus Framework Plan recommends demolishing the Lightsey Annex structure and the northern one-story wing of the Lightsey Center and developing a five-story (plus half story for architectural merit) student housing building with active ground-floor uses, parking, and enhanced mid-block passageway and open space. Together with Berry Hall, McAlister Hall, City Bistro, and student services in Lightsey Center, this project will create a high-density student housing cluster north of Calhoun Street.



EXISTING SITE AERIAL IMAGE

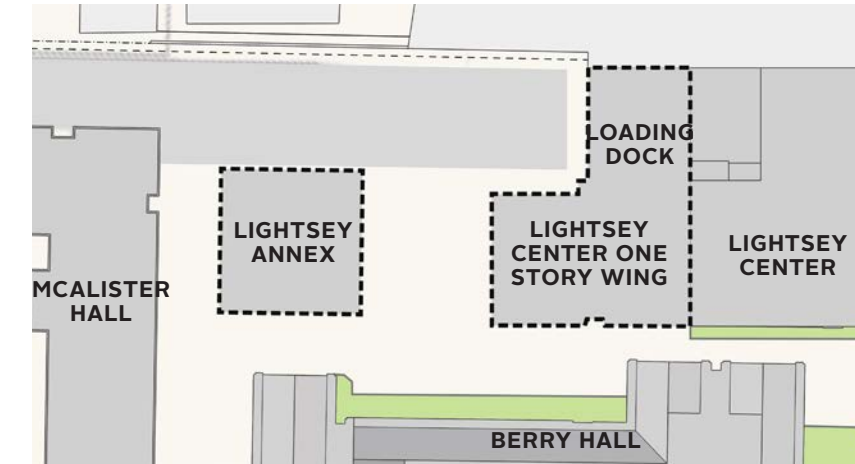


EXISTING ONE-STORY LIGHTSEY WING

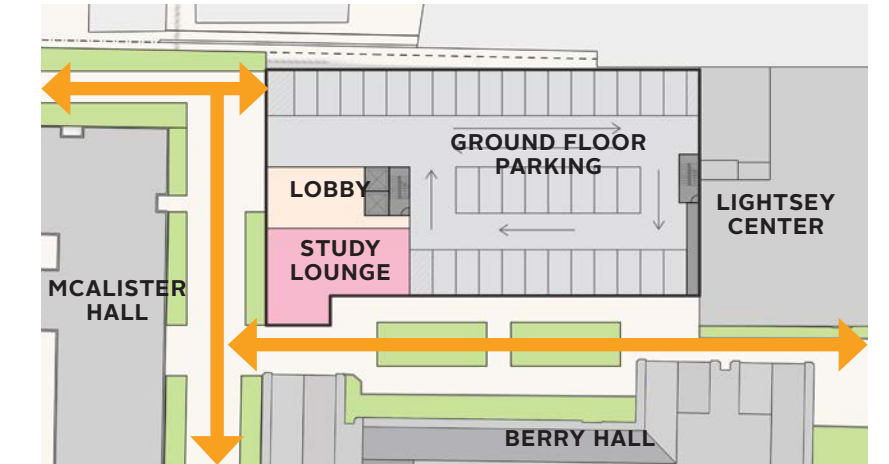


EXISTING LIGHTSEY ANNEX BUILDING

CONCEPTUAL PLANS



EXISTING PRECINCT PLAN



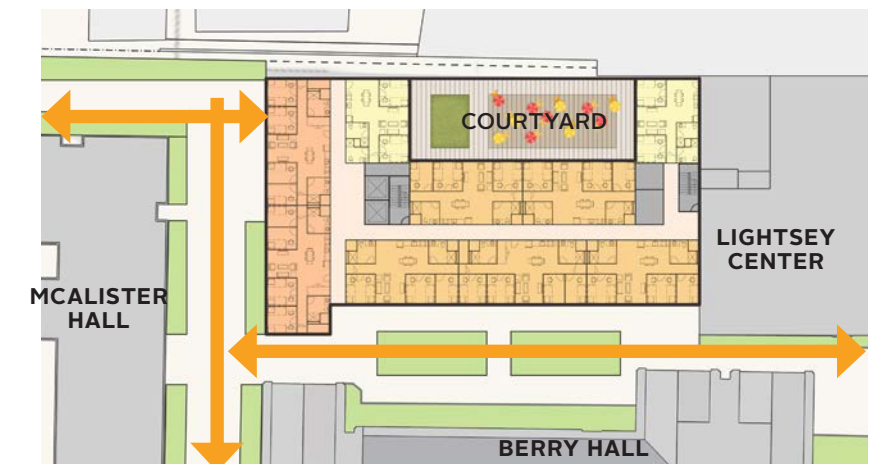
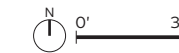
GROUND FLOOR PLAN

Ground Floor:

- Activate McAlister Hall passageway and Lightsey Promenade passageway with active ground floor uses.
- Relate to the proposed ground-floor program planned as part of the Berry Hall renovations.
- Incorporate ground-floor parking spaces that can be accessed using the St. Philips Street serviceway.
- Create an expanded courtyard fronting Berry Hall to create an open space with shade and seating for the residential population.

LEGEND

- 4-BED SUITE
- 5-BED SUITE
- 6-BED SUITE
- COMMON ROOM
- LIGHTSEY PEDESTRIAN PASSAGEWAY



TYPICAL HOUSING FLOOR PLAN

Typical Housing Floor: Mix of four-, five-, and six-bedroom units with access to natural light in all bedrooms and common areas. Incorporate outdoor amenities terrace above ground-floor parking.

R1 Lightsey Annex Housing

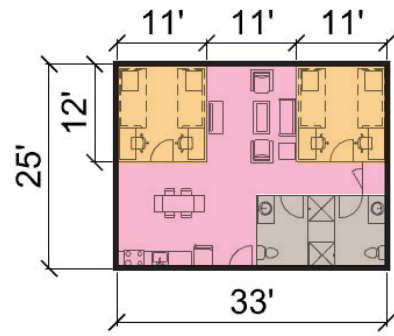
TYPICAL SUITE TYPOLOGY PRINCIPLES

An assessment of the existing typical unit types across the various residence halls on campus highlights the following:

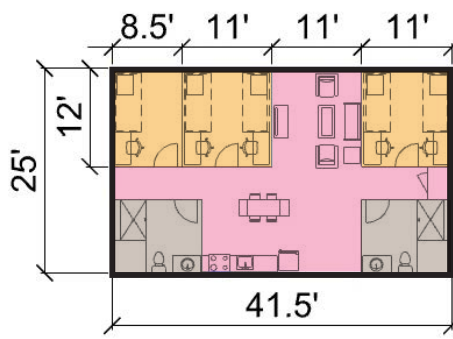
- Four-bedroom, five-bedroom, and six-bedroom suites with two bathrooms, kitchenette, and living area are the most common.
- Most recent renovations have prioritized bigger common areas with access to natural light rather than individual internal bedrooms.
- Most internal bedrooms have access to indirect light through glass doors and transparency.

When thinking about future iterations of the typical suite typology, the Campus Framework Plan proposes the following recommendations for new student housing development as well as renovations.

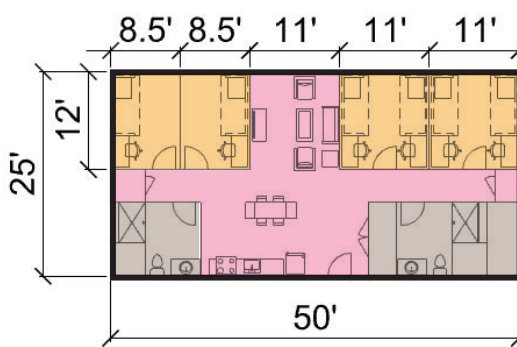
- Access natural light for its significant impact on student health and wellbeing and academic success.
- Prioritize including windows and access to direct natural light for all bedrooms and living rooms.
- Position utility areas and bathrooms on the interior of the units.



4-bed Suite



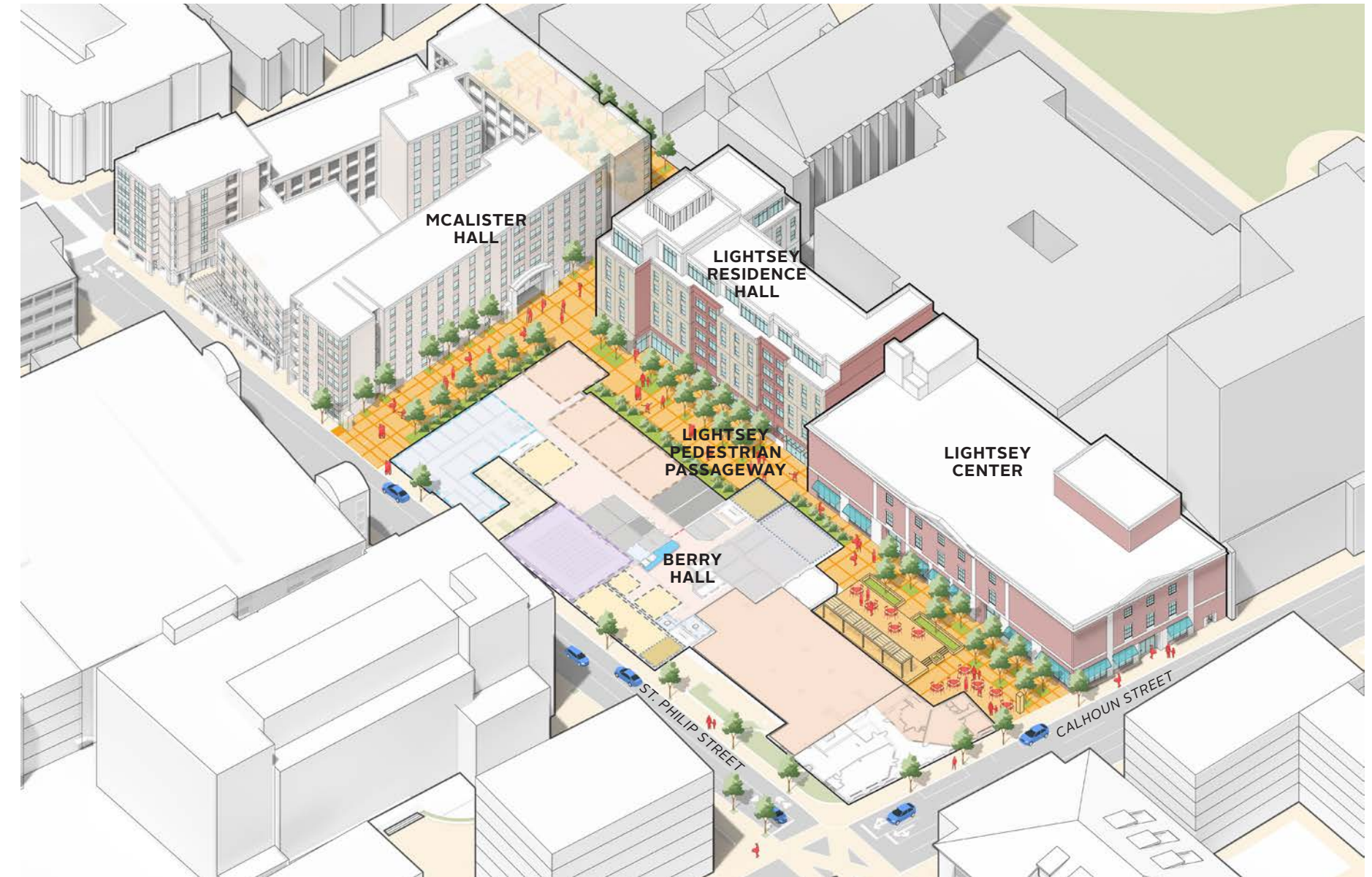
5-bed Suite



6-bed Suite



LIBERTY STREET RESIDENCE HALL



PROPOSED LIGHTSEY RESIDENCE HALL

A new residence hall north of Calhoun Street, the Lightsey Annex Residence Hall provides an additional 230-260 beds activating the redesigned Lightsey Promenade, a vibrant campus open space with ample seating and shaded areas.

R3 Wentworth Housing and Garage

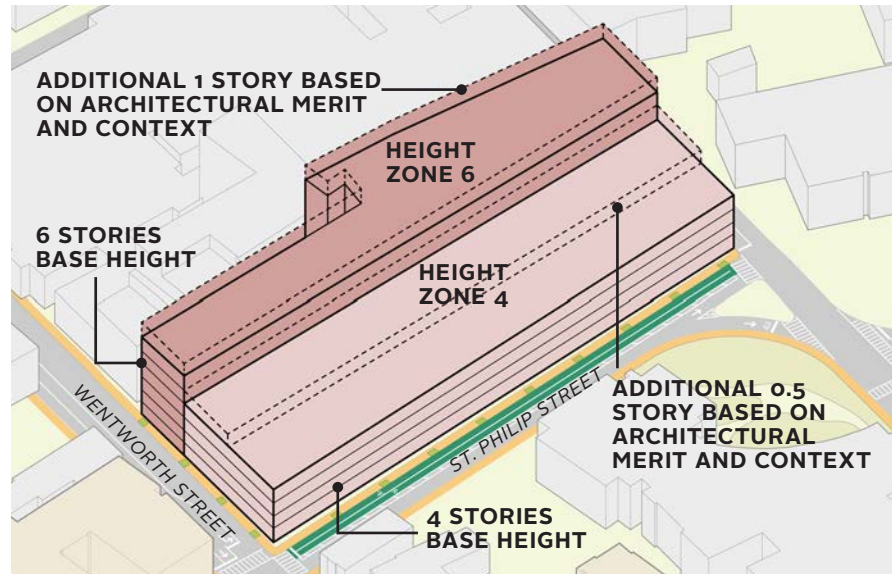
Built in 1984, the existing Wentworth Parking Garage building is a 210,600 sf five-level structure that has 515 parking spaces. The College owns the garage and has a joint operating agreement with the City. Overall, the garage is in poor condition and has major structural deficiencies. In 2021, the garage was decommissioned for further use. The Campus Framework Plan recommends that the existing structure be demolished and replaced by a higher-density building that takes advantage of the zoning envelope.



EXISTING SITE AERIAL IMAGE

ZONING ENVELOPE ANALYSIS

The site currently falls under the General Business district and is split between two height zones: Height Zone 4 and Height Zone 6. Height Zone 4 allows for 4 stories and an additional half story based on architectural merit and context. Height Zone 6 allows for 6 stories and an additional one story based on architectural merit and context. Given the critical location of the site, urban context, and density, it is recommended that the College seeks to get a height waiver and build the entire development under Height Zone 6.



ZONING ENVELOPE ANALYSIS

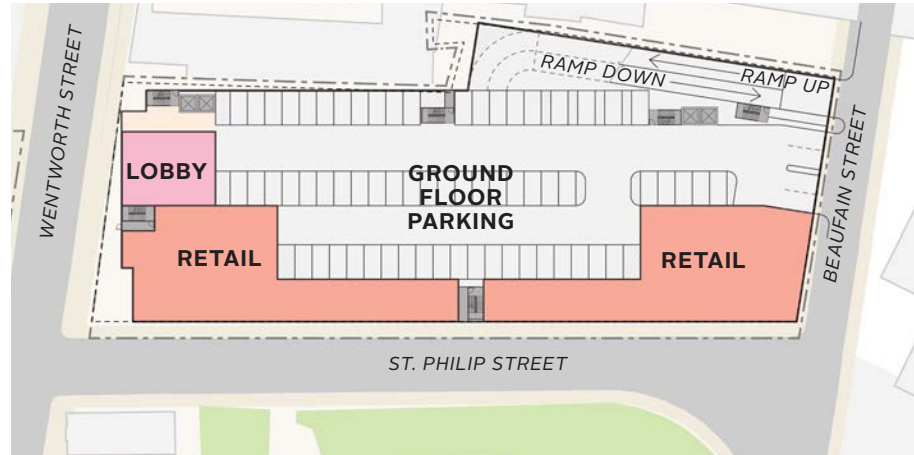


PROPOSED WENTWORTH RESIDENCE HALL

The redevelopment of the Wentworth Garage site as a high-density mixed-use student housing building can yield approximately 350-400 student beds and 200 parking spaces with retail and student amenities.

R3 Wentworth Housing and Garage

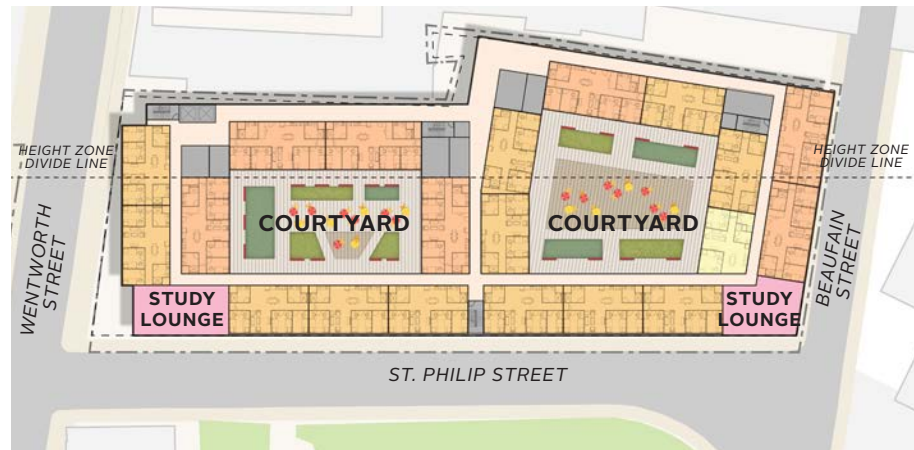
CONCEPTUAL PLANS



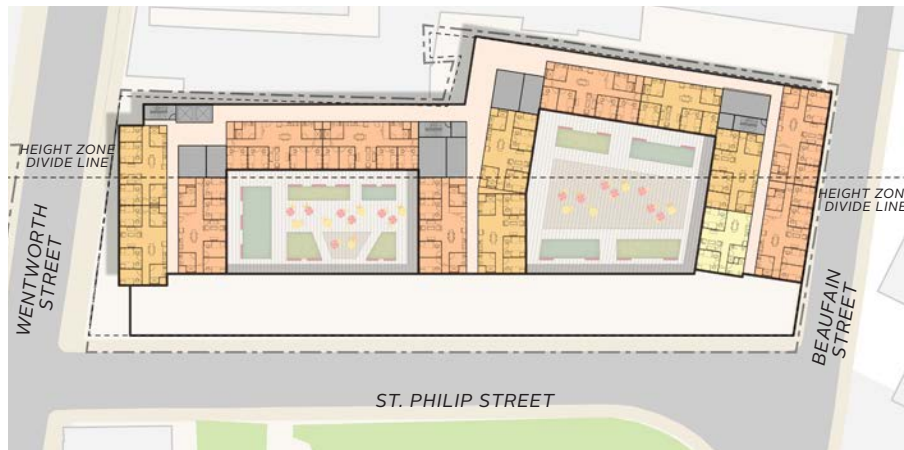
GROUND FLOOR PLAN



PARKING GARAGE PLAN



TYPICAL HOUSING FLOOR PLAN



TYPICAL INTERMEDIATE FLOOR PLAN



EXISTING VIEW

PROPOSED WENTWORTH RESIDENCE HALL

The Wentworth Housing mixed-use development will create a new gateway to campus on St. Philip Street to the south, with ground-floor retail to further integrate the campus within downtown. An upper-floor courtyard and amenities terrace will ensure daylight access to all units and common areas.

ADMINISTRATIVE AND CAMPUS LIFE OPPORTUNITIES

Campus life spaces at the College of Charleston are the backbone of all activities beyond academics and housing and contribute to student and employee success and well-being. Campus life spaces at the College include food and dining spaces, Stern Student Center programs, recreation and athletic facilities, fitness center, health care center, student services, and formal and informal student activity spaces. They are distributed throughout the campus and in the region. Current administrative spaces on campus are distributed across multiple buildings of varying conditions and existing and historic building stock, producing a variety of administrative office sizes and qualities.

The way people work has significantly changed in recent years post-pandemic, making the case for rethinking how the existing administrative space on campus is being utilized and how the College can leverage available space at satellite locations to relieve space pressure on the downtown campus.

The following is a set of goals and drivers that will guide future decision-making on administrative and campus life spaces on campus.

Key Drivers

- 1 Consolidate or co-locate administrative departments where possible.
- 2 Move non-student-facing administrative departments such as Information Technology (IT) and Business Affairs out of the core campus.
- 3 Reconsider on-campus space allocated to staff that are telecommuting more than three days per week.
- 4 Create more hoteling space, co-working space, and flexible office space to support staff that are off-campus, telecommuting, or fully remote.
- 5 Co-locate Student Affairs offices to be more centrally located in the long term.
- 6 Create a one-stop-shop Student Success Hub in a central location on campus that provides access to all student services in one location.
- 7 Create a centralized system for facility scheduling of meeting and conference space across the campus.
- 8 Develop an integrated Health and Wellness Center that combines counseling, wellness, health, and fitness.

Campus life needs identified through the engagement process include a “one-stop shop” for student services, a health and wellness center, student organization spaces, faculty dining space, and space for multi-cultural civic engagement. There is a perception that there is not enough space on campus for administrative units to grow and expand; however, a review of current workspace types, student interface, size, quality, and utilization has revealed:

- Out of all administrative workspace types on campus, eighty percent is devoted to offices. Reconfiguration and right-sizing of existing office space can create opportunities for expansion.
- There are 88,000 sf of non-student facing administrative space on campus which can be relocated out of the core campus. More than 56% of these spaces are concentrated in the BellSouth Building, RSS Building, and Lightsey Center.

The opportunities outlined on the following pages provide options for reconfiguring existing administrative and campus life space, priorities for renovation and adaptive reuse, redevelopment, and new construction.

185,000 sf
Renovated Student-facing Space

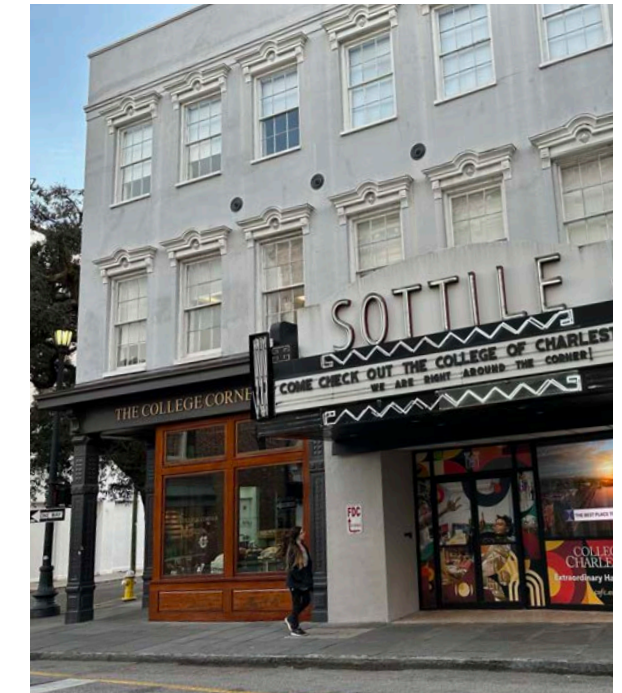
275,200 sf
Existing Administrative Space (Assignable)

16,000 sf
New Student-facing Space

88,000 sf
Relocatable Administrative Space (Assignable)



RSS BUILDING COMMON AREA



SOTTILE THEATRE AND COLLEGE CORNER

C1 Lightsey Center
Renovate the existing building to include a Student Success Hub with a one-stop shop for student services, and reconfigure other programs in the building. The existing building is currently underbuilt and there is an opportunity to maximize the available zoning height by adding three floors of student housing on the top. The residential floors can be connected to the new Lightsey Annex Housing development for access. Site Capacity = 103,000 sf Lightsey Center; 150-160 beds on additional 3 stories.

C2 Health Services Building Redevelopment
The existing Health Center building is underbuilt and not in great condition. The plan recommends redeveloping the site into a new all-inclusive Student Health and Wellness Center which integrates all student health and wellness services under one roof. Site Capacity = 16,800 sf at 3 stories.

C3 Greenhouse Site Redevelopment
The existing greenhouse is not functioning well and is underutilized. The recommendation is to redevelop the site for a future administrative and campus life building. The exact use of the redeveloped site is to be determined in the future based on overall campus needs. The Greenhouse function could be relocated to the roof of Rita Hollings or St. Philip Street garage. Site Capacity: 9,900 sf at 3 stories.

C4 65 Coming Street Redevelopment
Redevelop the existing 65 Coming Street site into a future administrative and campus life building that can be used as a swing space but also used for locating administrative departments. Site Capacity = 11,000 sf at 3 stories.

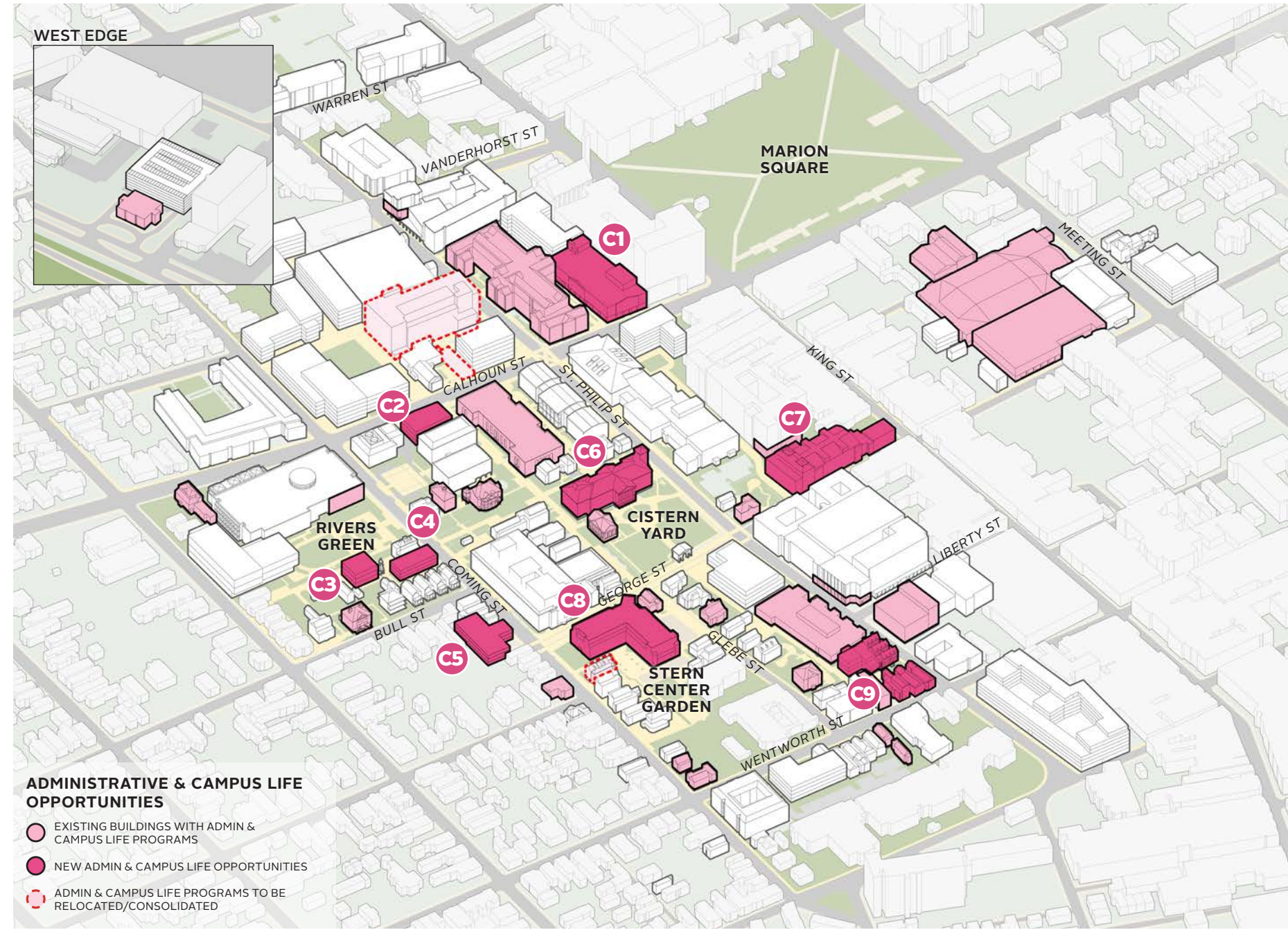
C5 45 Coming Street Redevelopment
Demolish the existing one-story non-historical building and redevelop the site as a three-story administrative building with parking, storage, and facilities program on the ground floor. Connect the new development to the existing historic 55 Coming Street house, making it accessible and code-compliant. Site Capacity for 45 Coming Street = 20,000 sf at 3 stories.

C6 Randolph Hall Renovation
As an alternative to the Lightsey Center, renovate the ground floor of Randolph Hall to create the one-stop shop for Student Services. Given the size of the existing space at Randolph Hall, this would be phase one of the program; it would need to move to a different location to accommodate growth and expansion in the future. Existing capacity of the ground floor of Randolph Hall = 13,880 sf.

C7 Sottile Theatre Box Office & College Corner
Expand the Sottile Theatre box office and lobby area by recapturing space from College Corner and 329 King Street facilities. Site Capacity = 1,400 sf.

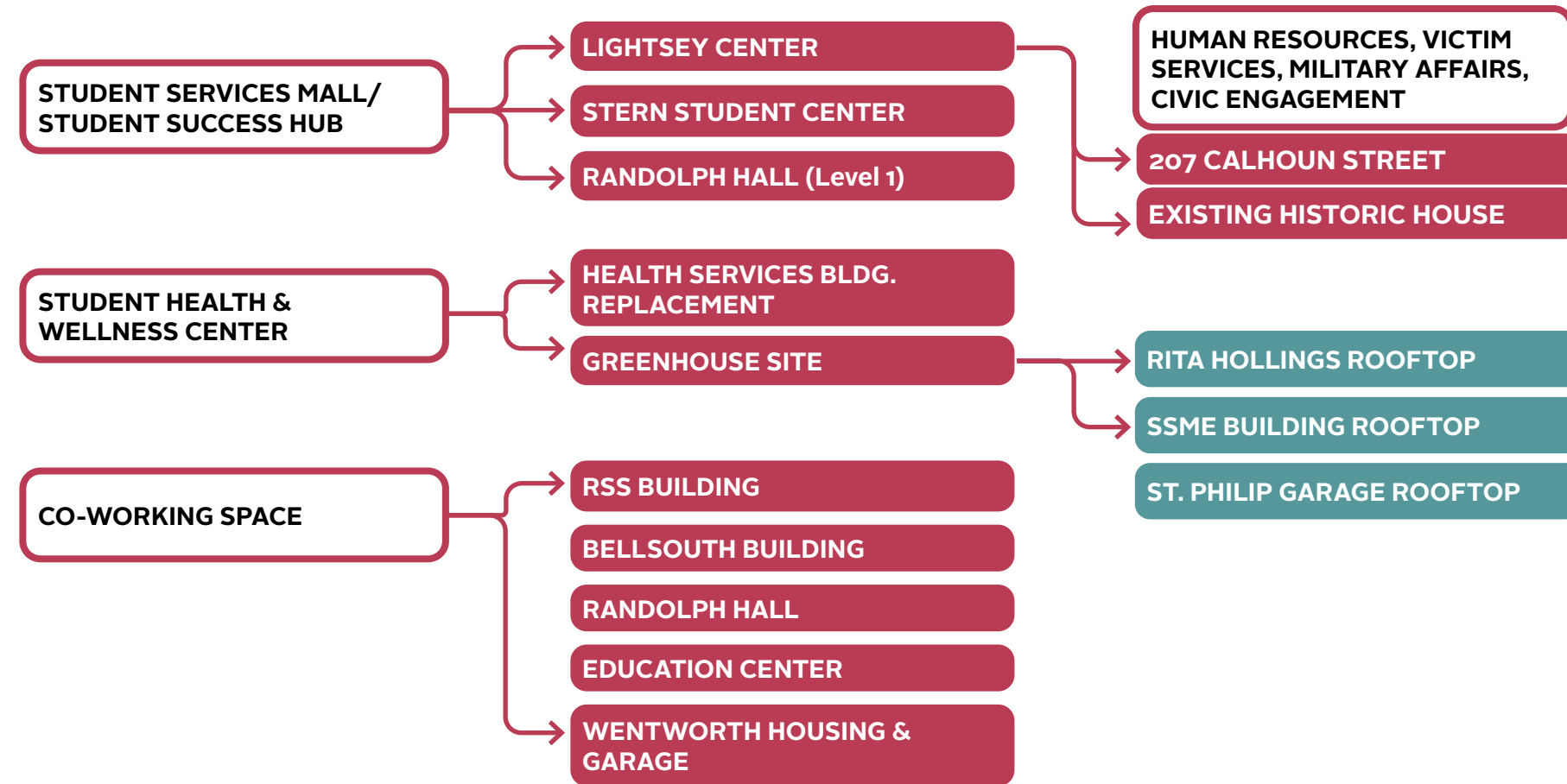
C8 Stern Student Center Renovation
The ground floor of the Stern Student Center is currently being renovated to incorporate the fitness center and expand the lobby and seating areas. There is a desire to locate other student services, catering kitchen, and the Student Success Hub in the Stern Student Center by adding an expansion to the existing building. This requires further study on the impact on outdoor open space and circulation. Expansion Capacity = 5,800 sf at 4 stories.

C9 Riggs Tenements Adaptive Reuse
Renovate the three historic Riggs Tenements houses (15, 17, 19 St. Philip Street) by developing a three-story addition at the back which provides accessibility and code compliance. The renovated space can be used as administrative space or academic classroom space depending on the need. Similarly, 88, 90, and 92 Wentworth Street Riggs Tenements houses can be renovated for administrative and academic use. Site Capacity= 10,500 sf at 3 stories.



WHAT IF SCENARIOS MATRIX

The chart below showcases multiple scenarios for meeting the priority administrative and campus life needs identified in Chapter 1 of this report. Each path has implications on other existing spaces on campus, some of which have been identified below (third column).



* Move non-student-facing programs out of the campus core (IT, Human Resources, Business Affairs, etc.)

* Recommendation to centralize event and conference spaces on campus for improved utilization

Other Opportunities

In addition to the opportunities identified on pages 126 and 127, the following are additional campus life needs and opportunities that are being addressed by the College.

DINING

The Campus Framework Plan recommends following the short-term, mid-term, and long-term recommendations of the 2022 Dining Master Plan by Aramark. A few recommendations from the plan are highlighted below:

- Food policy and physical space updates to all existing food and dining spaces on campus.
- Plan for food truck rotation on campus neighborhood near Stern Student Center.
- Relocate catering kitchen from Craig Hall to elsewhere on campus.
- Incorporate the Grab and Go market on the ground floor of the College Lodge redevelopment.

CONVENING

- Integrate a large flexible and accessible meeting/conference space of 40-to-60-person capacity in a future academic or administrative building.
- Create a large accessible event space with catering space (150–300-person capacity) in the renovation of the BellSouth Building adaptive reuse.

CO-WORKING SPACE

- Currently there are three locations on campus for hoteling space: Beatty Center, Education Center, and School of Sciences, Mathematics, and Engineering.
- There is an opportunity to create additional hoteling and co-working space at RSS Building, Randolph Hall, BellSouth Building, Education Center, Riggs Tenements, ground floor of Wentworth Housing and Garage, and elsewhere.
- It is desirable to have co-working space distributed throughout the campus so as to not burden campus parking and other services.

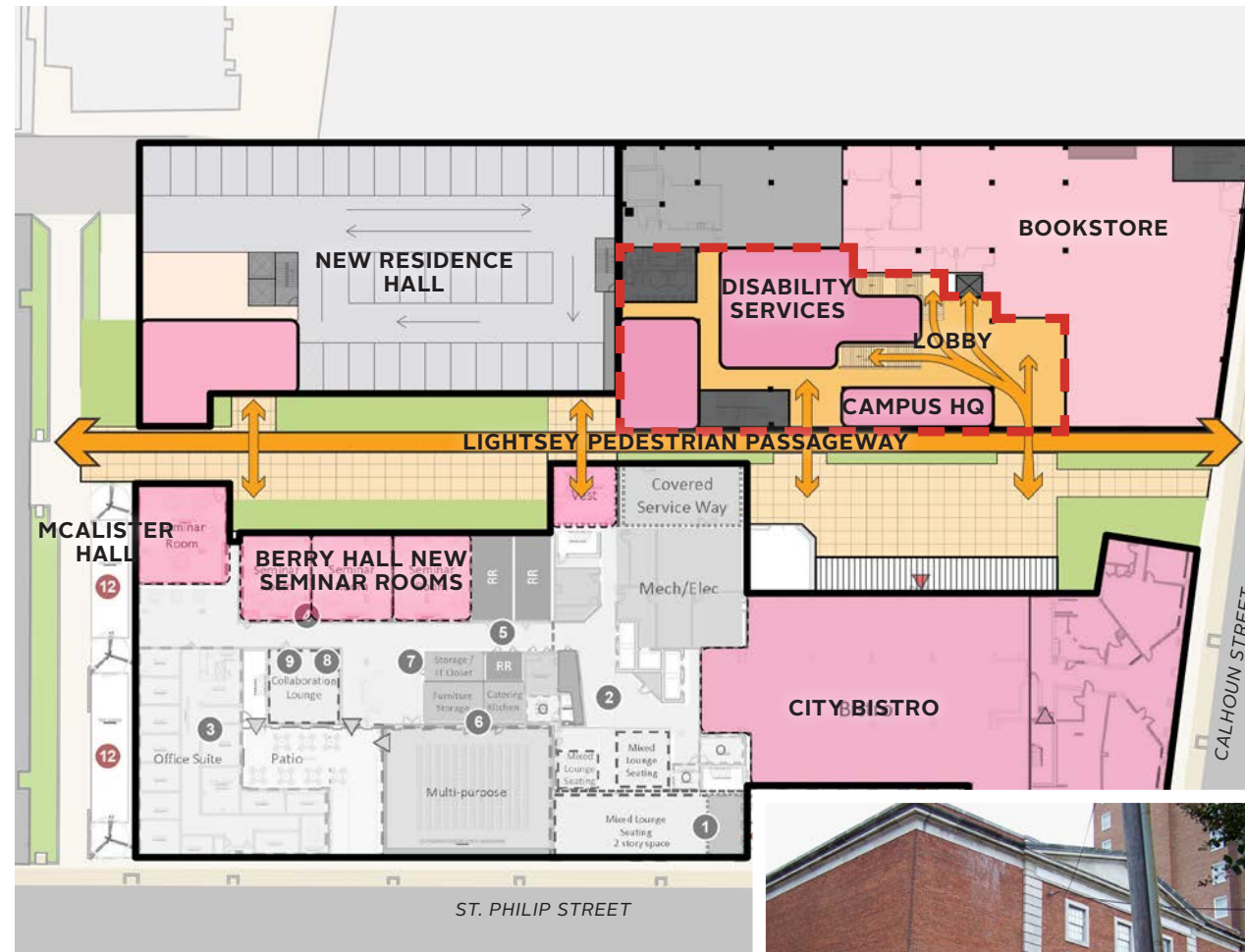
ATHLETICS AND RECREATION

- The George Street Fitness Center will be relocated in a renovated space in the Stern Student Center.
- There is an opportunity to improve and expand existing space in the Johnson Center by reconfiguring the mezzanine level.
- Opportunity in the long term for a small expansion of TD Arena on the GY parking lot.
- See proposed improvements to Silcox Center on pages 109 to 111 for more details about improvements to recreation space.
- For outdoor recreational spaces, see Chapter 5 for detailed recommendations.

R3 Lightsey Center Student Success Hub

Lightsey Center was built in 1953 as a Sears Department Store and is currently home to the College of Charleston's administrative and academic programs: Academic Services, Human Resources, Enrollment Planning, Bookstore, Civic Engagement, Career Center, and Biology Labs and Art Studios. Currently, some of the programs are located in inadequate space, are hidden, and have no capacity for future growth. The outside pathway and main entrance to the building are uninviting and underlit during the after-hours. The existing Bookstore space is working well in its current location.

Engagement with the students, faculty, and staff as part of this process revealed that there is a need for a one-stop shop for student services that are currently distributed throughout the campus. The Campus Framework Plan recommends locating the one-stop-shop Student Services Hub at the ground floor of Lightsey Center with clear wayfinding and direct access. It will complement the growing student residential population in this cluster, City Bistro, and other retail services, as well as provide an organized distribution of programs within the building.

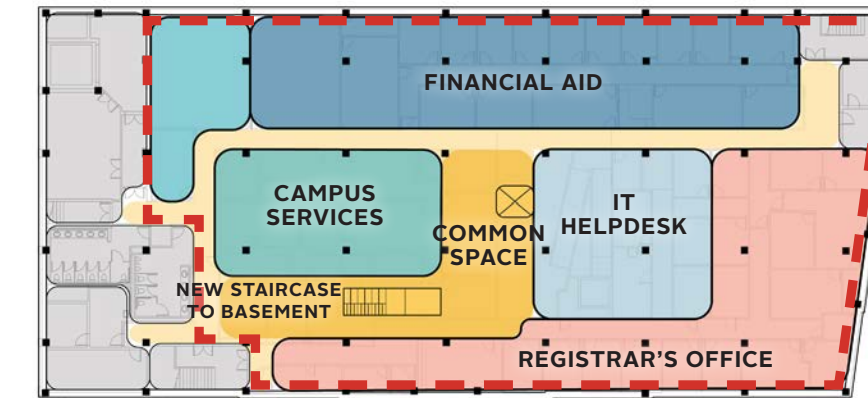


CONCEPT PRECINCT PLAN

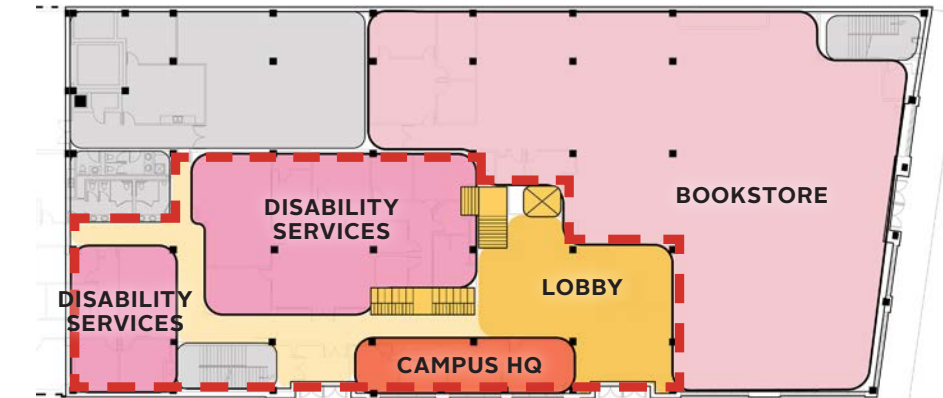


VIEW FROM CALHOUN STREET

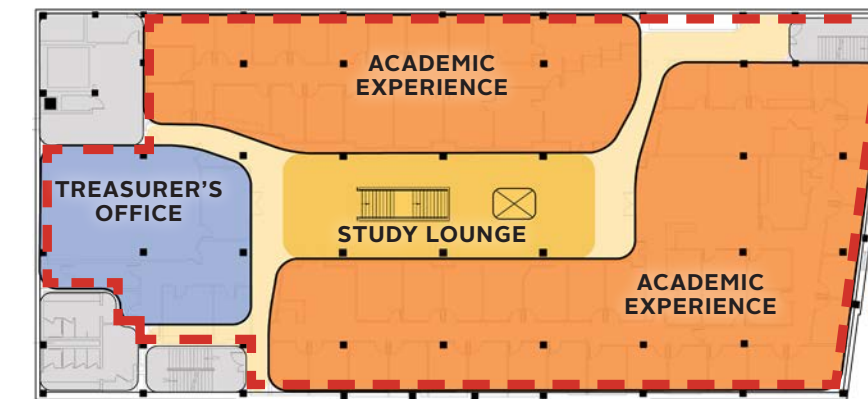
CONCEPTUAL PLANS



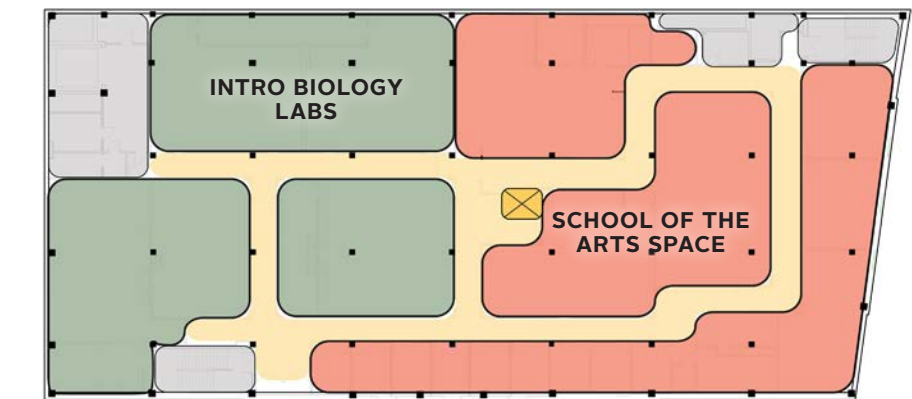
BASEMENT FLOORPLAN: Create an open staircase from ground floor down to the basement and relocate Financial Aid, Registrar's Office, Campus Services (housing, parking, dining, ID card offices), and IT Helpdesk. Move Human Resources and Military Affairs elsewhere on campus.



GROUND FLOOR PLAN: Reconfigure the main entrance into the building and locate the main Student Success Hub one-stop shop with storefront visibility and easy access in the expanded lobby. Relocate Victim Services to its own independent location.



SECOND FLOOR PLAN: Locate the Treasurer's Office and Academic Experience—which includes new student programs, Academic Advising, Academic Performance/Persistence, Peer Education, REACH, Veteran and Military Student Services, and outpost for Center for Student Learning—on second floor. Relocate Civic Engagement and Career Center elsewhere on campus.



THIRD FLOOR PLAN: Temporarily preserve the third-floor space for existing academic use for the School of the Arts (SOTA) and School of Sciences, Mathematics, and Engineering (SSME). Consider relocating the intro Biology labs to Rita Hollings in the long term, repurposing SOTA swing space, and expanding the Student Success Hub on third floor.

R3 Lightsey Center Student Success Hub

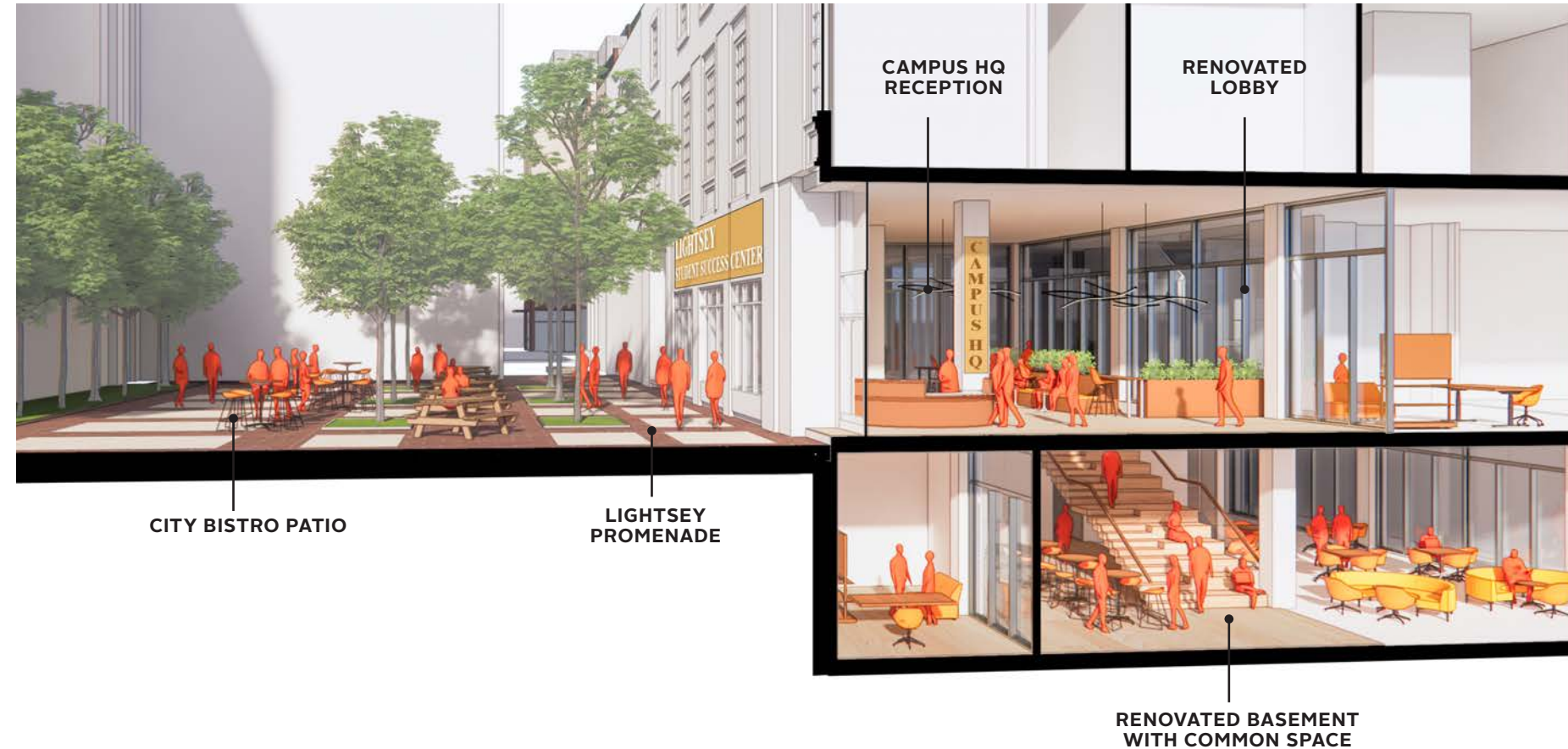
A reconfigured entrance and expanded lobby will make the Student Success Hub accessible and visible to students. An open and inviting stair between the ground floor and basement and second floor helps to create expanded collaboration areas and bring natural light into the spaces.



EXISTING ENTRANCE



EXISTING LOBBY AREA



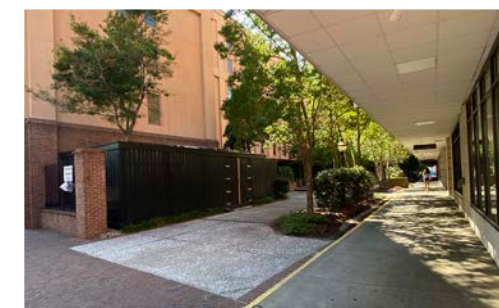
CITY BISTRO PATIO

LIGHTSEY PROMENADE

CAMPUS HQ RECEPTION

RENOVATED LOBBY

RENOVATED BASEMENT WITH COMMON SPACE



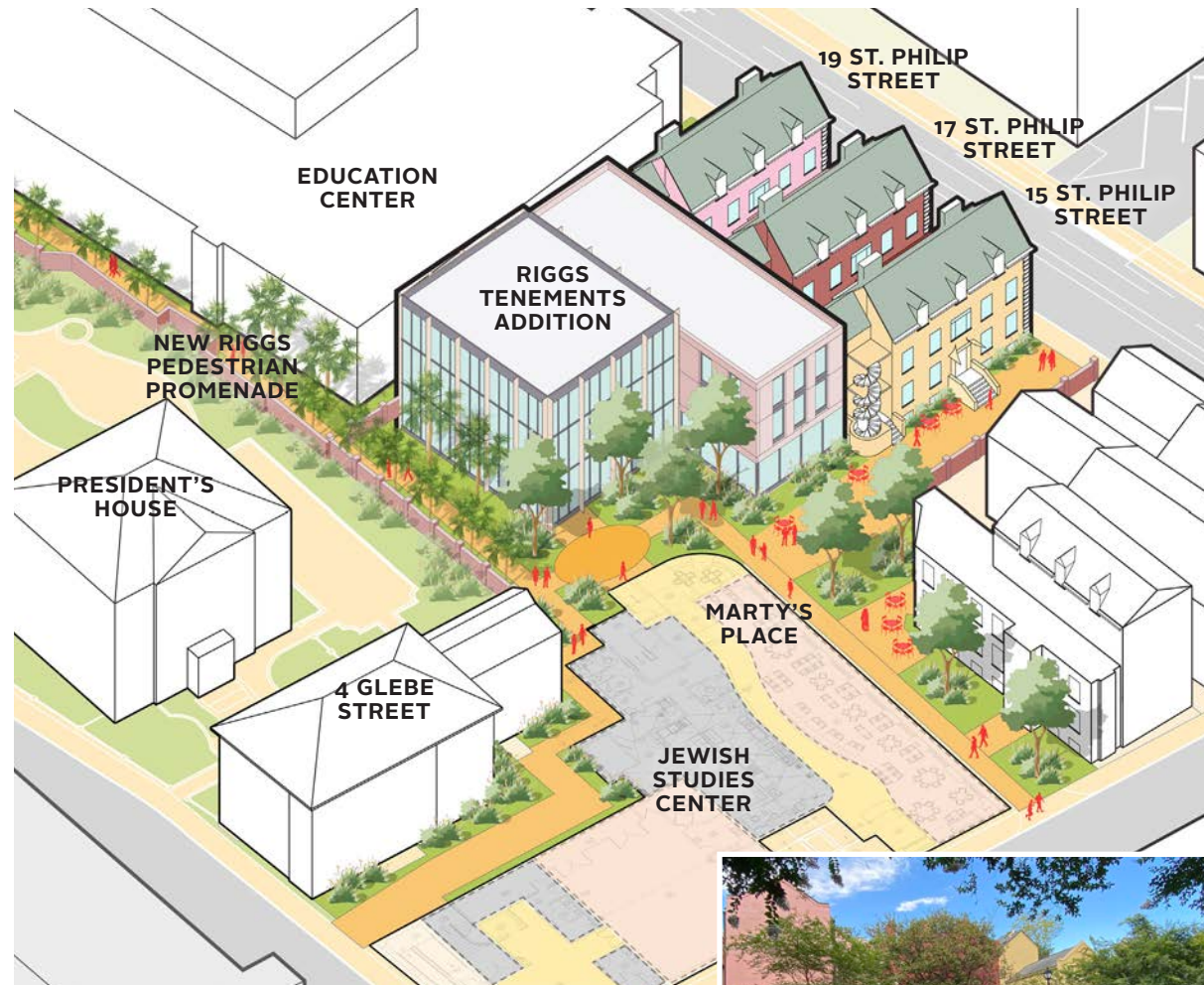
EXISTING VIEW

LIGHTSEY PROMENADE

A new and accessible Student Success Hub on the ground floor of Lightsey Center will provide a one-stop shop for all student services and activate the underutilized building. A newly transformed Lightsey Promenade will provide open space, circulation, and shaded seating areas for the existing and new student residence halls, bookstore, and dining and retail services. Together the Lightsey Center one-stop shop and Lightsey Promenade create a new student life focal point for the College of Charleston north of Calhoun Street.

C1 Riggs Tenements Adaptive Reuse

The Riggs Tenements are three adjacent historic Italianate townhouses, built by John Riggs in 1859, and currently owned by the College of Charleston. The three-story buildings total 3,265 gsf each; are located at 15, 17 and 19 St. Philip Street; and contain student housing, a college sorority/residence, and offices for the Department of Sociology and Anthropology, respectively. The efficient use of the buildings is compromised by the lack of on-grade street access; multiple levels per floor; small, awkwardly proportioned program spaces; and antiquated building systems.



RIGGS TENEMENTS EXPANSION CONCEPT

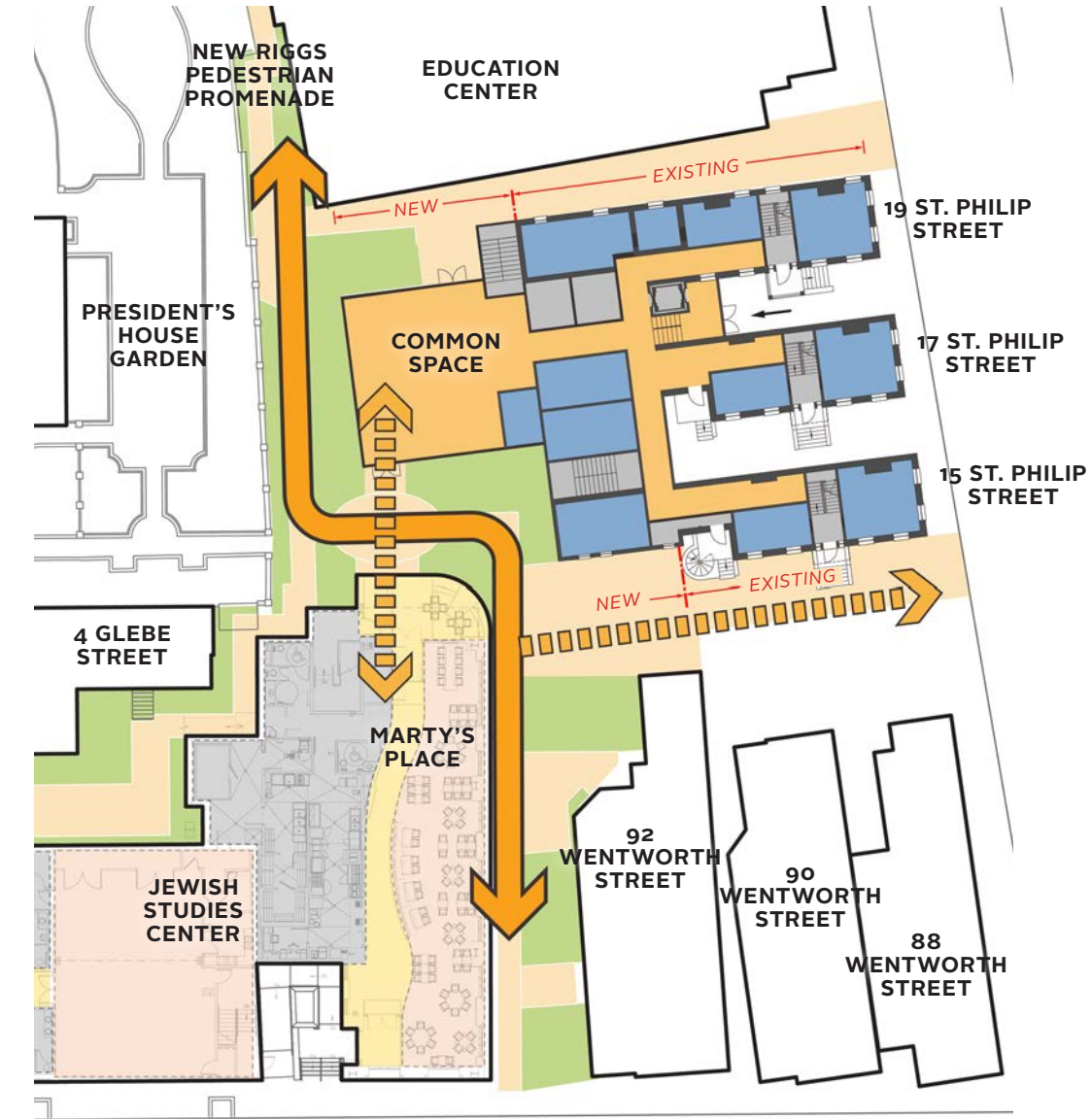


EXISTING VIEW

The Campus Framework Plan proposes combining the three historic houses with an addition in the rear yard of the property, while still retaining the historic scene of the three significant townhouses from St. Philip Street. The rehabilitated structure can provide large meeting and conference rooms, and valuable academic office and support space adjacent to the Thaddeus Street Education Center. It also provides street-level entry vestibule and elevator setback within the alley between 17 and 19 St. Philip Street and consolidates the mechanical system into a single system for the entire complex. The new addition will activate the existing mid-block pedestrian network and create a new pedestrian promenade that connects Cistern Yard and George Street to Marty's Place and Wentworth Street.



TYPICAL INTERMEDIATE FLOOR PLAN



GROUND FLOOR PLAN

LANDSCAPE AND OPEN SPACE FRAMEWORK

The outdoor campus spaces at the College of Charleston are integral to the College experience. The campus feels like a series of Charleston's finest gardens, which are mostly private, all assembled for the enjoyment of the College and the community. The landscape organization and palette of materials firmly ground the campus in the city, yet subtly define the College.

The Landscape Framework identifies several opportunities to enhance campus spaces. Several opportunities are linked to ongoing or potential building additions to the campus, such as the Stern Center Garden, the Innovation Courtyard and the Lightsey Promenade. Other opportunities, associated with upgrades to St. Philip and George Streets, result from changes SCDOT is proposing for city streets. Remaining opportunities, such as the Cistern Yard and Cougar Mall improvements, arise from a desire to better program and activate campus spaces for the College Community.

Key Drivers

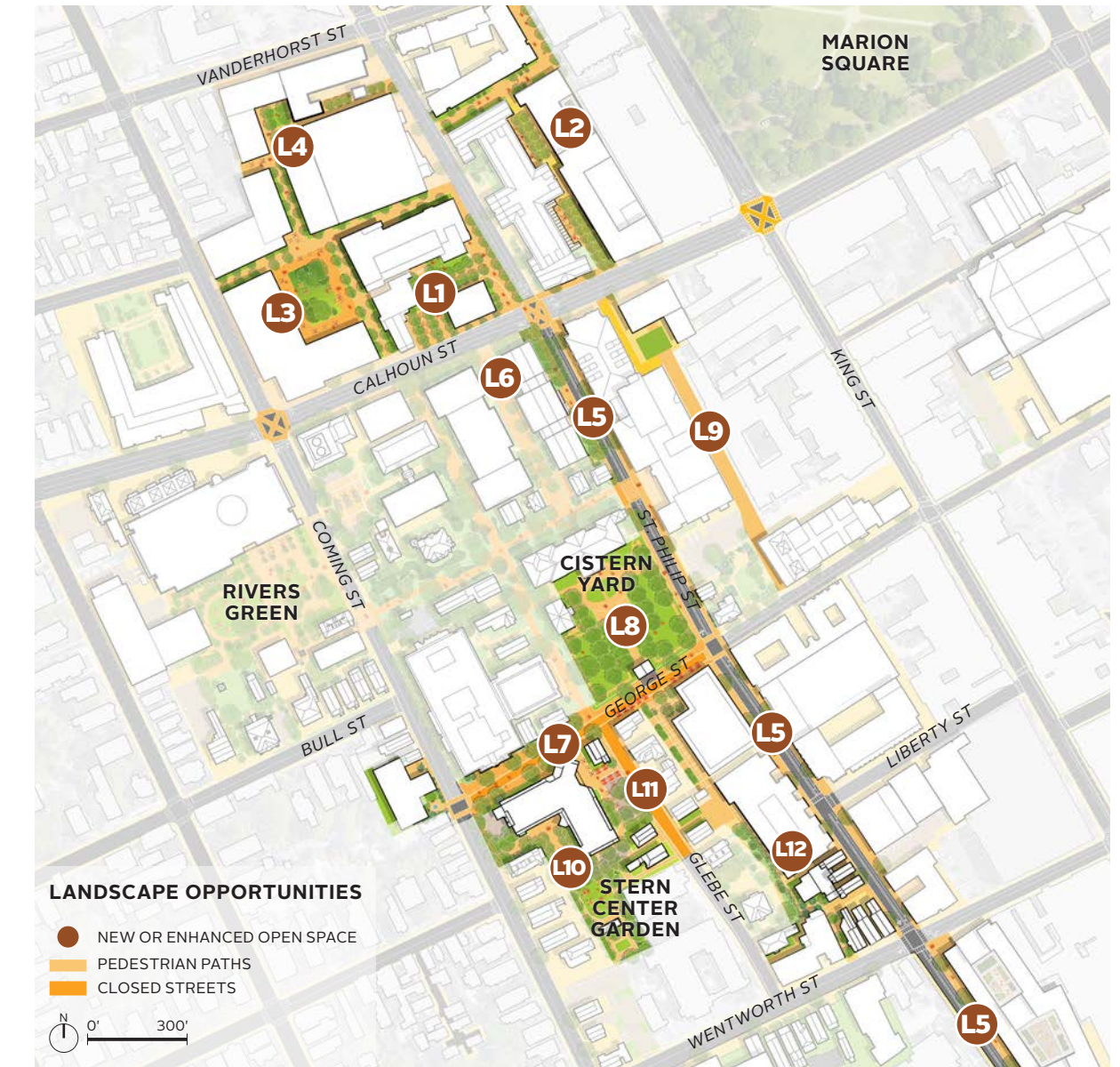
- 1 Respect and enhance the existing campus palette of materials, including plantings, paving, lighting, furnishings, and garden walls.
- 2 Extend and connect campus spaces to provide safe and attractive pedestrian routes throughout the campus.
- 3 Activate campus spaces with programming, new furnishings, and other enhancements so that spaces are inhabited, not just passed through.
- 4 Extend high-quality campus spaces found in the historic core north of Calhoun Street and south of George Street
- 5 Transform disjointed surface parking into functional garden spaces whenever possible. Replace asphalt in retained surface lots with permeable pavers.
- 6 Employ campus spaces to enhance sustainability through stormwater management and microclimate cooling.

The site plan on the right highlights landscape and open space opportunities included in the Campus Framework Plan. They include a variety of open spaces:

- Courtyards
- Mid-block Passageways
- Streetscape Improvements
- Accessibility Improvements
- Open Space Programming & Activation

LANDSCAPE OPPORTUNITIES

- L1 Innovation Courtyard
- L2 Lightsey Promenade
- L3 Calhoun North Courtyard
- L4 Calhoun North Mid-block Passageway
- L5 St. Philip Street Improvements
- L6 Cougar Mall Accessibility Improvements
- L7 George Street Improvements
- L8 Cistern Yard Paving Expansion
- L9 Simons Center Walk
- L10 Stern Student Center Garden
- L11 Glebe Street Improvements
- L12 Riggs Promenade



L10 Stern Student Center Garden

The ongoing renovation of the Stern Center offers the opportunity to renovate the gardens to extend student center activities outside.

- Create an outdoor dining area south of the building, with trees and a new awing for shade. The café will have a strong visual connection to Coming Street.
- Repurpose the sunken theater for stormwater management and add additional capacity under the existing lawn area. Consider the appropriateness of bioswales.
- Replace lawn with artificial turf to provide a flexible space for outdoor games such as ping pong, bocce, spike ball, and shuffleboard.
- Provide movable chairs and tables throughout the gardens.
- Retain trellis and enhance display garden to the south as a quiet space.
- Replace fencing for the four sororities with ornamental garden fences, different for each garden.
- Remove wood fencing around the Campus Housing building at 40 Coming Street, the School of Languages at 11 Glebe Street, and the Department of International Studies at 9 Glebe Street



PROPOSED SITE PLAN

to integrate these historic buildings and activities into the overall campus gardens.

- Relocate HVAC units and transform the area for outdoor games and habitation.
- Along Glebe Street, retain the trees for

shade, remove the planters, rework the building ramp and replace the bricks with decomposed granite gravel to create a flexible outdoor space.



EXISTING VIEW

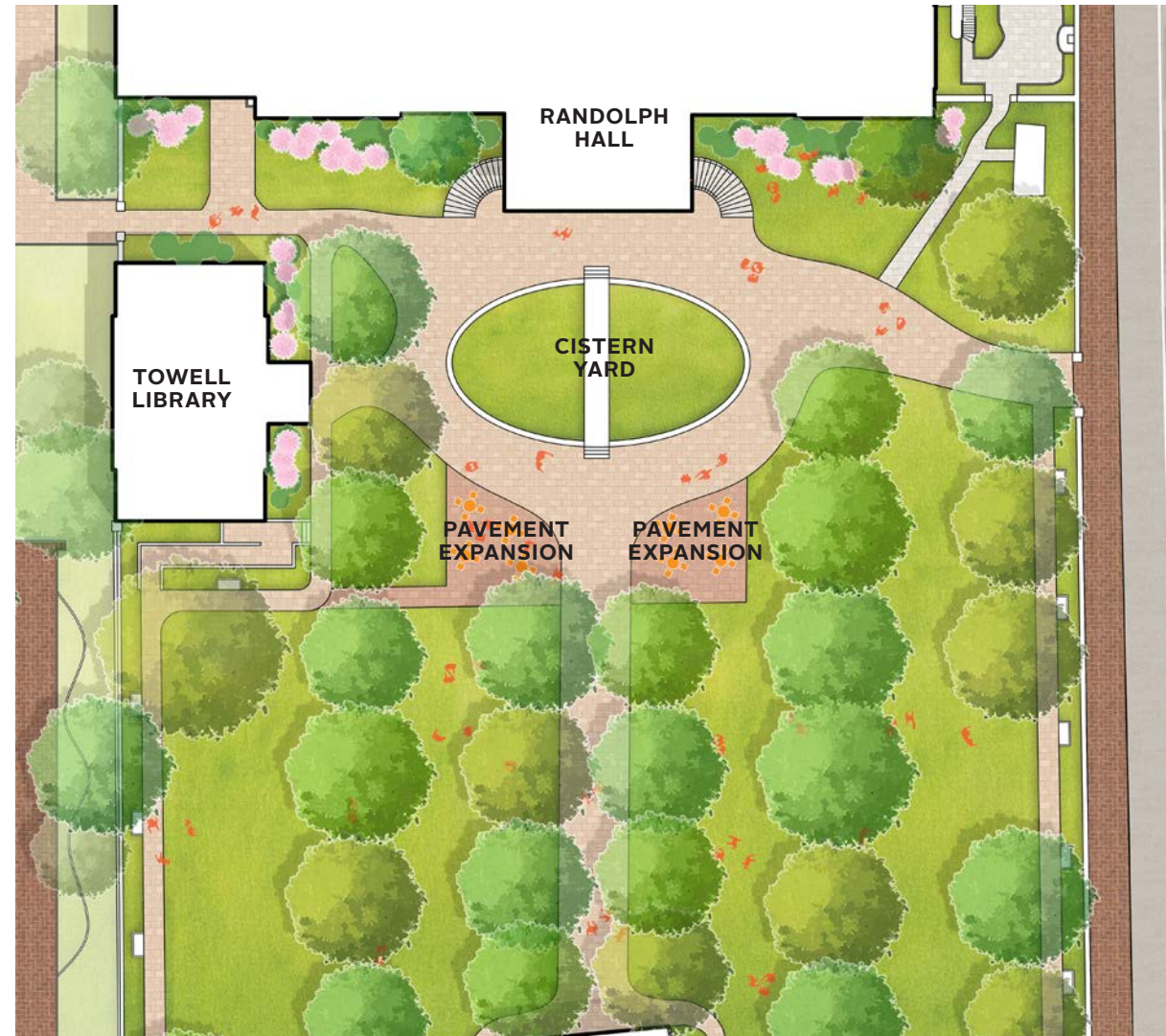
PROPOSED STERN STUDENT CENTER GARDEN RENOVATION

The removal of the existing sunken theater allows the Stern Student Center Garden to be programmed for a variety of outdoor recreational programs such as ping-pong, spike ball, corn-hole, flexible seating, and rainwater harvesting, transforming the garden from a passive open space to a well connected active student hub.

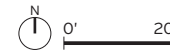
L8 Cistern Yard

The Cistern Yard is the most iconic and historic space on campus. The space received a major renovation within the last ten years.

- Provide minor enhancements to the paving to provide opportunities for movable tables and chairs (not umbrellas).
- Provide better connections to the paths on the outer edges of the space.
- Add selective paving to better protect the turf from desire lines.



PROPOSED SITE PLAN



EXISTING VIEW

PROPOSED CISTERN YARD IMPROVEMENTS

Minor enhancements at the edges of the Cistern Yard help protect the existing turf, expand the pavement and seating capacity, and provide additional circulation to the edges.

L7 George Street

The College has sought permission for many years to close George Street to vehicular traffic. With the changes to St Philip Street, the time has finally come to make this happen.

- Ideally, the entire George Street right-of-way from Coming Street to St. Philip Street is closed to vehicular traffic and dedicated to the College; however, for smoother transition and lesser impact on circulation and access, below is one way of phasing the recommendations:

1. Repave the entire block between Coming Street and St. Philip Street with expanded sidewalks and fixed and removable bollards: Restrict vehicular circulation to one-way vehicular traffic in the direction of Coming Street from St. Philip Street. The block can be closed on weekends and special event days.
2. Partially close George Street: Close vehicular traffic on George Street from St. Philip Street to Glebe Street.

Keep one-way vehicular traffic from Glebe Street to Coming Street to provide access and circulation to non-college users on Glebe Street.

3. Fully close George Street: Close George Street to vehicular traffic for the entire block, converting it into a pedestrian-only space with expanded seating and circulation space and opportunities for events and programming.

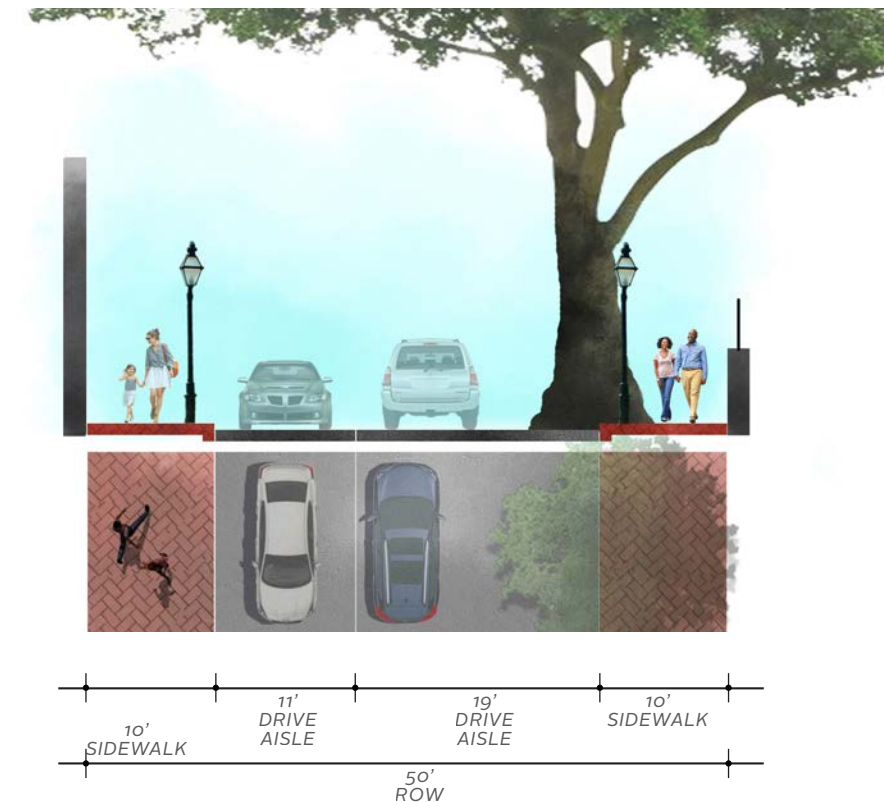


PROPOSED SITE PLAN

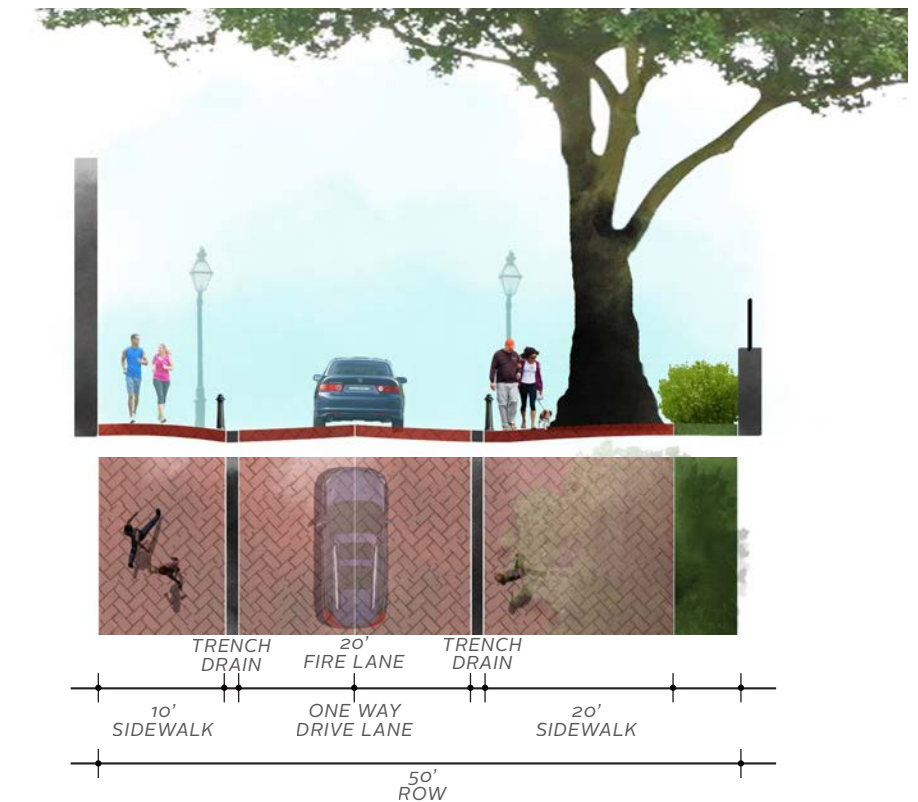
- A 20' wide emergency travel lane will be maintained for the entire block. Removable bollards at Coming Street, Glebe Street, and St. Philip Street will allow for a phased transition of George Street and enable emergency access.
- The entire right-of-way will be paved with pavers, with different pavers for

- the emergency travel lane.
- Fixed bollards will define the 20' emergency lane. The walk to the north is expanded by 6 feet, which enables accessible access around the existing Live Oaks and enables some garden planting along the base of the historic Cistern Yard wall.

- Glebe Street can be paved in a similar manner with removable bollards placed at the southern end of the 9 Glebe Street property. This enables both Glebe and George Streets to be opened for one-way traffic on Sundays to the benefit of the churches on Glebe Street.



EXISTING GEORGE STREET SECTION



PROPOSED GEORGE STREET SECTION



EXISTING VIEW

PROPOSED GEORGE STREET IMPROVEMENTS

A new and improved George Street with curb-less design, expanded sidewalks on the north side, and bollards will provide a safe and accessible pedestrian connection from Cistern Yard to the Admissions Department and other programs. Vehicular traffic in both directions can be preserved in the short term.



PROPOSED GEORGE STREET IMPROVEMENTS

George Street between Coming Street and St. Philip Street can be closed to vehicles on special days for campus programs and activities, extending the four-block pedestrian core on the south side. In the long-term, the street can be fully closed to vehicular traffic from St. Philip Street to Glebe Street, allowing one-way traffic to flow from Glebe Street to Coming Street.

L8 Innovation Courtyard

The potential opportunity to renovate BellSouth with a new entry and atrium on its southern facade presents the opportunity to create a new campus space that will serve the campus community north of Calhoun Street.

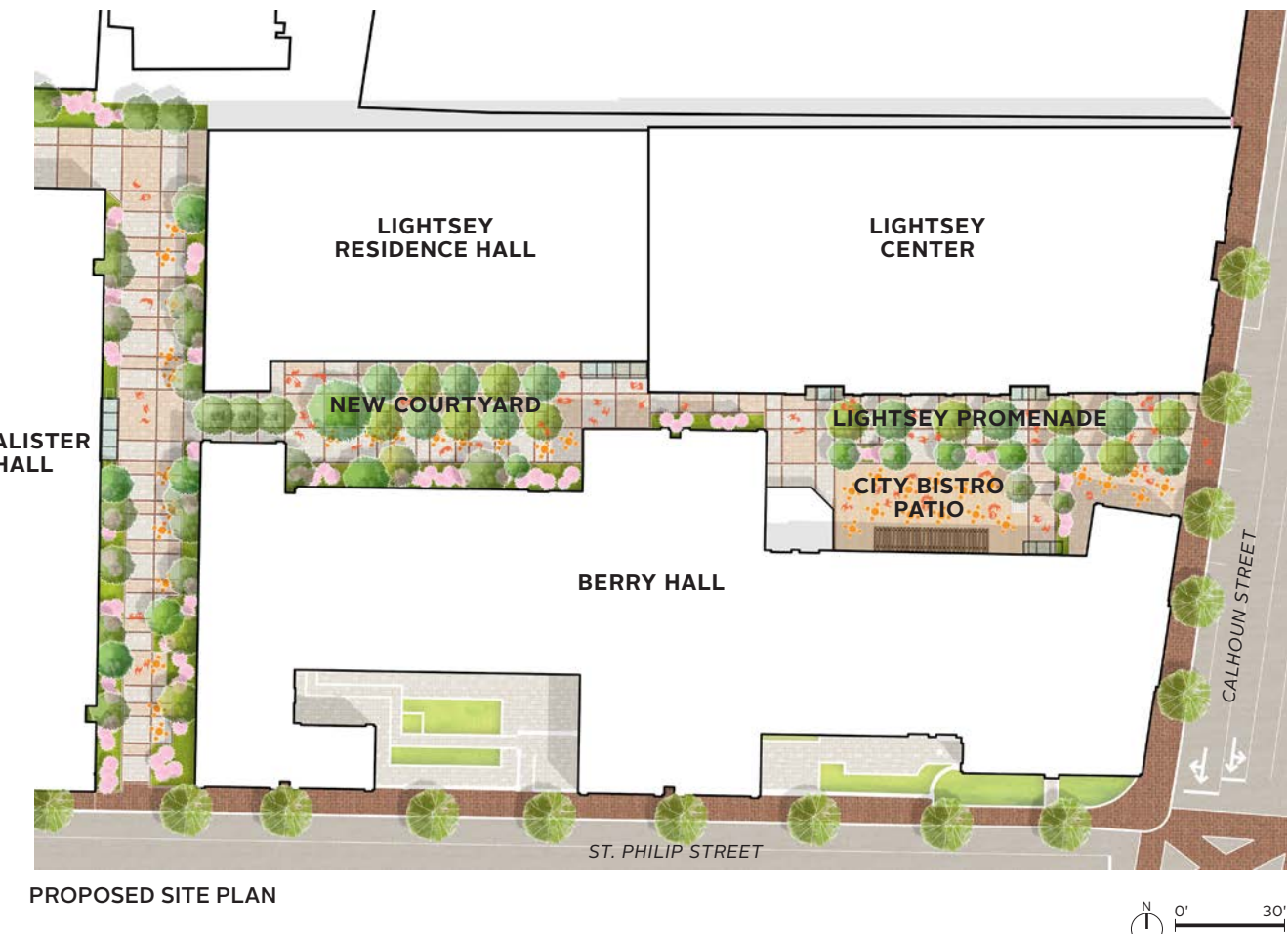
- Respect the campus space traditions and integrate modern design ideas around innovation.
- Provide a window from Calhoun Street to the south facade of the building.
- Theme the space on campus-wide innovation with permeable hardscaped surfaces for student events, exhibitions and demonstrations.
- Create a gateway from the south with new shade trees along St Philip Street.
- Provide a large gathering space with shade and hardscape.
- Provide a raised terrace that extends the new atrium outside.
- Provide refreshment kiosks.
- Utilize Chapel Theatre wall for displays.
- Consider locating an underground stormwater storage chamber for rainwater management.



L2 Lightsey Promenade

The renovation of the Lightsey Center and the addition of new student housing to the north offers the opportunity to enhance the outdoor campus spaces that form the western edge of these two structures.

- Enhance the relationship to Calhoun Street. Relocate the City Bistro refrigerator to widen the opening to Calhoun Street and open views to outdoor café.
- Remove awnings on Lightsey Center and remove fixed planters. Pave the entire space with College brick and provide a grove of shade trees for café and other seating.
- Provide awnings along Calhoun Street and on the eastern facade of Berry Hall.
- For the residence hall space, provide a grove of trees with comfortable and movable furnishings.



Other Landscape Recommendations

As the College and the City of Charleston evolve, opportunities for campus landscapes emerge. Current opportunities revolve around activation and habitation of campus spaces and utilizing campus spaces to enhance overall sustainability.

FURNISHINGS

- Provide movable chairs, tables and umbrellas throughout major campus spaces. Movable furnishings encourage students to not only occupy spaces but to make spaces function uniquely for them.
- Furnishings should be sustainably constructed.
- Consider a pilot program for an important space such as the Cistern or Stern Gardens to test furniture options before making a large investment.



FLEXIBLE SEATING AT COUGAR MALL

PAVING

- The existing palette of brick, bluestone, and granite should remain the dominant paving materials for the campus.
- Pervious paving options should be utilized whenever possible, including decomposed granite, which was first introduced at the Rivers Green. The standard brick pavers and bluestone pavers can be installed with 3/8" joints filled with decomposed granite so that they become pervious.



BRICK PAVING ON COLLEGE PARCELS

PLANTINGS

- The planting palette on campus reflects historic Charleston garden traditions and should be utilized for new campus spaces.
- Consider reconstituting the campus botanical garden complete with the small labels that once identified campus plants.
- Introduce and identify native plants that strengthen campus sustainability.
- Harvest rainwater for irrigation.
- Maintain planting materials to assure a feeling of safety for pedestrians.
- Plant trees where appropriate to provide shade and assist in sustainability.



PLANTINGS AND TREE CANOPY

SIGNAGE

- Expand the existing signage vocabulary to include buildings and perhaps campus spaces in a tasteful and understated way.

ACCESSIBILITY

- All campus spaces and buildings must be accessible. Critically, the entrance to Cougar Plaza from Calhoun must be accessible.
- Surpass the minimum standards whenever possible and integrate accessibility into the main circulation routes.



NON-ACCESSIBLE CAMPUS SPACES

LIGHTING

- The pedestrian fixture that dominates on the campus should remain. All fixtures should transition to LED.
- Consider increasing landscape lighting and building accent lighting with concealed fixtures in the Charleston tradition.



CAMPUS LIGHTING POLES

MOBILITY AND PARKING

The College of Charleston's transportation system will serve the education, research, sustainability, and community objectives of the College by conveniently connecting people and goods moving by all modes to, from, across, through, and between all College of Charleston properties. Users who experience the transportation system will find accessing the campus safe, easy, intuitive, reliable, and convenient.

The campus street network consists of streets owned by the South Carolina Department of Transportation (SCDOT) and the City of Charleston. SCDOT owns and maintains the major roadways that provide regional access to the campus (St. Philip Street, Calhoun Street, Coming Street, George Street), while the minor streets that provide access to and through the campus are owned by the City (Vanderhorst Street, Glebe Street, Liberty Street). Many of the intersections on campus are signalized and controlled by the City of Charleston. All the signalized intersections on campus include amenities for pedestrians. Nearly all the streets around campus carry public transit vehicles and bicycles as well as personal vehicles.

Key Drivers

- 1 Parking supply is limited for students, faculty, staff and opportunities for expansion is limited.
- 2 The constraints of the historic peninsula limit opportunities for network connectivity and expansion of multi-modal roadways.
- 3 Roadways need to be right-sized in order to accommodate all modes of mobility.
- 4 Pathways and sidewalks need to be connected through logical locations and expanded to improve connectivity and quality of mobility choice for users.
- 5 Facilitate safe and efficient multimodal access to, from, and through the campus with an emphasis on maintaining mobility and minimizing conflicts between modes.
- 6 Work collectively in partnership with SCDOT and the City of Charleston to implement a cohesive transportation system that run through and adjacent to campus.
- 7 Maximize parking opportunities when developing new or renovating campus facilities.
- 8 Coordinate pedestrian and vehicular systems with those developed by SCDOT and the City of Charleston.
- 9 Reinforce transportation options through infrastructure investment to support pedestrians, bicyclists, and transit.
- 10 Reinforce transportation options through programs and policies that support sustainability and alternative transportation.
- 11 Use innovative parking management and policies to reduce demand and improve operations.

Overview of Key Issues

Recommendations of various scales are made within each section, many identified as pivotal strategies, projects, or services. Some of the most significant strategies, projects, or services include the following:

- Parking at the College of Charleston is unlike at a traditional campus, thanks to urban, historic, narrow streets and limited parcel sizes and lots scaled to a bygone century. Because of the uniqueness of the College and its contextual assets, the approach to parking management requires a flexible approach with a focus on lot size and availability that many colleges would find puzzling. As such, parking on campus is unique, and the College's approach to maintaining parking for all users continuously evolves.
- Parking remains an expensive asset to build and maintain for colleges and universities. Parking and mobility management in today's world involves building the right amount of parking, in the right locations, and in a way that complements good land-use policy, urban and building design, and incentivizing and integrating the uses of non-single-occupant automobile modes.

- Establishing a network of on-street and off-street facilities is integral to moving students, faculty, and staff safely on campus, to adjacent campus locations, and into the City of Charleston. As the College of Charleston invests in buildings and properties, connectivity between facilities will be key for efficient mobility.
- Street Ownership. The College of Charleston does not own or maintain any roadways adjacent to the campus. As such, key decisions are made at times outside the purview of the College. Partnerships with permitting

- agencies will be key to establishing a strong mobility network.
- While members of the campus community move through the campus by walking and biking or through transit, there is still a disproportional amount using single-occupancy vehicles. The 2020 commuter survey noted that 46% of students and 72% of faculty and staff drive alone to campus. Improving walkways and bikeways so there are improved connections and intersection crossings would allow people better options for mobility.



BIKING ON CAMPUS



PEDESTRIAN PATHWAYS AND CIRCULATION

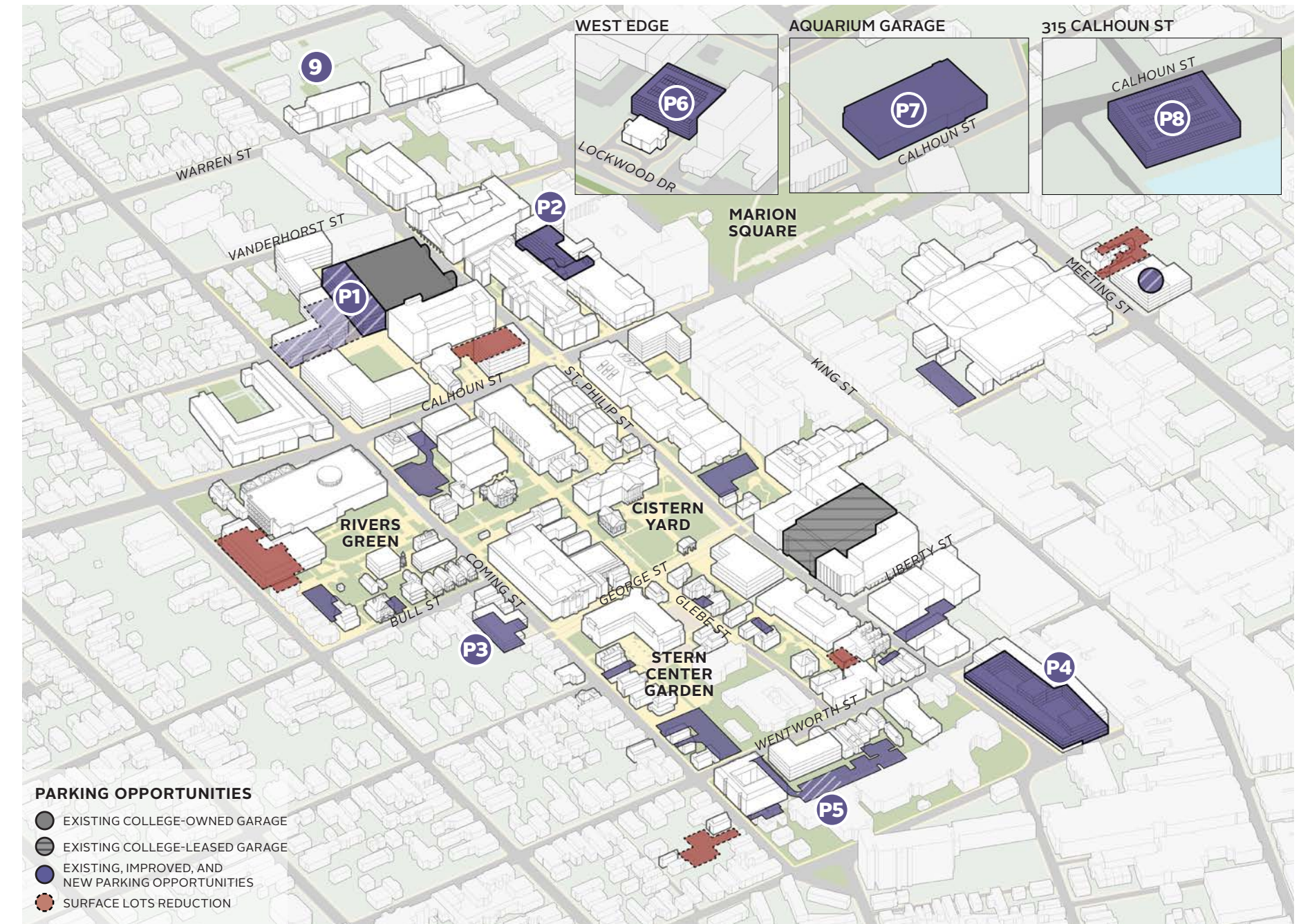
Parking Opportunities

Parking and transit will become key and interconnected elements at the College of Charleston in the coming decade and throughout the life of this framework plan. The current amount of core campus parking is limited with few options for significant expansions. New facilities will be added over the life of this plan, and additional parking will be a key element for those projects.

To address campus growth and the loss of parking through the previous decades, the College of Charleston must have a strategy to address future parking and mobility needs, as the two are symbiotic in their relationship. Minimal space is available for parking in the core campus, so significant parking enhancements will be farther from the core. As a result, enhanced mobility through bike and transit facilities will be needed to connect new parking with the core of campus.

- P1 St. Philip Garage Expansion**
The expansion of the existing St. Philip Street garage would provide for additional structured parking with minimal infrastructure investment adjacent to the current facility. An expansion at this location maintains access points currently off St. Philip Street and could also provide a connection to Coming Street. Capacity = approximately 200 spaces (in addition to existing spaces).
- P2 Lightsey Residence Hall**
The redevelopment of the Lightsey Center Annex could provide for additional parking on the ground floor with access to the deck through St. Philip Street. Partnership with the City and St. Matthews Lutheran Church should be sought for development of the parking facility. Capacity = 35 spaces on the ground floor.
- P3 45 Coming Street**
Redevelopment of this site can incorporate existing parking and storage for the facilities management group as well as additional parking for the campus community. Parking should be coordinated with the future building program and be located on the ground floor for easy access by the facilities team. Capacity = 29 spaces.
- P4 Wentworth Residence Hall**
There is an opportunity to provide structured parking as part of the redevelopment of the site. It can incorporate multiple levels of parking integrated with the building or standing alone, as well as rainwater harvesting and stormwater storage. Capacity = approximately 200-300 spaces.

- P5 107 Wentworth & Memminger Lot Surface Parking**
The redevelopment of the Memminger Elementary School surface lot and open space and renovation of 107 Wentworth Street historic house can maintain a bank of surface parking at the back. Additional parking could be provided in the form of tuck-under parking on the ground floor if desired. Capacity = 25 spaces.
- P6 176 Lockwood Drive/West Edge Surface Parking Redevelopment**
The existing surface lot associated with 176 Lockwood Drive/West Edge could be reconfigured to provide for a new parking deck with 85-100 spaces per level. Given the distance from the school, this lot would primarily be for remote parking and park-and-ride users.
- P7 Aquarium Garage Expansion**
The current Aquarium Parking garage (owned and operated by City of Charleston) has over 1,093 spaces available to the public with 200 spaces currently allocated for the College. The current garage can be expanded to add an additional 50 spaces per level.
- P8 315 Calhoun Street Lot**
The lot at 315 Calhoun Street has an opportunity to provide a shared regional parking facility in partnership with MUSC, the VA, the College of Charleston, and the City. The location is accessible to all parties and will have future transit connectivity. Capacity = more than 100 spaces.



Parking Management and Permitting Opportunities

With changes in the parking and mobility landscape coming for the College of Charleston and the City, as well with the impending implementation of the Bus Rapid Transit System by BCDCOG, parking management is not just about parking anymore. Rather it is about the intersection between parking supply, demand management, and mobility. Consideration for proximity is a key factor that also affects users of a parking system as they make decisions. Soon, decisions to improve parking will solely be based around capacity enhancements.

The College of Charleston has a history of treating parking as an entitlement available to employees rather than a valuable resource that must be managed for the greatest, campus-wide good. As such, the College does not currently price its parking in a way to effectively influence demand or the use of other modes. This history makes conversations about parking management overly personal and complicates efforts to manage parking supply to meet broader, important goals to the College such as

relations with the City of Charleston's Climate Action Plan. Ongoing planning efforts and outreach should communicate the College of Charleston's commitment to a multimodal transportation system that serves all members of the campus community in a way consistent with the College's goals. College-owned fleet vehicles and "holds" for special events place additional demands on the College of Charleston's parking system.

OVERHAUL PARKING PERMIT MODEL

The College of Charleston's current parking permit model is working but could be enhanced to allow for better utilization of spaces currently available. New technologies can be used to implement demand-responsive parking pricing and permit models. Peer institutions have experimented with converting some of their lots to "pay as you go" models where, rather than semester or monthly permits, users pay for parking only on days that they drive to campus. These types of systems avoid users viewing their parking permits as sunk costs that they must recoup. In the interim, shifting to a simplified, distance-based model where different lots or tiers of lots carry a certain permit price based on their demand level could improve.

PRIORITIZE CARPOOL & ELECTRIC VEHICLE PARKING SPACES

Preferential parking should be provided to encourage College of Charleston students, faculty, and staff to use transportation modes that take up less space and reduce GHG emissions. These parking spaces should be located such that they are the most desirable in lots and garages. Enough of these spaces should be provided so that one is always available to encourage users to switch to these transportation modes. Electric vehicle parking spaces require expanded electric vehicle charging infrastructure in the College of Charleston's parking facilities, including necessary underground utility expansion. The College should develop an electrification strategy to identify the best path forward for providing both commuter and fleet electric vehicle charging stations.

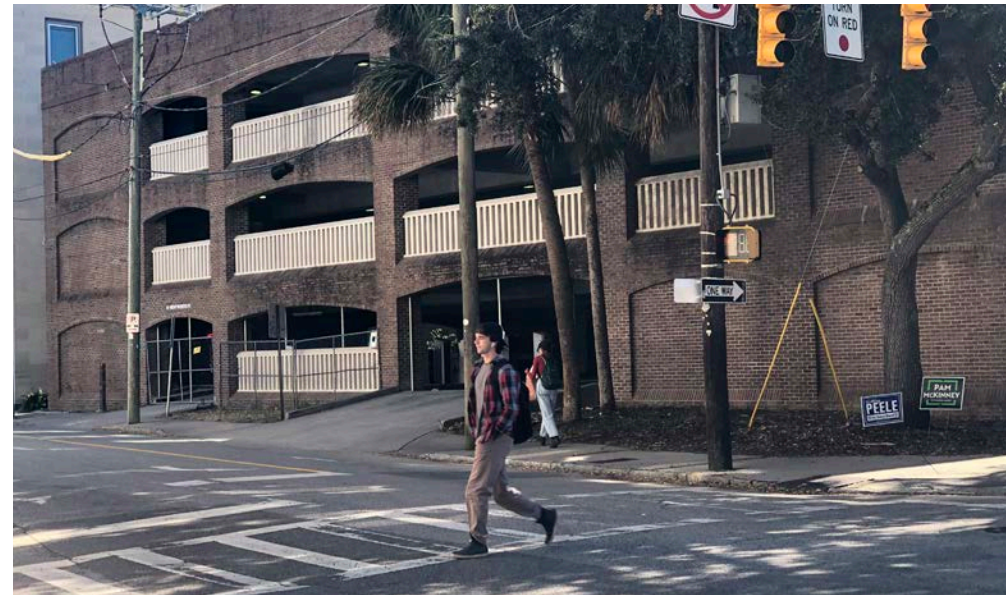
INVEST IN TECHNOLOGY INFRASTRUCTURE

Maximizing use of the available parking supply is critical to the success of the multimodal transportation system. "Smart city" technologies like license plate recognition, wireless vehicle detection technology, on-demand parking, and other technologies are providing greater maximization and flexibility of parking supply. Implementation of these technologies is recommended at the College of Charleston.

Real-time parking occupancy technology can be used to balance utilization, reduce traffic congestion, and minimize demand at facilities by communicating availability via applications and web interfaces. Demand pricing for access can also be implemented through this technology for further investment in parking supply and technology. Parking technology would also provide the College with real-time data, allowing for a better response to changes and adjustments as variations in available supply occurs and as the College grows.



BUS STOP ON CALHOUN STREET



VACANT GARAGE AT ST. PHILIP STREET & WENTWORTH STREET

Transit Opportunities

For many students and staff, transit is an integral part of the campus experience and a key mode of transportation within the peninsula. Transit is fare-free through CARTA and provides high-quality connections through four routes through campus and 14 adjacent CARTA lines within the five- to 10-minute walk from the Cistern Yard. CARTA operates a number of regional transit routes connecting the campus to remote campus facilities and to the entire Charleston region.

CARTA is currently working to develop a bus rapid transit system that connects the north part of the county with the medical district of the peninsula. Lowcountry Rapid Transit (LCRT) is a modern 21.3-mile bus rapid transit project that will connect the region, its communities, key destinations, and employment centers. It is currently projected to open in 2028, operating 21 hours per day with 10-minute peak service frequency to 20 stations along the planned route. A station will be located within the campus at Calhoun and Coming Streets.

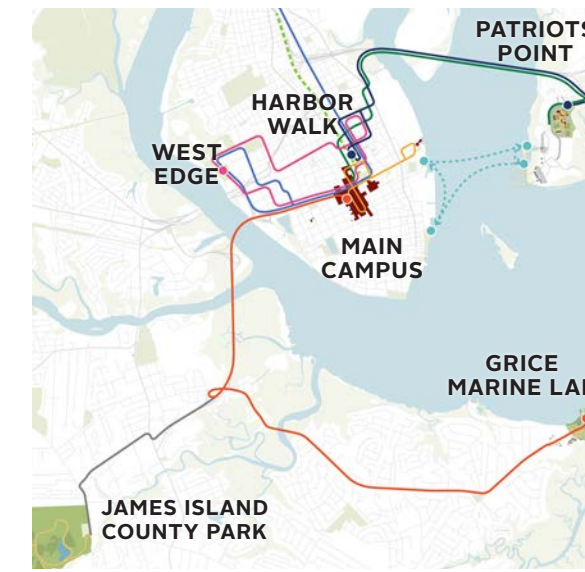
Once BRT service is operational, a shift in what is deemed “close” will be realized by staff, faculty, and students. With 10-minute service frequency in peak periods, other housing choices as well as mode choices may become more favorable, potentially decreasing the demand for on-campus parking and space utilization, which in turn would give greater flexibility in space and revenue management.

Transit already offers strong connections within the region, allowing students to access locations within the peninsula and beyond for housing, retail, and other off-campus needs. The lack of use of the available systems indicates a lower familiarity with the available access that all persons associated with the campus possess. The limited parking supply on campus and restrictions associated with access should push students and faculty use higher. However, given the College’s location within the urban core of the peninsula, many are choosing other modes over transit. Recommendations for addressing this trend and increasing access to transit are offered as follows:

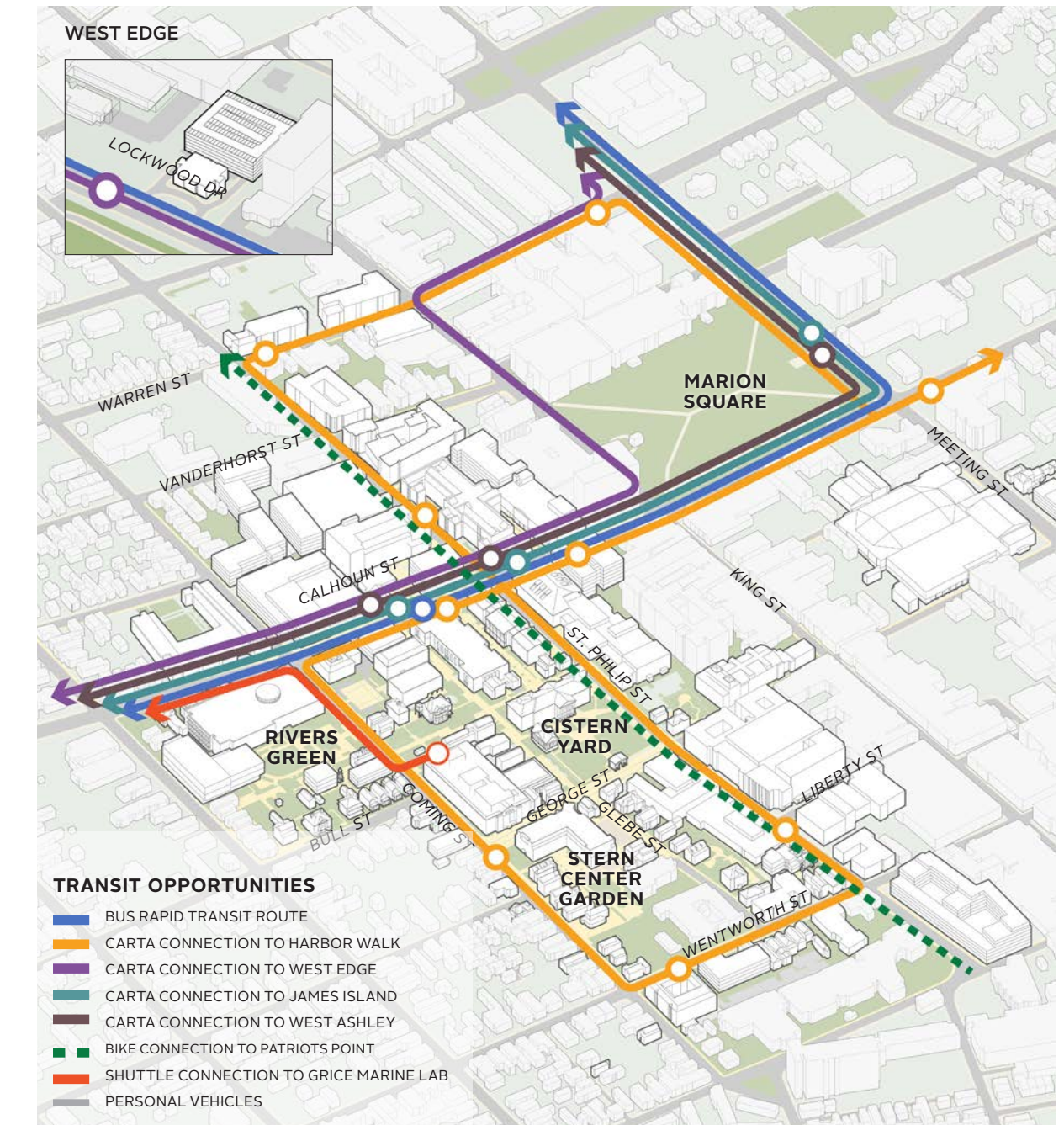
RECOMMENDATIONS

- Implement passenger information technology at existing transit stops on the campus. As stops move or new ones are added, use technology that is expandable or relocatable. Partner with CARTA to enhance or supplement their transit application, Transit GO, for this integration.
- Apply a consistent hierarchy to the placement of parking spaces in lots and garages: after parking for people with disabilities, promoted transportation modes should have priority.
- Operate an intra-campus transit/shuttle system as an essential service, with a fast and frequent network of bus lines connecting College properties.
- Partner with TNC’s to develop a supplement to transit service by CARTA or a shuttle system for off-hours to connect students, faculty, and staff to College properties or remote parking facilities.
- Formalize and brand transit stops on campus. Partner with CARTA to integrate technology, wayfinding, and branding of stops on campus.
- Consider developing a transit overview

for incoming freshman and other new students. Partner with CARTA employees/representatives to speak to College students and staff about how they can effectively use the transportation system. Create digital or physical material for users to better understand the system.



REGIONAL TRANSIT CONNECTIVITY



Walking, Biking, & Micromobility Opportunities

Currently, biking to, around, and from campus is one of the least-used forms of mobility, chosen by less than 4% of students. Several reasons are cited for this: driver behavior towards cyclists, lack of dedicated or shared facilities, weather conditions, and compactness of the core campus, along with others. All are valid reasons for the lower use of bikes. With the implementation of the proposed cycle track on St. Philip Street and enhanced sharrows, ridership should increase, especially for trips within the campus. As such there is a high likelihood of greater use of bike share and private bikes. Because of this the College should evaluate use and location of the current bike share on campus.

RECOMMENDATIONS

- Implement a transportation fee for all students.
- Expand sidewalk space by possibly removing fences/walls and rearranging streetscape elements to provide the capacity for more pedestrians on campus streets.
- Further partner with e-bike companies (currently there are Lime e-bikes on campus) and put stations at key

locations within a comfortable walking distance from dense student housing.

- Partner with SCDOT or the City of Charleston to collaborate and implement safety improvements/ initiatives as currently planned for implementation in 2024.
- Upon implementation of the cycle track on St. Philip Street, perform a use study of current bike share locations to determine additional capacity needs.
- Review placement and quantity of bike racks on campus.
- Promote and brand TDM strategies offered to staff, faculty, and students as a collective strategy.
- Provide covered, secure bike parking, specifically for electric bicycles, that is designed to accommodate larger, heavier bikes.
- Enhance College of Charleston wayfinding to make traveling by all modes easier and more intuitive. Wayfinding should include information about transit stop locations and pedestrian-focused directions, to make travel by non-auto modes convenient and intuitive.

1 Raised Table Crossing at Rivers Green

Raised table crossings in areas of high pedestrian traffic alert drivers to be cautious. In addition, they give pedestrians more comfort while traversing an urban campus. Creating a series of raised tables throughout the campus can enhance pedestrian safety and promote walkability.

2 Scramble Phase Crossing at Calhoun and St. Philip Streets

The proposed SCDOT improvement at the intersection of Calhoun and St. Philip Streets will allow more pedestrians to cross Calhoun Street safely.

3 New Cycle Track on St. Philip Street

The proposed SCDOT improvement on St. Philip Street includes a new cycle track between Calhoun Street and Beaufain Street. It will allow for safe bike connectivity throughout a major spine of the campus.

4 Provide Pedestrian Connection Behind College Lodge

Currently there is pedestrian access behind the student housing at 50 George Street. Providing a way through College Lodge will allow students to traverse this area of campus safely, away from vehicular traffic. This could serve as the start of a north-south mid-block connection between King Street and St. Philip Street that could span from Wentworth Street to Vanderhorst Street.

5 George Street Improvements

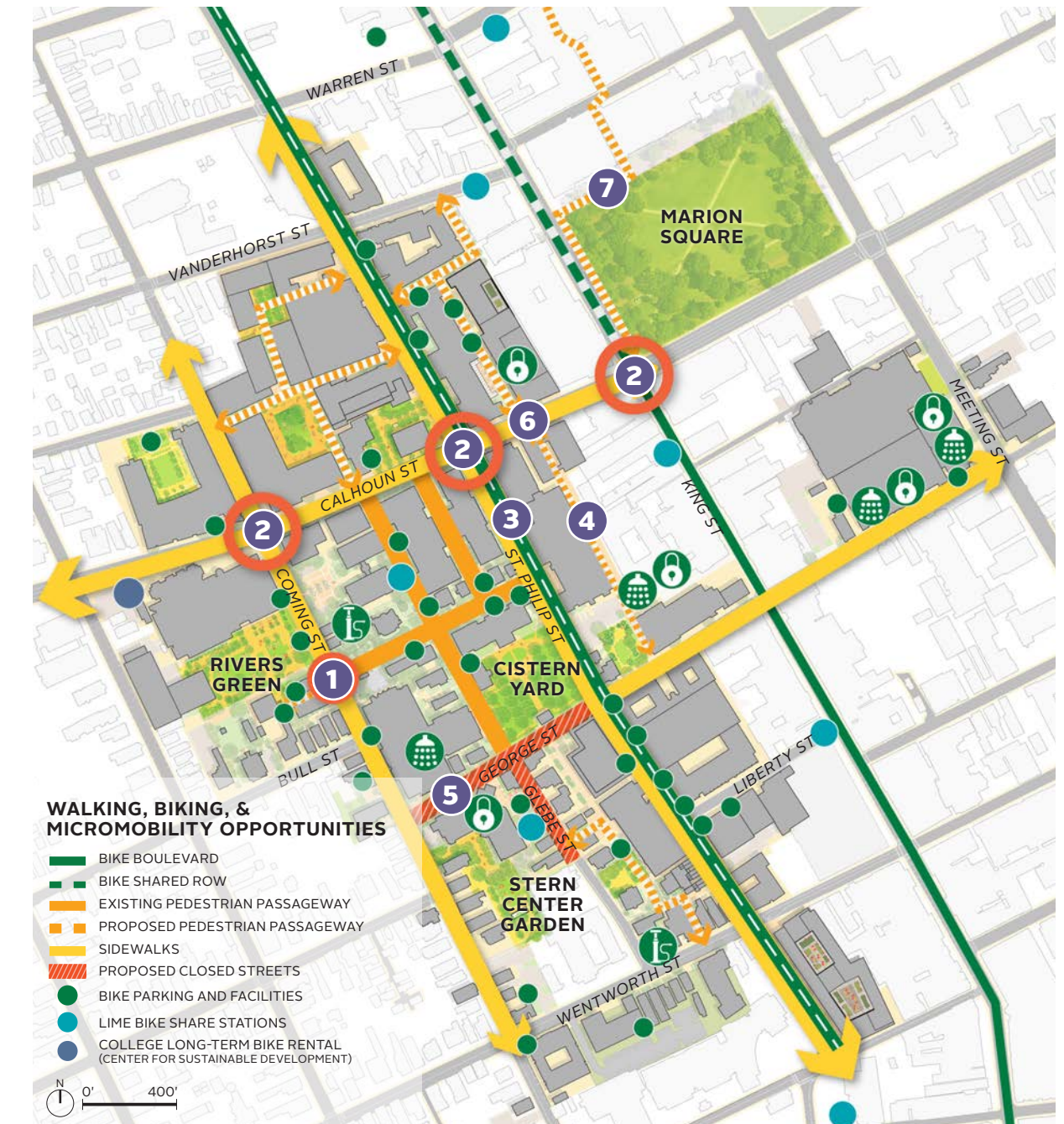
Raising George Street between St. Philip Street and King Street will allow for an accessible, pedestrian-focused block for students. The change in street elevation will enhance pedestrian safety and allow potential stormwater storage under the street. Secondly, George Street between Coming Street and St. Philip Street can be partially closed on occasion, providing an expanded pedestrian plaza for events and programs.

6 Calhoun Pedestrian Crossing

Work with SCDOT and the City of Charleston to evaluate signalized mid-block crossings at College Way and the proposed inter-campus connection between St. Philip Street and King Street. This would allow for safe pedestrian connections for major student thoroughfares.

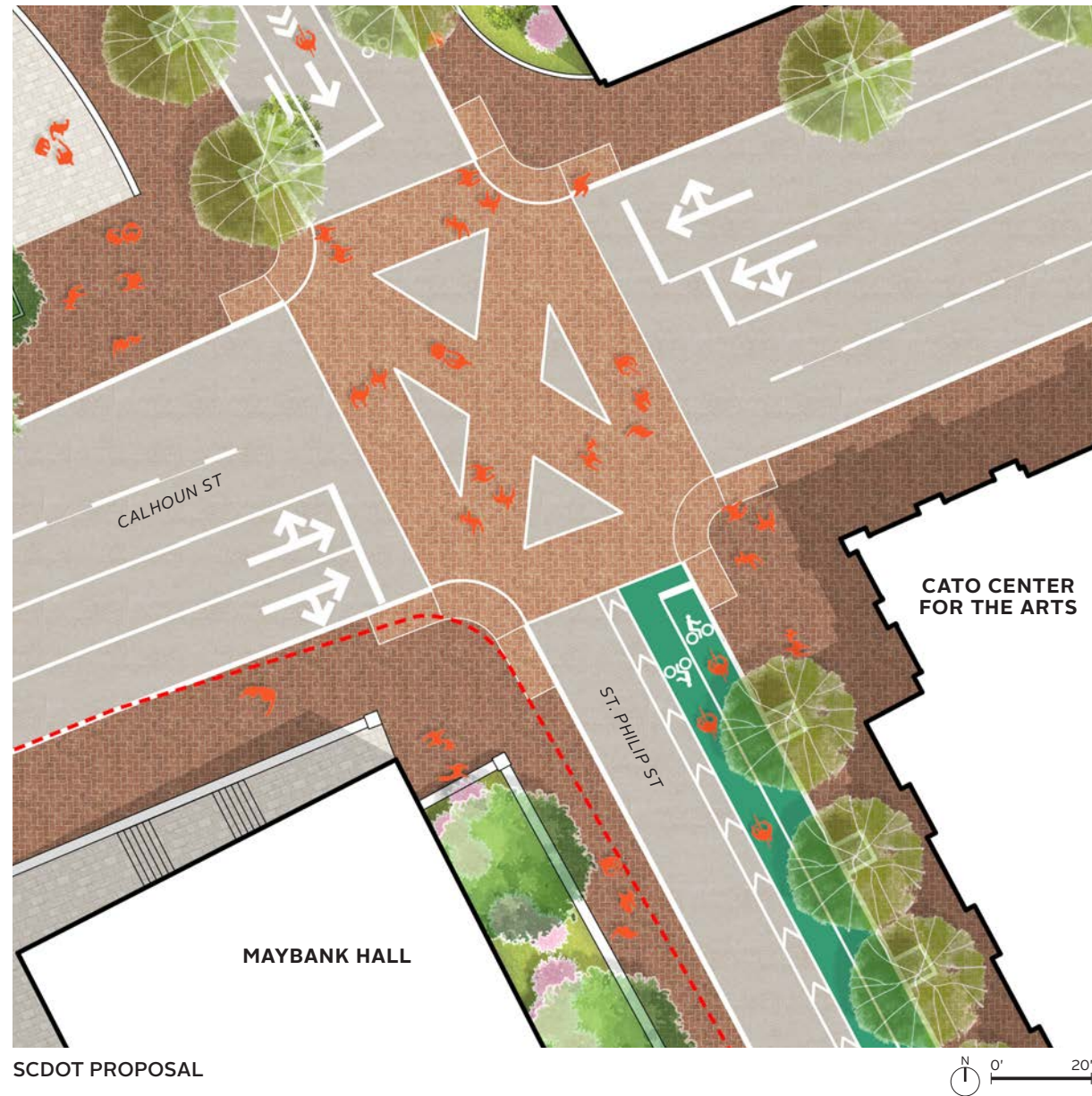
7 Connect to Lowcountry Lowline

Enhance/create a safe pedestrian corridor from Calhoun Street to Tobacco Street. The connection starts between Berry Residence Hall and Lightsey Center. It would terminate with a safe crossing across King Street at Vanderhorst Street. This will allow the College to be connected to a major pedestrian amenity on the peninsula.



2/3 St. Philip Street Improvements

SCDOT in partnership with the City of Charleston is currently working to develop pedestrian and bicycle improvements through and adjacent to the campus. These improvements are designed to enhance pedestrian and bicycle mobility and address a documented safety concern for these vulnerable road users. Plans call for these projects to be constructed and operational in 2024. Improvements will include the installation of a cycle track on St. Philip Street from Calhoun Street to Beaufain Street. North of Calhoun Street shared lane markings will be installed. Pedestrian improvements include a scramble phase at Calhoun Street and St. Philip Street and at Coming Street and Calhoun Street, a wider sidewalk along St. Philip Street, and ramp and transition upgrades along the corridor. Also implemented will be a Charleston County project, a raised mid-block pedestrian crossing between Calhoun and George Streets (at the intersection of St. Philip Street and Green Way) with Rectangular Rapid-Flashing Beacons (RRFBs).



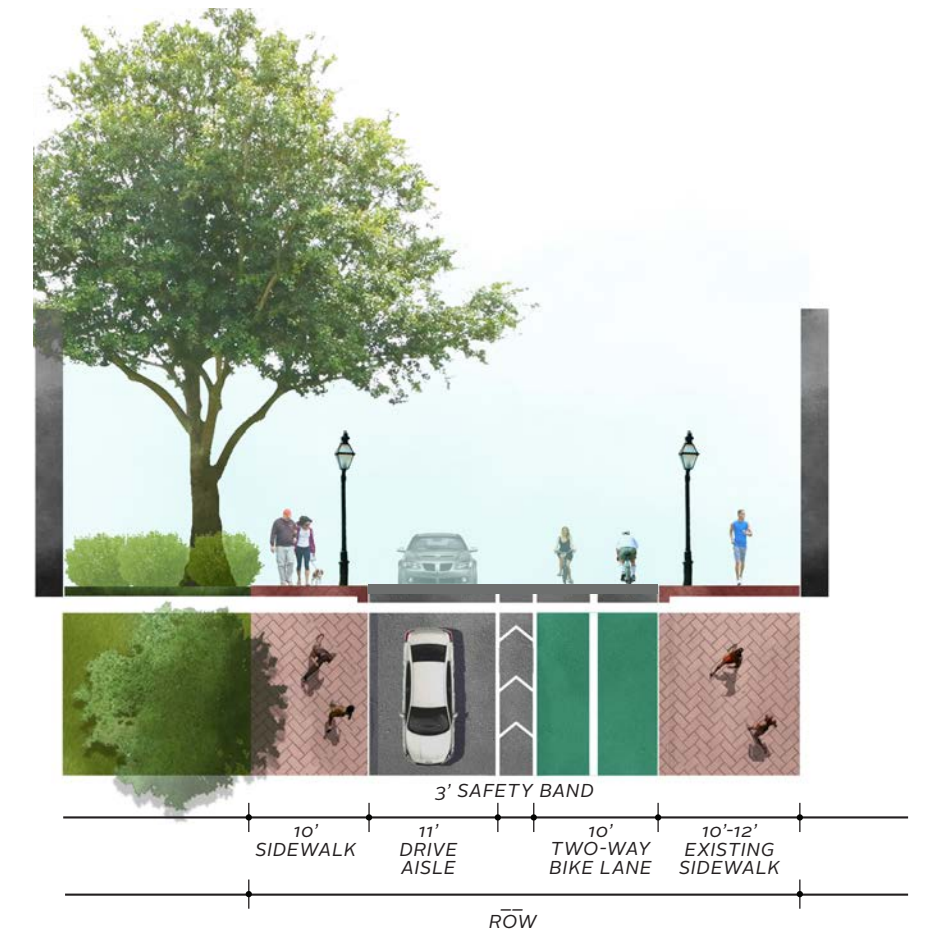
SCDOT PROPOSAL

- The SCDOT proposal enables the western sidewalk to be expanded by up to four feet. The curb and streetlights should be relocated accordingly.



EXISTING ST. PHILIP STREET SECTION

- At the Calhoun Street intersection, the existing campus wall should be restructured to create a much larger area for pedestrians waiting to cross the streets.



PROPOSED ST. PHILIP STREET SECTION

SUSTAINABILITY AND RESILIENCY

The aim of this planning effort is to build on a strong culture of sustainability and resilience, to be thoughtful about connecting it meaningfully to the overall framework of the plan, and to ensure tools will allow the College to continue its pathway of effectively operating sustainable and resilience practices.

The Campus Framework Plan builds on the 2021 Sustainability Action Plan (SAP), which outlined four pillars in support of a sustainable vision and mission for the school: carbon neutrality, zero waste, holistic integrated learning, and active sustainable culture. Two quantifiable goals emerged from this plan:

- Net zero carbon emissions by 2050
- Zero waste (≥90% diversion from the landfill) by 2035

Equal to these goals, two critical qualitative aspirations were prioritized:

- Enhance opportunities for students to gain a deeper understanding of sustainability
- Embed the values of sustainability into the campus culture

The College of Charleston has also been engaged in what any campus would call “resiliency” thinking for a some time. In operations, infrastructure, academics and research, the College’s climate, health, and societal risks are understood and embraced as key layers to decision-making. This plan aimed to understand the current mentality and elevate it

to meaningful outcomes within the Framework Plan.

To that end, three key areas of focus emerged in the planning effort.

A. Framework to Advance the 2021 SAP: Formalize a framework that can build on the current SAP but allow for solutions to emerge in operational, physical, and community partnerships.

B. Climate Action Planning: Build on current greenhouse gas inventories and the recent Carbon Neutrality target of 2050, and establish a roadmap for neutrality tied to the framework plan’s growth and direction.

C. Campus Resiliency: Convene expert voices in the City, County, and in the College’s operations and academics, that are leading discussions on meaningful investment to elevate the City’s and College’s ability to withstand and bounce back from shocks and stressors.

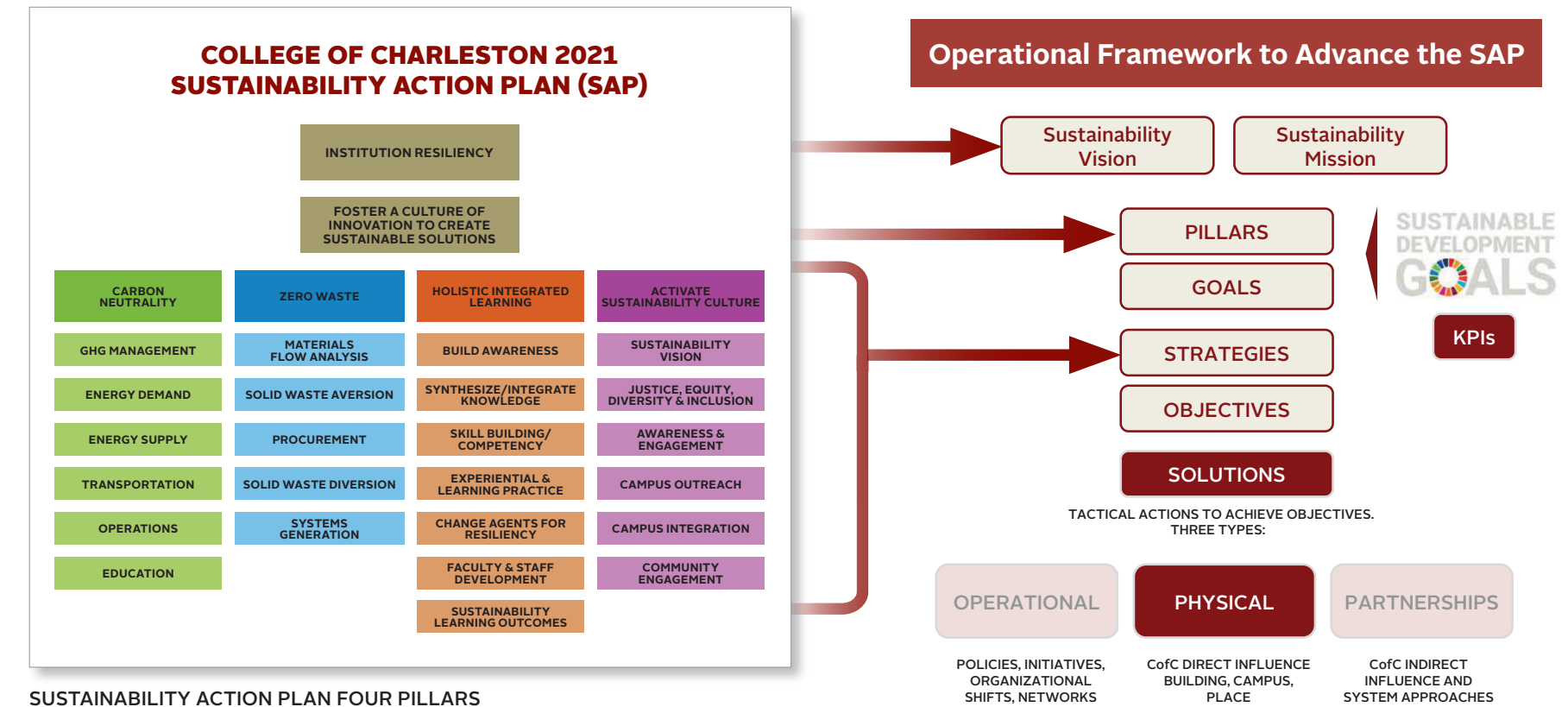
A. Framework to Advance the 2021 Sustainability Action Plan (SAP)

It was clear through early engagement with leadership that this plan should be foundational to all work and guide the direction of the physical framework plan. Although it was embraced by leadership, it was important to reinforce it through the effort. To that end, the framework below was proposed to help move the plan to the

next level of detail and establish a means to operationalize it across the College’s departments and divisions.

Although this plan focuses on physical aspects and those that the College can directly influence, it is important to set up tools, processes, and an organization to capture operational solutions and

partnerships external to the College. The former ensures policies, initiatives, and operational organization can provide shifts needed for meaningful change internal to the organization, while the latter ensures intentional dialogue to help influence those systems and networks external to but influencing the College of Charleston.

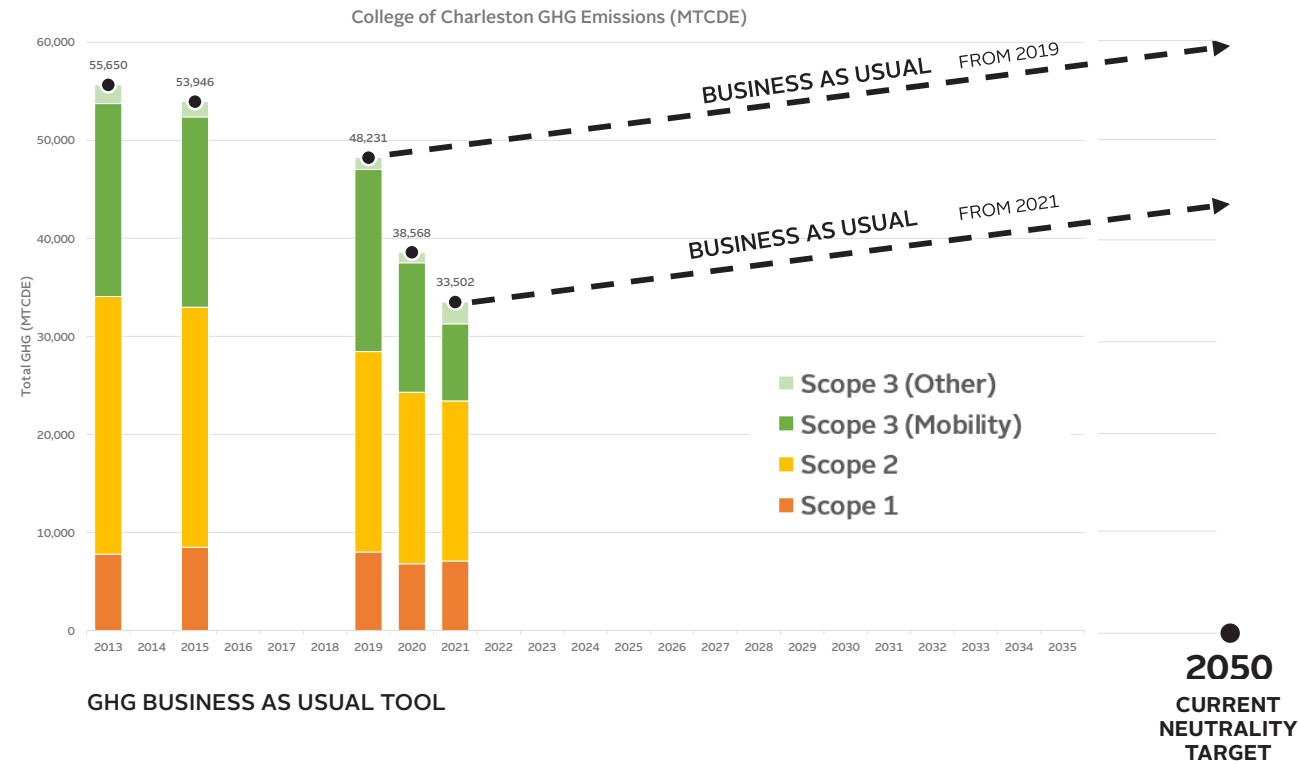


B. Climate Action Plan

Through this Framework Planning effort, the College's future forecasting climate action planning effort is advanced, to inform investment.

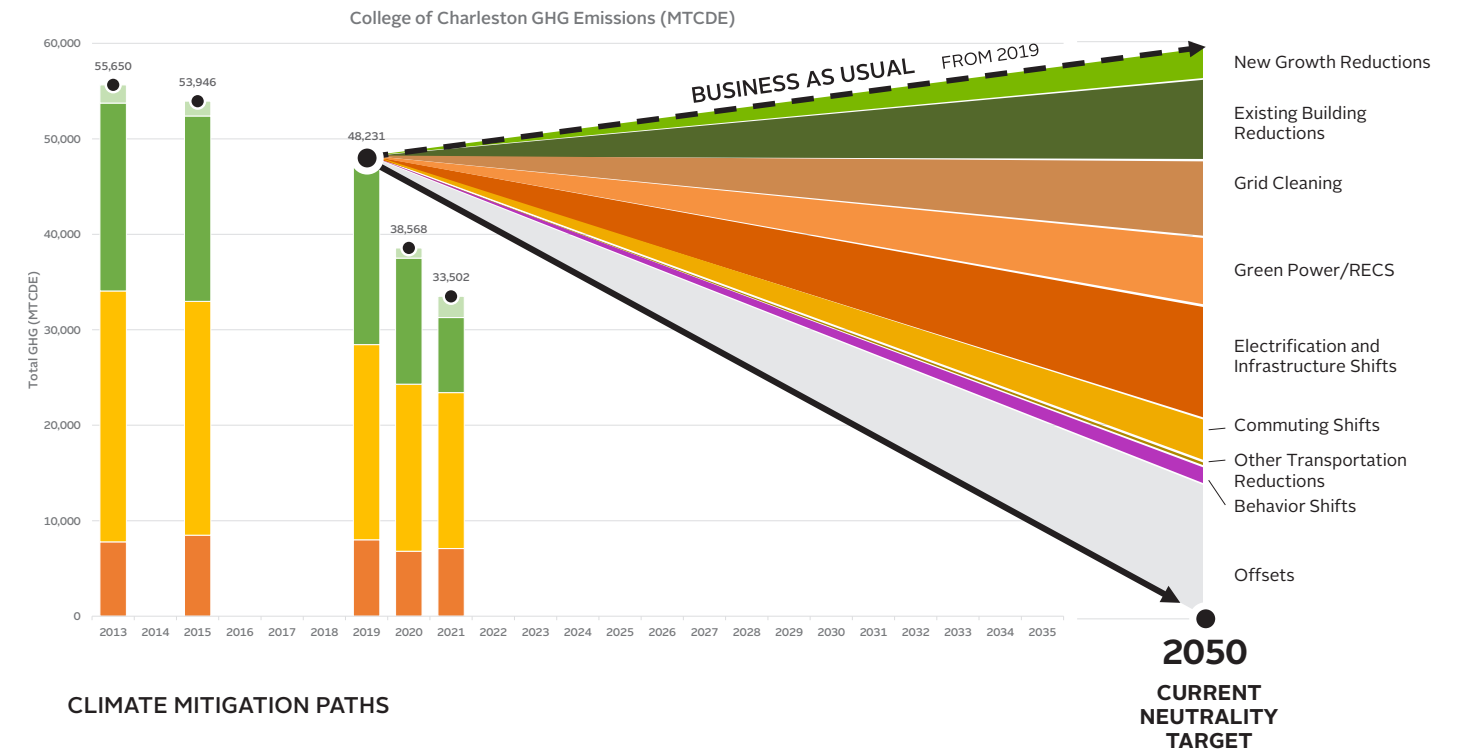
The College of Charleston became a signatory of the Presidents' Climate Commitment in 2012. Through this commitment, the College recognized its responsibility to lead in climate and sustainability action. This responsibility is magnified due to the unique and unprecedented challenges of operating a coastal university in the midst of the climate crisis.

Since 2012, the Center for Sustainable Development has been leading the charge to reach a goal of **Carbon Neutrality by 2050**. The first step in achieving this goal is to measure greenhouse gas emissions impact.



The Center has conducted four GHG emissions inventories (2011, 2013, 2015 & 2019), with 2013 being the identified baseline year.

The plan establishes business-as-usual growth projections from both 2019 (pre-pandemic) and 2021 baseline years. This future forecasting was based on estimated building areas as well as population growth assumptions, applied to various scopes and subcategories. The team decided to use the 2019 baseline as it more accurately represented a normal operating condition.



The table on page 167 details the various wedges shown in the figure on page 164 and 165 using current, existing efforts in this space and future recommendations (Framework Plan Opportunities).

This framework plan highlights a pathway to the current 2050 neutrality date.

The aspiration is that the planning effort will support the launch of a comprehensive Board of Trustees-endorsed Climate Action Plan process to accomplish the following:

- Build a process with expanded campus and city community engagement.
- Outline clear scope and physical boundaries, embracing SIMAPs expanded Scope 3 categories for consideration.
- Challenge an accelerated pathway to neutrality.
- Establish milestones for Scope 1 and 2 neutrality with offsets (early recommendation would be a 2030 date).
- Layer in key aspects of environmental justice, equity, and climate resiliency.
- Build an operational roadmap aligned with financial realities that assigns clear actions, milestones, and accountability.



WALKABLE CAMPUS CORE

CAP AREA OF INVESTMENT	EXISTING COLLEGE OF CHARLESTON EFFORTS	FRAMEWORK PLAN OPPORTUNITIES
New Growth Reductions	The College has standards for all new construction that include LED lighting, low-flow water fixtures, high-efficiency mechanical equipment, and building envelope energy efficiency.	Accelerate High Performance Building and Electrification Mission <ul style="list-style-type: none"> • Require Building Energy Modeling Process • ASHRAE 90.1-2022 with 25% target • Assess full electrification feasibility, and hybrid building options, integrating options into LCCA process
Existing Building Reductions	The College will continue the efficient Siemens EPC work and continue to decentralize energy by installing heating hot water boilers in Addlestone, Science and Math Building, and Rivers and Buist Residence Halls, as well as moving from a primary/secondary chilled-water system to a primary variable system at the Central Energy Plant that will increase efficiency.	Investigate accelerated investment complementary to Siemens effort: <ul style="list-style-type: none"> • Rotating ASHRAE Level 1,2 Audits • Investment plan with short- and medium payback • Existing building performance dashboard and tracking
Grid Cleaning	Aggressive program via Siemens EPC. Continue to advance this.	Explore opportunities to utilize battery storage during peak demand to reduce demand charges.
Green Power/ Recs	The College is actively assessing the feasibility of PV on large, flat-roofed campus buildings.	Aim for 2030 milestone for net zero Scope 1 and 2 emissions: <ul style="list-style-type: none"> • Integrate solar photovoltaics on building rooftops and parking lot arrays. • Explore microgrid solutions for increased operational efficiency and resilience. • Explore a green power purchasing program through local utility. • Research feasibility of hydrogen blending to reduce natural gas emissions. • Establish a REC purchasing program for continued reduction of Scope 2 emissions.
Electrification & Infrastructure Shifts	The last three buildings on central steam are SSME, Addlestone Library and Rivers and Buist Residence Halls (Corner of Calhoun and Coming Streets). Transition off steam in final phases to electric boilers (rather than gas-powered). Continue ongoing efforts on the existing electrical network through a “Electrical Distribution System Repair” project, including replacing transformers, switches, and cables.	Aim to remove all Scope 1 emissions per building: <ul style="list-style-type: none"> • Continue transition away from natural gas-driven steam system. • Electric cooking and domestic hot water—use localized electric options (point-of-use or storage) or heat-pump solutions. • Continue to shift away from gas-powered equipment (lawn equipment, golf carts, etc.) to electrified versions. • Identify vehicles in the fleet that are good candidates for electrification and work transition into future replacement.
Commuting Shifts	The College assesses commuter habits, attitudes, and barriers regularly via CSD Transportation Survey, to identify and prioritize initiatives to shift from carbon-intensive commuting modes.	Work with City of Charleston and the BCD Council of Governance to promote safe, affordable, timely, and far-reaching alternatives to drive-alone commuting. This includes EV charging infrastructure, supporting expansion of CARTA, promoting safe and connected bike paths particularly on the peninsula, and developing effective carpooling systems.
Other Transportation Reductions	Conduct audits of other modes of transportation (study abroad, faculty/staff business travel, etc.) to identify opportunities to reduce carbon intensity.	Understand air travel and other College of Charleston-sponsored travel. Implement reduction and offset programs.
Offsets	None currently	Explore medium-term (next five years) of offsets that drive College and community agendas.

C. Campus Resiliency

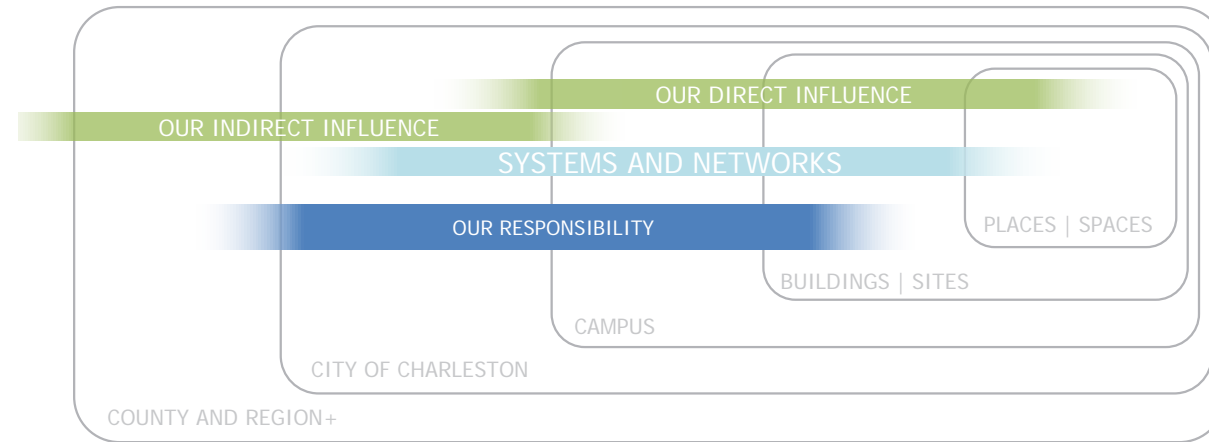
OVERVIEW OF CITY EFFORTS

The College has had a long, cooperative, interdependent relationship with the City of Charleston and the County of Charleston. The College has direct influence over its buildings, site, and spaces (and some of the infrastructure systems connecting them) and an ability to shape the systems and networks (hard and soft infrastructure) that connect the College to the community and surroundings. It is with this spirit of connectedness that the College takes on a responsibility to be a leader in the various aspects of Charleston to enhance campus sustainability and resilience, improve physical infrastructure reliability and efficiency, and optimize campus resources.

Key to this is being a partner in the City's current and upcoming key planning efforts relevant to this work, including the Comprehensive Water Plan, City Peninsula Plan, and City version of the County Hazard Mitigation Plan.

STARTING A DIALOGUE

As part of this process, the College initiated a dialogue with the City



NESTED SCALES OF INFLUENCES

and County to discuss key resiliency and sustainability issues. The plan recommends that all parties continue to advance such conversations moving forward. Internally, a half-day workshop was organized with key voices within the College's facilities and academics to more clearly understand current connections with City efforts and understand the College's climate and other societal, economic, and health risks.

SECOND NATURE RESILIENCY COMMITMENT

Second Nature, committed to accelerating climate action in, and through higher

education outlines a Climate Commitment which includes Carbon Commitment and Resilience Commitment. Bundled together these form the Climate Commitment. It is recommended that the College continue to explore this commitment and take steps to further addressing resilience.

"Part of developing increased resilience is undertaking the social engagement, assessment, and planning process itself. The most successful campus resilience plans will be those that fully embrace the catalytic nature of resilience assessment and planning, and that incorporate diversity and inclusiveness throughout the process." - www.secondnature.org

To prepare for the workshop, attendees completed a resiliency survey which asked participants to score the College's current activities and operations under the Five Dimensions of Resilience:

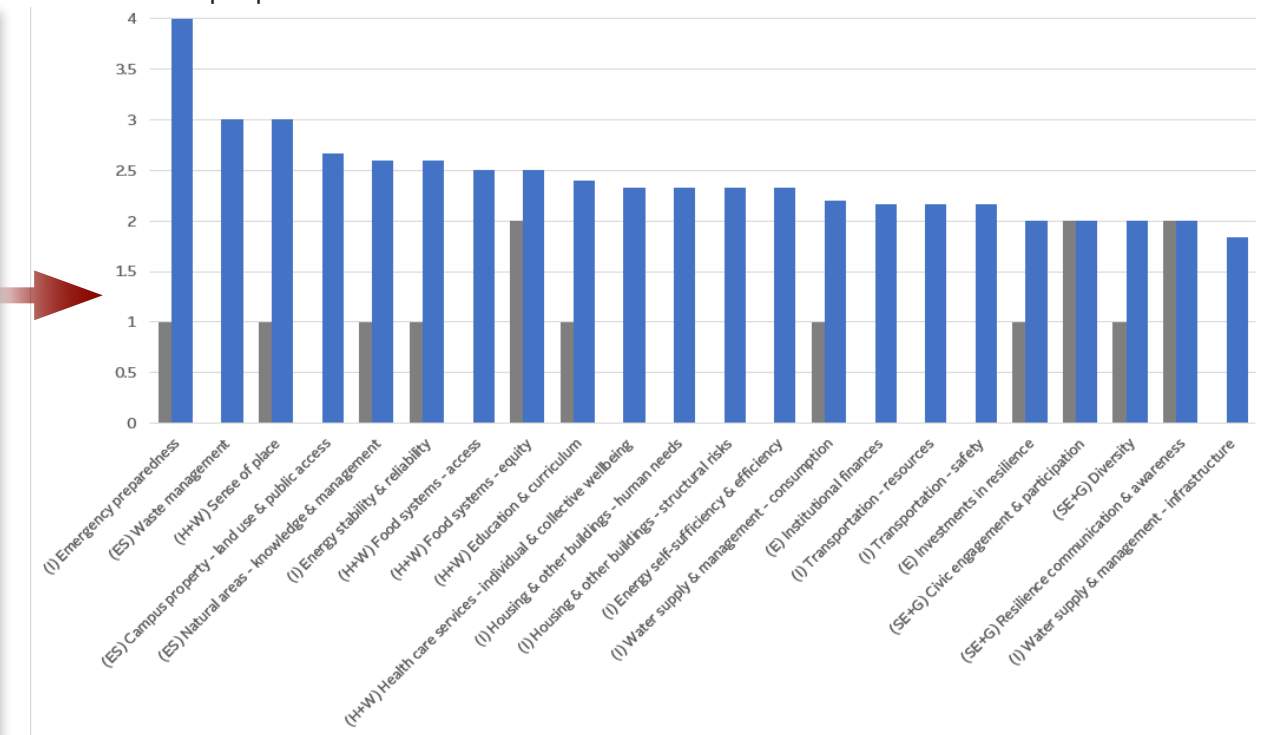
Social Equity & Governance (SE+G), Health & Wellness (H+W), Ecosystem Services (ES), Infrastructure (I) and Economic (E). These abbreviations are described in front of the categories outlined below.

- 1) **Develop a Climate Action Plan to increase resilience**
 - a) 2mo: **Create internal institutional structures** to guide the development and implementation of the Plan
 - b) 1 yr: Actively support a joint **campus-community task force** (or equivalent) to ensure alignment of the Plan with community goals and to facilitate joint action, and **submit the first annual evaluation of progress**
 - c) 2 yrs: Lead and complete an **initial campus-community resilience assessment** including initial indicators and current vulnerability
 - d) 3 yrs: **Complete the Plan**, (also reflecting joint community-campus components), which will include: A target date by which defined thresholds of resilience will be met Interim target dates for meeting milestones that will lead to increasing resilience** Mechanisms and indicators for tracking progress (including those that cut across campus-community boundaries) Actions to make resilience a part of the curriculum and other educational experiences for all students. Actions to expand research in resilience.
 - e) 5 yrs: Review, revise if necessary, and **Resubmit the climate action plan** not less frequently than every five years
- 2) **Submit an annual evaluation of progress**
 - a) 1 yr (ongoing): **Complete an annual evaluation of progress**
 - b) **Submit them to Second Nature's reporting system** for posting and dissemination

SECOND NATURE RESILIENCY COMMITMENT

The blue bars show the average number score from 0 (not prepared) to 5 (extremely prepared).

The grey bars show the number of "I don't know or need more information" responses. The information shows respondents feel that the College is doing well currently in addressing Emergency Preparedness, Waste Management, and Sense of Place (the left side of the graph) and are less prepared in Investment



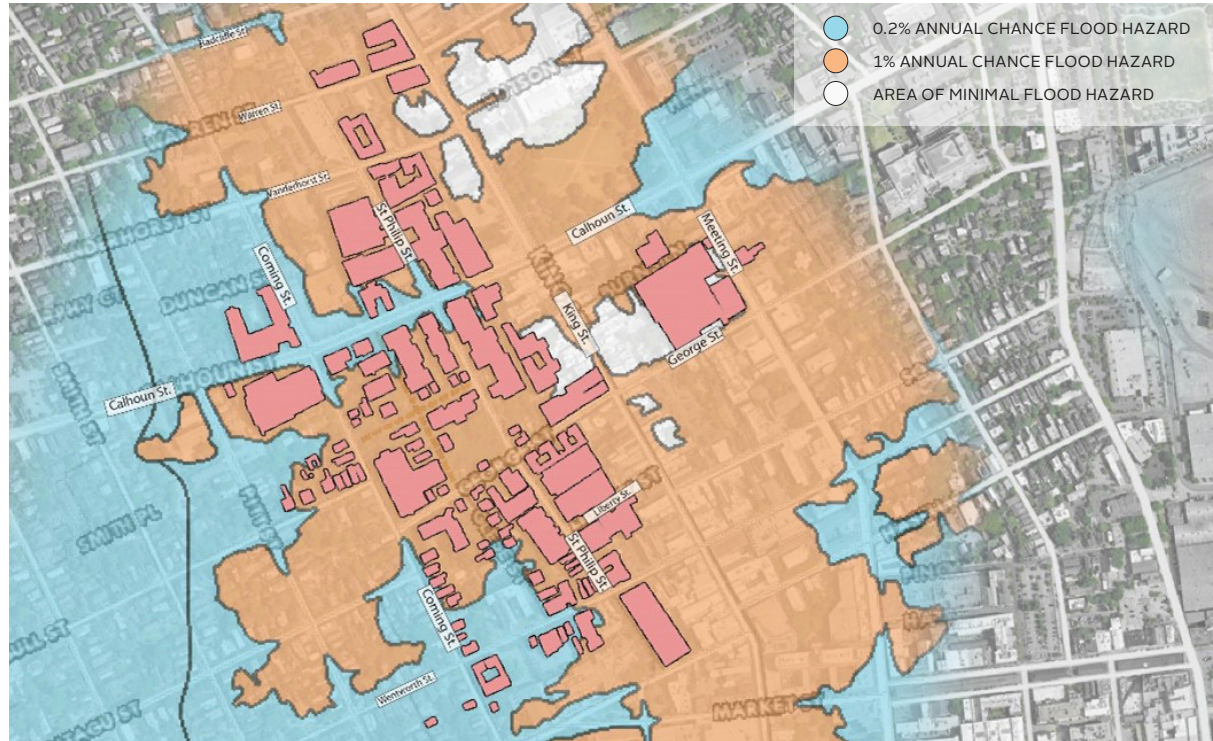
COLLEGE OF CHARLESTON RESILIENCY SURVEY RESULTS

in Resilience, Civic Engagement & Participation, Diversity, Resilience communication & Awareness, and Water Supply & Management – Infrastructure (the right side of the graph).

STORMWATER MANAGEMENT

The College of Charleston has faced significant stormwater issues over the years. As with much of the Lowcountry, the campus is at a particularly low elevation, making it susceptible to flooding. The combination of its geographical location, frequent rainfall, and the rising sea levels associated with climate change exacerbate these flooding problems. Aging infrastructure and impervious surfaces further intensify runoff, leading to localized flooding, damaged property, and disrupted College activities.

Downtown Charleston, given its historic nature and proximity to water bodies, experiences significant flooding issues, often referred to as “nuisance flooding, from regular high tides, rain events, and compromised drainage. The City of Charleston has embarked on several initiatives to address these challenges, encompassing a broad range of strategies including the development of improved drainage systems, installation of green infrastructure like permeable pavements and rain gardens, and regular maintenance of existing stormwater facilities.



MAP OF FLOOD HAZARD POTENTIAL

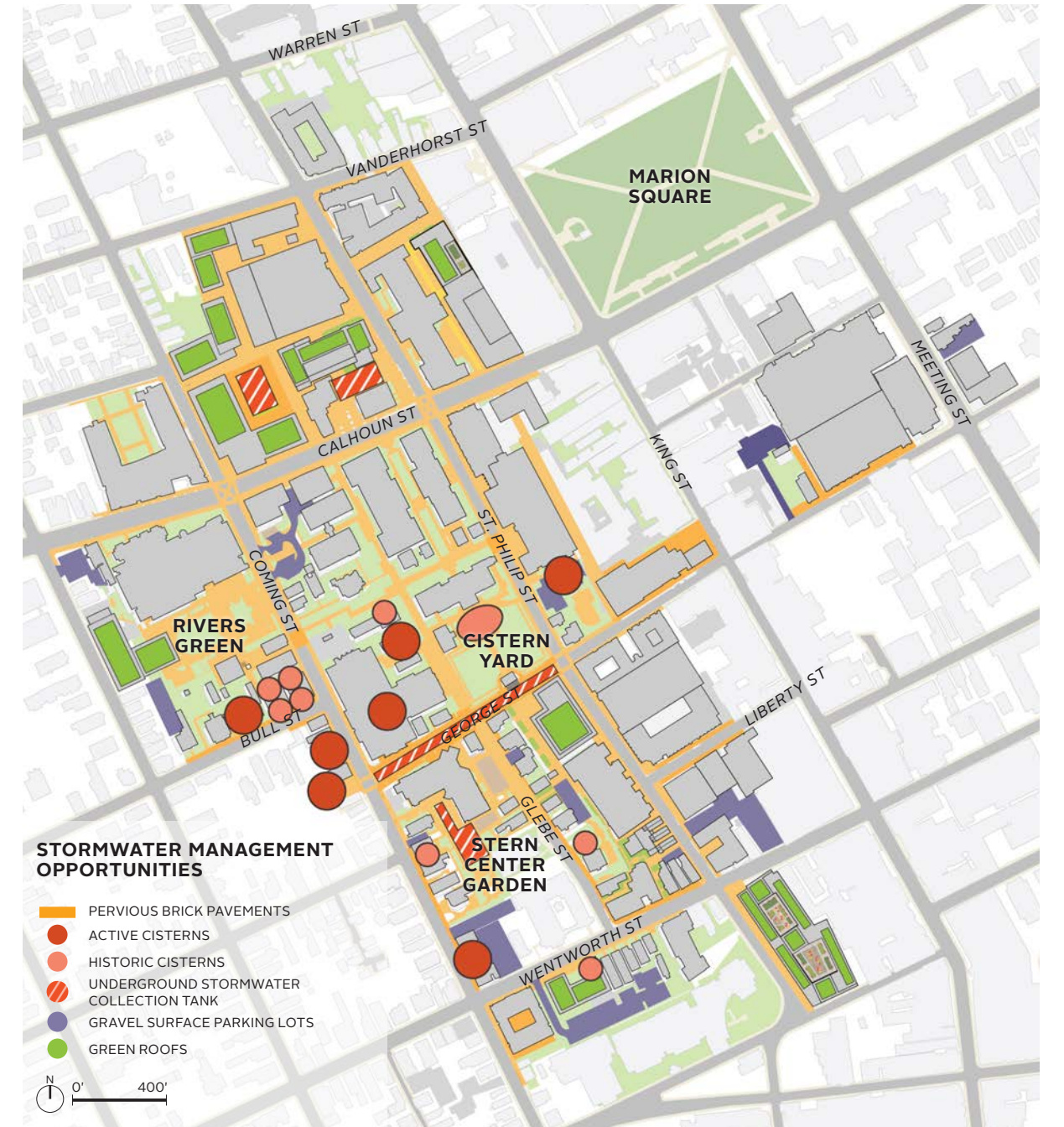
TOOLKIT/RECOMMENDATIONS

The Campus Framework Plan outlines the following toolkit recommendations for managing stormwater at multiple scales on the campus:

- Green Infrastructure:** The College can adopt green infrastructure practices to mitigate stormwater issues by installing permeable pavements, creating rain gardens, and integrating green roofs. These measures will absorb and slow down runoff, reducing flooding risks. Additionally, planting native vegetation can enhance campus biodiversity while acting as natural stormwater filters.
- Parking to Open Space:** The College, despite its parking shortage, can gradually repurpose inefficient parking zones into green spaces as new parking solutions emerge. Collaborating with local transit and promoting alternative transportation can help free up spaces. Reclaimed parking areas can transform into gardens,

recreational zones, or outdoor study spots, enhancing campus aesthetics and stormwater management functionality.

- Rainwater Harvesting:** Incorporating rainwater harvesting systems is an easy way to complement the College’s stormwater strategies. By installing collection tanks and gutter modifications, the campus can capture and store rainwater. This stored water can be used for landscape irrigation, simultaneously reducing water consumption and alleviating stormwater runoff challenges.
- Buildings (existing and new):** The College of Charleston can address stormwater challenges by retrofitting old buildings with green roofs, rain gardens, and updated drainage systems. For new building projects, implementing sustainable design principles, such as permeable pavements and bioswales, will proactively manage runoff, blending the campus’s rich tradition with forward-thinking environmental stewardship.
- City Partnership:** The College of Charleston can collaborate with the City of Charleston to address stormwater concerns. By jointly investing in permeable road surfaces, enhanced drainage systems, and shared green infrastructure, both entities can help to alleviate campus flooding. Such partnership ensures cohesive urban planning, benefiting the entire community and protecting the historic campus.



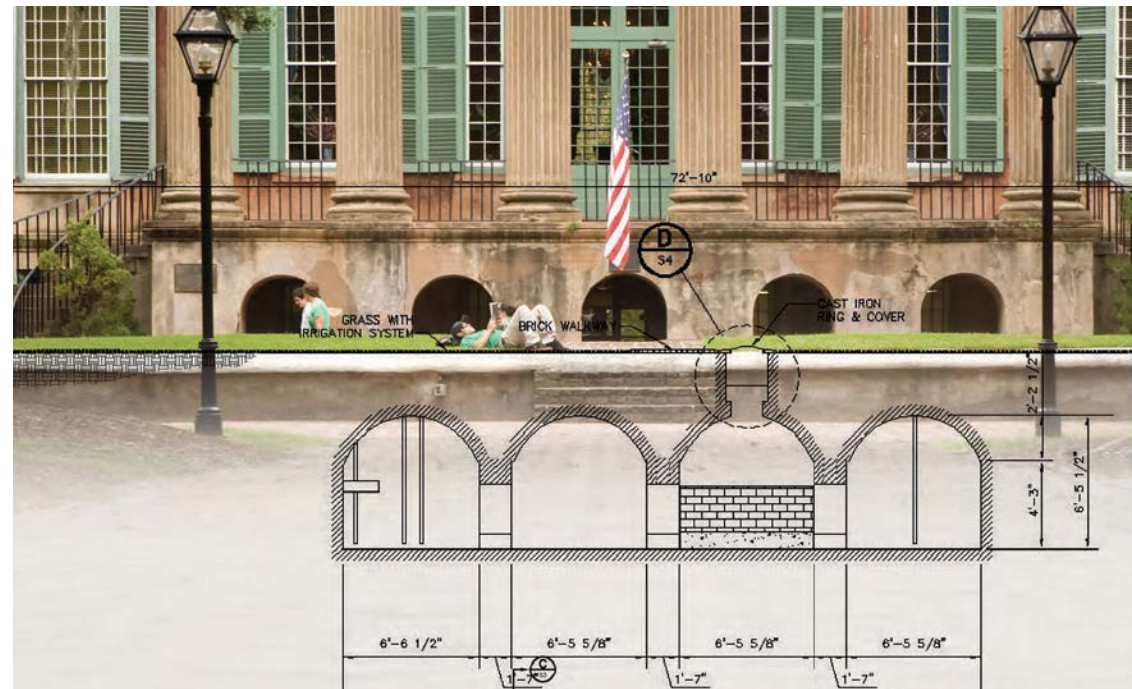
RAINWATER HARVESTING OPPORTUNITIES

There are many opportunities on the existing College of Charleston campus to capture rainwater. Below are examples of opportunities that the College can consider.

- Charleston has about 10 miles of historic brick archways under city streets which were built in the 19th century to carry waste into the harbor. The city is currently studying which parts of this infrastructure can be refurbished and repaired to help ease flooding in the 21st century. The College can partner with the city and leverage this infrastructure in areas where it overlaps with the campus.
- The College of Charleston campus has a history of cisterns being used to capture water, the most popular example being the Cistern Yard. However, there are many more, such as the Bishop Robert Smith House cistern (now a garden feature), John Scott House cistern, and James Denton House cistern (installed in 2010). Historic records even show smaller cisterns at 38 Coming Street (sorority house), 2-8 Bull Street (student residences), and 107 Wentworth Street (under renovation). There is an opportunity for the College to evaluate these cisterns to see if they could be brought up to functional use and standards to help with the collection of water on campus.



NETWORK OF CHARLESTON'S BRICK ARCHES (Source: ESRI, City of Charleston)



EXISTING CISTERN AT THE CISTERN YARD (Source: College of Charleston)



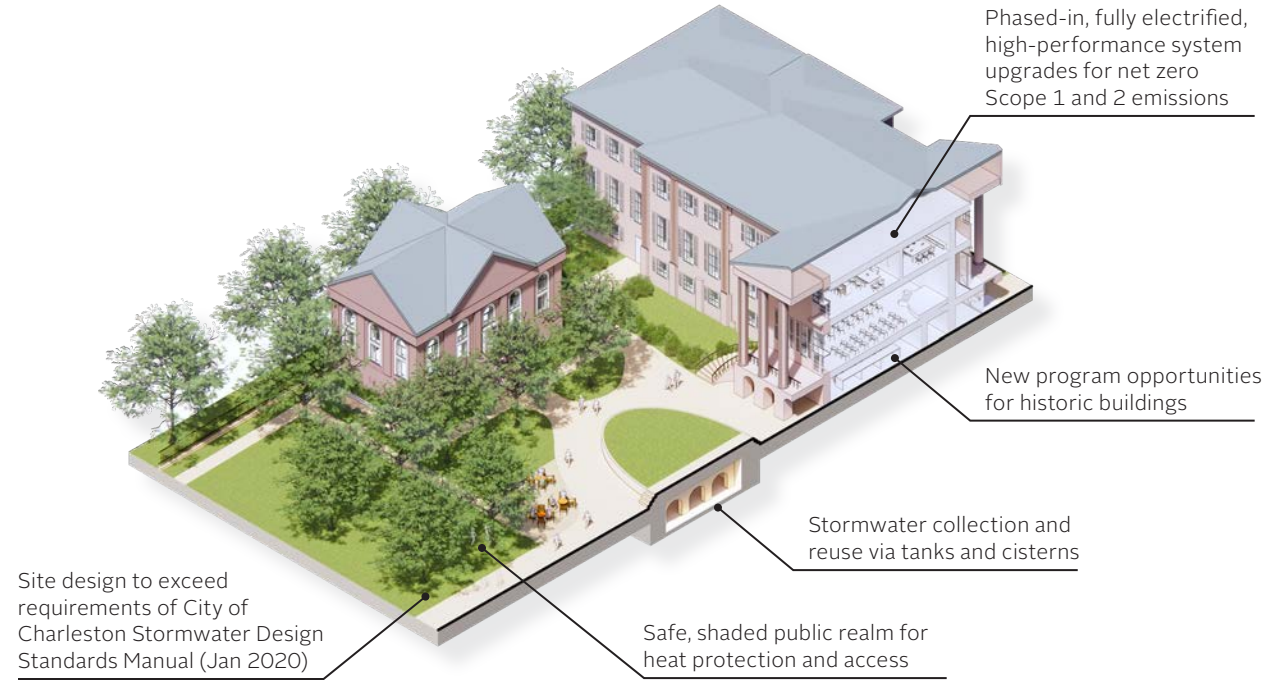
STERN CENTER GARDEN UNDERGROUND STORMWATER STORAGE: To complement the existing opportunities for rainwater harvesting, the Campus Framework Plan recommends incorporating underground storage chambers in all major open space and streetscape improvement projects. For example, the transformation of the Stern Center Garden can incorporate a significant underground storage chamber by partially utilizing the existing sunken courtyard.

BUILDING OPPORTUNITIES

Building on the 2021 Sustainability Action Plan (SAP), the Campus Framework Plan provides recommendations and guidelines for campus development, and for strengthening partnerships with city and regional stakeholders to address regional resiliency challenges.

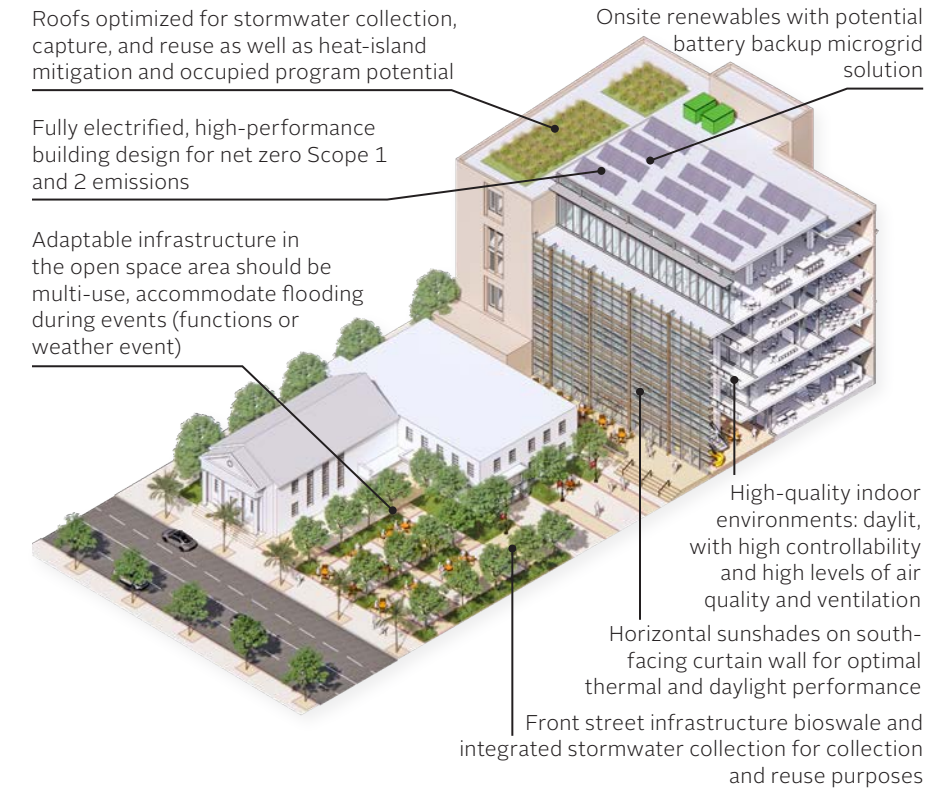
Strategies for facilities, landscapes, and infrastructure support the goals and objectives of the SAP, including greenhouse gas reduction towards carbon-neutrality by 2050, and transitions to resilient infrastructure and district-scale solutions.

Resiliency strategies support city and regional partnerships in response to increasing risks from storms, floods, and sea-level rise. As shown here, sustainability and resiliency strategies are designed as integrated solutions across buildings, landscapes, and infrastructure, and can be applied to historic preservation, adaptive reuse, and new construction.



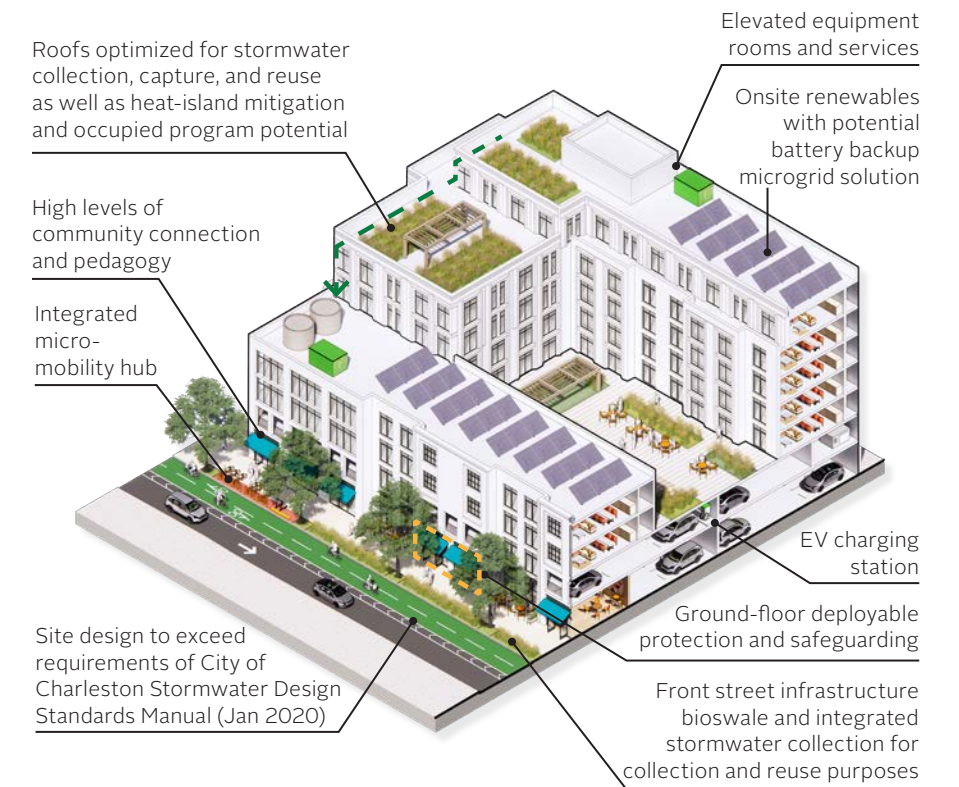
PRESERVATION OF HISTORIC BUILDINGS

Historic preservation and sustainability go hand in hand, with the renewal of existing resources and reuse of historic storm and flood-protection infrastructure, including numerous cisterns and vaults on campus.



ADAPTIVE REUSE

Adaptive reuse makes the most of existing resources by converting outdated buildings to new purposes, saving significant embodied carbon, and repurposing pavement as green space to reduce extreme heat and manage stormwater.



NEW CONSTRUCTION

New construction can be designed with high-efficiency systems, renewable energy sources, water conservation, and indoor air quality, as well as flood protection and other potential sustainability strategies.



5 College of Charleston in the Region

Distinct opportunities exist for the College to engage with the broader Charleston region in support of its mission of “creating innovative solutions to social, economic, and environmental challenges” and provide leadership in addressing key climate change issues of the region.

ONE CAMPUS, MANY HUBS

The College of Charleston has an opportunity to leverage its unique location and use the entire Charleston region as a learning laboratory for its students. The Patriots Point Athletic Complex is used for instruction, athletics, campus life, and recreational purposes. The Grice Marine Laboratory is used for instructional space, research, housing, and experiential learning. The James Island County Park is used for recreational and experiential learning. The West Edge complex is used for administrative offices. The Harbor Walk is used for research, and academic instruction. The Stono Preserve and Links at Stono Preserve are used for experiential learning and recreation (i.e. golf).

The proximity to water is a key distinguishing feature for the College, making its academics and athletics program one-of-a-kind in the state. Also, the way people work has significantly changed in recent years, making the case for rethinking how the College can leverage the available space at these satellite locations to relieve space



COLLEGE OF CHARLESTON IN THE PENINSULA

pressure at the downtown campus. The Campus Framework Plan recommends maintaining some of the satellite facilities and outlines opportunities for

enhancement and future growth at each facility. The following pages identify the opportunities and recommendations for each facility.



Patriots Point Athletics Complex

The following are the recommendations for the Patriots Point Athletic Complex and Marina:

- Integrate the Patriots Point Athletic Complex master plan.
 - Make improvements to grandstands, locker rooms, and concessions for Baseball, Softball, and Soccer Fields.
 - Add capacity to Tennis Club facilities.
 - An alternate option reroutes Patriot's Point Boulevard to improve access and circulation.
 - Provide practice field(s) for Men's team, Women's team, and visiting teams.
 - Maintain partnership with Mount Pleasant for use of their practice fields.
- Establish a policy for transportation to and from Patriots Point to the main campus. Partner with Patriots Point, Town of Mount Pleasant, and/or CARTA to implement a shuttle that has a consistent route and schedule to move users/students without cars. E.g., the School of SME has a contract with Charleston Green Taxi that provides transportation at the School's expense.

PATRIOTS POINT SAILING SCHOOL

- Maintain existing sailing school at Patriots Point.
- Upgrade Boathouse to incorporate support facilities.



PROPOSED SITE PLAN



MARINA PLAN

Grice Marine Laboratory

The following are the recommendations for the Grice Marine Laboratory:

- Continue marine science teaching and research operations at the Fort Johnson location.
- Prioritize renovation of the Grice Marine Annex and Main Laboratory building.
- Support interdisciplinary collaboration between the Grice Marine Laboratory and other institutional partners at the Fort Johnson complex.
- Invest in additional e-bike stations at the closest bus stop to this facility to shorten the bike ride to it.
- Establish an on-call (non-constant) shuttle opportunity for this facility.
- Coordinate with other institutional partners to add either a tourism or educational (or both) component to justify adding connectivity to the lab and possible support from CARTA.

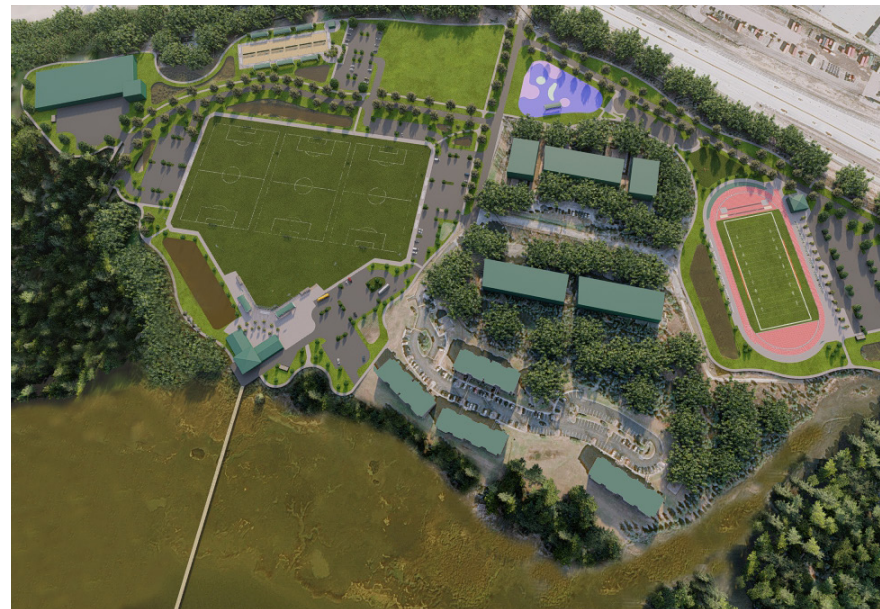


GRICE MARINE LABORATORY

James Island County Park

The following are the recommendations for James Island County Park:

- Continue to utilize James Island County Park facilities for College of Charleston recreational programs, while exploring alternate opportunities for partnerships.
- Partner with the City of Charleston to secure access to local facilities for intramural and recreational joint use of their facilities.
- Work with the City of Charleston on refining the Recreational Facility Master Plan to explore opportunities for joint-use facilities and future investments.
- Continue to advance conversations around the Baker Hospital site proposal.

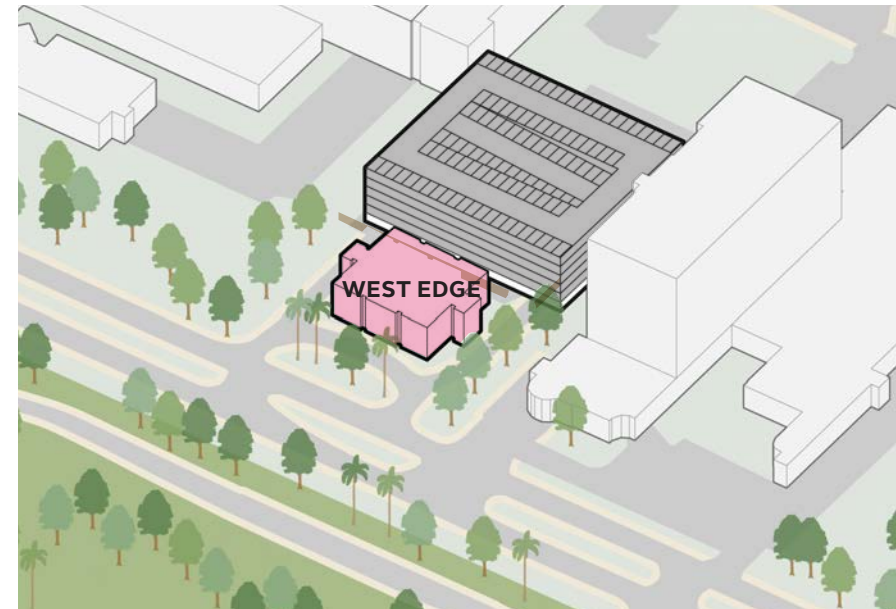


BAKER HOSPITAL SITE PROPOSAL, 2022

West Edge

The following are the recommendations for the West Edge facility:

- Utilize facility for locating non-student-facing administrative programs.
- Renovate the building envelope.
- Opportunity to construct a parking garage in the existing parking lot, serving as a park-and-ride facility that is conveniently connected to the main campus.
- Opportunity to locate Central Warehouse at this location.
- Opportunity to lease surplus space to Medical University of South Carolina (MUSC), City Police, and Charleston Marriott.



THE COLLEGE OF CHARLESTON AT WEST EDGE

Harbor Walk

The following are the recommendations for the Harbor Walk facility:

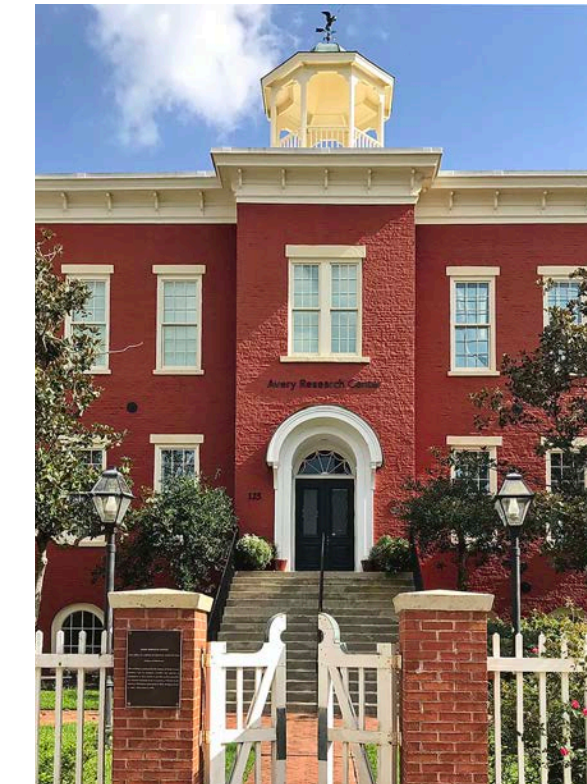
- Vacate facility lease and relocate the Computer Science program to the main campus.



Avery Research Center

The following are the recommendations for the Avery Research Center facility:

- Maintain existing facility and program and identify opportunities for additional storage.
- Opportunity to use 123 Bull Street as expansion and/or storage space.



Stono Preserve

The following are the recommendations for the Stono Preserve facility:

- Identify revenue-generating use to maximize utilization of the facility.
- Immediate next step is to undertake a deeper-dive planning effort to identify the highest and best use of the facility.





6 Prioritization of Opportunities

The Campus Framework Plan outlined in this report will serve as a tool for immediate and long-term decision-making as needs arise and funding becomes available.

A FRAMEWORK FOR DEVELOPMENT OVER THE LONG TERM

The opportunities identified under each theme are sorted into three prioritization phases, which can be implemented according to the College's timeline for academic and campus life needs, fundraising, and capital planning and funding capacity. The following pages illustrate one potential way to prioritize the opportunities, based on what is known today, and can be adjusted as other needs emerge. It aligns with ongoing projects and the 2023 Comprehensive Permanent Improvement Plan (CPIP) developed by the College for the next five years.

SHORT-TERM PRIORITY OPPORTUNITIES

Short-term opportunities recommended here include projects in planning and under construction as well as opportunities that address key priority program needs, campus activation, and serve as an important step in achieving the long-term vision of the campus. A combination of renovation, redevelopment, adaptive reuse, and activation, collectively these opportunities address all three pillars of the Strategic Framework Plan. See page 187 for a map of short-term priority opportunities.

MID-TERM OPPORTUNITIES

The mid-term priority opportunities recommended here include opportunities that advance the overall mission and vision of the College. They include renovation opportunities for academic and campus life programs, acquisition opportunities for increasing housing density, disposition opportunities for small houses, and landscape activation opportunities. See page 188 for a map of mid-term opportunities.

LONG-TERM OPPORTUNITIES

The opportunities recommended here provide a long-term framework for the growth and development of the campus. They include opportunities for acquisition and disposition, parking opportunities, renovation and adaptive reuse opportunities, and landscape activation opportunities. See page 189 for a map of long-term strategic opportunities.

Short-term Priority Opportunities

PROJECTS IN PLANNING/ UNDER CONSTRUCTION

- 1 Stern Student Center Renovation
- 2 58 George Street Renovation
- 3 Berry Residence Hall Renovation
- 4 Simons Center for the Arts Renovation

ACADEMIC OPPORTUNITIES

- A1 BellSouth Building Adaptive Reuse
- A5 AD Lot Academic Building
- A6 Maybank Hall Renovation
- A10 College Lodge Site Academic Building
- A11 Silcox Center Interior Renovation

HOUSING OPPORTUNITIES

- R1 Lightsey Annex Residence Hall
- R2 College Lodge Site Residence Hall
- R3 Wentworth Residence Hall

ADMINISTRATIVE & CAMPUS LIFE OPPORTUNITIES

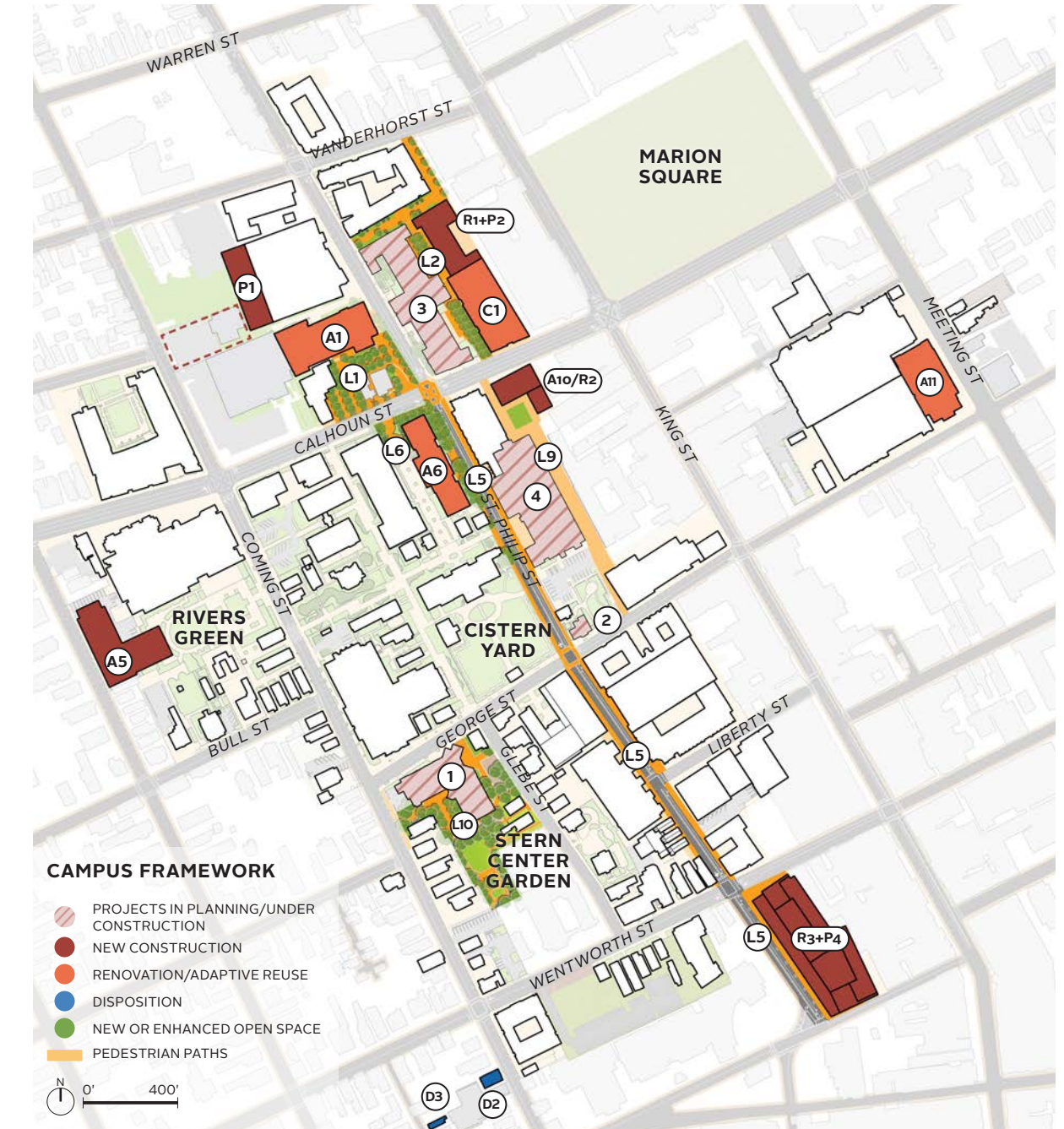
- C1 Lightsey Center Student Services Mall

LANDSCAPE OPPORTUNITIES

- L1 Innovation Courtyard
- L2 Lightsey Promenade
- L5 St. Philip Street Improvements
- L6 Cougar Mall Accessibility Improvements
- L9 Simons Center Walk
- L10 Stern Student Center Garden

DISPOSITION OPPORTUNITIES

- D2 13 Coming Street
- D3 8 Kirkland Lane



Mid-term Opportunities

ACADEMIC OPPORTUNITIES

- A3 106 Coming Street Academic Building
- A7 Robert Scott Small Building Renovation
- A8 Honors College Renovation
- A9 Graduate School Renovation
- A14 Craig Hall Redevelopment

HOUSING OPPORTUNITIES

- R4 99 St. Philip Street Expansion
- R5 106 Coming Street Residence Hall

ADMINISTRATIVE & CAMPUS LIFE OPPORTUNITIES

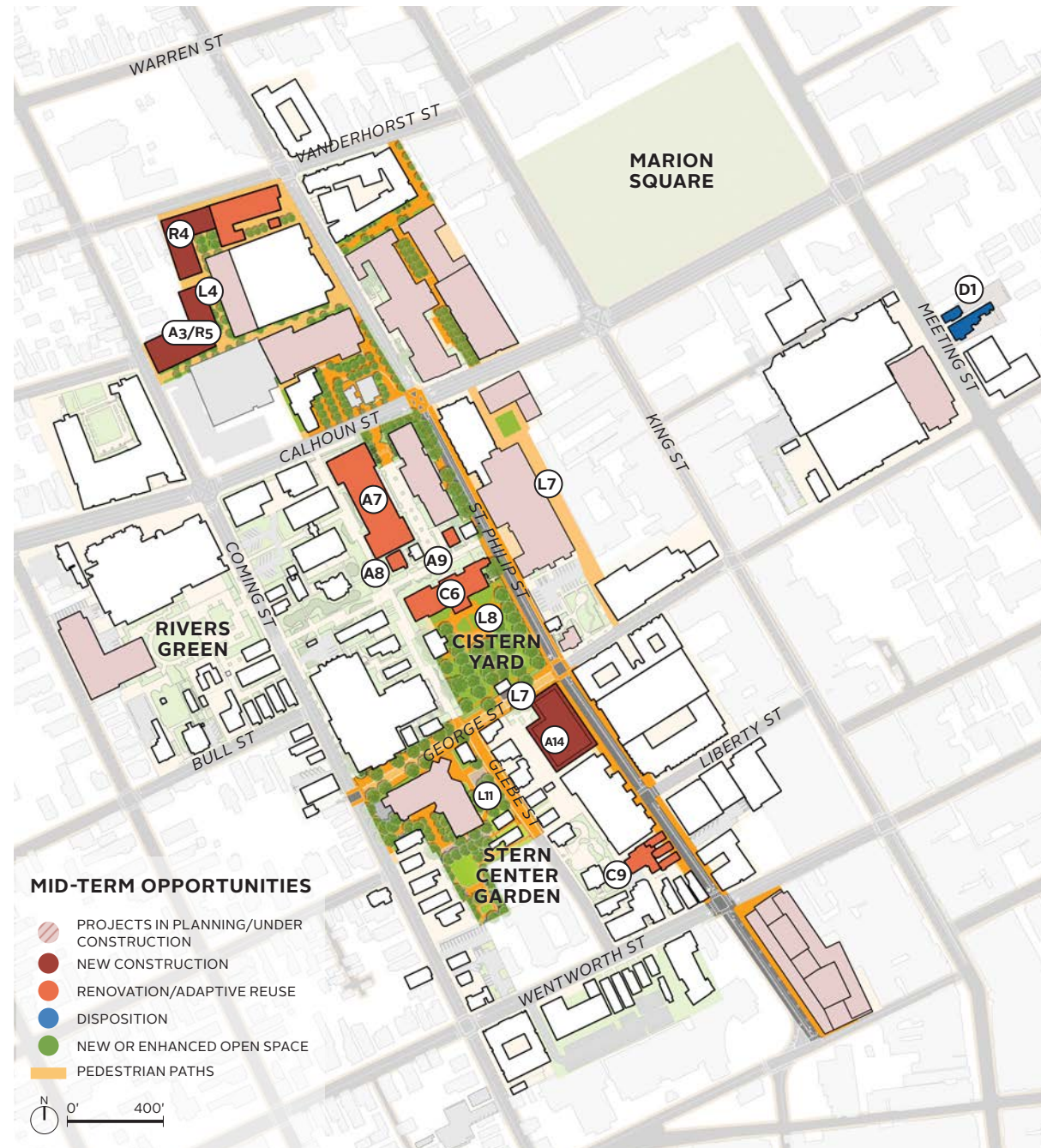
- C6 Randolph Hall Renovation
- C9 Riggs Tenements Adaptive Reuse

LANDSCAPE OPPORTUNITIES

- L4 Calhoun North Mid-block Passageway
- L7 George Street Improvements
- L8 Cistern Yard Paving Expansion
- L11 Glebe Street Improvements

DISPOSITION OPPORTUNITIES

- D1 298 & 300 Meeting Street



Long-term Strategic Opportunities

ACADEMIC OPPORTUNITIES

- A12 292/296 Meeting Street Development
- A16 JC Long Building, Tate Center, & Beatty Center Renovations

HOUSING OPPORTUNITIES

- R6 Lightsey Center Residence Hall Addition
- R7 107 Wentworth & Memminger Lot Residence Hall

ADMINISTRATIVE & CAMPUS LIFE OPPORTUNITIES

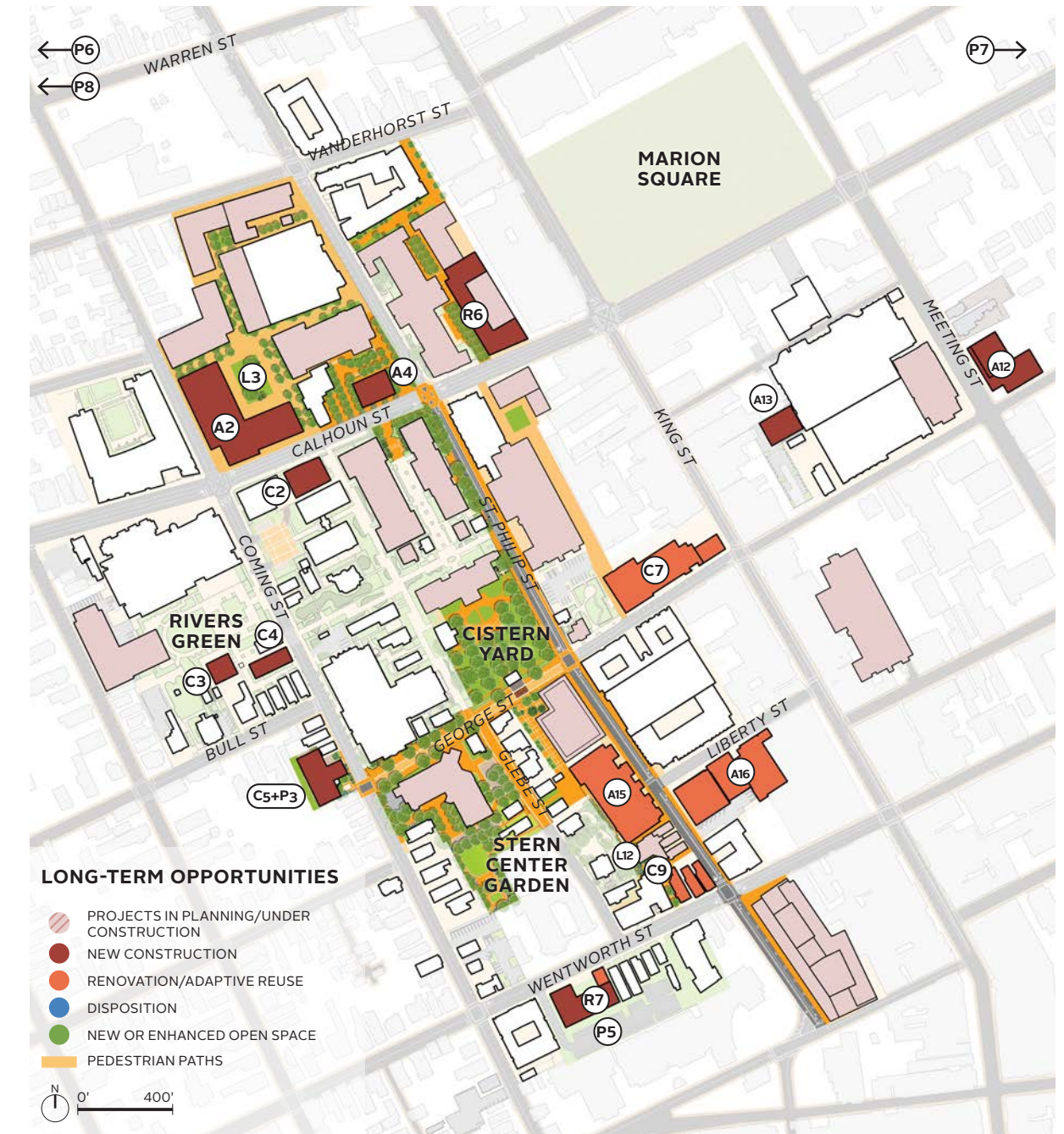
- C2 Health Services Building Redevelopment
- C3 Riggs Tenements Adaptive Reuse
- C4 Greenhouse Site Redevelopment
- C5 45 Coming Street Redevelopment
- C6 Randolph Hall Renovation
- C7 Sottile Theatre Box Office & College Corner
- C8 Stern Student Center Renovation
- C9 Riggs Tenements Adaptive Reuse

LANDSCAPE OPPORTUNITIES

- L3 Calhoun North Courtyard
- L12 Riggs Promenade

PARKING OPPORTUNITIES

- P3 45 Coming Street Ground Floor Parking
- P5 107 Wentworth & Memminger Lot Residence Hall Surface Parking
- P6 West Edge Surface Parking Redevelopment
- P7 Aquarium Garage Expansion
- P8 315 Calhoun Lot Conversion



NEXT STEPS

As the College continues to address facilities upkeep and maintenance, program needs, housing provision, and regional climate change issues, this report will serve as a tool for decision-making and guide future growth and development of the campus.

When specific needs arise, the opportunities, goals, and principles outlined in the report can be used to preserve the identity and legacy of the historic campus while supporting emerging programs and priorities.

It is recommended that College of Charleston continues to advance the work on the following issues:

- Undertake a detailed study for Stono Preserve to determine the highest and best use of the property.
- Undertake a detailed programming and feasibility study for the priority opportunities to understand program fit and costing.
- Undertake a unit typology study to advance the implementation of the short-term projects.
- Continue to engage with the City of Charleston and the County of Charleston on sustainability, resiliency, housing, and development issues.
- Engage with the City of Charleston and SCDOT to advance the implementation of St. Philip Street and George Street improvements.

ACKNOWLEDGMENTS

We are sincerely thankful to the College of Charleston students, faculty and staff, senior leadership, and City of Charleston staff who provided thoughtful input through their participation in focus group meetings, campus open houses, and online digital surveys throughout the campus planning process.

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CITY OF CHARLESTON

Department of Planning, Preservation, and Sustainability

CHARLESTON COUNTY

Department of Resiliency & Sustainability

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