



C. West Side

Past Planning Efforts

West Side Community Renewal Plan (2008)
West Side Revitalization Plan (1996)

West Side Main Street

The West Side of Charleston has the City's second established Main Street Program. The program helps establish new businesses on the West Side and helps existing business owners with building improvement grants and training workshops. Recent accomplishments include the Barton Street Park, two public art commissions, and the completion and implementation of a master streetscape plan for Washington Street West. Partnerships with CURA for matching funds, property cleanup, and purchase have also improved the business corridor. West Side Main Street hosts three annual community events as fundraisers, including the West Side Wiener Dog Race, the Ice Cream Social, and OktoberWest. The organization has also recently formed a 501c6 Development Branch to take a more proactive approach to their revitalization efforts.

West Side Neighborhood Association (WSNA)

West Side Neighborhood Association, a 501c3, is an active neighborhood association that meets monthly. The organization has now begun fundraising efforts, including its first annual WSNA Dinner, which raised several thousand dollars. The proceeds were donated to West Side organizations that went through an application process to receive funding.

CURA and HOPE

CURA has been actively purchasing properties targeted for improvement. Several recent purchases and demolitions of blighted properties have since sprouted community gardens and a new location for the West Side Farmers Market. While CURA's efforts have concentrated on commercial properties, it has also provided funding for the efforts of HOPE CDC, a community development corporation that has focused on purchasing residential properties to rehab them or to clear them for development, especially in the CURA Home Ownership Zone. Long-range goals of HOPE CDC include coordinating education, job training, and employment through the revitalization efforts.

For more information on recent initiatives on the West Side, please see the appendix.

Opportunities and Challenges

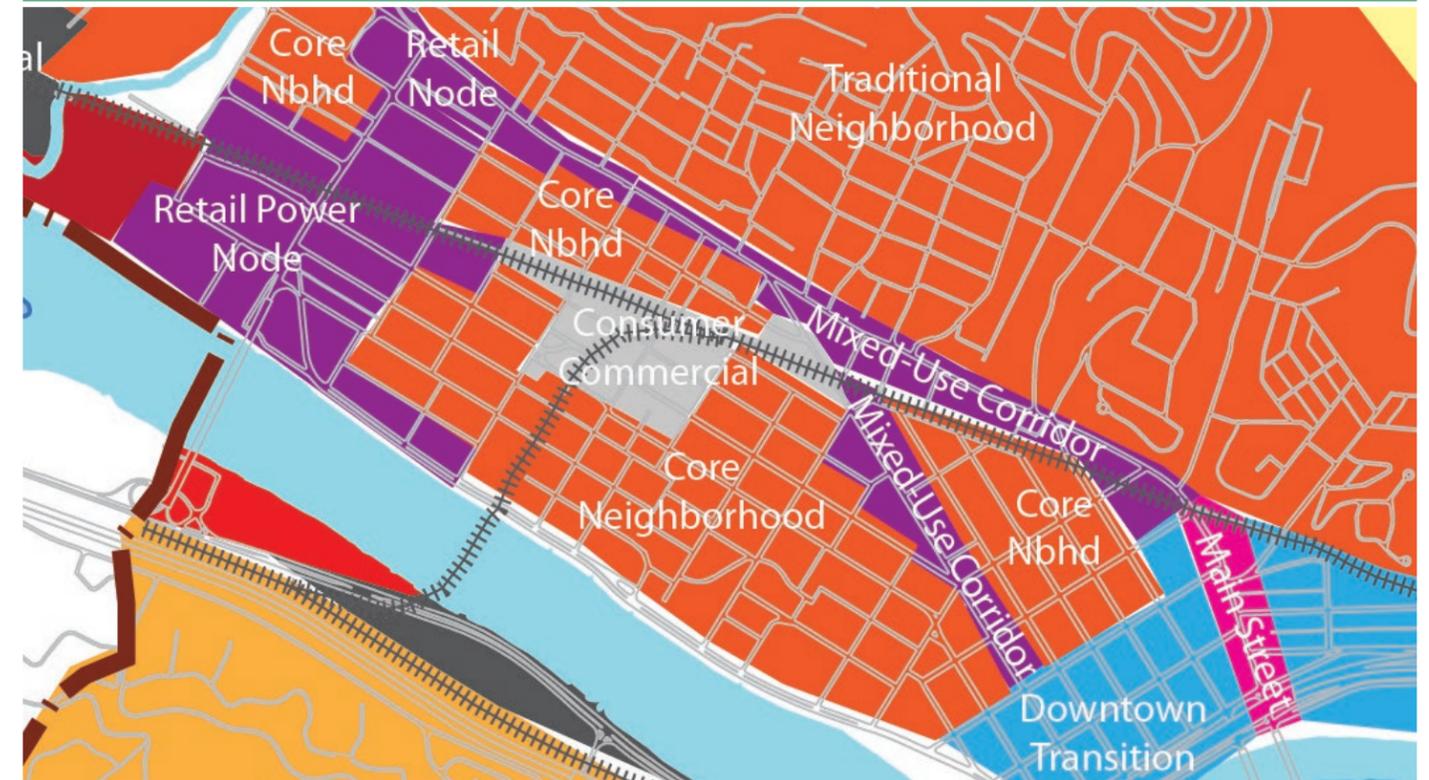
- Historic disinvestment
- Too much planned and zoned commercial land—former commercial sites lie vacant and underutilized
- Opportunities for creative reuse of old commercial buildings
- Small lot sizes make new housing solutions difficult
- Overcoming perception problems
- River and highway physically separate West Side from downtown, which makes it difficult to feed off the redevelopment energy there
- Possibilities to build on downtown synergy with close proximity as downtown “satellite” neighborhood
- Build upon core “Main Street” district for a vibrant mixed-use neighborhood node
- Look for historic preservation opportunities
- Build upon farmers market
- Offer developer incentives such as property tax reductions or low cost loans for property redevelopment
- Select one-way street conversions (see Mobility chapter)
- CURA or Main Street could buy, rehab, and resell vacant buildings
- Major new construction includes the new Edgewood Elementary, Black Diamond Girl Scouts Facility, and Mountain Mission expansion
- Two Historic Districts are currently underutilized
- Absentee/out-of-state owners and landlords

For more detail on recommendations for the Patrick Street business district, see the Subarea Application on page 25.

West Side “Main St.” Retail Mix

- Pharmacy
- Bank
- Personal services
- Destination retailers
- Furniture and home furnishings
- Artists, art supplies, fabric and sewing
- Paint, wallpaper
- TSC or Farm and Fleet
- Eclectic cafes (coffee roastery)
- Used merchandise, antiques, vinyl records

West Side Future Land Use



West Side Opportunities

