



**Urban Land
Institute**

South Carolina

TECHNICAL ASSISTANT PANEL

***IMPROVEMENTS TO
MAYBANK HIGHWAY***

SPONSORED BY: CHARLESTON COUNTY

Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a non-advocacy research and education institution with over 40,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

- **Objective, multidisciplinary advice on land use and real estate issues developed over the course of one and a half days**
- **ULI members from across the region volunteer their time to participate as panelists**

Diverse Expertise

- Developers
- Market Analyst
- Lawyer
- Architect and Landscape Architect
- Economic Development Experts
- Transportation Planners

MAYBANK HIGHWAY IMPROVEMENTS TAP

Panel Co-Chairs:

Stephen P. Navarro

Alex J. Rose

Panelists:

Jefferson W. Brown

George W. Fletcher

Deborah Haskell

Phillip R. Hughes

Scott Mingonet

Richard J. Petersheim

Stephen M. Stansbery

THE PANEL'S ASSIGNMENT

The **mission** of the ULI TAP team is to evaluate the **Hall** Planning and Engineering **concept** for Maybank Highway Improvements, particularly in the context of the **goals of the City of Charleston's John's Island Community Plan** and the Johns Island SmartCode, which emphasize **integrating land use and transportation** as part of the transportation planning process. The team should also look for ways to **satisfy** the requirements of the **SCDOT** and the **NEPA** process, while protecting the **efficiency** of the **transportation** system that serves the citizens of Johns, Wadmalaw, Kiawah and Seabrook Islands.

MAYBANK HIGHWAY IMPROVEMENTS TAP

Day 1: Site Tour

**Town Hall Meeting
Panel Deliberations**

Day 2: Stakeholder Interviews

Panel Deliberations

- defined “community” & community values
- identified positive impacts
- defined guiding principle
- identified overarching challenges
- developed recommendations

Public Presentation



DEFINED “COMMUNITY” & COMMUNITY VALUES

COMMUNITY COMPOSITION

JOHNS ISLAND COMMUNITY VALUES

- Rural character
- Trees and canopy
- Focused growth
- Quality of life
- Sense of community
- Connectivity/walkability



POSITIVE IMPACTS

1. Protect quality of life/rural character
2. Relieve congestion
3. Plan for future growth
4. Preserve & support economic viability of Maybank corridor

Protect quality of life/rural character

- **Town and County concept**
- **Unique character of Johns Island**
- **Discourage uniform distribution of density**
- **Development will occur in 3 nodes**
 - Improved access
 - Higher density development
 - Village-style development that is pedestrian and bicycle friendly

Relieve congestion

- Improved access
- Dedicated turn lanes
- Improved roadway grid

GUIDING PRINCIPLE

“All transportation-related decision needs to be consistent with community land use plans.”



OVERARCHING CHALLENGES

Coastal growth

I-526 uncertainty

River Rd and Bohicket/Main limitations

Building consensus — “rural”, “density”

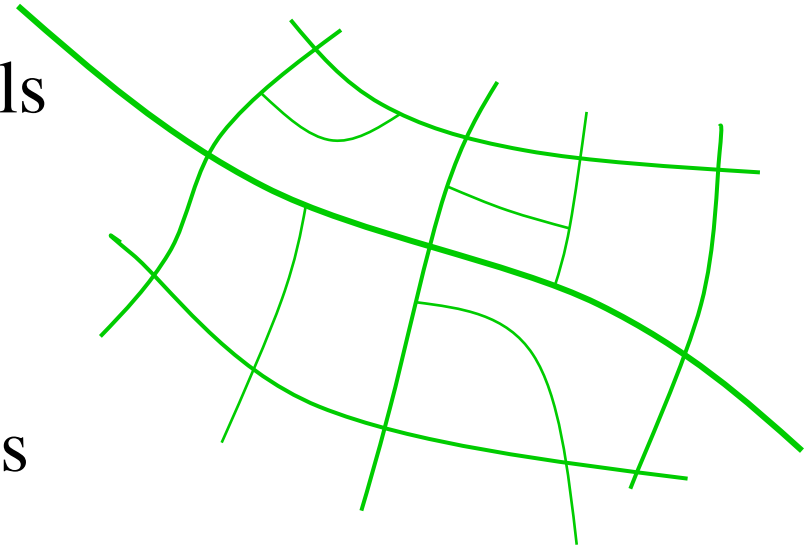
Political/community will

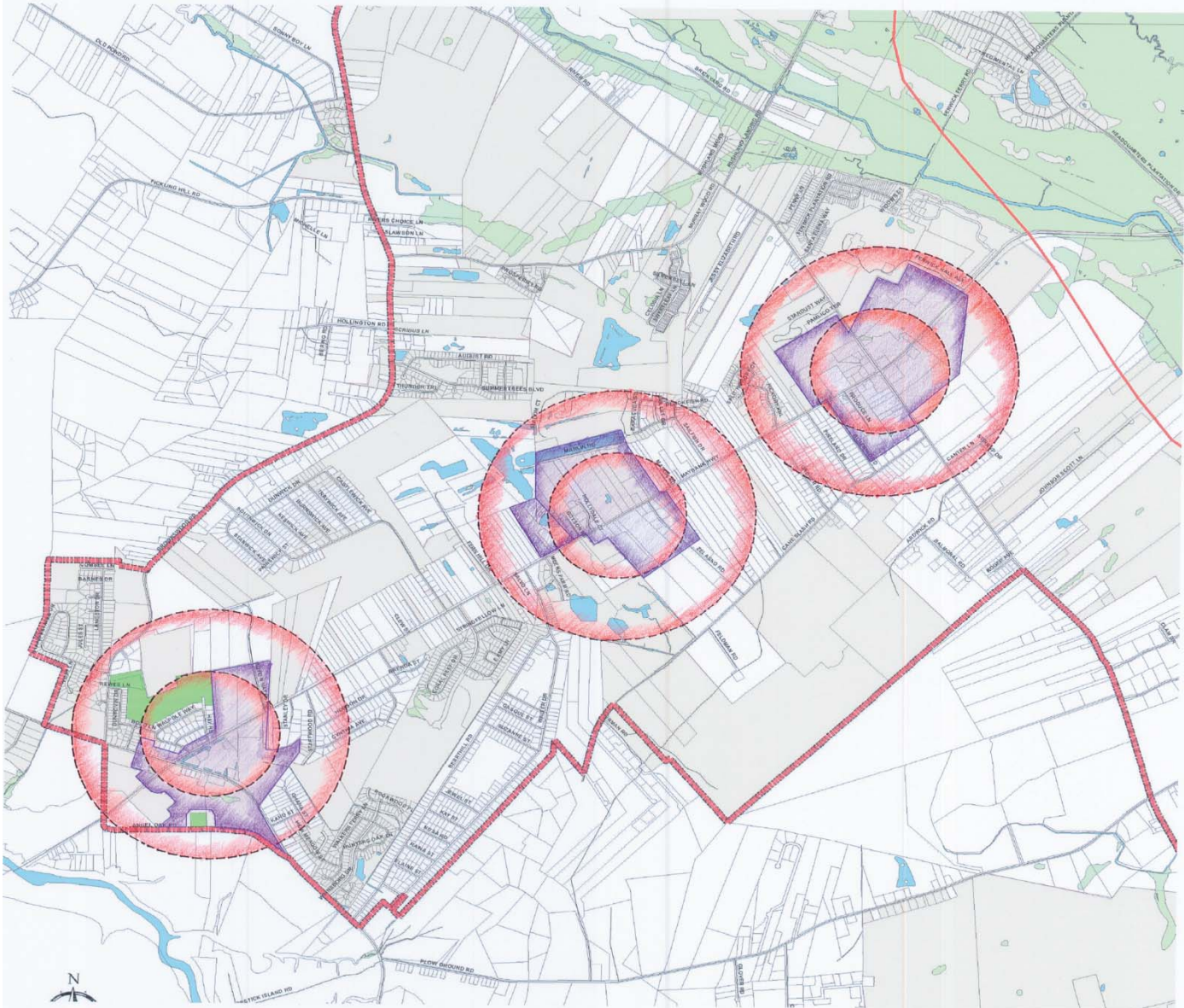
MAYBANK HIGHWAY IMPROVEMENTS

1. Establish roadway network
2. Stono Bridge to River Road
3. Maybank/River Road Intersection
4. Maybank from River Road to Main Rd

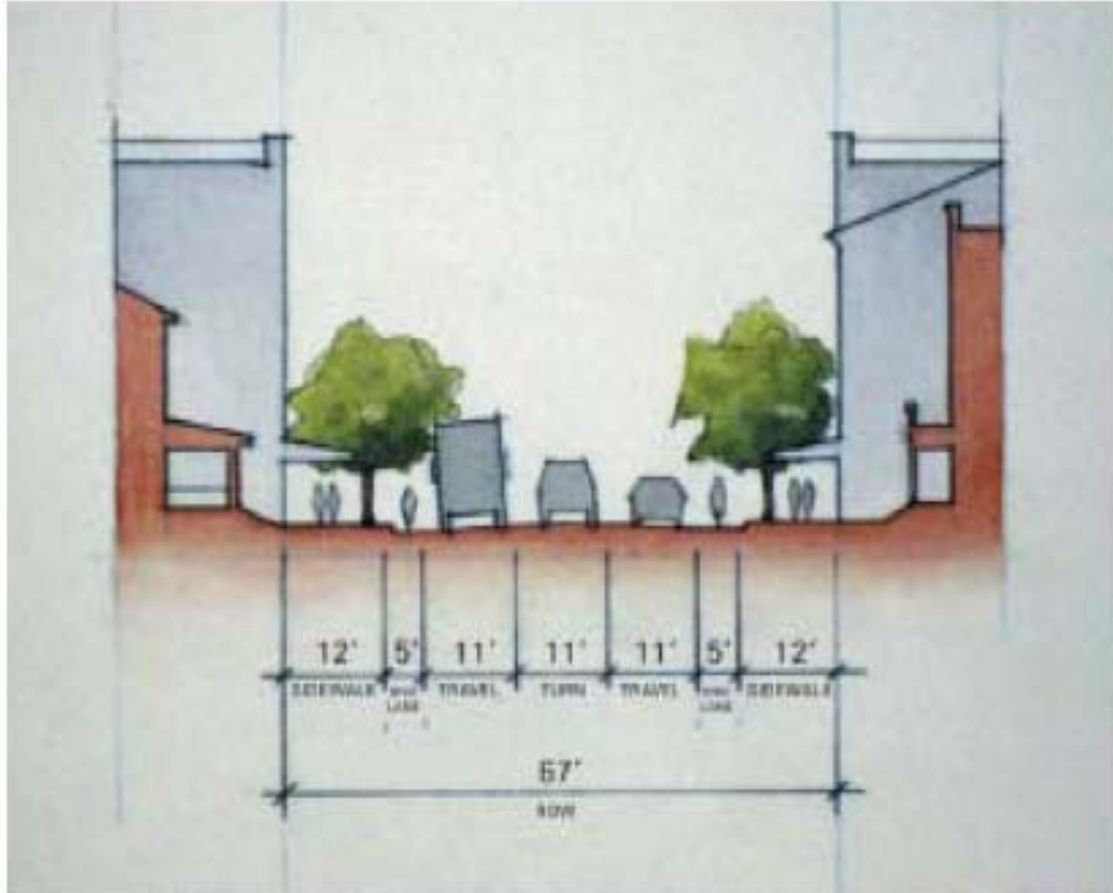
Establish Integrated/Connected Network

- Reduced travel on major arterials
- Reduced travel times without travel speed increases
- Increased access opportunities for emergency response vehicles
- Local trips on local streets
- More opportunities for non-vehicular connections







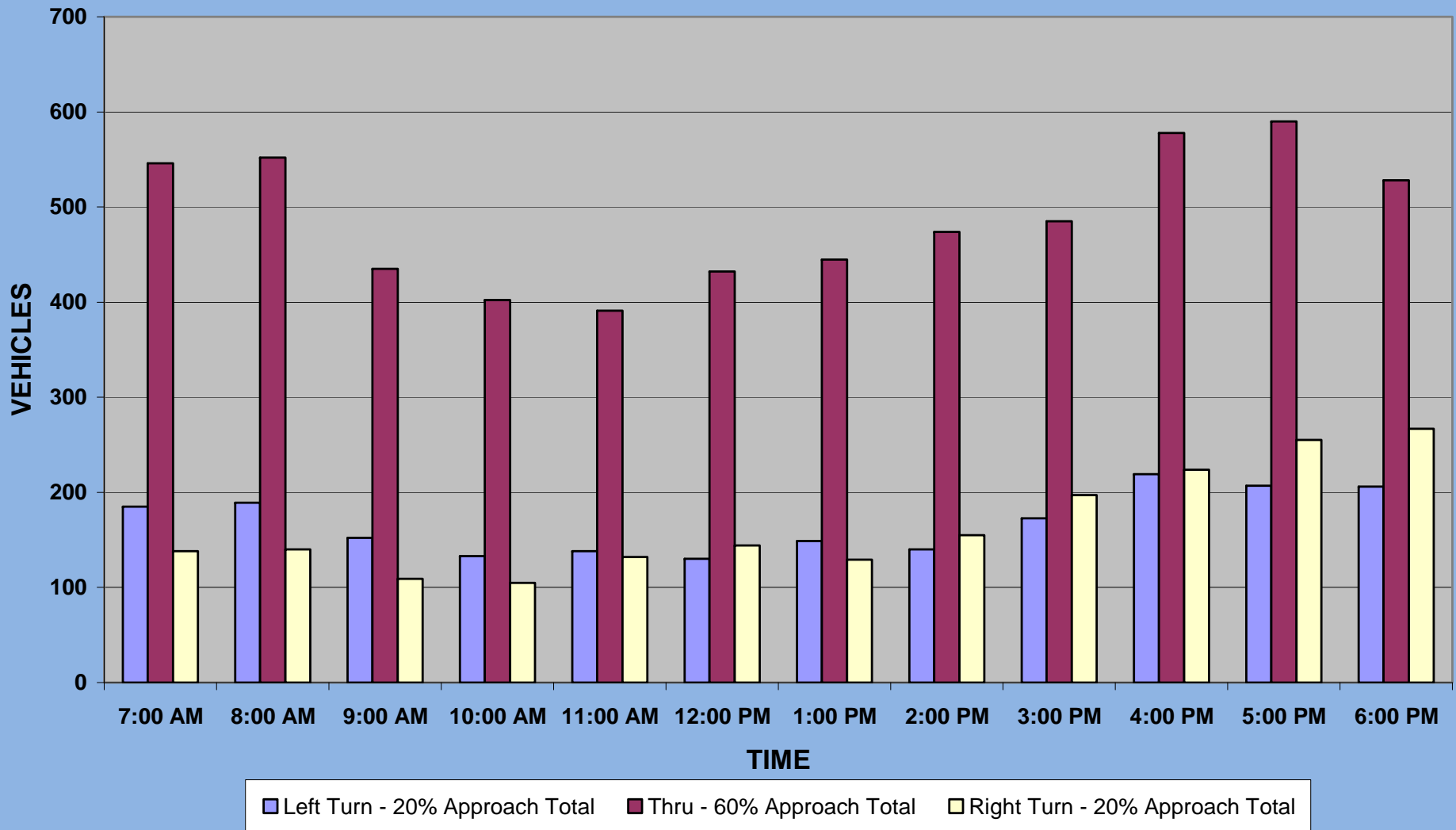


MAYBANK HIGHWAY IMPROVEMENTS

Stono Bridge to River Road

- **Recognized as #1 challenge**
- **Preserve image and character**
- **“Hybrid 3-Lane”**
- **Promotes flexibility and roadway network**





**Maybank/River Counts – even flow across the day
heavy right and left turns**



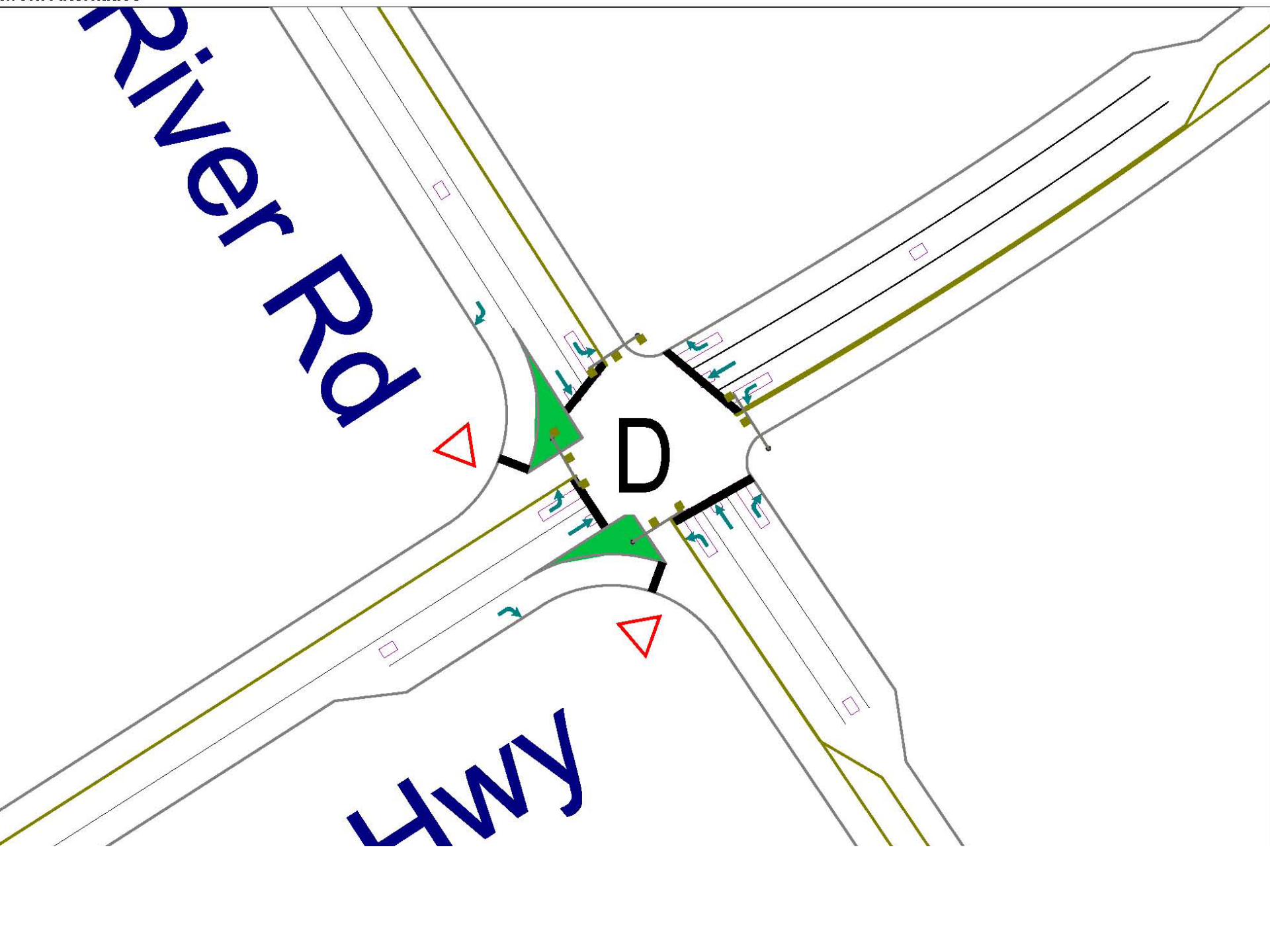
MAYDANK



Maybank/River Road Intersection

- **Recognized as #1 short-term priority**
- **Data collection shows 40% of vehicular movement at River Rd are turning north and south onto River Rd.**
- **At minimum, provide dedicated left, through and right turn lanes**





River Rd

Hwy

D

Maybank from River Rd. to Main Rd.

- **Adopt primary components of Johns Island Community Plan**
 1. Two-lane road
 2. Dedicated left-turn lanes at key intersections
 3. Creation of street network
 4. Parking at “town” nodes

GOING FORWARD—CONTINUED CHALLENGES

- Consistency with SCDOT requirements
- Consistency with NEPA process
- I-526 continuing dialogue/study
- River Rd. and Bohicket limited improvements
- Further consideration of Resort Island Access
- Political/Community stakeholder determination
- Build and refine consensus