

Professional Examination, Geophysical Work Plan, and Archaeological Work Plan

Project 205 New Construction

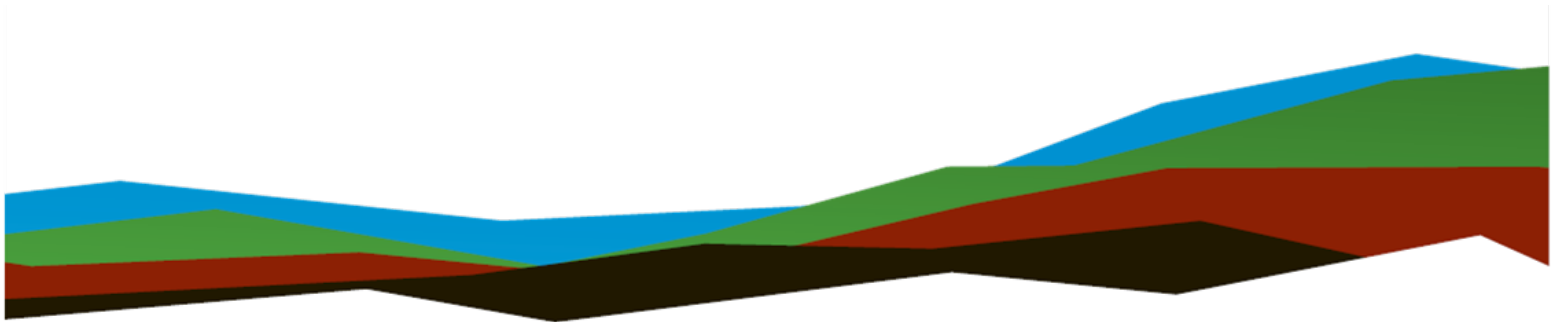
Charleston, Charleston County, South Carolina

October 1, 2025 | Terracon Project No. EN25P081

DES-BCM Reference No. HQE-MAZM-OBJ2E

Prepared for:

South Carolina
Department of Archives and History
8301 Parklane Road
Columbia, SC 29223



Prepared by:

Terracon Consultants, Inc.
Charleston, South Carolina



Nationwide
Terracon.com

- Facilities
- Environmental
- Geotechnical
- Materials



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October 1, 2025

SCDAH
8301 Parklane Road
Columbia SC, 29223

Attn: Mr. John D. Sylvest
P: (803)-896-6129
E: jsylvest@scdah.sc.gov

Re: Professional Examination, Geophysical, and Archaeology Work Plan
Project 205 New Construction
Charleston, SC 29401
Terracon Proposal No. PEN25P081

Dear Mr. Sylvest:

Terracon Consultants, Inc. (Terracon) is pleased to submit this Professional Examination, Geophysical, and Archaeological work plan to the South Carolina Department of Archives and History for "Project 205 New Construction."

The work plan below is submitted following a request by Mr. John D. Sylvest via an email dated September 5, 2025, to Sara Barbagallo, the DES permit manager for this project, addressing recommendations from SCDAH therein.

Sincerely,
Terracon Consultants, Inc.

Justin Schwebler, MSHP
Project Manager

Blue Nelson, M.A., RPA
Authorized Project Reviewer



Approximate Project Area Outlined in Red

PROFESSIONAL EXAMINATION PLAN



Figure 1: 106 Coming St. Charleston, SC. Former YWCA of Greater Charleston headquarters.

PROJECT INFORMATION

The following professional Examination Plan is submitted by Terracon to the South Carolina Department of Archives and History (SCDAH) on behalf of the College of Charleston to satisfy requirements of the Coastal Zone Consistency (CZC) permit application. The Department of Environmental Services (DES) Bureau of Coastal Management (BCM) permit reference number for this project is **HQE-MAZM-OBJ2E**. This professional examination was requested by SCDAH to mitigate impacts caused by an “irretrievable loss of a Significant Site,” within the Coastal Management Program, regarding the proposed demolition of 106 Coming Street as part of the permit referenced above. Terracon’s proposed scope of services for this professional examination are provided in the following sections. All work will be conducted by an Architectural Historian meeting the Secretary of Interior’s Professional Qualifications Standards (36 CFR Part 61).

The proposed tasks for this Professional Examination are as follows:

- Task 1: Written History and Local Historic Context Statement
- Task 2: Digital Photo Documentation
- Task 3: Measured Drawings

- Task 4: Material Salvage/Preservation
- Task 5: SHPO Statewide Survey Form
- Task 6: Interpretation and Physical Commemoration Plan
- Task 7: Dissemination of Professional Examination Plan

Task 1: Written History and Local Historic Context Statement

The written history and local historic context statement of 106 Coming Street task will be conducted in three stages: 1) Revise and Repackage Terracon *Architectural Evaluation* and BVL Historic Preservation Research (BVL) report on 106 Coming Street, 2) Submission to SCDAH for review and comments, and 3) Revisions for Final Draft incorporating SCDAH comments.

In reference to the SCDAH email requesting the professional examination from John Sylvest, dated September 5, 2025, Terracon will work in coordination with BVL in order to “revise and repackage” the previously submitted *Architectural Evaluation* and BVL report, in order to meet SCDAH requirements for a written history and local historic context as part of the professional examination. SCDAH has offered to provide additional comments on these reports’ content as part of the review of the proposed professional examination treatment measures.

Additional research and report drafting will be conducted as needed to satisfy SCDAH recommendations.

Task 2: Digital Photo Documentation

Terracon has compiled a digital photo documentation survey as part of the *Architectural Evaluation*. This digital photo survey and reference map will be appended to the Written History and Local Context Statement above. Additional architectural photos or context photos requested by SCDAH will be incorporated into the survey.

Task 3: Measured Drawings

Terracon will record 106 Coming St with measured drawings. The work will be conducted in accordance with Historic American Building Survey (HABS) Guidelines as outlined in the United States Department of the Interior, National Park Service, Heritage Documentation Programs guidelines, *Recording Historic Structures and Sites with HABS Measured Drawings, 2008, updated June 2020*.

Terracon will record a Contextual Site Plan, Floor Plan, Exterior Elevations, typical Window, Door, and Architectural Detail sheets as part of the measured drawing record. Field notes will be retained, scanned, and transmitted digitally and/or by hard copy to SCDAH if required. Field Notes will be converted into CAD files. Drawing sheets will be converted digitally into PDFs and submitted electronically in a format requested by SCDAH. CAD drawings will also be printed on one set of 19" x 24" archival bond and accompanied by one set of reduced drawings on 8½" x 11" archival bond to be delivered to SCDAH.

Task 4: Material Salvage/Preservation

Terracon will collect architectural elements and/or signage that can be retained and preserved for future interpretation or re-use. These items will be selected through consultation with the YWCA of Greater Charleston Chapter.

Task 5: SHPO Statewide Survey Form

Terracon will fill out and submit a SCDAH Statewide Survey of Historic Properties form for 106 Coming St. with relevant information and materials to the State Historic Preservation Office with the Written History and Local Historic Context Statement.

Task 6: Interpretation/Physical Commemoration Plan

Terracon will coordinate with the new construction design team (Liollio Architecture) to submit interpretation, and physical commemoration plans to SCDAH for review. A physical commemoration for the YWCA and former director Christine O. Jackson is required as part of any new construction design submission

per the parcel Planned Unit Development (PUD) ordinance language. The College of Charleston will also engage the Community Engagement Council (CEC) as part of the Commemoration and Memorial plans for both the YWCA and the Potters Field. A physical commemoration of the YWCA history on the site was also a requirement of the City of Charleston Board of Architectural Review (BAR) demolition approval (see Appendix).

Task 7: Dissemination of Professional Examination Findings/ Education Opportunities

The Professional Examination findings will be made publicly available through the College of Charleston Libraries in both hard copy and digital formats, and published on the project website:

<https://coming-street-commons.charleston.edu/>.

Terracon is also working with the College of Charleston to develop two dedicated internships for CofC Archaeology, Anthropology, or Historic Preservation students to work on the project, as well as other Cultural Resource Management projects in the Charleston area. This will give students relevant real world work experience related to this project, as well as CRM work as a whole. This provides a greater level of oversight when it comes to working on site, and the students will go through Terracon's rigorous onboarding and safety training prior to any field work. Interns will not be permitted to handle or work on any burials but may be present with supervision during excavation for educational purposes. Interns will be required to report on their experiences working on the project and their internship program through Terracon's internal internship community. Those reports will be shared with the College of Charleston, and the SHPO if requested.

CEMETERY RELOCATION WORK PLAN

Legislative Framework

Historical cemeteries and human burials in South Carolina (SC) are protected by several legislative codes, including SC Code 6-1-35, Preservation and Protection of Cemeteries; SC Code 27-43-10, Removal of Abandoned Cemeteries; 27-43-20, Removal to Plot Agreeable to Governing Body and Relatives; 27-43-30, Supervision of Removal Work; and 16-17-600, Destruction of Graves and Graveyards. A summary of each code is provided for convenience.

- SC Code 6-1-35, *Preservation and Protection of Cemeteries*, authorizes local governments to use public resources to preserve and/or protect cemeteries.
 - (1) Counties and municipalities are authorized to preserve and protect any cemetery located within its jurisdiction which the county or municipality determines has been abandoned or is not being maintained and are further authorized to expend public funds and use county or municipal inmate labor, in the manner authorized by law, in connection with the cemetery.
 - (2) As used in this section, the term "preserve and protect" means to keep safe from destruction, peril, or other adversity and may include the placement of signs, markers, fencing, or other appropriate features so as to identify the site as a cemetery and so as to aid in the preservation and protection of the abandoned cemetery.
- SC Code 27-43-10, *Removal of Abandoned Cemeteries*, outlines the process for the proposal to remove burials and requires that due care is taken to ensure relocated headstones are left in as good condition as they were prior to relocation. In SC an abandoned cemetery or burying ground may remove graves to a suitable location if:
 - (1) It is necessary and expedient in the opinion of the governing body of the county or municipality in which the cemetery or burying ground is situated to remove the graves. The governing body shall consider objections to removal pursuant to the notice under item (2) or otherwise before it approves removal.

(2) Thirty days' notice of removal is given to the relatives of the deceased persons buried in the graves, if they are known. If no relatives are known, thirty days' notice must be published in a newspaper of general circulation in the county where the property lies. If no newspaper is published in the county, notice must be posted in three prominent places in the county, one of which must be the courthouse door.

- SC Code 27-43-20, *Removal to Plot Agreeable to Governing Body and Relatives*, states that grave relocation plot must be agreeable between the governing body and the relatives of the deceased. If no such agreeable location can be approved, a three-person board appointed by the governing body and the relatives will convene to make a final decision.
- SC Code 27-43-30, *Supervision of Removal Work*, states that all work associated with grave removal shall be done under the supervision of the governing body of the county, and that a State certified funeral director shall be employed by the governing body at the expense of the Client.
 - It is the funeral director's responsibility to obtain a permit authorization of disinterment and reinterment, as required by the SC Department of Public Health, for the exhumation and transport of human remains.
- SC Code 16-17-600, *Destruction of Graves and Graveyards*, which was amended in 1989, makes the destruction or desecration of human remains a felony punishable with at least one year and not more than 10 years in prison and a maximum fine of \$2,000.

Stages of Work

The proposed project should progress in five stages to streamline the archaeological recovery efforts. The results of the initial stages will influence the final field direction for the subsequent stages.

Although the client project is being conducted in two stages; in terms of the archaeological work, the project will be conducted in five stages, the first three of which will occur during the client's first stage of work. These stages include:

- **Stage 1** - Archaeological monitoring of the demolition and removal of hardscape (i.e., structure and concrete).
- **Stage 2** - Geophysical survey, using ground penetrating radar (GPR), to help determine possible number and locations of possible burials and/or concentrations of cultural features including structural footprints and/or remains. Please see *Geophysical Work Plan*, below.
- **Stage 3** - Archaeological monitoring during mechanical stripping to determine grave locations, grave depths, and establish site security.
- **Stage 4** - Establish the project grid for the purposes of mapping and documentation, and determining the placement of project infrastructure
- **Stage 5** - Site excavation, grave/burial removal, and on-site lab analysis.

STAGE 1

Stage 1 will include the mechanical demolition of the standing YWCA structure and the removal of the asphalt paving across the entire project area in preparation for an archaeological geophysical survey using GPR. The site will be secured with 6-8' fencing with privacy screening prior to any demolition activities. Demolition will be facilitated using a mechanical excavator or backhoe with rubber tires to minimize impacting subsurface features and/or burials once the asphalt is removed. Standard mechanical excavator metal treads generally tend to impact the ground surface more substantially than an excavator with rubber tires. During the demolition stage, a bucket with teeth may be used to remove the building and asphalt; however, a metal plate must be welded across the teeth to create a flat blade to avoid unevenly impacting the soil beneath. At all times the mechanical excavator should attempt to stay on the asphalt surface, pulling the debris toward the machine and not driving back over possible burials.

Stage 1 requires archaeological monitoring due to the high potential for encountering subsurface human remains and/or associated grave goods, such as coffin hardware, personal items, grave offerings, and/or decorated graves (which would occur at the original ground surface) to name a few. Decorated burials, historically associated with West African cultures and many early African American burial sites, were generally adorned with utilitarian objects (primarily white objects because white was associated with death in many African cultures), as well as seashells. If grave goods or intact archaeological deposits, including structural remains, are encountered during mechanical removal of the hardscape,

mechanical work will need to stop or relocate no less than 25 meters away while the feature is documented. If architectural remains are encountered prior to or during construction on the project site, the South Carolina State Historic Preservation Office (SHPO) should be contacted within 48 hours. Terracon will provide the SC SHPO with a detailed description of the feature and sufficient supporting documentation to aid SHPO in rendering an NRHP eligibility determination.

Multiple archaeological monitors are anticipated to be on site, and it is expected that they will be given sufficient time to inspect exposed areas and/or record cultural materials and/or non-burial features. Although variable based on feature type, size, and depth, an archaeological monitor can generally conduct preliminary recording activities (photography, sketch plan, securing the feature from additional impacts) in approximately an hour; however, if additional time is required work can continue in another portion of the site while the feature is documented to SHPO standards. Terracon will provide the SC SHPO with a detailed description of the feature and sufficient supporting documentation, within 48 hours, to aid SHPO in rendering an NRHP eligibility determination.

If human remains are encountered prior to or during construction on the project site, ground disturbing work will be stopped within 25 meters of the remains, and the Charleston County Coroner's Office will be contacted to confirm the remains are not modern. They will be informed of the nature of our work, a description of the remains, and the project location address. Terracon will then inform the SHPO within 24 hours of the unexpected discovery and will provide them with a brief update.

Charleston County Coroner: (843) 476-4030

SC SHPO: JSylvest@scdah.sc.gov (John Sylvest)

If an archaeological monitor is not on site and any damage should occur to the site as a result of proposed construction activities, the damage must be documented in accordance with the SHPO document, *Guidance for Assessing Damage to Archaeological Sites*. If damage occurs during the current archaeological investigation, Terracon archaeologists must be informed so the site damage can be documented and included in the final report provided to SHPO.

Following the demolition of the extant YWCA structure and the removal of the asphalt paving, the ground surface should be smoothed to provide a more level ground surface for the operation of the GPR. A level surface should result in more

detailed and precise GPR data gathering. If human remains are exposed as a result of this damage, the unexpected discoveries protocol will be triggered, and all pertinent notifications must be made.

During Stage 1, and pursuant to SC Code 27-43-10, a public announcement should be published in a generally circulated newspaper in Charleston. The public announcement portion of this project is expected to take no less than 8 weeks before the archaeological investigation can proceed on any burials.

Consultation & Public Notice

Prior to excavation and transportation of any human remains, a permit must be obtained from the South Carolina Department of Environmental Services (SC DES), and a public notice must be published for four consecutive weeks in a local paper. The SC DES permit will be obtained by the state certified funeral director selected for this project. If there are no known relatives of the deceased, the client is required to publish a legal notice for four consecutive weeks in a newspaper of general circulation in the county to inform the public of the intent to relocate any human remains. This announcement should include details such as the cemetery location, including a brief description of the current conditions of the cemetery; a summary of the proposed project; and a means for the public to respond or comment. Terracon can provide the legal notice language to the client and understands that the client will be responsible for paying for and placing the legal notices.

Additionally, Terracon has partnered with the Asiko Group, which is based in Charleston, SC, and who specializes in authentic community engagement. The Asiko Group utilizes creative communication and public outreach to work with stakeholders to help develop strategies and results that can benefit the project and community. They hold regular public meetings to engage stakeholders, and to ensure their thoughts and anxieties are receiving equitable concern. Public engagement will be paramount to the overall success of this project, and the work of the Asiko Group will be principal to that success.

The College of Charleston has established a project website, <https://coming-street-commons.charleston.edu/>, along with past and ongoing community engagement events, the College is forming a Community Engagement Council (CEC).

The attached Appendix Item 1. provides a comprehensive list of community engagement and outreach **to date**. This communication through the project

website along with the implementation of the CEC, will continue throughout the duration of the project and memorialization to guide the onsite physical commemoration in accordance with the Zoning PUD Ordinance and City of Charleston Board of Architectural review requirements. The YWCA Board of Directors has requested the College of Charleston provide them with a promotional video to include the archival historic gifted to the Avery Center and any additional documentation.

Funeral Director

In conjunction with advisory from the Community Engagement Council, the College of Charleston will procure the SC Certified and Licensed funeral director through the State of SC's Goods and Services solicitation and procurement process.

STAGE 2

Geophysical Work Plan

The following summarizes Stage 2, which will consist of the geophysical survey in an attempt to map subsurface features consistent with burials and/or historical structural remains. Please see *Geophysical Work Plan* for details. Once the geophysical survey is completed and the data has been processed, Terracon will provide the SC SHPO with GPR amplitude maps of all specific time slices at variable depths, for independent review. Terracon will not proceed with exhumation of burials until the SHPO gives concurrence on all potential anomalies/potential burials.

The results of the geophysical survey will help inform the subsequent archaeological mechanical stripping, determine the expected number of burials and/or cultural features, and the placement of Terracon's field infrastructure, including the placement of screening stations, a portable field office/lab trailer, a ground water-dewatering station for contingency purposes, and a construction laydown/staging area.

STAGE 3

Stage 3 will focus on site security and the systematic, mechanical removal of soil to locate the grave stains and/or cultural features.

Site Security

Site security and privacy will be incredibly important to establish on site as soon as possible. The extents of the site should be informed based on the results of the GPR survey; however, if the GPR data is inconclusive or unusable, then site extents will be determined during mechanical stripping activities. A fence should be installed to encompass the project area. Fencing should be 6-8 feet in height, sturdy, including privacy screening, and a gate that can be locked when crews are not on site. Privacy screening is used to avoid exposing human remains to the public during excavation and removal, offering some dignity to the decedents. Privacy fencing also offers some protection from looters or vandals who may be interested in identifying locations of interest based on observing our fieldwork. During excavation of burials and/or mortuary features, shade tents can be used to offer some privacy from observation from above. The field office/lab should include a double lock on all external doors, including a deadlock. A locking cabinet or closet with keyed locks will be kept in the lab to lock up human remains and/or grave goods until the certified funeral director relocated them. Additionally, one or more security cameras can be placed in the office/lab and around the site to monitor and deter potential trespassers.

The College of Charleston Office of Public Safety is currently installing security cameras that will monitor the site with a 24-hour feed and overlook the site from the adjacent parking garage. The College of Charleston Office of Public Safety and campus police headquarters is located inside the adjacent parking garage, providing exceptional security for the site.

Mechanical Excavation

Archaeological mechanical excavation, or mechanical stripping, requires a flat-bladed backhoe or mechanical excavator to carefully remove the uppermost layers of dark organic soil across the cemetery, exposing the lighter, natural soil horizon. Once this uppermost soil stratum is removed, remaining areas of darker soils and soil staining are indicative of past disturbances or intrusions into the previously undisturbed soil horizon may be observed. Mechanical excavation will be organized by Terracon and will be monitored and directed by a Terracon bioarcheologist. A bioarcheologist or professional archaeologist trained in the identification and

recovery of human remains will be on site at the time of all mechanical excavation or subsurface impacts in the project area.

The mechanical excavation stage is expected to aid in the identification of grave shafts and mortuary features, as well as determine the approximate depths of deposits. During excavation, the archaeological monitor will safely stand in proximity to the mechanical excavator (out of the way of the machine and in clear line of sight with the machine operator) to view the excavator bucket to identify undisturbed subsurface deposits or human remains as they are exposed. Full PPE will be worn by the archaeological monitor and any Terracon employees working within 25 meters of the mechanical excavator when in operation, including hard hat, high visibility shirt or vest, gloves, safety glasses, and steel toe boots.

The excavator should operate in a way that it does not have to drive over exposed burial stains. The excavator's bucket will strip soil at approximately 20–30 cm levels until subsurface features are identified. If grave stains are encountered, mechanical excavation will stop or move to another location while a single soil probe, using a 1.25-inch diameter sample probe, will be conducted in the east end of the stain, presumably closer to the foot of the burial to avoid damaging the crania (if preserved and present), to determine the depth of the burial. If intact archaeological deposits, including decorated graves, structural remains, or human remains are encountered, mechanical work will stop immediately and relocate no less than 25 meters away while the feature is documented before work resumes at that location.

The soil core test is intended to provide an approximate depth of the grave shaft. This data will be useful in determining the potential depth for machine excavation without impacting any remains. It is anticipated that variable amounts of demolition debris may be present immediately below the current asphalt surface. This disturbed layer will be mechanically removed in shallow increments, and limited soil probing will be used to approximate the depth of disturbance to guide the amount of mechanic stripping necessary to remove this layer and expose the soils below. Once the depth of the grave is known the mechanical excavator will remove soil to within 2.5 feet of the base of the burial.

The SC SHPO will be provided with documentation (i.e., field forms) with the recorded results of the auger testing for review prior to continuing with burial relocation. Burial relocation may resume only once SC SHPO has approved the results of the auger tests.

STAGE 4

Stage 4 will focus on establishing the project grid for the purposes of mapping and documentation; and determining the placement of project infrastructure.

Site Grid & Initial Mapping

Once the grave stains and/or cultural features have been exposed, an arbitrary 5-x-5-meter grid will be established across the project area to situate the graves within defined blocks to help map the graves and/or cultural features spatially and to make specimen documentation more efficient. In addition to labeling the northing and easting for all four corners of each excavation block, to make documentation more efficient in the field each block will also be given a distinct name comprising of a letter and a number (A-1, B-3, J-10, etc.). A letter will be assigned to each row ascending from A-Z, south to north; and numbers will be assigned to columns and will ascend from west to east. Graves and/or cultural features will be hand drawn on associated Block Maps and assigned an arbitrary number based on the order they were recorded. Next, a total station will be used to document the four corners of the defined grave stain. Once all burials within an assigned block have been mapped, plotted and photographed, burial removal will begin.

The GPR results, the results of the mechanical stripping, and a site plan noting known utilities will be used to determine the best locations for the placement of the screening stations, field office/lab trailer, ground water-dewatering station, and construction laydown/staging area. If the GPR data and archaeological monitoring do not indicate open spaces, or areas devoid of burials and/or cultural features, located within the project area, then the most logical locations for their placement may be excavated first to make space for the infrastructure. Cultural deposits and features, including potential human burials, will be fully recorded and excavated. Human remains in this portion of the site will be removed prior to installation of the field office, laydown yard, dewatering setup, and archaeological screening area.

Project Infrastructure

The field office/lab is intended to provide secure on-site storage for sensitive electronic equipment and temporary storage of human remains if recovered. The field office is expected to be along the Vanderhorst Street entrance to the project area. In accordance with 36 CFR 79, this lab must have fire detection and fire suppression systems, climate controlled to ensure appropriate temperature and

humidity levels are maintained; and it must protect against water damage, pests, and other external elements. Human remains will be stored in the field office/lab in a closet with a keyed lock until they are moved to a larger, secure facility, such as the certified funeral director's facility.

Terracon plans to establish multiple screening stations across the project area but will be limited to areas that exhibit no cultural features or burials. Screening stations will include a bank of portable shakers with wire mesh screens. Soil will be transported to the screening stations via 5-gallon buckets.

To establish a construction laydown/staging area, the GPR results and the results of the mechanical excavation will need to be analyzed to determine a suitable location for placement. To avoid construction traffic across or within the site, the laydown/staging area should be placed near the site entrance/exit on Vanderhorst Street or Coming Street.

Groundwater/De-Watering Contingency

In the event of groundwater intrusion or stormwater/flooding occurrences on site, a water pump and pumping station should be established. Installation of a potential sump and/or sump pump may be necessary to de-water areas of excavation. Prevention of sediments entering stormwater drains should be controlled by implementing natural fiber filter systems at stormwater drain openings. Coordination with the developer will be necessary for staging and proper preparation.

STAGE 5

Stage 5 will focus on site excavation, grave removal, and on-site lab analysis.

During Stage 5, Terracon will send weekly updates to SHPO and the South Carolina Department of Environmental Services-Bureau of Coastal Management (DES-BCM). Additionally, SC SHPO may come to the site for monitoring purposes, with at least 5 business days' advanced notice.

Burial Removal & Documentation

A bioarchaeologist assisted by a team of professional archaeologists trained in the identification and excavation of human burials will be present at all times during excavation or subsurface impacts within the project area. A mechanical excavator will be used to remove soil within two feet of the anticipated base of the grave shaft. Machine excavation in this manner will prevent the excavations extending

to a depth and dimensions which would necessitate implementing OSHA requirements (29 CFR Part 1926, Subpart P) for trenching/cave-in prevention. The final three feet or so of grave shaft matrix will be removed by hand to prevent unintentional impacts to burials by the machine work. Archaeologists will hand excavate the grave shaft matrix until evidence of a coffin/casket or biological material is encountered, such as a coffin/coffin stain, coffin hardware, and/or human remains.

Due to the socioeconomic circumstances associated with the people that may be buried within the project area, and the nature of the cemetery's history as a pauper burial ground, there is a possibility of encountering stacked burials and/or mass graves. Mass burials will be fully exposed to document the association and context between the individual interments. If there are multiple layers of remains in a mass grave pit, the layers will be removed and documented one layer at a time to preserve the relationships and circumstances of the deposits.

Stacked burials are those where multiple interments are placed on top of the other. In some instances, particularly in pauper burial grounds, coffins were stacked in a grave shaft to save space, with sometimes merely a thin lens of soil placed between the stacked coffins. If stacked burials are encountered, burials encountered in the same grave shaft will receive the same burial number followed by a lowercase letter assigned to burials based on positioning within the shaft (e.g., the uppermost burial being designated 1a and each subsequent burial being 1b, 1c, etc.).

Although the excavation of burials will be conducted by removing soil in shallow, horizontal levels, they will not be documented in measured archaeological levels since the removal and backfilling of a grave shaft represents a single episode rather than accumulation of material over time. Soil within the grave shafts will be screened through a 1/4-inch mesh screen for standardized recovery of cultural material. Once evidence of a human burial is evident, trowels and wooden tools will be used to remove soil and expose the remains for documentation, if possible. Once the coffin/casket or biological remains are evident, soil will then be screened through a 1/8-inch mesh screen instead to ensure proper collection of smaller human skeletal material.

Once the remains are fully exposed, they will be photographed and mapped in plan-view in association with any relevant features. The remains will then be analyzed in the on-site office/lab to make observations and measurements (e.g., estimates of sex, stature, or other potentially identifying characteristics). Once

documented, the human remains will be placed in a covered container provided by the certified funeral director. Field notes will be recorded in field notebooks and excavation data will be documented on standardized forms, including information such as soil color and texture, excavator observations, material encountered, depth of burial, skeletal measurements, and burial conditions.

Remains will not be left exposed overnight. All efforts will be made to fully recover all exposed remains as quickly as possible. In situations where the remains of an entire individual cannot be removed during one workday, the in-situ remainder will be respectfully covered with a tarp, with some soil on the corners and edges of the tarp, and the open grave shaft will be covered with plywood.

Any discovered human remains will be recorded and removed following the procedures outlined below (see *Procedures for the Discovery of Human Remains*). The location of each individual interment will be recorded using a Total Station for accuracy and mapped on field maps. Following completion of hand excavations and removal of all graves, the client intends to backfill the completed excavation areas as site work continues.

During the project, all locational data associated with human remains will be redacted information to the public; however, once the project is complete and the draft report has been finalized by the SC SHPO, locational data can be released to the public. Out of respect for the individuals buried at the cemetery, no photographs of human remains will be released to the public.

Documenting Historical Features

If in situ architectural or structural remains are encountered during fieldwork, the remains will be assigned a feature number, then exposed, measured, documented in field notes, mapped, and photo documented in plan view. The remains of the historic structures may be evident as foundations, piers, and possibly privy pits or other non-structural features. Features would be excavated by methods appropriate to their size and type. In general, feature locations will be referenced to the general site plan. Written descriptions of features will include dimensions, shape, matrix color and texture, depth below surface, stratigraphy, and recovered materials. Features will be mapped in plan view prior to cross-section excavation, and in profile to record the cross-section. The depth and type of fill material, as well as the stability of the fill, would dictate the extent of excavation. For example, smaller features such as post holes would be bisected, half of the fill removed, and one profile recorded. Pit features (refuse pits) may be similarly bisected and excavated, if warranted. Large or deep features (e.g., wells, privies) will be

sampled or bisected, dependent upon the stability and depth of the fill. Builder's trenches may be investigated with smaller test unit excavations or similar methods, as appropriate. For example, a 1-x-1-m test unit may be excavated along one side of intact structural remains to document the builder's trench and determine if there are diagnostic artifacts located within the historical backfill. If burial features are encountered under any structural remains or within the footprint of a historical building, the documentation of the burial will be given preference.

Procedures for the Discovery of Human Remains

In 2023, the Advisory Council on Historic Preservation (ACHP) developed a policy statement to establish a minimum set of rules and principles to be implemented to provide consideration and protection to burial sites, human remains, and funerary objects. The policy statement stresses the need for coordination and consultation with communities that will be affected by development projects, particularly historically marginalized groups such as the descendants of Africans and Indigenous people. Consultation should seek consensus regarding decision making, deferring to their preferences when feasible. Although the ACHP and SC SHPO prefer that burial sites be avoided and protected, if no alternatives are available, consultation with the descendant community is urged prior to ground disturbance, and extreme care and respect is expected when handling human remains and/or funerary objects.

In the event of encountering human remains, either as articulated or disarticulated remains, the location of the find will be recorded and the remains will be respectfully collected, placed in aluminum foil or muslin, transferred to a fully covered box, and transported to the field office/lab for analysis, documentation, and temporary storage.

In the event human remains are encountered during archaeological monitoring, once cleared by the county coroner, preliminary laboratory analysis will be conducted. The results of the analysis will be presented to the SHPO and will include at minimum: a skeleton identification chart and an osteometric measurement chart.

Late/Unanticipated Discoveries

As a permitting condition, if a cluster of artifacts or human skeletal remains are encountered prior to or during construction on the project site, SHPO must be notified immediately. Archaeological materials consist of any items, fifty years old

or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic or pottery fragments, brick scatters, worked wood, bone and stone, along with metal and glass objects.

Archaeological Analyses

Cultural material associated with human burials recovered during fieldwork will be analyzed in Terracon's on-site office/lab, while cultural material not associated with a human burial will be transported to Terracon's Charleston office lab. Artifacts will be processed in compliance with 36 CFR 79 and SCIAA's curation guidelines. Artifacts will be washed or brushed free of soil, sorted by block number, raw material class, and labeled by provenience. Once dry, artifacts will be counted, weighed, cataloged, and placed in 4-mil polyethylene, zipper-seal archive-quality bags. Each bag is labeled with pertinent information written in black permanent marker, including site number, block number, provenience, stratum, depth, crew initials, and field date. Comparative literature will be consulted using Terracon's in-house library and online resources as warranted. Artifact analysis seeks to determine the function (if unknown) and temporal range of archaeological sites. Terracon plans to store cultural material/funerary objects associated with graves on site in the field office/lab until it is collected by the certified funeral director for relocation.

Additionally, grave goods or other artifacts found in association with human burials may provide data regarding the identity of the individual. Due to the potential for human interments, all bone recovered will be examined prior to cleaning to determine if the remains are human. No other specialized analyses (i.e., faunal analysis, ethnobotanical analysis, etc.) or artifact conservation are anticipated as part of this project; however, SHPO requests that Terracon retain a minimum 5 percent representative sample of any bricks or brick fragments associated with architectural features (not associated with a dumping or filling episode) for future X-ray fluorescence (XRF) analysis. This sample will be curated with SCIAA following the completion of the project. It is assumed that grave-related personal artifacts will be collected, stored, and reinterred with the associated human remains by the certified funeral director.

Curation

Cultural material (excluding human remains or associated grave items) recovered during the archaeological investigation will be curated in accordance with SCIAA's Curation, Loan, and Access Policy document published in 2005 and with the standards established in 36 CFR Part 79. Prior to curation, recovered cultural

material will be re-bagged, labeled, assigned accession numbers, and placed in larger nesting bags sorted by field specimen (F.S.) number.

Once Terracon receives concurrence from SC SHPO indicating the technical report and project recommendations are approved, all recovered cultural material (excluding human remains or associated grave items) will be packaged and delivered to SCIAA within 120 business days, excluding Terracon holidays) for curation in perpetuity.

Reporting

Following completion of archaeological excavation and once analyses are completed, a technical report will be prepared detailing the results of the archaeological investigation. Terracon will provide hard copies and a digital PDF of the technical report to the SC SHPO and SCIAA within 30 business days, excluding Terracon holidays. The technical report will adhere to the requirements of the *South Carolina Standards and Guidelines for Archaeological Investigations*, updated 2024 (Table 1).

The entire project site will be recorded under a single SCIAA site number (still to be determined). The Terracon Project Manager will be evaluating the eligibility of this site against NRHP criteria throughout the lifecycle of the archaeological investigation and as features are encountered. SC SHPO reserves the right to present any reported findings for peer review. Peer review is generally conducted by people who have demonstrated expertise pertaining to the reporting subject matter.

Table 1. Reporting format and minimum content requested by SHPO (2024) when sites are identified.

Chapter	Content
Title Page	Lists the report title with investigation type and project location. Additionally, the client's information, Authors, Principal Investigator's data and signature, report status (draft/revised draft/final), and report date.
Abstract	Describes the project, project purpose, summarizes the report findings, summarizes resource NRHP evaluations, and summarizes management recommendations.
Table of Contents	
List of Figures/Tables	
Project Introduction	Summarizes the purpose of the report/fieldwork, the client, the reason the undertaking is being conducted, summarizes legislation that governs the work, lists project personnel, lists the range of work dates, and includes locational maps.

Chapter	Content
Environmental Setting	Summarizes the general environmental characteristics including physiographic information, proximal water sources, soil characteristics and current land use.
Cultural Context	Provides an overview of the local cultural history associated with the site and the events that may have shaped the community.
Summary of Previous Archaeological Investigations	Summarizes available and known data regarding previous archaeological work that may have been conducted on site.
Research Design	Provides explicit statements and poses questions that may be answered with archaeological work.
Methodology	Outlines the field and lab methodology.
Results	The results will summarize the work conducted and include feature descriptions, cultural associations, background research, brief narrative, site map, representative site photos, soil descriptions, and site significance recommendations or whether additional work is required to determine a site significance recommendation. No pictures of human remains will be included in the technical report, rather, they will be referenced and included as an appendix to avoid dissemination of sensitive media.
Summary and Recommendations	Summarize the project, list and review cultural resource data, and make recommendations for NRHP eligibility and whether additional work is recommended.
References Cited	
Appendices and Attachments	Appendices will include the SHPO concurrence letter (once obtained), artifact catalogue, specialist reports or lab results, and photographic documentation of human remains. Photos of human remains are treated as classified and not intended for public consumption.

Reburial/Reinternment (College of Charleston)

The College of Charleston will work in conjunction with the Community Engagement Council to come to a sensitive and appropriate option with public input for reburial. Current options include but are not limited to the following:

- Memorial and vault on existing site
- City or County municipal cemetery

GEOPHYSICAL WORK PLAN

Project Understanding

Our Scope of Services is based on our understanding of the project described by the College of Charleston and the expected subsurface conditions described below. We expect the geophysical survey Area of Potential Effects (APE) is open and has been cleared of all impermanent above-ground obstacles. We expect the pavement to be removed from the APE and anticipate performing the geophysical survey immediately following this removal. We expect that no heavy equipment or vehicle will be driven over the APE after the removal of the pavement. The geophysical survey requires that the APE be free of obstacles including pooled water, debris, and tire ruts, etc.

Geophysical work will be undertaken by Alex Corkum, PhD, RPA, a geophysicist with over 17 years of experience conducting surveys on unmarked cemeteries throughout the United States and internationally. Dr. Corkum will be assisted by Joseph Snider, a geophysicist and archaeologist with over 14 years of experience across the United States. Mr. Snider has extensive experience with both geophysical and archaeological fieldwork on cemetery sites and is skilled in managing large datasets.

Scope of Work

The geophysical scope of work consists of field exploration, data processing, and reporting. This work is intended to be incorporated into the larger project (Stage 2 of the **Cemetery Relocation Work Plan**). The overall goal of this part of the investigation is to help determine possible number and locations of possible burials and/or concentrations of cultural features including structural footprints and/or remains.

Following Stage 1 (the mechanical demolition of the standing YWCA structure and the removal of the asphalt paving across the entire project area), Terracon proposes to conduct a geophysical survey of unobstructed areas within the APE. This survey should be undertaken immediately following the removal of pavement and will consist of ground penetrating radar (GPR) and electromagnetic induction (EMI) surveys. The use of a second geophysical instrument (EMI) increases our ability to confidently interpret results from any given APE; this is especially true

concerning historical cemetery sites. This survey will inform the planning of all subsequent archaeological investigations. The results of these surveys will provide information vital to the success of the exhumation component of this project.

A description of specific instrumentation, methods, and anticipated results is presented below.

Field Exploration

Cemetery Field Investigations: Terracon will conduct geophysical surveys using GPR and EMI to survey the area. Prior to the survey a grid will be established in GIS and will consist of 30 x 30-m blocks. The survey transects will be conducted approximately north to south to maximize the potential for crossing unmarked graves, which are typically oriented approximately east to west. The EMI survey will utilize a CMD-MiniExplorer 6L electromagnetic conductivity meter, or similar. Data will also be collected in 30 x 30 m blocks, or similar, along the same axis as the GPR survey. EMI data will be collected in 25 cm transect spacing to ensure the data is sufficiently dense. EMI data will be processed in Terrasurveyor64, or similar.

An Emlid Reach RS2+ real-time kinematic global navigation satellite system (RTK GNSS system) with a horizontal accuracy of 0.7 cm and a vertical accuracy of 1.4 cm will establish the geophysical survey grid and permanent datums at each survey location.

Data Analysis and Reporting

GPR field data collection will follow standards referenced in ASTM D6432. The GPR survey will utilize a 250 MHz antenna made by Sensors and Software (S&S), or similar, using transects spaced 25 cm apart with a trace interval of 2.5 cm. Data will be taken back to the office to be processed utilizing Geolix, engineered by Geolix Technologies, Inc., or similar.

Data from the survey will be combined and interpreted in the GIS program QGIS, engineered by the QGIS Development Team, or similar. Data will be provided in the form of processed geophysical data, ESRI Shapefiles (Point, Line, and Polygon) in the coordinate system UTM Zone 17 North, and an interpretive map with anomaly locations and classification (Rank 1 – Rank 3), which will be accompanied by an anomaly table that includes comments and anomaly centroid positions in the UTM Zone 17 North.

Following completion of the data analysis, the results of the geophysical survey will be incorporated into a geophysical survey report. The report will include a detailed methodology discussion, including a description of how the data were collected, processing software used, and specific processing steps. Relevant field environmental, soil, and weather conditions present during data collection will also be discussed. Reporting will include figures showing the project location, survey grid, and detected anomalies. Anomalies will be described and interpreted, with figures including representative examples of survey results including radargrams, amplitude slice maps, and other gridded data, as appropriate.

Terracon will provide SHPO copies of our GPR amplitude maps of specific timeslices at various depths for independent review. Terracon understands that exhumation of burials will not proceed until the SHPO reviews and gives concurrence on identified potential anomalies/potential burials.

It should be noted that geophysical methods may be affected by on-site conditions beyond the control of the operator and may be considered inconclusive. Interpretation is based on a combination of known factors combined with the experience of the operator and the geophysicist evaluating the results. The geophysical results provide a level of confidence but should not be considered absolute.

In the unlikely event that human remains are disturbed or uncovered during this stage of work, ground disturbing work will be stopped within 25 meters of the remains the unexpected discoveries protocol will be initiated, and pertinent notifications will be made (see *Cemetery Relocation Work Plan*).

In summary, the results of the geophysical survey should help inform the subsequent archaeological mechanical stripping, determine the expected number of burials and/or cultural features, and the placement of Terracon's field infrastructure, including the placement of screening stations, a portable field office/lab trailer, a ground water-dewatering station for contingency purposes, and a construction laydown/staging area.



Proposed Geophysical Survey Area

Appendix A

Item 1. – College of Charleston Community Engagement Efforts

Item 2. – City of Charleston Board of Architectural Review (BAR) minutes. June 11, 2025 meeting, Re. 106 Coming St. Demolition Approval.

Item 3. – City of Charleston Zoning Ordinance Criteria for Cultural Resources, Planned Urban Development (PUD).

Item 4. – South Carolina Office of State Engineering (OSE) approval of state property demolition.

COLLEGE OF CHARLESTON

Community Engagement Efforts

The College of Charleston understands the high level of public interest in the 106 Coming Street project and welcomes the opportunity to further engage with the community. Information continues to be shared widely via the [Coming Street Commons website](#), the College's [news website](#), on social media and with local media outlets. We encourage those interested in receiving project updates and meeting notifications to sign up on the Coming Street Commons Get Involved [web page](#). Three community engagement opportunities have been held between June 3 and September 22, 2025. Continued project updates and communication to the larger community will continue to be distributed to the public throughout the duration and completion of the project and commemoration process.

In tandem, the College is forming both an ad hoc community of faculty experts and a Community Engagement Council (CEC), which will consist of nominated community, agency, and group representatives and leaders to ensure continued feedback solicitation and guidance. This committee application is currently live for application submissions, due October 3rd, 2025. Selected applicants will be notified October 17th, 2025. With the CEC, the College of Charleston, under the guidance of The Asiko Group, seeks to recruit a diverse representation of community members who will provide ongoing feedback, guidance, and cultural insight for the cultural preservation and development for the future development of Coming Street Commons Residence Hall located at 106 Coming Street. CEC members will have the opportunity to:

- Share experiences, perspectives and input
- Help guide the site commemoration, programs and decisions that impact the history and legacy of the former home of the YWCA of Greater Charleston and the former municipal cemetery known as the Potter's Field
- Build relationships with neighbors, leaders, and partners who care deeply about the project and the historical and cultural significance of the property

As a public university whose mission is education, the College of Charleston will continue to share project information and plans to document, preserve and commemorate the historical significance of the site. The following pages document past and future planned community engagement touchstones.

College Information Website

<https://coming-street-commons.charleston.edu/>

Website established June 2025 to inform the community of the project and provide updates, history and notification opportunities.

- Meetings announcements, links to presentations and email sign-up: <https://coming-street-commons.charleston.edu/get-involved/>
- Project FAQs: <https://coming-street-commons.charleston.edu/faqs/>
- Dedicated project email address for comments and questions: coming-commons@charleston.edu

E-Alerts

Community members that sign up via email using the website above, have received the following community engagement summaries utilizing email e-alerts.

- **August 22, 2025:** [August 4, 2025 Community Meeting Thank You](#)
- **July 11, 2025:** [June 3, 2025 Community Meeting Thank You](#)

College of Charleston Community Meeting Dates

Direct Link: <https://coming-street-commons.charleston.edu/get-involved/>

- June 3, 2025
- August 4, 2025
- September 22, 2025

Additional dates to be determined.

The College Today (CofC news site) articles announcing project, meetings, etc.

May 29, 2025: <https://today.charleston.edu/2025/05/29/coming-street-commons/>

July 21, 2025: <https://today.charleston.edu/2025/07/21/college-of-charleston-holds-community-meetings-on-student-housing-project/>

CofC Event Calendar

July 23, 2025: <https://calendar.charleston.edu/event/coming-street-commons-community-meeting-8295>

Post and Courier Article

P&C Opinion Article Link:

https://www.postandcourier.com/education-lab/tensions-college-of-charleston-new-dorm-historic-cemetery/article_4bc24899-9be6-4cb6-ba7d-fe0df30715fa.html

CofC President Hsu and City of Charleston Mayor Cogswell Response:

https://www.postandcourier.com/opinion/commentary/burial-ground-charleston-college-dorm/article_56d75e36-387c-4d37-bb80-0bd0bce3d8aa.html

Community Outreach

The College of Charleston, through Terracon Consultants, has hired the Asiko Group to lead community engagement and outreach. Their work mission and services can be found on the attached pages. Through their services, they have reached out to the below list of local agencies, community groups, organizations, preservation groups, congregations, and others on behalf of the College for community engagement and feedback on an individual basis. Not all entities have responded or chose to engage the College.

Lightbright, LLC / Humane and Friendly Society Cemetery
City of Charleston Human Affairs and Racial Conciliation Commission
Charleston Area Justice Ministry (CAJM)
Black Lives Matter
Heritage Community Development Corporation
Emancipation Proclamation Association, Inc.
International African American Museum (IAAM)
SC Historical Society
Anson Street African Burial Ground Project
The Preservation Society of Charleston (PSC)
Historic Charleston Foundation (HCF)
Avery Research Center
Anson Street African Burial Ground Project
Radcliffeborough Neighborhood Association
Gullah Geechee Cultural Heritage Corridor
City of Charleston - Mayor's Office of Resilience & Sustainability
City of Charleston - Planning, Preservation & Sustainability
City of Charleston - Gullah Geechee Heritage Preservation Project
International African American Museum (IAAM)
Association for the Study of African American Life and History
Everyday People
YWCA Board of Directors
Charleston Housing Authority
Joseph Floyd Manor
Gadsden Green Homes
North Central Apartments
Burke High School Alumni
Joseph P. Riley Jr. Center for Livable Communities
CofC English Dept.
CofC History Dept.
CofC Archaeology Dept.
CofC Classics Dept.

COLLEGE of
CHARLESTON[illegible]

Community Engagement Council

The College, along with The Asiko Group, and members of the community are actively working to establish a community engagement council (CEC), a group of citizens, stakeholders, public officials, and grassroots leaders that will provide input on the project as it progresses. The selected CEC members will help lead the College and the greater community through the engagement and commemoration of the site. Initial engagement and member selection are actively underway.

City of Charleston and City Council

The College of Charleston is in direct active contact with the City and Mayoral Staff concerning a future hosted City Council Community Hearing concerning the project.
Date and Location to be determined.

CofC Faculty Engagement Meetings

- February 18, 2025
- April 28, 2025
- September 5, 2025

Ongoing internal information meetings to be scheduled throughout project.

The College is creating an ad hoc committee of faculty experts (in the areas of African American studies, archaeology, historic preservation, history, Southern studies and urban planning) to serve in an advisory capacity to the president regarding different aspects of project. The College has also tasked the Committee on Commemoration and Landscapes (comprised of faculty and staff) to begin collecting stories around the property for inclusion in a larger commemoration project.

CofC Student Engagement Meetings

September 24, 2025

Panel Discussion on 106 Coming Street for College of Charleston students co-sponsored by the Center for Historical Landscapes and moderated by Classics Professor Jim Newhard (archaeologist and director for the Center for Historical Landscapes).



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS JUNE 11, 2025

The following applications will be considered:

A. MINUTES

1. Review of Minutes from the May 14, 2025 BAR-L Meeting

DECISION: APPROVED

MOTION: Approval of May 14, 2025 Minutes *

MADE BY: Meadors SECOND: Trantham VOTE: FOR: 4 AGAINST: 0

NOTE: * This item was incorrectly identified as the April 9, 2025 minutes, which were previously approved during the May 14, 2025 meeting. The above vote was intended for the May 14, 2025 minutes provided.

B. APPLICATIONS

1. 71 George Street

BAR2025-001929 | TMS #457-04-01-027 | Harleston Village | Council District 8

Not Rated | New Construction | Old and Historic District

Requesting Final Approval of a mock-up panel.

Owner: College of Charleston Board of Trustees

Applicant: Artemiy Zheltov (Little Diversified Architectural Consulting)

DECISION: DEFERRED

MOTION: Deferral including Board and Staff Comments

MADE BY: Meadors SECOND: Trantham VOTE: FOR: 4 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

- It is noted that while there were no hardscape elements represented on the Mockup sample panel, the site was reviewed separately, and the intention is to match existing site pavers and elements.
- The coping shown is not correct and will actually be a pre-formed metal panel system, which is represented here in form but as another material. Staff have reviewed this detail and are comfortable that this intended solution will work satisfactorily.
- Sealant and MEP colors were discussed, with Staff proposing that one generalized brick/mortar blended color may work for the primary brick sealant at control joints, sealant around windows and doors, the color for loose lintels, and any MEP or other

The signage type is approvable (akin to the monument signs in our ordinance), but these specific images are not considered artwork; they are considered advertising and therefore not to be approved. If imagery were changed to include the logo and wayfinding at the top and an art graphic at the bottom, only then would this be supported by staff.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff Conditions and Final Review of Revised signage package to Staff

BOARD COMMENTS/DISCUSSION:

- There was a good deal of discussion by various members regarding which designs had been revised and where Staff Comments were no longer applicable.
- There was concern about how well the College and staff are in sync in terms of the overall package.
- This was eventually resolved by Staff striking their “Staff does not Support” comments. These are the last three Staff comments.
- Maybe there is too much signage here. This was addressed by the Applicant in referencing the size and extent of the campus.
- Maybe a refinement of the number of times the branding occurs when reviewed by staff.
- But what is the Board comfortable delegating to staff and what is not?

3. 106 Coming Street

BAR2025-001918 | TMS #460-16-03-017 | Radcliffeborough | Council District 4

Not Rated | c. 1964 | Old City District

Requesting Full Demolition of the former YWCA building.

Owner: College of Charleston

Applicant: Liollio Architecture

DECISION: APPROVED

MOTION: Approval with Board and Staff Comments and Staff Condition #1

MADE BY: Ramos SECOND: Trantham VOTE: FOR: 4 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

- The Ordinance (54-240.b) offers criteria for reviewing demolition requests in the Old and Historic District, asking the BAR to consider, among other things:
 - the historic, architectural and aesthetic features of the structure;
 - the nature and character of the surrounding area;
 - the historic or culturally important use of such structure; and
 - the importance to the city
- The structure dates from circa 1964; therefore, it is considered historic. However, the structure is not listed in the current architectural inventory. It is an example of mid-century modern, of which there are scant examples on the peninsula, but this structure is not a meritorious architectural example of the style.

- The building does not fit in with the nearby context.
- The applicant has provided a thorough historic preservation report that demonstrates that the building has cultural significance and is therefore also important to the city for its association with the Young Women's Christian Association (YWCA) and their activities therein.
- Staff believe that anything from the building of architectural or socio-cultural significance, which is salvageable, should be retained for possible reuse on upcoming project(s).
- It is noted that while significant archeological work is expected to take place on this and the larger site, it is beyond the purview of the BAR.

STAFF CONDITIONS:

1. Staff require the socio-cultural significance demonstrated in the BVL Historic Preservation Research Report to be commemorated in a physical manifestation with a highly visible presence in the new construction project.

STAFF RECOMMENDATION:

Staff does not oppose demolition and requests Staff Condition #1 be included in the Board motion.

BOARD COMMENTS:

- The superstructure of the building is in pretty good shape, but this is more about its cultural significance. Included in that significance is the transition from residential to commercial as is evidenced by the fact that a magnificent single-family structure was demolished for this building to exist.
- Cultural significance outweighs the building, but past demolitions complicate the application
- Virtually everyone has expressed that it is the cultural significance rather than the physical building, which is most important here, and that a physical manifestation of a commemoration of what happened on the site has been guaranteed.

4. 573 Meeting Street

BAR2025-001925 | TMS #463-16-04-059 | Westside | Council District 4

Not Rated | New Construction | Historic Corridor District

Requesting Final Approval of a mock-up panel.

Owner: One80 Place

Applicant: LS3P Associates

DECISION: DEFERRED

MOTION: Deferral pending correction of the issues noted with Board And Staff comments

MADE BY: Trantham SECOND: Meadors VOTE: FOR: 5 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

- Staff support and applaud the vital mission of One80 Place and realize that the materials selected were likely for reasons of economy. These materials have been



Ratification
Number 2023-182

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON BY CHANGING THE ZONE MAP, WHICH IS A PART THEREOF, SO THAT 99 SAINT PHILIP STREET AND 106 AND 110 COMING STREET (RADCLIFFEBOROUGH - PENINSULA) (APPROXIMATELY 2.0 ACRES) (TMS #460-16-03-001, 460-16-03-127, 460-16-03-143 THROUGH 460-16-03-203, 460-16-03-219, 460-16-03-017, 460-16-03-018) (COUNCIL DISTRICT 8), BE REZONED FROM DIVERSE RESIDENTIAL (DR-2) CLASSIFICATION TO PLANNED UNIT DEVELOPMENT (PUD - COLLEGE SUPPORT DISTRICT) CLASSIFICATION. THE PROPERTY IS OWNED BY 99 ST. PHILIP STREET, LLC; 106 COMING STREET, LLC; AND FRANCIS J. IWANICKI AND CAROLINE VON ASTEN.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. That the Zoning Ordinance of the City of Charleston be, and the same hereby is amended, by changing the zone map thereof so as to rezone the property described in Section 2 hereof by changing the zoning designation from Diverse Residential (DR-2) classification to Planned Unit Development (PUD) classification.

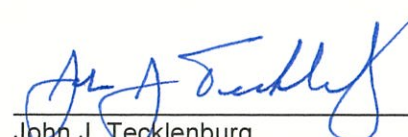
Section 2. The property to be rezoned is described as follows:

99 Saint Philip Street and 106 and 110 Coming Street (Radcliffeborough - Peninsula) (approximately 2.0 acres) (TMS #460-16-03-001, 460-16-03-127, 460-16-03-143 through 460-16-03-203, 460-16-03-219, 460-16-03-017, 460-16-03-018)

Section 3. This ordinance shall become effective upon ratification.

Ratified in City Council this 15th day of September in the Year of Our Lord 2023, in the 248th Year of Independence of the United States of America.

By:


John J. Tecklenburg
Mayor, City of Charleston

Attest:


Jennifer Cook
Clerk of Council

City of Charleston Zoning Map

REZONING 2

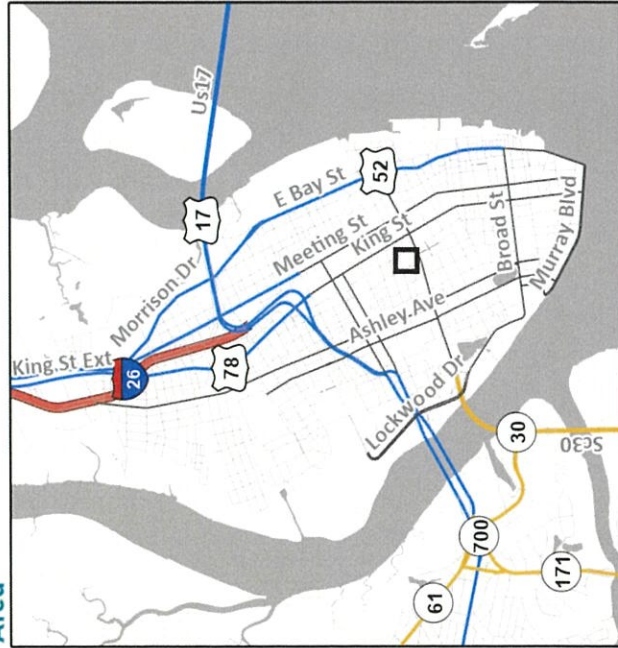
College Support District PUD (Radcliffeborough - Peninsula) 99 Saint Philip St and 106 and 110 Coming St

Approx. 2.0 ac. - TMS# 4601603001, 4601603127, 4601603143 through 4601603203, 4601603219, 4601603017 and 4601603018

Request a Planned Unit Development (PUD) concept plan approval. Zoned DR-2.

Owners: 99 St. Philip Street, LLC; 106 Coming Street, LLC; and Francis J. Iwanicki and Caroline Van Asten
Applicant: Anna Rogers

Area



Department of Planning, Preservation & Sustainability

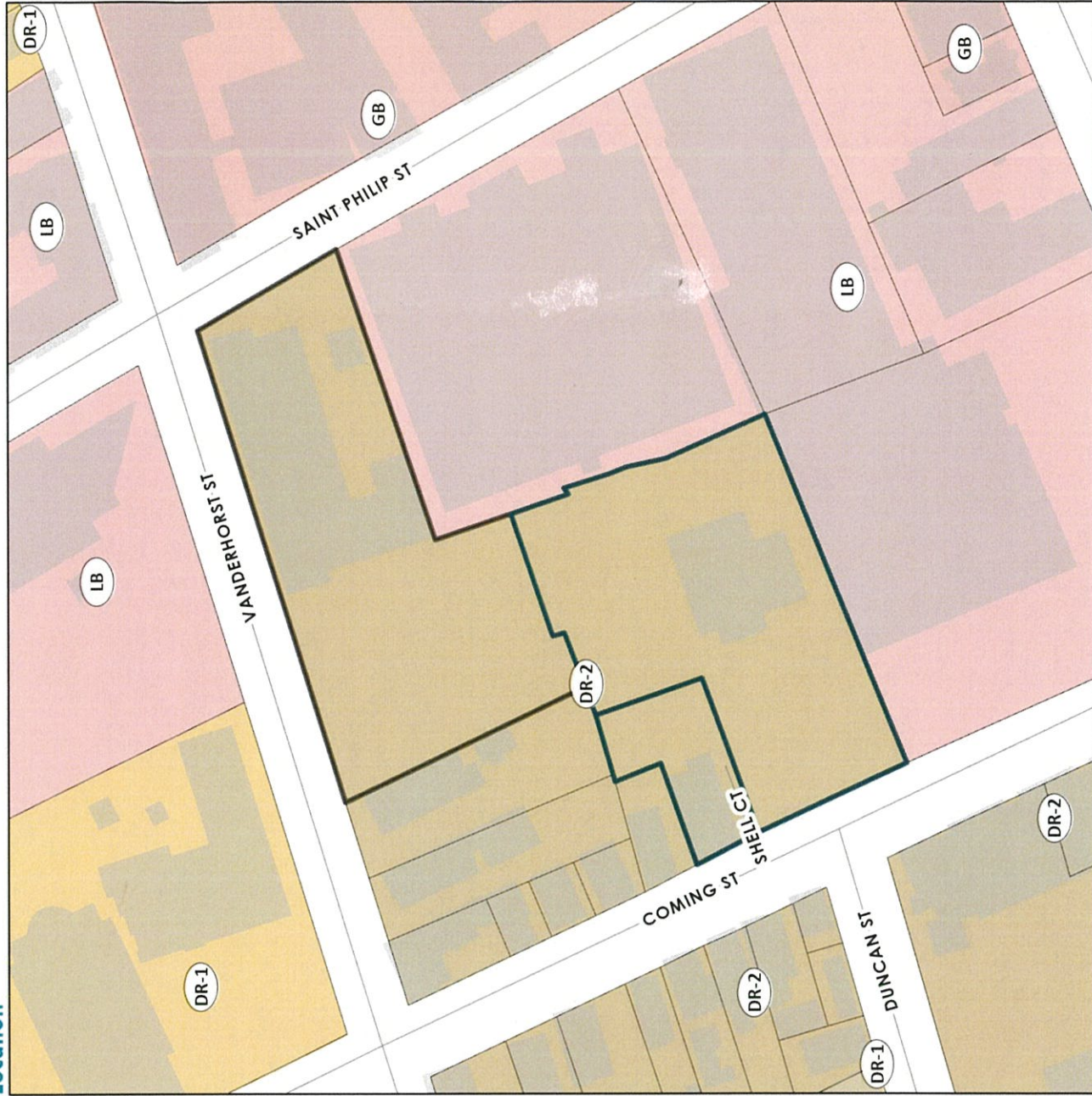
www.charleston-sc.gov

2 George St, Charleston, SC 29401

843.724.3765



Location



**Development Guidelines
for:**

**COLLEGE SUPPORT DISTRICT
CITY OF CHARLESTON, SC**

**PLANNED UNIT DEVELOPMENT
(PUD)**

**PUD ID # PUD2023-000027
TMS # 460-16-03-017,
TMS # 460-16-03-018,
and TMS # 460-16-03-203**

**April 10, 2023
June 5, 2023 (2nd Draft)**

**Prepared By:
99 St. Philip Street, LLC and
106 Coming Street, LLC
106 Pitt Street
Mt. Pleasant, SC 29464
843-388-1750**

College Support District

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College Support District

A. Relationship to the City of Charleston Zoning Ordinance

The development Guidelines for the College Support District- Planned Unit Development (PUD) attached hereto and made a part hereof, are part of the PUD Conditional Use Master Plan Application submitted in accordance with the Zoning Ordinance of the City of Charleston, Article 2, Part 7 Sections 54-250, et seq. The Zoning Ordinance of the City of Charleston is incorporated herein by reference, except as amended herein.

No person shall erect or alter any building, structure, or sign on any tract of land or use any tract of land within the College Support District PUD except in conformance with these guidelines and regulations. Unless modified herein, definitions of terms used in the College Support District PUD Development Guidelines shall follow definitions listed in the Zoning Ordinance of the City of Charleston, as amended from time to time. Administration and enforcement of the adopted College Support District PUD Master Plan shall follow Article 9 of the Zoning Ordinance of the City of Charleston.

The College Support District PUD Master Plan was approved by Charleston City Council on _____, 2023, Ordinance Number-_____.

College Support District

B. Executive Summary and Background Information

1. Location: The project is located on the Charleston Peninsula. It is a combination of three (3) properties. One property is on the corner of St. Philip and Vanderhorst Streets. The other two (2) properties are on Coming Street.
2. Lot Area: approximately 90,605 sq. ft. or 2.08 acres of high ground, wetland acreage is 0.0.
3. Tax Map Numbers: 460-16-03-017, 460-16-03-018, 460-16-03-001, 460-16-03-127, 460-16-03-143, 460-16-03-144, 460-16-03-145, 460-16-03-146, 460-16-03-147, 460-16-03-148, 460-16-03-149, 460-16-03-150, 460-16-03-151, 460-16-03-152, 460-16-03-153, 460-16-03-154, 460-16-03-155, 460-16-03-156, 460-16-03-157, 460-16-03-158, 460-16-03-159, 460-16-03-160, 460-16-03-161, 460-16-03-162, 460-16-03-163, 460-16-03-164, 460-16-03-165, 460-16-03-166, 460-16-03-167, 460-16-03-168, 460-16-03-169, 460-16-03-170, 460-16-03-203, 460-16-03-171, 460-16-03-172, 460-16-03-173, 460-16-03-174, 460-16-03-175, 460-16-03-176, 460-16-03-177, 460-16-03-178, 460-16-03-179, 460-16-03-180, 460-16-03-181, 460-16-03-182, 460-16-03-183, 460-16-03-184, 460-16-03-185, 460-16-03-186, 460-16-03-187, 460-16-03-188, 460-16-03-189, 460-16-03-190, 460-16-03-191, 460-16-03-192, 460-16-03-193, 460-16-03-194, 460-16-03-195, 460-16-03-196, 460-16-03-197, 460-16-03-198, 460-16-03-199, 460-16-03-200, 460-16-03-201, 460-16-03-202.
4. Current Zoning: The property is currently zoned DR-2, Diverse Residential and is located in the 4 and 5 story Old City Height districts.
5. Property Owners:
106 Coming Street, LLC
106 Pitt Street
Mt. Pleasant, SC 29464
(843)388-1750

99 St. Philip Street, LLC
106 Pitt Street
Mt. Pleasant, SC 29464
(843)388-1750

Francis J. Iwanicki and Caroline Von Asten
218 Saint Philip Street
Charleston, SC 29403

College Support District

6. This project is located in downtown Charleston on Coming Street, as well as the corner of St. Philip and Vanderhorst Streets. The property on Coming Street was formerly the YWCA and is currently used for private parking. The property at 99 St. Philip Street has sixty three (63) student housing units as well as parking.
7. The purpose of this project is to relieve pressure from the adjacent neighborhoods to the College of Charleston and to add affordable student housing as well as mixed-use space.

Working with the College of Charleston, the Radcliffeborough neighborhood, and the City, the College Support District PUD will be composed of two (2) districts. The first district is College Housing District (C.H.D.) and it currently has sixty three (63) student housing units. Phase 2 will add seventy five (75) additional, affordable student housing units or dormitory suites. The other district is College Support District (C.S.D.) and it will include student housing units OR up to 32,000 sq. ft. of mixed-use, academic classroom/office space and fitness center OR a combination of the two. This project would help alleviate foot traffic to the congested corner of St. Philip and Calhoun by way of connecting the campus through an existing 9 ft. easement from St. Philip to Coming Street, alongside the BellSouth Building. College Support District is intended to allow College of Charleston to house Freshman and Sophomore students here, and prohibit these students from bringing cars. There is no intent to add or take away parking, therefore, the development will not impact traffic in the neighborhood.

In addition, attention will be given to devise a plan with the community to help combat the growing issue of trash.

College Support District

C. Land Use and Zoning Criteria

Land Use:

1. Site is 100% highland. 2.08 acres of highland and 0.0 acreage is wetland.
2. Area Breakdown:
College Housing District (C.H.D.) is approximately 33,310 sq. ft.
College Support District (C.S.D.) is approximately 57,295 sq. ft.
Total is approximately 90,605 sq. ft.
3. Permitted Uses
 - a. C.H.D. : A maximum of 138 affordable student housing units or dormitory suites shall be permitted (63 existing student housing units plus an additional 75 student housing units). For the purposes of this College Support District PUD, "student housing units" or dormitory suites shall be defined as a room or rooms which are used or intended to be used by students for living and sleeping. Each student housing unit or dormitory suite may contain two (2) beds per bedroom, and a maximum of up to ten (10) beds per suite. Student housing units or dormitory suites may or may not contain a kitchen or kitchenette.
 - b. C.S.D. : In addition to the uses allowed by the DR-2 zoning district, the College Support District shall be zoned for Mixed-Use, allowing for a minimum of 9,000 sq. ft. in non-residential, academic uses and up to 250 student housing units or dormitory suites. For the purposes of this College Support District PUD, "academic uses" shall include academic classrooms, labs and other student learning facilities, academic offices, and a student fitness center.
4. Net density for the C.H.D. portion is sixty three (63) existing student housing units plus an additional seventy five (75) student housing units or dormitory suites. The net density for the C.S.D. portion is up to two hundred and fifty (250) student housing units, OR a maximum of 32,000 sq. ft. for other academic uses, OR a combination of the two.

Zoning Criteria:

1. Minimum building setbacks on the front, side and rear shall be the current DR-2 setback requirements.
2. Maximum lot occupancy: 90%
3. Maximum height: Shall follow the existing Old City Height District requirements, unless amended by City Council through a separate rezoning process.
4. Off-street Parking: 120 Parking Spaces existing. All existing spaces will be retained on-site or in an adjacent parking garage with the proposed redevelopment. Additional parking may be provided.
5. Permitted Uses include College Housing, Dormitory, Academic Uses, General Office and General Business
Prohibited Uses include Tattoo Parlors, Casinos, Mechanic's Garage

Open Space:

1. Open Space is not required per Zoning Ordinance for a PUD less than 10 acres.

Buffers:

1. Buffers are not required per Zoning Ordinance for a PUD less than 10 acres.

Tree Summary:

1. Existing protected and grand trees will be governed by City of Charleston Tree protection ordinance.

Cultural Resources:

1. In 1911, the YWCA purchased the lot at 106 Coming Street. From 1966-2003, Christine O. Jackson was the local executive director and we plan to work with her family to permanently recognize Ms. Jackson's legacy of 37 years service.

ADA Standards and Accessibility:

1. Buildings and facilities shall be designed and constructed to be accessible in accordance with relevant requirements of the "2021 International Building Code, Chapter 11", the 2017 ICC A117.1 "Accessible and Usable Buildings and Facilities", the "Accessibility Guidelines for Buildings and Facilities (ADAAG)", and the US Department of Housing and Urban Development "Federal Housing Administration".

College Support District

D. Drainage Basin Analysis and Traffic Impact

Drainage Basin Analysis:

1. Both the Coming Street property and the St. Philip Street property are located in the Flood Zone X, as per the Flood Map dated 1/29/2021.
2. The site topography is level at street grade.
3. Subsurface drainage is currently tied into the City's rainwater collection.
4. There is no evidence of the existence of wetlands on the site.
5. The site is currently developed, accommodating two (2) buildings, large areas of asphalt pavement, as well as gravel. There is also a grassed courtyard on the St. Philip parcel.

The tract will be developed to meet the City of Charleston Stormwater Management requirements in effect at time of submittal of a respective, complete Construction Activity Application (CAA) to the Department of Stormwater Management. Ultimately, all storm water concerns will be addressed during the detailed design process.

Traffic Impact:

See attached Traffic Memo from Bihl Engineering.

Traffic and parking needs should be further reviewed when the final design is being completed. At this point, Traffic and Transportation staff may request an updated traffic memo to confirm the assumptions of the initial analysis performed in the PUD memo. Traffic and Transportation staff reserve additional analysis if they feel the number of new trips generated by the PUD will have an impact on the local transportation network.

College Support District

E. Documents Attached:

1. Location Map
2. Survey
3. Land Use Plan
4. Conceptual Site Plan
5. FEMA Flood Zone Map
6. FIRM Exhibit
7. Aerial Photo
8. Existing Heights Districts
9. Memo from Bihl Engineering
10. Letter of Service from CWS
11. Letter of Service from Dominion Energy



LEGEND

- ANSONBOROUGH
- DOWNTOWN
- HARLESTON VILLAGE
- SOUTH OF BROAD
- PORTS AREA
- MAZYCK-WRAGGBOROUGH
- RADCLIFFEBOROUGH
- MEDICAL COMPLEX
- UPTOWN
- PENINSULA WEST
- GADDEN GREEN
- HAMPTON PARK TERRACE
- NORTH CENTRAL
- SOUTH EASTSIDE

DASH SHUTTLE BUS ROUTES

- GATEWAY LOOP
- MEETING/KING
- MARKET/WATERFRONT
- BROAD STREET

DASH BUS STOPS

- OFF STREET PARKING
- ONE-WAY STREETS
- ADVERTISERS
- PUBLIC RESTROOMS
- VISITOR RECEPTION & TRANSPORTATION CENTER
375 Meeting St. • 853-8000

Charleston Harbor





RENDERING OF PROPOSED NORTHWEST ADDITION FROM NORTH SIDE FACING LOBBY



SCALE: NOT TO SCALE

PROJ. NO.: 00-000
DRAWN BY: DIT
ISSUE DATE: 4/18/2022

REVISIONS	DATE	BY	DESCRIPTION

CS5

99 ST. PHILIP STREET
CHARLESTON, SOUTH CAROLINA

DAVID RICHARDS, ARCHITECT
103 BROAD STREET, CHARLESTON, SC 29401
PHONE: 843-736-0000
EMAIL: david@drichardsarchitect.com

PRELIMINARY
NOT FOR
CONSTRUCTION



12

11

10

9

8

7

6

5

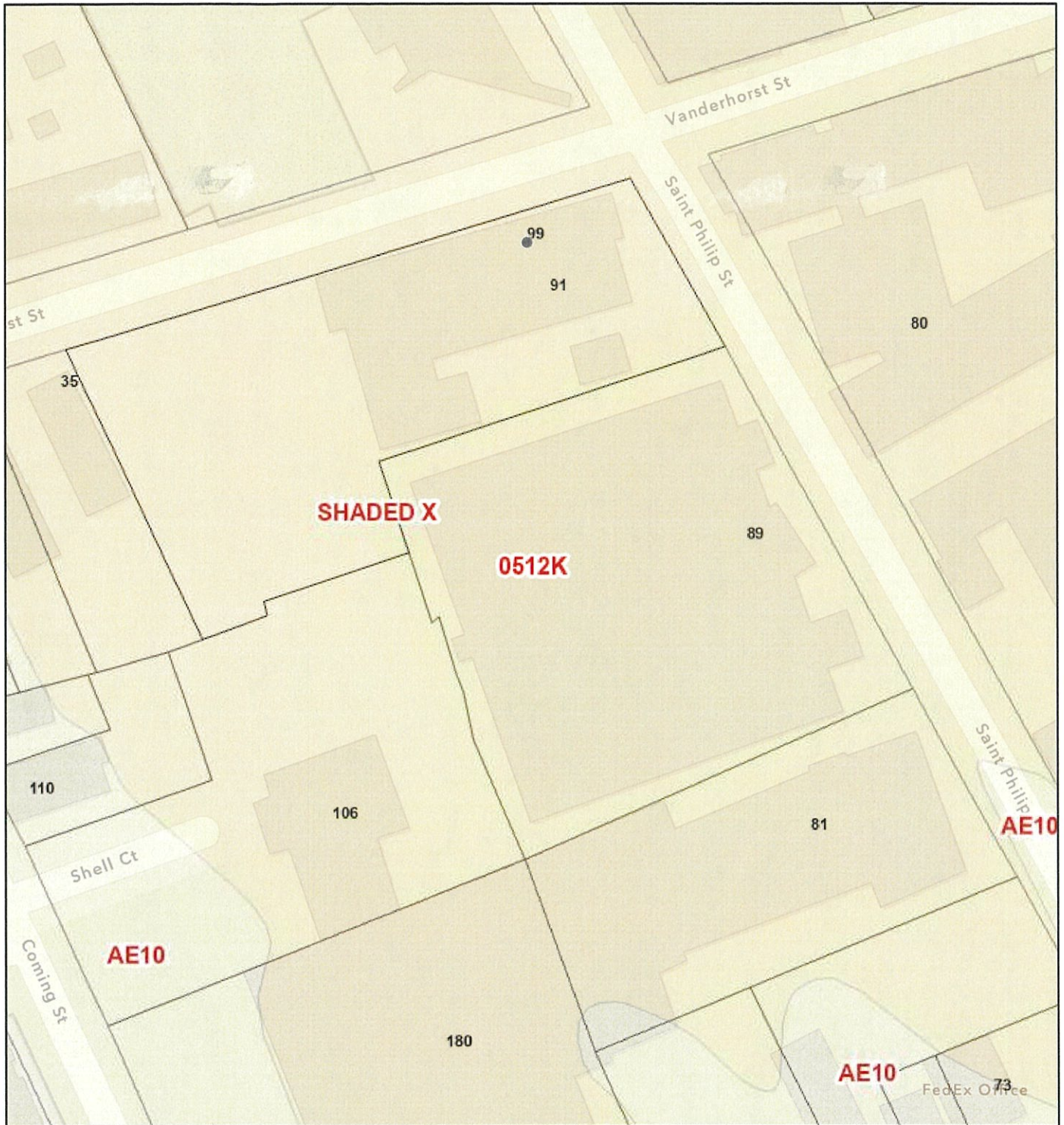
4

3

2

1

Map of FEMA Flood Zones

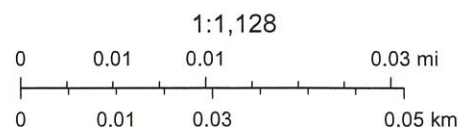


6/22/2023, 2:52:07 PM

CURRENT FLOOD ZONE (effective 1/29/2021)

- AE, 10
- SHADED X
- Current FEMA Dfirms
- CHARLESTON COUNTY PARCEL BOUNDARIES

City of Charleston Address Points



Esri Community Maps Contributors, City of Charleston, Charleston County GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Web AppBuilder for ArcGIS

Esri Community Maps Contributors, City of Charleston, Charleston County GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map responsible should be consulted for areas while modified or additional flood hazard information is available.

The ALE-Cross category has been divided by the amount of Mileage Above the Action Limit. The ALE/Mileage ratio is representative of the likelihood of a claim being filed. The ALE/Mileage ratio is calculated by dividing the ALE by the Mileage Above the Action Limit. The ALE/Mileage ratio is a good indicator of the likelihood that a claim will be filed. The ALE/Mileage ratio is a good indicator of the likelihood that a claim will be filed. The ALE/Mileage ratio is a good indicator of the likelihood that a claim will be filed.

production of films for selected populations may be required in light of potential population mobility. These efforts to increase the accuracy of the 1994 data are discussed in the *Journal of American Statistical Association*.

As a result, people in general may find it difficult to understand the results of the study. The authors suggest that the results of the study be presented in a more accessible format, such as a video or a website, to help people understand the results of the study. The authors also suggest that the results of the study be presented in a more accessible format, such as a video or a website, to help people understand the results of the study.

Specifically, assessing the impact of map panels, community map regulatory authority, and a listing of Communities with pending National Flood Insurance Program (NFIP) applications as well as a listing of the panels on which each community is located.

This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long-term program of floodplain management to decrease the economic costs associated with flooding. This is demonstrated by the State's commitment to rezone floodplain areas at the local level. As a part of this effort, the State of South Carolina has joined in a Cooperative Technical State Agreement with FEMA to produce and maintain the digital FIRM.

<http://www.dnr.state.sc.us/>



This digital Flood Insurance Rate Map (FIRM) was produced through a unique cooperative partnership between the State of South Carolina and the Federal Emergency Management Agency (FEMA). The State of South Carolina has implemented a long-term program of floodplain management to decrease the economic costs associated with flooding. This is demonstrated by the State's commitment to rezone floodplain areas at the local level. As a part of this effort, the State of South Carolina has joined in a Cooperative Technical State Agreement with FEMA to produce and maintain the digital FIRM.

[illegible][illegible]



UNDERSTANDING THE 811 SYSTEM: WHEN YOU CALL 811, THE CITY OF CHARLESTON, SOUTH CAROLINA, WILL SEND A MESSAGE TO ALL UTILITIES THAT ARE IN THE AREA OF YOUR PROJECT. THESE UTILITIES WILL THEN LOCATE AND MARK THEIR UTILITIES IN THE GROUND. THIS INFORMATION IS CRITICAL FOR ANY CONSTRUCTION PROJECT TO AVOID ACCIDENTS AND DAMAGE TO UTILITIES. THE 811 SYSTEM IS A FREE SERVICE PROVIDED BY THE CITY OF CHARLESTON, SOUTH CAROLINA. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER TO CALL 811 PRIOR TO ANY CONSTRUCTION ACTIVITY. THE 811 SYSTEM DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER TO VERIFY THE INFORMATION PROVIDED BY THE UTILITIES. THE 811 SYSTEM IS A SERVICE PROVIDED BY THE CITY OF CHARLESTON, SOUTH CAROLINA. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER TO CALL 811 PRIOR TO ANY CONSTRUCTION ACTIVITY. THE 811 SYSTEM DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER TO VERIFY THE INFORMATION PROVIDED BY THE UTILITIES.

PROJ. NO.	XX-XX
DRAWN BY	DR
ISSUE DATE	6/22/2023
REVISIONS	
1	
2	

SP2

CITY OF CHARLESTON, OLD CITY HEIGHT DISTRICTS
COLLEGE STATION

106 COMING ST. / 99 ST. PHILIP ST.
COLLEGE SUPPORT DISTRICT, PUD
CHARLESTON, SOUTH CAROLINA

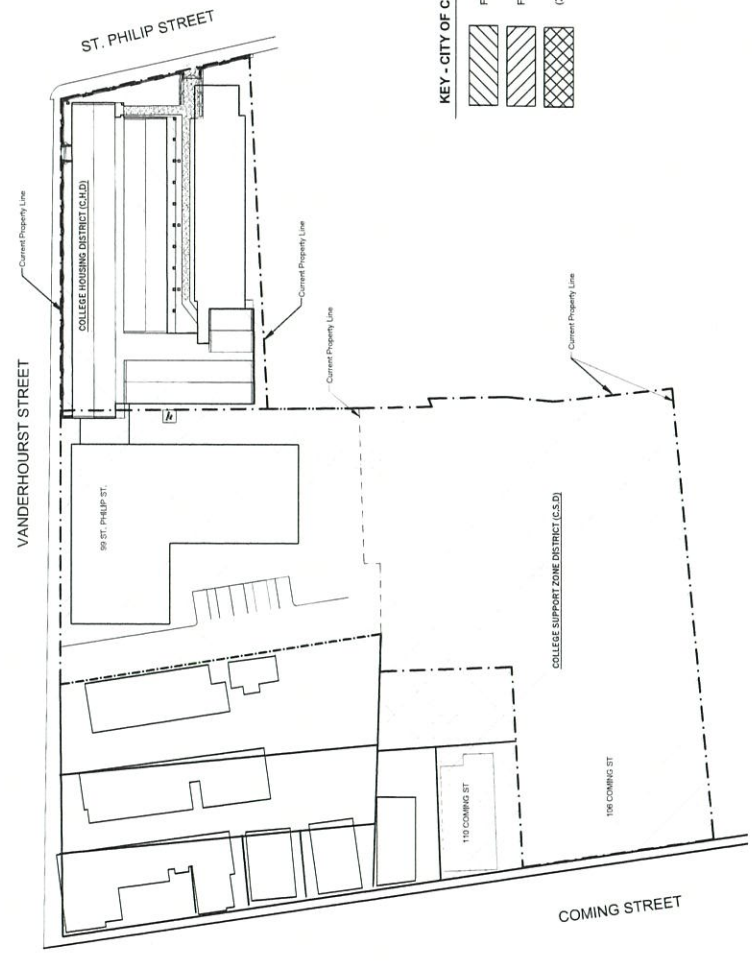
DAVID RICHARDS, ARCHITECT
105 Broad Street, Charleston, SC 29401
Phone: 843.723.8888
Email: david@richardsarchitect.com



COLLEGE SUPPORT DISTRICT - CITY OF CHARLESTON, OLD CITY HEIGHT DISTRICTS
SCALE: 1/8" = 1'-0" (0.4" = 5'-0")
SCALE: 1/16" = 1'-0" (0.2" = 5'-0")

KEY - CITY OF CHARLESTON "OLD CITY" HEIGHT DISTRICTS

- FIVE (5) STORIES
- FOUR (4) STORIES
- (2.5-3) STORIES





Memorandum

To: Anthony McAlister, 99 St. Philip Street, LLC/106 Coming Street, LLC
From: Jennifer T. Bihl, PE, PTOE, RSP₂₁
Date: May 30, 2023
Re: College Support District Planned Unit Development (PUD) Transportation Review

This memo provides a transportation review for the planned redevelopment of College Support District Planned Unit Development (PUD) at 99 St. Philip Street, LLC and 106 Coming Street, LLC in Charleston, SC. A map of the location is shown in the **Appendix**.

Existing Roadway Conditions

Roadways in the project vicinity include St. Philip Street, Coming Street and Vanderhorst Street.

St. Philip Street (S-106) is a two-lane roadway with primarily commercial vehicle parking on the west side of the street. Per 2022 South Carolina Department of Transportation (SCDOT) Annual Average Daily Traffic (AADT), the segment from Cannon Street to Calhoun Street carries approximately 4,500 vehicles per day (vpd).

Coming Street (S-553) is a two-lane one-way north roadway with on-street parking on the east side of the street. Per 2022 SCDOT AADT, the segment from Logan Street to Spring Street carries approximately 6,600 vpd.

Vanderhorst Street is a two-lane roadway with on-street parking on the north side of the street. Vanderhorst Street is signalized at St. Philip Street and at Coming Street.

Planned PUD

The 99 St. Philip Street parcel currently has 63 student housing units and a parking lot. The adjacent parking lot is currently primarily being used for College of Charleston construction parking. This PUD would build college housing over the parking area while maintaining the existing parking count. This parcel will be the College Housing District in the PUD. Per the PUD, the net density for this district is an additional 75 student housing units beyond the existing 63 student housing units. A partial PUD concept plan for the 99 St. Philip Street parcel is shown in the **Appendix**. Access for the parcel is planned via Vanderhorst Street.

The 106 Coming Street parcel is currently being used for parking for the College under a short-term lease. This parcel will be the College Support District in the PUD which can include "student housing units or up to 32,000 sf academic classroom/office space and fitness center or a combination of the two" per the PUD.



Per the PUD, the net density for this district is 250 student housing units, or a maximum of 32,000 sf for other academic uses or a combination of the two. Access for the parcel is planned via Coming Street.

Both parcels are adjacent to the St. Philip Parking Garage. This garage currently serves faculty/staff, student and public parking. Based on discussions with the Applicant, it is expected that any parking demand would be accommodated on-site, in the St. Philip Parking Garage or be addressed in the overall College of Charleston's parking pool. It is our understanding from discussions with the Applicant, that the College of Charleston is currently reviewing their parking policies.

It is understood as part of any design that there will be emergency access on-site and deliveries would also occur on-site. Handicap parking will also be provided on-site or in the St. Philip Parking Garage deck, as is expected to be further coordinated with staff when final design plans are being designed.

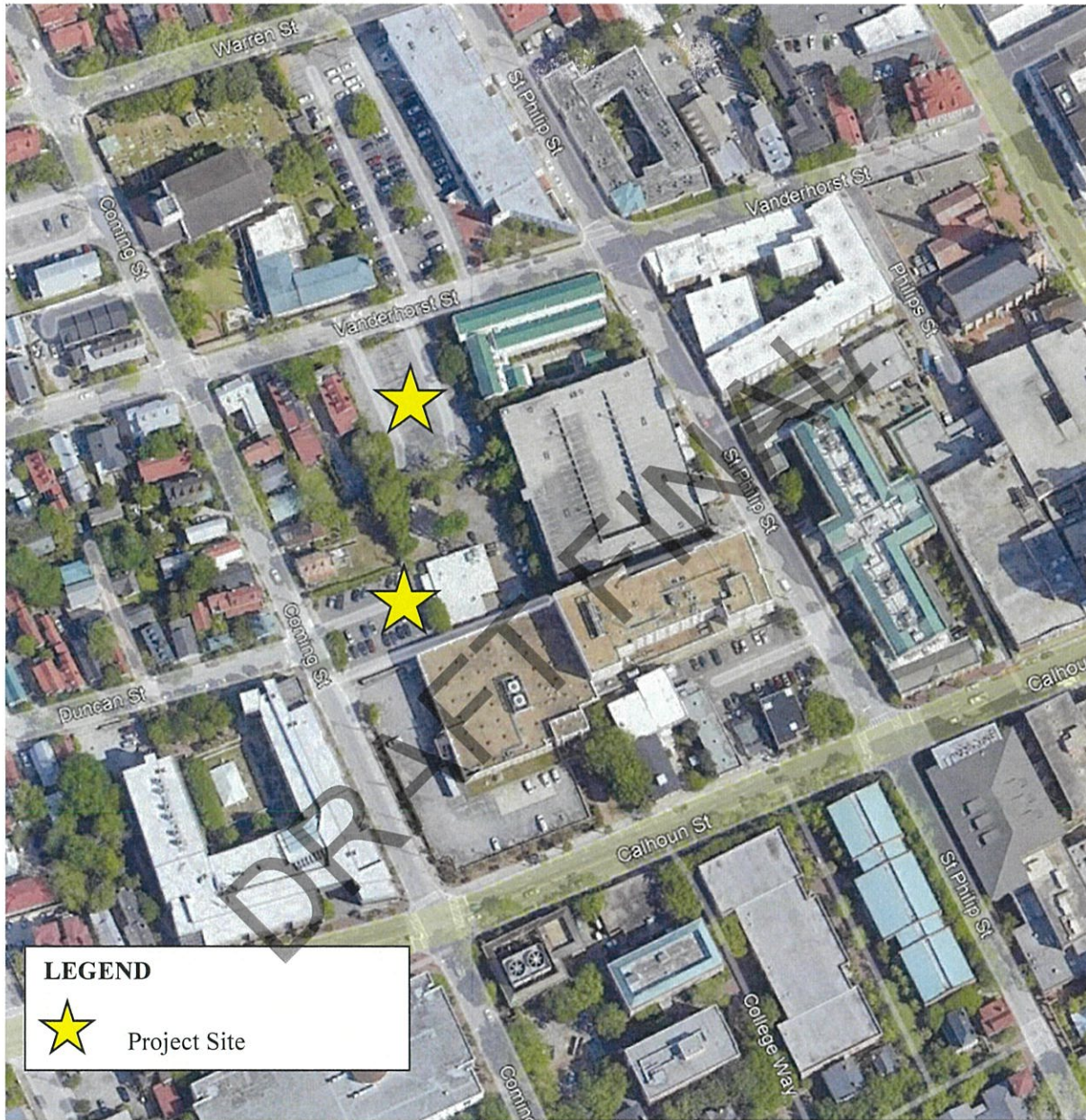
Traffic and parking needs should be further reviewed when the final design is being completed and an updated traffic memo should be completed to confirm the assumptions of this memo and perform any required analysis at the request of staff.

DRAFT FINAL

Appendix

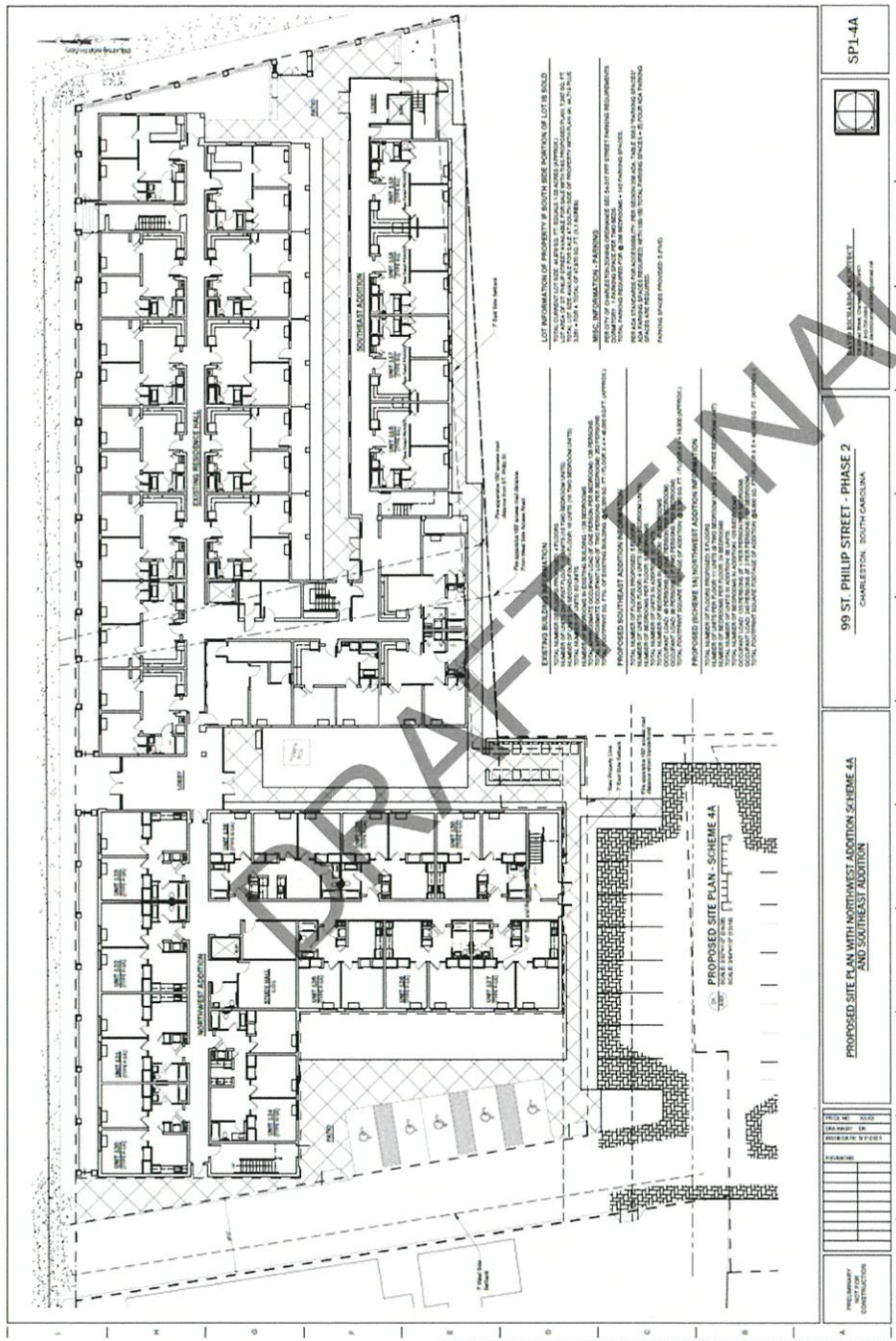
DRAFT FINAL

Site Location



Aerial Source: Google Earth

Partial Concept Plan (99 St. Philip Street – Phase 2) (Source: David Richards, Architect)





PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

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Kathleen G. Wilson, Vice Chairman
William E. Koopman, Jr., Commissioner
Mayor John J. Tecklenburg (Ex-Officio)
City Councilmember Perry K. Waring (Ex-Officio)

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Dorothy Harrison, Chief Administrative Officer
Wesley Ropp, CMA, Chief Financial Officer
Russell Huggins, P.E., Capital Projects Officer
Paul Hanson, Chief Information Officer
Baker Mordecai, P.E., Chief Operating Officer

May 22, 2023

Anna Rogers
99 St Philip Street LLC
arogers@mcasterdevelopment.com

Water and Sewer Availability to TMS 460-16-03-127
75 new dormitory units

This letter is to certify our ability to provide water and sewer service for the above-named location in Charleston County South Carolina. CWS has an existing 6" water main and 8" sewer main in the ROW of Vanderhorst Street and a 16" water main and 8" gravity sewer main in the ROW of Saint Philip Street which can provide service proposed development.

It will of course be a developer responsibility to ensure there is adequate capacity on the existing mains to serve this site and not negatively impact the existing developments. Please be advised any extensions or modifications to the infrastructure will be a developer's expense. All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water and sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure, and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service. This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens".

Lydia Owens
Charleston Water System



PO Box B
Charleston, SC 29402
103 St. Philip Street (29403)

(843) 727-6800
www.charlestonwater.com

Board of Commissioners

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Wesley Ropp, CMA, Chief Financial Officer
Russell Huggins, P.E., Capital Projects Officer
Paul Hanson, Chief Information Officer
Baker Mordecai, P.E., Chief Operating Officer

June 5, 2023

Anna Rogers
106 Coming Street, LLC
arogers@mcalistdevelopment.com

Water and Sewer Availability to TMS 460-16-03-017
250 student housing units and classroom space

This letter is to certify our willingness and ability to provide water and sewer service to the above referenced property in Charleston County, South Carolina. CWS currently has an 8" water main in the ROW of Duncan Street which can be extended to serve the site with additional domestic water service and fire protection. CWS also has an existing 8" gravity sewer main in the ROW of Coming Street which can be utilized for new sewer service connections.

It will be a developer responsibility to ensure there are adequate pressures and quantities on the existing mains to serve the site with domestic water/fire flow/wastewater collection and not negatively impact the existing developments or infrastructure. Any extensions or modifications to the infrastructure will be a developer's expense.

All fees and cost associated with providing service to this site will be a developer expense and will be due prior to connection of any Charleston Water System's water and sewer system. This letter does not reserve capacity in the Charleston Water System infrastructure, and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6869.

Sincerely,

A handwritten signature in blue ink that reads "Lydia Owens".

Lydia Owens
New Development Program Manager
Charleston Water System



Letter of Power Availability

May 26, 2023

Correspondence Sent Electronically

Anna Rodgers
McAlister Development Company
106 Pitt Street
Mt. Pleasant, SC 29464

Re: 99 St. Philip St & 106 Coming St / Charleston, SC 29403

Rodgers,

I am pleased to inform you that Dominion Energy will be able to provide electric service to the above referenced project. Electric service will be provided in accordance with Dominion Energy General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures. To begin engineering work for the project, the following information will need to be provided:

- 1) Detailed utility site plan (AutoCAD format preferred) showing water, sewer, and storm drainage as well as requested service point/transformer location.
- 2) Additional drawings that indicate wetlands boundaries, tree survey with barricade plan and buffer zones (if required), as well as any existing or additional easements will also be needed.
- 3) Electric load breakdown by type with riser diagrams and desired metering specifications.
- 4) Dominion Energy has specific requirements for electric service to new water and sewer pump-stations. If the project requires these facilities, please contact me for more details.

Please note that for multi-occupancy residential developments per SC Public Service Commission Regulation 103-327(A): *All service delivered to new multi-occupancy residential premises at which units of such premises are separately rented, leased, or owned shall be delivered by an electric utility based on individual meter measurement for each dwelling.*

Dominion Energy construction standards and specifications are available here:
<https://www.dominionenergy.com/south-carolina/start-stop-service/new-construction>

If you have any questions, please contact me at (843) 576-8447.

Sincerely,

Steven Morillo

Steven Morillo
Dominion Energy South Carolina

HENRY MCMASTER, CHAIR
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

BRIAN J. GAINES
COMPTROLLER GENERAL



THE DIVISION OF PROCUREMENT SERVICES

DELBERT H. SINGLETON, JR.
DIVISION DIRECTOR

(803) 734-8018

JOHN ST. C. WHITE
MATERIALS MANAGEMENT OFFICER

(803) 737-0600

FAX: (803) 737-0639

HARVEY S. PEELER, JR.
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

GRANT GILLESPIE
EXECUTIVE DIRECTOR

August 12, 2025

Mr. Andrew T. Hsu
President
College of Charleston
133 Calhoun Street
Charleston, SC 29401

Re: Request for Demolition of Building at
106 Coming Street
Charleston, SC
OSE Project Number: H15-9689-PD

Dear Mr. Hsu,

Pursuant to the South Carolina Procurement Code Regulation 19-445.2145 and the Manual for Planning and Execution of State Permanent Improvements, I authorize College of Charleston to demolish the building at 106 Coming Street, Charleston, SC.

Since this property was recently obtained, the structure is not insured.

This authorization is in response to your Letter of Request dated August 5, 2025.

Please notify the Bureau of Air Quality at SC Department of Environmental Services in writing at least 10 working days prior to the demolition of this structure. For further information, call SC Department of Environmental Services at 803-898-4123.

By copy of this letter, I am notifying the Appraisal Services of the Insurance Reserve Fund of this intended demolition. They may contact the appropriate person in your agency and confirm the date of demolition.

Sincerely,

Perry M. Derrick, PE
Project Manager

cc: Dale DeLong, Insurance Reserve Fund
Real Property Services, Department of Administration