



## Community Advisory Council Meeting #20

May 7, 2022

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## Neighborhood Update

- |                                |                |
|--------------------------------|----------------|
| ■ Ferndale                     | ■ Liberty Park |
| ■ Highland Terrace / Joppa Way | ■ Russelldale  |

*Did you speak to any neighbors or residents who have questions or comments for the project team? Please note any specific items your neighbors would like to bring to the project team's attention.*

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## Proposed CAC Meeting Dates Review

- June 4, 2022
- July 2, 2022 or July 9, 2022
- August 6, 2022
- September 3, 2022 or September 10, 2022



**Two Projects under development along the exiting I-526 Corridor:**

**West:** *Paul Cantrell to Virginia Ave, includes reconstruction of the I-26 and I-526 System to System Interchange*

**ENVIRONMENTAL IMPACT STATEMENT**  
**Anticipated Decision Late 2022**

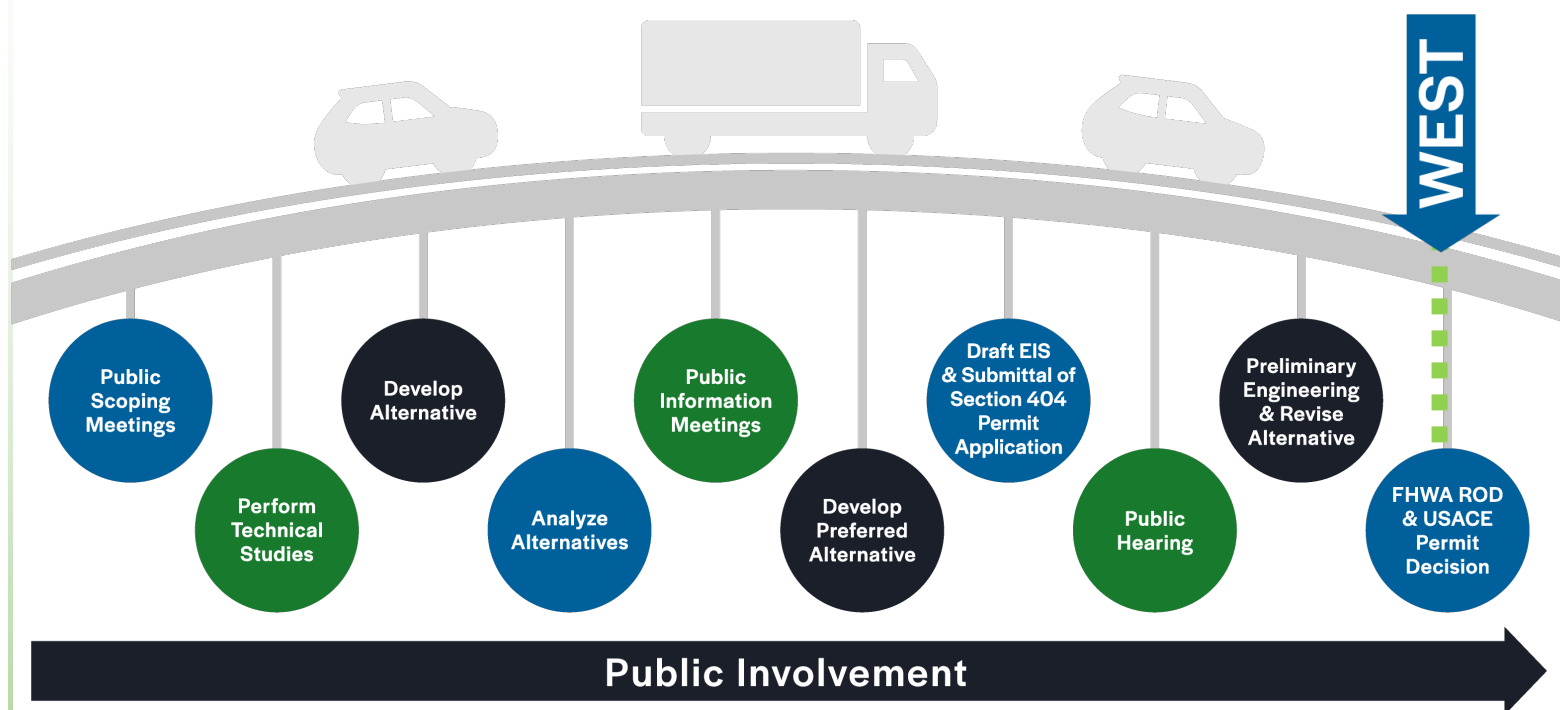
**East:** *Virginia Ave to US 17 in Mount Pleasant*  
**PLANNING PHASE of WORK**

**Planning & Environmental Linkages**  
**PEL STUDY complete Summer 2022**

# NEPA Project Development Process

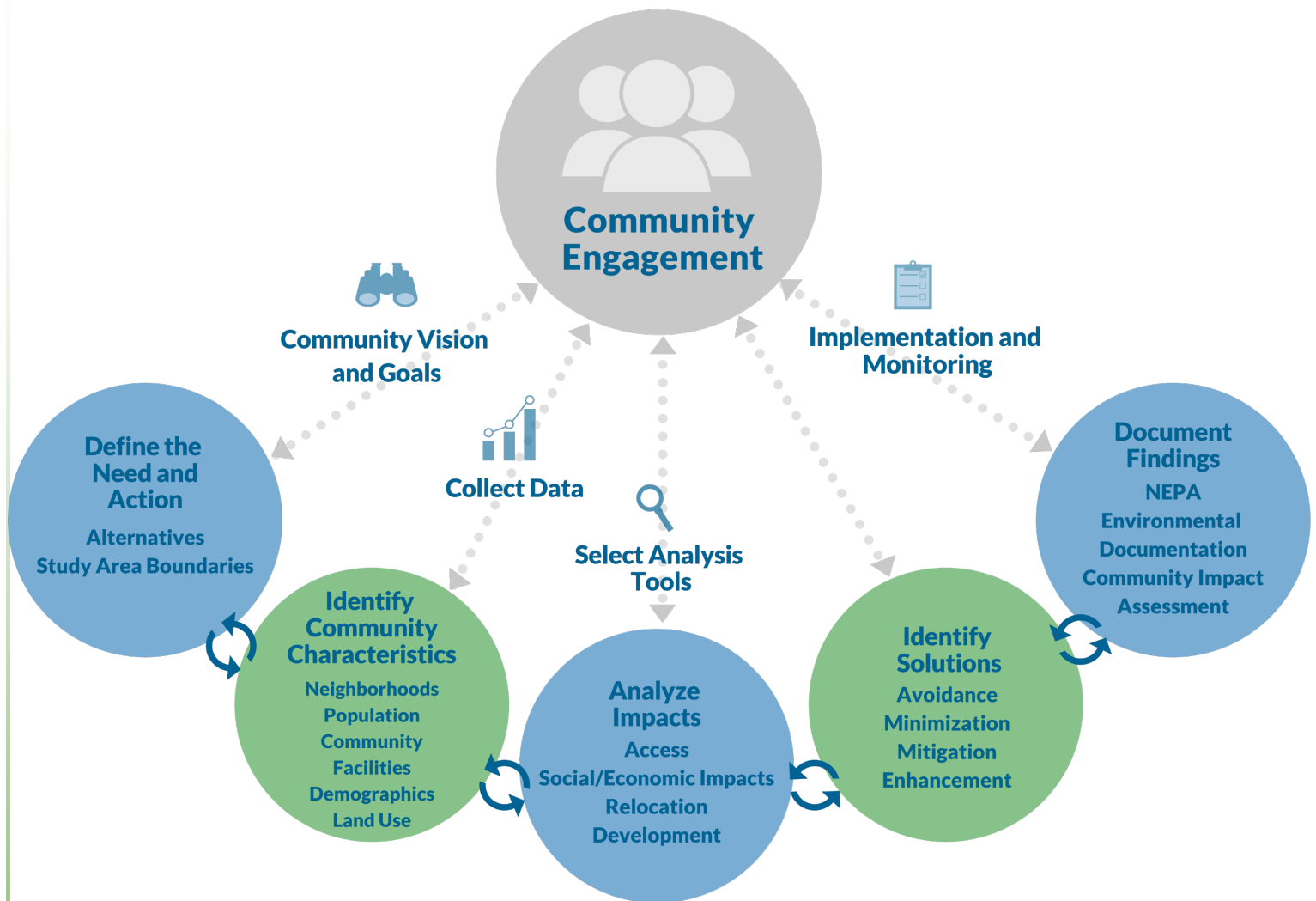
*National Environmental Policy Act Process*

*I-526 LCC WEST Environmental Impact Statement*



# Community Mitigation Plan

Effectively mitigate direct, indirect, and cumulative (recurring) impacts on EJ communities by **establishing relationships, building trust, and gathering feedback that will inform decisions** on mitigative measures and other aspects of project development



# Additional Changes Coming Soon

- Coordination ongoing with FHWA
- Additional items being considered to increase benefits
- Geared towards increasing the **quality of life** of the community residents and providing opportunities to increase their **generational wealth**
- Community Meetings this Summer to reveal revised mitigation plan

Your  
Comments  
Made a  
Difference!

## ADVANCE MITIGATION IMPLEMENTATION SCHEDULE

PROPOSED  
SCHEDULE



PUBLIC  
HEARING

FINAL DESIGN  
2021-2023

RIGHT-OF-WAY  
ACQUISITION 2023-2027

CONSTRUCTION  
2028-2038

*Mitigation  
Schedule is based  
on approval of  
environmental  
documentation  
without legal  
challenge; subject  
to change*



Community History Preservation Study



Community Infrastructure Enhancement Plan & Mitigation Barriers



Community Centers & Parks



Community Programs & Activities



Affordable Housing & First  
Time Home Buyer Program



Financial Literacy / First-time Home  
Buyer Counseling (2022-2027)



Enhanced ROW Advisory  
Services & Acquisition Fairness  
Program (2023 - 2027)



Pre-Employment & On the Job Training (2023 - 2038)



School to Work Program & College Aid Initiative (2023 - 2038)



Small Business Development & DBE Recruitment Program (2023-2038)



Careers in Transportation Education Program (2023 - 2038)





# Community Mitigation Implementation Schedule

## *Community Mitigation Schedule Commitment*

SCDOT will commit to implementation of all the community mitigation items, with a few exceptions below, PRIOR to the interstate project going to construction.

- Mitigation Barriers – constructing barriers prior to construction would expand the footprint of the project and result in additional ROW impacts.
- Railroad Crossing Upgrades in Highland Terrace
- Pedestrian Bridge over the Railroad – Construction of these railroad facilities will require Railroad approval and flagging operations, which may not be feasible to obtain prior to interstate project construction.

## *Organizational Training*

SCDOT will provide organizational training for the CAC & community members interested in creating a community advocacy organization





# Enhanced Right of Way Services

## *Enhanced Advisory Services*

- SCDOT ROW Liaison
- Provide advisory services to resident
- Home Buyer Assistance
- Section 8 Coordination
- Affordable Housing Coordination
- Transportation for viewing replacement properties
- Conflict Resolution

## *Acquisition Fairness Program*

- Independent Appraisals Paid by SCDOT for second opinion of value
- Review appraisals to ensure values are not decreased due to conditions caused by previous public acquisitions
- Set highest and best use of properties to the advantage of the property owner to eliminate disparities in zoning changes



**NEW**

# Enhanced Rental Assistance Program



## *Enhanced Rental Assistance Program*

- Additional supplemental rental assistance benefits to exceed supplemental payments usually received through last resort housing funds for 42 months will be increased to a minimum of **60 months** for displaced businesses and tenants in the impacted EJ communities.

Example Scenario to demonstrate this change:

Average Rent (2 BR apartment) w/ Utilities = \$1967 /month

Average incomes in EJ Communities (per census data) = \$20,695 per year

30% of income for affordable housing costs for this individual = **\$517**

Calculation of monthly rent supplement = \$1967 - \$517 = **\$1450**

42 months of supplemental rents = \$60,884

60 months of supplemental rents = \$86,977

\* Actual rent supplements based on each individuals specific income & rent

# Focused Community Outreach

## *Community Advisory Council (CAC)*

SCDOT will continue to support the CAC through publishing of the FEIS/ROD by:

- Facilitating regularly scheduled monthly meetings
- Providing logistical and administrative support, as needed.

## *Project Oversight Committee (POC)*

SCDOT will assist in the creation of a POC for ensuring adherence to the commitments in the Final EJCMP:

- Coordinate with technical staff
- Serve as a liaison between the communities and project staff

## *Organizational Training*

SCDOT will provide organizational training for the CAC & community members interested in creating a community advocacy organization



# Focused Community Outreach

## *Community Office*

- Maintained throughout the project development, final design, and right-of-way acquisition phases
- Staffed with a full-time Office Manager, Community Liaisons/Outreach Specialists, and part-time Right-of-Way Specialists
- Meeting space for the CAC, the POC, and other stakeholders with an interest in the project



## *Community Resource Guide & Community Workshops*

Help sustain livability within affected EJ neighborhoods by increasing residents' access to local organizations, resources, and other information on the following topics:

- Food Insecurities
- Health & Wellness
- Home Repair
- Financial Assistance
- Minority-owned Businesses
- Referral agencies

# Affordable Housing for Residential Displacements

## *Affordable Housing*

- SCDOT is partnering with the South Carolina State Housing, Finance & Development Authority to **BUILD** 100 new affordable housing units as close to the impacted communities as possible
- Replacement housing will be located within or in proximity to the impacted communities
- SCDOT will partner with a local non-profit who specializes in affordable housing to implement a Single-Family Affordable Replacement Housing Program on ~~20~~45 residential lots in community
- Developments must have direct access to transit and convenient access to the proposed Lowcountry Bus Rapid Transit System (LCRT)
- Developments that are in compliance with the BCDCOG LCRT Transit Oriented development will be given priority.
- Relocated Residents in the EJ Communities will get first priority
- Remaining Units will be opened to other residents in the EJ Communities



*To be completed prior to the start of construction of the I-526 LCC WEST improvements*



# First Time Home Buyer Program

## *Financial Literacy and First Time Home Buyer Counseling*

- Provide financial literacy and first-time home buyer counseling to displaced residents
- Partnerships with local organizations such as the Trident Urban League
- Assist residents in securing residential loans and transitioning from renters to homeowners
- ***Counseling will occur in group & individual classes; start in 2022***

## *First Time Home Buyer Grant Program*

- Provide financial grants for down payment assistance
- Partnership with SC Housing or another agency to administer program
- Working out the program details to reflect the criteria for this program




*To be completed prior to the start of construction of the I-526 LCC WEST improvements*

# Community Recreational Amenities

## *Community Center Facilities and Amenities*

Partner with the City of North Charleston to fund the construction of one replacement community center, two pocket parks, and associated infrastructure that could potentially include:

- Flexible space/classrooms
- Basketball courts
- Wi-Fi & internet access
- Emergency generators & refrigerators
- **Solar Power** 
- Facility approaches to be well-lit
- Multi-use path
- Crosswalks/traffic calming
- Multiple pedestrian access points
- Walkways, common spaces to be user-friendly
- Wayfarer/directional signs to help guide residents to new facilities
- A community garden
- An educational wetland
- Covered shelters/grills
- Audio/visual equipment
- Mural in the community center
- Satellite parking for the community center near SUP trail heads



*To be completed prior to the start of construction of the I-526 LCC WEST improvements*



# Community Recreational Amenities



## *Programs and Activities*

Partner with the City of North Charleston to develop programs, services, & arrangements for long-term operation & maintenance of the replacement community center and amenities.

- Priority will be given to residents of the 4 EJ communities
- The City will encourage residents of the 4 EJ communities to apply for jobs at the replacement community center
- Potential programs and activities could include:
  - Senior/youth-focused programs & activities
  - A yearly calendar of community center events focusing on fostering community cohesion
  - Programming that provides access to educational and financial resources for community advocacy and self-advocacy
  - Inclusion of a community garden to serve as both an educational program and effort to mitigate neighborhoods' location in known food desert
  - Maintenance of stormwater detention for educational purposes during summer programs

*To be completed prior to the start of construction of the I-526 LCC WEST improvements*

# Educational & Employment Opportunities

Expanded all programs to be available throughout the right of way and construction phases of the project!

## College Aid Initiative

- **Increased fund to \$500,000**
- Relocated residents would still be eligible
- CAC will develop the criteria for eligibility
- SCDOT will distribute the funds



## Pre-Employment Training

- Provide training and job readiness skills to individuals from the impacted EJ communities

## Summer Transportation Institute Program

- Provide a skill-building program to create awareness and expose high school students to career opportunities in transportation
- **Give priority to students from Impacted Communities for up to 50% of the slots/year**

## School-to-Work Program

- Partner with local industries and businesses
- Goal of enhancing employment opportunities within the fields of transportation
- During ROW phase, an internship program will be funded by SCDOT to provide up to ~~40~~ **20** high school or college internships in the transportation sector for students within the impacted EJ communities

# Internships start this Summer!

## Summer 2022 School to Work Opportunities

- One intern to work in the Community Office and assist with community outreach
- One internship available at the local SCDOT Charleston office to learn about construction and maintenance careers
- Summer Transportation Institute will be held at Benedict College and EJ community residents will be prioritized but this program is open to all students
- CDL Training continues to be available for those that are 18+



**ATTENTION Students!**

Contact the  
**I-526 LCC Community Office**  
Today to Learn More!  
843.258.1135  
info@526LowcountryCorridor.com

**INTERESTED IN A SUMMER INTERNSHIP?**

The following **PAID** transportation-focused internships are available through the South Carolina Department of Transportation (SCDOT) in Charleston, SC for those 16+:

- **I-526 Lowcountry Corridor Community Office Internship**
- **SCDOT Charleston Office Internship**

**OTHER TRAINING OPPORTUNITIES:**

- **Summer Transportation Institute (STI)**  
A 4-week program this summer to introduce high school students to careers in the transportation industry. Learn how to apply today (843.258.1135)! Must have a minimum 2.5 grade point average on a 4.0 scale.
- **CDL Training (18+)**  
Both a CDL Permit Preparation Class and CDL Full License Program will be offered.

**WEST 526 LOWCOUNTRY CORRIDOR**

Training and internships sponsored by the South Carolina Department of Transportation and the Federal Highway Administration.

*Apply Today!*



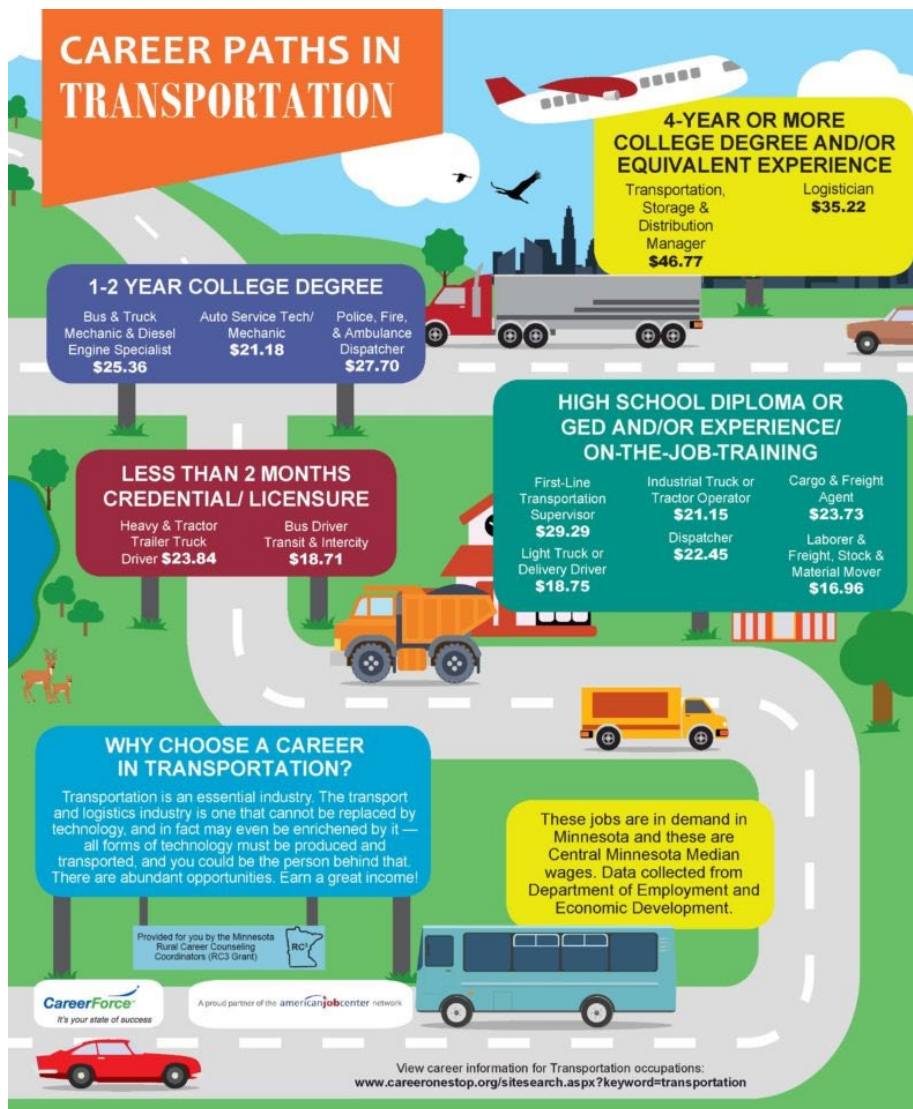
# Educational & Employment Opportunities

Expanded all programs to be available throughout the right of way and construction phases of the project!

## Careers in Transportation Education Program



- Provide awareness, skill building and expose students and young adults to career opportunities in transportation
- Transportation Technology Education



# Community Enhancement Initiatives

## *Small Business Development Program*



- SCDOT will develop an educational program to bring awareness to the generational wealth benefits of entrepreneurship
- SCDOT will partner with organizations and other disadvantaged business enterprises (DBE) in the state to develop and deliver an educational program that empowers those interested in learning more about starting a small business enterprise (SBE).
- Awareness to small business resources and orientation to the benefits and programs offered
- DBE information sessions & Recruitment for opportunities to work on the I-526 LCC projects

	
	
<a href="#"><u>Disadvantaged Business Enterprise (DBE) Certification</u></a>	<a href="#"><u>Small Business Enterprise (SBE) Certification</u></a>
<small>Our DBE Certification is recognized by 27 partners in SC!</small>	<small>Our SBE Certification increases your opportunities for contracts in the transportation industry in SC.</small>

## *Community History Preservation Study*

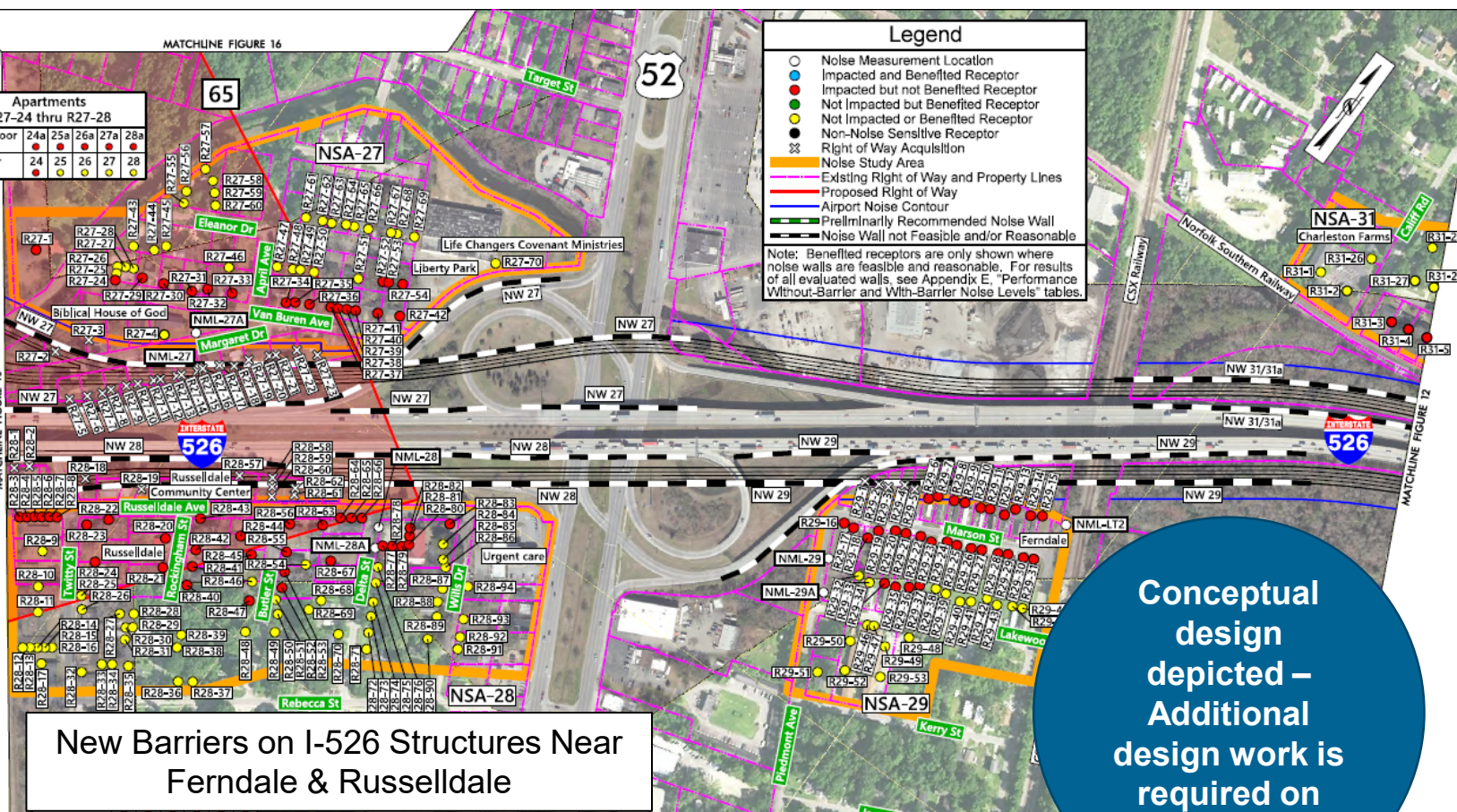
- Document the cultural history and character of the impacted EJ communities
- Began collecting interested participant contact information  
***interviews began April 2021***



# Community Enhancement Initiatives

## Mitigation Barriers

- To be built on along the I-26 and I-526 corridor bordering the impacted EJ communities
- Exploring additional options for further reducing noise along I-526 using technology to reduce noise from pavement and bridge deck joints.

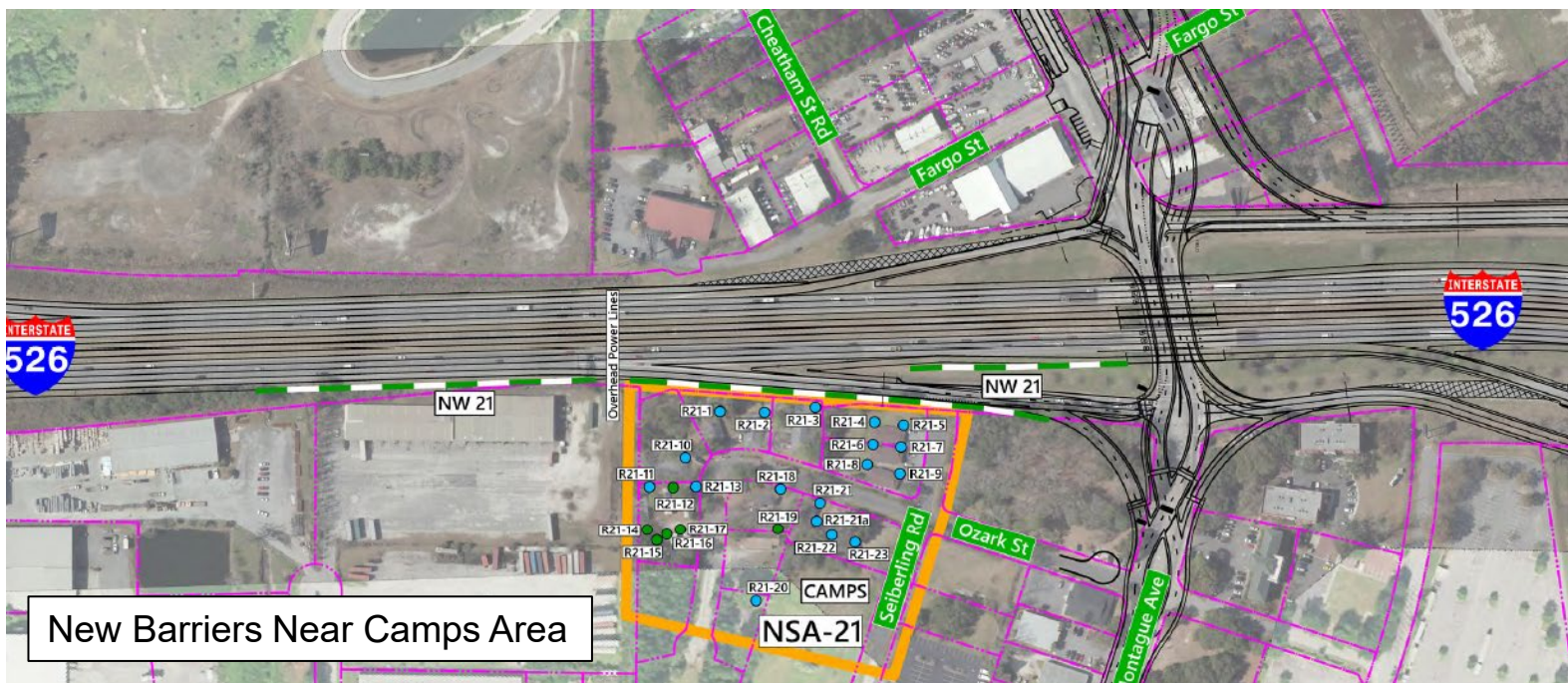




# Community Enhancement Initiatives

## *Mitigation Barriers*

- Added mitigation barriers to the Montague Interchange ramp to mitigate cumulative impacts to the Camps EJ area east of I-526





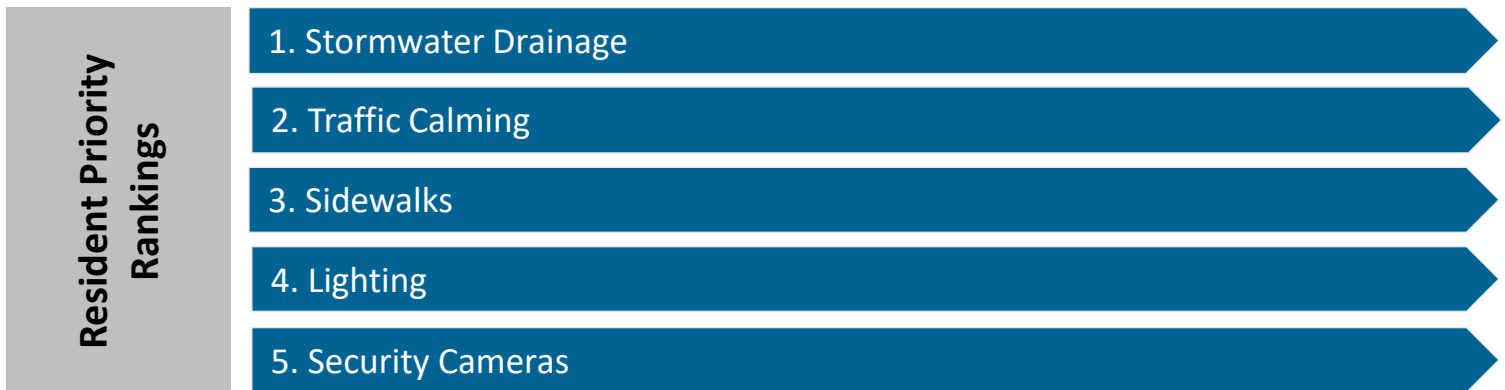
# Community Enhancement Initiatives

## *Community Infrastructure Enhancement Plan (CIEP)*

Improvements to:

- Bicycle and Pedestrian Connectivity and Safety
- Bus Shelter Amenities
- Pedestrian Lighting
- Traffic Calming Measures
- Stormwater Infrastructure
- Landscaping and Aesthetics
- Railroad Crossing Upgrades
- Pedestrian Bridges

*Locations for improvements were identified by CIEP survey participants, CIEP Open House attendees & CAC members*



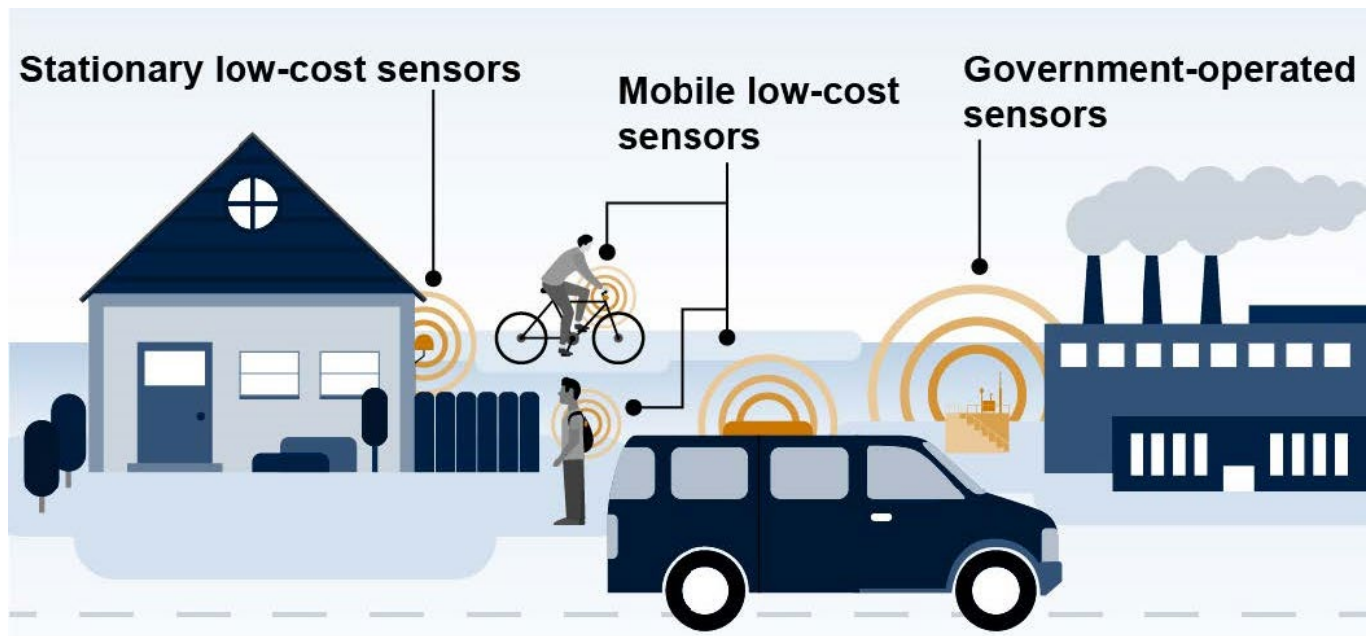
89% of survey respondents live in impacted EJ Neighborhoods

# Community Air Quality Monitoring Program

**NEW**

## *Community Air Quality Monitoring Program*

- SCDOT will fund the purchase and installation of Particulate Matter 2.5 Sensors
- Sensors will be placed in each of the 4 impacted EJ communities
- Sensors provide real time data to a website
- Website for results will be linked to Project Website
- Sensors will be in place during construction
- SCDOT will develop an implementation plan
- SCDOT will develop a response plan for elevated levels

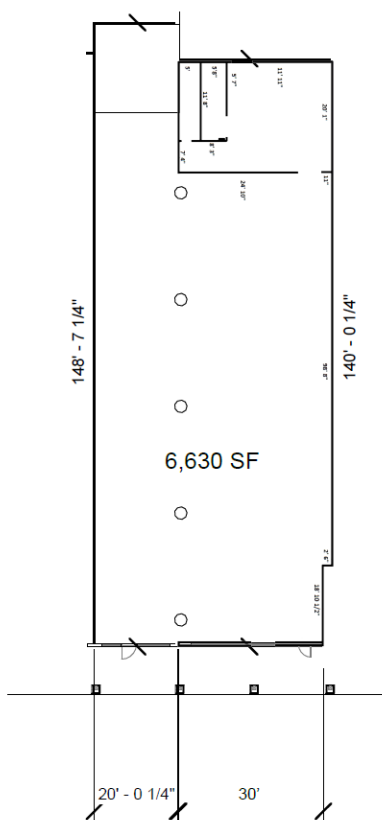




# Larger Community Office?

**Gas Lite Square**  
5605 Rivers Avenue  
North Charleston

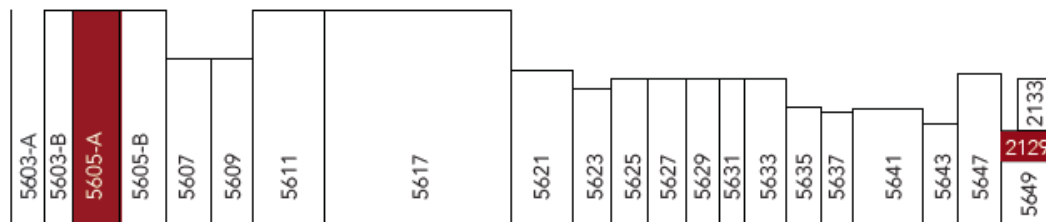
- Larger Space
- Same Convenient Location
- 2-3 Bathrooms
- More Offices
- Larger Meeting Space



## Gas Lite Square Shopping Center

5601 Rivers Avenue, North Charleston, SC 29406

**RETAIL SPACE  
FOR LEASE**



### SUITE TENANTS

5603-A Charleston Imaging  
5603-B Kasada Beauty Supply  
**5605-A AVAILABLE - 4,130 SF**  
5605-B LaundroLab  
5607 Salon Zoë  
5609 Geico  
5611 Alamo  
5617 Home Decor Outlets

5621 Dolphin Dental Group  
5623 Oriental Cuisine  
5625 Cora Physical Therapy  
5627 SCDOT  
5629 Seafood Pot  
5631 Blades  
5633 Spine Pain Center  
5635 Americash Cash Loans

5637 All Nails  
5641 West Marine  
5643 Gas Lite Liquors  
5647 Ginza Sushi  
5649 Boost  
**2129 AVAILABLE - 570 SF**  
2133 Enterprise

# EJ Community Outreach Update

- Local Events and Pop-Up Meetings
- Coordination with Religious and Faith-Based Organizations
- Flyer Box Initiative
- Community Workshops & Information Sessions
- Community History Preservation Program (CHPP) w/ Community Event
- Community Resource Guide (CRG)
- Organizational Training
- Small Business Development Program (SBDP)
- Summer Transportation Institute/School-To-Work-Program

## Community Resource Guide Content Review

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# WE ARE HIRING!

AT CHARLESTON COUNTY PARKS

Seasonal & Full-Time Park,  
Waterpark, and Beach Jobs



CHARLESTONCOUNTYPARKS.COM

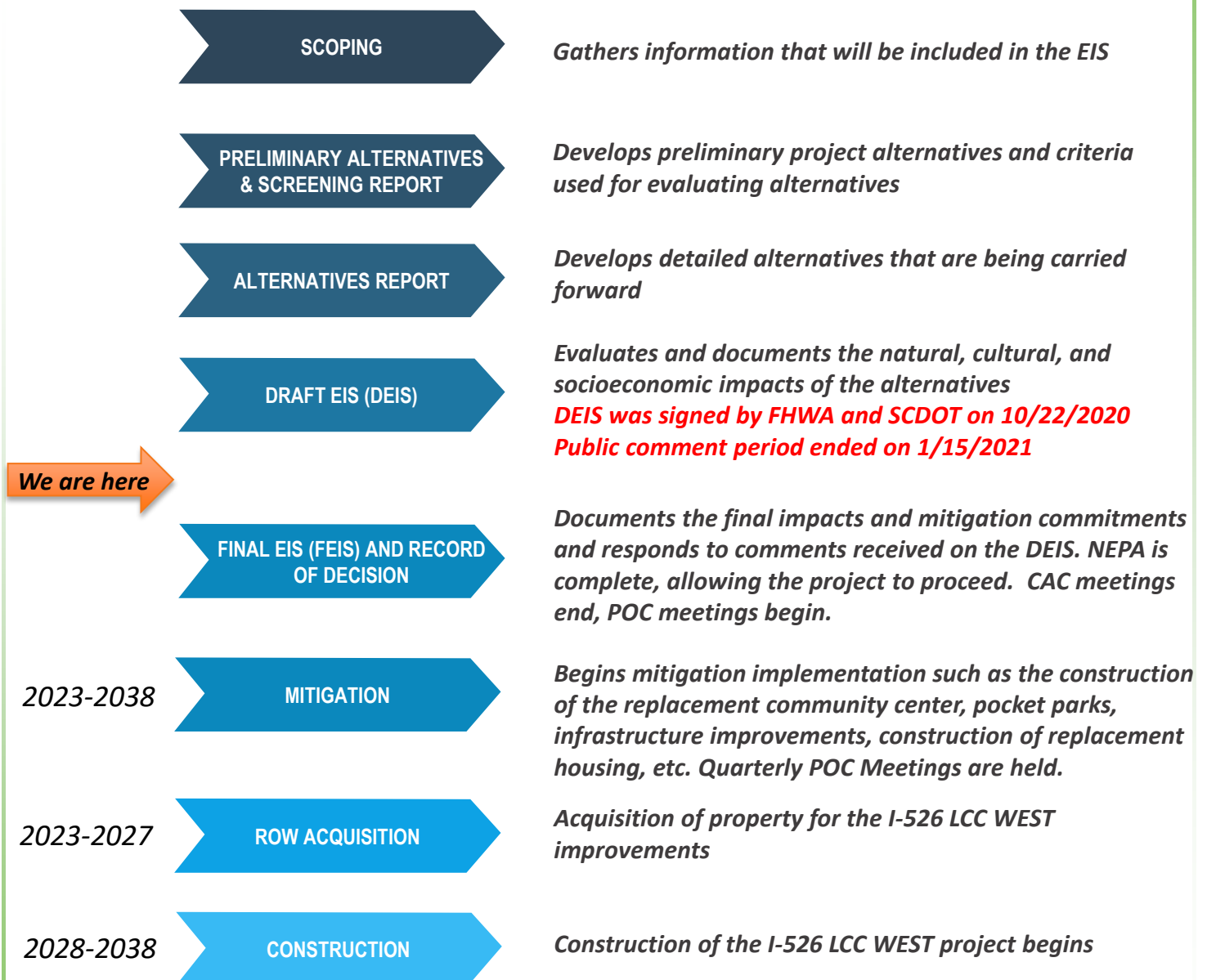


# Project Schedule / Milestone Review

## Community Office Stats

(April 2022)

- Visitors: 10
- Incoming Calls: 7
- Voicemails: 0
- ROW Appointments: 1
- Outgoing Calls: 5



## Summary and Next Steps

- Action Items
- CAC Meeting #21 – June 4, 2022