

**ABOUT
NAVY YARD
CHARLESTON**



**NAVY YARD CHARLESTON:
A FIELD GUIDE**

**BUILDING MOMENTUM, ENERGIZING COMMUNITY,
EMBRACING THE FUTURE AND HONORING THE PAST.**

OUR PROMISE

Our promise to the people is simple: Navy Yard Charleston will celebrate, amplify, and create new opportunities for the people, businesses, makers, purveyors and innovators of the region.

We'll embrace the unique aspects of our history while creating new experiences and possibilities.

We believe in the importance of creating places for people to gather, socialize and be inspired. Navy Yard Charleston is committed to offering its community an experience beyond customary retail and office space, starting with grass roots activations in raw spaces and growing into renovated buildings.

STEWARDSHIP

1

We are stewards of and will celebrate our unique history. Through restoration of our 11 historic buildings and a partnership with Historic Charleston Foundation, we've laid the groundwork to preserve the area's history and character.

CONNECTIVITY

2

We will improve connectivity. Through physical infrastructure and community partnerships, we'll enhance access to the Riverfront Park and connect North Charleston to Charleston.

INNOVATION

3

We encourage inspiration and innovation. The development will serve as a catalyst for more innovation in the neighborhood and inspiration for a diverse community.

PARTNERSHIP

4

We are additive, not transformative. Through community partnerships and contributions, we're building on the momentum of North Charleston, not reinventing it. We will proudly integrate into and grow alongside this community.

INCLUSIVITY

5

We celebrate inclusivity. Through local events, tenant and community partnerships, we will strive to foster a collaborative space for a community of diverse interests and backgrounds.

ENGAGEMENT

6

The neighborhood will feature dynamic activations aimed at addressing community needs.





WHERE WE ARE HEADED



Navy Yard Charleston is a community forward redevelopment that will preserve the area's rich history and unique characteristics while creating a vibrant mixed-use neighborhood. **Our 79 acre redevelopment plan will house the following over 3.2 million square feet:** residences, offices, retail, dining, concert hall and outdoor event venue.

32°51'54.8"N 79°58'10.6"W

NAVY YARD

CHARLESTON

N



PARK CIRCLE
I-526

I-26

DOWNTOWN CHARLESTON



NAVY HOSPITAL



INFIRMARY



THREE SISTERS



ROSE GARDEN



MARINE BARRACKS



STOREHOUSE ROW



POWERHOUSE

RIVERFRONT
PARK

MCMILLAN AVE

COBROOVE EXT. (FUTURE)

SPRULL AVE

ST. JOHN'S AVE

COBROOVE AVE

TWIBBS ST

TURNBULL AVE

HOBETTE BLVD

TRUXTUN AVE

MCMILLAN AVE

N HOBSON AVE

NAVY WAY

SHIPBUILDING WAY





**CELEBRATE
HISTORY**





HISTORICAL COMMITMENT

Navy Yard Charleston is a project deeply committed to its historical significance, economic impact and community engagement. With a focus on innovative design and preservation of architecture, the vision and goals of this project are steeped in a deep responsibility to the story told by each building. Our efforts include the preservation of 11 historic structures and a partnership with Clemson University to identify and mark all registered buildings. We have a 4-year commitment to working with Historic Charleston Foundation to archive our historic past.

While this redevelopment plan will go through extensive phases, we have made a commitment to maintain the area's local personality and architectural detail while bringing new amenities to the community. Navy Yard Charleston will strive to achieve preservation and innovation in equal measure.



HISTORIC CHARLESTON
FOUNDATION

ORAL HISTORY PARTNERSHIP WITH HCF

Navy Yard Charleston has a rich and vibrant history, where bustling activity and industry flourished and contributed to growing North Charleston. These buildings were once a center for skilled craftsmen making significant contributions to our country. At its height in 1983 the Naval Base employed more than 36,000 people. People who have compelling stories to share. This inspired Navy Yard Charleston and Historic Charleston Foundation to form a partnership to embark on a collection of oral history videos that highlight and celebrate the history and impact the Navy Yard in Charleston has made for generations of people, families and Military members over the last 120 years. The videos will be a celebrated remembrance of the past and archived at Historic Charleston Foundation.



LEARN MORE ABOUT THE PARTNERSHIP



ORAL HISTORY YOUTUBE ARCHIVE





CELEBRATE COMMUNITY



WE'RE COMMITTED TO LIFTING COMMUNITIES UP

Navy Yard Charleston will celebrate inclusivity and strive to foster a collaborative space. We will accomplish that goal by highlighting diverse interests and backgrounds, including minority and women owned businesses. Woman-owned businesses currently thriving at the Navy Yard include Shiptech America, Charleston Rigging & Marine Hardware, Callie's Hot Little Biscuit and FedSec Security. We've created a Jobs Program that provides selected trades training and reserved project-specific positions for local residents of neighboring communities. Navy Yard Charleston has and will continue to partner with local organizations that align with our core values.

OUR PARTNERSHIPS

WATER MISSIONS "WALK FOR WATER"

Water Missions - A local nonprofit that builds safe water, sanitation, and hygiene solutions in developing countries and disaster areas. During the "Walk for Water" Fundraiser 2022 Navy Yard Charleston's team raised \$4,150.00 to support their important efforts.



CHARLESTON PROMISE NEIGHBORHOOD

Provides and facilitates comprehensive programs and services that support children, strengthen families, and mobilizes residents in action. Navy Yard Charleston sponsored the buses for the 2022 Field Trip to SC Aquarium for approximately 800 students and their families. In 2023 we toured middle school students as part of the

Pathway to Leadership program around the Navy Yard Charleston construction site.

HISTORIC CHARLESTON FOUNDATION

and Navy Yard Charleston have formed a multi-year partnership to embark on a collection of oral history videos that highlight the significant history and impact of the Navy Yard in Charleston. The videos will be a celebrated remembrance of the past and archived at Historic Charleston Foundation.

SPEAK FREELY

Founded in North Charleston and focused on stimulating positivity through the art of poetry and boxing to help enrich the lives of local youth. Navy Yard supported and hosted the "Youth Poetry in the Park" performance event during North Charleston Arts Festival in 2021 & 2022.

YBE KINARD

Community engagement and listening sessions for the Navy Yard Charleston team with area stakeholders, community members and community organizations to inform, engage and support community needs.

CLEMSON UNIVERSITY

Partnership with Clemson Interns to assist in historic research, place historic markers and participate in development and construction planning projects.

NORTH CHARLESTON DENTAL OUTREACH

Sponsored expansion of their non-profit clinic serving emergent dental needs of our neighbors who lack the financial resources for treatment in a fee service dental practice.



LOWCOUNTRY ORPHAN RELIEF

Provide support services and aid to meet the needs of South Carolina children identified as at-risk or suffering from abandonment, abuse and/or neglect. Navy Yard Charleston has partnered with Lowcountry Orphan Relief to assist with Make A Child Happy Day, a fall carnival for children in foster care, and participated in the Stocking Drive that helps supply the distribution center that services over 6,000 children in the Lowcountry.





ARCHITECTURE AND CONSTRUCTION



The entirety of the former Naval Base is made up of 57 historic buildings, our redevelopment plan includes 11. Construction dates of these significant structures range from 1906 - 1973 and include formidable examples of Neo-Classical, Spanish Colonial, Industrial, Brutalist and Mid-Century Modern Architecture.

STOREHOUSE ROW

Storehouse Row at Navy Yard Charleston is made up of five buildings that originally served as storehouses and machinist schools in the early 1900s. These buildings are among the original build up of the Naval Base and retain historical characteristics that reflect their original purpose. While several storehouses have already been restored as mixed-use office spaces and industrial manufacturing, Storehouse 8 & 9 will be reactivated with inviting public green spaces, local restaurants, exciting shops, innovative offices, and unique live/work residential units.



Storehouse Row along Noisette Boulevard, 1945

NAVY HOSPITAL

Built in 1973, in a Brutalist/Mid-Century Modern style of architecture by a popular firm, Lyles, Bissett, Carlisle and Woff, who also designed what is now known as The Dewberry Hotel in Downtown Charleston. This 10 story, 500 bed hospital also hosted a barber shop, theater, chapel and dental clinic. It was also the recipient of the 1974 American Institute of Architecture Award.



The Navy Hospital, 2020



THREE SISTERS

Built in 1942-1943, in an Industrial style of architecture these three buildings functioned as storage facilities. The clerestory design and high bay windows allow for natural light and tall industrial work. Featuring a steel frame, corrugated-metal siding, pitched monitor roof and vaulted ceilings, all three warehouses were expanded with wood framing due to a steel shortage during WWII.



Three Sisters Warehouse, mid construction, 1941

NAVAL INFIRMARY

Built in 1940, in a Spanish Colonial style, it features smooth white walls and a traditional hipped roof covered in red terracotta roof tiles, as well as two central buildings and eight treatment wings arranged around a one acre central courtyard. The original facility reached patient capacity during WWI and underwent several expansions before its eventual closure and relocation to the current Rivers Avenue site in 1970.



Infirmary Hospital, 1948



POWERHOUSE

Built in 1909, and designed by the Bureau of Yards and Docks in a Neo-Classical style, it was originally a support facility for the dry dock and the central coal sourced power plant for the entire Navy Yard. Water from the Cooper River funneled under the building to cool the turbines.



The Powerhouse, 2021

MARINE BARRACKS

Built in 1910, in a Proto-Georgian style with three stories, a basement and an attic. Landmark grand porches and balconies fill the front elevation of this building. Through both World Wars and into the 1970's the Marine Corps presence played an important role in protecting the Shipyard and Naval activities. Rifle range competitions and parades were held on the front lawn.



Marine Barracks, postcard image, 1915





CELEBRATE EVENTS



Are you planning an event? Need a location for the occasion?
Contact info@navyardchs.com to make waves!



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