

# Long Savannah Master Plan & Code

Charleston, SC

## PROJECT DETAILS

Project Area: 3,242 acres (including 1,832 acres of city and county parks)  
Client: Associated Developers, Inc.  
Sintra Development Corporation  
HPH Properties, LP  
Year Designed: 2008  
Website: [longsavannahsc.com](http://longsavannahsc.com)

For more information, visit [doverkohl.com](http://doverkohl.com).



The Long Savannah main street is designed with mixed-use buildings, ground floor retail, and wide, pedestrian-friendly sidewalks.



A prominent civic building opens out to the town square.



A typical neighborhood edge street blends easily with the natural environment.



## The Project

Long Savannah, located in the West Ashley area of Charleston, SC, is formed by several parcels of land totaling approximately 3,300 acres, including a proposed 1,628 acre County Park and a 203 acre City Park. Long Savannah strives to build on the planning lessons of the Charleston peninsula while incorporating a 21st century respect for the land and environment. The project is envisioned as a new community consisting of a series of compact, pedestrian-oriented, and mixed-use neighborhoods that follow a set of rules based on Traditional Neighborhood Design. Creating whole neighborhoods and towns, rather than pockets of suburban development, is a vital step towards creating a sustainable development footprint. The development concept also involves the movement of the Urban Growth Boundary (UGB) to help solidify the greenbelt for the Charleston County region in the West Ashley area. The revised UGB is located along the edge of the proposed 1,800 acre regional park and will forever provide a finite edge to Charleston's urbanized area. Hall Planning & Engineering, Seamon, Whiteside & Associates, Chael, Cooper & Associates, Moser Design Group, Sottile & Sottile, Gibbs Planning Group, Newkirk Environmental, and New Urban Water Works assisted in the creation of this plan.

## The Process

After initial input from groups such as the Coastal Conservation League, Charleston County Parks and Recreation Commission, the Red Top community, and the City of Charleston Planning Department, Dover-Kohl led a week-long public charrette to draft designs for the development of the Long Savannah tract and its environs. In December 2007, residents, business owners and community leaders participated in the planning process, providing critical comments and feedback that helped to guide the Plan.

## First Principles

Several "first principles" were determined during the charrette, which established the goals and vision for the project. These principles specify the creation of a meaningful line, a vast park preserve, and care of the natural systems, such that the site is developed with the latest techniques in wetland and habitat connectivity, green building, and sustainable stormwater management. In addition, only complete neighborhoods that offer a mix of uses and a variety of housing types are to be designed, while important focal sites or landmarks are to be reserved for civic purposes and architectural anchors. Lastly, a fine-grained, pedestrian-friendly network of streets should be incorporated to create a walkable environment and an increased level of connectedness, so that car trips are well distributed and neighbors come to know one another.

## Status

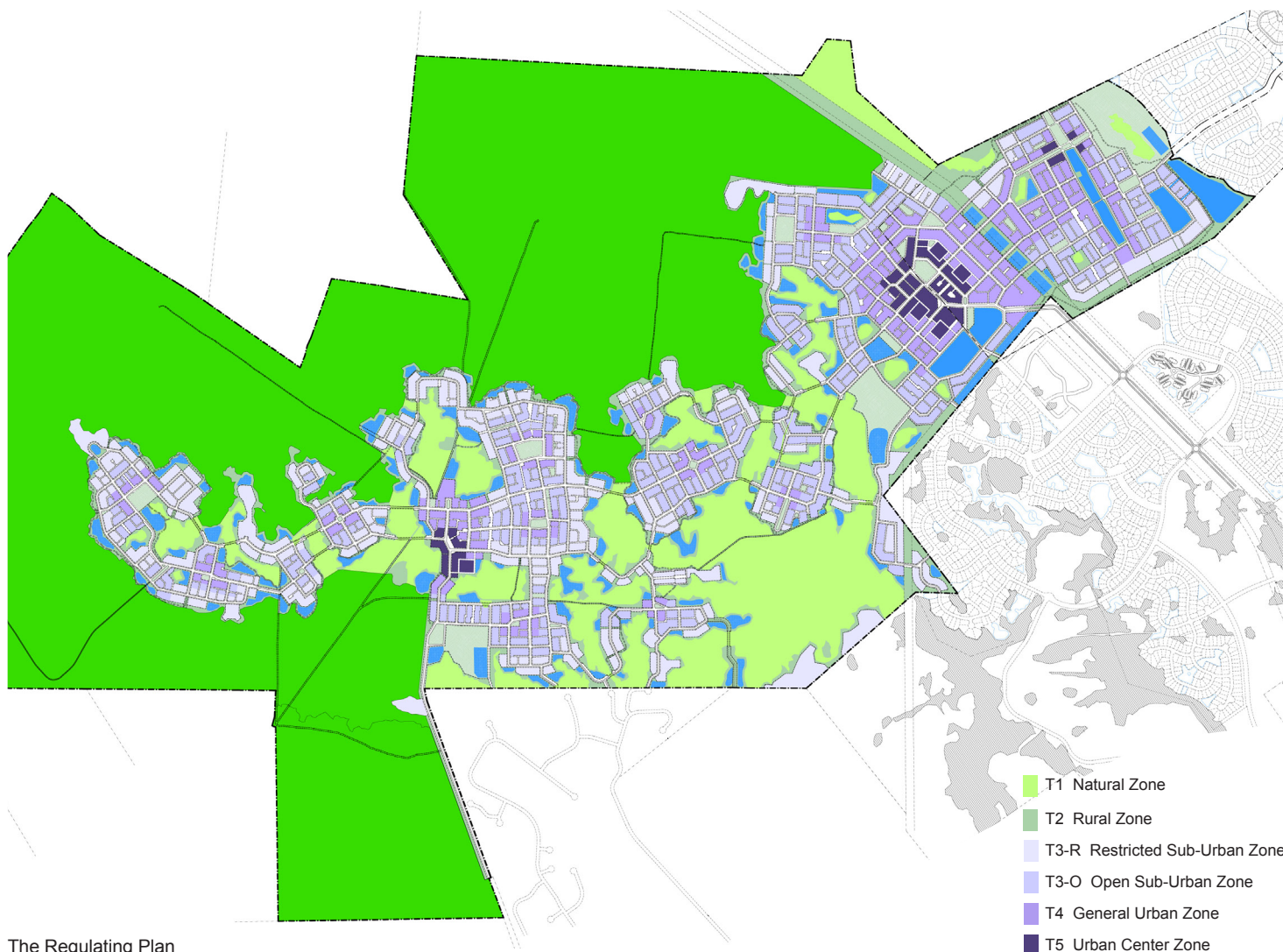
The Long Savannah charrette was held in December 2007; the Plan and Development Standards were unanimously approved by the City of Charleston in June 2008.

# Long Savannah Development Standards

The Long Savannah Development Standards contain regulations that impact the design and character of the new settlement. The purpose of these Standards and Regulating Plan is to shape high-quality public community spaces by using buildings to form a valuable neighborhood for its inhabitants. The Standards reflect study of South Carolina Lowcountry historical precedents and the principles of Traditional Neighborhood Design (TND), which draw upon guidelines established by historic towns when determining street layout and design, mixture of uses, building placement, and architectural standards.

The Regulating Plan (shown below) specifies the location of Transect Zones within Long Savannah. These six areas identify the varying "habitats" within the community, which range from completely natural areas to the densest urban core. The Regulating Plan and the Special Requirements Plans work hand-in-hand with the Transect and Urban and Lot Standards for rules regarding the particular details for each lot. The result is the assurance of a complete and sustainable community that offers a variety of walkable streets, mix of uses, transportation options, and housing diversity.

The Development Standards are also designed as simple-to-understand instructions. Users of the document are instructed to begin by reviewing the Regulating Plan and Special Requirements Plans and any requirements that are given to a specific lot. From there, users identify the Transect Zone in which the lot is located and review those lot types that are permitted. The corresponding Urban and Lot Standards then specify the dimensional requirements, while Architectural Standards contain regulations for building design and materials. Corresponding Landscape, Signage and Lighting, and Thoroughfare Standards are also included.



The Regulating Plan