



Noisette® NEIGHBOR

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TAKING SHAPE



Deconstructing the old base Officers Club helps open the Cooper River shoreline to the rest of the park.

From Riverfront Park to Century Oaks, Noisette® is moving ahead.
Here are some of the milestones our community passed in the last few months:

- ✓ **Riverfront Park** started Phase One deconstruction
- ✓ **Noisette® Urban Alliance™ Studio opened** – an interactive product expo
- ✓ **River Center** leased 75,000-square foot commercial space, 225,000-square foot warehouse space
- ✓ **Web Site** redesigned and improved: www.noisettesc.com
- ✓ **Century Oaks** saving grand trees, readying for 380 homes
- ✓ **Hunley Museum** awarded to Noisette community – a \$40 million complex
- ✓ **North Charleston Elementary** first LEED-designed school in South Carolina is scheduled to be completed and occupied next spring
- ✓ **30-year on-base** Tax Increment Financing (TIF) approved by the City
- ✓ **15-year off-base** TIF in place to build public infrastructure
- ✓ **North Park Village**, now *Horizon Village*, is going through the deconstruction phase – planning is also ahead of schedule

COOPER CONNECTION

In September, new plans for Riverfront Park were unveiled by the firm Burt Hill Kosar Rittelmann Associates. Phase One (south of Noisette Creek) is under way with completion set for next summer.

After hazardous material remediation, the Officers Club, Club Annex, Golf Building and some smaller buildings were ready to come down. Deconstruction is under way and up to 90 percent of building materials will be recycled. That includes masonry which will be reused in nearby road beds. At the same time, work is proceeding on designing, cost-estimating, scheduling and permitting remaining Phase One work.

Special testing and surveying is being completed on the river edge so the seawall can be repaired in preparation for building riverside paths. Agreements on the Riverfront Park and responsibilities for the Navy Base Memorial construction are now being developed between the Noisette® Company and the City. If all goes well, our goal is to have a kickoff concert in the park amphitheater on the fourth of July next summer.

Features planned for south of Noisette Creek:

Amphitheater at river's edge for performances and informal activities

Open recreation spaces for gatherings and holiday events

Hike/bike trail network connecting the community to the Cooper River

Navy Base Memorial with water flowing through the site

Pier Bravo, upgraded surface and lighting

Landscaping with native plants, walkways of various materials and earthen berms to give area definition

On the Horizon

Future phases of Riverfront Park development will expand the hike/bike trail network, develop the Hunley Museum, build a bridge over Noisette Creek, and convert unused rail lines into recreational/transit features for community use. As in all Noisette® planning efforts, the community will get opportunities to comment and offer suggestions.



(left) Plan for Riverfront Park.



(below) Details of concept for the new Navy Base Memorial.

NORTH CHARLESTON ELEMENTARY LEEDs THE WAY



The healthy, efficient, durable, beautiful school: LEED-registered North Charleston Elementary School is designed by McKellar & Associates, built by Trident Construction Company and scheduled for completion in April 2005.

Want some good news about school conditions? Our new North Charleston Elementary (right in the heart of the Noisette® community) is the state's first school to register with the U.S. Green Building Council's *Leadership in Energy and Environmental Design* (LEED) program.

LEED is a nationwide building rating system that focuses on environmental health, water/energy efficiency, indoor environmental quality and other vital aspects of *sustainability*. LEED certification helps make sure our kids and school staff are spending their days in a healthy facility that's friendly to the community and easy on the environment. It also means less money spent on energy and upkeep.



Construction moved ahead through the summer, despite all the bad weather.

The project is based on sustainable strategies:

- **Extensive use of daylighting** linked to lighting controls to optimize the learning environment and reduce energy consumption
- **Thermal ice** storage system, which produces ice during off-peak times to be used for cooling the building the next day
- **Low flow plumbing** fixtures and waterless urinals reduce water consumption
- **Planting only native landscaping** eliminates the need for an irrigation system, reducing first-time cost and water consumption
- **Formaldehyde-free wheatboard cabinets, low-VOC* paints, and adhesives** for improved indoor air quality

*Volatile organic compounds are often found in paints, cleaners and building products. Some are highly toxic, and eliminating them from indoor environments can reduce many health hazards.

OAKS FOLKS

As the City removes existing structures, Century Oaks' unique beauty is starting to show.

This project became a top priority because the City originally identified it as one of the chronic problem areas dragging the community down. Century Oaks is the product of the early 1940s, when hundreds of pre-fab, "temporary" houses were hammered together for base workers. In those days, people hoped the structures would last until the end of the war. Sixty years later, they are still with us, but most have deteriorated beyond recovery. That's why plans called for starting from scratch.

Working with Noisette® Company assistance, the City relocated residents and commercial tenants, then hired a contractor to remove buildings, preserve what they could, and dispose of the rest in environmentally responsible ways. The contractor is now on-site, demolishing ten units a week as this deconstruction phase moves rapidly toward completion.



Preserving hundreds of oaks.

The site is spectacular. A thorough tree survey catalogued acres of massive oaks, many of which are certain to be centuries old.



Deconstruction continues at up to 10 buildings a week.

Soon a new community will emerge with:

300+ new homes to be built by several leading local builders

High performance homes, built to sustainable standards developed by the Noisette® Company and two nationally recognized organizations: IBACOS (Pittsburgh) and Earthcraft Home (Atlanta)

Drainage system, environmentally sensitive and cost-effective, designed by the Noisette® architecture/engineering team in collaboration with the state's Office of Coastal Resource Management

Grand trees preserved with the help of a comprehensive survey and an inspection by an arborist – both jobs already completed

HORIZON RISING

The U.S. Department of Housing and Urban Development project at North Park Village is making big progress. Three years ago, the City received a \$35 million *Hope VI* grant from HUD to redevelop North Park Village. To be called *Horizon Village*, plans call for:

900 units Aging barracks will be replaced by 600 affordable Hope VI units and 300 market-rate units

Open space About 28 acres will be maintained, including seven acres of wetlands adjoining Noisette Preserve

(right) Horizon Village overview.

(below) A streetscape illustration showing some of the many housing designs conceived for this diverse neighborhood.



COMMUNITY VALUES

Another area where you can see how far Noisette® has come is in our real estate revival.

The word from local realty offices is that Noisette® community property values are heading up in a big way. Hundreds of homes have changed hands in the last few years, and new retailers are popping up in Old Village storefronts: Madra Rua, Park Circle Grille and The Spa – just to name a few. We're getting a reputation as a happening place to eat, shop, relax and enjoy life.

Building is booming, too. Dollar volume of North Charleston building permits has risen from about \$126 million in 2000 to

more than \$228 million this year. Of course, a good deal of that work includes “greenfield” development outside the Noisette® footprint, but there's also a lot going on inside the Noisette® boundaries, too.

The City's ability to finance infrastructure improvements is growing thanks to new Tax Increment Financing (TIF) districts. The TIF system is a state designation for economically blighted areas. It uses taxes collected from increased property values to pay for public improvements aimed at spurring economic development throughout the area.



Existing properties are moving fast in Noisette®.



An Old Village newcomer: Blooming Idiots Florist.



Madra Rua Irish Pub is a popular new attraction.

BASE KEEPS PACE

The River Center is keeping pace with the rest of community developments. Here are some progress highlights:

- **Space race** The Noisette® Company has leased 225,000 square feet of warehouse space and 75,000 of office space in the River Center.
- **Green firms** World-class, *sustainability*-minded companies have jumped into the picture. Assembled by the Noisette® Company, the Noisette® Urban Alliance™ is a group of leading manufacturers bringing the latest products and green-thinking concepts to our community. Their work is helping to make this area an internationally recognized center of *sustainable* redevelopment – one designed on a community-wide scale.

• **Expert Expo** Now open is The Studio, an interactive, electronic expo of *sustainable* building products and ideas. It's located on the second floor of #7 Storehouse Row, a three-story office building on Noisette Blvd. Varied events and building/training programs are being developed for



residents and craftspeople. The public is welcome to visit and sample the interactive exhibits. Hours: weekdays, 1-4 p.m.

- **On the web** Visit the new Noisette® web site at the old address, www.noisettesc.com. Browse history, concepts, visions, photos, plans, community access tools, community links and news of local interest. Register your opinions. Make suggestions.



Visit www.noisettesc.com.

• **Future plans** Coming soon is a project to renovate one or more of the former base buildings into live/work lofts for area artists. Plans also call for new restaurants and service firms to support the tenants. The River Center will be home to an arts district, mixed-use retail/housing, retail shops, leisure time activities and events of all kinds.



Noisette®

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HUNLEY HOME

Thanks, in part, to \$155,000 in proposal development expenses from the Noisette® Company, the City won approval as the home for the Civil War submarine, *H.L. Hunley*. The museum will provide a focal point for Riverfront Park and a magnet to visitors. The Noisette® Company has assembled a world-class design team to develop the project:

Architects Burt Hill Kosar Rittelmann Associates, BNIM

Cultural site specialists Lord Cultural Resources

Museum designers Ralph Appelbaum Associates

Possible location for the Maritime Museum - north of Noisette Creek.



SEE THE STUDIO

The Studio, an interactive expo of *sustainable* living ideas is now open to the community. It was developed by the Noisette® Urban AllianceSM and serves as a classroom, meeting space, community hub, and resource center for Noisette® projects of many kinds. It's open to the public from 1-4 p.m., Monday through Friday. For more information or to schedule an event, please call 843-302-2100, extension 274 or E-mail urbanalliance@noisettesc.com



(below) Lobby displays at #7 Storehouse Row.

