

Hammond's Ferry

North Augusta, SC

PROJECT DETAILS

Project Area: 200 acres
Client: Civitas LLC
Leyland Development LLC
Year Designed: 2002
Website: hammondsferry.com

For more information, visit doverkohl.com.



Phase One development of Hammond's Ferry is underway, with the first homes constructed in the heart of the neighborhood.



Grand homes facing Front Street have memorable vistas of the river and Esplanade; the homes themselves create a stately neighborhood character.



The neighborhood streets are designed for slow driving and are optimized for pedestrians. The street spaces are shaped by a wide variety of building types including houses, rowhouses, live/work units and mixed-use buildings.



View of Riverfront Square from Jackson Bridge

The Project

Hammond's Ferry is a 200-acre mixed-use neighborhood planned on the banks of the Savannah River in North Augusta, South Carolina. The project is designed as a collection of walkable, mixed-use neighborhoods which extend the historic town of North Augusta, reconnecting the town with its riverfront. The project will contain more than 1,000 new homes, condominiums, and apartments, as well as business and civic uses, and excellent new parks and public spaces fronting the river. Assisting in the development of this plan were market analysts Zimmerman/Volk Associates.

The Process

In February 2002, Dover, Kohl & Partners led a week-long charrette to engage the community in the collaborative development of a master plan for Hammond's Ferry. Working on site, the design team met with the client, North Augusta Planning Commission, local residents, business owners, and City officials and staff to solicit input on the community's vision for the site. Over 80 residents participated in a "Design the Park" workshop, which was covered by local media on live news broadcasts. An open studio, individual meetings, and a closing Work-in-Progress Presentation offered additional opportunities to answer questions, gain feedback, and ensure that the Master Plan was aligned with the ambitious vision of the community.

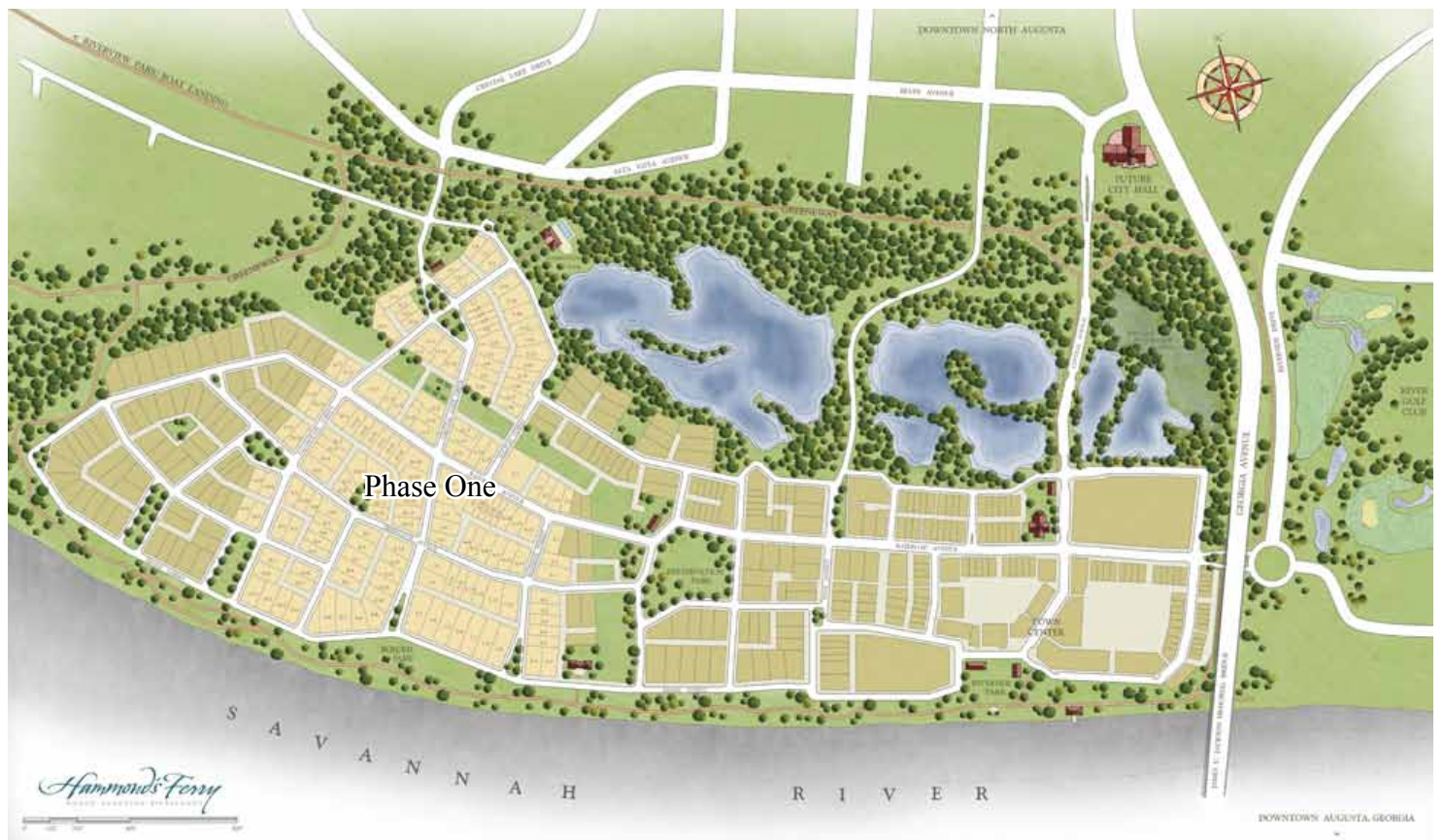
Planning Principles

The developers, along with North Augusta's leaders and the community, shared common goals for the future of Hammond's Ferry. As the key elements that shaped the Plan, these planning principles helped to provide a vision that would respect the best of North Augusta's traditions and set new building and architectural standards for homes, civic, and commercial buildings and public spaces. Specifically, these design goals were to: extend North Augusta to the waterfront both physically and psychologically; make the public spaces in the Riverfront beautifully designed and built; create design guidelines so that the private realm is inspired with world-class architecture and the highest quality materials; foster a sense of community so that the neighborhood feels inclusive, rather than exclusive; and allow for graceful change over time.

Status

In April 2003 the North Augusta City Council unanimously approved the Final Development Agreement between the City of North Augusta and The North Augusta Riverfront Company, LLC (Civitas/Leyland). Construction is well under way for the first phases of development.

Phase One Development



Following unanimous approval in 2003, construction began in 2007. Phase One (highlighted in light yellow on the Plan), which is comprised of the western portion of the village, is nearing completion, with plans underway to begin further development. Grand homes line the waterfront park (above left) with a new pavilion (above right) as its centerpiece.