

“Dover and Kohl are sleeves-rolled-up, clear-thinking, responsive designers, which is what we needed.”

– Vince Graham

I’On

Mount Pleasant, SC

PROJECT DETAILS

Project Area:	250 acres
Client:	Vince & Tom Graham
Year Designed:	1995
Website:	ionvillage.com

For more information, visit doverkohl.com.



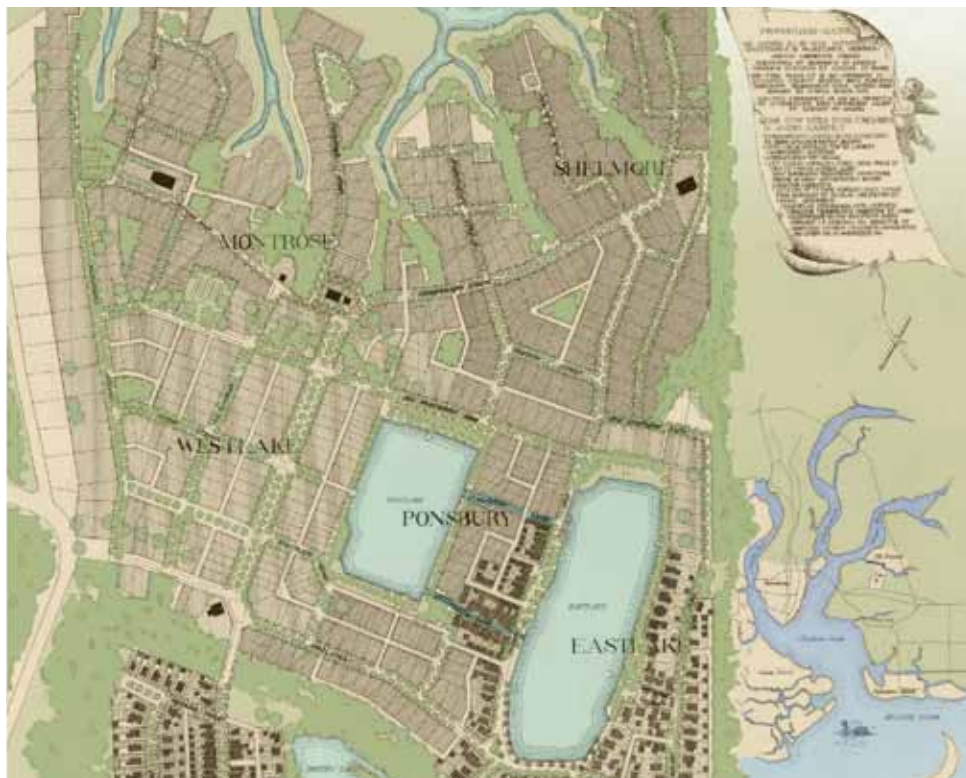
The houses known as “The Three Sisters” share a repetitive, neoclassical building style and are inserted between the site’s existing live oak trees. The result is a mature and stately street scene.



A mix of unit types, including townhomes and single family homes, are included within each neighborhood.



Canals connecting East and West Lakes provide an intimate setting for residences.



The Project

I’On, the first new traditional neighborhood to be built amongst the conventional residential subdivisions in Mt. Pleasant, SC, is one of Dover-Kohl’s most celebrated projects. Recognized nationally for its thoughtful planning, this compact neighborhood resuscitates the tradition of building in relationship with the natural environment. The site is situated between quarried lakes and fresh water sloughs that lead to the saltwater marshes of Hobcaw Creek and the Charleston Harbor. In response to this spectacular setting, homes and civic buildings have been built in the classic architectural style of the Lowcountry and are located along canals and footbridges, tidal creeks, lakes and expanses of saltwater marsh. As a traditional and complete neighborhood, I’On is designed to include a range of dwelling sizes, a mix of uses, civic buildings, green spaces, and an interconnected street network. The Plan was designed in partnership with Duany Plater-Zyberk & Company and other consultants, including Glatting Jackson, Seamon Whiteside + Associates, Zimmerman/Volk Associates, and Peter Katz.

The Process

A seven-day charrette was conducted with a fifteen member design team and the developers. Meetings with elected officials, government staff, and neighbors were conducted in the charrette work space. On a study tour prior to the charrette, the design team analyzed the building types and neighborhoods of Savannah, GA, Charleston, SC, and several other historic towns, then adapted their design conventions for the new neighborhood.

Implementation and Status

Initial plans included an urban, diverse village of over 1,200 units, including a mix of uses, multi-family homes, and rented residences, though plans were modified at the Town of Mt. Pleasant’s request to a buildout of 769 single family homes, a village square, and locations for churches and schools. Site work began in 1997 and more than 700 homes have been completed or are under construction. Homes range from 960 to 7,500 square feet, and in price from the mid \$400,000s to \$2,000,000+. The commercial center of the neighborhood, I’On Square, has been built and the majority of parks and civic buildings, including the prominent Mt. Pleasant Amphitheater, have been completed.

A Sustainable, Award-Winning Community



Community Dock



Holy Ascension Orthodox Church



Residents gathering for a holiday celebration



Outdoor dining in the heart of the neighborhood



One of two Montessori schools in the neighborhood



Lowcountry architecture takes advantage of natural breezes



The Inn at I'On and Jacob's Kitchen Restaurant

I'On has won numerous awards for its innovative design, including Best Community in the Nation and Best Smart Growth Neighborhood by *Professional Builder* magazine and the National Association of Home Builders, as well as a Charter Award from the Congress for the New Urbanism in 2003. I'On was also the site of the 7th Annual *LIFE* Magazine Dream House and was featured in Bob Vila's *Home Again*.

"In I'On, a South Carolina town patterned after historic Charleston, lots selling for \$66,000 seven years ago now fetch \$318,000, more than double the rate of appreciation for lots in the region."

– *SmartMoney*, August 2005

"Named in honor of Jacob Bond I'On, former mayor of Sullivan's Island, president of the South Carolina State Senate, and War of 1812 hero, this community seeks to create a pleasing mix of outdoor spaces connected by pedestrian-friendly streets."

– *Southern Living Favorites*, 2004

"It's the sort of pedestrian-friendly, intimate place that people long thought couldn't be built today."

– *Coastal Living*, March-April 2004

"I'On is a 'neotraditional' development. It turns its back on standard suburban design, instead trying to recreate the best features of the in-town neighborhoods we remember from childhood."

– *South Carolina Coastal Conservation League*, Winter 2001

"By encouraging a variety of builders and craftsmen to participate in the development process from the very beginning, the community has acquired a level of visual diversity and a sense of authenticity in an unusually short period of time."

– *Great Planned Communities*