

*Limehouse was comprehensively planned to provide a variety of homes, amenities, parks, and civic spaces in one, defined area. A better street network also provides a healthier, safer, more sociable way of life.*

# Limehouse Village

## Summerville, SC

### PROJECT DETAILS

Project Area:	180 acres
Client:	Brentwood Homes
Year Designed:	2006
Website:	limehousevillage.com

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



The first homes that were built in the neighborhood front a green featuring pathways and a formal entry gate.



The Limehouse site contains a beautiful cypress swamp, which has been preserved as a unique asset to the neighborhood.



A mixed-use center and green is envisioned at the south end of Limehouse Village along Dorchester Road.



### The Project

The Limehouse property is situated six miles southwest of the Historic District in the Town of Summerville, SC, an area that has been subject to explosive growth—and sprawl—over the past decade. Brentwood Homes, owner of the Limehouse tract, recognized the long-term environmental, fiscal, and economic value of developing the land with smart growth principles in mind. In 2006, they set out to create a plan for a sustainable, walkable neighborhood that offers a mix of uses, civic spaces, and dwelling types. Based on the same planning elements and architectural styles found in historic Summerville, the Limehouse Plan is also environmentally-sensitive, featuring a pattern of interconnected streets that have been carefully configured to complement the site's topography and natural features. Dover, Kohl & Partners collaborated with Sottile & Sottile, Zimmerman/Volk Associates, and TND Engineering in the creation of this plan.

### The Process

Engaging the public during a ten-day charrette in April 2006, the design team was able to create a framework that married the goals and vision of the developer with the desires of the community. Key stakeholders, town leaders, town staff, local officials and Summerville residents participated in a hands-on design session to craft ideas for the neighborhood and provided continued feedback as the Plan evolved throughout the week.

### Plan Principles

Key principles were identified to ensure that the design intent was inseparable from the Plan. Using these principles, the Master Plan establishes that a mix of dwelling types are dispersed throughout each neighborhood; a network of pedestrian-friendly streets is created; and each neighborhood has a definable center and edge. Civic buildings and parks are given special locations—ones that provide visual frames for streetscapes or create vistas—and offer options for public services within the neighborhood. Respect for the natural environment is also fundamental to the design. A large wetland in the middle of the property creates a natural break between the neighborhoods, while an isolated cypress/tupelo wetland is to serve as the centerpiece of the central park for the southern neighborhood.

### Status

Final approvals were granted by the Town of Summerville in January 2008, followed by a groundbreaking for Phase I in March 2008. Home sales are now well underway.

# A Holistic Approach to Planning and Design

While a **Master Plan** determines the overall vision for an area's future land development, visual renderings help to articulate the distinct and varying character of a place. Preferably, a form-based code is then produced to provide a level of certainty that the vision and desired quality of the place will be accurately realized during the implementation phase.

In addition to the Master Plan and renderings, a form-based code was produced for Limehouse. The Code's Urban Standards regulate the rules related to building placement on specific lot types (i.e. setbacks, build-to lines, lot coverage, lot frontage, uses, height, and parking), while Street Standards specify roadways, sidewalks, planting areas, street tree locations, and street lights.

To further ensure that the architectural details match those of the area's most celebrated homes and civic buildings, a specific "Architectural Details Workshop" was held following the charrette. The town architect and some of the city's most reputable carpenters built full size mock-ups of key details to ensure the quality of future construction. The Code's Architectural Standards are a reflection of those efforts, specifying proper building materials and design elements.



Terminating a neighborhood green with a civic building creates a memorable, enduring place.



The variety and mix of building types at Limehouse were inspired by historic precedents in nearby Charleston.

**LIMEHOUSE DEVELOPMENT STANDARDS**

**Summerville, South Carolina**

Limehouse is a new neighborhood located on a hillside southwest of Downtown Summerville. The goal of the plan for the neighborhood is to create an environmentally-sensitive, pedestrian-friendly, mixed-use neighborhood based on the same design principles found in historic Summerville.

**Intent:**

These Development Standards contain regulations that impact the design and character of Limehouse. The intent of these standards and regulating plan is to create a high-quality walkable neighborhood. These standards reflect the principles of Traditional Neighborhood Design (TND), which draws upon precedents established by historic towns, such as Summerville, Mt. Pleasant, and Charleston, in determining street layout and design, mixtures of uses, building placement, and architectural standards.

These standards and the Limehouse Concept Development plan maintain enough flexibility to adapt due to necessary decisions yet to be made by organizations and agencies outside of the development team. The uncertainties associated with these decisions will remain for some time; however, the plan and the mechanisms to implement the plan remain in this document and with *Bronson Homes*.

**How to Use The Development Standards:**

1. Find the lot type on the *Regulating Plan*. Identify the *Mixed-Use* or *Open Space* review which lot types are permitted, review the required building line, which indicates where the front facade of the building must be located.
2. Next, review the *Urban Standards* for specific provisions that correspond to each lot.
3. Finally, review the *Architectural Standards*, which contain guidelines for building.

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**LANDSCAPE**

The landscape reflects the local context and permitted species include a range of native flora. Specific landscape elements proposed by a Landscape Architect or Town Founder are indicated.

**PERMITTED LOT TYPES:**

Civic buildings are allowed within designated open spaces as specified by the masterplan, and upon approval by the Town Architect or Town Founder.

**OPEN SPACE AREAS:**

*Parks and open space minimum occur on the regulating plan in Chapter 2 of these Development Standards. General landscape and planting requirements may be overridden by site-specific requirements developed by Landscape Architects and shall be in keeping with the spirit and intent of the Town of Summerville landscape development standards.*

PK - 1	Neighborhood Green
PK - 7	Central Neighborhood Square
PK - 8	Neighborhood Plaza
PK - 9	Central Neighborhood Square
PK - 10	Neighborhood Plaza
PK - 11	Neighborhood Square
PK - 12	Neighborhood Green
PK - 13	Neighborhood Green

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Full-scale examples of architectural details help to ensure the quality of future construction.