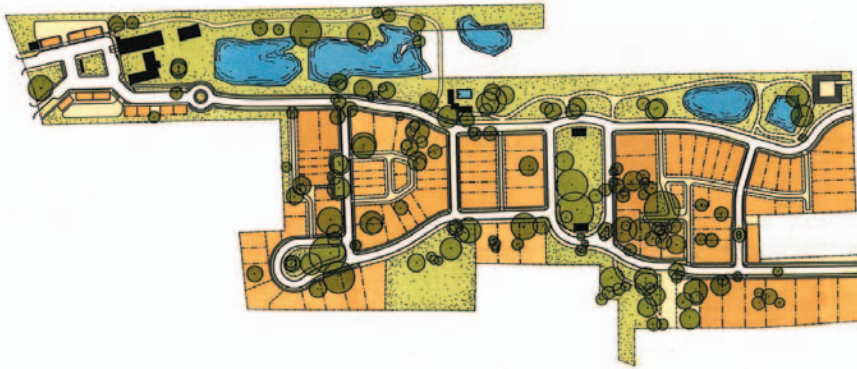


Celadon

South Carolina

Location: Beaufort, South Carolina
Type: Greenfield
Year Design: 2000
Status: Under construction through Phase 2
Size: 60 Acres
Contact: Duany Plater-Zyberk & Company or Dennis O. Green



The master plan for Celadon, located on Lady's Island in Beaufort, South Carolina, demonstrates the applicability of traditional neighborhood design to an infill location. Sympathetic public servants worked to facilitate the development of a complete neighborhood plan for the largely unbuilt site. Nearby examples of existing, traditional town and village development served as a catalyst.

The long and narrow shape of the site influenced the internal organization and character of the neighborhood. Thoroughfares and lots run west to east, divided into two areas by a large park. Required buffers and setbacks provided the opportunity to incorporate a series of burrow pits into an open space plan that connects to both ends of the park, forming a piece of a larger open space network that runs north to south along Lady's Island.



The street and block pattern is orthogonal in principal with streets generally running east-west and north-south. However, the streets deflect and bend to accommodate the abundance of large, mature live oak trees, creating a neighborhood character that is picturesque and 'cranky' in layout. Large houses front many of the parks and open spaces at the perimeters of blocks, with smaller homes located along the central portion of blocks. The plan permits several units of affordable housing to be developed interior to the blocks along the rear lanes. The building for the Montessori School sets the tone for a civic square and new commercial space in the neighborhood center.

The architecture and urban pattern of Celadon is derived from the building traditions exemplified in the colonial port towns and neighborhoods of Beaufort, Charleston, Savannah, St. Augustine, Key West, and the Caribbean. The neighborhood plan incorporates a mix of housing types and price ranges.

