

Envisioning Dorchester County

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“You can see a lot
just by observing.”

Yogi Berra



“The Public Realm, as the common world, gathers us together and yet prevents us from falling over each other. What makes modern society so difficult to bear is not the number of people involved, but the fact that the world between them has lost its power to gather them together, to relate and to separate them.”

-Hannah Arendt

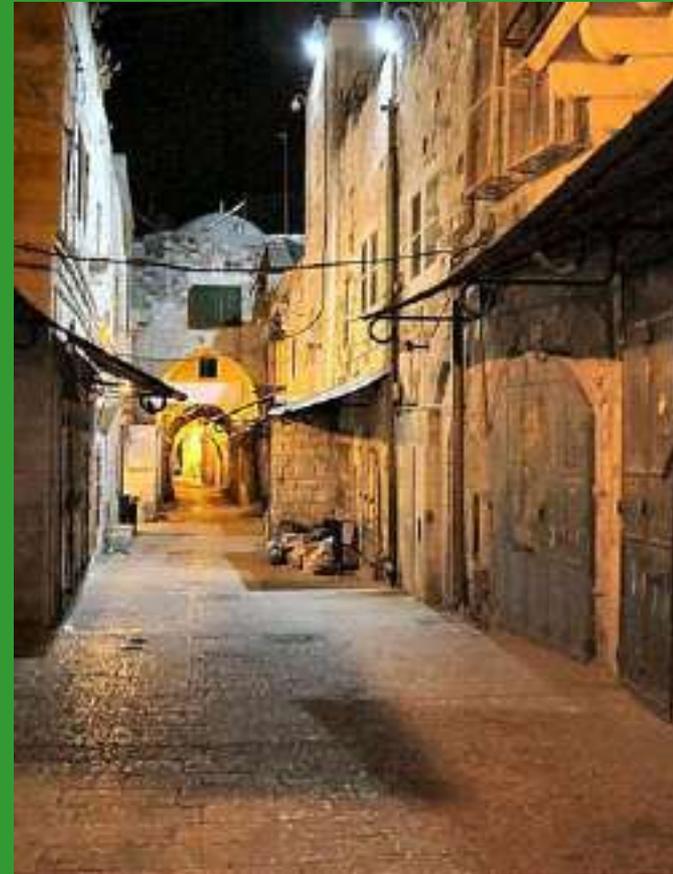
Damascus



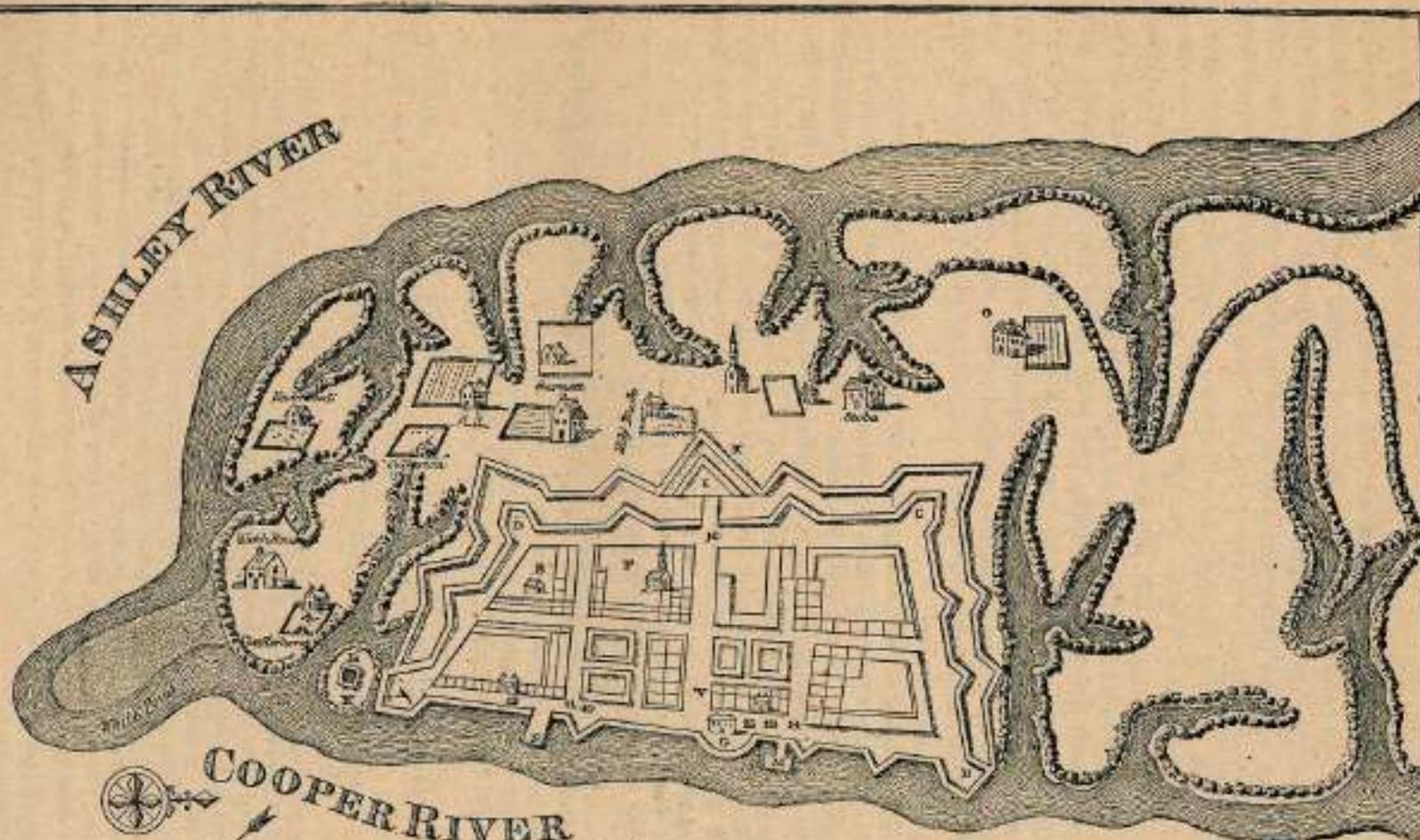
Jericho



Jerusalem



South Carolina's First Neighborhood.



References.

Scale 40 Feet or 60 Feet an Inch

A Granville Bastion	H Draw Bridge in the Lane	P English Church	1 Pasquero Garretta House	9 Starling House
B Craven Do.	I Johnson's covered half Moon	Q French Do.	2 Landsacks Do.	10 M. Boone Do.
C Carleat Do.	K Draw Bridge in " "	R Independent Do.	3 Mrs. Crosskeys Do.	11 Tradd Do.
D Colleton Do.	L Palisades	S Ave. Baptist	4 Chevliers Do.	12 Langdon Smith Do.
E Ashley Do.	M Lt. Col. Rhett's Bridge	T Quaker Meeting House	5 Geo. Logan Do.	13 Col. Rhett Do.
F Blake Do.	N Kea L. Smiths Do.	V Court of Guard	6 Pinsett Do.	14 Ben Spaulding Do.
G Half Moon	O Ministers House	W First Rice Patch	7 Elliott Do.	15 Lindery Do.



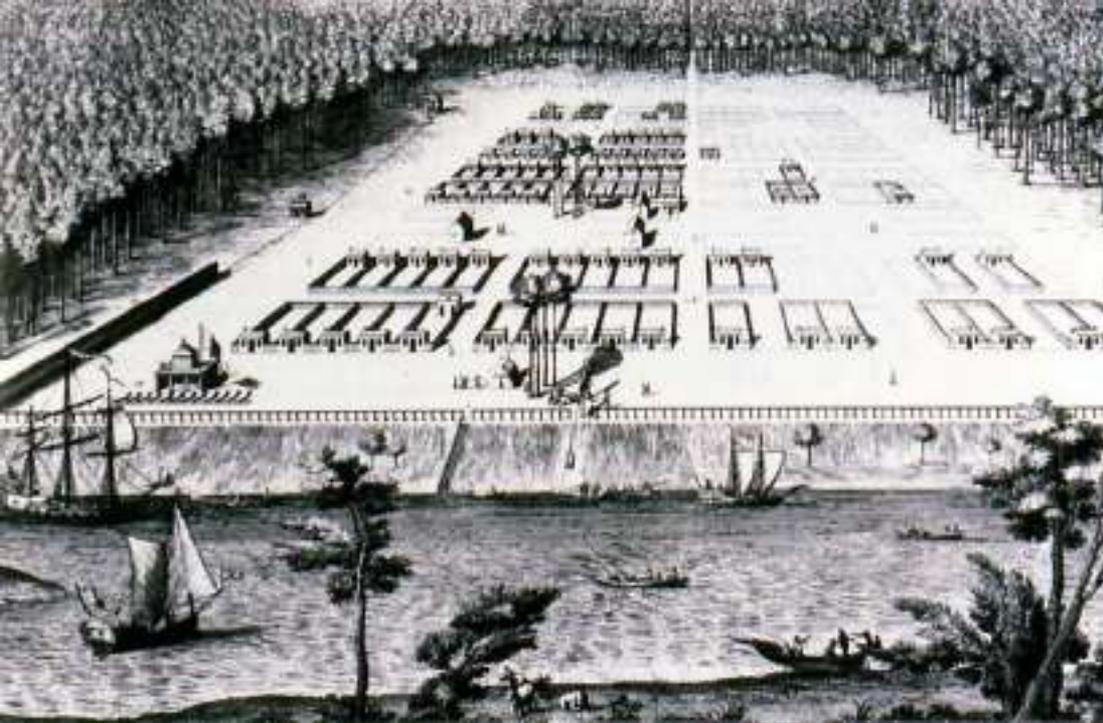
South Carolina's First Neighborhood

What's exists today on this 66 acres?

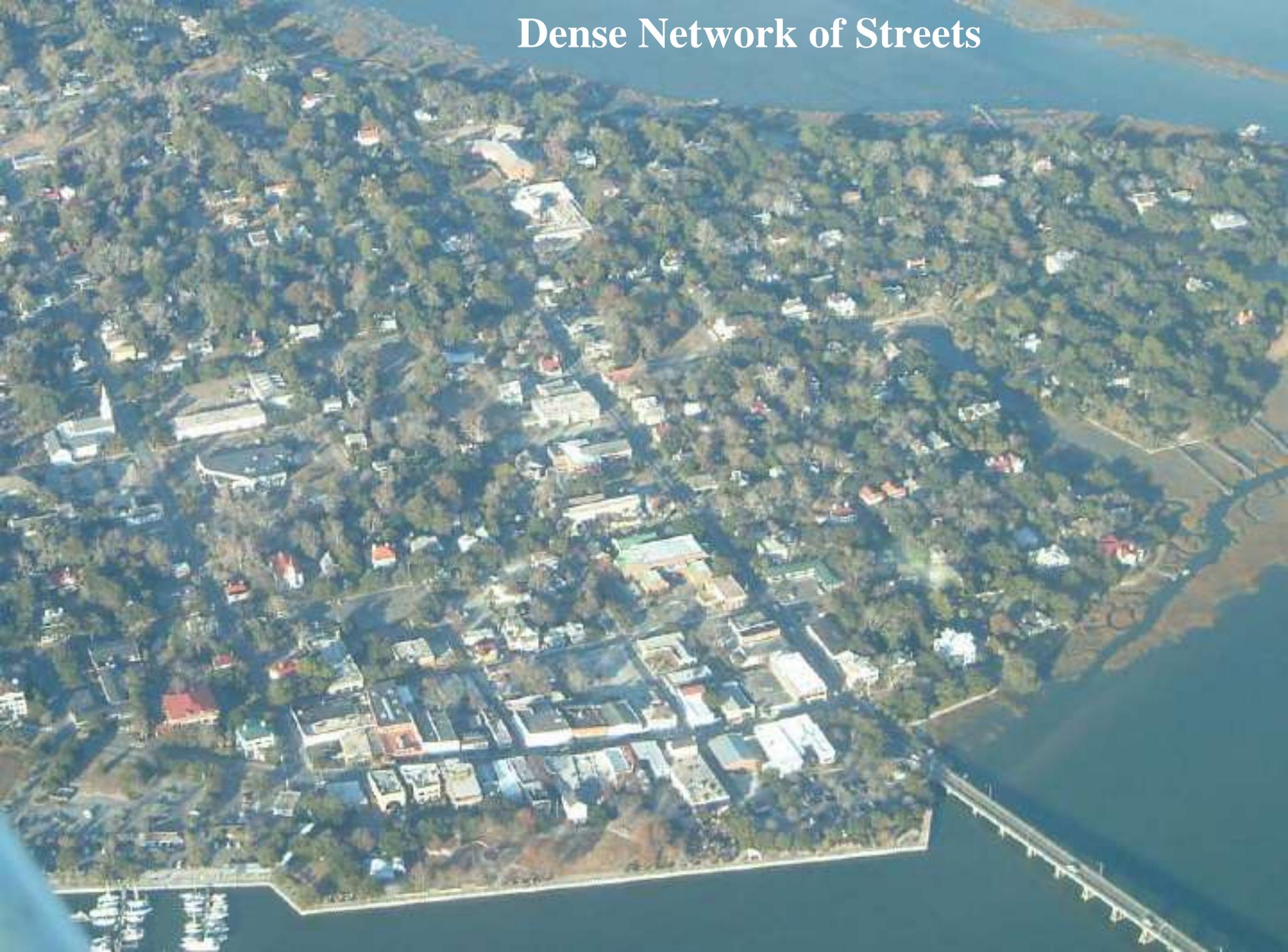
- **720 homes**
 - Single family detached
 - Stacked condo flats
 - Apartments
 - Rowhouses
 - Duplexes and triplex
 - Carriage houses
- ***789,000 s.f. of commercial space**
 - a food store
 - five banks
 - 26 art galleries
 - three inns
 - 11 restaurants
 - MANY law offices
- **Civic**
 - Six museums
 - Six cemeteries
 - One City Hall
 - Five Churches
 - Two arts theaters
 - One 450-student school

Homes often sell in excess of **\$1000/s.f.** Estimated market value of 2 million+ square feet of residential and commercial space exceeds **\$1 BILLION!**

Importance of Location



Dense Network of Streets





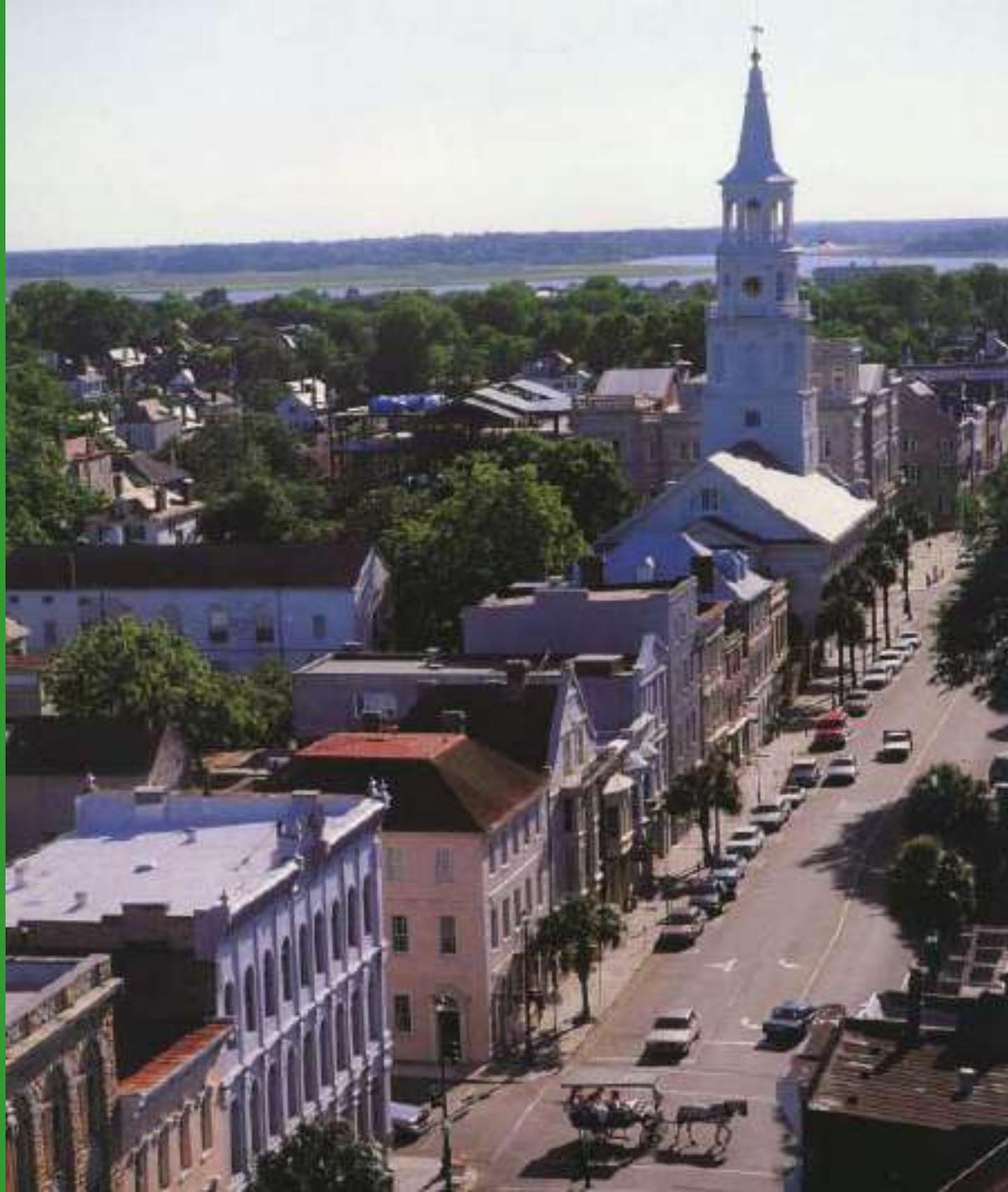
**“Broad is the road that
leads to destruction...
narrow is the road that
leads to life.”**

- Jesus
(Mathew 7:13-14)

Human Scale Design

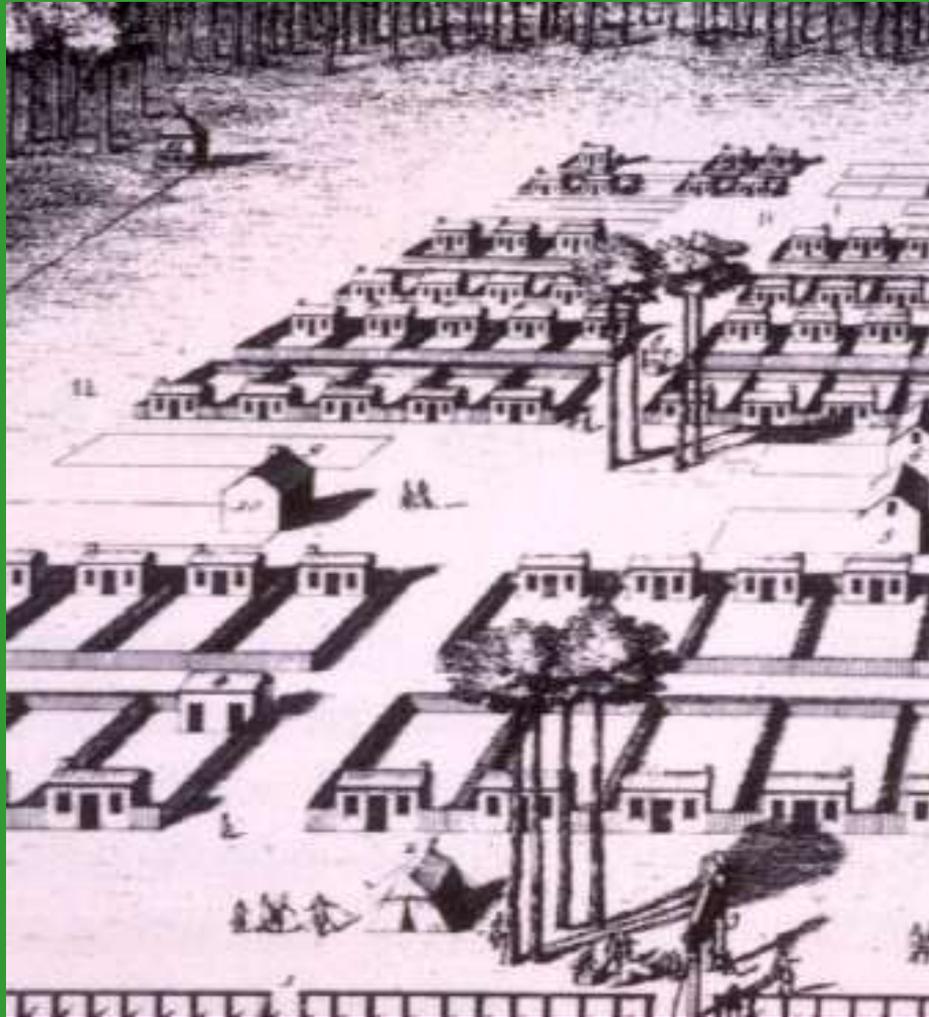


Mixed Use

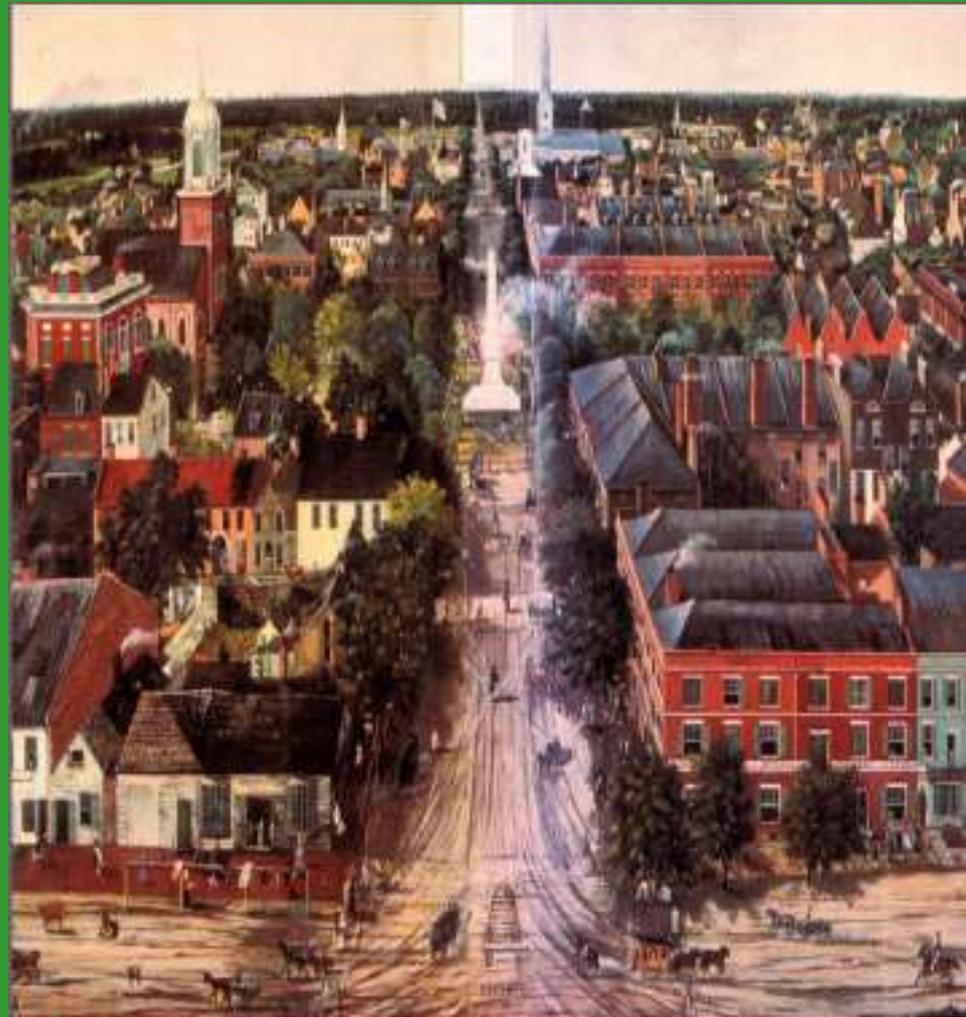


Benefits: Capacity to Adapt and Evolve

Johnson Square, Savannah



1734



1837

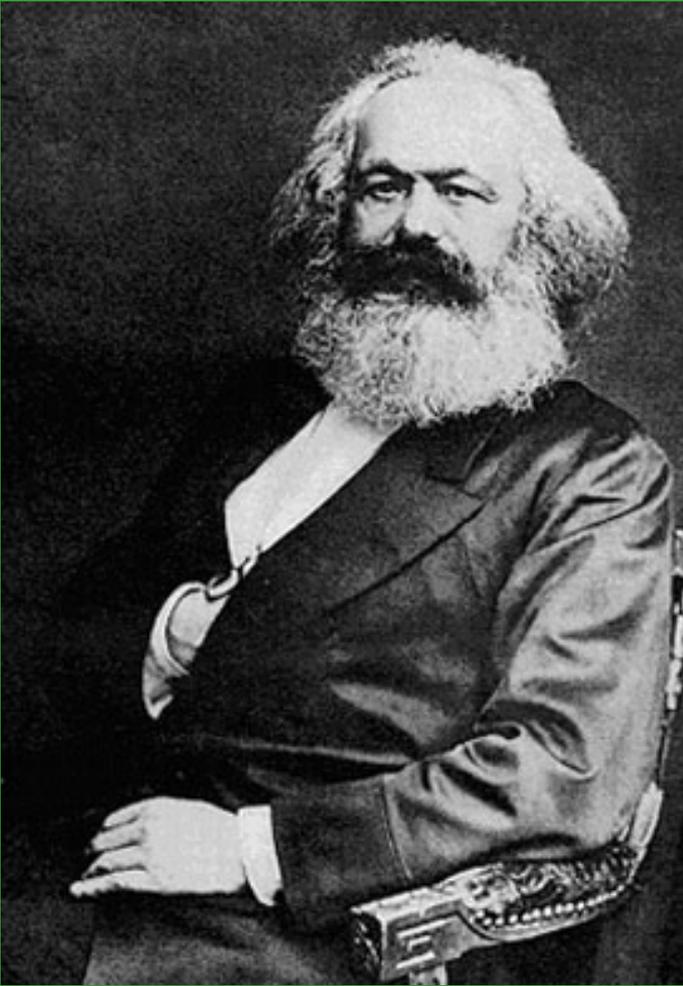
Benefits:

**Beautiful Civic
Buildings**



New Vision of a City – Where did it come from?



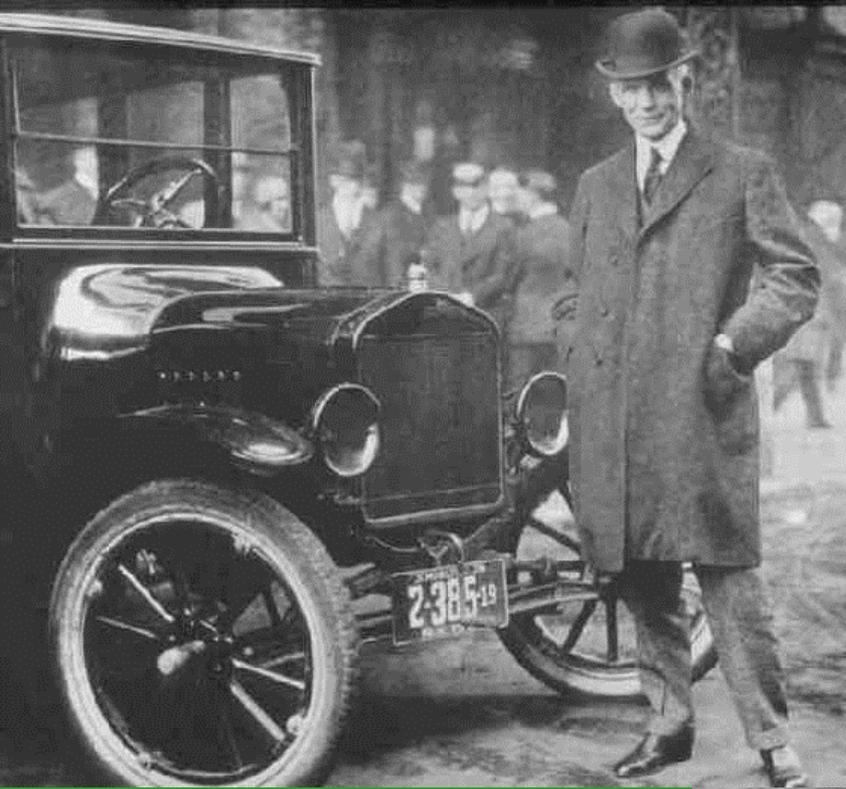


Karl Marx

Called for “abolition of the distinction between town and country by a more equable distribution of the population over the countryside.” (1848)

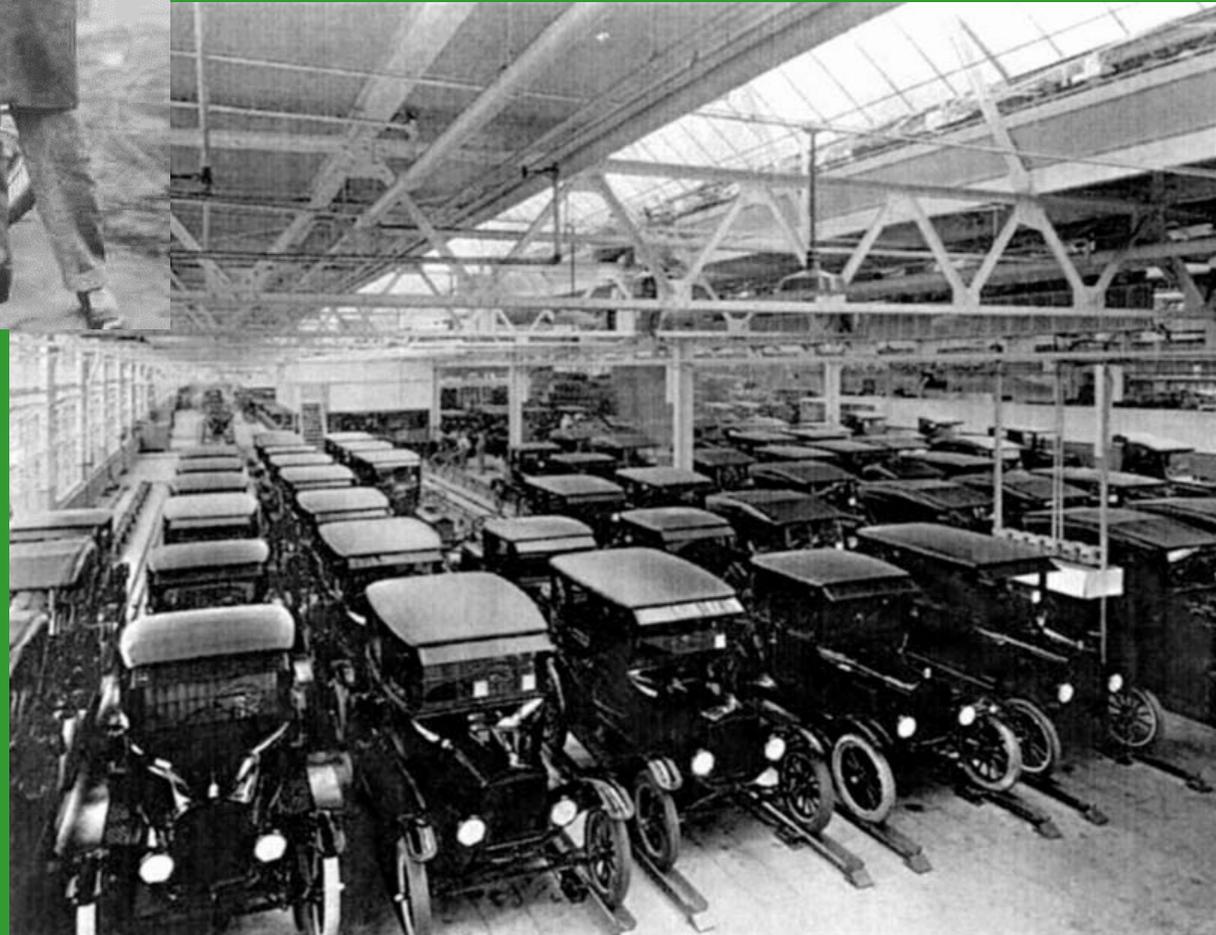
-Karl Marx and Friedrich Engels

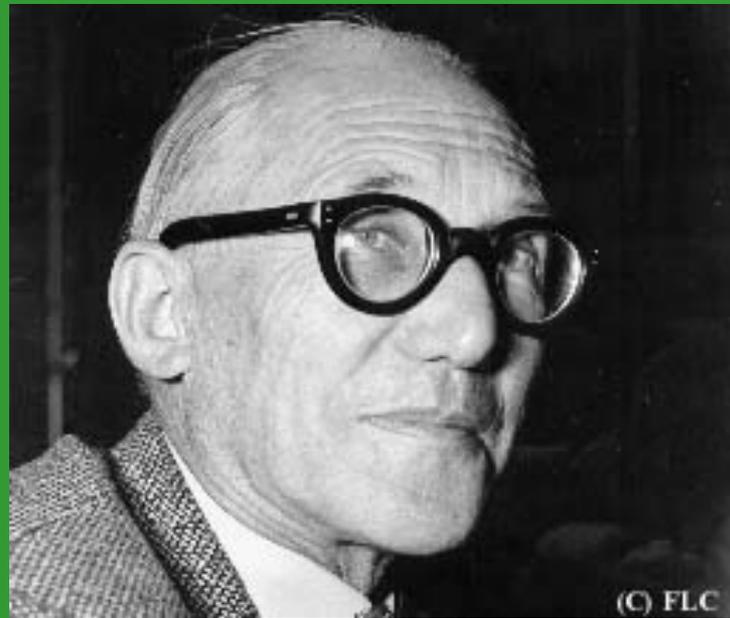
The Communist Manifesto



“We shall solve the City Problem
by leaving the City.” (1922)

- Henry Ford



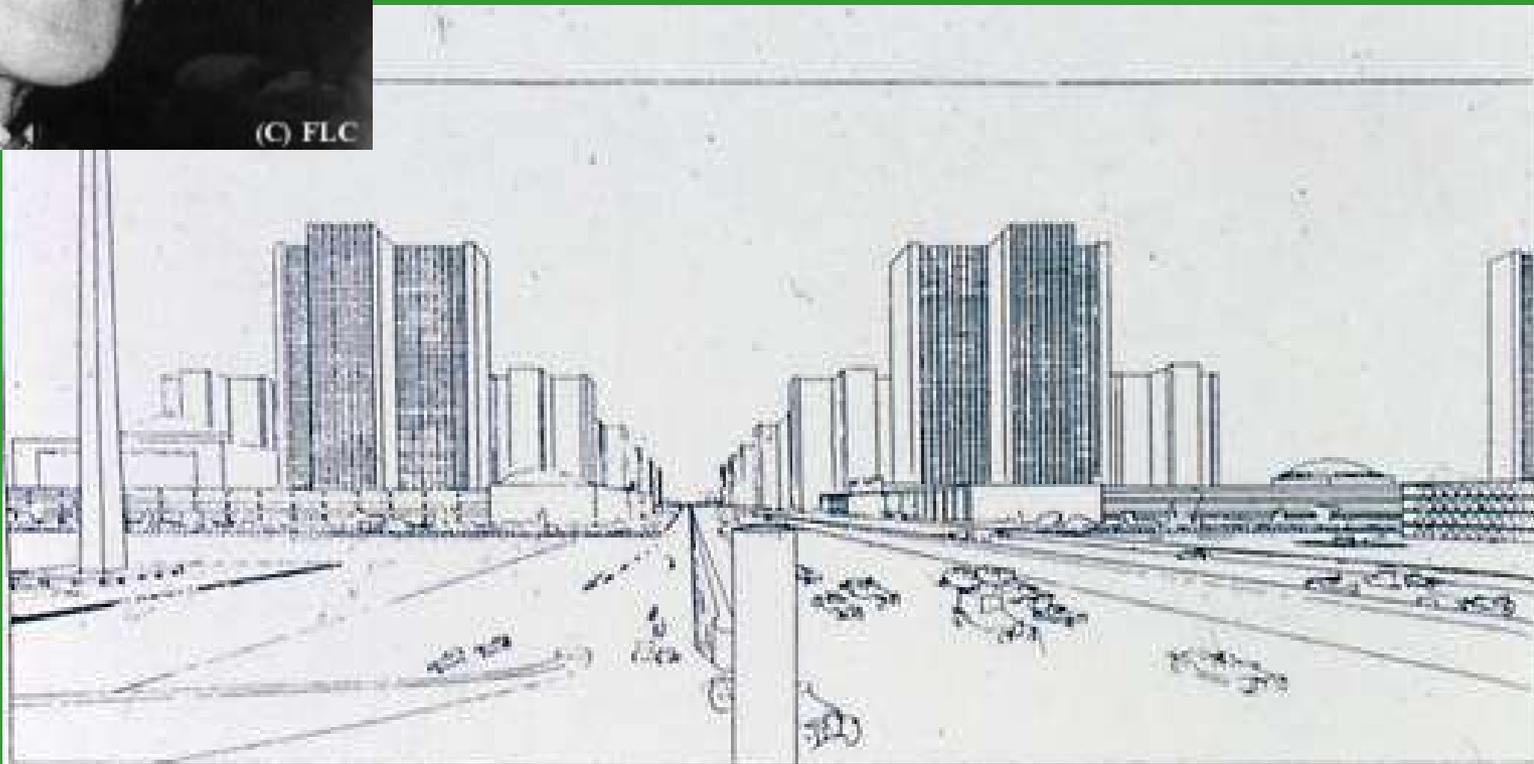


(C) FLC

“Cars, cars, fast, fast!” (1924)

-Le Corbusier

The City of the Future



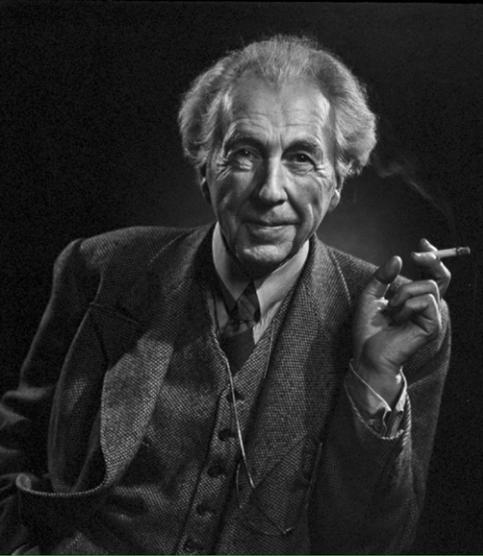
A superhighway forms a triumphal entryway leading directly into the center of the Contemporary City (1922). From *Oeuvre complet de 1910–1929*.



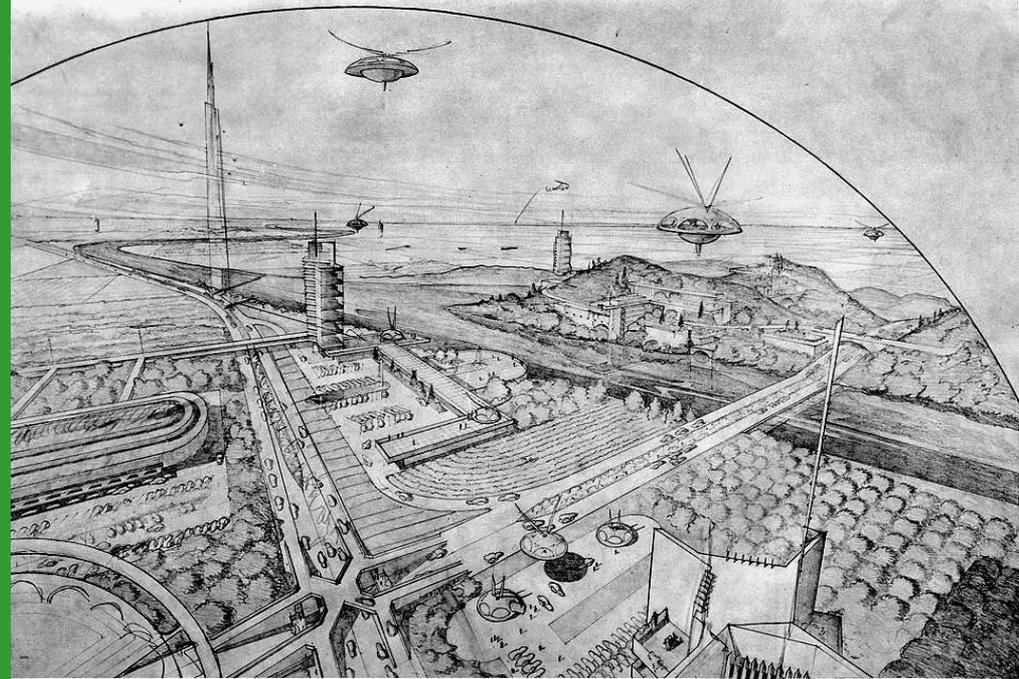
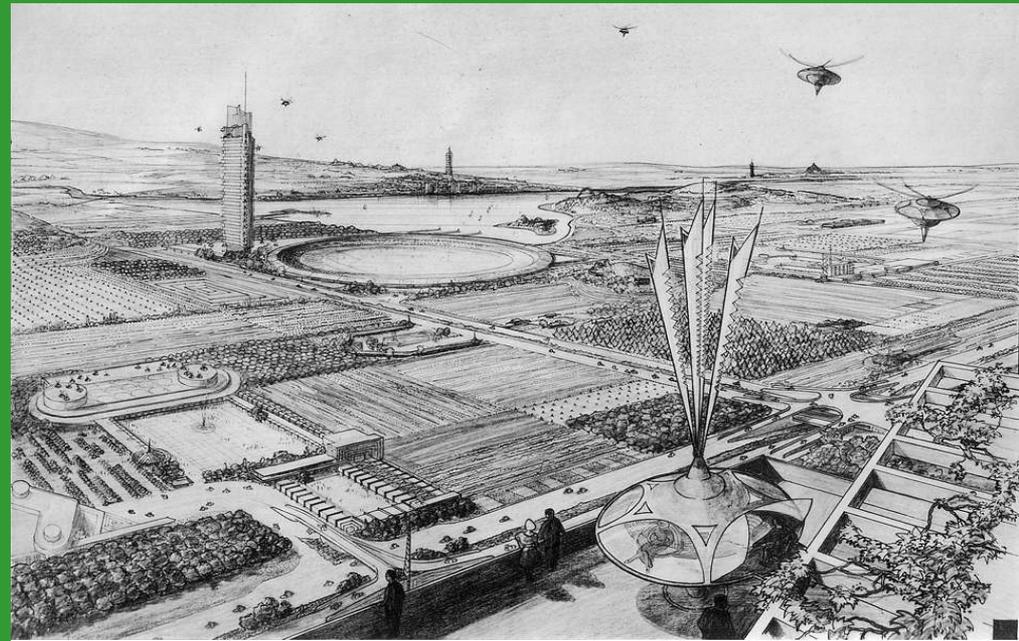
**Thomas H. MacDonald, Chief
U.S. Bureau of Public Roads (1919-53).**

Road building: “Next to the education of a child, the greatest public responsibility.” (1929)



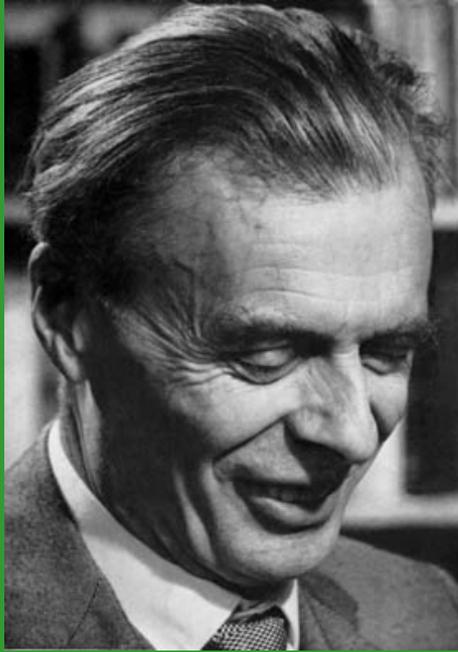


Broad Acre City



Frank Lloyd Wright

“Giant roads...separate and unite the series of diversified units, the farm units, the factory units, the roadside markets, the garden schools, the dwelling places (each on its acre of individually adorned and cultivated ground), the place for pleasure and leisure.”(1932)



a l d o u s h u x l e y

B R A V E

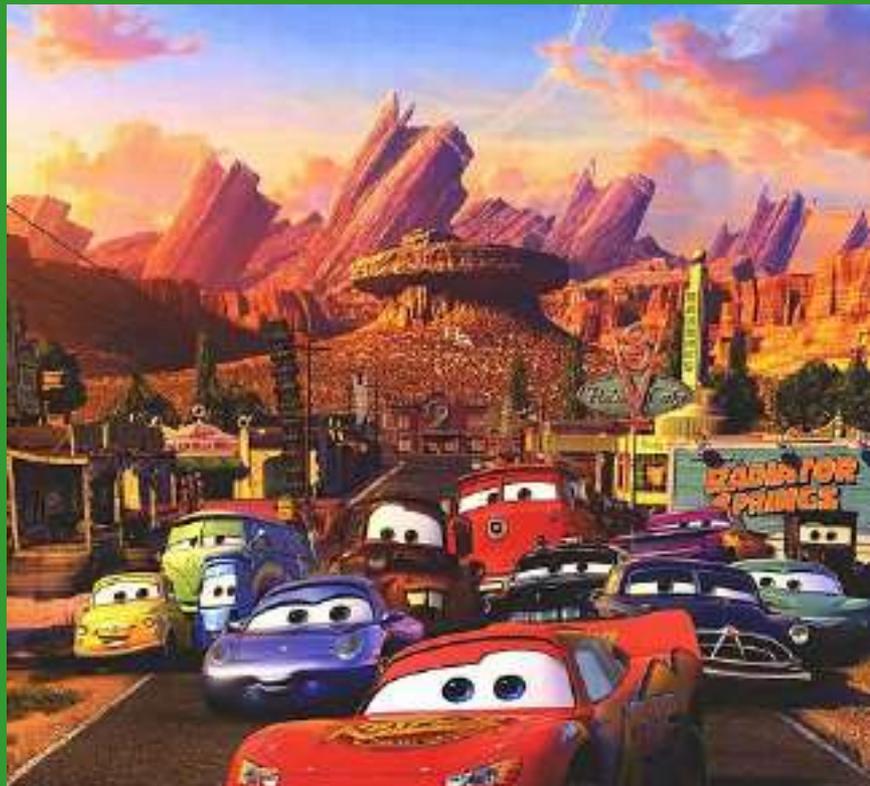
N E W

W O R L D

P E R F E C T I O N I S T I C



“The idea was to make them want to be going out into the countryside at every available opportunity and so compel them to consume transport.”
- Aldous Huxley, *Brave New World* (1932)

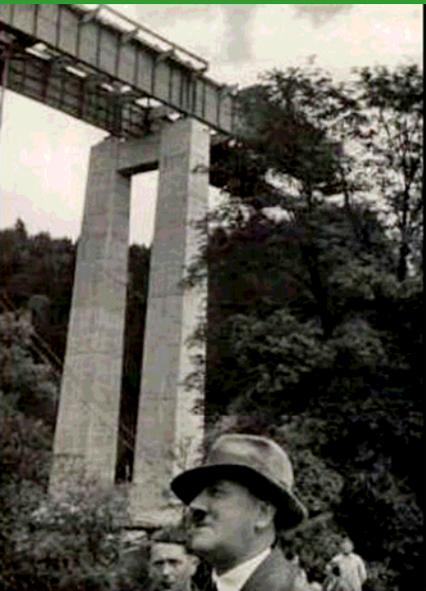


Nazi Germany builds the Autobahn (1933)



**Adolf Hitler and
Chief Engineer
Dr. Fritz Todt**

Hitler and MacDonald (1936)



“Wonderful examples of the best modern road building.” (1936)

- Chief MacDonald's remarks following his meeting with Hitler and Todt upon seeing the autobahn.

**Thomas H. MacDonald, Chief
U.S. Bureau of Public Roads (1919-53).**

New York World's Fair 1939, GM Pavilion "Futurama"

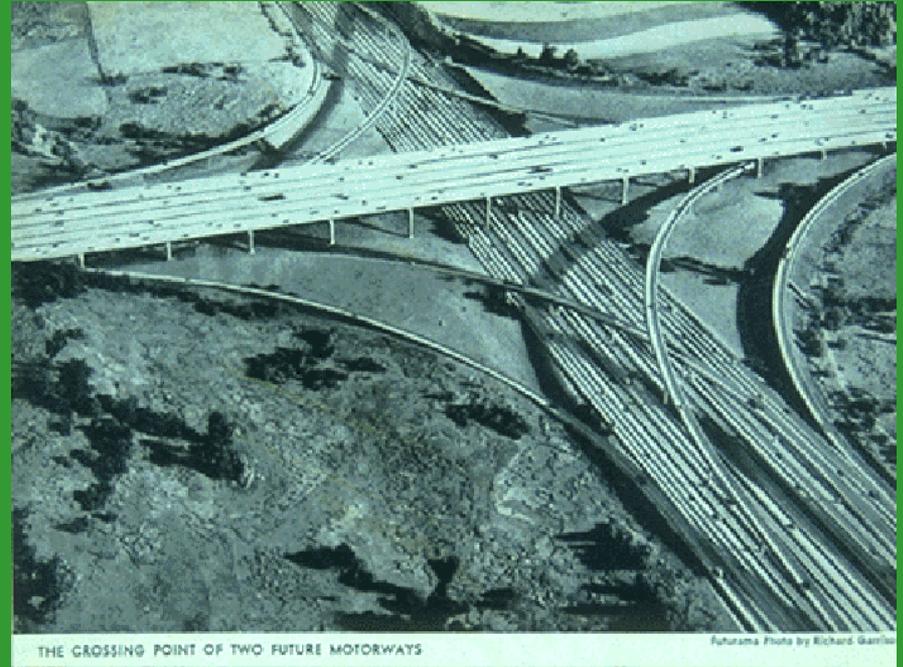


Norman Bel Geddes.

“A modern highway system would extend a city’s commuting radius 6 times.”

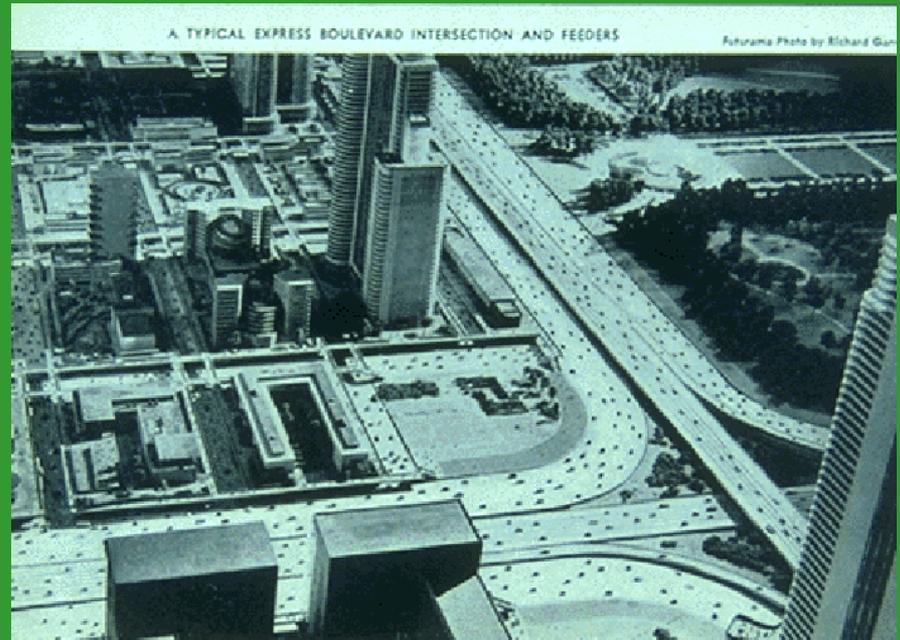
Norman Bel Geddes

Magic Motorways (1940)



THE CROSSING POINT OF TWO FUTURE MOTORWAYS

Futurama Photo by Richard Gurnea



A TYPICAL EXPRESS BOULEVARD INTERSECTION AND FEEDERS

Futurama Photo by Richard Gurnea

“What’s good for GM is good for America.”



Charles E. Wilson

President, General Motors (1941-53)

Secretary of Defense (1953-57)

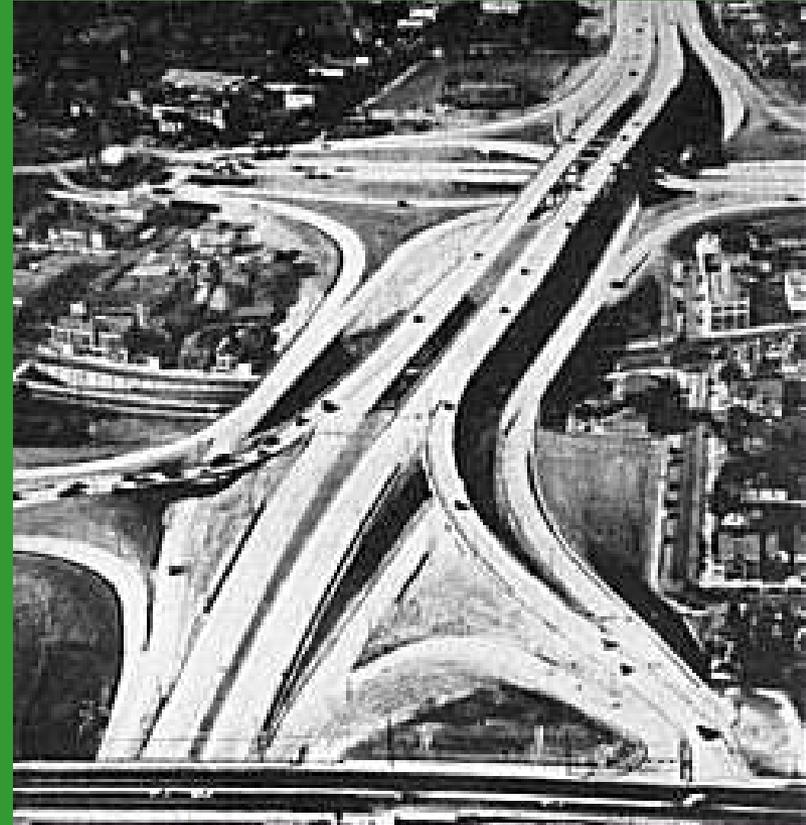


Federal Highway Act of 1956

"The Greatest Public Works Project in History"



President Dwight D. Eisenhower



Stated Objective:

**“to disperse our factories,
our stores, our people; in
short, to create a revolution
in living habits.”**



Senator Al Gore, Sr.

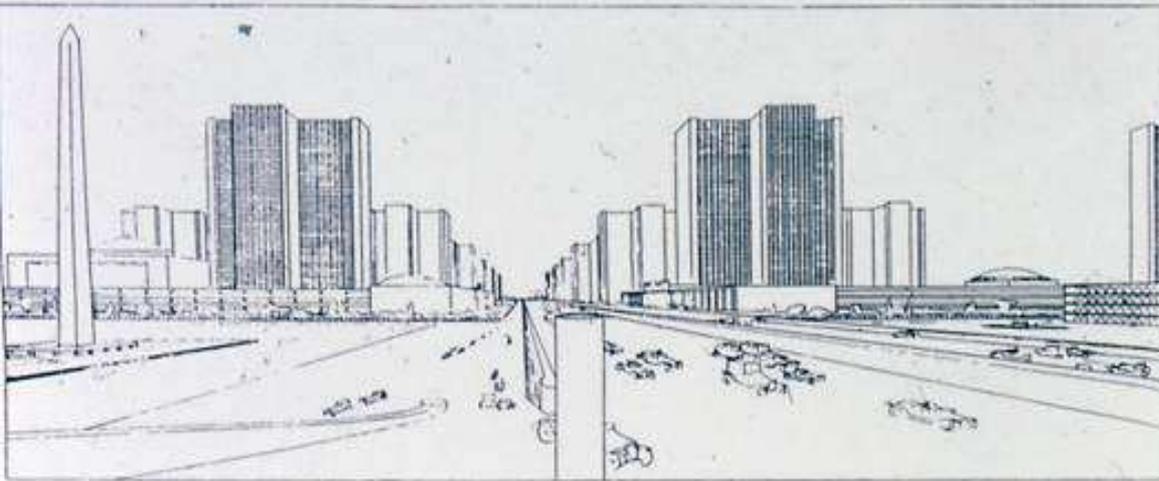


“when you operate in an overbuilt metropolis you have to hack your way with a meat ax.”

. Robert Moses



Corbu's Vision Fulfilled Atlanta



A superhighway forms a triumphal entryway leading directly into the center of the Contemporary City (1922). From *Oeuvre complet de 1910-1929*.

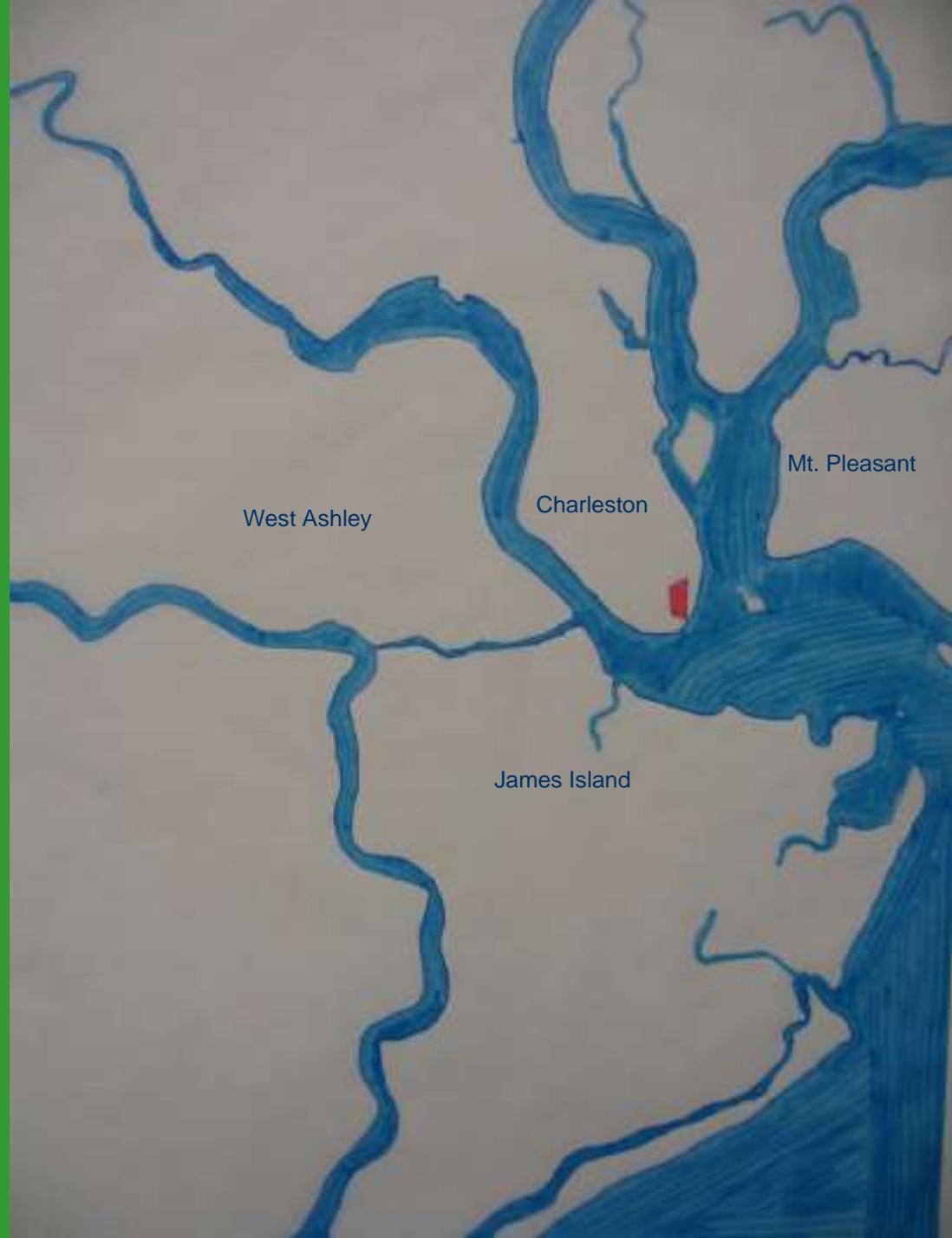


Charleston 1725

65 Acres

5,000 People

Population Density: 77/acre

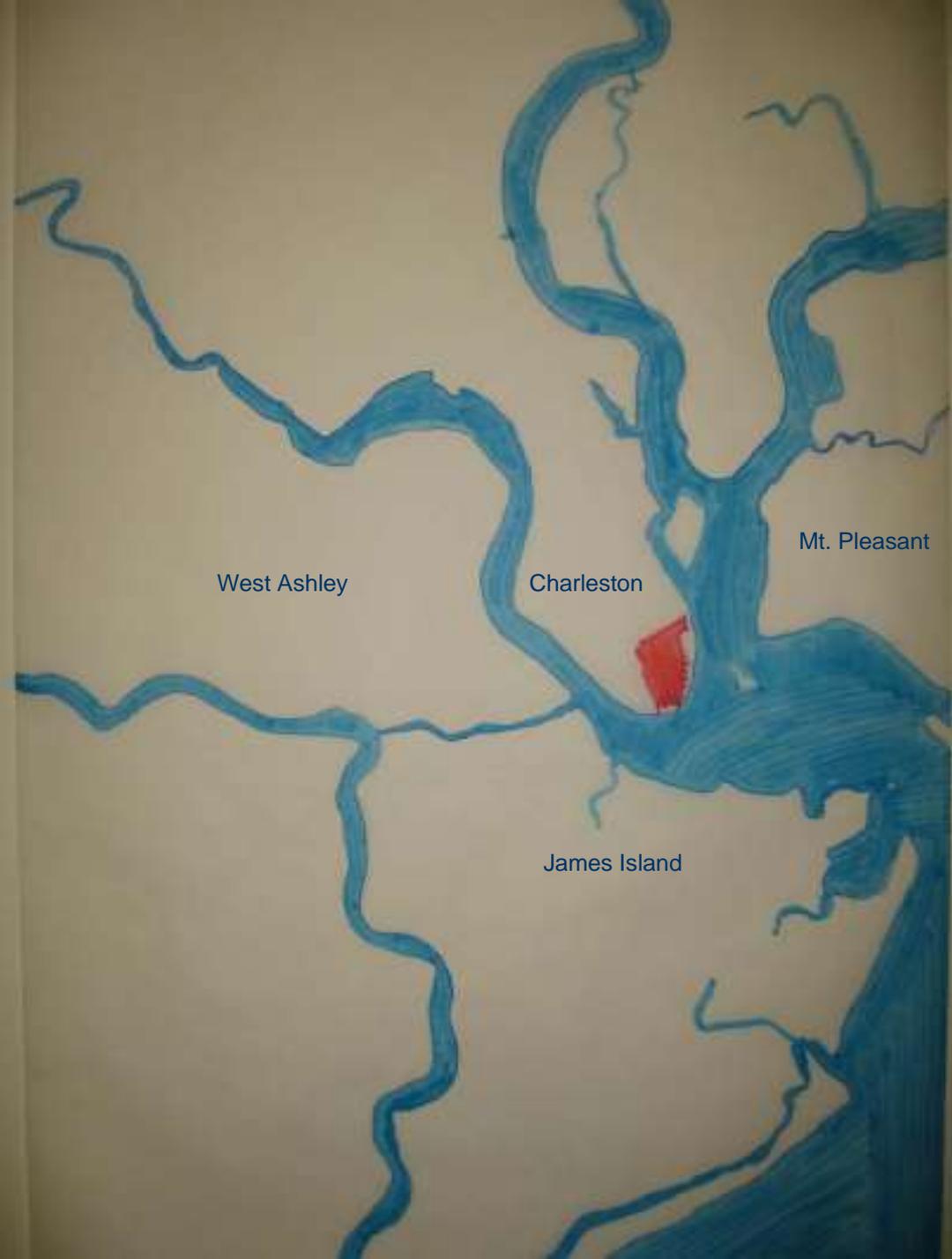


Charleston 1790

400 Acres

17,000 People

Population Density: 42/acre

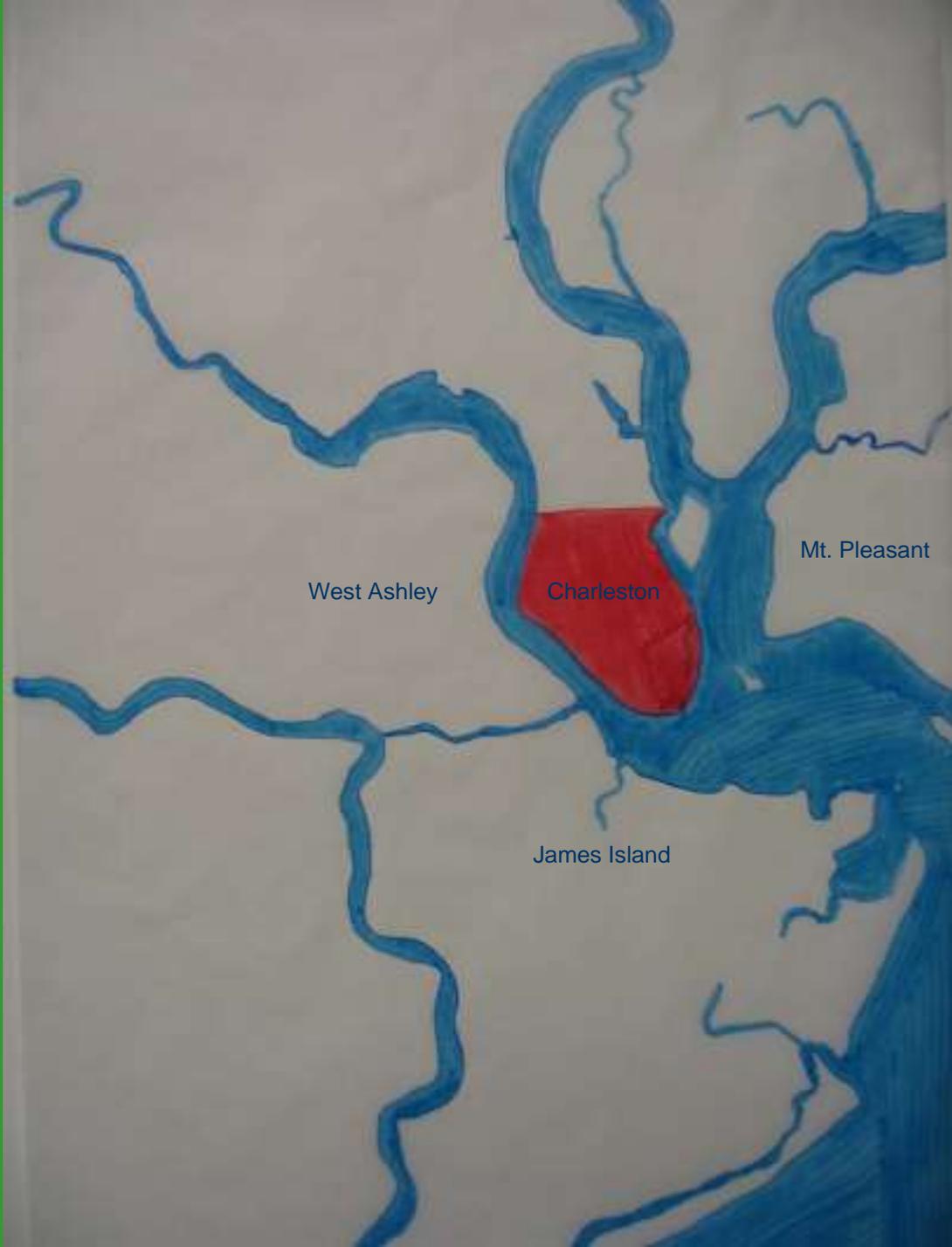


Charleston 1960

3,000 Acres

70,000 People

Population Density: 23/acre



Charleston Today

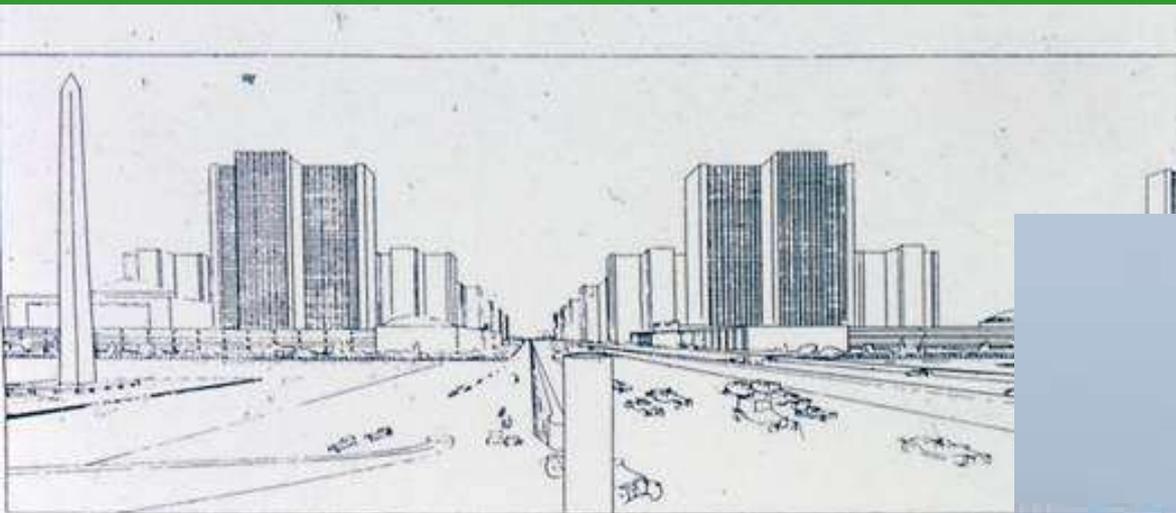
65,000 Acres

112,000 People

Population Density: 1.7/acre



Corbu's Vision Fulfilled Charleston



A superhighway forms a triumphal entryway leading directly into the center of Contemporary City (1922). From *Oeuvre complet de 1910-1929*.





Special

Traffic *Snarls*

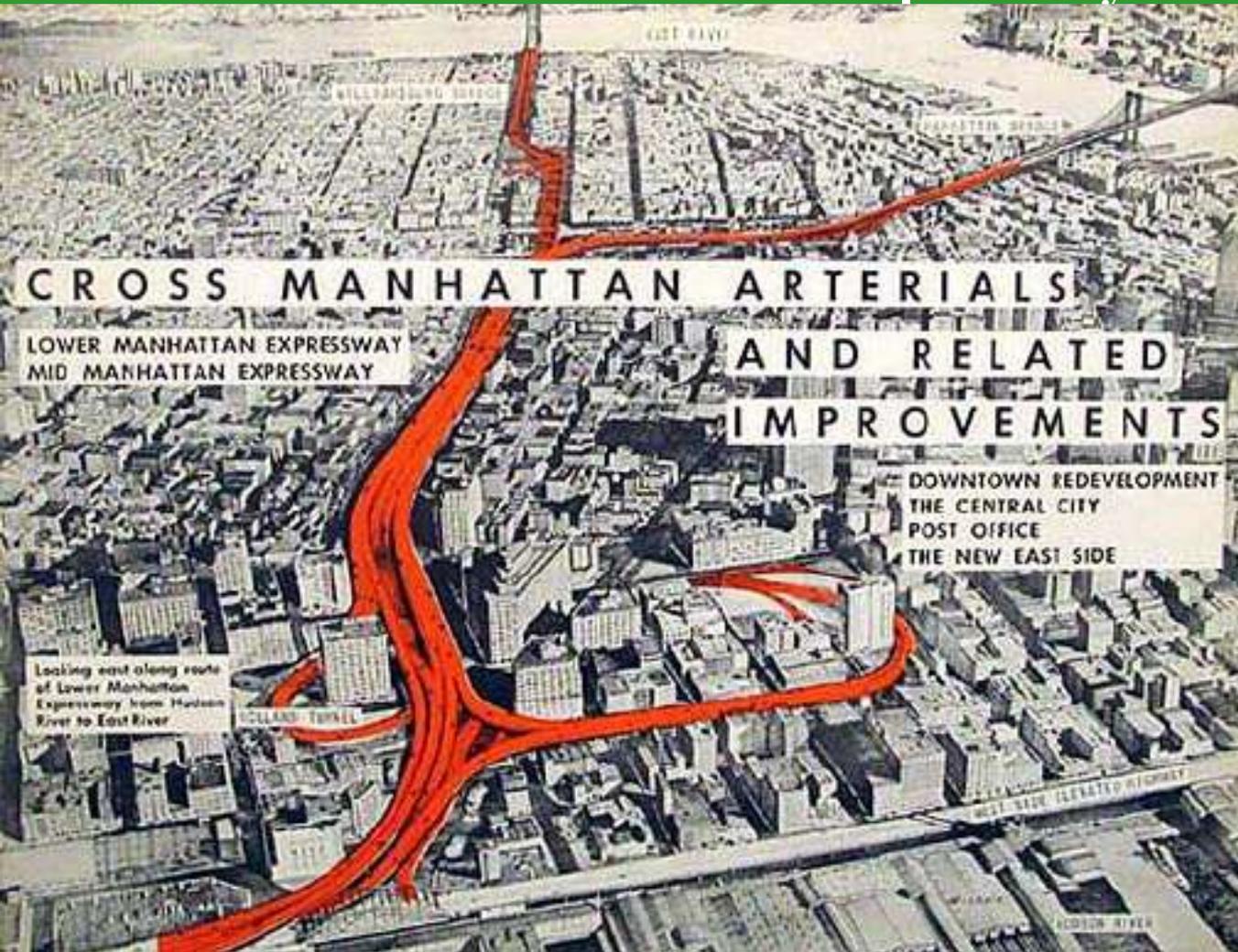
Le Corbusier's Vision Fulfilled

“The cities will be part of the country; I shall live 30 miles from my office in one direction, under a pine tree; my secretary will live 30 miles away from it too, in the other direction, under another pine tree. We shall both have our own car. We shall use up tires, wear out road surfaces and gears, consume oil and gasoline. All of which will necessitate a great deal of work... enough for all.”

– Le Corbusier

The Radiant City (1967)

Defeat of the Lower Manhattan Expressway - 1968.



THE DEATH AND LIFE OF GREAT AMERICAN CITIES

JANE JACOBS

“This is not the rebuilding of cities.
This is the sacking of cities.”

- Jane Jacobs



Consequences



“And here we have a serious problem: America is addicted to oil, which is often imported from unstable parts of the world.”

- President George Bush (Jan. 31, 2006)
State of the Union Address

Consequences - Oil Wars



The ultimate price of oil addiction.



Consequences – Air Pollution



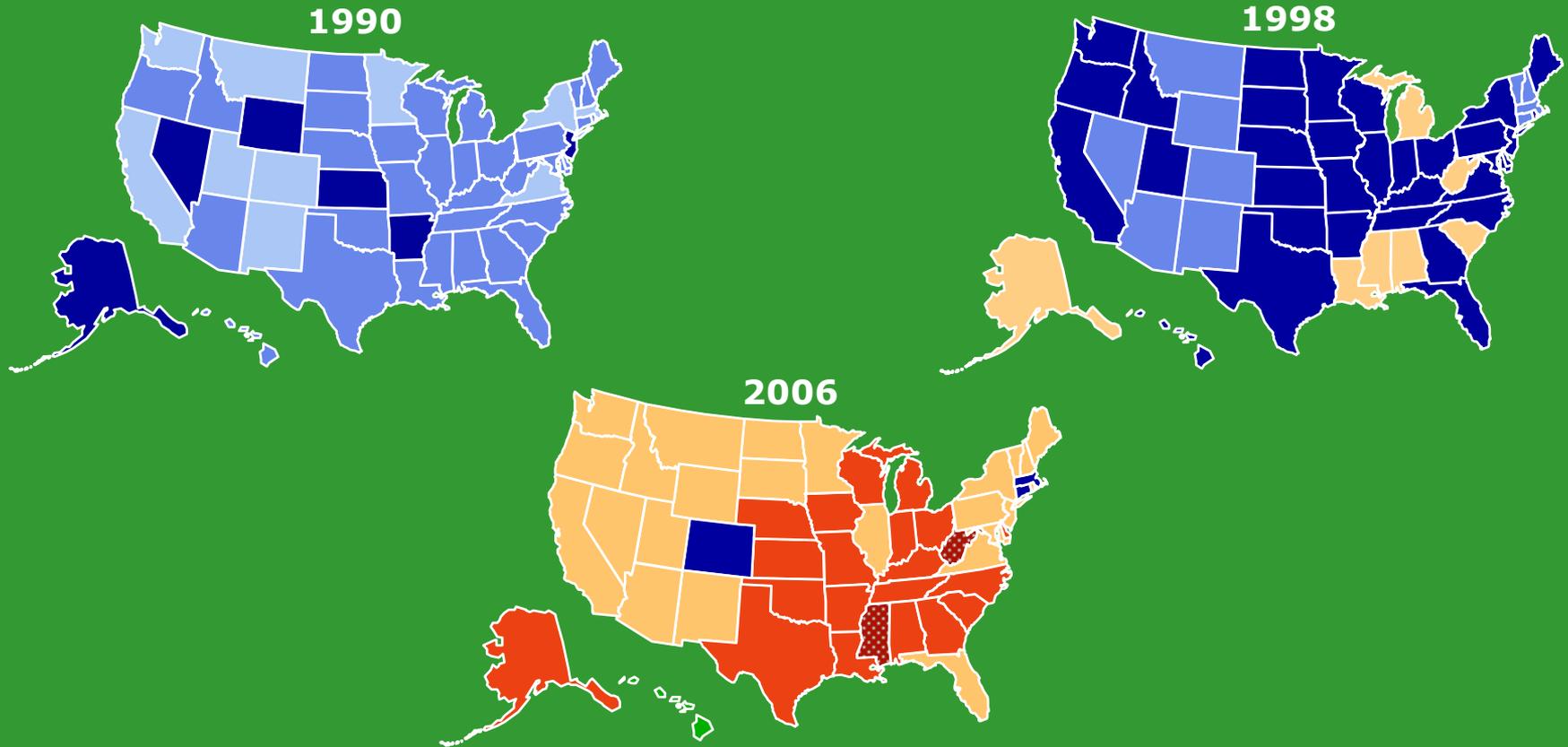
Consequences – Obesity Epidemic



Obesity Trends* Among U.S. Adults

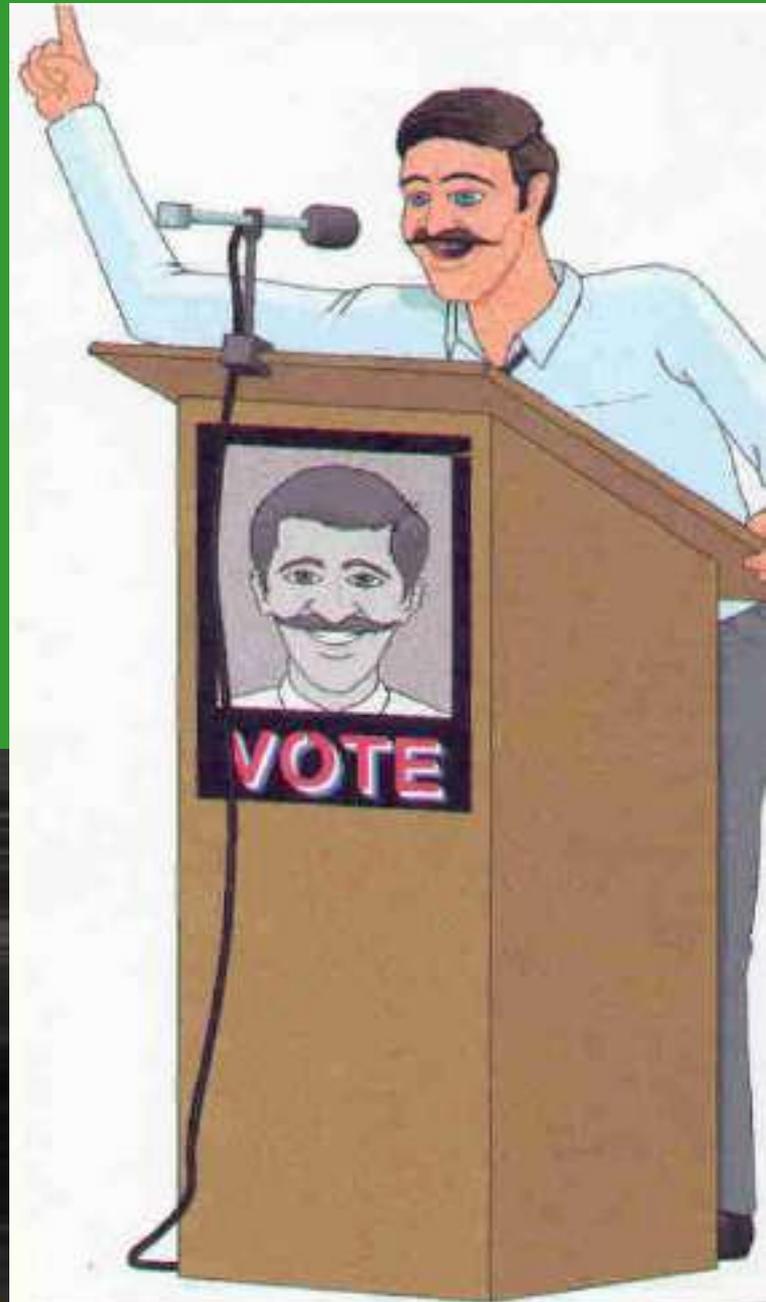
BRFSS, 1990, 1998, 2006

(*BMI ≥ 30 , or about 30 lbs. overweight for 5'4" person)



Consequences – Political Addiction

ASPHALT
JUNKIES





Beauty, Space, Privacy, Peace and Quiet

The Landings on Sandway Island is a private residential community located just 12 miles south of historic Savannah on one of Georgia's picturesque islands. Its award-winning views, fine architecture and swimming at The Landings will provide the natural beauty of the island. Community hall and executive gym each Landings resident has own tropical suite among nearby selected points, along golf and ways to golf courses, as along the expansive golf course with total tennis, courts and the Atlantic beyond. Custom homes at The Landings are all designed with five master bedrooms and bathrooms.

The Landings is a private community - not a resort. Outstanding recreational facilities are offered by Landings Club members either three months or twelve. This is owned at The Landings. If a job does it should be and only a part of the grounds, surrounded always with a landscape of The Landings architectural vision, year after year.

Contact Us: The Landings on Sandway Island
12345 Main St. Savannah, Georgia 31401





Newpoint

53 Acres

130 Homes + Commercial



Newpoint



Newpoint is a traditional walking neighborhood built in the manner of early Southern towns and cities. The above layout shows the homesites for sale. For more information or to arrange a personal tour, call 522-9313.



Newpoint



The Village at Port Royal



Village at Port Royal
5 Acres
47 Homes + Commercial



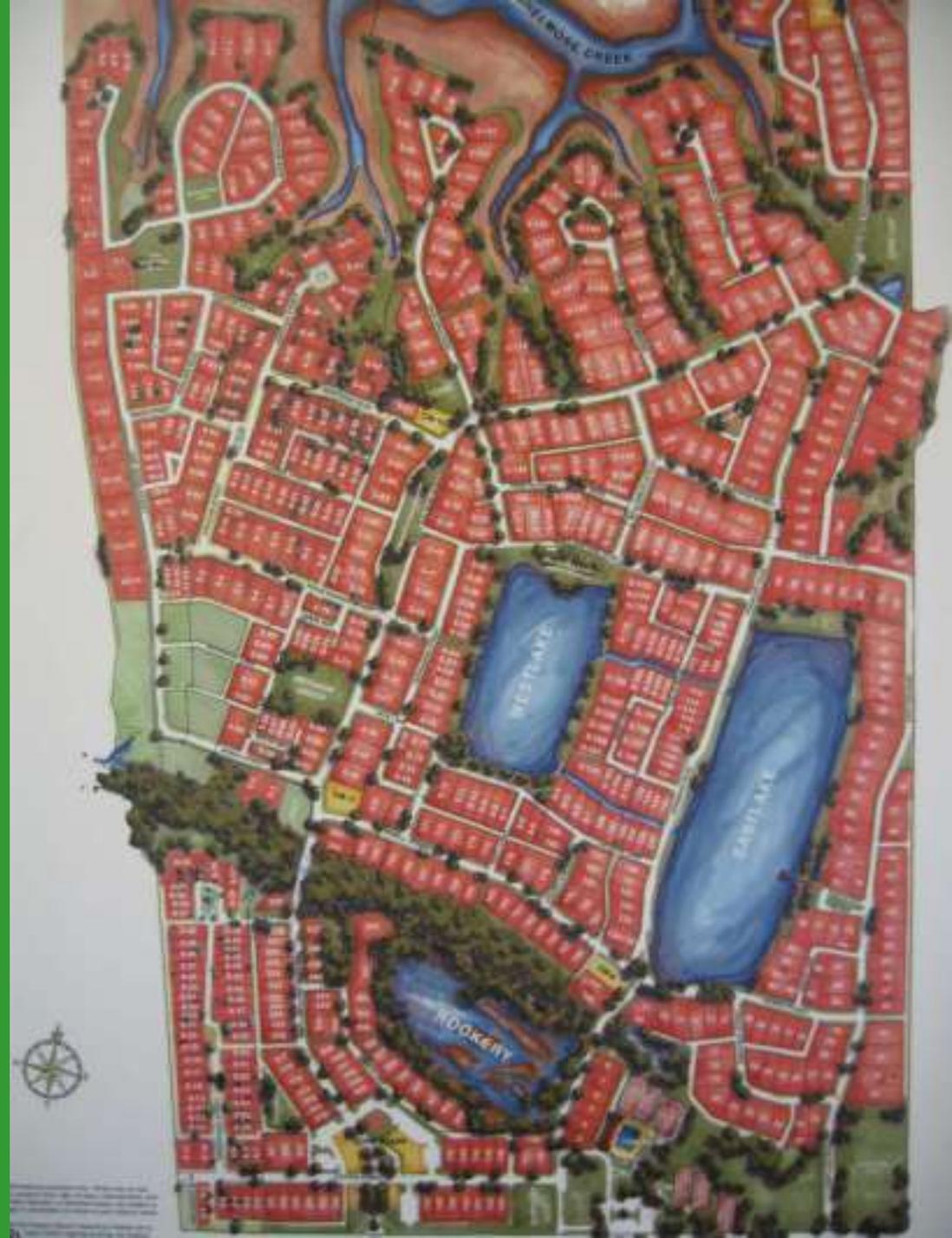
I'On

244 Acres

762 Homes + Commercial
and Civic



Jacob Bond I'On





I'On 1997



I'On 2006



I'On Historic District
Circa 1998













Holy Ascension Or
Temporarily meeting at Ascension Books • 152
Baltimore • Open House • Sunday • Holy Trinity Library



Future Home of
The Church of the Holy Cross
For more information call (843) 883-3586
www.holycross.net

East Cooper Montessori Charter School.

Grades K-6. 175 Students. School built on 1/3 acre with shared parking.



Morris Square

2.6 Acres

70 Homes + Commercial, 3 Parks

morris-square.com



Morris Square

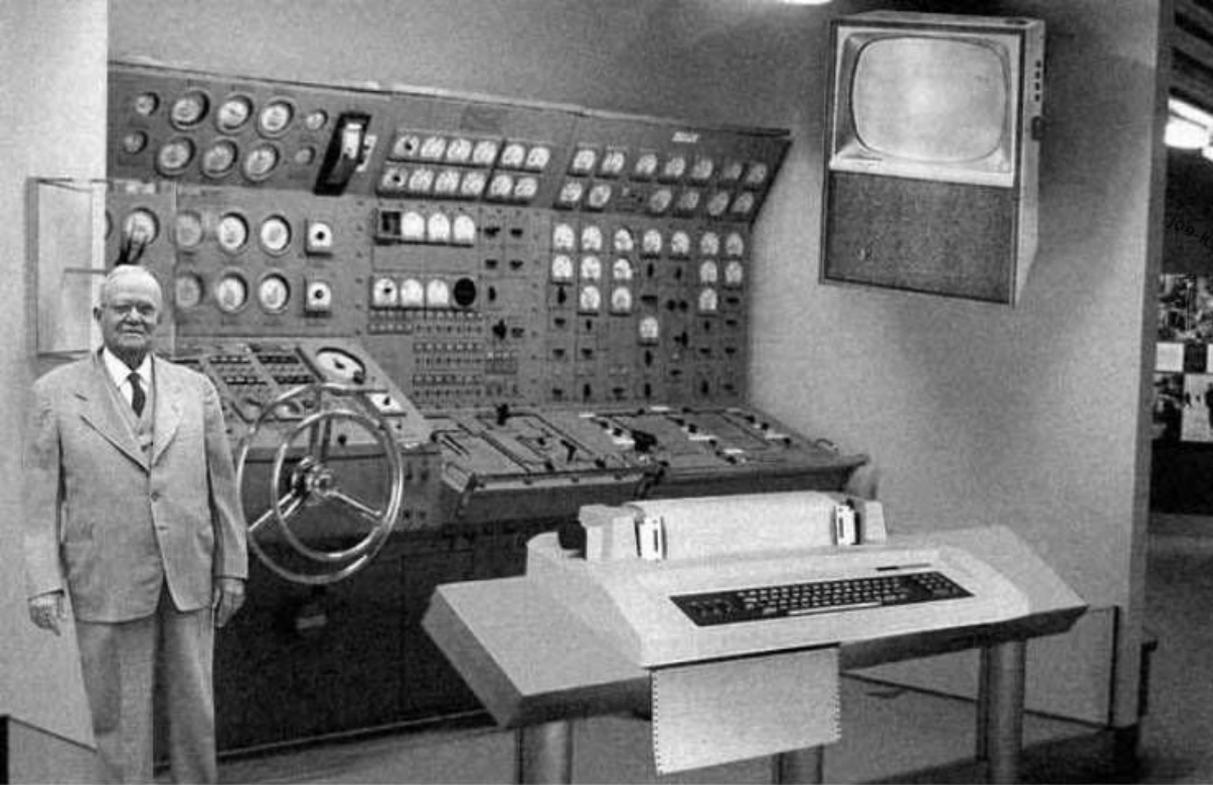
www.morris-square.com



21st Century Realities



1954 “VISION” of what a home computer would look like in 2004.



Scientists from the RAND Corporation have created this model to illustrate how a “home computer” could look like in the year 2004. However the needed technology will not be economically feasible for the average home. Also the scientists readily admit that the computer will require not yet invented technology to actually work, but 50 years from now scientific progress is expected to solve these problems. With teletype interface and the Fortran language, the computer will be easy to use.

REALITY of what a home computer looked like in 2004.





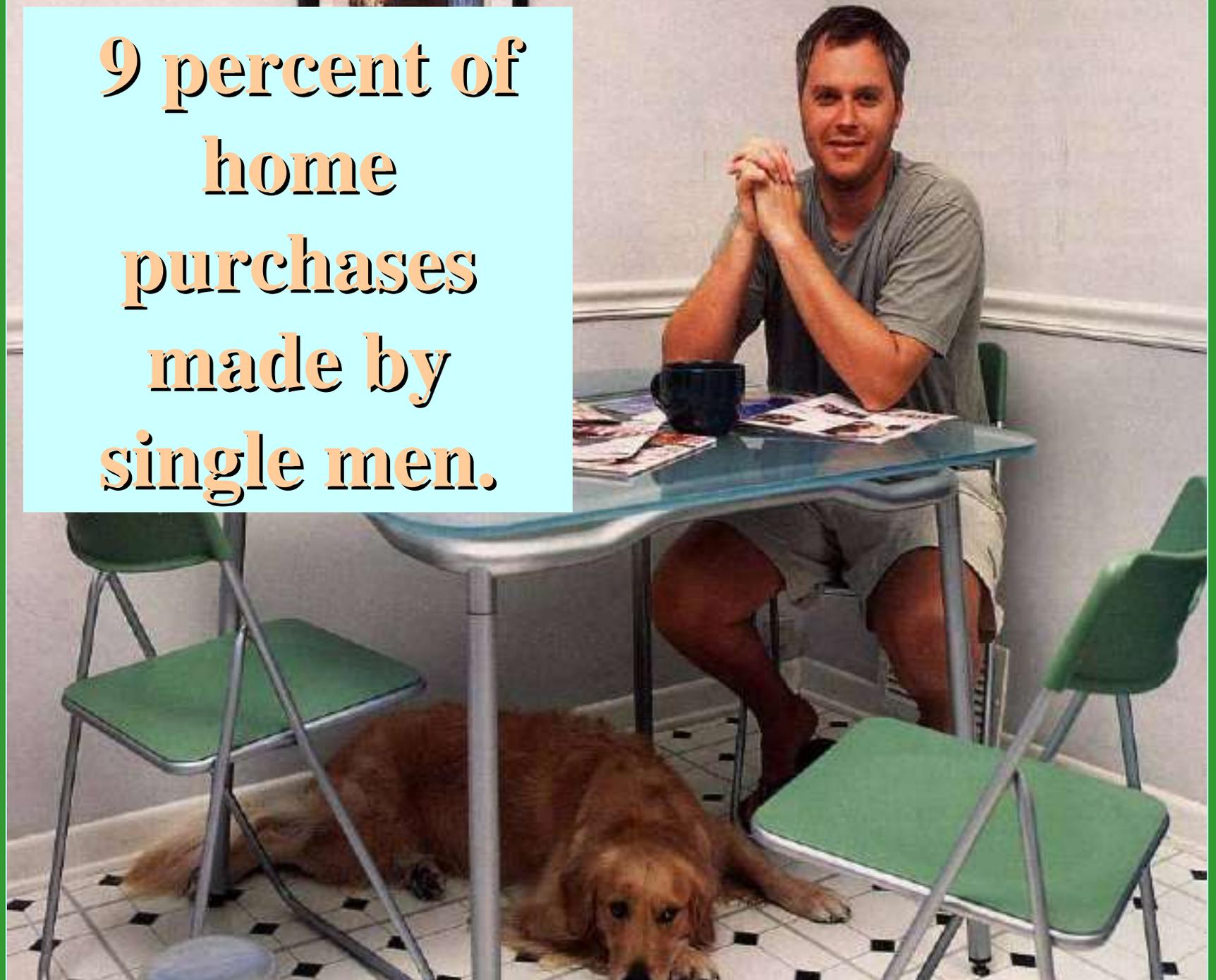
**Married couple
with children –
22 percent of all households.**

THE ADVENTURES OF
OZZIE AND HARRIET



**Traditional
(one-worker)
family –
less than 15
percent
of all households.**

**9 percent of
home
purchases
made by
single men.**



**21 percent
of home
purchases
made by
single
women.**



Average Household Size = 2.62 Persons

**58.8% of *ALL* American households
contain just one or two persons.**

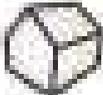
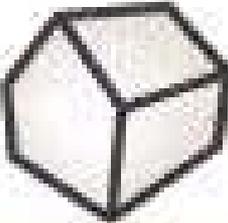
**26% of *ALL* American households
contain one person.**

**32.8% of *ALL* American households
contain two persons.**

Source: 2000 Census

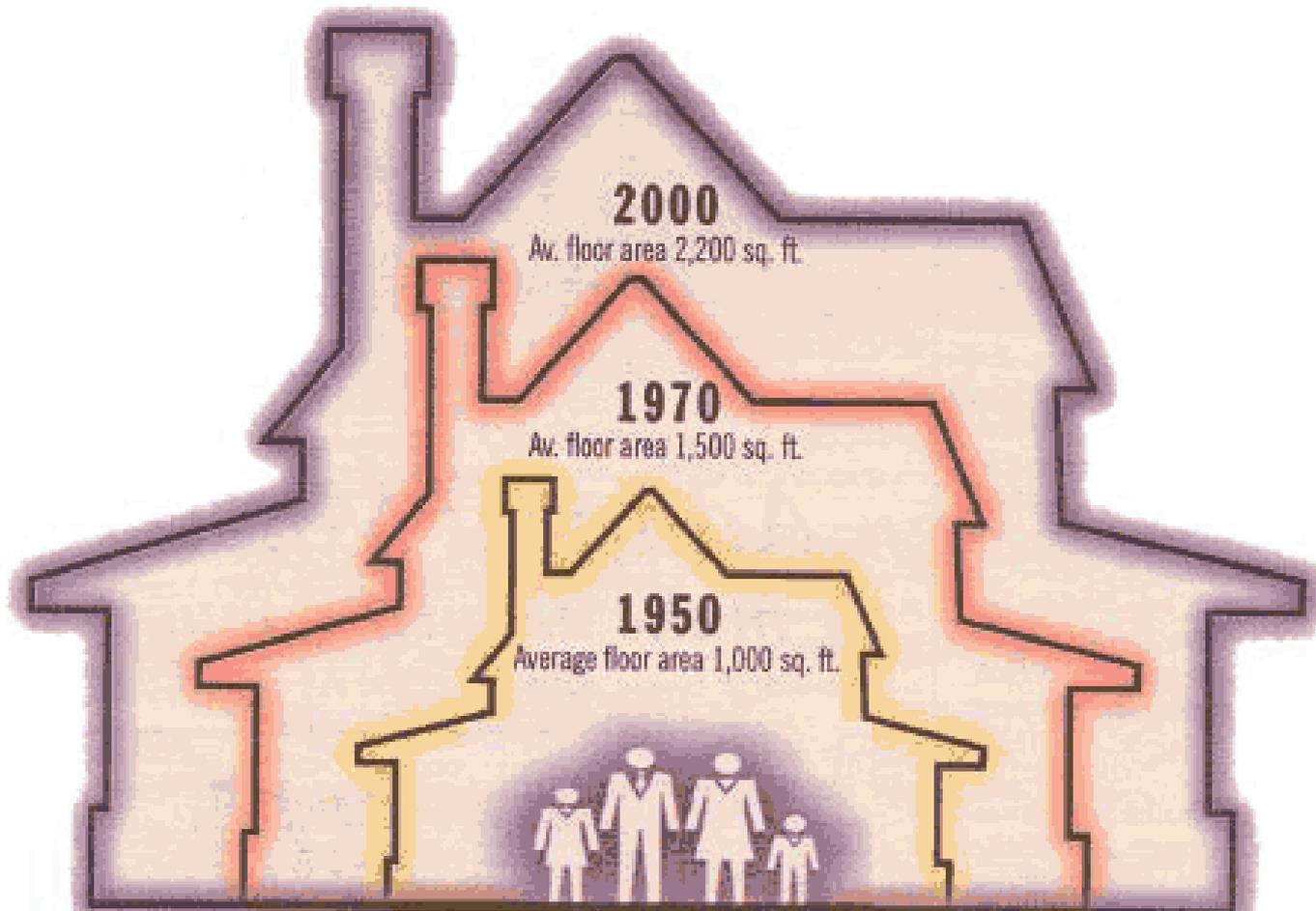
From Modest to McMansion

The average square footage of a new single-family home

1950		983 sq. ft.
1970		1,500 sq. ft.
1990		2,080 sq. ft.
2004		2,349 sq. ft.

Source: National Association of Home Builders (Housing Facts, Figures and Trends for March 2006)

1950 3.37 people per household - 297 s.f. per person
1970 3.14 people per household - 478 s.f. per person
2000 2.62 people per household - 840 s.f. per person



Sources: US Census Bureau, National Association of Home-Builders

JFKRC



Mixson Inspiration



Mixson

North Charleston, SC
www.insidemixson.com

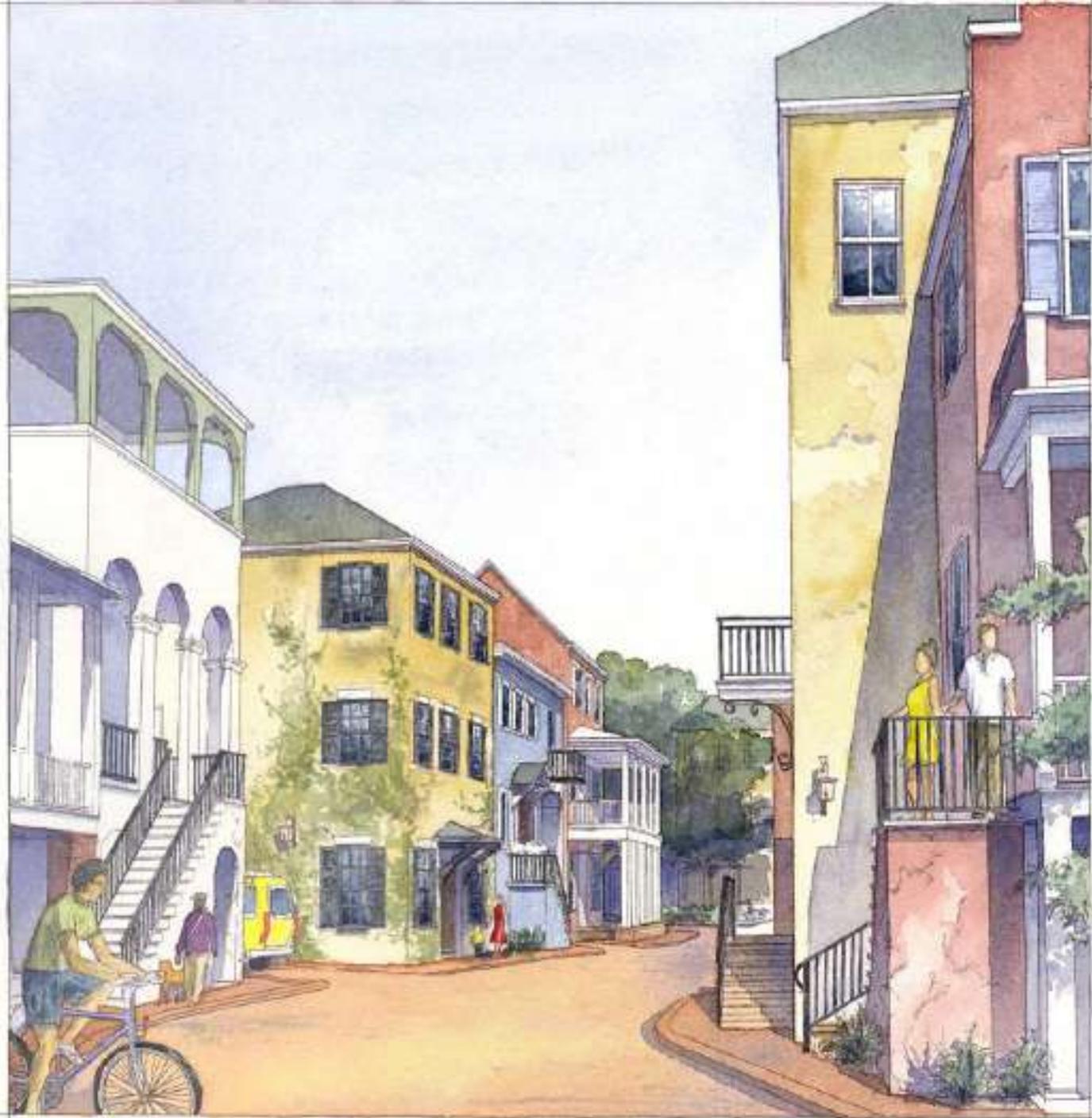


Urban Redevelopment

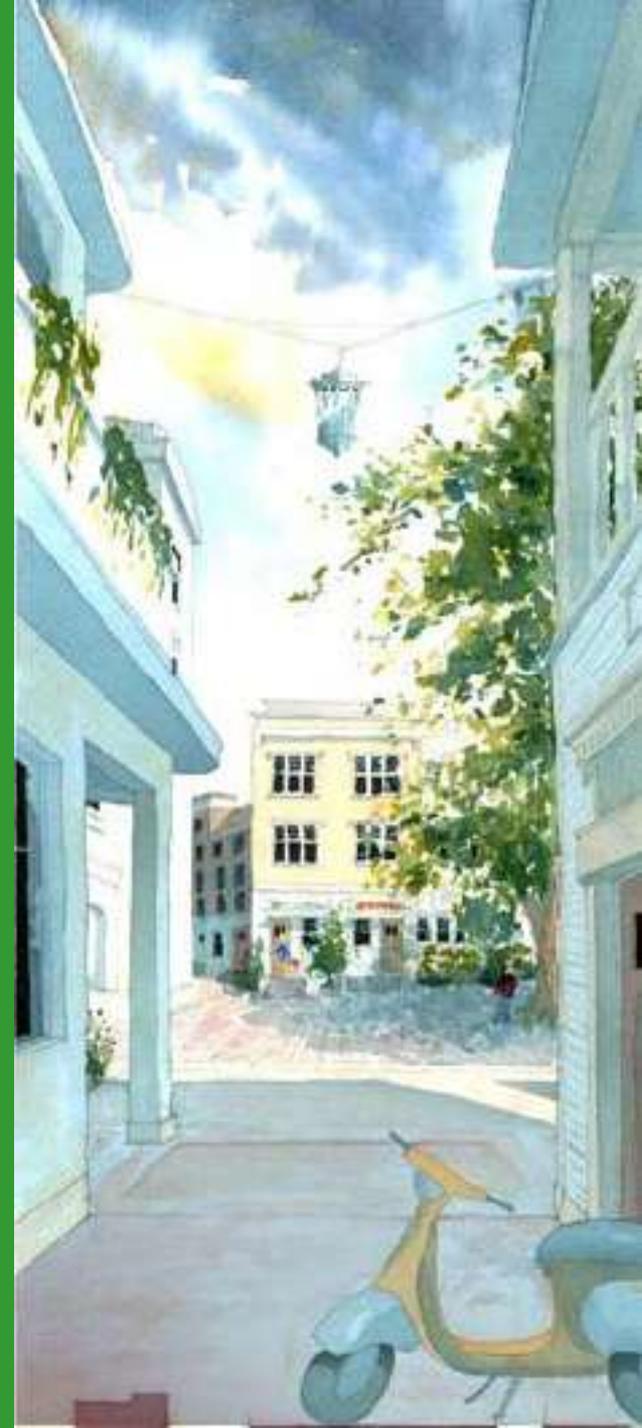
44 Acres

1950 homes + commercial

Mixson



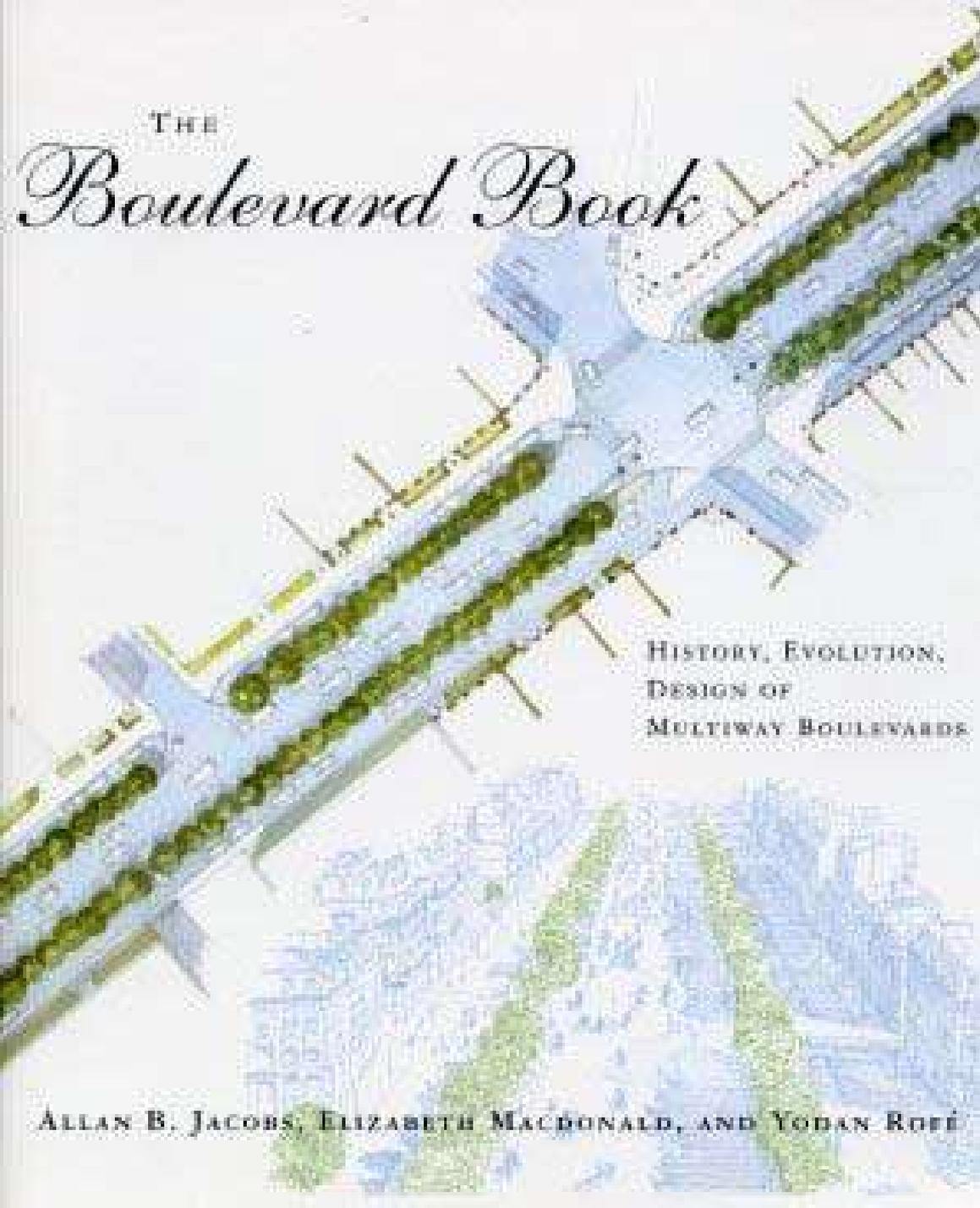
www.insidemixson.com



Johnnie Dodds Boulevard

Mt. Pleasant



The cover features a top-down aerial photograph of a complex multiway boulevard intersection. The roads are shown in a light blue-grey color, with green tree-lined medians and sidewalks. The intersection has several lanes and a central island. In the bottom right corner, there is a small inset map showing a grid of streets with a green path highlighting the specific boulevard system shown in the main image.

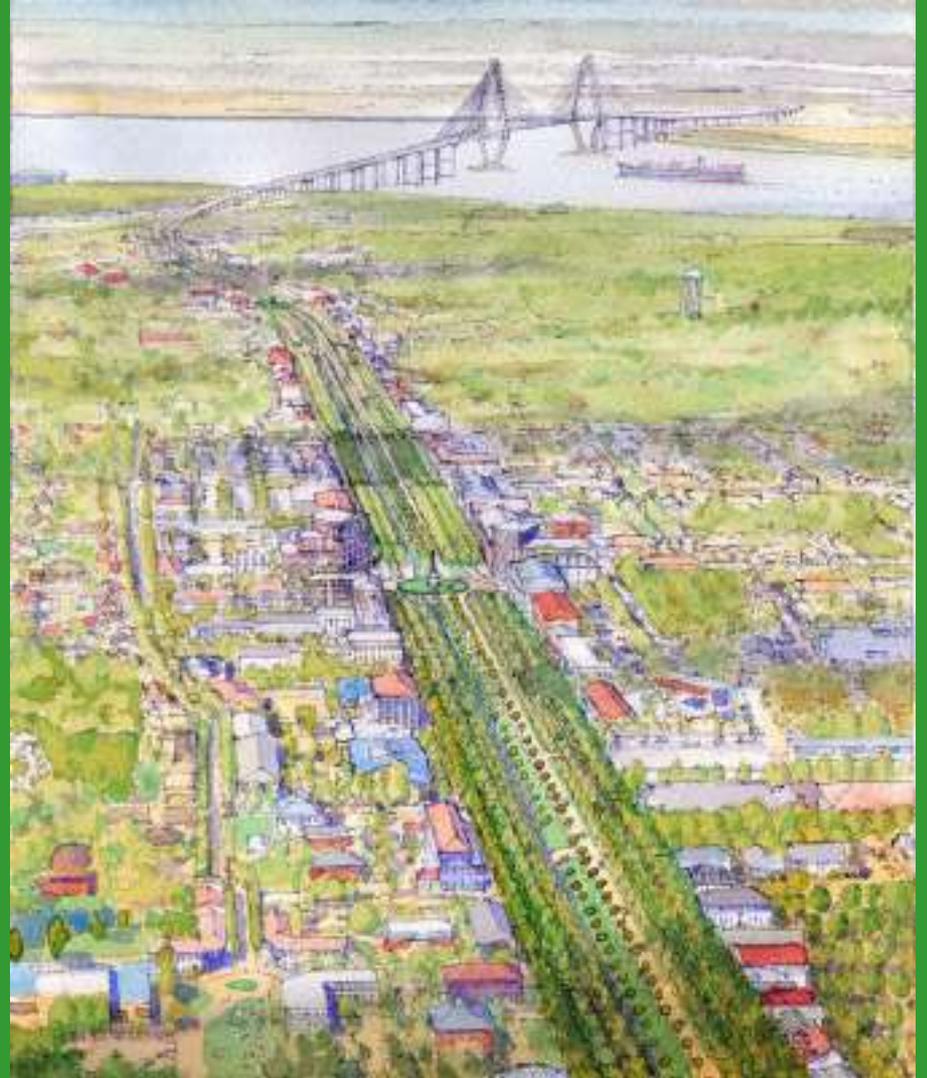
THE
Boulevard Book

HISTORY, EVOLUTION,
DESIGN OF
MULTIWAY BOULEVARDS

ALLAN B. JACOBS, ELIZABETH MACDONALD, AND YODAN ROFFÉ

Johnnie Dodds Boulevard

Mt. Pleasant







Assembly Street Columbia, SC



20 - BARCELONA - Salón de San Juan.

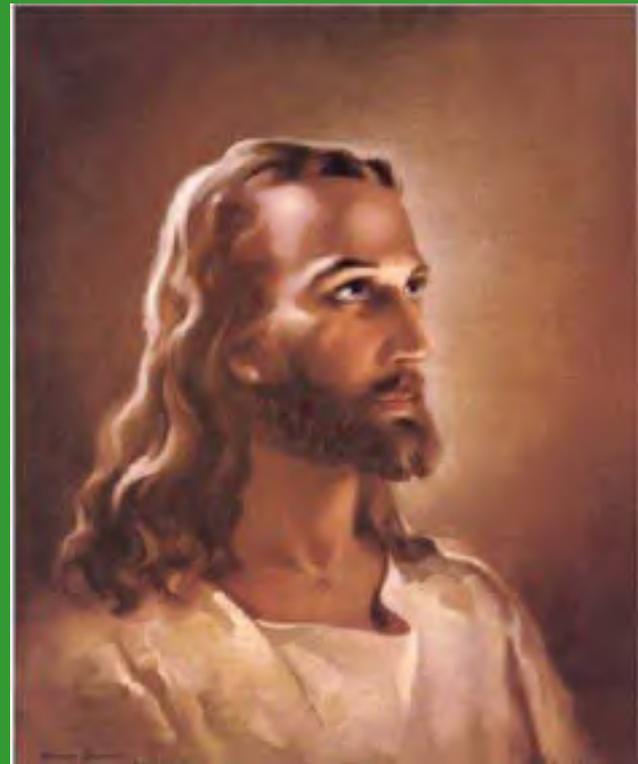
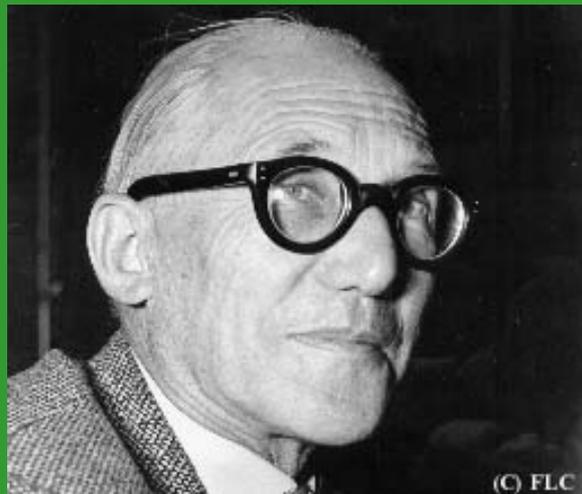
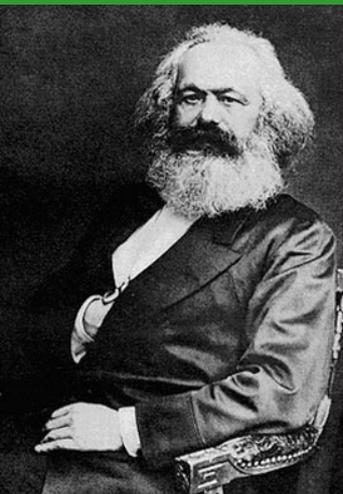




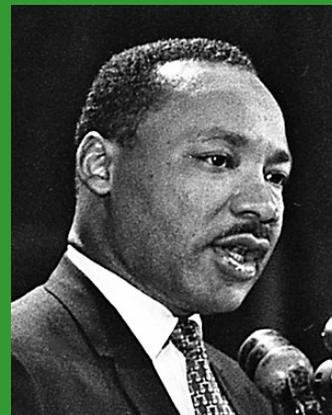
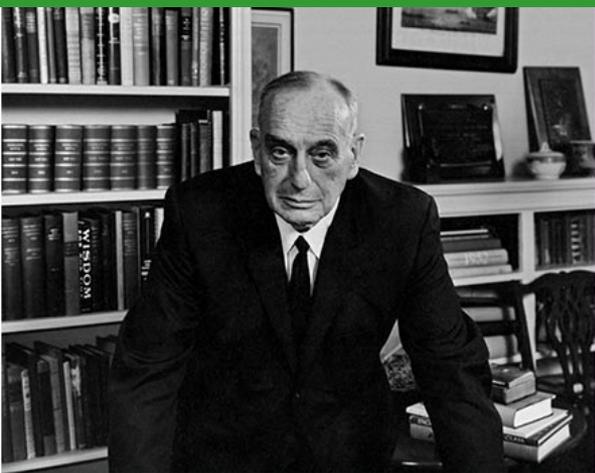
“If you want to move people it has to be toward a vision that’s positive for them. One that taps important values, that gets them something they desire. And the vision has to be presented in a compelling way that people feel inspired to follow.”

- Dr. Martin Luther King, Jr.

Which side are you on?



or



What kind of South Carolina shall we leave to future generations?

