

Noisette Sustainable Redevelopment

Location: North Charleston, South Carolina

Client: Noisette Company of North Charleston

Size: 2,800 acres

Cost: \$23.5 million

Status: Initial waterfront project complete, remaining projects underway in phases



Concept Plan for Noisette Project



Aerial view of Noisette Creek and waterfront along the Cooper River

Viridian Landscape Studio worked as environmental consultants on the master planning team for a 2,800-acre area of North Charleston. The project is named “Noisette” for famed French botanist Phillippe Noisette, whose name also graces a saltwater marsh and creek that runs through the heart of the area. The project encompasses a three-quarter mile waterfront park at a former Naval Base on the Cooper River and a connecting urban park surrounding Noisette Creek, with greenway connections into the community, which will include 7,000 new housing units, 3,000 rehabilitated housing units, and 6 to 8 million square feet of commercial and retail space.

“The Noisette Project will serve as a national benchmark for smart growth,” said Mayor Summey. “We will offer an intelligent alternative to urban sprawl; we will demonstrate that renewal without gentrification is possible; and we will make the city’s beautiful waterfront accessible to every North Charleston resident.”

Viridian Landscape Studio focused on potential parks and throughout the community, protection strategies for sensitive habitats as well as existing trees within the urban landscape, along with innovative stormwater management strategies that could integrate wooded stream corridors and multi-use pathways within the new urban open space system.



Multi-use path (Rolf Sauer, Project Director, with Andropogon)

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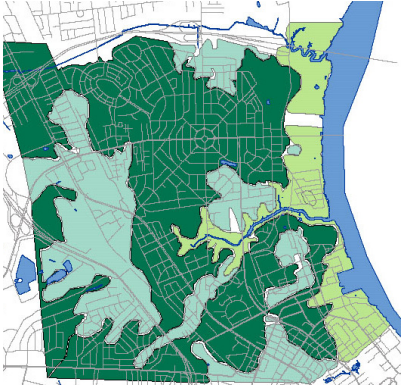
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Historic Vegetation, c.1900, consisted mainly of tidal marshes along the river, oak-pine lowland forests, and freshwater marshes inland.



Watersheds and drainageways, c. 1990, shows the extent of streams that have been piped or ditched. Some piped streams will be daylighted in the marsh restoration plan.



Green Infrastructure concept plan shows the two preserves for Filbin Creek and Noisette Creek, with multi-use paths connecting these preserves to community parks, schools and neighborhoods.



Tidal marshes, Noisette Preserve.



Historic Navy Yard landscapes will become part of the open space system along the Cooper River.



The mouth of Noisette Creek along the Cooper River will be the site of tidal marsh restoration and a new Cooper River park.



Plan of the Open Space System for 2,800 acres, which includes Parks & Greenways throughout the community; protection strategies for sensitive habitats & existing trees within the urban landscape; innovative stormwater management strategies that integrate wooded stream corridors with multi-use pathways; and preserve and restore tidal wetlands & forested lowlands.