

# NEW URBAN LIVING™

A BETTER QUALITY OF LIFE

**Habersham**  
Low Country Splendor

Is There a  
**Better Life?**

is the **Segway**  
a substitute?

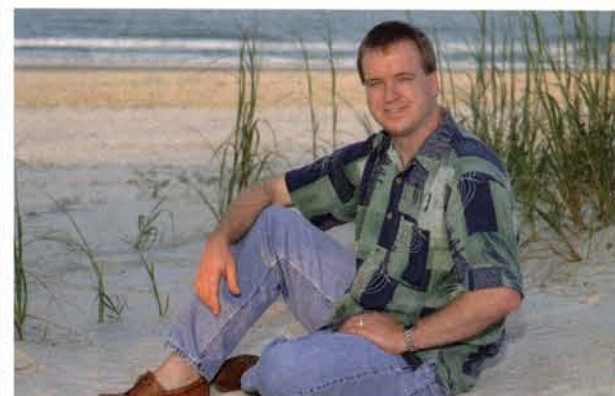
Lofty Finds  
in **Urban Centers**

Weighing the  
**Future**  
of New Urbanism



## EDITOR'S LETTER

**N**ew Urban Living magazine came about as the result of the question - "In the end, isn't new urbanism about people and living a better life?" There are beach communities, new towns, urban neighborhoods, and western villages, but, they all have



the same goal: better living. This is what *New Urban Living* magazine is all about.

*New Urban Living* is dedicated to living with quality of life in mind. Our goal is simply to inspire and inform others who want to live a better quality of life through their community, surroundings and lifestyle.

In keeping with that promise, the material you will find between the covers of *New Urban Living* is about living, first and foremost. We will bring you information and stories about people, communities, homes, travel, gardening and decorating. Along those

lines, we will also carry articles that cover living in both traditional neighborhoods and urban centers. While it is not our primary focus, we will also cover some of the technical aspects of new urbanism, and will bring you information about efforts to build better places other than new urbanism, such as smart growth, transit-oriented development and green building.

In this, our Premier Issue, we are pleased to showcase a wide range of articles. Our opening feature, "Is There a Better Way of Life?" (page 10), takes a look at what a better way of life might mean and what you can do to begin living it. In this issue you will also find a review of the Segway HT (page 26). This wonderful machine is a blast to ride and stands to change how we think about transportation, particularly in traditional neighborhoods and urban centers.

In each issue of *New Urban Living* we will feature a community as well as a home. On page 38, you will delight in the Southern splendor of Habersham, South Carolina. We think that you will agree that this traditional neighborhood development is a classic in the making. Our feature home is the Wrightwood Victorian home by David Weekly Homes (page 46). With classic Victorian styling and modern conve-

niences, it is a wonderful example of a manor home, and will certainly leave you with a lot of great ideas.

For those of you interested in the future of new urbanism, we take a look at some of the industry leaders' opinions on page 61, and, don't miss the first installment of "Technically Speaking" (page 65). This column, which will be written by a different writer in each issue, will offer a look at some of the technical aspects of the practice of new urbanism. Here, Jackie Benson provides some insight into creating a special place from a community's standpoint.

We have a lot of great stories planned for the next year, but, we also want to hear from you. Tell us your interests; tell us about your community; tell us your stories. Chances are that others will enjoy your experiences and journeys as well.

We hope that you enjoy this and every issue of *New Urban Living* magazine. Most of all, we hope that you remember - in the end, it is all about living.



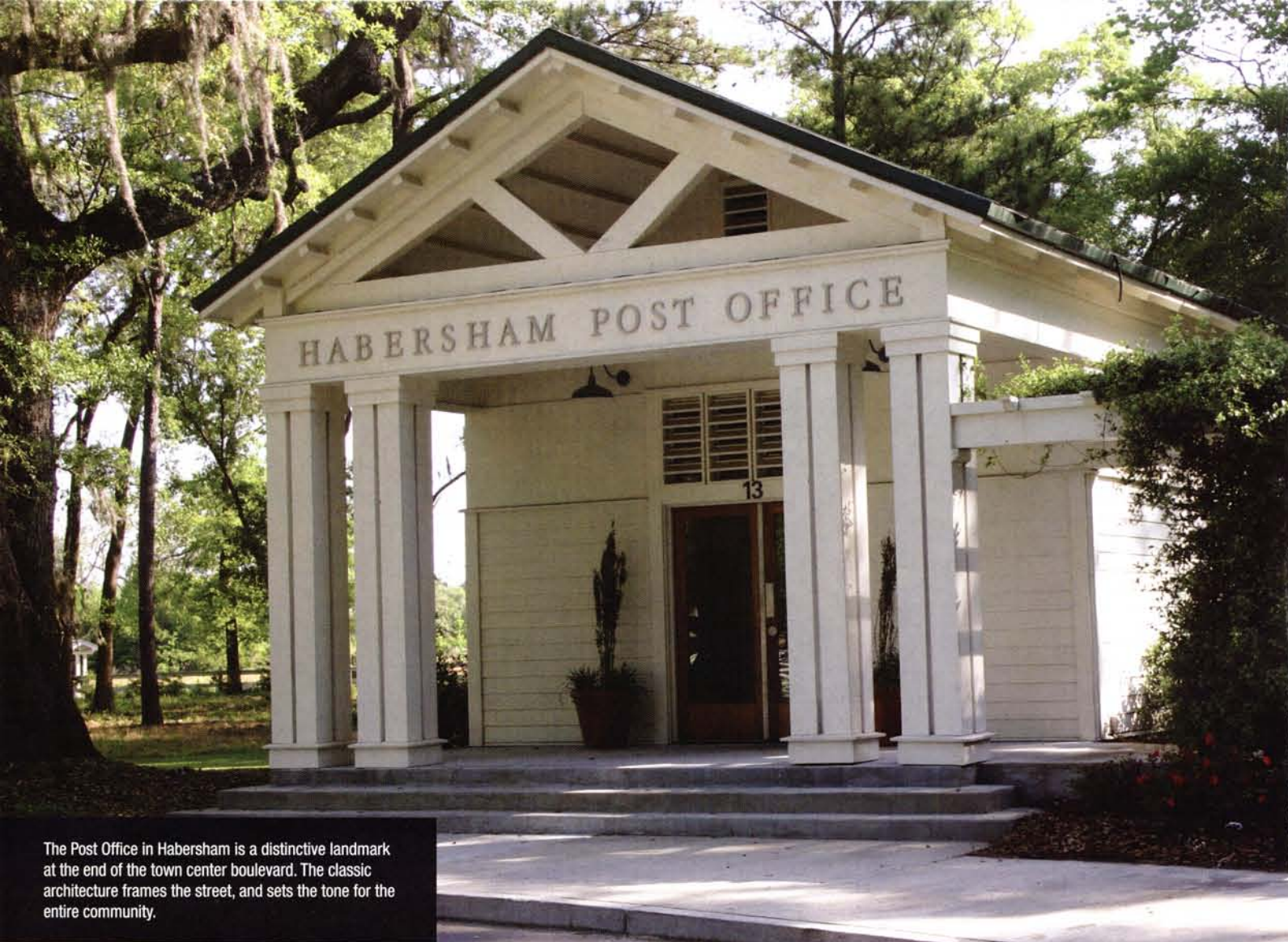


As you wander down the narrow, winding streets in Habersham, South Carolina, you can't help but think about a time when Southern hospitality meant something more than Mickey Mouse. Today new urbanism and its principles have found their way into most large housing markets in the United States. However, not often does a new community promise to be a classic before it is even complete. The new town of Habersham, South Carolina, offers a rare glimpse at a true masterpiece in the making.

low country

# splendor





The Post Office in Habersham is a distinctive landmark at the end of the town center boulevard. The classic architecture frames the street, and sets the tone for the entire community.

Located between Beaufort and Hilton Head, South Carolina, Habersham is being built on a beautiful 283-acre former antebellum plantation overlooking the Broad River. Developer Robert Turner began in the planning stages of Habersham in 1997 and enlisted Duany Plater-Zyberk & Company to prepare the town plan. What they designed on the site is quickly becoming one of the premier traditional neighborhood developments in the country.

As you review the plan in the context of the property, it quickly becomes apparent that painstaking efforts have



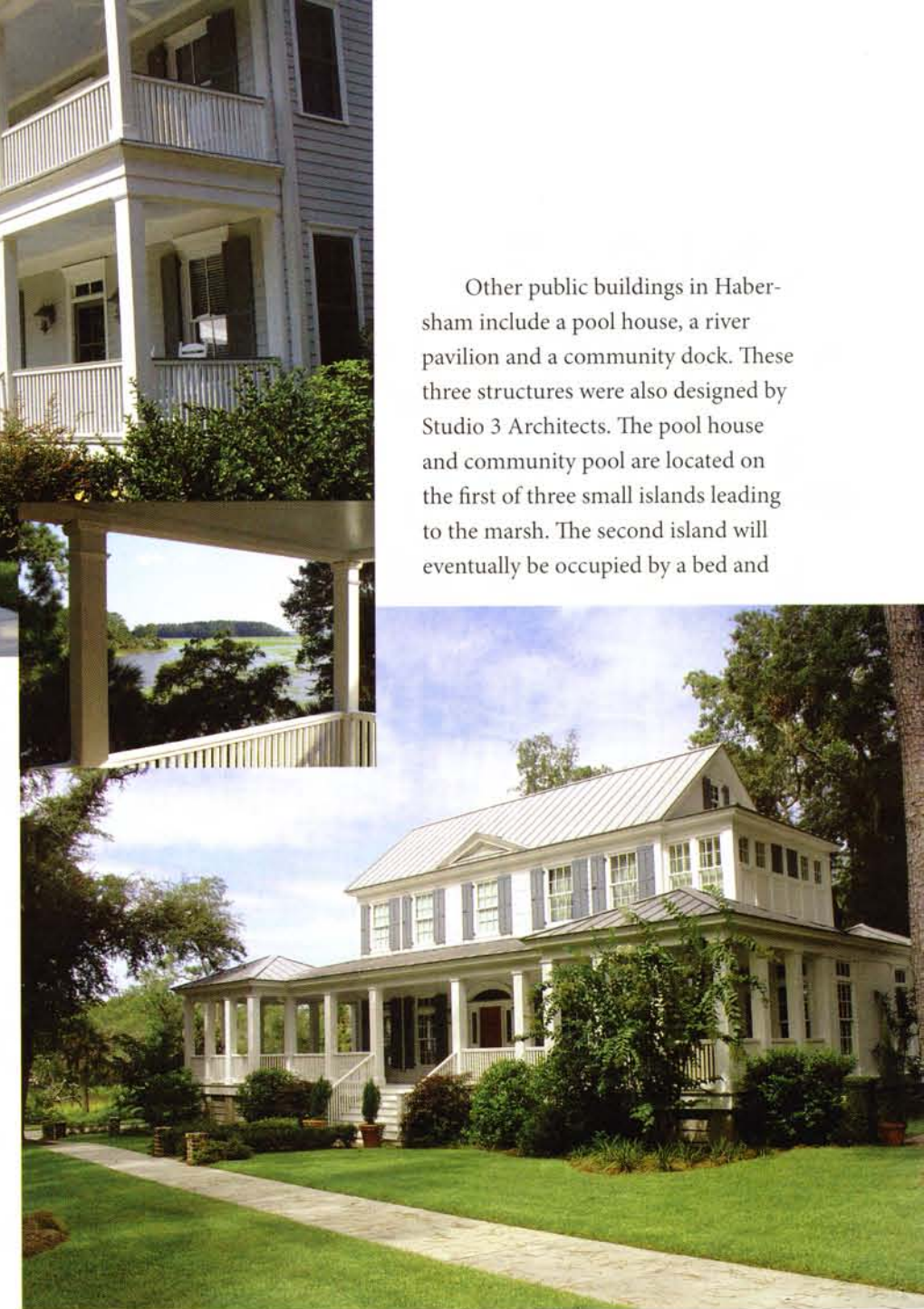
The developer worked with the local municipality to have a fire station built that fits into the architectural style of Habersham.



been taken to preserve the natural characteristics of the property. As you make your way from the town center to the marsh, the narrow streets of the community wind through canopies of live oaks, complete with hanging Spanish moss, that are hundreds of years old. All told, 73 of the 283-acre project have been devoted to preservation, common areas and parks.

Complementing the incredible beauty of the property is the architectural character and charm of homes found in such great southern towns as Charleston and Savannah. Only after walking through a number of homes can you truly appreciate the attention to detail that has been taken in each house. Wide front porches, hardwood floors and high ceilings are characteristic in each house. As a resident of Habersham along with being the developer, Robert Turner has obviously kept a close eye on the progress of his community.

Today, Habersham has about 100 of the 650 single-family homes planned for the community. With around 300 residents, Habersham already feels like a small town, right



Other public buildings in Habersham include a pool house, a river pavilion and a community dock. These three structures were also designed by Studio 3 Architects. The pool house and community pool are located on the first of three small islands leading to the marsh. The second island will eventually be occupied by a bed and

down to the town Post Office. Built in 1999, the Post Office was the first civic building in Habersham. Designed by Studio 3 Architects in Port Royal, South Carolina, the Post Office has a classical, but relaxed, style. The Post Office is raised three steps, and takes a stature of importance at the end of the town center boulevard. Framing the opposite end of the town center is a 250-year-old Live Oak tree.

breakfast and a restaurant. The third island, where an oyster factory was located in the late 1930s and early 1940s, is home to the river pavilion, wood-plank pier and deep-water neighborhood dock. Community parties and cookouts are regularly held at the river pavilion overlooking the Broad River.

Nine builders are members of the Habersham Builder's League and are approved to build in Habersham. The

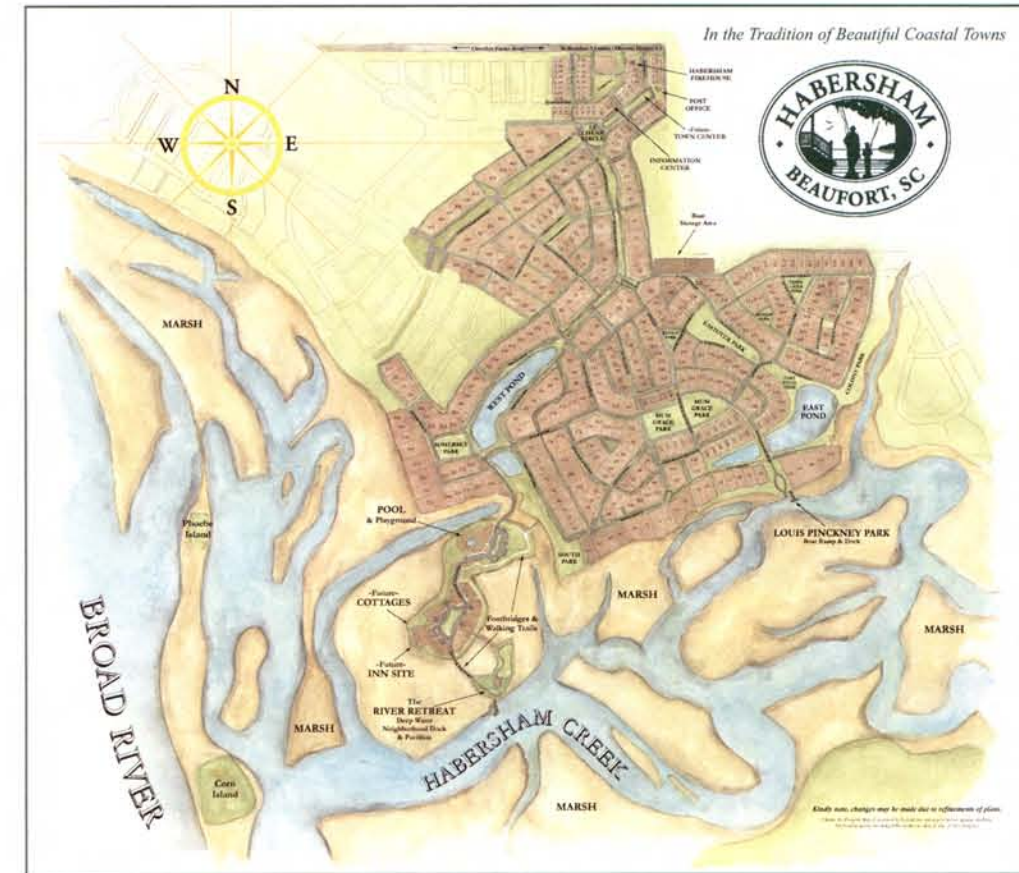




Habersham Land Company recently moved its offices and sales center to the town center of Habersham. An architect, attorney, and fitness center also recently moved in.

current builders are Brant Construction, Family Home Builder, Inc., J. F. Porter Company, Seaway Development, WaterMark Coastal Homes, L.L.C., Trinity Contracting, Yestermorrow, The Noro Company and Tucker Building Corporation. Owners can also design and build their own home with guidance from the Habersham architectural standard. All house plans are reviewed and must be approved by the town architect, Eric Moser of Moser Design Group, as well as the review team which is made up of Mark Dixon of Mother Earth Landscaping and the developer, Bob Turner.

Lots in Habersham range from 30' by 100' to 110' by 150', and are priced between \$65,000 for interior lots and \$575,000 for riverfront properties. Completed houses range from \$250,000 for a cottage to \$1.5 million



for manor homes. The residences built in Habersham are of a variety of historical styles. However, they all compliment one another, even as proportions and details vary. This is a true testament to the architectural Code and oversight of its implementation.

As can be expected, residents also vary in the community. There are young families, whose children will soon be able to attend the planned Habersham Primary School. You can also find pre-retirees and retirees in the community. A good mix of residents guarantees diversity and the fabric that make up a true town.

Chris and Pam Jones purchased a home in Habersham four months ago. Originally they owned a home in Rosemary Beach, but wanted a second





home closer to Atlanta where they live. "We absolutely love Habersham," said Chris. "We feel like we almost have more of a social life in Habersham than at our main home in Atlanta. The community is so neighborly, and purchasing our home has been a great experience." Mr. and Mrs. Jones currently spend two weekends a month at their cottage home. They hope to move to the community full time before their son begins first grade.

In 2002 Bob began construction on the Habersham town center. Currently, the town center is occupied by six businesses in two buildings. The Habersham sales center has also been moved to the town center. When finished the town center will contain 36,000 square feet of commercial space, including retail shops, office

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space, and restaurants. The town center of Habersham also offers a number of living opportunities. A number of townhouses are already under construction, and four live/work units are built. Another 48 live/works are planned.

Rounding out the town center, the Christ Church of Habersham meets on Sundays on the ground floor of a live/work unit until their church is

built. Brilliantly, the church caps the opposite end of the town center boulevard from the community Post Office. From the planned church toward the river will stretch a new boulevard and a new phase of Habersham. The new street will straddle a median of Live Oak trees that are easily 250 years old.

With the natural beauty, together with the meticulous touch that Bob Turner is putting on this community,

Habersham provides one of the best examples of a traditional neighborhood development since Seaside. And while it has risen from the ground in only a few short years, the little town on the Broad River is bringing back the atmosphere and charm of the most beautiful historic small towns in the South.