



Noisette

Our Journey to Sustainability:

an update
October 2013

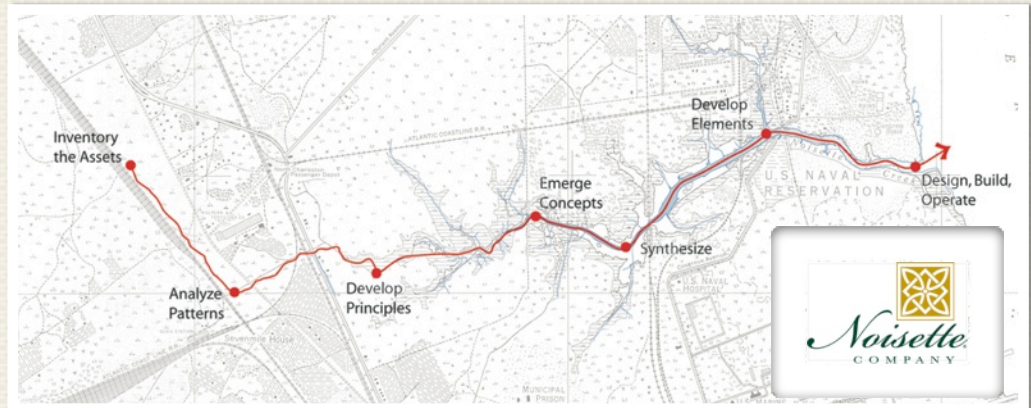
Foreword from The Noisette Company

The Noisette Company has always believed that the most durable communities are those that have developed a common vision, and that a truly sustainable culture starts with the health of our ecological, life support, and social systems as a highest priority. We are proud to share the following update on Noisette and are thankful for all of the friends that have joined us on this journey in building a sustainable city - one that is socially just, respects our ecological systems, restores our intuitive understanding of our natural world and benefits our human health, while creating a sustainable economy that allows access and opportunity to all in the community.

The Noisette Community continues to progress and is in significantly better health than it was 12 years ago when we first launched. The community has evolved and grown as it was designed to do. The community truly galvanized behind a common vision for the future and continues to execute on that vision. The tipping point has been reached, and the Noisette Company is proud of the community and all that it has accomplished.

During the project, one role of The Noisette Company was as catalyst; helping to grow the local capacity of partners to build a sustainable culture, to communicate the vision, lead planning efforts, and inspire others to invest their time and resources. The number and diversity of partners that have joined us are key measurable outcomes of the success of our efforts.

It is with great pride that The Noisette Company announces a formal end to their involvement in the Noisette Project. The Company will no longer be active in its Navy Yard roles as master developer, property manager and community builder. The Company will no longer own real estate within the Navy Yard. The face of ownership of Navy Yard property has been transforming for years, as was always intended, sparking additional



private investment into the area. The plan for the Navy Yard continues to adapt and grow, and the future remains bright.

While the Noisette Company did not have any real estate ownership interest outside the Navy Yard, the Company led the creation of the Noisette Community Master Plan for the 3,000 acre community. The Noisette Master Plan and the CityCrafting process analyzed the condition and potential of the Noisette Community. In addition, the Company designed and led the community-based planning and engagement process. The Company desired to be the catalyst for change. While the Company had direct involvement at the Navy Yard and Oak Terrace Preserve, one thing is clear, it has been a true community effort as developers, businesses and residents have invested in the vision of the Noisette Master Plan. No matter who is developing projects within the Noisette Community, these projects are achieving success when judged against the principles set forth in the Master Plan and the Triple Bottom Line philosophy.

A sincere thanks to all of those that joined us on our journey and helped to create a common vision for the future. A vision that is being executed upon and continues to evolve. We look forward to following the progress and the next evolution of the Noisette Community. We offer the following update to our Sustainability Report, an update that is by no means comprehensive but rather highlights some of the success stories, challenges and organizations that have been so vital to the progress of the 3,000 acre Noisette Community - a model for sustainable community revitalization.

SUMMARY

The Noisette regeneration launched in 2001 to improve the quality of life for residents in the southern section of North Charleston, SC. Covering a 3,000-acre area, a unique public-private partnership between The Noisette Company and the City of North Charleston resulted in the creation of an internationally recognized plan for revitalization. Over a twelve year period, intense collaboration, a focus on triple bottom line principles, community involvement and strategic implementation has resulted in over \$500 million in public and private investment. Non-profit infrastructure was established and strengthened to address education, social justice and environmental health issues. Local capacity has been established to continue the progression of the plan - a plan that continues to evolve.



Reflecting on the Past

CityCrafting 1.0 to 2.0

The City of North Charleston faced a crisis in 1996, when the Department of Defense closed the Charleston Naval Base. At its peak, the naval base, with a labor force of over 40,000 civilian and military workers, was the economic engine for the South Carolina Lowcountry. North Charleston, long insulated from national economic cycles by government-generated employment, was on the verge of irreversible socio-economic decline after the base closure.

In the late 1990's, North Charleston City Council member Kurt Taylor asked if the vision John L. Knott, Jr. had for a "Dewees in the City" could be brought to North Charleston. John Knott and Dewees Island (CityCrafting 1.0) had received numerous awards and was recognized

internationally as one of the leading sustainable communities in the U.S. The interest to bring the restoration process utilized at Dewees Island into a more urban environment was high. The

Knott brought the philosophy of Triple Bottom Line thinking to the Noisette Project—an equal focus on environment, community and economics.



DEWEEES

- 1,400-acre, boat access only, barrier island
- Identified by Rocky Mountain Institute in 1994 as leading sustainable development
- 2001 ULI Award of Excellence
- Set new standard for coastal conservation development
- 94% of island habitat preserved with 65% under permanent conservation easement.
- Self contained water & wastewater treatment
- Full-time island caretaker and naturalist

"The Naval base had just recently closed and there was a lot of hard work going into what the future of the base would be. There had been a lot of efforts of revitalizing North Charleston in general, particularly the old part around Park Circle that was the original city. One of the over-arching ideas was to bring about sustainable redevelopment principles... things that would bring the city back to where it had once been...while looking at redeveloping an industrial area that had been a naval base for almost 100 years. One of the invaluable things the Noisette Company provided to us is that master plan, the 3,000 acres including the naval base and off the navy base...What the city has done is to adopt the Noisette Master Plan into their comprehensive plan."

- Kurt Taylor - Former City Councilman, Current County Administrator in an interview for the 2009 Award of Excellence for Sustainable Community Development.

challenges would be daunting; in 2001, an estimated 70 percent of the city's crime rate was centered in areas that encompassed the Noisette footprint, and decaying neighborhoods and commercial sites were not providing a tax base to support municipal services, like fire, police, water, sewage, recycling and trash collection. Restoring the economic, environmental and social issues would be virtually impossible without a hands-on, community-sensitive approach to revitalization that looked at the systems-scale and galvanized the community behind a common vision.

The City, under the leadership of Mayor Keith Summey, determined that a bold plan must be developed to counteract the closure of the naval base. Mayor Summey enlisted the help of Mr. Knott to develop a blueprint for the sustainable revitalization of the Noisette area (CityCrafting 2.0). An early pioneer in the green building movement, Mr.

"At the start, no one other than the Noisette Company shared and was willing to invest in our vision. Now, other developers, companies and the Charleston County School District have joined in to invest in sustainability in our city. By any measure, the changes have created a more healthy, livable and vital community."

- Mayor Keith Summey in a 2008 open letter introducing the Sustainability Report

The Master Plan and the CityCrafting Process

The North Charleston Noisette Community Master Plan was developed during a 2-year community involvement period from 2001 to 2003. The plan incorporated the best principles of sustainable community building and long-term thinking. Unlike most master planning efforts, the Noisette plan went beyond just physical improvements and

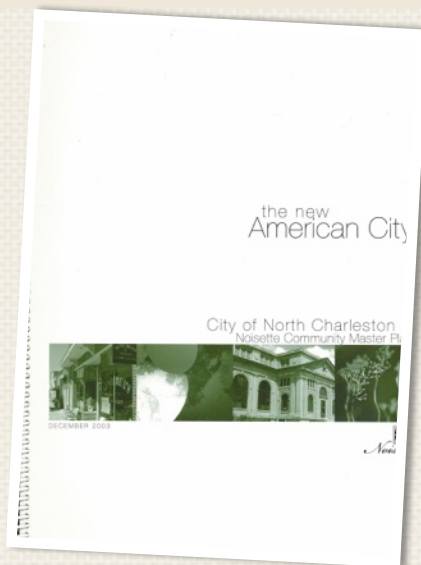
addressed cultural change. Think of the cultural change component as the guide to operate a sustainable city—or software—with the physical improvements being hardware.

associations were closely consulted on the needs of the community. These meetings were designed to create a community consensus for the future of Noisette, with the knowledge that the process of

guidelines. The Plan aimed to address a dysfunctional system characterized by low student performance, high crime, unhealthy buildings, and degraded natural systems, among other ills. While creating the Master Plan, it became evident that a wide range of individuals and organizations would need to come together to be successful in advancing the shared vision for the future.

MASTER PLAN

- Triple Bottom Line Principles
- Values of Place
- Sanborn Principles
- Long-Term Thinking
- Previous Community Development Experience
- Cultural Change
- Physical Re-planning
- Implementation Blueprint
- Received Award of Excellence from ASLA (Oct 2005)



WITHOUT QUESTION, THE PLANNING PROCESS AIMED TO 'RAISE THE BAR' FOR HOLISTIC REDEVELOPMENT, WITH REVITALIZATION EFFORTS TRANSCENDING TRADITIONAL INCENTIVES FOR REAL ESTATE DEVELOPMENT.

The revitalization of the 3,000 acre Noisette Community and a desire to rebreathe life into the historic city center becoming a model for sustainable city development required a process to revitalize, build and manage our cities for the 21st Century. The process needed to look at the systems-scale nature of a community, galvanizing the community behind a common vision and creating the tools for the community, to execute on the vision developed. This process, refined after decades of Knott family experience and growing upon lessons learned at Dewees Island became known as CityCraftingSM.

The Noisette Master Plan was designed with the input of 3,000 citizens attending 24 town hall-style meetings over a two-year period. In addition, neighborhood groups, business and property owner

redevelopment could take decades due to marketplace demand. Ultimately, the goal of redevelopment was to return blighted areas to the community for public access



and commercial usage. Priorities were set with public comments, targeting revitalization efforts along specific city corridors in an effort to drive the long-term recovery.

With public input in hand, the Noisette Master Plan was developed at no cost to the city's taxpayers. Led by The Noisette Company, a team of national consultants in the urban design field worked to develop plans using the community's vision as their

The revitalization would serve as the starting line for an ongoing evolution towards the urbanization of once-decaying suburban neighborhoods and industrial areas. Areas long segregated from public use by the former naval base – like the Cooper River waterfront – were initially identified as top priorities for redevelopment during the town hall meetings.

Challenges

The Noisette Project was not immune from the Great Recession. While the community continued to progress on many fronts outperforming other nearby markets, some key projects stalled or were delayed. Financing dried up for everything from small subdivisions to large urban development projects such as the Navy Yard at Noisette.

The Master Plan also faced challenges from governmental agencies, as the State of South Carolina announced its intent to redevelop naval base property for heavy industrial uses. Coupled with the national real estate recession in 2008 - 2010, the state employed corporate proxies to buy foreclosed properties on the former base, and acquire other parcels via eminent

domain with the goal of building a massive, inter-modal rail yard for the Port of Charleston. The state's actions were in direct conflict with the city's and The Noisette Company's redevelopment plans for the Navy Yard. In December 2012, the dispute between the city and state was resolved through a negotiated resolution; The compromise now allows mixed-use redevelopment of 100 acres on the former base instead of the original 350 acres. The remainder of the property will have an industrial use. Also, a collaborative Surface Transportation

occurred throughout the community, and investment continued to flow, albeit at a slower pace than originally anticipated.

Living in the Present

The Results Speak for Themselves

Building upon the extensive community involvement, the master plan set forth a common vision for the future. The school district began reinvesting in schools; a

spawned and attracted to the area; streetscape and infrastructure improvements have been made; a new 15-acre public riverfront park was constructed.

Physical improvements to the city's streetscape are apparent, as brownfield and abandoned properties have begun to be redeveloped; projects like Oak Terrace Preserve and Mixson are drawing young professionals back to Park Circle, with its green lifestyle, public parks and sense of community.

Insulated from the Cooper River for a century by the naval base, a \$7 million riverfront park was opened in 2005. Other projects include redevelopment of former naval base buildings into offices and technology business incubators attracting a variety of private companies, entrepreneurs and start-ups.



SOCIALLY DURABLE COMMUNITIES

Socially durable communities have two core elements that are essential to their long-term social and fiscal health:

- Each member of the community understands the unique history and heritage of their social community and physical place.
- Each member of the community holds in common a vision for the future to which they help contribute.

THE EAST MONTAGUE BUSINESS DISTRICT (RECENTLY FEATURED IN THE NEW YORK TIMES), A ONCE-BLIGHTED AREA WITH A 70 PERCENT VACANCY RATE IN 2001, IS NOW 90 PERCENT LEASED.

Study designed to mitigate port-related transportation impact on nearby residential neighborhoods will be conducted. This portion of land is but a small fraction of the larger Noisette community and by removing the uncertainty of what was to happen with the rail plan, development plans can now be modified and move forward. The stagnation of not knowing what was going to happen with the rail plan was a major challenge that greatly altered previously established and well thought-out plans.

The scope of the Noisette Master Plan was transformed with the city's compromise on the inter-modal rail yard with the State of South Carolina, but despite these obstacles, development still

consortium of non-profits was created to address education, crime, environmental justice, arts, and to increase the economic opportunities for residents; new green and high-quality affordable housing has been constructed; local businesses have been

The proposed solution to economic decline was multi-faceted. Private-public partnerships were developed – independent of state or federal funding – in an effort to bring new jobs back to a high unemployment area. Educating the workforce for employment in technology-driven industries, with new programs in the public high schools and technical colleges remains a top priority; meanwhile, special incentive packages were developed by



the city to lure private investments. The North Charleston City Council has enacted new tree ordinances and streetlight guidelines, along with green

the homeownership rate to roughly 45% today. With the surge in employment and ongoing revitalization, average residential prices soared 127% from \$64,000 in 2000 to \$145,000 by 2010, according to

with the City, The Noisetette Company designed, built and forward-funded (forward-funded Phase I) a 15-acre Riverfront Park that features critically acclaimed public sculpture displays and a regional Fourth of July celebration that attracts tens of thousands of locals.

NOISETTE COMMUNITY HIGHLIGHTS

- 🏠 Proclaimed as one of Nation's Top 10 neighborhoods by Cottage Living magazine (July 2008)
- 🏠 Men's Journal Magazine names Park Circle community as one of Nation's Coolest Neighborhoods (June 2009)
- 🏠 North Charleston named Winner of Award of Excellence for Sustainable Community Development by Home Depot Foundation (Dec 2009)
- 🏠 North Charleston chosen to receive the Award for Municipal Excellence for Sustainable Urban Revitalization from the National League of Cities (Nov 2010)
- 🏠 This Old House magazine names Park Circle as a "Best Old-House Neighborhood" (Feb 2012)
- 🏠 The City of North Charleston named a "Playful City USA" community by KaBOOM!, the national non-profit dedicated to saving play for America's children. (2011, & 2012)

construction guidelines for municipal projects in the revitalization. All development projects must receive approval from City Council.

The city has collaborated on programs to boost home ownership rates. The figures hit a low 32% a decade ago, with declining property values. New construction of the public-private Oak Terrace Preserve, along with private investments in green neighborhoods like Mixson and Hunley Waters have resulted in a current boost of

estimates provided by the North Charleston Housing Authority.

During the creation of the Noisetette Master Plan, priority sites were identified within the 3,000 acre Noisetette footprint and targeted for revitalization:

- **Oak Terrace Preserve (OTP)** - (Formerly Century Oaks) – A public-private green neighborhood. Once the 55-acre site of largely abandoned low income housing project, OTP now stands as a major catalyst for the entire 3,000-acre redevelopment with its final build-out eventually reaching 374 homes;
- **Navy Yard at Noisetette** – This site was reduced in scope to 100 acres after the rails compromise with the State of South Carolina. In 2005, as part of its responsibilities under an agreement

THE NAVY YARD BOASTS A PROVEN AND SUCCESSFUL COMMERCIAL MARKET WITH 85+ BUSINESSES AND 2,500+ EMPLOYEES. THE ENTIRE FORMER BASE IS NOW HOME TO MORE THEN 8,000 EMPLOYEES. INDUSTRY BASE INCLUDES HIGH-TECH, AEROSPACE, MARITIME, DEFENSE, COMMUNICATIONS, MANUFACTURING, DESIGN AND PROFESSIONAL SERVICES.

Private companies now generate a white-collar employment base. Three distinct nationally registered Historic Districts are located inside the Navy Yard. The Navy Yard gained LEED Neighborhood Development (ND) certification in 2010.

- **Mixson** (Formerly John C. Calhoun Homes) – This 44-acre parcel in Park Circle was also the site of blighted, low-income former Navy Base housing. The current site plan anticipates 221 single-family detached homes, 46 townhomes, 271 multifamily residences and 44 condos in addition to a Market & Cafe, an extensive Bath & Racquet Club amenity, dog parks, and abundant green space.
- **Horizon Village** (Formerly North Park Village) – Once the site of a high-crime, low income housing project, North Park was replaced with the now-completed Horizon Village. This public-private project was built with a public-private investment, now a fully developed community with 484 units spanning 68 acres. Horizon Village exclusively serves low-to-moderate income families. Both sale and rental homes are available, with down payment assistance for people 80 percent or below the local median income.



Integrated Restoration - Renewal and restoration is an act of healing. The Noisette Master Plan was formed with the understanding that we are in the human-habitat business serving the five basic needs of the communities we affect. We are responsible to integrate and serve the

diverse mix of business opportunities that promote integrated restoration and prepares us for the 21st century economy. The aggregation of competencies that can benefit from close association with each other is vital. We have seen the clustering of like-minded organizations concentrate

The Future is Bright

To achieve the vision and goals set forth in the Master Plan, specific recommendations and guidelines were created to establish a wide variety of elements necessary for sustainable restoration of the community. When revisiting the goals originally created in the Master Plan and by simply walking around the community, one can see many success stories and at the same time envision the potential for continued future success. Some projects that are currently in the works point to the evolution and continued execution of the Master Plan:



CHARTING THE PATH TO A SUSTAINABLE FUTURE

A community-based master planning process takes a different path from that of conventional master planning. The process flows like a stream, seeking to find its roots in the past, to assimilate knowledge of the place, to understand the dream of its citizens, and to synthesize concepts.

economic, functional, aesthetic, social and spiritual needs of those we serve. These needs cut across all economic levels and uses, and are the connection between restorative enterprise and restorative justice, which form the foundation for integrated restoration.

Storm Cunningham, the author of the *"The Restoration Economy"*, has stated, "The restorative development has become the fastest growing sector of our economy. Integrated Restoration is the next big thing. Communities and regional agencies must learn to assemble and manage the multidisciplinary team necessary to effectively master plan the restoration of the natural and built environment."

THE NOISETTE PROJECT HAS THE POTENTIAL TO BECOME A REAL-WORLD LABORATORY OF RESTORATIVE DEVELOPMENT THAT WILL BE FOLLOWED FOR DECADES.

The economic revitalization plans of Noisette and the City of North Charleston drives towards a balanced and

together at the Navy Yard and in Park Circle. Historic preservation efforts and the skills needed to execute on this portion of the restoration economy vision are prevalent throughout the community.

The Noisette Master Plan proposed a Graduate Internship Center, a university collaboration representing the physical and social sciences. The Clemson University Restoration Institute (CURI), a research campus at the Navy Yard, is home to the world's largest and most advanced wind turbine and drivetrain testing facility, and will soon house the Zucker Family Graduate Education Center. CURI is scheduled to offer its first academic classes at a new Graduate Engineering Center in two years.

CURI, which focuses on energy and restorative ecology, is the manifestation of public-private partnerships envisioned in the Noisette Master Plan. Efforts surrounding Clemson University's work are poised to be a boon for the region's economy. The efforts to create a restoration economy continue to progress.

THE REDEVELOPMENT IS DESIGNED TO TACKLE ONGOING LOCAL PROBLEMS THAT A REAL ESTATE-ONLY PROJECT WOULD SIMPLY NOT ADDRESS.

- **Former Naval Hospital** - The pending sale by the city of the former naval hospital to investor Chicora Holdings, LLC for \$9 million, to redevelop a surplus federal building into a bio-medical commercial project.
- **Elimination of Designated Urban Food Desert** - There are plans to develop a retail center with a supermarket, with the goal of eliminating an USDA-designated urban "food desert" i.e., a neighborhood lacking access to a full-service grocery store that offers fresh and affordable foods. The city has put aside \$1 million as a guarantee to lure a grocery store tenant, should a retail grocer not turn a profit within three years of opening at the site.

- **Garco Mills** – Early in the master planning process, a local developer purchased the contaminated brownfield site which was once a 42-building asbestos plant and industrial park. After a massive cleanup, the developer announced that it will build a mixed-use development of 300 apartments and retail space on the 23-acre site dubbed Garco Park, with new construction slated for 2014; the city is currently conducting a \$100,000 feasibility study for the transformation of the now-abandoned, 60,000-square-foot Garco Mills building into an arts center, which would include work-live lofts for visual artists. Tenant artists would be required to participate in an outreach program, teaching residents sculpture, painting and craftsmanship. Initial plans call for gallery space, classrooms, and a black box theater on the site. The site is a potential catalyst for the onsite Garco Park project, adjacent to the East Montague Business Corridor.

“One generation plants the trees; Another gets the shade”
- Chinese Proverb



- **Chicora Gardens** - Part of the Navy Yard’s former officer housing site, adjoins Riverfront Park, and is currently in the planning process of historic buildings being redeveloped as a inn, with offices and residential units. Nearby, the city is also working with the South Carolina Hunley Commission to develop a \$50 million-plus comprehensive maritime museum on the Cooper River waterfront, which would feature the fully restored, Civil War-era H.L. Hunley submarine, the first

submersible to successfully sink a warship in battle.

- **Ecosystem Restoration and Conservation** - Environmental systems remain a top priority, offering residents safe, clean recreational access; the Noisette Creek Preserve Plan is designed to manage the restoration of 97 acres, part of an overall urban watershed with approximately 1,400 acres. The execution of this plan remains a priority for the city.

- **Creation of Technology and Creative Clusters** - Throughout the City, and quite apparent in the Noisette Community is the promotion of the ‘creative economy’ of entrepreneurial businesses in new media, marketing,

software development, consulting, biotech and R&D. An increase in aerospace manufacturing and research will dramatically expand

the employment base, building on the success of the nearby Boeing Dreamliner facility. Noisette’s proximity to Boeing and the vision of the Master Plan make the community an attractive place to work, live and play.

- **Rivers Avenue Corridor** - The corridor fell into hard times after the base closure and efforts to reinvent this once prosperous corridor are underway. The City has plans to continue the revitalization of this essential part of the community. Primarily, centers for job creation, like the bio-medical complex, light manufacturing, and corporate offices, remain the goal.



GREEN VILLAGE VISION

From the Noisette Master Plan

“We envision a re-invigorated area of the City...

Where people live, work, and learn...

That is inclusive of all the community’s people...

Where the built environment embodies respect for individuals, community, and the natural environment...

That understands its place in the fabric of the larger community, and celebrates its connections with other City areas and their shared culture and history...

That restores and enhances the environment while harnessing natural systems...

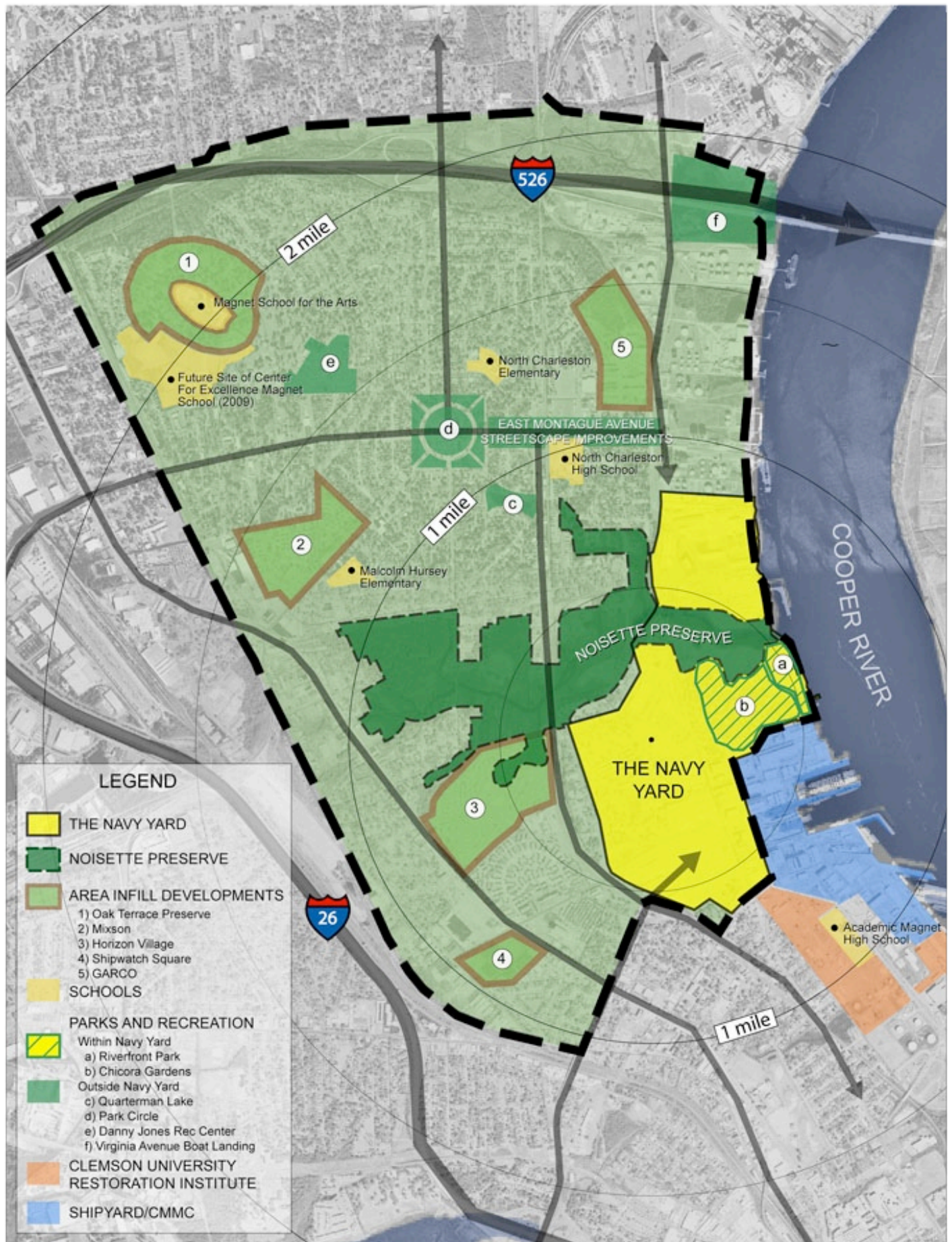
That values beauty, and provides opportunities for sanctuary, spiritual renewal, and inspiration...

That is a great place to GROW!!

To grow families, to grow knowledge, to grow skills and jobs, to grow plants and trees, to grow friendships, to grow old...

That leads to improvement throughout the City”

Noisette Community Map (circa 2009)



Institutional Framework

Establishing a Shared Vision

The Noisette Community required a set of institutions (non-profit infrastructure) that were organized to support a sustainable culture and respect and serve the long term health of the economy, environment and social fabric of the community. These institutions are guided by and supported by collaboration not competition. Partnering with the City of North Charleston, the Noisette Community Master Plan set forth a vision for “a vibrant, healthy city embracing its heritage and celebrating its role in the community, ecosystem and marketplace.” The Noisette Foundation, formed in 2004 was a catalyst for collaborative neighborhood redevelopment, ensuring that the vision was kept and that no one was left out of the



listened closely to residents and promoted successful local projects. It studied persistent social problems and worked to enhance neighborhood problem-solving through research, advocacy and the development of relevant solutions.

The Noisette Foundation acted as a community foundation and catalyzed thousands of volunteer hours in the community. The Foundation also became a National AmeriCorps Center with VISTAs working directly in the Noisette community. Prisoner re-entry and alternative sentencing initiatives have saved South Carolina taxpayers over \$50,000 per person in direct costs and untold indirect costs because of the program's exceptional recidivism rate. Restoration of the Noisette Creek Preserve served as an ongoing science project for area schools whose students received hands-on experience in watershed research and repair. Community residents have saved over \$500,000 on utility bills and have healthier, more

valuable homes because of access to energy conservation workshops and energy kits. These are but a few examples of the results to have come out of the Noisette Foundation and its partner programs.

Six Program Areas

- ☒ Environment
- ☒ Human Health
- ☒ Economic Development
- ☒ Social Justice
- ☒ Education
- ☒ Arts and Culture



Teaching science concepts through art

What turns children on to science? "Some kids get excited about facts," says Kevin Kurtz, an educator and author of children's books on scientific themes. "But many other children respond on an emotional level; they need stories to get excited about science. I think it's fundamental human nature to respond to stories." In his book, *A Day in the Salt Marsh*, for young readers (grades 1-3), with illustrations by Consie Powell, Kurtz takes children on an observational tour of coastal wetlands. Kurtz explains in rhyme how salt-marsh grass, *Spartina alterniflora*, survives its harsh environment: *The cordgrass drinks saltwater as the wind blows it about. The leaves hold in the water, but spit the salt back out.* His book describes the salt marsh's changes from morning to evening, and from high tide to low tide. It explains how various wetlands species respond to variations in light, temperature, and water level.



CONNECTIONS. Marie Nichols, an art teacher at the Charleston County School of the Arts, and her students assemble this 8-by-20-foot mural of Noisette Creek. The mural was commissioned by the Michaux Conservancy and the Ashley-Cooper Stormwater Education Consortium to help students combine their artistic skills with knowledge of local ecology. The mural is mounted outside at the former Charleston Navy Yard, Building Number 25. PHOTO/WADE SPEES

Institutional Framework

Noisette Foundation Associate Programs

Associate programs can be former incubator programs of the Noisette Foundation or existing non-profits that are considered critical to the six program areas of The Foundation and support the long term economic, social and environmental health of our communities and neighborhoods. Collaboration and partnership with a commitment to a sustainable future is a fundamental consideration for any associate program.

HIS WAY MINISTRIES

His Way Ministries is a post-prison ministry with a mission to respond effectively to the needs of ex-offenders, to help prevent crime, and to reduce recidivism. The program consists of Christian men and women gathering together to offer effective solutions to the problems that ex-offenders face during reentry into society. His Way addressed the spiritual, physical, and mental needs of the ex-offender.

Why was His Way Ministries Needed?

Statistics indicated that over 60% of the inmates released or placed on probation eventually are re-arrested for another offense within three years. It was discovered that many repeat offenders were not provided a pathway that deterred them from the use of criminal acts as a survival mechanism. In many cases, the ex-offenders, unable to adjust to life on the outside, commit more crime merely to return to prison. The difficulty facing ex-offenders are well documented and studied. There is a struggle to find jobs, housing, and other basic survival resources. Along with these setbacks, many face challenges with substance abuse, illiteracy, and lack of social and employment skills.



Metanoia began in 2002 to engage in an effort to combat child poverty in the state. After finding that the southern half of North Charleston had the highest concentration of child poverty in SC, they began work in this area to alleviate child poverty. Metanoia began by offering after school programming to a fairly small group of children, but has since gotten involved in housing and economic development as well. They now offer year-round youth leadership development programming for students in the community. At Metanoia, they seek to identify neighborhood assets (whether individuals, physical, or otherwise) and lure investment to those assets to help strengthen the neighborhood's ability to improve itself. They believe that neighborhood residents are the true experts on their own problems. When their feedback is paired with researched best-practices and sound back office management, they can create a powerful force for community transformation.



Lowcountry Local First (LLF) is an alliance that educates the public on the importance of supporting the local economy and encourages businesses and consumers to be environmentally sustainable and socially responsible. LLF is one of over 60 networks of the Business Alliance for Local Living Economies (BALLE). LLF envisions a sustainable global economy as a network of Local Living Economies, building long-term economic empowerment and prosperity in communities through local business ownership, economic justice, cultural diversity, and a health natural environment. The public is educated on how to create a sustainable business, vote with dollars, buy and sell locally, and support local agriculture.

Why was Lowcountry Local First needed?

Lowcountry Local First was created to help promote sustainable agriculture, stimulate the local economy, and promote environmental responsibility and understanding. LLF works on implementing systems that help provide local produce while supporting area farmers and independent businesses to create wealth by engaging local people in the production, marketing, and consumption of goods, which translates into tax revenue needed to reinvest in these communities.

Institutional Framework: SC STRONG

SC STRONG stands for Sustaining, Teaching and Rebuilding Our New Generation. SC STRONG is a replication of a successful model for ex-offenders, substance abusers, and the homeless, known as Delancey Street. Delancey Street is a highly successful organization with decades of experience in this area. This model is considered to be the most successful economical and innovative approach to reducing recidivism while providing skills and resources needed.

Why was SC STRONG needed?

South Carolina has one of the highest per capita incarceration rates in the country. The majority of those incarcerated are poor, unskilled, undereducated, and minority. In the state, over 13,000 men and women are released from prison every year and return to a society that has a job market generally hostile to ex-offenders, a scarcity of affordable housing, limited ability to travel, and often large debts associated with child support or restitution payments, which if left unpaid, can lead to a return behind bars. The effect of this cycle has played a vital role in the degradation of communities, high recidivism and welfare participation rates, and increased community instability.

What does SC STRONG do?

Participants of SC STRONG commit to a minimum of two years. They are selected through various means. Some come as an alternative to incarceration through the cooperation of local judges, prosecutors, and defense attorneys. Others come directly after being released from prison as their



chosen means for reentry. In every case however, admission is voluntary. SC STRONG offers training in light construction, furniture restoration, landscaping, and culinary arts/catering. These endeavors were undertaken by SC STRONG residents with technical assistance from a variety of educational institutions, governmental agencies, and restaurants.

SC STRONG residents have completed major renovations of the exteriors and interiors of various quarters at the former Naval Base. The light construction and catering training enterprises prepare residents with construction and culinary arts trades skills. The skills have been linked to many successes in the participants' lives as well as their communities. SC STRONG residents are actively participating not only in their own life changes but the improvement of the entire community.



Institutional Framework: The Sustainability Institute

The Sustainability Institute (SI) is one of the three original programs identified in the Noisetette Community Master Plan essential to grow a sustainable culture long-term. The Noisetette Company and the Noisetette Foundation founded SI and provided the original operating capital and in-kind support of office space and financial management for the first five years.

SI is a nonprofit, 501c(3) organization that empowers South Carolinians to reduce their environmental footprint where they live and work by offering green building training and services and community education and outreach. SI brings unique focus on the “built environment”, while many other environmental groups focus strictly on land and/or water conservation. SI builds the capacity of individuals and communities to meet the organization’s ultimate goal of

transforming the places where people live and work into more sustainable, energy-efficient and healthy living environments. SI’s training, outreach and services are designed to increase the education and expertise both within the general public and within the South Carolina building industry to lead more people into the movement of creating communities that can be sustainable for future generations. SI celebrated its 10th Anniversary in 2009 and, the same year, marked \$1 Million Dollars in energy savings for its clients.



*Sustainable communities.
One person at a time.*

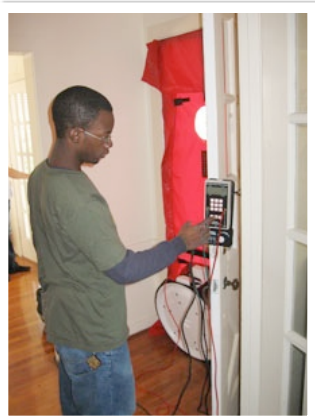


The Energy Conservation Corps (ECC) started as a partner program between The Sustainability Institute and the Noisetette Foundation as part of the Lowcountry Civic Justice Corps program. It was funded through

AmeriCorps,

with a grant from the Corporation for National and Community Service and the cities of Charleston and North Charleston, SC. The grant included living stipends as well as an educational award, which can be used by the corps members for further training and education.

The ECC trains members, ages 18-24, in green building and advanced weatherization techniques. The Corps members receive skills training from local, certified professionals as well as on-the-job-experience. Equipped with a diverse set of new skills, corps members provide a valuable service to local



homeowners while developing an understanding and techniques in home energy conservation practices.

Why was the ECC Needed?

Charleston County encompasses some of the oldest cities in America. The Cities of Charleston and North Charleston are known for their beautiful antique homes, but many homes in the area still face the problems of high

energy bills and others that come with aging, deteriorating homes. The overall goal of weatherizing a home is to reduce the necessary energy to heat and/or cool these homes. By reducing the amount of energy needed, residents will pay less for electric bills. This impact will be instrumental in the goal of sustainability in low income communities where energy costs constitute as much as 30% of monthly income. By reducing these expenses, more expendable income will become available making it easier for families to become self-sufficient, the key to sustainable communities.

Coupled with the effort to employ unemployed youth, the ECC’s double-edge approach to creating sustainable communities also creates the much needed workforce in green building.

Institutional Framework: Lowcountry Civic Justice Corps



A predecessor to the Energy Conservation Corps, The Lowcountry Civic Justice Corps (LCJC) was a prisoner re-entry program whose purpose was to combat recidivism by taking a proactive approach to rehabilitation. LCJC was designed to promote life-long changes by incorporating job training and personal development skills that assist in providing a more stable foundation for ex-offenders when they are released into society. While many similar programs focus on job training, LCJC not only offered certification training in the green job industry but also focused on academic and personal development. The program allowed the unique opportunity for ex-offenders to become AmeriCorps members, which gives them access to educational scholarships and experience in providing services to communities affected most by crime. The idea of building the character of incarcerated individuals through job training, education, and accountability laid the foundation for this innovative reentry model.

Why was LCJC needed?

The Lowcountry of South Carolina is one of the most populated areas in the states, and in 2007, the FBI ranked one of the cities, North Charleston, the first in the state and seventh in the nation in violent crime. Property crime, drug sales, and other illegal activities provided income to citizens in neighborhoods where legitimate employment options were scarce or provided low wages and sporadic hours. This problem created a self-sustaining cycle of poverty, crime, and social collapse in inner city neighborhoods. In the state of South Carolina, poverty levels have been a problem since the Post-Civil War era. The 2008 report by the U.S. Census Bureau reported that 15.7% of South Carolinians were below the poverty level and 50% of those were at least 50% below the line.

In 2007, the statistics reveals that 64% of Charleston Area inmates came from the communities being targeted for this program. Law enforcement agencies in the area often report high levels of street crime in these communities which they trace to street-level drug dealing. These findings reflect a dire need for increase educational opportunities, training, job placement, and higher wage job opportunities in these areas. This is why the LCJC attempted to take on this problem head on by rebuilding infrastructure while providing jobs, training, and support services to those in the Lowcountry. As the city and the nation moved into the era of green technology and energy efficiency, training to selected ex-offenders who needed and desired a second chance was delivered. By offering these offenders the chance to develop themselves, their success was not only felt individually but also became a positive input into the community;

subsequently lowering the child poverty rate in the area, which was one of the highest in the nation.

LCJC, a nationally recognized AmeriCorps program, was designed to build the character of incarcerated individuals through job training, education, and accountability. The goals of this program were to reduce recidivism, improve public safety through crime reduction, and strengthen the economical, social, and environmental capital for the greater Charleston, South Carolina communities. Utilizing the AmeriCorps "learn and serve" model, the LCJC model was structured so that Corps members' would spend 900 hours receiving on-the-job training in green/energy efficient construction techniques and 225 hours of personal and educational development. In a 4 year span, LCJC graduated 4 classes with a total of 75 graduates. Of the 53 released, only 6%, or 3 individuals, recidivated. This is estimated to account for over \$840,000 per year in saving to the Department of Corrections. Also, during this time, five of the members successfully started a business and community crime decreased significantly. Thirty building rehabs and 12 community service projects were performed in communities that once remained prey to the corps member's crimes. The improvements in the structures of buildings were estimated to be worth over \$1.3 million.



Institutional Framework: HUB Business Academy

In early 2005, a consortium of institutions of higher education, community organizations and private companies assembled to both promote and accelerate the utilization of Historically Underutilized Businesses (HUBs) on construction projects in SC. The consortium was comprised of Charleston County, the Cities of North Charleston and Charleston, the Trident Urban League, Trident Technical College, SC State University, the Carolina's Association of General Contractors, the Lowcountry Graduate Center, the Noisetette Foundation, the Noisetette Company, Chamber of Commerce and Trident Workforce Investment Board/Trident One Stop. A 14-week "Contractor Business Academy" was developed that exposed participants to the essential skills necessary for managing a competitive business in today's ever-changing marketplace. Community sponsorships and partnerships helped to offset some of the financial requirements that presented barriers to participants' enrollment. The academy enhanced opportunities for Historically Underutilized Businesses in construction projects throughout South Carolina by providing education and training essential for managing a competitive construction company.

Why was HUB necessary?

In South Carolina, a gap existed between the business educational needs of HUB contractors and existing training programs that help build the capacity of small companies. Minority-owned businesses have historically been denied access to the markets and have been isolated from economic opportunity. To have a vibrant and thriving local economy, there must be equal opportunity for all business owners.



What did HUB do?

The Academy provided real and positive economic value resulting in positive economic outcomes for an ever-expanding group of area participants. There have been 4 successful HUB Academy Training Sessions, with 67 specialty contractors completing the program. Program goals included provide a sustaining program that could be replicated in other areas of South Carolina and building on the current alumni organization, SC HUB Guild, to encourage joint ventures that will aid in the procuring larger contracts for participants. This "for profit" group encourages joint ventures with other Guild members in order to procure larger contracts, to actively recruit students for future HUB Academy classes, and to provide networking opportunities for contractors, specialty contractors and potential clients. The Guild's motto is "Small opportunities are often the beginning of great enterprises." ~Demonsthenes



Institutional Framework



Started in 2003, The Michaux Conservancy (MC) was one of the three original programs identified in the Noisette Community Master Plan essential to grow a sustainable culture long-term. The Noisette Company and the Noisette Foundation founded the Conservancy and provided the operating capital and in-kind support of office space and financial management.

Their mission was to teach people how natural ecosystems work and benefit human health. They were dedicated to raising environmental awareness by providing education, research, restoration, and recreation opportunities for North Charleston students and residents. By collaborating with leading academic and research institutions, they strived to provide quality programs in, about and for the natural environment.



Why was the Michaux Conservancy Needed?

The Noisette Community Master Planning effort revealed many persistent unmet needs within the community. MC was the environmental “arm” of the Noisette Foundation and addressed the need for environmental awareness and restoration of natural areas. Specifically, MC was deemed the Steward of the Noisette Creek Preserve, a 130-acre proposed overlay district of highland and lowland marsh. Noisette Creek needs restoration due to a long period of filling, erosion, road and utility crossings, contaminated runoff, trash, and debris.

SC Reentry Initiative

The South Carolina Reentry Initiative (SCRI), a nonprofit progressive movement that focused on informing communities of ways that are proven through research to prevent crime. This program is transformed into the South Carolina Crime Reduction Coalition (SC CRC). The initiative studied and presented evidence-based practices and strategies. It was comprised of formerly incarcerated individuals, policy makers, service providers, law enforcement, and those citizens from communities who are aware of the need to improve the criminal justice system. SC CRC promotes research, education, and communication about prisoner release issues that reduces the chances of return to criminal behavior, thereby strengthening local communities.

Why was SC Reentry Initiative Necessary?

With a local prisoner recidivism rate of over 67% and the direct and indirect cost of \$50,000 per inmate/yr, the SC CRC represented a progressive movement aimed at lowering the rate by informing communities of ways to prevent crime. Through education, research, and organizing for justice reform, SCRI brings together individuals from every part of the justice process to find solutions to some of the shortfall of the criminal justice system.

South Carolina does very little to prepare its prison inmates for release and re-settlement in the community. Roughly 1,400 inmates are released annually back to the counties of Charleston and Berkeley. Local police agencies report that these returning inmates often re-offend so quickly that local police and probation officers monitor their return as a way of interdicting crime. For years, these counties have sent to prison and gotten back roughly the same number of inmates. The SC Crime Reduction Coalition’s goal is educate the community about this overlooked source of crime and some of the best practices in use to reduce crime by helping inmates locate the tools that they need to break the cycle of crime.

What does SC Reentry Initiative do?

SCRI has been successful at bringing together key stakeholders and creating partnerships that facilitate effective knowledge and resource sharing. The organization brought national attention to the reentry barriers and opportunities within SC through partnerships with organizations such as PEW Center on the States and Delancey Street. Similarly, they have continuously encouraged and highlighted the importance of using evidence-based strategies for reducing recidivism. Developed in this way, the Lowcountry Civic Justice Corps, was created with the help of SCRI committee members, the Noisette Foundation, and several AmeriCorps*VISTAs. In addition, SCRI continues to promote awareness on reentry topics by hosting and participating in conferences, summits, and other community-wide events.

Institutional Framework: A Community Effort

The Noisetette Master plan required institutions to support a sustainable culture and take long-term responsibility for the economic, ecological and social health of the community. Local capacity needed to be developed and grown in a manner where the community itself was in control of their future. Some institutions needed to be created while some required strengthening. The creation of institutional framework was guided by:

- collaboration not competition
- a connected and involved community
- community harmony instead of divisiveness
- the importance of connection to our natural world
- the necessity of each member being knowledgeable of the historic legacy of the place

The Noisetette Company and the Noisetette Foundation directly and indirectly provided various forms of support for numerous community organizations in and around the Noisetette Community. This allowed many existing organizations to concentrate on their mission while it allowed an appropriate incubator community for new organizations.

Support came in various forms:

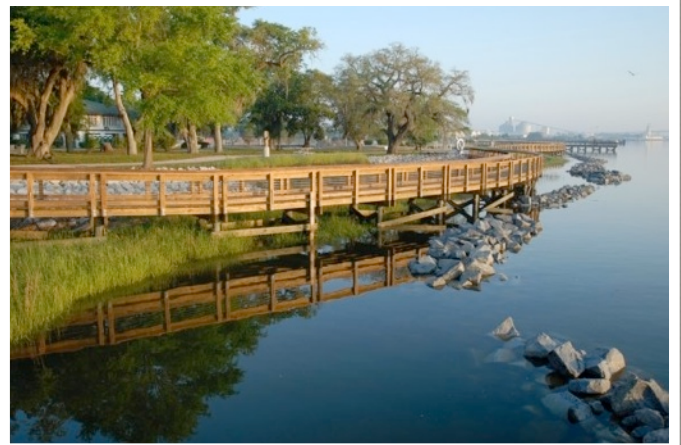
- operating capital and in-kind support of office space and financial management
- reduced office space rent
- networking events, fundraising assistance, event and meeting space
- marketing assistance via blogs, social media, print
- advisory assistance
- general community support



Restoring Natural Systems

Per the Noisetette Master Plan, the ecological systems within the project site are to be restored, enhanced, and in many locations, they are to be enlarged and expanded. Natural systems are to be integrated and integral to the functions, aesthetics, and serve as a centerpiece for all to see, celebrate and learn from.

The master plan focused on key ecological elements and opportunities for integrating healthier ecological systems. These ecological elements are central organizing features of the plan, providing habitat, storm water management functions, and corridors for recreation and scenic vistas.



Re-connecting the community to the river at Riverfront Park



A plan was developed to manage and restore the Noisetette Creek Preserve



Bio-swales at Oak Terrace Preserve



Restoring natural storm water management systems in Park Circle



Community clean-up and education sessions

Park Circle: Revitalized

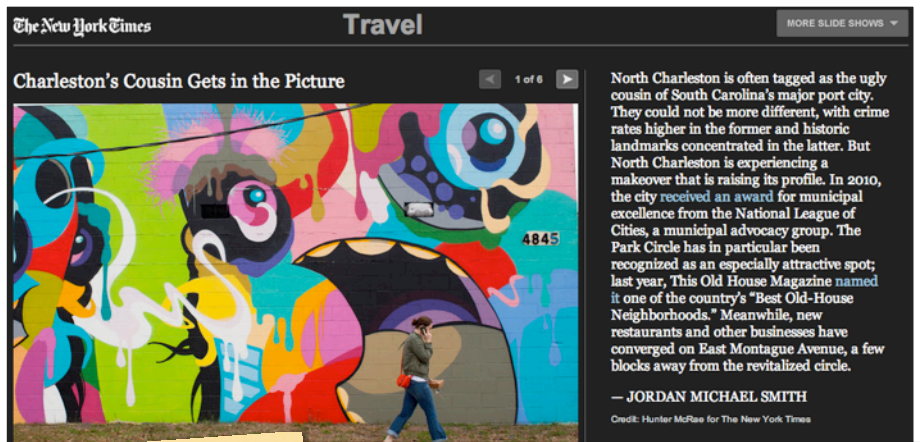
"We hoped for a renaissance, and we got just that. Today, Park Circle is a diverse, progressive, vibrant neighborhood full of young families and professionals that are active in the community, take pride in their homes, and patronize our local, small businesses."

- Mayor Keith Summey in a 2012 Post and Courier article

A few years ago, Park Circle, a neighborhood centrally located within Noisette was on the verge of irreversible socio-economic decline. The East Montague Business District was fairly desolate. The residential population was aging. The school system was disinvesting. The housing stock was deteriorating, and a negative stigma covered much of the area.

Today, a new generation of entrepreneurs, businesses, patrons and residents have galvanized behind a common vision for the future, bringing new life and a renewed sense of community to the area.

Park Circle is now one of the most happening places in the region, experiencing a rebirth as young families are coming back to the neighborhood. Private residential developments, like Mixson, Oak Terrace Preserve and Hunley Waters, are providing new housing options for the first time in 50+ years. Publications like This Old House, Bloomberg Business Week, the New York Times and Men's Journal have all recognized Park Circle as one of the nation's 'cool,' up-and-coming neighborhoods.



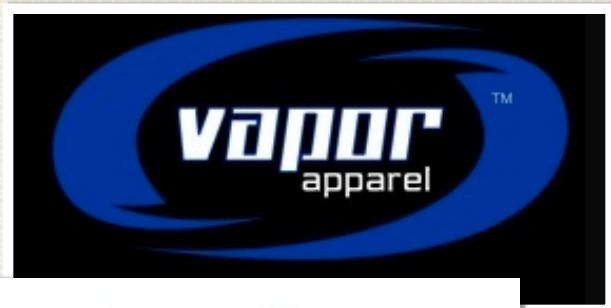
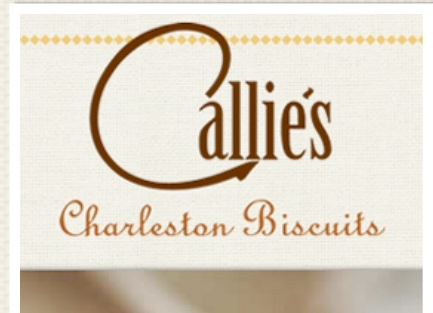
"This notoriety is a product of public and private efforts to redevelop a neighborhood that could have easily been lost without careful planning and investment, we've come a long way in six years, but I truly believe the best is yet to come."

- Mayor Keith Summey in 2013 news conference marking milestones in Park Circle revitalization efforts



Local Business: Embraced

Noisette has helped grow and develop a wide variety of local businesses. 10 Storehouse Row and the Lowcountry Innovation Center provide an example of unique incubator-type spaces that allow flexibility for start-ups and businesses that need flexibility regarding their space and leasing options. Also, equally important is being a part of a business community with like-minded individuals. Business networking events and support of each other's organizations is continuously present. The East Montague Business District epitomizes creativity and a sense of local pride. Creatives, young professionals, tech startups, sustainability-minded organizations join a wide variety of individuals and organizations attracted to the community.



Mixson

Identified as a priority area in the Noisette Master Plan, this 44-acre parcel in Park Circle was the site of blighted, low-income former Navy Base housing. Currently, Atlanta-based Jamestown Properties is developing Mixson, part of a Planned Development District designed to encourage a mix of product types. The current site plan anticipates 221 single family detached homes, 46 townhomes, 271 multifamily residences and 44 condos in addition to a Market & Cafe, an extensive Bath & Racquet Club amenity, dog parks, and abundant green space.



Oak Terrace Preserve



Noisette Master Plan as a priority site to target for revitalization. Formerly a temporary World War II housing area, redevelopment of the site began in 2004 with Phase I infrastructure installed between 2006 and 2007. At completion, the project will consist of approximately 300 single-family detached homes and 74 single-family townhomes. The Noisette Company provided development management, integrative design and owner's representation services for OTP between 2004 and 2009.

The project utilizes best management practices in sustainable design and installation: low impact stormwater management, including pervious surfaces and bio-retention, an extensive tree preservation program, green home building standards by Earthcraft House, and its proximate location to existing services.

Oak Terrace Preserve (OTP) is a 55-acre, sustainable redevelopment project identified in the

As a city owned, public-private project, OTP has received national recognition over the years, including Green Builder Magazine lists for top 'green' neighborhoods in the United States. Other honors attributed to OTP include the National League of Cities Award for Municipal Excellence and the Home Depot Foundation Award of Excellence for Sustainable Community Development.

In just a few years, Oak Terrace Preserve emerged as one of the leading green residential projects in the United States, and continues to be an attractive option within the Greater Charleston Area housing market.

"Oak Terrace Preserve opened the doors for the revitalization of Park Circle's residential neighborhoods. Until construction began on Phase I, there had not been a new housing development in the Park Circle area for 50 years."

- Mayor Keith Summey in 2013 news conference marking milestones in Park Circle revitalization efforts



The Arts

A key to the success of the Noisette community lies in promotion of the arts, performance centers and a lively appreciation for history. These elements add richness and fun to the community experience, and they attract people with the kind of values and perspective needed to sharpen the project's creative edge.

Noisette is a place that is alive with creativity and attracts all levels of artists. Clusters of artists, eco-businesses, building/planning types, nonprofits, and digital design firms enjoy a culture built around creativity, diversity and accessibility.

When at Noisette, you experience art in various forms scattered throughout buildings and the landscape. Galleries, art festivals, artists' studios, performance centers, historic memorials, to name a few art examples, have integrated the community to make it a normal part of your everyday experience. A stroll around Riverfront Park alone provides ample exposure to the arts through outdoor art competitions, multiple large-scale festivals, Naval Base memorials, and flourishing restaurants. The park regularly attracts those looking to paint, draw, photograph or simply relax and enjoy the views. Driving through the Navy Yard and the East Montague Business District, outdoor art is

located in street mediums, on building walls, and adjacent to many buildings having their own unique public display of art. Walking through the various commercial buildings, you will see works of art on display from some of the most talented local artists, which takes on many forms and provides much inspiration.

The community is proud to host annual events such as Kulture Klash, parts of the North Charleston Arts Festival, a wide variety of concerts, and numerous other art-related events that attract thousands of attendees each year. There are many more arts-related accomplishments that have been carefully woven into the fabric of all that live, work, or play here.



Schools

Per the Master Plan and central to the concept of creating a more livable community is the quality of the services, resources and amenities that it has to offer its residents. Public schools play an important role in attracting and retaining residents, and they are to be evaluated not only by the test scores and quality of education that they produce but also for their ability to enrich the lives of the non-grade school age residents. The existing distribution of schools in the Noisette Community present a unique opportunity to fulfill the promise that education and community are indivisible.

Some School Highlights include:

Palmetto Scholars Academy - A first of its kind public charter school for high-ability learners. It opened for the Fall 2010-2011 school year. Located adjacent to the Navy Yard's Historic Hospital District off of Avenue H and Avenue F, the school is creating an educational experience unique for its students and parents.

Center of Arts & Academics - The Center of Arts and Academics serves three schools: Academic Magnet High School, School of the Arts Middle School and School of the Arts High School. The state of the art campus houses nine separate but conjoined buildings, and features a 605-seat performing arts center and 200-seat lecture hall. It is located on the 45-acre site that once housed the Bonds-Wilson campus. Academic Magnet ranks at #15 for America's Best High Schools by Newsweek Magazine (2011)

Completed in 2010 Estimated total cost of: \$38,425,584

North Charleston Elementary - To replace the original North Charleston Elementary School built in 1922, the school district wanted to design a totally new facility built to LEED specifications that would enhance the work of both students and teachers.

The building conserves energy and water resources through native and adaptive landscaping, water efficient plumbing and high efficiency building systems. Materials were selected for their recycled content, rapid renewability, low volatile chemical content and long life expectancy. The facility is the state's first LEED Certified elementary school. (silver)

Sustainable Design Features:

- Thermal Ice Storage System minimizes chiller operation during occupied periods
- 86 percent of construction waste recycled
- Natural, shaded light for classrooms and library
- Local materials used in construction
- 85 percent of materials recycled
- Filtration basin to contain storm runoff
- Reuse of brick and heart pine lumber from original school

North Charleston High School - Renovations and additions completed in 2010 included the construction of a new performing arts studio, administration addition, classroom additions, culinary arts and food lab and renovations to the three-story main classroom building as well as other areas of the campus.



The Navy Yard

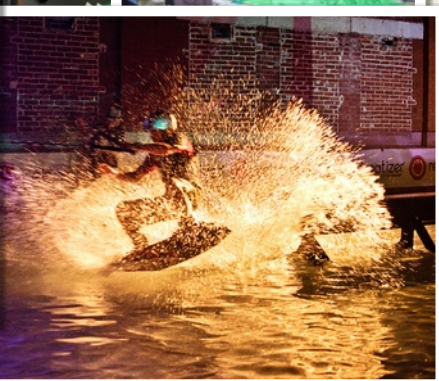
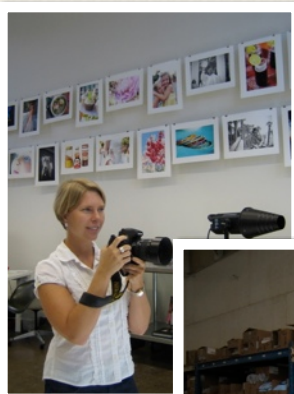
The Navy Yard at Noisetette is the urban heart of the Noisetette area and has developed into a key economic anchor within the metropolitan region. With sustainability as a guiding principle, the Navy Yard is combining the latest in best practices, efficiency and smart, mixed-use development. Unlike a greenfield development, The Navy Yard is a complex piece of real estate. Existing infrastructure and buildings represent both challenges and opportunities. The Noisetette Company developed a plan to reuse existing historic navy structures while planning for the installation of modern buildings and infrastructure.

A 15-acre riverfront park was designed, forward-funded (Phase I) and built under the management of Noisetette to initiate development at the Navy Yard and provide public access to the waterfront. To further promote development, the team placed three districts on the National Register of Historic Places to enable the utilization of historic tax credits for private development. New market tax credits were also utilized.

As the master developer for the Navy Yard, The Noisetette Company managed the land transfer process and acquisition, entitlement and zoning, concept development, creation of the community operating covenants and design guide, design of infrastructure, and creation of a tax increment financing district.

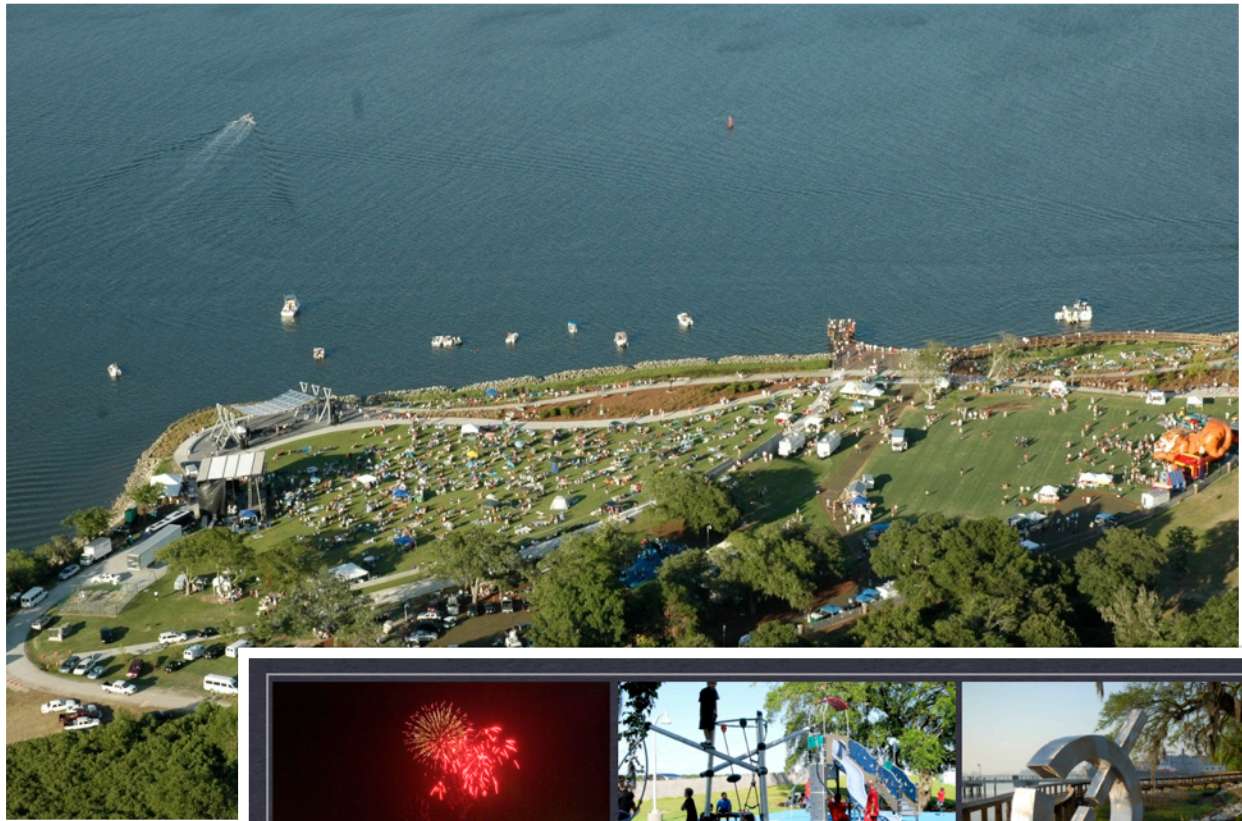
Project Highlights:

- 🏠 Redevelopment project consisting of the northern tip of the former Charleston Naval Base
- 🏠 First LEED Neighborhood Development certified plan in South Carolina as part of the USGBC pilot program
- 🏠 Approximately 2,500 employees and 85 businesses operating at the Yard
- 🏠 Three districts listed on the National Register of Historic Places.



The Navy Yard: Riverfront Park

As part of its responsibilities under an agreement with the City of North Charleston, The Noisette Company designed, built and forward-funded (forward-funded Phase I) the 15-acre Riverfront Park on the banks of the Cooper River. The Park opened in July 2005 and marked the first time in nearly one hundred years residents had public access to the Cooper River



shoreline. Since its opening, the park has become home to the Lowcountry's largest Fourth of July celebration. The park, offers ten acres of walking trails and river views, as well as fishing piers, a performance amphitheater, interactive fountain and an 800-ft long boardwalk. In the summer of 2007, a playground and picnic area, as well as a dog park were added to the park.



RIVERFRONT PARK 15 ACRE PUBLIC PARK
BORDERING COOPER RIVER
BUILT 2005 → 1ST PUBLIC ACCESS TO RIVER IN 100 YEARS

SUSTAINABLE DESIGN/CONSTRUCTION,
TRAILS, BOARDWALKS, FISHING PIERS,
AMPHITHEATER, FOUNTAINS, PLAYGROUNDS,
DOG PARK, PICNIC AREAS, NAVAL MEMORIAL

THE NAVY YARD
at noisette

The Navy Yard: Naval Base Memorial at RiverFront Park

Naval Base Memorial

Located inside the park is the Greater Charleston Naval Base Memorial. The memorial was completed and dedicated in 2007. Erected in honor of the countless military personnel and civilians that served the United States and the Greater Charleston region while the Charleston Navy Base was operational. The Noiset Company was involved in conceptual planning and design for the memorial. Oversight and funding for the project came from The Greater Charleston Naval Base Memorial Board of Directors and the City of North Charleston.



GREATER CHARLESTON NAVAL BASE MEMORIAL

DEDICATED 2007 → LOCATED AT RIVERFRONT PARK

THE NAVY
YARD
at noisette®

The Navy Yard: Storehouse Row



10 STOREHOUSE ROW 2008 HISTORIC PRESERVATION AWARD 38,400 S.F.
 BUILT 1939 → REHABILITATED 2006: LEED STANDARDS: OFFICE, FOOD, & EVENT SPACE

THE NAVY YARD
at noisette®



7 STOREHOUSE ROW NATIONALLY REGISTERED HISTORIC PLACE 33,000 S.F.
 BUILT 1905 → REHABILITATED 2004: 1ST LEED COMMERCIAL INTERIOR PROJECT IN SC

THE NAVY YARD
at noisette®

The Navy Yard: Diversity of Private Investment



The Navy Yard: Diversity of Private Investment



The Navy Yard: Historic Preservation



QUARTERS C FORMER HOME OF NAVAL BASE COMMANDER
BUILT 1906 → REHABILITATED 2011-2012: HOME TO SC S.T.R.O.N.G.

THE NAVY
YARD
at noisette®



POWER HOUSE
BUILT 1909 → EXTERIOR CLEANUP 2009

THE NAVY
YARD
at noisette®

RESOURCES

- Noisette Master Plan - http://issuu.com/citycraftventures/docs/noisette_master_plan
- Sustainability Report - <http://issuu.com/citycraftventures/docs/sustainabilityreport>
- Navy Yard Blog - <http://navyyardsc.wordpress.com>
- City of North Charleston - <http://www.northcharleston.org>

