

SANDY POINT

Edenton, North Carolina

THE FUND FOR SANDY POINT NORTH CAROLINA, LLC

The Fund for Sandy Point
North Carolina, LLC



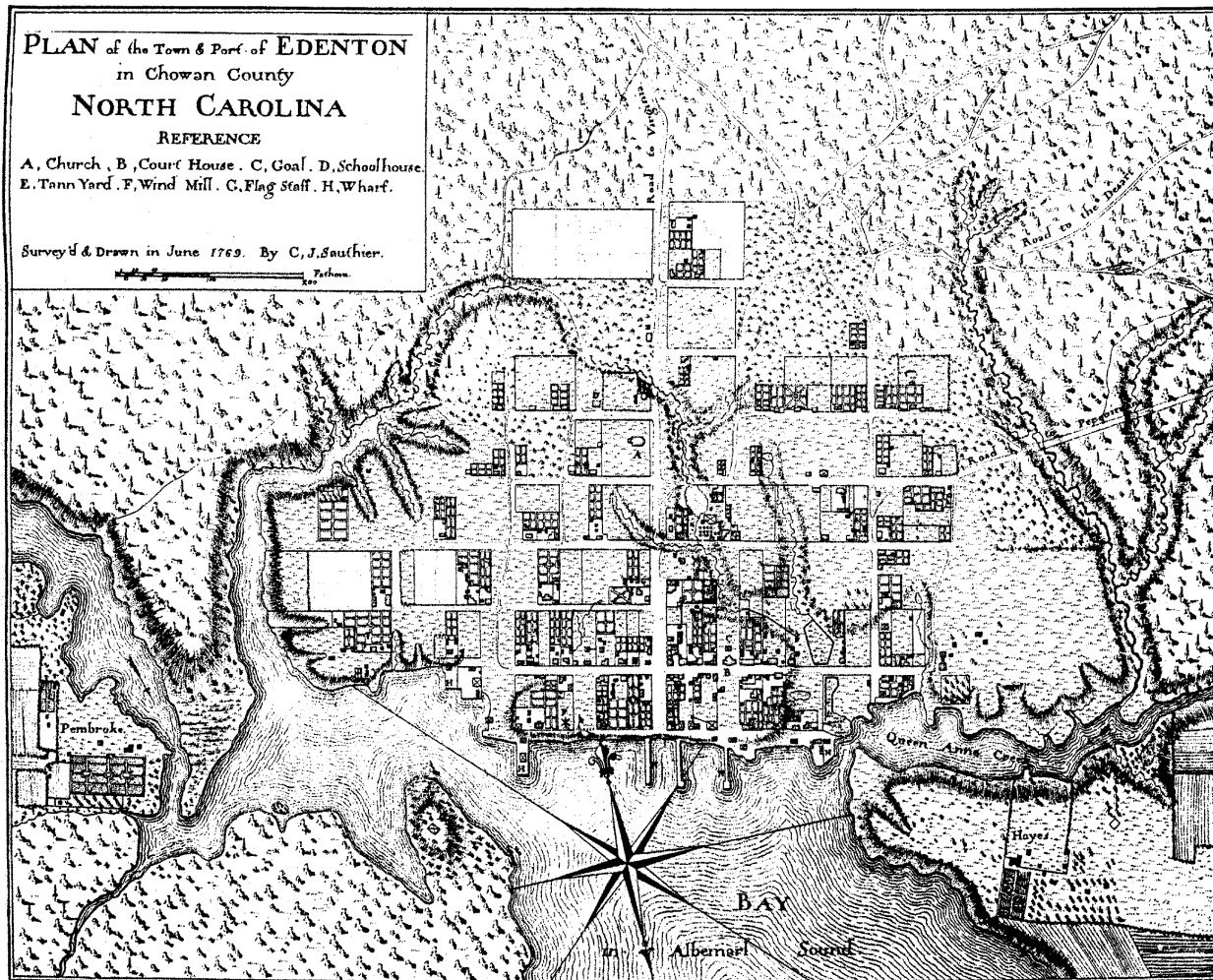
ANDRÉS DUANY is the chairman of *The Fund for New Urbanism, LLC*, the parent company of *The Fund for Sandy Point North Carolina, LLC*. *The Fund for New Urbanism* is a real estate development company organized by the principals of the architectural and land planning firm of *Duany Plater-Zyberk & Company (DPZ)*, of which Duany is co-founder. The mission of the *Fund for New Urbanism* is the development of real estate projects exemplifying new urban practice in communities seeking alternatives to suburban sprawl. To that end, it draws on DPZ's experience in designing over 200 new urban communities worldwide.



SAM YOUNG is president of *The Fund for Sandy Point North Carolina, LLC*. His experience has included partnership in a Wall Street law firm, investment banking with a NYSE member firm, board room service with manufacturing, distribution and service organizations and operating responsibility in national and international markets. Immediately prior to organizing *The Fund for New Urbanism*, Young practiced law in Miami, Fla. He received B.A. and J.D. degrees from the University of Virginia and a LL.M degree from the University of Florida. He also served in Vietnam as a Marine Corps officer. Young and his wife, Suzanne, reside in Key Biscayne, Fla.



DEMETRI BACHES is vice president of *The Fund for Sandy Point North Carolina, LLC* and co-founder of the *Fund for New Urbanism, LLC*. He is also a director at *Duany Plater-Zyberk & Company* where he is responsible for selecting the firm's projects. Baches has been a speaker at numerous conferences and has conducted workshops for government agencies and developers on planning and urban design both in the states and abroad. Prior to his involvement with DPZ and *The Fund*, Baches was hired as the first planning director for the city of Belmont, N.C., where he wrote and implemented the first new urban zoning ordinance for an existing municipality in the United States.



A BRIEF HISTORY OF EDENTON AND ITS REGION

Chowan County was named for the Chowanoke Indians who inhabited the Albemarle Sound area around 1586. The mouth of the Chowan River was settled in approximately 1663, after King Charles granted authority to eight proprietors. Within a year a governor and a six-man advisory council were appointed “for Albemarle River.” The province of Carolina was born.

In 1694 John Archdale, governor, brought a semblance of order to the area. Settlers were less turbulent and colonists from the north began to move in to the Chowan Area. By the early 1700s there were several large plantations from Edenton Bay to Sandy Point.

John Lawson, who traveled much of the colony, writes of the people: “The young men were bashful and hard to get to know; their fathers were rough pioneers; the women were remarkable and made cloth from their own cotton and flax. Many were handy with canoes in this watery country.”

Supplies were brought in on small coasting sloops from the Colonies to the north. Ships from the West Indies sometimes brought in salt and rum, which was of great value for trading with the Indians for animal skins. The notorious pirate Blackbeard is said to have visited Edenton Bay. Governor Eden was suspected of giving aid to Blackbeard. In 1718 Governor Spotswood of Virginia sent out a force that caught and executed the famous pirate.

In 1715 Charles Forts became the first owner of the first lot sold in “ye towne on Queen Anne’s Creek.” By 1718, a frame courthouse had been built. Shortly after Governor Charles Eden’s death in 1722, the town was named in his honor. The Cupola House was built in 1725 and is the oldest house in town still standing. By the mid 1700s

about 50 houses had been built.

North Carolina was taken over directly by the crown in 1729 and the Proprietor Granville insisted on keeping his property rights in Edenton. Francis Corbin, his agent, acquired the Cupola House and drew money and influence into Edenton. Many large, impressive homes were built during the Granville era. St. Paul’s Church was built in 1736 and the Court House in 1767. It is one of the oldest courthouses in continuous use in our country.

The growing fame and prosperity of Edenton in the late 1700s attracted men like Samuel Johnston, Joseph Hewes, James Iredell and Hugh Williamson. Between 1771 and 1776 Edenton’s port records show 827 ships cleared for American and foreign ports. Thousands of bushels of corn, barrels of tar and barrels of fish, among many other export items, went out during this five-year period.

In 1773 Joseph Hewes and Samuel Johnston were members of the Committee of Correspondence to stay abreast of English moves and to unify resistance and protest to English rule. On October 25, 1774, 50 of the leading women of Albemarle gathered and drew up a resolution to discontinue their use of “East India Tea” as a token of their devotion to the cause of liberty. It was the “earliest instance of political activity on the part of women in the American Colonies.”

Joseph Hewes, John Penn and William Hooper signed the Declaration of Independence on behalf of North Carolina. Edenton’s Hewes remained a key figure in the Revolutionary Government.

This article provided courtesy of the Edenton-Chowan Chamber of Commerce.



A MESSAGE FROM THE COUNTY MANAGER

Dear Citizens of Chowan County,

I encourage you to read about the land plan for the proposed Sandy Point development project set out in this charrette report, which has been published by the developer, The Fund for Sandy Point North Carolina.

The land plan is the result, of course, of the public planning charrette conducted here in Chowan County by the developer’s land planners and architects, Duany Plater-Zyberk & Company, in early October 2003. Many of our citizens participated in the charrette, and I believe that you will see many of their ideas and suggestions reflected in the plan.

The land plan has been conceived under the umbrella of new urbanism, an alternative to urban sprawl that emphasizes community values such as green space, architectural integrity, recreational opportunities, diversified transportation, bike paths, etc. The development team feels — and I agree — that this development offers a tremendous opportunity for our county. The developers are seeking to create a community that builds upon the best of what Chowan County and Edenton have to offer, including a high quality of life, an ongoing preservation of our nation’s history, exemplary medical facilities and other cultural and recreational amenities.

Sincerely,

Cliff Copeland

Cliff Copeland
Manager, Chowan County



The Chowan County Courthouse (ca. 1767) is a fine example of Georgian architecture and is one of many National Historic Landmarks in Edenton.

Spend a few days at one of Edenton’s bed and breakfast inns, and you will begin to understand what attracted us.

THE PLAN FOR SANDY POINT, NORTH CAROLINA

By Andrés Duany and Sam Young
The Fund for Sandy Point North Carolina, LLC

The Fund for New Urbanism was invited to eastern North Carolina by The Foundation of Renewal for Eastern North Carolina. The Foundation, a not-for-profit economic development organization based in Greenville N.C., asked us to consider creating a new, mixed-use community east of Interstate Highway 95. The Foundation’s executives understood that the type of development pursued by The Fund for New Urbanism fosters economic development where it arises. And they felt that Sandy Point — a 930-acre farm situated on the north shore of Albemarle Sound, intersected by the Albemarle Sound Bridge and near the historic Town of Edenton, N.C. — would be the right place for community building, that is, for creating a new place for people to live, work and relax.

When the principals of The Fund for New Urbanism saw Sandy Point and the nearby Town of Edenton, we agreed: Sandy Point is the right place to create a new community.

WHAT’S SO GREAT ABOUT SANDY POINT?

The first thing is Edenton, the only incorporated community in Chowan County and widely acknowledged

as “the South’s prettiest town.” Edenton lies on a quiet bay at the head of Albemarle Sound, near where the fresh waters of the Chowan and Roanoke Rivers spill into the Sound and begin their run to the sea. The town has a charming and vibrant main street, scores of well-tended, historic homes and a rightful claim to a place in the founding of our nation.

Spend a few days at one of Edenton’s bed and breakfast inns, and you will begin to understand what attracted us. Young and old alike enjoy the town’s pedestrian-friendly streets. Children ride bicycles everywhere. Families walk to church together on Sunday. Neighborhood dogs are greeted by name. Minor league baseball is played in an historic park only a block off Broad Street. Sailors from around the country launch their craft at the municipal dock and compete on the bay and Albemarle Sound. Friendly conversation can be had at local coffee shops, on the waterfront and in any local eatery.

Sandy Point, which is 8 miles east of the Town of Edenton, is close enough to benefit from the best the historic town has to offer yet far enough away that it will not compromise the town’s character or tax its resources. Edenton will forever be the important town of Chowan County. It also sets a precedent for Sandy Point. In fact, it should be the standard for anything new in Chowan County, and it is with that credo that Sandy



Edenton features an impressive collection of 18th and 19th century buildings.

Point has been conceived.

THE ALBEMARLE SOUND BRIDGE

Edenton was founded when transportation was by water. The protected bay on which the town is situated enabled commerce and afforded the town's residents access to the outside world. There was no better location on the upper reaches of Albemarle Sound for a town.

Three hundred years later, Sandy Point is the ideal location for a new community. It lies at the northern terminus of the only bridge across the broad waters of Albemarle Sound, a remarkable gateway, and at a time when travel is by automobile rather than by ship, it is the location of choice. In fact, if Edenton were being founded today, it would be founded at Sandy Point. The Albemarle Sound Bridge assures the vitality of Sandy Point, just as Edenton's quiet bay warranted the success of Edenton years ago.

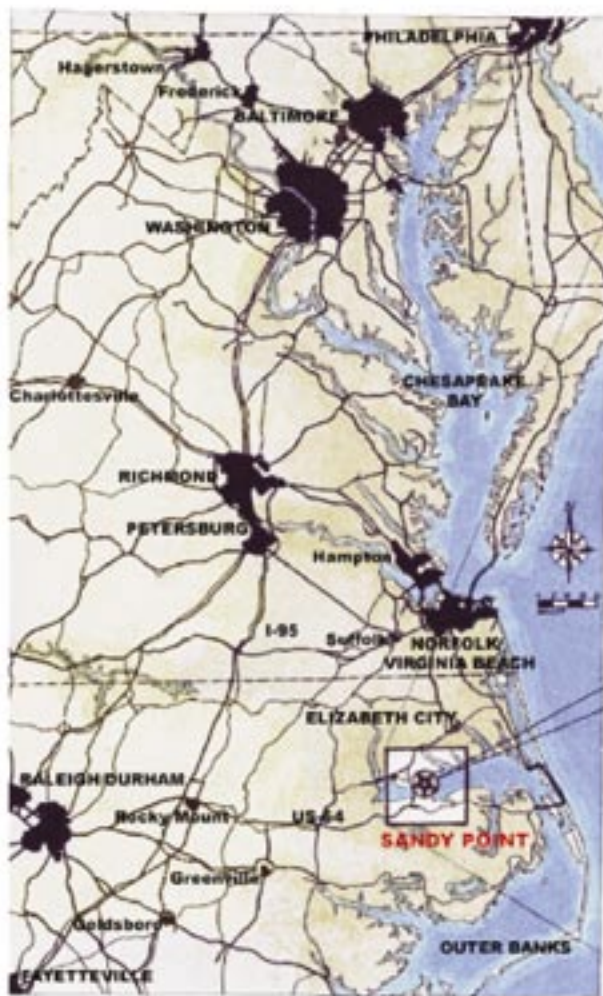
We have, then, a superb location with over a mile of shoreline on Albemarle Sound, pristine sandy beaches, heavily treed wetlands and elevated, level ground that affords future residents expansive views of the Sound and protection from wind-swept tides. In addition, Sandy Point borders the Chowan County Golf and Country Club, which offers 18 holes of golf, and is only 2 miles from a superb municipal airport. What more could we want? Answer: A market. And fortunately, one is not far away.

THE MARKET

Interstate Highway 95, which connects Boston and Miami, is a little more than an hour west of Edenton and Sandy Point. Along most of the East Coast of the United States, however, I-95 is much closer to the seaboard. As a consequence, people seeking recreation, retirement and vacation opportunities near the water have bypassed Edenton. Whether driving south or north on I-95, they have been channeled away from Albemarle Sound, Edenton and the best that eastern North Carolina has to offer.

People seeking coastal recreation from Richmond, Washington, D.C., and cities farther north have gone east to North Carolina's Outer Banks, or they have remained on I-95 and traveled to destinations farther south. Those from the Raleigh-Durham area and cities farther west have battled traffic to the Outer Banks or, more recently, taken advantage of swift passage on I-40 to North Carolina's southeastern shores and Myrtle Beach, again bypassing Edenton and Albemarle Sound. People have, of course, noted the loss of character along the Outer Banks, which now has as many McMansions per square mile as any of Florida's resort communities. Some consider Myrtle Beach even worse. But we needn't dwell on the negative to explain why Edenton and Chowan County have so much to offer today.

Over the past few years, US Highway 64 has been upgraded to a divided, limited-access highway. Running west to east, it crosses I-95 and extends from the Raleigh-Durham area to the Outer Banks, passing within 5 miles of the southern terminus of the Albemarle



The Albemarle Sound Bridge assures the vitality of Sandy Point, just as Edenton's quiet bay warranted the success of Edenton years ago.

Sound Bridge and Sandy Point. Whether travelers are coming from the north on I-95 or from the west, US 64 will now conveniently deliver them to Sandy Point. Another recently improved highway, US Highway 17, brings travelers down from Virginia's Tidewater area to Edenton and Sandy Point and provides a convenient avenue of escape for those living in one of the most crowded areas of Virginia.

The message, then, to people seeking coastal recreation and second home or retirement living is this: "Wherever you are going, you will get there an hour earlier if you go to Sandy Point." In short, today, Edenton and Sandy Point are in a position to intercept traffic that might have gone elsewhere.

Many people consider driving more than four hours to a weekend home too far to drive with any regularity. Unless they own an airplane and can fly to their weekend retreat, the most that they can do is to use a weekend home for special occasions, Thanksgiving and Christmas, for school holidays and for annual vacations. For such people, Sandy Point will offer a vacation rental program.

On the other hand, people residing less than four hours from a second home have a much easier time using-and justifying the purchase of-a weekend retreat. They can depart any Friday afternoon and reach their weekend home in time for a walk on the beach, a swim or a boat ride before dinner. If they wish, they can get up early on Mondays or Tuesdays and still be in their offices in time for a morning staff meeting. A shorter commute, then, enormously increases the market for second homes. The Sandy Point message merits repeating: Wherever you are going, you will get there an hour earlier if you go to Sandy Point. So, the state's improved roads per-

mit us to intercept traffic—from the Washington, D.C., area, Richmond, Petersburg and Virginia’s Tidewater — and from Raleigh, Durham, Greenville and North Carolina towns in and around those cities — that has heretofore bypassed Edenton and Albemarle Sound.

The nearby Edenton Municipal Airport¹ further enhances the market for recreation and retirement at Sandy Point. The underutilized airport is only 2 miles from Sandy Point and is readily accessible to private pilots and others who can avail themselves of civil aviation. It is a former Marine Corps air station with a 6,000

The Sandy Point
message merits repeating:
Wherever you are going, you will
get there an hour earlier if you
go to Sandy Point.

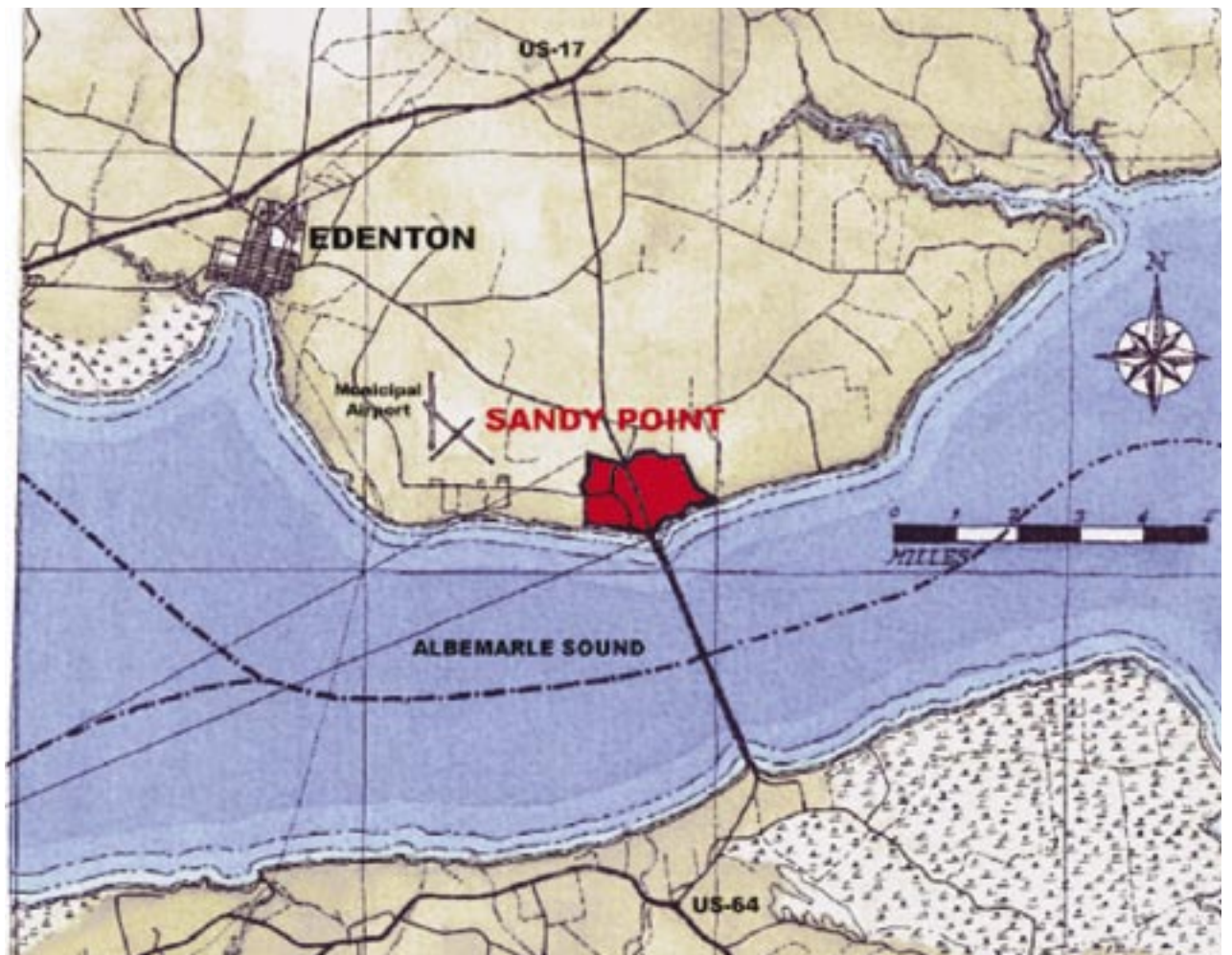
thousand-foot long runway; accordingly, it can handle the largest private jets as well as virtually any propeller-driven aircraft. Those jetting in from Chicago, Boston or New York will marvel at the beautiful approach over Albemarle Sound. Those owning smaller aircraft may be enticed by the prospect of tinkering with their crafts on Saturday afternoons. All will encounter an inviting aviation community.

THE SANDY POINT LAND PLAN

The 930-acre Sandy Point property is split down the middle by State Route 32 where that road connects with the Albemarle Sound Bridge. There is over a mile of beautiful, pristine shoreline, much of it presenting sandy beaches. The land is flat, but the elevation of 9 to 12 feet provides stunning vistas over Albemarle Sound. Even the wetlands add to the attraction of the property, and they do not impede access to the waterfront.

ENCHANTING CHALLENGE

So creating an elegant, inviting land plan was an enchanting challenge.² The architects and planners of Duany Plater-Zyberk and Company (DPZ), the leading new urbanist designers and world renowned town planners, set out to create a place in Chowan County that is manifestly of North Carolina. They studied the plans of communities throughout coastal North Carolina. They



also went to the literature created by the house-proud people of the state and learned that there is a distinct roof pitch in the region (which kicks out then goes flat), that there is an avowed mania for porches, that North Carolina chimneys are just so, and that there is a place for unpainted shingles. What they found useable, they used in their plan. And since DPZ’s founders are also principals of The Fund for New Urbanism,³ they designed a community at Sandy Point that can recreate the phenomenon of Seaside⁴ for the mid-Atlantic market.

UP TO 1,500 DWELLING UNITS

Our market consultants⁵ have observed that there is no established second home or retirement market in Edenton and Chowan County; nevertheless, they believe that the market will promptly grow once we begin development at Sandy Point. They have estimated that Sandy Point will encompass 1,000 dwelling units within 10 years and that the community could grow to 1,500 units thereafter. Those 1,500 dwelling units cannot, however, be a single housing type. People want variety. We must offer big and small homes, some attached, most unattached, waterfront and woodland homes, expensive and

not-so-expensive homes. In short, we must create an enormous number of different settings in which to live. Variety, then, is an essential element of the land plan for Sandy Point.

THE STREETS AT SANDY POINT

To create a place with both variety and vitality, we will take advantage of what we have witnessed in Edenton, where the streets are very walkable and the traffic calm; where kids, as well as their grandparents, can get around easily; where neighborhood conviviality is encouraged. The streets at Sandy Point, then, will be modeled after those in Edenton. We measured Edenton’s streets and will keep Edenton’s standards as the standards for Sandy Point.

The only type of street we could not find within the town was a good rural road. We found an excellent example, however, on an estate not far from Sandy Point. With the landowner’s assistance, we measured his rural road and noted the relationship of the swale, tree line and fencing to the road. We also learned from the landowner that, while his road has held up well, he would recommend moving the tree line 2 feet further



The historic Sandy Point farmhouse overlooks Albemarle Sound.

back from the road, and he cautioned us to maintain a 5-foot clearance between the trees and the fence so that a mower can pass between them. His advice illustrates what vernacular is all about: One seeks the best and improves it.

Sandy Point does not aspire to become a copy of Edenton. The Sandy Point plan simply incorporates of the best attributes of Edenton and its immediate environs, takes advantage of the best of past experience. There will be, for example, a street grid at Sandy Point that is similar to the grid in Edenton. Today, however, people are obsessed with water and want their streets to terminate at the water, not on the main street, as they do in Edenton. Furthermore, the grid at Sandy Point cannot be laid out as rigidly today as it was in Edenton 300 hundred years ago, when wetlands conservation was not the issue that it is now.

TWO SIDES, WEST AND EAST OF STATE ROUTE 32

There will be amenities on the west side of Sandy Point (west of SR 32) that are not repeated on the east side (east of SR 32). Residents of one side, accordingly, will want to visit the other. We were delighted, then, to observe that a natural arc, which will become the primary road connecting the west and east sides of Sandy Point, can be drawn from the waterfront on the west side of the property to the waterfront on the east side. We discovered, to our further delight, that the arc crosses the wetlands at the narrowest point.⁶

The west side of Sandy Point will host the main town center and a large upland harbor, which will be connected by a navigable channel to Albemarle Sound. Both the town center and the harbor will be accessible from SR 32 (to the east) and from Soundside Road (to the north). The west side of Sandy Point will also accommodate two or three times more residential dwelling units than will the east side, and the street grid on the west side focuses one's attention to the harbor and Albemarle Sound.

The character of the east side of Sandy Point will be more rural. There will be agricultural fields, where those with the desire can cultivate new varieties of grapes, experiment with fruit-bearing trees and tend herbs and other crops — all to the delight of those who have neither the desire nor the talent. Houses on the east side are clustered in hamlets, most near the Soundfront harbor or one of the two upland lakes planned for the east side. And the recreational amenities on the east side will generally be more “laid back.” Recognizing that one person's idea of a canoe trip, hike or bicycle ride may be more strenuous than another's, we have made sure to include a variety of opportunities for recreation on the east side of Sandy Point.

While the two sides of Sandy Point were deliberately designed with different lifestyles in mind, each shares important community-building elements with the other. Detached woodland homes appear on both sides of Sandy Point, for example, and some of the east side hamlets will have housing stock quite similar to that planned for the west side. The differences, however, are as important. Those traversing the community will



Edenton has scores of historic homes and was used as inspiration for the planning of Sandy Point.

always have somewhere to go. In the typical subdivision, that is not the case. It's boring. What is more, people are lost most of the time, unable to differentiate one place in the subdivision from another. So at Sandy Point, the land plan creates a variety of places. It will be worth going somewhere because you will always have something different to see and experience, and whether residents want to be at the center of the daily action or in a quiet natural setting, the community can accommodate them.

OPEN FARM FIELDS

Farmers whose lands abut prominent rivers and other bodies of water have figured out how to sell their waterfront acreage for residential development. It has been easy, and the returns have been enormous, which explains why in Chowan County, for example, there are no beaches on the Sound open to the public. Furthermore, in the rush to cash-in on the bounty of waterfront development, landowners have seemingly disregarded their upland fields. Once cut off from the river, bay or sound, those fields have little residual value either for agriculture or residential development. The new waterfront residents do not want tractors in their backyards, and no one wants to live in an open field, where homes often look forlorn and, at best, overlook the backyards of their waterfront neighbors.

On the other hand, by preserving waterfront acreage for all to enjoy, one can create a varied and vital land plan, where the uplands have value and the natural environment is enhanced. On both the east and west sides of Sandy Point, then, Albemarle Sound beaches are open for all to enjoy. Harbors extend well into the uplands, so that no one is far from the water, from the magic that water brings to coastal living and recreation. And the land plan is dynamic, offering variety and infusing vitality throughout the new community.

UTILITIES AT SANDY POINT

Two electric utilities have offered to serve the Sandy Point community. One is controlled by the Town of Edenton, and the other is a publicly-owned coopera-

tive, Albemarle Electric. Water will be provided by Chowan County; a 200,000-gallon raised tank near the airport presently serves residents of the Mulberry Hill and Country Club developments, which adjoin Sandy Point, as well as the historic farmhouse at Sandy Point. Natural gas is being delivered to Chowan County from Norfolk and should be available by the time the first homes are built at Sandy Point. On the west side of Sandy Point, in the northwest corner of the property and nestled out of sight, we will erect a wastewater treatment plant. It will serve the entire Sandy Point community, provide water for irrigation and, of course, eliminate the need for individual septic systems in the development.

ROOM TO GROW

Not everything to be built at Sandy Point will be built at once. Many civic institutions will emerge only as the community matures, and they will need a place to locate. Sandy Point, accordingly, has left prominent places for a church, a school, a conference center, equestrian barns and other special purpose structures and venues. The plan also provides flexibility for the location of businesses. If a business or organization needs a site at Sandy Point, one will be available. Plenty of space has been reserved. Sandy Point, in short, is a big place that can absorb new ideas and make room for all.

FOOTNOTES:

¹ Northeastern Regional, NC (EDE).

² The public planning charrette was held in Edenton, N.C., October 6 through 13, 2003.

³ The Fund for New Urbanism, LLC, is the parent of Sandy Point's developer, The Fund for Sandy Point North Carolina, LLC.

⁴ Seaside, Fla, the first and seminal new urbanist community, was designed by DPZ in 1980. The success of Seaside is legendary: It set a new standard for second home and retirement living; moreover, not only has the developer profited handsomely at Seaside, but lot purchasers benefited greatly from the steadily rising values fostered by the new urbanism.

⁵ Zimmerman/Volk Associates, Clinton, N.J.

⁶ Where the connecting road crosses the wetlands, we will propose a raised bridge (on pilings) that is esthetically pleasing and that does not interfere with the flow of water through the wetlands and on to the Sound.



Sandy Point's main street will extend from State Route 32 west to the harbor.

SANDY POINT WEST OF SR 32

Sandy Point's principal gathering places — the main street, central square and primary harbor — are located on the west side of SR 32. They are accessible by road from SR 32, from Soundside Road and from the connecting road that arcs from the east side of Sandy Point, and they are accessible by boat from Albemarle Sound and the Intercoastal Waterway. The main street is oriented east-west from SR 32 and runs generally parallel to the Sound, which lies just to the south of main street. The main street is lined by two- and three-story buildings. They include live-work units, apartment buildings for retirement living, space for small shops, a grocery, restaurants, a bar and a variety of civic services (police, fire, emergency medical, etc.). The central square, at

the western end of main street, is located on an extraordinary upland harbor.

THE CENTRAL SQUARE

The central square will have a broad flight of steps leading down into the water. It will create a distinctive, inviting environment, such as that engendered by similar structures in Charleston, S.C., Alexandria, Va., and Venice, Italy. Steps leading down into a harbor are expensive to build if they must be built into the lapping waters of a bay or lake, but construction is relatively easy when done on dry land, before the water is let in. And that is what will occur at Sandy Point. We will build the



The central square will front a large harbor, excavated from the upland on the west side of Sandy Point.

plaza and steps on dry ground and only then excavate the harbor, whose waters will ultimately lap against the steps of the central square. The square will become a famous place, providing a gathering place of unique beauty to the State of North Carolina. Residences for retirement or empty-nester living and a restaurant or two will ring the central square.

THE HARBOR

The harbor on the west side of Sandy Point is large and carved entirely into the uplands. It extends approximately 3,000 feet east-to-west. A navigable channel, near the easternmost end of the harbor, will connect the harbor to Albemarle Sound; the channel will be located immediately west of the historic Sandy Point farmhouse,¹ near where the present Sandy Point Road would terminate if it were extended all the way to the Sound. The channel, moreover, is in an area where the elevation of the land is relatively low and where the approach to the harbor from Albemarle Sound is relatively deep, so that the Sound bottom will not be disturbed any more than necessary. A second, non-navigable channel will connect the harbor with the Sound near the westernmost end of the harbor. The second channel provides for the efficient flow of water into and out of the harbor.

There will be boat slips in the harbor² near the central square for the boats of both residents and visiting yachtsmen. The Sandy Point harbor will not, however, be a parking lot for boats. Rather, it will be an urban space inspired by a similar one in Portofino, Italy. It has been designed to create an aesthetic amenity to be enjoyed not only by the few who own boats but also by those who simply enjoy looking at boats on the water. Mediterranean mooring (docking stern-to-pier rather than bow-to-pier) will be encouraged, with the hope that such mooring will facilitate social interaction and integrate boat owners into the larger waterfront community. Med-mooring has become standard at more and more yacht clubs throughout the United States.

THE BEACHES

Between the Albemarle Sound Bridge and the navigable channel into the west side harbor, there will be two beaches on the Sound.³ The beach closest to the navigable channel, which will cover approximately 1,000 linear feet of shoreline, will be the most active, heavily trafficked beach. It is located where people can find it and is directly accessible from Sandy Point's main street. The beach will also have amenities serving visitors and residents alike. At its western end, it will front the historic Sandy Point farmhouse for roughly 200 feet. The farmhouse itself will be centered on a green overlooking the beach and the Sound, similar to the courthouse green in Edenton; over time, this space should become an important meeting place for the community, hosting weddings and other celebrations.

Beyond the farmhouse, the beach will front the commercial section of the Sandy Point main street area, where there will be extra parking behind the buildings to accommodate visitors. In the vicinity of the main street, we plan to augment the sand on the beach; additional sand will be placed back from the water's edge, where it



View of Albemarle Sound beach planned for the west side of Sandy Point.

will not be susceptible to erosion by wind-swept tides. Our design creates a large and inviting public amenity, complete with places to change clothes, buy hamburgers, hot dogs and ice cream, park cars and, when a day at the beach has ended, take a refreshing shower.

Extending from the west side of the Albemarle Sound Bridge for approximately 800 feet is a second, lovely sandy beach. While specific amenities for the area have not been determined, we have noted that the beach is protected from boat traffic by the bridge and, accordingly, that it is an ideal area for supervised juvenile recreation.⁴

For residents of Sandy Point who desire a more secluded beach, there will be one that extends approximately 2,500 linear feet between the navigable harbor channel and the second, non-navigable channel. That beach is on the south, Sound side of the island created by excavation of the upland harbor. It will be exquisite. While the public will not be barred from this expanse of beach, it will be hard to reach, accessible only from roads within Sandy Point. Furthermore, there will be no bath houses, hot dog vendors or other public amenities on this beach, and there will be no public parking facilities near the beach. So, the residents of Sandy Point and their guests will be able to choose between two very different beach environments; some days they may want to relax on a beach in virtual solitude, and other days, they may want to enjoy a livelier beach experience.

RESIDENTIAL LOTS

The residential lots on the island, which has the beautiful expanse of beach on one side and the harbor on the other, will be some of the most expensive at Sandy Point.⁵ The objective of the Sandy Point land plan, however, is to create options for people, not merely

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Continued on page 10



SANDY POINT, N.C. MASTER PLAN

QUICK FACTS:

Chowan County,
North Carolina

930 acres located on the
Albemarle Sound

1+ miles of shoreline

RESIDENTIAL HOUSING: 1,000 - 1,500 HOUSING UNITS

West Side:

Types	Unit Count
Flexbuildings	TBD
Mansion Building	138
Rowhouse/Flexhouse	161
Bungalow Court	116
Cottage	213
Village	138
Neighborhood	30
Mansion	75
Lakefront	19
Soundfront	40
Harborfront	143
Hotel	TBD
Civic Buildings	TBD
Total	1,073

East Side:

Types	Unit Count
Soundfront	14
Lake and sound access	6
Lake access	23
Lake view	65
Farm lots	104
Hamlet lots	124
Total	336

Commons lots	20
Buildings	6

CIVIC SPACE:

West side: main street shops, grocery, restaurants, central square, harbor and beaches, civic service facilities (police, fire, emergency medical), recreational facilities, plazas, squares, greens, playgrounds.

East side: Corner store, spa, camp meeting/conference center place, small inn, harbor and beaches, lakes with docks.





Above, conceptual rendering of cottages in artists' close. Right, aerial view of artists' close with four small cottages.



Continued from page 7

Some might ask why we would bother to create lots to sell for less. The answer is that a place populated by a variety of interesting people draws more interesting people.

to create the most expensive possible lots. And to that end, there will be a wide variety of home sites, covering a whole range of prices and types. North of the harbor on the west side, for example, is a substantial area of urban fabric that accommodates a wide range of lot sizes and prices. And nestled up against the wetlands on the west side of Sandy Point are large, woodland lots that further add to the diversity of the housing stock on this side of SR 32. These woodland homes can be quite spacious and, in most instances, may be oriented as the lot owner wishes (for example, to capture the best exposure to the woodlands or the rising sun).

Within the street system north of the west side harbor, we have allowed for the possibility of reconfiguring two or three rather expensive lots from the inventory and creating from those lots courtyards suitable for as many as five or six individual home sites, each of which can be sold for considerably less than any one of the lots from which the courtyard sites are created. This type of housing is ideal for extended families or people with shared interests who wish to live in close proximity to one another. We could, for example, carve out a courtyard habitat for a group of university professors

(perhaps from the same university but different disciplines), for the alumni of a North Carolina or Virginia university or for retired military officers. The alternative, of course, seen throughout the Outer Banks, is to erect one (after another) very large home (a McMansion) that is shared by two, three or four families. We believe that offering the opportunity to erect smaller, truly private residences is the preferred alternative.

We have also conceived of creating a series of “closes,” which are clusters of small cottages around a central space for artist studios. Artists may not live in them, but those who do will per force have a creative flare. Back in the 1920s, the community of Santa Barbara, Calif., was a Victorian town out of touch with the times and of no particular distinction. Then an earthquake struck, and the community had to plan its recovery. In doing so, Santa Barbara repositioned itself as a Mediterranean city. All the buildings after that time were built to a certain style and included clusters of small cottages such as we have proposed for Sandy Point. The town also created a magnificent beach by depositing sand up from the ocean, much as we propose at Sandy Point. Time and again, the future has rewarded Santa Barbara.

Some might ask why we would bother to create lots to sell for less. The answer is that a place populated by a variety of interesting people draws more interesting people. Community building is about more than the physical amenities, the “hardware.” The “software” is just as important. Interesting people make a difference. So tapping into the faculties of area universities, a set of old friends from Raleigh or members of the Richmond bar,⁶ even if it means creating some lots that can be sold at more modest prices, could be good business.

Surrounding the west side harbor at Sandy Point, across from the central square, we plan to build homes at the water's edge. The porches of these homes can actu-

ally extend out over the harbor and serve as covered slips for power boats. Sailboats, of course, would be berthed beside houses. Such edge-water designs can be considered at Sandy Point for two reasons: first, there is a 9- to 12-foot difference between the elevation of much of the land and what will be the mean water level of the upland harbor that we will excavate, and second, there will be little or no tide in the harbor. Many different types of pleasure craft—from pontoon boats to ski boats to center-console fishing boats—will fit perfectly underneath a porch or deck that extends out over the harbor.

Homes constructed in such a fashion are magical. They are the sorts of homes that are featured on the covers of fashion and design magazines, which will help put Sandy Point and Chowan County on the map. As it turns out, however, environmental regulations preclude erecting homes at the water's edge such as we envision for Sandy Point's west side harbor. The regulations mandate a 30-foot setback from the water, even from an upland harbor excavated expressly for such residences if a channel connects the harbor to the Sound. The reason for the setback requirement is to cleanse rainwater of impurities before it goes into the harbor, which we recognize is an important consideration. We hope, then, that an alternative solution will be accepted by the regulatory authorities. We propose capturing the rainwater runoff in gutters, appropriately sloping the land away from the harbor and taking the water back so that it does not run into the harbor. As our rainwater solution should be more effective than a passive 30-foot buffer, we have reason to believe that North Carolina regulators will consider our approach favorably.

We have the opportunity to construct homes at the wa-

Homes constructed in such a fashion are magical. They are the sorts of homes that are featured on the covers of fashion and design magazines.

ter's edge only because we can build the homes on dry land, just as we can build the steps of the central square on dry land. It would be more difficult, and considerably more expensive, to erect homes at the water's edge if the water were already present or if the homes were to be built in a swamp or marsh as one finds in many parts of Florida and in other areas of coastal North Carolina. But since we can drive the pilings and set the foundations on dry land, building the homes at what will become the water's edge is incredibly easy. Only after we have put in the foundations and pilings for the homes will we scrape out the dirt and let in the water.

OTHER FEATURES

We plan to build a large pond in an area north of, and adjacent to, Soundside Road that will add aesthetic value to the uplands and also serve an important environmental purpose. Rainwater can be retained in the pond, where impurities can settle out before the water is released over the land. In the northwest corner of the property, behind a thick wetlands area, we intend to erect the wastewater treatment plant to serve the community. Such a facility is an essential resource for the community, as the alternative would be the installation of a septic system for every home site and commercial

structure at Sandy Point. The sewage plant also cleanses the wastewater to near drinking water quality so that it can be used to irrigate common areas at Sandy Point, the nearby agricultural fields and the neighboring golf course.

In a clearing on the west side of SR 32 that borders that road, there is an opportunity for playing fields for soccer, baseball, basketball and tennis. The fields will serve both the residents of Sandy Point and members of the larger community. Additional open spaces, which take the form of small plazas, greens, playgrounds and squares, are distributed throughout the west side of Sandy Point.

FOOTNOTES:

¹ The Sandy Point farmhouse is listed on the National Register of Historic Places.

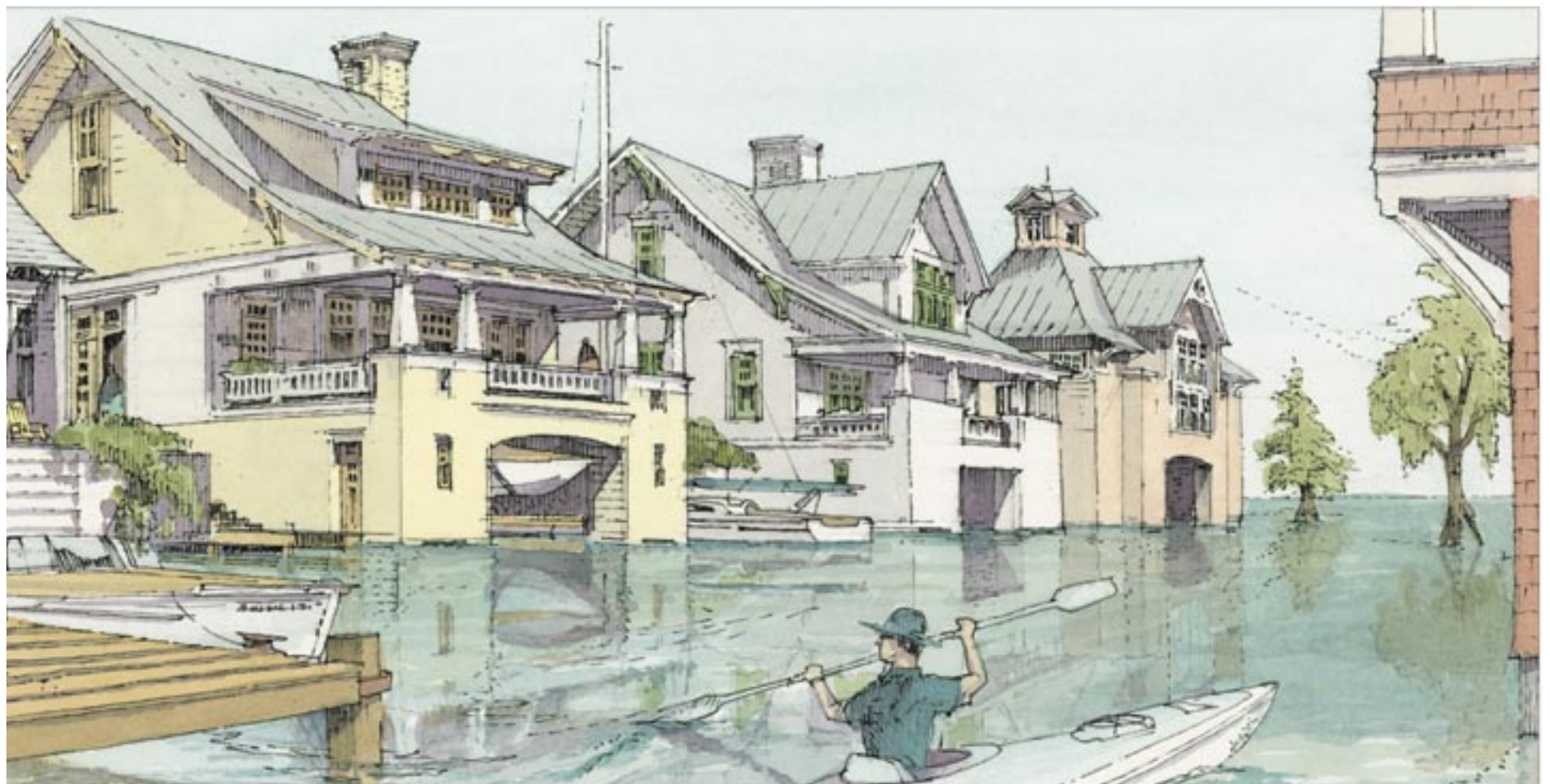
² There will not be any boat docks or piers erected out over Albemarle Sound from the Sandy Point development. Although such docks and piers are a common practice in eastern North Carolina, they are frowned upon by environmental regulators and are, quite simply, aesthetically unappealing. Boating activity at Sandy Point, then, will be centered on our upland harbors.

³ They are separated by an outparcel, a private home, that fronts the Sound for approximately 200 feet.

⁴ An enterprising and intelligent Chowan County woman has suggested organizing a summer camp in the vicinity of that beach for the children and grandchildren of Sandy Point residents and visitors. We welcome her suggestion and hope that she will, in time, propose creating and operating a camp for children at Sandy Point.

⁵ As Andrés Duany has been known to observe, "There seems to be a correlation between the expense of the housing stock and how boring a place is. So, if people want to be at the very end of everything, as far away from the action as possible, we'll charge them more for that privilege."

⁶ We may even be able to sell our lawyer a lot if our pricing strategy is more creative than his own.



Edgewater homes will line the man-made, upland harbor on the west side of Sandy Point.



Aerial view of the rural east side of State Route 32

SANDY POINT EAST OF SR 32

The east side of Sandy Point will have a decidedly rural character. The only retail establishment will likely be a corner store, where east side residents can conveniently obtain a quart of milk, meat for the grill or cornichons. And if there is a commercial business on the east side, it will likely be a spa, inn or other public accommodation. There will be very few roads on the east side in comparison to the relatively tight grid planned for the west side of Sandy Point, and most of the east side's roads will be light and rural in nature. As soon as development commences, we will begin planting hedgerows on the east side, which will emphasize the rural character envisioned for this side of Sandy Point.

ENHANCING THE TOPOGRAPHY

Development on the east side of Sandy Point will necessitate excavation of a harbor and two lakes, and as a consequence, we will have a great deal of dirt to man-

age. We also have a considerable amount of flat land to manage. Accordingly, we anticipate using the excavated soil, aesthetically (almost as one would in designing a golf course), to create topography for the hamlets on the east side. The effect will not be severe, but using the excavated soil judiciously, we can create heights that improve the presentation of the hamlets and greens and that enhance views from the hamlets back out across the harbor and lakes.

AN ELEGANT BOULEVARD

The primary connecting road, which arcs from the west side harbor across SR 32 to the east side harbor, makes an elegant, gentle curve to the south on the east side and becomes a boulevard. Houses and mansions front each side of the boulevard, forming a hamlet that terminates on a triangular green that opens onto the east side harbor. The boulevard, taking advantage of

And as on the west side of Sandy Point, we have preserved an extensive, lovely beach for everyone to enjoy.



Homes in a rural setting, around one of the lakes on the east side of Sandy Point.

excavated soil, might rise slightly over several hundred feet, and then, as one progresses toward the harbor, it will slope down just enough that the view of the harbor is enhanced. On the bank of the harbor, if you were to take the right fork around the green, there is a site for condominium flats for seniors and others who want to live on that green.

A MEETING-PLACE

In an open area, south of the hamlet lining the boulevard, we have reserved space to create an informal gathering place. It could take the form of a “camp meeting” place, such as famously exists in Lincoln County, North Carolina. Such a venue would serve as a conference center for corporate events, as a gathering place for private events, from family reunions to community dances, as well as a possible site for church retreats. These are incredible places. The pavilion or meeting hall would be in the center, and relatively rustic cabins would surround it. Some of the cabins might have two stories, but they would have a modest footprint.¹ Those building cabins early would build around the pavilion’s main square, and those who built later would build in concentric circles further back from the pavilion.

The pavilion might be a simple, open auditorium where entertainments of whatever nature could be staged. It could also have drop-down sides that permit heating and cooling when necessary, yet maintain its rustic appeal. The pavilion could even accommodate ice skating in the winter; if the concrete floor were appropriately plumbed at the outset, water could be mechanically frozen on the surface in the winter, creating a unique venue in Chowan County.

THE HARBOR

The harbor on the east side of Sandy Point is less formal than that on the west side. The banks of the harbor, for

the most part, are sloped rather than bulkheaded, and residential density around the harbor is very light in comparison to that on the west side. A single, navigable channel connects the harbor to Albemarle Sound. And as on the west side of Sandy Point, we have preserved an extensive, lovely beach for everyone to enjoy. The plan also reserves a special place near the beach on the east side for the residents of each of the east side’s upland hamlets. Each hamlet, accordingly, would have a small facility, which might be described as a large cabana, to call its own; the facilities would include changing rooms and other such amenities specifically for the residents of the associated hamlet.

RESIDENTIAL LOTS

Nestled up against the wetlands, on either side of the harbor, there are large woodland lots. These are not unlike those planned for the wooded edges on the west side of Sandy Point. On the Sound itself, near the eastern most border of the property, there are a few lots that actually include the Sound front. Those few Sound front lots are the only such lots at Sandy Point; the owners of those lots, of course, would have the utmost privacy.

In addition to the harbor on the east side, there are two upland lakes. We envision easy portage of canoes and kayaks between the lakes, and there may be a provision for the portage of small craft from the southern-most lake to the harbor. The lakes, of course, break-up the open landscape and add to the aesthetic value of the land. On the lake immediately above the harbor, there is a hamlet that promotes water sports and provides a place for launching canoes, kayaks and rowing shells. On the second lake, the one furthest from the Sound, there is a hamlet with double squares, one on either side of the lake. And in both of the lakes, there is a houseboat community represented. In discussions with a Chowan County businessman, we concluded that

it would be possible to build inexpensive houseboats, which could be tied together to create charming floating communities on the lakes.

Each of the east side’s hamlets has a public green or two, but even without formal greens, there is a vast amount of green space on the east side. In the backyards of two of the hamlets, we have actually planned farm fields. The fields will be devoted to a variety of crops, fruits or vegetables, limited only by a proscription against “industrial-strength” farming. Think fruit trees, tomatoes, beans, herbs of various kinds, perhaps chickens and other fowl. Some of the fields might be fenced (well enough to keep rabbits out) and include raised beds and arbors. The fields will be offered to those living in the adjoining hamlets.

USE YOUR IMAGINATION

With a little effort and some imagination, Sandy Point could demonstrate the transformative pleasures of growing, cooking and sharing food with others. A California woman named Alice Waters² is noted for having created a “foody” culture around her Berkeley restaurant, Chez Panisse. Ms. Waters organizes her daily menu around fresh food foraged from local, small-scale growers. She buys herbs and vegetables just out of the garden, fruit right off the branch and fish straight from the sea. In doing so, she has demonstrated to the world that wherever there is a farmer’s market, there will be someone there selling the most unbelievable foods—plentiful, ripe and inexpensive. Can we accomplish something similar in Chowan County? Who knows. We can make it possible.

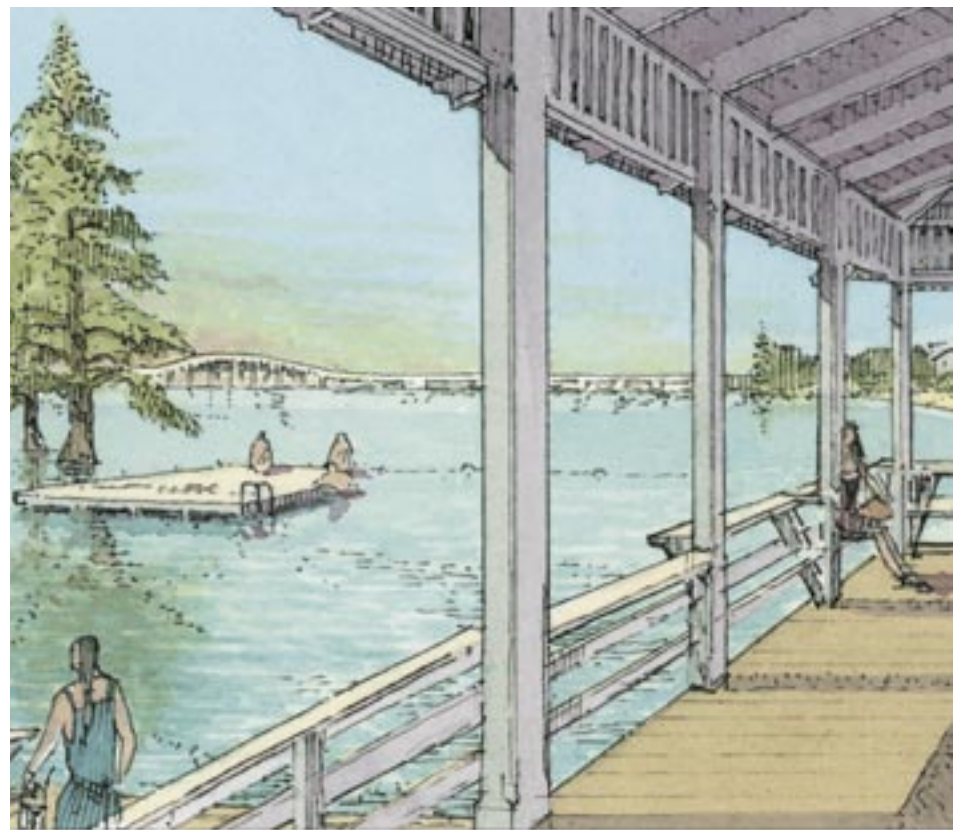
FOOTNOTES:

¹ The cabins can be erected very inexpensively yet remain worlds apart from that other inexpensive accommodation, the RV Park.

² For more information, just type in “Alice Waters” at Google.com.



Cluster of homes on a semi-circular green. This layout may be used in the neighborhood of Sandy Point’s west side. The same green with fewer homes would be part of a hamlet on the east side.



View of Albemarle Sound coastline, looking west from the eastern boundary of the Sandy Point property



PRECEDENTS

from nearby Edenton, N.C.





PEDESTRIAN SHED DIAGRAM

This diagram shows the pedestrian sheds areas in the Sandy Point plan. A pedestrian shed is an area defined by the average distance that may be traversed at an easy walking pace from its edge to its center. Shown using concentric circles, this distance (about a five-minute walk) is used to determine the size of a neighborhood and typically averages one-quarter of a mile or 1,400 feet.

Each side of the plan contains one five-minute pedestrian shed around community gathering places - a town center on the west side and a more informal gathering place on the east side. The east side of Sandy Point also includes several smaller pedestrian shed areas defined by hamlets. Hamlets are more rural neighborhoods that stand free in the countryside. These pedestrian sheds are based on one-eighth of a mile, or a two-and-a-half minute walk.

SANDY POINT WILL BENEFIT EASTERN NORTH CAROLINA

By J. Phillip Horne
*President, Foundation of Renewal
 for Eastern North Carolina, Inc.*

Just as the natural assets of North Carolina's Inner Banks—water, land, history—converge harmoniously, there is an ideal convergence of time, place and “the big idea” at Sandy Point. Thoughtful planning for the built environment, as illustrated by the Sandy Point land plan, is essential to sustainable economic growth. What is more, the Sandy Point plan presents the kind of new ideas and opportunities that are essential to Eastern North Carolina as we diversify and enhance our position in an economy driven more by the power of what we create than what we manufacture or where we manufacture it.

The traditional neighborhood development of Sandy Point is about far more than selling lots and houses. It is about creating a place that is vital, one that can make a difference and one that reflects and promotes the indigenous and historic character of the Inner Banks' towns, riverfronts and waterways. Sandy Point looks to the future and actually creates a new community, which is a key ingredient for sustainable economic growth.

Lest we take it for granted, the development of Sandy Point also means many new jobs. It will bring construction and construction-related jobs to Chowan and its contiguous counties. There will be work for carpenters, equipment operators and other tradesmen, work that will continue for years to come. There will also be work for the people who support the tradesmen and supply equipment and other material to them, for people selling carpet and appliances, and for people who plant trees and clean windows. The positive effects of this first level of job creation will cycle through the local and regional economy in ways that are predictable but also unique to Eastern North Carolina and our Inner Banks.

Once new residents arrive, there will be jobs for people who maintain homes and gardens, boats and cars. Others must attend to their dry cleaning, sell them groceries, entertain them in restaurants and care for them when they fall ill. In short, at Sandy Point, the tourism and recreation industries and a wide variety of traditional community-based enterprises—from auto and insurance sales to beauty and medical services—will follow



hard on the heels of the construction industry, creating even more new jobs and opportunities and spreading the wealth broadly.

The development of Sandy Point will also create opportunity for people with mobile talent, known as “knowledge workers” in the New Economy. Some will be homegrown, from Edenton and Chowan County. Others will hail from such nearby cities as Raleigh or Greenville. Still others will come from as far away as New York and Boston. All have in common the desire to conduct their businesses from the best possible places—because they can. Sandy Point, accordingly, will nurture an environment that is attractive to knowledge workers. There will be live-work units and other facilities ideally suited to the lifestyles of the creative class, the entrepreneurs who trade in intellectual capital. Furthermore, a top-tier communications infrastructure will make it easy for Sandy Point residents to reach out across the country and the world.

Finally, Sandy Point will not be a “gated community,” off limits to all but those who own homes in the community. The designers understand that the vitality of Sandy Point, like that of any community, is amplified by the enthusiasm of visitors. The new community, then, will become another travel destination in Eastern North Carolina and demonstrably enhance the tourism market in Chowan County. Whether visitors come by car, plane or boat, they will be welcome to enjoy Sandy Point's restaurants and shops, two beautiful harbors, biking and hiking paths, and the only swimming beaches on Albemarle Sound that are open to the traveling public.

Sandy Point is empowered by thoughtful design and planning. It is a place where sustainable, community-based economic growth can be promoted and maintained. It is a real-world incubator where we can recreate a vision for Eastern North Carolina that matches our vast potential for growth and prosperity.



ABOUT DUANY PLATER-ZYBERK & COMPANY

Andrés Duany and Elizabeth Plater-Zyberk are architects and town planners whose work for the past 20 years has focused on the design of new towns and the revitalization of existing cities. These efforts have earned them international recognition and dozens of local and national awards, including the Thomas Jefferson Medal and the Vincent Scully Prize.

Having both received bachelors degrees from the Yale School of Architecture and graduate degrees in architecture and urban planning from Princeton University, Duany and Plater-Zyberk spent their first years as architects designing buildings. It didn't take long, however, for the architects to feel dissatisfied with the results of their labor. They struggled with the sense that the individual buildings they designed did not relate in any meaningful way to the cities surrounding them. This concern soon evolved into finding ways to design environments in which the placement of individual buildings made sense — communities in which buildings are less important than the spaces between them.

Focusing their attention in this new direction, the couple founded Duany Plater-Zyberk & Company (DPZ) in 1980. It was that same year that their groundbreaking project, Seaside, was designed in Florida. This now famous “village by the sea” won worldwide praise as the first traditionally organized new town designed in over 50 years. The planning method used to design Seaside was coined the “new urbanism” and led to diverse new commissions for DPZ. Ultimately this spearheaded a resurgence of neighborhood-based design in the United States and abroad.

For the past two decades, Duany has traveled the world lecturing about post-suburban planning techniques to planners, developers, students and the general public. As a result, and because of the built successes, many have signed on to this new way of planning.

In its 24th year, Duany Plater-Zyberk and company includes 35 employees in four offices. The firm has collectively completed the design of over 225 new towns, regional plans, and community revitalization projects throughout the United States and abroad.



Andrés Duany makes a presentation to the residents of Chowan County at a charrette held for Sandy Point in October 2003.

Credit: Dorne Pentas

Charrette Date: October 6 - 13, 2003

Charrette Team: Andrés Duany, Tom Low, Demetri Baches, James Wassell, Debra Hempel, Dan Slone, Eusebio Azcue, Edgar Bennett, Mallory Ertel, Ludwig Fontalvo-Abello, Galina Tabchieva, Xavier Iglesias, Marcela Rumis and Peter Quintanilla

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