

# Development boasts 'walkability'

## Acadia to include 5 phases, 700 homes

By Kelly VanLeeuwen  
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Construction is underway in a planned development zone between the Southern Connector and the Saluda River called Acadia. To call it a subdivision would be an understatement.

Plans for the 300-acre plot call for five phases over eight years and include 700 homes, ranging from cottages and luxury condos to manors and estates, live-and-work offices, town centers with soccer fields and pet parks, and a riverhouse on the Saluda River. Land is still available for a school and a non-denominational

worship center.

Construction has already begun in the western end for Phases 1 – “The Village” – and 2 – “Saluda Run.” Caleb Freeman, the developer, who plans to live in Acadia, formed a Builders Guild with 12 different home designers to ensure diversity within the community.

“No two homes will look alike,” Freeman said at a Maudlin Chamber Economic Development meeting Feb. 22 at the Boy Scouts headquarters. During the meeting he spoke of “new urbanism,” traditional neighborhood design, the balance between the natu-

ral environment and the impact of development and, most important to him, the sense of Southern community so often missed in newer planned developments now.

“I wanted to develop it a little differently,” he said, so he studied 130 traditional neighborhood developments and 6,000 home designs. He did not build an entrance gate, so the civic amenities are open to the public. He created a design code, so no vinyl siding is allowed. And he chose alleys instead of driveways, so cars – and the way of life they demand – could be hidden and forgotten at the end of the day.

Although Acadia is about eight to 10 minutes away

from “anywhere you want to be,” including downtown Greenville and Mauldin, Freeman wants residents to forget they own a car after they park it behind their house. “Walkability” was one of the determining design influences over the entire community, he says. He designed interesting ways to get around the 300 acres on foot, including stone bridges, footpaths, sidewalks and village greens.

When residents finally retire for the night, they have many living choices, including cottage designs, townhouses, luxury condos, manor lots, gatehouses and estate plans. Buyers can work with the Builders

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Guild on specific home designs or choose from the 600 pre-approved home plans, some specifically designed for Acadia. An adult living center and a bed and breakfast for visitors also are planned.

For home designs, builder information, site map and more, visit the Web site at [www.acadiasc.com](http://www.acadiasc.com), or call the design center downtown at 331-6307.

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