



## CHESHIRE



Location  
 Black Mountain, North Carolina  
 Type  
 Village/Town  
 Year Design  
 1998  
 Status  
 Under Construction  
 Size  
 58 Acres  
 Contact  
 Sikes Ragan  
 The Village of Cheshire  
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The Village of Cheshire is situated just one mile south of downtown Black Mountain, North Carolina. In 1998, Sykes Ragan, the village founder, commissioned the first DPZ master plan for the 58-acre property. Much of the site that was northeast of NC Highway 9 has been developed following that plan. The street patterns and architectural character of various retreats around Western North Carolina, especially Montreat and the Manor of Asheville and its cottages, were an important source of inspiration for the plan of Ragan's family property, which once was operated as a summer tennis camp.

A subsequent charrette in 2008 provided a detailed master plan for the town center expansion on the southwest side of Highway 9. It includes retail space with apartments above, live/work units, artists' studios, lofts, and an event and conference center. The Village Center will be a leader in sustainable design using Light Imprint stormwater management techniques including methods for paving, channeling, storage and filtration of runoff that reduce the cost of infrastructure and decrease site disturbance. (See Cheshire Town Center and [www.lightimprint.org](http://www.lightimprint.org))

The site corresponds to a five-minute walk from edge to center. The Village Center is on the flattest portion of the property. It functions as the mixed-used heart of the community with commercial and institutional buildings, and uses the Highway 9 corridor as a Main Street. The middle of this neighborhood is on a gradually sloping hillside and consists of a mix of town homes and single-family houses. On the property's edge, there are single-family dwellings. Responding to the steepest terrain, there are tower-like houses known as tree houses. They were designed to blend into the hillside without a significant amount of cut and fill of each site.

Throughout the neighborhood, there are various green spaces reserved for public use with connecting paths, a natural flowing stream, and allotment lots. The site plan established the prime real estate for public use and civic use. It includes the Cheshire Resort, which blends into the neighborhood. It is comprised of a lodge, bed and breakfast, cabins, wedding chapel, conference center, spa, fitness center, tennis facility, and a central management program allowing second homes to become income-producing properties.