Lower Cape Fear Stewardship Development Award Program

2008 Award Winners

Outstanding Stewardship

Monteith Construction – 32 N. Front Street Wilmington, NC (New Hanover County)

In 2007, Monteith Construction Corporation purchased an abandoned circa 1870 building in historic Downtown Wilmington and began rehabilitating and restoring it for their corporate headquarters. Working with LS3P Associates to achieve their desired design, Monteith strived for environmental excellence throughout the building process. In doing so, the project team was able to attain LEED GOLD Certification – making this building the first LEED certified building in the Lower Cape Fear region. The restoration included restoring the building façade, which required a continuous dialogue with the City of Wilmington's Historic Preservation Commission. To restore the facade, the building's masonry, stone and terra cotta was cleaned and historically inaccurate elements were removed from the storefront. Inside the building, numerous green building principles, including an innovative HVAC system for high quality indoor air and highly efficient mechanical and electrical systems, were incorporated into the design. Throughout the building process, an intensive waste reduction and recycling program was followed. The contractor was able to utilize 40% of the total material cost of the building from recycled or rapidly renewable products such as bamboo, cork and soy products. Existing building products were reused to the greatest extent, incorporating salvaged wood into handrails, stair threads and workstation desks. To conserve water, several conservation measures such as dual flush water closets and low-flow lavatories and showerheads were incorporated into the design to enable the building to use 40% less water than a building of equal size. To continue with their sustainable focus, 70% of the building's power comes from renewable sources and employees are encouraged to walk and bike to work.

Significant Achievement

Autumn Hall – 1202 Eastwood Road Wilmington, NC (New Hanover County)

Purchased by the Trask family in the 1950's, the Autumn Hall development is located on the banks of Bradley Creek on the old Duckhaven Golf Course property. The project team strived toward environmental stewardship while developing a plan for a mixed use development. Employing a certified arborist on staff and creating a Save the Tree Mandate, the development team went to great lengths to preserve as many trees as possible. In doing so, 159 trees were transplanted, and over 200 mature trees were saved during the initial development process. Native plants were incorporated into the landscape design and many invasive species were eliminated from the site. To encourage pedestrian access, the development features a significant amount of pedestrian amenities within the project and creates a connection to the City of Wilmington's Cross City Trail. To ensure the developer's commitment to the land, a Legacy Founders Club will be established as an in-community organization dedicated to continued environmental stewardship.

Bald Head Conservancy, Barrier Island Study Center – 7000 Federal Road, Bald Head Island (Brunswick County)

The Barrier Island Study Center will be the final building constructed on the campus of the Bald Head Conservancy. The developers of the project plan to seek LEED platinum certification on the project – making this one of only a few in North Carolina with this prestigious recognition. The development team includes Jay DeChesere, Architect, McKim and Creed Engineers, B+O Design Studio, MCGH Engineers and Chris Holmes, PE. When built, the 5600 s.f. building will accommodate staff and students. The development team plans to employ an intensive waste reduction and recycling plan that will divert most waste from the landfill. Some of the many green building principles planned include: active and passive solar, recycled or renewable building materials, a highly efficient HVAC system and water conservation measures. The developer will strive to reduce water use within the building by 80%, reduce overall energy use by 35%, incorporate up to 30% recycled materials in the building and use of to 40% regional materials to reduce their carbon footprint. At the time of the 2008 award program, the project team had an approved site plan but construction had not started on the building.

Eagle's Watch – 16076 U.S. Highway 17 Hampstead, NC (Pender County)

This low density, residential community is the first project to be recognized in Pender County. The project was overseen by a design team that included Don Rhine, Steve Silverman, Gordon Frieze and Joel Rhine. Located on a former commercial bulb farm, the developer had to remove petroleum tanks and conduct remediation activities prior to construction. The development is surrounded by water and located on the banks of Old Topsail Creek, Nixon's Mill Creek and the Intracoastal Waterway. It is unique in that it is home to a pair of American Bald Eagles and is one of the only nesting sites in the Lower Cape Fear region. As a result, the developer created a significant conservation plan to protect the eagle's nests and incorporated monitoring activities associated with an overall eagle management plan. In the design of the project, the development team incorporated several Low Impact Development (LID) techniques, significant habitat and wetland preservation and was viewed as a great reuse of an abandoned agricultural property.

Fairwinds Harbor – 209 Greenville Avenue, Wilmington, NC (New Hanover County)

This infill project involved combining seven single family lots and removing abandoned or deteriorating structures from those lots. The new development will include six new duplex units on 2.02 acres of land. In the initial development process, the developer worked with Withers and Ravenel to maximize tree preservation efforts and save specimen trees. The building footprint for the duplexes was minimized in order to limit the need for grading and clearing and limit the overall disturbed area. Low Impact Development (LID) techniques were incorporated into the design and include porous concrete alleys, sidewalks and driveways and innovative stormwater devices including bioretention, rain gardens and infiltration trenches. The developer seeks to incorporate green building principles into the duplex units.

Lakeside – Stone Chimney Rd., Lockwood Folley Township, NC (Brunswick County)

Located on Maple Creek, a tributary to the Lockwood Folley River, this project involves the transformation of a 100-acre tract of land once used for sand and marl mining into a low density, traditional neighborhood development. With design guidance from H. Burkert and Co., the developer, Stone Chimney Development LLC, seeks to limit the built upon area to less than 30% and minimize impervious coverage. The plan calls for a significant amount of Low Impact Development (LID) techniques including bioretention areas, rain gardens and deed restricted cisterns on individual lots. Green building practices will be encouraged throughout the development and a strict waste reduction

program will be employed. Park and green space will be incorporated in the design and will include a 30' undisturbed buffer around the entire development and several pocket parks disbursed throughout. An existing 16-acre spring fed lake that was previously the site of the sand and mine pit will be turned into a neighborhood amenity. At the time of the 2008 award program, the developer had an approved site plan but development had not commenced on the project.

Special Recognition

Oak Island Lighthouse – HWY 133, Caswell Beach, NC (Brunswick County)

The Friends of Oak Island Lighthouse south to retrofit the land around the existing lighthouse in order to incorporate visitor amenities. In doing so, they employed H. Burkert and Co. to address accessibility in an environmentally friendly way. Much of the non-native vegetation was removed, thereby eliminating the need for the on-site irrigation system. The irrigation system was removed and native vegetation was incorporated throughout. The architect also constructed two bioretention areas to manage stormwater runoff and constructed a slatted deck for pedestrian traffic. The result is a environmentally-friendly project that can be used a demonstration site for visitors to the lighthouse.