



Lower Cape Fear Stewardship Development Award Program

2006 Award Winners

Outstanding Stewardship

Airlie Gardens – 300 Airlie Road, Wilmington, NC (New Hanover County)

Established in 1901, Airlie Gardens is a valuable cultural and ecological component of New Hanover County. The 67-acre gardens were purchased by New Hanover County in 1999 with support from the North Carolina Clean Water Management Trust Fund which in turn received a 300-foot conservation easement as a cornerstone to the water quality protection goals of the project. The stated mission of Airlie Gardens is to be a historic public garden with cultural and environmental education programs that serve the residents and visitors of New Hanover County. Airlie's combination of formal gardens, natural areas, wildlife, historic structures, walking trails, sculptures, views of Bradley Creek, 10 acres of freshwater lakes, and the grandeur of the 460-year old Airlie Oak are the shared assets of the residents of New Hanover County thanks to the insight of many who worked hard to save it from development pressures. Airlie strives to use as many best management practices as possible, particularly concerning water quality.

Halyburton Memorial Park – 4099 S. 17th St. Wilmington, NC (New Hanover County)

William D. Halyburton Jr. Memorial Park is a 58-acre tract of land comprised of gently rolling sandhills, limesink depressions, and wet pine flatwoods. Owing large part to working closely with area residents, the original park concept which would have extensively disturbed the site for construction of athletic fields and active park facilities was reborn as a more passive recreation park and natural preserve. The aim of the project was to celebrate the natural beauty and integrity of the property through preservation and environmental education, while also providing the community with recreational facilities. Principle features include a preserve, nature trails, picnic shelters with playground, and a community center. Public instruction focusing on classes, tours, exhibits, and interactive seminars applied to the natural features of the property figure prominently in the park's programming. Site sensitivity and low impact development techniques were used in designing and constructing the park facilities. Water quality best management practices such as extensive use of pervious concrete, natural vegetated stormwater swales and rain gardens, rainbarrels, and minimal soil disturbance are highlighted as educational tools with prominent signage and displays.

Preservation Park – Sebrell Ave., Wilmington, NC (New Hanover County)

Preservation Park is a 2005 recipient of the Significant Achievement Award and following many of the recommendations of the judges has successfully re-applied this year to become a recipient of the Outstanding Recognition Award. Preservation Park is a nine-lot, single-family subdivision located off Oleander Drive in Wilmington at the intersection of Sebrell and Park Avenues. The Developer – Worsley Properties – took allowable residential density and developed it in a clustered fashion to fully utilize development rights while affording a development plan buffered by extensive wooded areas and conserved wetlands. The project includes designated trails, community gardens, and a natural recreation area. Stormwater is managed in a constructed wetlands designed and monitored as a demonstration project in accordance with NCSU Cooperative Extension Service. The stormwater features have been planted with native vegetation conducive to serving as additional habitat. The developer is building all the homes to control the project and is states that house design conforms to Energy Star ratings and that the project was selected due to site design for the 2006 Cape Fear Solar and Green Building Tour. The environmental benefits of the project have been included in marketing information on the site, in print, and on the project website.

Significant Achievement

Devaun Park – 9286 River Terrace, Calabash, NC (Brunswick County)

Devaun Park, named after the late Walter Devaun Stanaland of Calabash is the result of over a three-year study to creatively develop a unique piece of land. Stanaland Stewart Company LLC - project developer – states that the vision for Devaun Park is to achieve a more desirable living environment than otherwise possible using current patterns of development. Devaun Park was an attempt to represent the best in a human-scaled, pedestrian-oriented village including provisions for recreational amenities, open space, a neighborhood center. The developer attempted to create a harmony between the natural and build environment, promoting designs to enhance the historical and cultural context of the region. The development's open space elements include seven constructed water features encompassing more than eight acres. Positive features of the project noted by the judges include narrow roads without gutters, partially pervious driveways, park and open space areas, walking is encouraged.

Demarest Village – Demarest Landing Rd., Wilmington, NC (New Hanover County)

Demarest Village, named after the late William Demarest Stewart, is the result of over a six-year study to assemble five parcels of land and creatively develop a unique neighborhood plan that is responsible, environmentally sensitive, community oriented,

and contributes to quality of life. Inland Harbor Properties LLC, the developer of Demarest Village, claims that the project emphasizes “Traditional Neighborhood Design” (TND) elements which prioritize the human habitat. The variety of housing and building types are woven among a fabric of park spaces resulting in the preservation and enhancement of the land and its natural features. The open space program of Demarest Village provides for 46% of the 33.58 acres for open space and protective buffers. The project density provided 25% impervious surface coverage clustered in less sensitive areas of the site. Comments by judges included that there were “significant effort to go beyond minimum requirements” and that many fine environmental aspects are included – narrow streets, green space, large detention ponds, scenic views, encouragement of walking.

Seagrove at Carolina Beach – 1237 Spot Ln., Carolina Beach, NC (New Hanover County)

Seagrove is a residential community of 105 home sites located on a 22-acre site in Carolina Beach. According to the developer – Tri Coast Properties - The inspiration for the project was two-fold: first, to create a distinct and unique seaside village; and second, to protect and enhance the natural attributed of the site. Seagrove utilizes a master plan, architectural code, restrictive covenants, developer-designed guidelines, and handpicking of builders to assure the project is developed in accordance with the vision. The project sets aside five of the 22 acres as a “conservation reserve” with all native vegetation left undisturbed and conservation easements given to the North Carolina Land Trust. The project also includes backyard habitats modeled after the National Wildlife Federation Backyard Habitat Certification program as part of the required architectural code for individual home sites.