



Lower Cape Fear Stewardship Development Award Program

2007 Award Winners

Significant Achievement

Lower Cape Fear Hospice Administration Building – 1414 Physicians Dr.,
Wilmington, NC (New Hanover County)

Lower Cape Fear Hospice has plans approved for a 23,000 square foot, two-story administrative office building on property currently housing their patient care facility on Physicians Drive in Wilmington. The Lower Cape Fear Hospice, Inc. felt strongly about minimizing the impact of the new building on the surrounding environment and selected a design team capable of sustainable site and building design practices consisting of Lisle Architecture & Design, Inc, Paramounte Engineering, Inc., MCBH Engineers, PLLC, and Fluhrer Reed. System WorCx of Charlotte was selected as their LEED consultant. The project incorporates site sensitivity, stormwater BMPs, and green building techniques and materials. The project is seeking a Silver Level LEED Certification upon completion. In addition, they have a construction waste management plan designed to recycle a minimum of 50 percent of the construction waste from the project. It is the organizations desire to be a leader in sustainable development and provide an example for others in the area. The project groundbreaking took place on November 15th and completion is anticipated in 2008.

Tonbo Meadow – 6100 Greenville Loop Rd., Wilmington, NC (New Hanover County)

Tonbo Meadow is a ten-lot family cluster development proposed for a 3+ acre parcel off of Greenville Loop Road just south of Bradley Creek Elementary School in Wilmington. The majority of the site was previously known as the 'Peterson Farm', where the resident family raised chickens, milk cattle, and grew a small number of food crops. Wilmington Cluster Subdivision criteria have been utilized to create a cluster development plan buffered by wooded areas and a preserved meadow space. Existing natural and cultural histories of the site are considered the primary 'site amenities', and have determined the most logical, least intrusive locations for the residential development. This project is intended to demonstrate low-impact development (LID) practices that are applicable to the suburbanized lower Cape Fear region, and will be monitored by NC State's Biological and Agricultural Engineering program to provide

data on LID practice efficacy. The new 2-story homes at Tonbo Meadow will have smaller building footprints configured for passive solar orientation. The homes are planned to embrace the latest in sustainable materials, technology, and systems. The construction is planned to meet NC Healthy Built Homes (silver level target). The Developer is JiJi Muge, LLC. The project has been granted site plan approval and is expected to begin in 2008.

Robert R. Taylor Estates – 1302 N. Front St., Wilmington, NC (New Hanover County)

Robert R. Taylor Estates is a multi-family and senior living community being developed by Housing and Economic Opportunities, Inc. (HEO), a non-profit development arm of the Wilmington Housing Authority. The project is designed to meet affordable housing needs for families and seniors. The developer states their efforts on the project put positive environmental considerations in front of full build-out type development. Their primary goal was to create quality residential settings for families and seniors that fit within the neighborhood context while providing smart environmental development practices. The key features of the site are the efforts to retain and protect over 50 significant hardwood trees and placing stormwater management structures under the parking areas to minimize site disturbance and save additional trees.

Special Recognition for Innovations in Green Building

811 MacCumber Alley – Wilmington, NC (New Hanover County)

The stated intention of the applicant was to select a low impact, infill site in the historic district and to build a “green” home in the style of a home that would have existed on the lot previously. The project was designed as a one-story, low country cottage. Project plans included elements designed to be consistent with old Wilmington and were approved by the Wilmington Historic Preservation Society. The project was built with minimal disturbance of the site and existing vegetation. The home was built using the new “LEED for Homes” checklist and “Healthy Built Homes” checklist as tools and resources for implementing green building. Some of the green building elements highlighted included water efficiency features, Energy Star certification, energy efficient building envelope, heating and cooling, renewable resource building materials selected where feasible, passive solar orientation, and pervious pavement driveway. The applicant is Christopher Cardamone of “Green Bilt” homes.

