



NC COASTAL BRANCH 2019 PROJECT OF THE YEAR NOMINATION

# RIVERLIGHTS MIXED-USE COMMUNITY

WILMINGTON, NORTH CAROLINA

SUBMITTED TO:



SUBMITTED BY:

**MCKIM & CREED** | WILMINGTON, NC  
910.343.1048 | MCKIMCREED.COM



# NORTH CAROLINA COASTAL BRANCH

## 2019 PROJECT OF THE YEAR NOMINATION



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### ELIGIBILITY:

- Innovative and vital project benefiting citizens of North Carolina at substantial completion anytime from June 1, 2018 to the time of the nomination.

### QUALIFIED BY:

- The project should demonstrate ASCE's Mission of advancing the civil engineering profession and serving the public good by:
  - Advancing Technology
  - Improving Public Infrastructure
  - Being Environmentally Responsible

### PROJECT INFORMATION:

**Project Name:** RiverLights

**Project Location:** Wilmington, NC

**Principal Design Firm:**

McKim & Creed, Inc.

**Construction Management Firm:**

McKim & Creed, Inc. and Newland Communities

**Project Owner:** Newland Communities

**Nominator's Name:** Richard Collier, PE

**Nominator's Address (may be employer):**

McKim & Creed, 243 North Front Street  
Wilmington, NC 28401

**Telephone Number:** 910-343-1048

**Email:** rcollier@mckimcreed.com

### PROJECT ENDORSEMENT:

Please attach a minimum of a one-half page summary discussing the project and how it has met the qualifications above. Please indicate any challenges that may have been overcome during design or construction as well as if the project met any scheduling or budget goals, as a minimum.

**Nominator's Signature:** Richard Collier

Digitally signed by Richard Collier  
Date: 2019.05.30 15:31:18 -04'00'

**Date:** 5/30/2019

**RETURN TO COASTAL BRANCH REPRESENTATIVES OR VIA EMAIL TO  
BROOKE.BOWDEN@WOODPLC.COM FOR REVIEW BY MAY 31, 2019.**

# RIVERLIGHTS

Located along three miles of the Cape Fear River, RiverLights is an environmentally friendly community in Wilmington, North Carolina. At final build-out in 2025, RiverLights will include more than 2,200 single- and multi-family homes and a mixed-use area that creates a live-work environment easily accessible by walking or bicycling.

Green space, legacy trees, sand dunes and native / coastal wetlands have been preserved and incorporated into the natural beauty of this waterfront community. A 7-mile trail system—which features views of the lake, woodlands and river—encourages long walks and family bike rides.



**A restaurant is situated along the Cape Fear River.**



**Marina Village features office and retail spaces.**



**The numerous boardwalks, trails and walkways throughout RiverLights create a walkable community.**



**Residential offerings include modern family homes, cottages, multi-family and age-qualified housing.**



**A park provides relaxation under the trees and a venue for evening concerts along the river.**

# ADVANCING TECHNOLOGY

RiverLights was one of the first mixed-use communities in Wilmington to receive the 100% ultra-fast network powered by AT&T Fiber. According to an article by AT&T, the network provides a gigabit internet connection to homes, apartments and businesses and is 20 times faster than cable.

Homes within RiverLights are designed to embrace smart home technology, and both residential and commercial structure construction are Energy Star rated.



# IMPROVING PUBLIC INFRASTRUCTURE

As part of the RiverLights community, Newland Communities realigned a three-mile section of River Road, which is a public roadway. Moving the roadway was necessary to provide an environmentally friendly development with improved access to the Cape Fear River for both RiverLights residents and the Wilmington community at large. The realignment restores and reconnects wetlands and coastal marsh, protects unique sand ridges, provides a multiuse trail and wildlife corridor, opens access to waterfront property on the Cape Fear River, and offers a safer roadway through dual-lane roundabouts. The \$10-million project was completed at no cost to taxpayers.

In conjunction with the Cape Fear Public Utility Authority (CFPUA), RiverLights also extended public utility infrastructure connections to New Hanover County property south of River Road; made major upgrades to the Barnard's Creek and Mott's Creek pumping stations; and provided a public utility easement for a water main upgrade.



## BEFORE



Prior to the relocation, River Road paralleled the Cape Fear River for approximately 12 miles of 55-mph travel unimpeded by stop signs or traffic lights.

## AFTER



Three miles of River Road were realigned to provide a state-of-the-art roadway corridor for the new RiverLights development; furnish greater connectivity with the Cape Fear River; and reconnect the wetlands bisected by the existing roadway.

Photos to left: A traffic circle and two dual-lane roundabouts tie the new road into the existing River Road. The speed limit has been reduced from 55 to 45 mph, which makes this curving portion of roadway safer for motorists and cyclists.

# BEING ENVIRONMENTALLY RESPONSIBLE

Nearly 40% of the total land area has been preserved as open space, and care was taken throughout planning, design and construction to safeguard unique environmental, geological, and historically significant areas of the site.

Moving River Road farther inland was necessary to protect sand ridges that range from 20 to 40 feet tall. Sand ridges “are believed to represent the eroded stumps of former longitudinal sand dunes” (The Free Dictionary) and can persist “for thousands to tens of thousands of years,” according to a paper titled “Modern Shelf Sand Ridges: From Historical Perspective to a Unified Hydrodynamic and Evolutionary Model” by John W. Snedden and Robert W. Dalrymple.

In addition, wetlands and coastal marsh that had been previously disturbed by pipes installed under the original roadway were restored.



Energy-efficient LED fixtures are used throughout the community.



RiverLights conserves its water resources by reusing fresh water from the 38-acre lake for irrigation in common areas.

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