



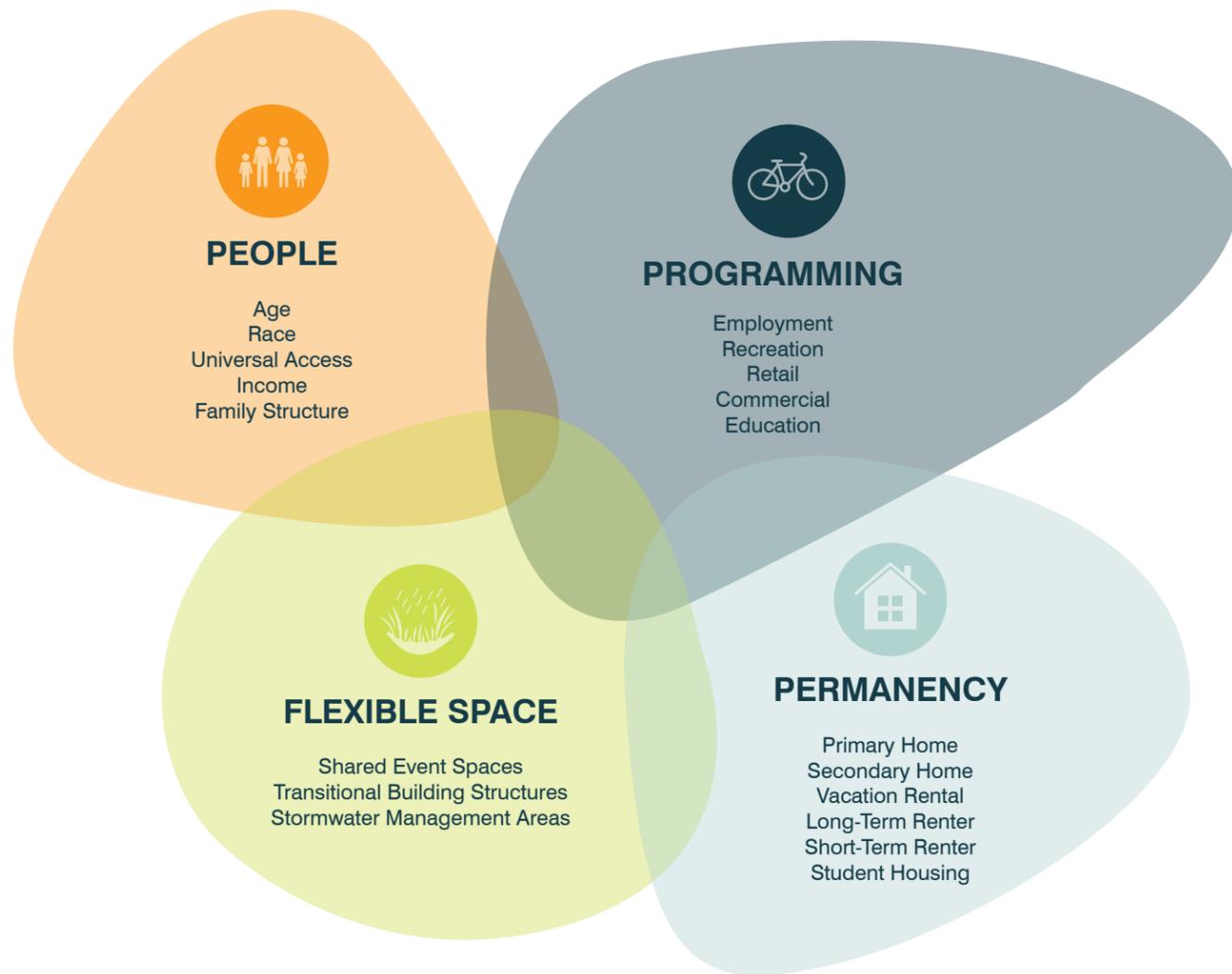
NO. 1001.5011.3501-03X111

## THE LEGACY AT SUNSET

Traditional mixed-use developments are characterized by a mix of programs like commercial and residential stacked together within a single building or city block. This type of development is preferred in urban environments to maximize the population density for both economic and social benefits. Decades of research and studies strive to evaluate “mixed-use” development areas and assess whether the quality of life for its users is desirable. Creating a successful mixed-use development in a rural environment requires a shift from the traditionally accepted urban definition of “mixed-use”.

Named “The Legacy at Sunset” for the site’s unique future to set the standard for new coastal communities, the Gore Family Grissettown Tract will be a mixed-use development characterized by a diversity of people, spaces, and activities. It will be a community that provides housing, employment, and recreational opportunities for a range of ages, races, and incomes integrated throughout the same neighborhood. This integration creates an environment that fosters social and economic inclusiveness and equality.

IMAGE: Aerial view of Mixed-Use Masterplan Proposal (Gabby Saider, 2017).



## REDEFINING “MIXED-USE”

The Legacy at Sunset will honor the trending “live, learn, work, and play” themes characterizing many modern developments. It will be home to year-round residents as well as second homeowners, summer vacationers, students, and short-term employees. Much like a traditional mixed-use development, the community would provide access to various types of employment, commercial products, and recreation.

People, programming, flexible space, and permanency will be reoccurring themes throughout the community to create an identity of diversity for the users versus mixed land use types. The Legacy at Sunset will provide a variety of lifestyle choices to support these diverse user groups. Programming will reflect these lifestyles through both passive and active recreation opportunities, intergenerational programs, educational activities, and more. Best practices of low-impact development will be utilized to ensure equity in environmental protection for all areas of the site. Housing types will be integrated within each other to avoid segregation by square footage or affordability.



## THE LEGACY OF THE LAND

Honoring the legacy of agriculture production and natural forestland, much of this type of existing land will remain. The central region is home to pocosins and wetlands and will be preserved in its natural state for wildlife conservation, research, and tourism. The prime agriculture land will be maintained as an active, commercial farm supplying the local market on site, the nearby elementary school, and beyond. Residential areas will be constructed with minimal removal of the significant trees which will add value to the community and reduce construction removal costs.

Businesses that will occupy the commercial area of the site should support niches in the tourism industry as well as the historical agriculture and emerging medical industries in the surrounding area. Co-working spaces will bring together freelancers and telecommuters, allowing them to live and work in a culturally rich community that reflects their lifestyle preferences.

IMAGE: Diagram of land use (Nicole Steele, 2017). Not to scale.

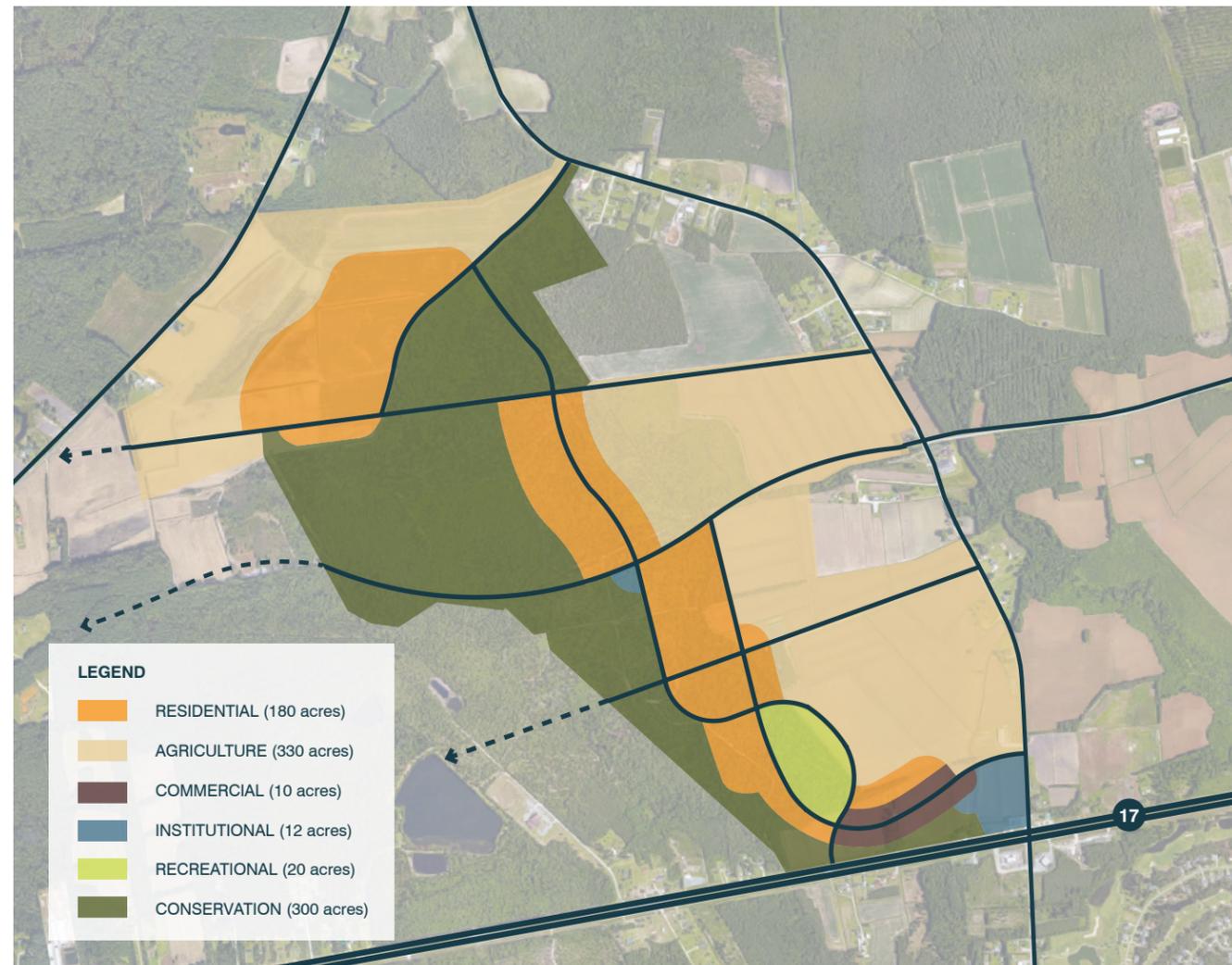
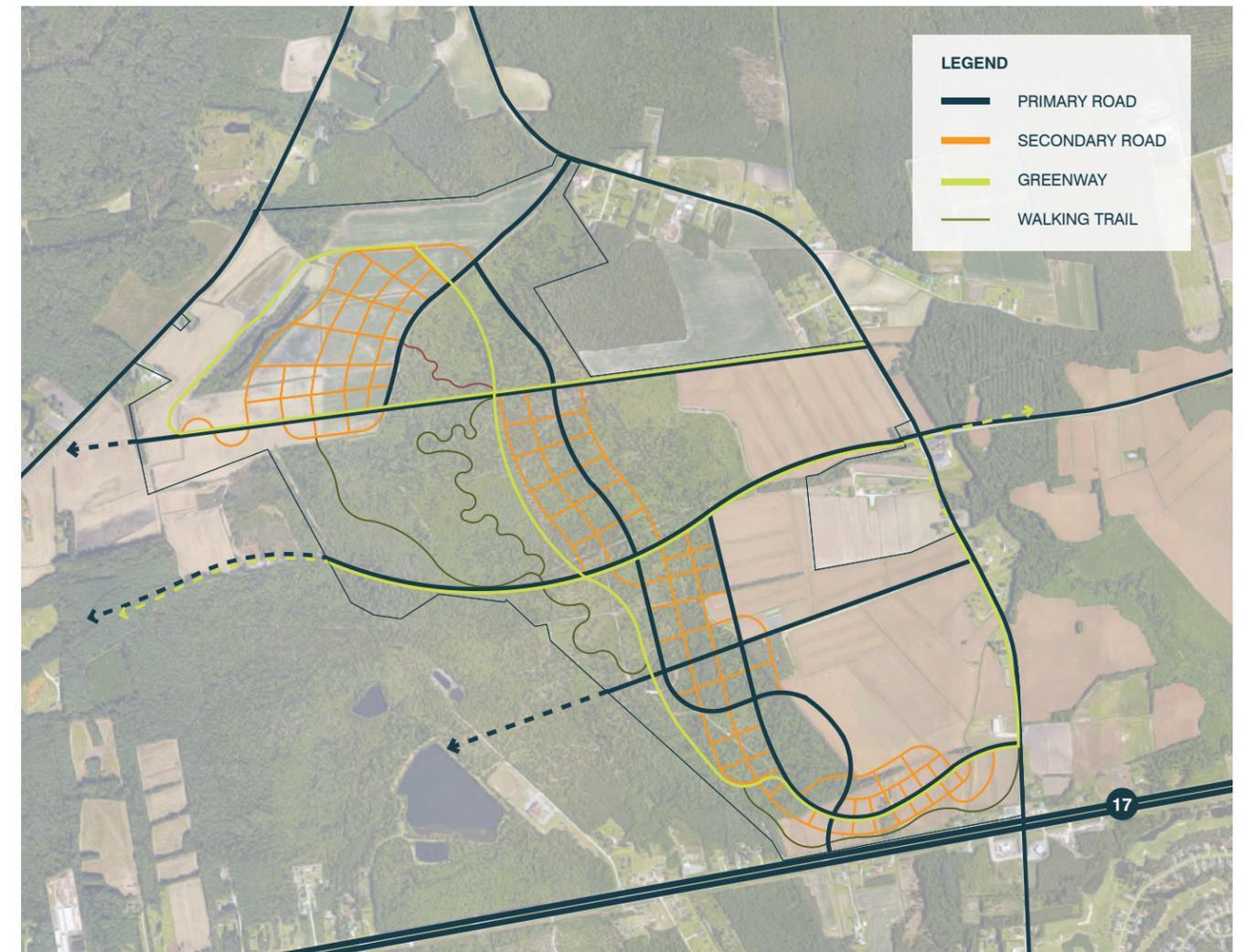


IMAGE: Diagram of circulation (Nicole Steele, 2017). Not to scale.



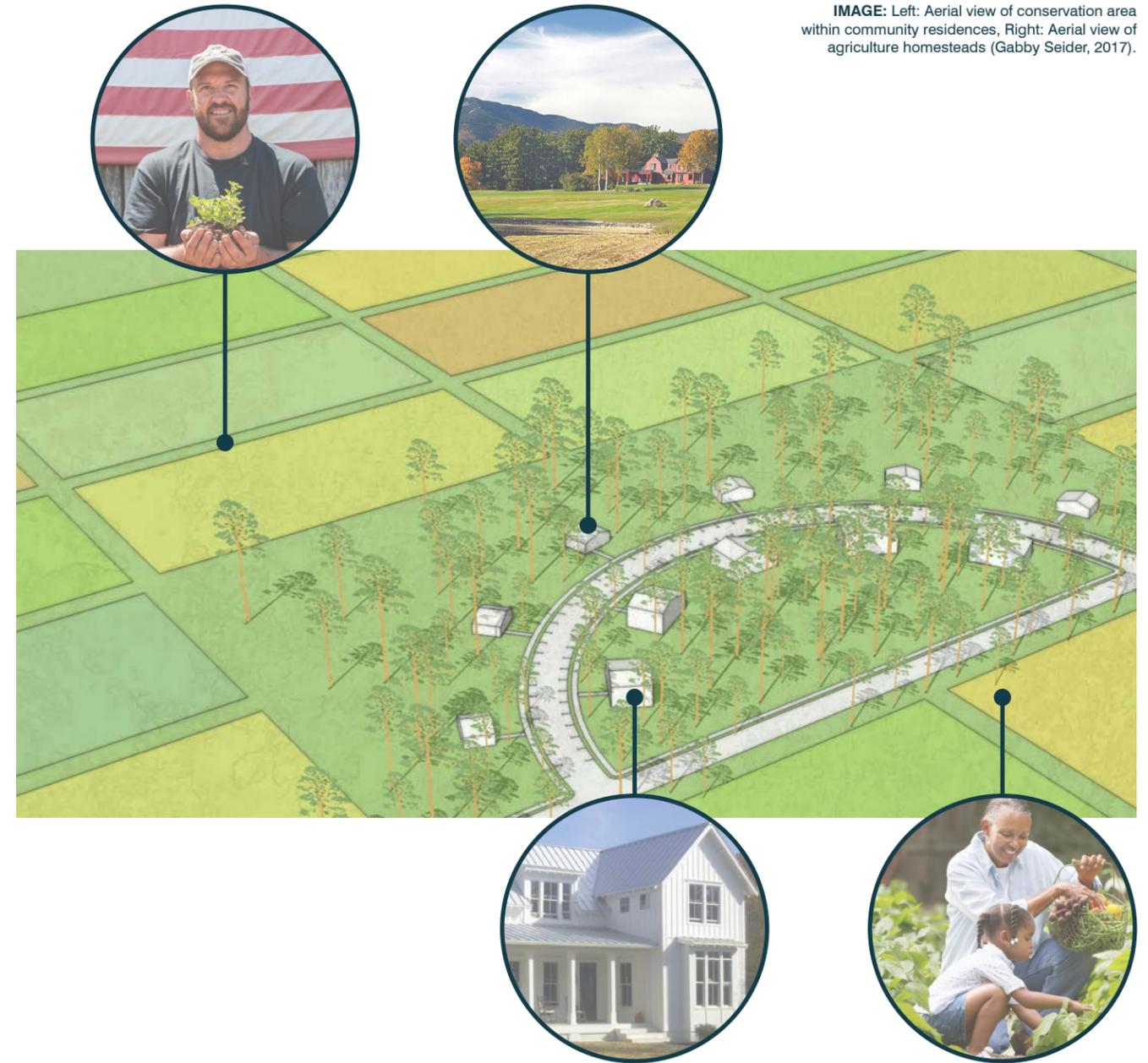
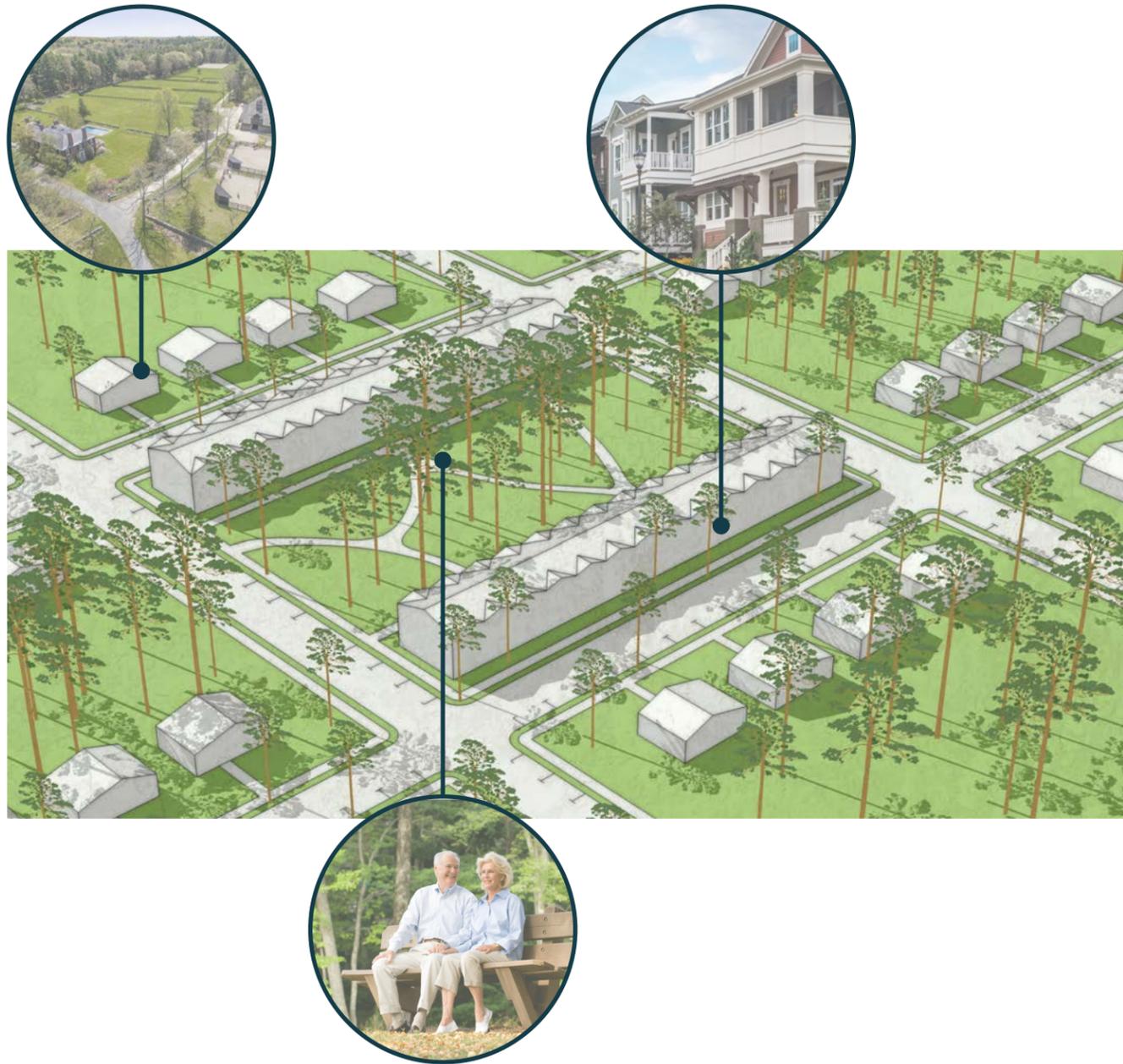
## SUSTAINABLE & PEDESTRIAN-ORIENTED ORGANIZATION

Street locations respond to the landform features and adjacent connection opportunities. Entry into the site from NC Highway 17 will be a winding two-lane road providing views into the unique spaces of the site and simultaneously slowing down traffic to make circulation corridors safer for pedestrians. It is located at an existing turn area to avoid conflict with NC Department of Transportation regulations. Entrances along Longwood Road NW can extend the proposed county greenway trail through to Pea Landing Road to connect the site's residential area to the local elementary school as well as other residential communities in the area in either direction like Ocean Ridge Plantation and Brunswick Plantation. Greenway trails for multiple types of users will provide more direct, faster routes to traverse the site versus by vehicle. Walking trails supplement these with more focus on exploration and enjoyment.

The site will serve as a landmark along NC Hwy 17. The commercial and institutional district with high-density residential will create a strong presence in accordance with the future designation of commercial land use. The site's street frontage will be anchored and easily identified by an iconic institutional building for the NC State Cooperative Extension office at the corner of NC Hwy 17 and Longwood Road NW.

An additional institutional facility is located at a major intersection of primary roads and proposed county greenway to anchor the main entrance of the conservation area for off-site trail users, 4-H camps, and educational activities. Recreation and environmental priorities of the site will be visible from Highway 17 as well. Functional stormwater retention ponds and walking trails will weave along the edge and work with the commercial district and institution. Additional recreation facilities, serving both local and regional visitors, is near the commercial district and conservation area to be a transition area that provides easy access to a variety of activities for users and more efficient use of infrastructure, such as parking.

IMAGE: Left: Aerial view of conservation area within community residences, Right: Aerial view of agriculture homesteads (Gabby Seider, 2017).



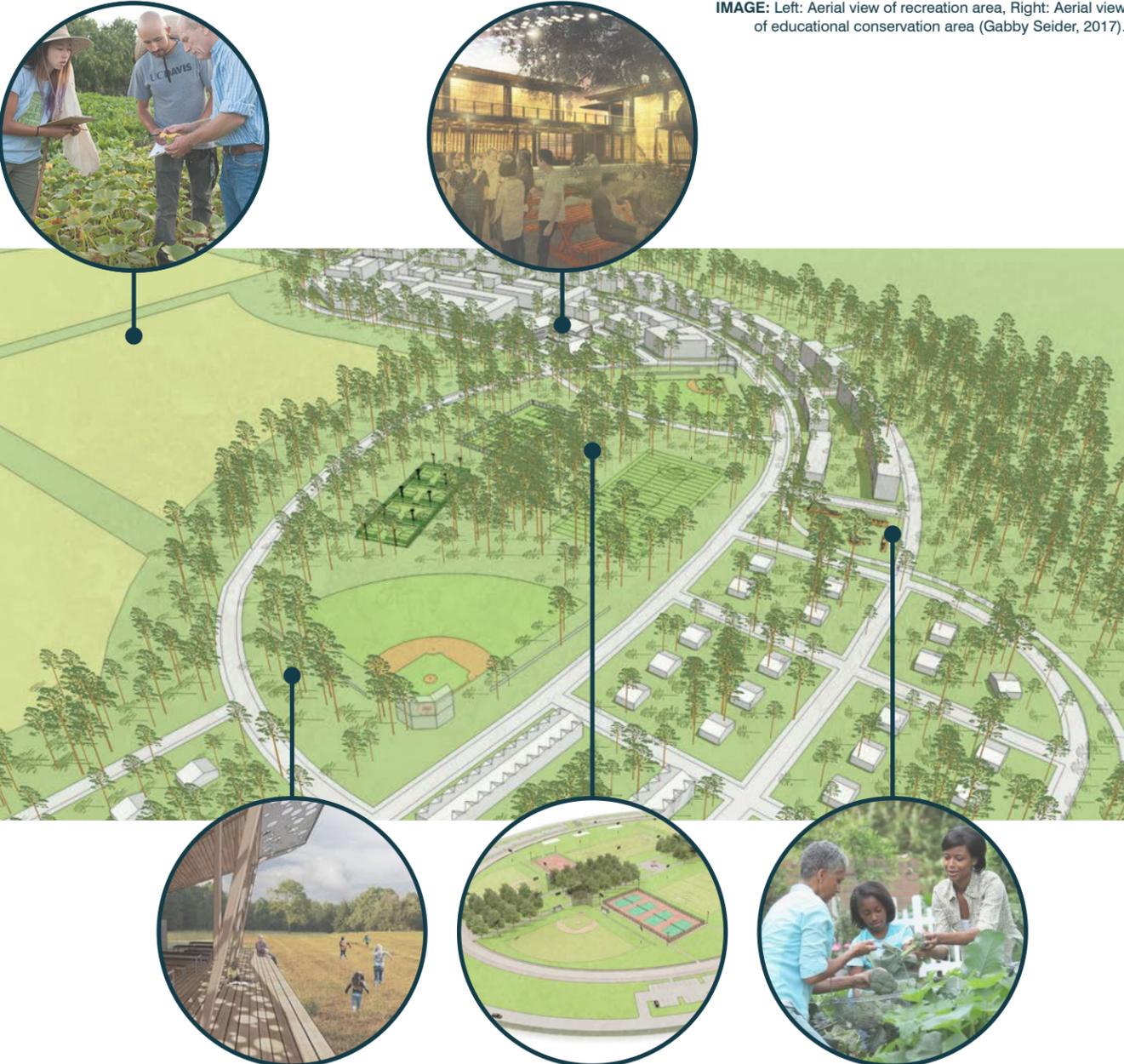
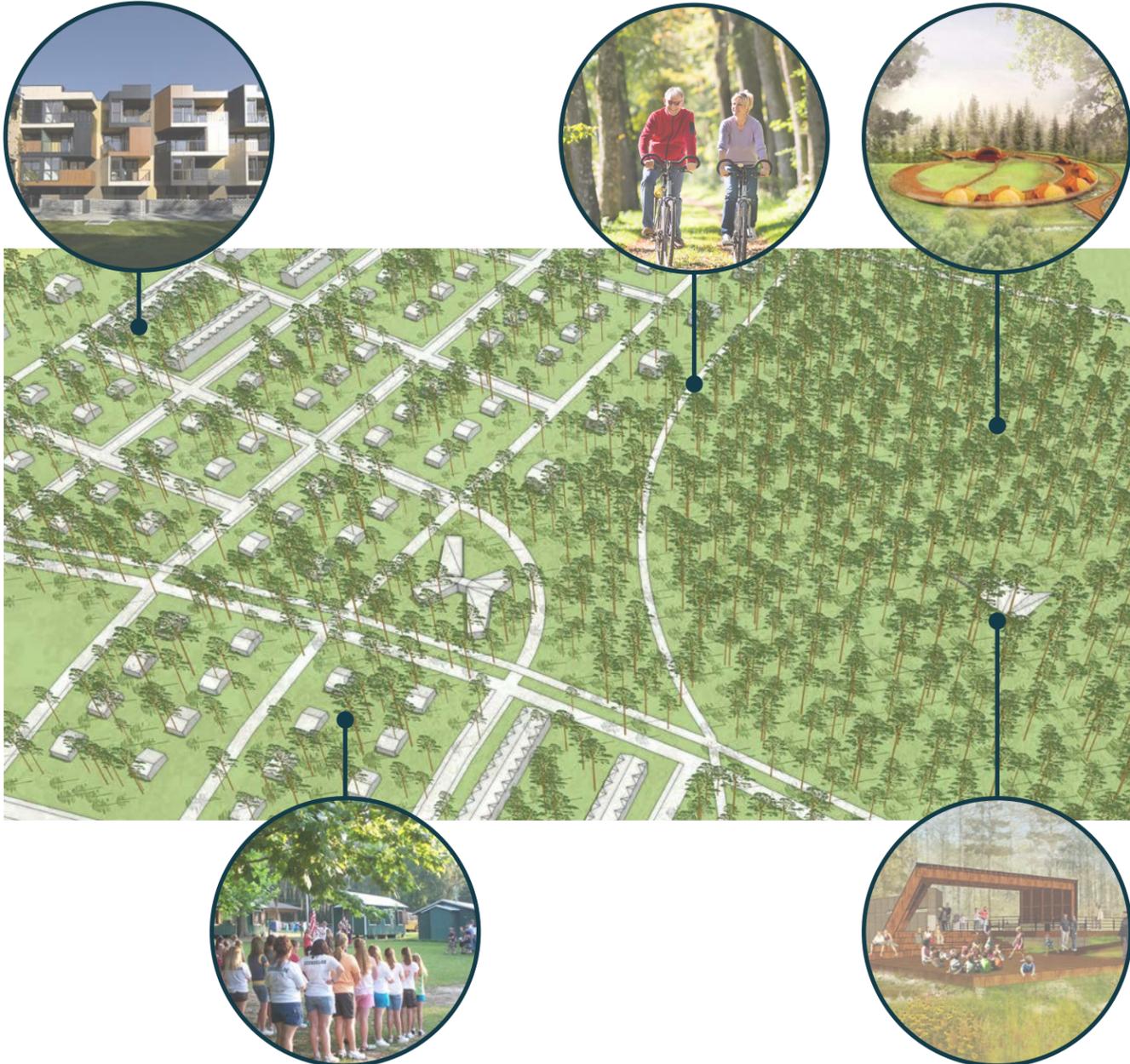
## BUILDING QUALITY THROUGH CONSERVATION

Residential areas will provide a combination of single and multi-family housing within close proximity to each other. High quality common spaces will be an important asset contributing to the price premium and absorption rate of units. For example, pocket parks embedded within neighborhood blocks create a sense of community by encouraging different collaborative and social activities for nearby residents. Some spaces may provide children's play facilities, community gardens, or wildlife observation areas. All streets will reflect low impact development best practices and be constructed with permeable paving for parallel parking areas and a swale for stormwater management between the sidewalk and the street. Types of vegetation used for the swales can vary across the site to create a custom identity by residents. Narrow streets and parallel parking create a more walkable environment by slowing traffic flow to make common spaces and circulation safer for all users.

## AGRICULTURAL HOMESTEADS

Agricultural production is a major contributor to the economy of southeast North Carolina. Several residential parcels located adjacent to agriculture fields along the perimeter of the residential areas will serve as homesteads for small-scale commercial farms. They will allow owners to directly access their fields and store equipment in accessory units on their land. These could be used by veterans, start-up entrepreneurs, or agriculture researchers. Of the hundreds of farms in Brunswick County, only one is strictly focused on organic production. The homesteads at The Legacy at Sunset can provide opportunities for niche farming such as organic farming. Produce can be sold locally on-site at the market in the commercial district or used to supply local schools and restaurants.

IMAGE: Left: Aerial view of recreation area, Right: Aerial view of educational conservation area (Gabby Seider, 2017).



### INTEGRATING EDUCATION

Discussion about the development of the Gore Family Grissettown Tract during the design exploration phase has always included a strong relationship with the NC State Cooperative Extension department. With an office in each county, the NC Cooperative Extension location in Brunswick County is currently about thirty minutes away in the town of Bolivia. Looking to relocate and have a major presence in the southern part of the county, a public-private partnership for the development of The Legacy at Sunset is the most feasible approach to meet budget and investment goals. For the private investor, transitioning the land to the university can generate revenue or reduce expenses through conservation credits and easements.

A satellite education center can be an internal landmark and visitor center within the site. It will be the primary entrance to the conservation and wildlife reserve. The flexible space can host small to large scale events and education programs like 4-H camps and individual camping trips.

### PUBLIC-PRIVATE PARTNERSHIPS

In addition to a public-private partnership with NC State, greenway trails and other recreation facilities can be constructed and maintained by Brunswick County as part of their park system. This builds their inventory of county assets and attractions to serve residents and visitors. Recreation facilities have the ability to be designed as a resilient flexible space in times of disaster. Flooding from storms is a major concern on an already flat site with drainage constraints. Low-impact development best practices and stormwater management techniques throughout the site will help mitigate minor storm events but the recreation areas could be constructed to intentionally collect stormwater. Using the recreation facilities for stormwater management helps alleviate the impact on buildings and farmland. Destruction of either greatly affects the economic resiliency of a homeowner, business owner, or farmer in an emergency. Institutional buildings can also be used as shelters or instant command posts for disaster victims and emergency response teams or organizations.

**IMAGES:** Relationship of residences to conservation.  
(Nicole Steele & Gabby Seider, 2017). Not to scale.



## PERCEPTION OF OWNERSHIP

Traditional developments maximize the number of residential units per road front by building homes on each side of the street. This practice places a price premium on units whose backyard is adjacent to a natural or conservation area versus another backyard. While this may increase profit, it decreases the perception of accessibility to the community amenity of conservation. Natural spaces that are not owned by a homeowner but are adjacent to their backyard become a perceived extension of their private space and it is unlikely that another user will feel comfortable in the space near their home.

One approach to reinforce natural or conservation areas as a community amenity is to remove residential units on that side of the street. The street separates the private parcel and the community space which supports a more inclusive and equitable community culture. This design also allows more visibility from the road and sidewalk into the open space or conservation area which can create a safer environment like Community Watch initiatives.

**IMAGES:** Relationship of residences to conservation.  
(Nicole Steele & Gabby Seider, 2017). Not to scale.



## IMMERSED IN NATURE

While the perception of ownership will appear private, the construction of residential units adjacent to conservation units is valuable in a different way. It caters to a lifestyle whose priority is to be as close to nature as possible. A public greenway can still be located nearby but residents can enjoy the benefits of the amenity at a much closer range and will pay more for that privilege. One approach is to prioritize high-density housing versus single-family units in the areas where residences will have a direct relationship with the open space or conservation area. This increases the number of owners or occupants that will pay a premium to have the community amenity more accessible or visible from their private space.

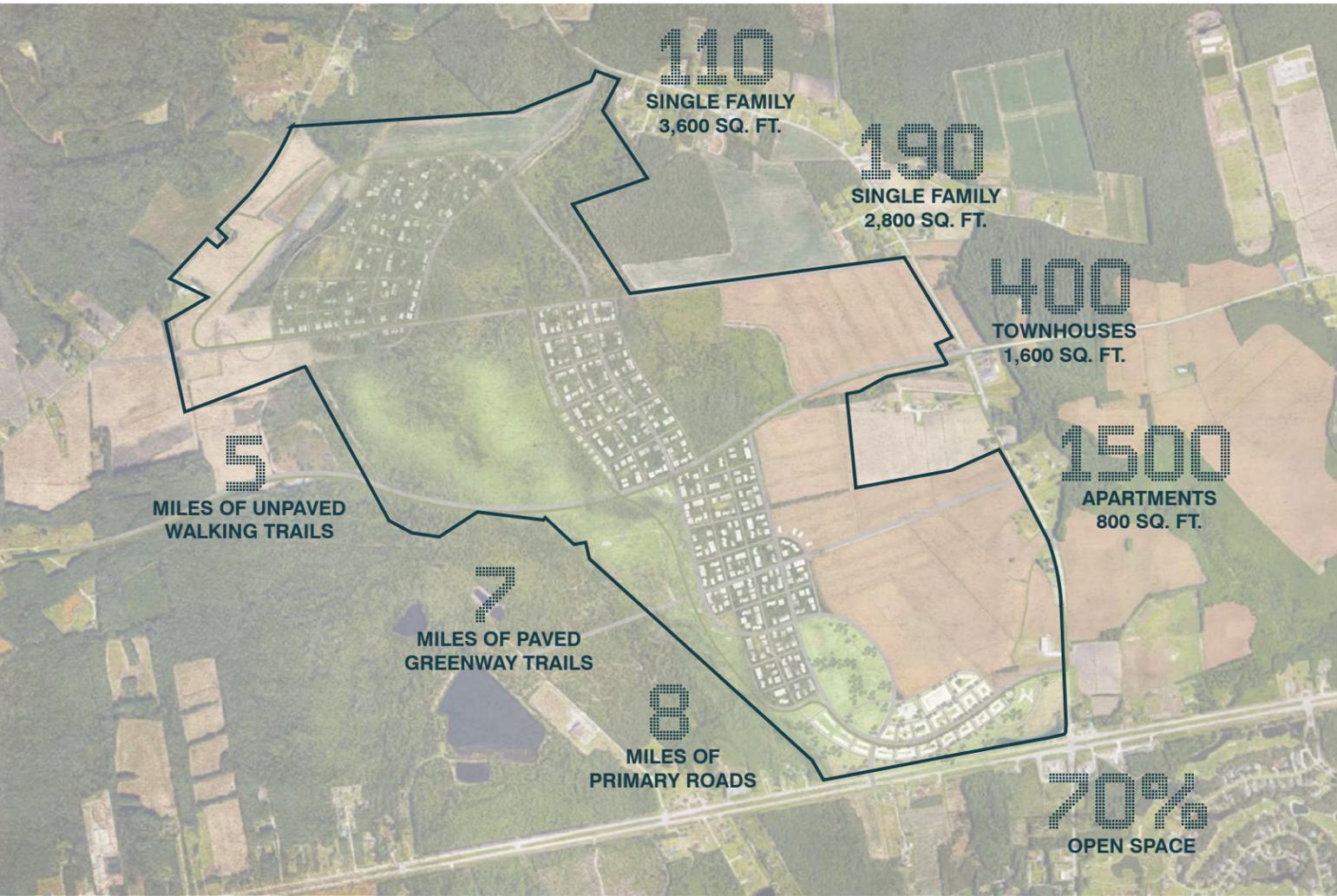
**IMAGE:** Relationship of residences to agriculture.  
(Nicole Steele, Gabby Seider, Samuel Burner, 2017). Not to scale.



## LIVING WITH AGRICULTURAL PRODUCTION

In areas where residential units overlook commercial agriculture, a buffer of 150 feet is recommended to minimize the noise from tractors and machinery for residents. This space can be created through sidewalks, roads, greenways, and swales. The swales will serve for both stormwater management and irrigation runoff. The greenway is part of a larger loop around the whole site that allows users to observe active farming techniques and see the full cycle of crop production from seed to harvest. Farming areas in conjunction with the institution can be used as educational and research-focused areas.

IMAGE: Below: Projected complete build out quantities, Right: Site land use diagram by phase (Nicole Steele, 2017).



## COMMUNITY BUILD-OUT

With around 2,200 possible residential units on site, The Legacy at Sunset will dramatically increase density and tax base for the Grissetown area. As a key landmark and crossroads for coastline travelers and inland to coast visitors, the community is uniquely positioned for success. Amenities for this community will surpass its neighbors by providing various options for passive and active recreation through trails and open space areas. In comparison to the nearby Ocean Ridge Plantation, which has 56% open space specifically for golf use, The Legacy at Sunset has 15% more open space, all available for use by the general public.

The first step in the development process will be to designate the central portions of the site as conservation zones in order to begin qualifying for conservation credits and generating capital. Subsequently, the commercial and institutional buildings along NC Hwy 17 would be developed to increase activity on the site and establish the highest density areas first. Once the commercial zone is established, residential units will be developed along the southern portion of the site, adjacent to the commercial zone. The county will then have a sufficient increase in the tax base in the area to be able to construct new recreation facilities. Remaining residential areas can be built to match market demand and meet the desired return on investment.