



# Community Sets Sustainability Standard

Sustainability is an integral component of River Dunes, a world-class waterfront community in Pamlico County, North Carolina. It's apparent in every detail, from the inland harbor that protects sensitive estuaries, to the onsite wastewater system that reuses water, to the low-density development that minimizes impervious surfaces.

"River Dunes had a lot of residents before we got here, and it's important that we protect them," says Ed Mitchell, River Dunes president. "Whether it is marine life or wildlife or plant life, it's very important that we make sure those natural resources are protected."

To help provide that protection, more than 400 of the community's 1,300 acres will remain undeveloped. A 238-acre conservation easement shields an environmentally sensitive creek from development. The 28-acre, 400-slip inland marina protects 14 miles of natural shoreline from development, and the 1,100-ft. channel creates a safe harbor for the community.

"Our developers are committed to being good stewards of the water and land," says River Dunes Corporation Marketing Director Susan Venters. "Our land planning involved an unprecedented session that brought 26 governmental and non-profit

regulatory agencies together at the table. The result of this collaboration is a land plan that has set the standard for future coastal communities."

"River Dunes has created minimal impact to the pristine water by concentrating their amenities inward toward the marina instead of outward toward the waterway," says Grant Livengood, PE, McKim & Creed project manager.

Another environmental innovation at River Dunes is the onsite beneficial reuse wastewater treatment system, which Venters says is state-of-the-art. River Dunes and  
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*The River Dunes Corporation team includes (first row, l-r) Richard Hudson, Ed Mitchell, Beth Fraser, J.C. Cappelmann, Tony Manning, Lori Flowers, Kellie Hawkins, Sherwood Crawford, Andrew Baysden, Kari Hammond, (second row, l-r) Kim Venters, Susan Venters, Kenneth Goetze (Photo by Harry Taylor, courtesy of River Dunes Corporation)*



*The three infiltration basins at River Dunes, shown above, have a combined capacity of 0.321 mgd. The treatment facility can accommodate 0.5 mgd. The Bay River Metropolitan Sewerage District, which supplies wastewater treatment to the area, is planning additional basins adjacent to the new reclaimed water pipeline that will connect the wastewater treatment facility to the infiltration basins at River Dunes. This system should be completed by the end of 2008.*

*(Photo by Jack Lewis, courtesy of River Dunes Corporation)*

*McKim & Creed has provided site development services for the marina and residential areas of River Dunes. (Photo by Harry Taylor, courtesy of River Dunes Corporation)*



## What's Inside

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*"From the outset, sustainability was key," said Ed Mitchell, president of River Dunes Corporation, in a recent Robb Report article. "We wanted to build a long-term community, one that would be home to generation after generation of families."*  
(Photo by Harry Taylor, courtesy of River Dunes Corporation)


the Bay River Metropolitan Sewerage District (BRMSD) partnered to renovate an existing treatment facility that increased BRMSD's overall capacity, converted the service area to 100 percent beneficial reuse, and provides onsite wastewater treatment at River Dunes.

Even while River Dunes has minimized its environmental impact, it has maximized its effect on the local economy. According to Mitchell, River Dunes is projected to add \$750 million to the tax base in Pamlico County.

River Dunes is the site of *Coastal Living* magazine's 10th Anniversary Idea House. Appearing in the November 2007 issue, the house showcases the best in coastal building and design. At a news conference announcing River Dunes' selection, Alison Thomas of *Coastal Living* said, "We really appreciate the balance this community has created between the environment and the ability to enjoy all aspects of water living."

Mitchell says he's proud of the team that's been involved in creating River Dunes.

"Those who have been involved in land planning, the design of the infrastructure, the architecture—we have a team coming together with the purpose in mind to build a community that has as low an impact on the natural resources as can be done."

McKim & Creed has been a part of that team since its inception, providing surveying and engineering services for nearly a decade. Says Mitchell, "Team members like McKim & Creed are part of the fabric that is woven to create a great community." 



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