

## **GREENBRIDGE DEVELOPMENTS**

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Design Center 400 West Rosemary Street, Suite 1006, Chapel Hill, NC 27516 919.968.7991

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### **Vision** [Company Vision]

Greenbridge Developments aims to develop a new kind of community in existing neighborhoods that promotes human and ecological health. A community that restores the air, water, and soil on which life depends, and contributes to the quality, diversity, vitality, and prosperity of its neighbors. An essential component to this will be to embrace new construction methods, innovative renewable building materials, and forward-thinking renewable energy strategies capable of restoring our relationship to the planet.

The inspiration behind Greenbridge Developments lies in the approach articulated by William McDonough and Michael Braungart in their 2002 book, *Cradle to Cradle*. Contrary to cradle-to-grave patterns that make, take, and waste, cradle-to-cradle harnesses the earth's interdependent systems to nourish one process with the "waste" from another, and rely on an eternally renewing flow of resources.

- [View Partner Statement \[video\]](#)

### **Sustainability** [Sustainability]

Sustainable design aims to comply with three primary principles of sustainability: environmental sensitivity, social equity, and economical vitality. This philosophy can be applied to the design of small objects for everyday use, or the design of substantial projects such as housing developments, office towers, and city planning. Greenbridge is committed to the following sustainable developments:

\* **Environmental Sensitivity:**

Energy efficiency, natural daylight, indoor air quality, rainwater catchment, green rooftops and terraces, solar thermal, bicycle friendly

\* **Social Equity:**

Affordable and diverse housing, retail services, employment opportunities, historic documentation, educational components

\* **Economic Vitality:**

Community renewal, increased public safety, new economic hub

All sustainability is local.

- [W M Video](#)

## **Green Building** [Greenbridge Focus]

Greenbridge Developments, LLC is committed to following "smart growth" principles of revitalizing town centers, rather than gobbling up farms and forestlands and contributing to urban sprawl. Our buildings are built close to mass transit systems and urban infrastructure. Residents are able to park their cars, opting to take the bus, walk, or ride bicycles as an alternate mode of transportation. Our buildings follow the Leadership in Energy and Environmental Design (LEED) standards for energy efficient practices; such as water conservation, indoor air quality, and sustainable sites. We welcome you to join us in our mission of a sustainable future.

- LEED
- LEED Checklists
- Green Links

## **About** [Partner Summary]

The six families that form Greenbridge Developments all have a Chapel Hill connection and a strong affinity for helping the town grow sustainably into the future. They care about the history of this great town and recognize the need for incorporating these values into the community of tomorrow. The Greenbridge partners are actively engaged in the community in many ways and very supportive of the initiative to "green" Chapel Hill. They feel fortunate for their own personal success, and feel strongly about giving back to the global community by tending to the planet's health for future generations. It is for all of these reasons that Greenbridge was founded, and why the company's first project is planned for their hometown of Chapel Hill.

- Partner Bios
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## **GREENBRIDGE CHAPEL HILL**

### **Building Site Bio**

The Greenbridge site location was chosen for both its practical qualities and potential possibilities. Practically, the current infrastructure has water, sewer, telephone, power, paved roads and 3 bus stops. And, it is centrally located between the main streets of Chapel Hill and Carrboro.

Showing great potential, the West End neighborhood is experiencing an economic revitalization-developing this site will greatly add to the momentum. This potential is recognized by the city, as the Greenbridge site is located within the "opportunity zone" as created for Chapel Hill's downtown small area plan.

Historically the site dates back to a time when it was the hub of a vibrant and sustainable community. The new Greenbridge building will bridge the future of Rosemary street to its past, and its planned large plaza will become a town gathering place for years to come.

- Site Plan Map

Greenbridge will be located on approximately 54,700 square feet of land in the West End of Chapel Hill and the Northside neighborhood. The building site is bordered by West Rosemary to the North, Merritt Mill Road to the west, and Graham Street to the east. The southern portion of the site is bordered by other lots accommodating businesses including the new Empowerment building named Midway, Crooks Corner, Passport Motors automobile repair, among others. The gross land area is greater than 1 acre.

- Building Highlights

two megastructures, one 10 stories high, the other 7 stories high

parking 216 spaces underground [perspective view seems to show it on ground floor]

zipcar

retail office 17,000 S.F.

balconies for 40% of units

high tech heat pump

lobby 24 hour concierge and security

plaza with shops and restaurants

interior courtyard for residents

entertainment suite holds 50, and lounge with garden terrace and private theater seats 20

rainwater catchment for landscaping

solar panels for 10% of electrical demand

roof gardens

ultra allergen reduction filter ventilation system

- Building Materials

"Reduce, reuse, recycle," urge environmentalists; in other words, do more with less in order to minimize damage. But as architect William McDonough and chemist Michael Braungart point out in their provocative, visionary book *Cradle to Cradle*, such an approach only perpetuates the one-way, "cradle to grave" manufacturing model, dating to the industrial Revolution, that creates such fantastic amounts of waste and pollution in the first place. Instead, why not adopt the mantra "waste equals food".

Guided by this principle, new products are being designed from the outset so that, after their useful lives, they will provide nourishment for something new. They can be conceived as "biological nutrients" that will easily reenter the water or soil without depositing synthetic materials and toxins. Or they can be "technical nutrients" that will continually circulate as pure and valuable materials within closed-loop industrial cycles, rather than being "recycled"-really, downcycled-into low-grade materials and uses.

Greenbridge is committed to the principle of cradle-to-cradle building materials, and will showcase these innovative new products in the planned Sustainability Center. While today's list of cradle-to-cradle resources is short, Greenbridge will offer as many choices as possible and keep an eye out for new products as they become available.

For more information on building materials Greenbridge Chapel Hill will utilize, please visit the following websites:

WBDC

Eco Solutions

- Cradle to Cradle [video about book]

- Interior Finishes

Interior Finishes

Cabinetry in Kitchens, Baths, Computer Alcoves

Carcasses/Boxes

- Metal drawers
- FSC certified plywood

Doors, Drawer fronts

- Veneers, FSC certified or bamboo panels
- Solids, FSC certified
- Solid wood frames, glass insert
- Metal frames, glass inserts

Cabinetry-Laundry

Carcasses/boxes

- MDF-Formaldehyde Free
- Metal drawers/boxes

Doors, Drawer Fronts

- Laminate, Abet laminate TEFOR

Countertops

- Icestone Cradle to Cradle certified
- Stainless Steel on FSC plywood substrate
- Granite, local Mt Airy and VA granites
- 3 Form, "100%," recycled content counter (laundry area)

Kitchen Backsplash, full backsplash

- Tile, limited selection glass tile, stone, ceramic
- Stainless Steel

Doors

- Sliding doors in baths & study to be FSC hardwood frame with glass panel insert
- 8'0" high solid core, flush doors
- 8'0" high frame and panel door, FSC hardwoods and plywood veneer panels

Finishes

- Walls, USG Sheetrock Brand-standard drywall

- Tile, All bath floors, tub surrounds and showers to ceiling
- Color/Finish selections will be available for porcelain, slate tile, and limestone
- Tile underlayment by NYCORE Nybacker or Ny-Cor 100% recycled materials

#### Wood Flooring

- Living room, dining room, hallways, kitchen, computer alcoves and studies in all units. Also in the bedrooms and closets in premium units on the 9th and 10th floors.
- FSC hardwoods with natural oil finish-Ash-4"
- Salvaged and reclaimed hardwood- 3/4;" Antique Heart Pine Solid Wood Flooring- prime grade or select grade with natural oil finish-as available
- Bamboo Veneers and Multi-Ply Bamboo- light and dark
- Cork

#### Carpet

- In all bedrooms and closets
- Natural Wool, Linen, Cotton- natural renewable wool, linen, cotton 100% biodegradable adhesive to bond to hemp backing-negligible VOC
- Nylon Broadloom- by Masland and others
- Nylon Carpet Squares- by Shaw and others

#### Paint

- Safecoat, VOC free, from standard palette or equal

#### Lighting and Electrical

- As designed by Tillotson Lighting Design in NYC, details to come

#### Closet Systems

- MDF, formaldehyde free and/or FSC plywoods with veneers or laminate. Countertops in bamboo multi-ply or Abet Laminati Tefor over FSC plywood substrate
- Stainless Steel Rodding and hardware

#### Appliances

- Refrigerator: Bosch, Cabinet Depth B2OCS50SNS
- Range: Bosch, Integra Duel-Fuel HDI705Z11
- Hood: Bosch, DUH 30252UC Traditional Hood -OR-Hood: Bosch DKE 9305AUC Chimney Hood
- Microwave: Bosch, HMB405 or Trimkit HMT4751 27"
- Dishwasher: Energy Star, Bosch, SHE44C05UC
- Garbage Disposal: Model TBD
- Washer: Energy Star, Bosch, WFLZ090UC
- Dryer: Energy Star, Bosch, WTE863300US Condensation
- Stacking Kit & Dryer Parts: WTZ1131OUC

#### Plumbing

- Kitchen Sink: Blanco, Undermount Double Bowl 513-613, SS

- Kitchen Faucet: Grohe, Alira with spray 33 759, SS

#### Master Bath

- Sink: ADA, Kohler, Ladena K-2215 undercounter 21" x14", White Faucet: ADA, Grohe, Atrio Single Lever centerset 32 006 Shower Products: ADA, Grohe, Mavario5 Head28 521, SN or Grohe, Arm 28 535, 19 167, Therm & Valve Control
- Spa Tub-Air-Whirlpool: Ultrabain, Origami 66," White-OR-Steam Shower System: Mr. Steam
- Tub Filler: ADA, Grohe, Atrio Roman Tub Filler 25 048
- Toilet: Toto, Aqua CST 414M/SS114 Dual Flash- Upgrade seat, White

#### Bath 2 and/or Powder

- Sink: ADA, Kohler, Ladena K2214 18" x 12," White
- Tub: Toto, Cast Iron FBY/1525 32" x 16" Deep, White
- Tub/Shower Combo: Grohe, Arm 28 535, 3 port diverter 19 166, rough-in 29 712, C
- Toilet: Toto, Aqua CST 414M/SS114 Dual Flush, White
- Faucet: Grohe Atrio Single Lever, centerset 32006

\*All bath fixtures available in choice of Chrome or Satin Nickel finish

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#### **Floor plans** Exterior View

Goes to new window “Exterior View” [[floor\\_plans.html](#)] which shows perspective of building with links to floor plans for each floor.

#### **Design Team**

From the outset, the partners firmly resolved to make Greenbridge a national model of sustainable design and green building. To achieve that objective, we assembled a world class design team that included architects, structural engineers, mechanical/electrical/plumbing engineers with deep resumes in green building, and local civil engineers and architects that understood the nuances of policy, environment, and community in Chapel Hill. The team follows the US Green Building Council LEED Protocols for close collaboration, which consistently delivers projects of superior quality.

Architect: William McDonough + Partners

Landscape Architect: Siteworks

Architect of Record: GGA

Interior Design: SitzerSpuria

MEP Engineer: Flack+Kurtz

Landscape/Civil Engineer: Coulter Jewell Thames

General Contractor: Clancy & Theys

- W M + Partners
- GGA
- C J Thames

- S:Spuria
  - Siteworks
  - Flack and Kurtz
  - McDonough Council Address
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## **Living Building Services / Residential Amenities**

### Essentials

- 24 hour security service
- Secure building access
- Secure underground designated parking
- Secure underground guest parking
- Secure indoor bicycle storage

### Amenities

- Full service concierge and delivery service
- Dry cleaning drop off service
- Private 1000 s.f. fitness center
- On-site Zipcar Fleet
- On-site sustainable educational learning center
- Pre-wired and WiFi/dedicated internet - etc
- High-efficiency energy star appliances
- 1/4 block to Franklin Street and the heart of the West End
- 6 blocks to UNC's campus

### Planned Retail

- Full Service Spa
- Restaurant
- Community Market-coffee, prepared foods to go, sandwiches, flowers, etc.
- Women's clothing store
- Art Gallery
- Green Home Design Center

### Design Highlights

- 10 foot ceilings
- Open floor plans
- Floor to ceiling windows
- Concrete building provides outside noise-reduction
- Spacious terraces up to 600 s.f. (40 % of units have terrace)
- Green roofs and gardens
- Resident-only interior garden courtyard for reading or relaxing
- 5000 s.f. Resident-only 5th floor Lounge and Terrace: cater kitchen, bar, and indoor/outdoor seating
- Resident-only multimedia entertainment room

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- Food

Within walking distance is the local food co-op and the nationally known Carrboro Farmer's Market, featuring fresh organic products of the Piedmont region. Next door neighbor, Mama Dip's, offers a taste of traditional NC southern cuisine. One block away is crafted organic and fair-trade coffee served by 3-Cups, which neighbors locally owned hot lunch spot Sandwich. On Franklin Street you will be able to find many different restaurants. Breakfast is served all day at Ye Old Waffle Shop and dinner is a must at Lantern. There Chef Andrea Reusing, cooks with local ingredients and Asian flavors, and as the season changes so does the menu.

- Educational Excellence

3 major universities are located in the area; with the University of North Carolina at Chapel Hill located just one block away, Duke University in Durham, and North Carolina State University in Raleigh.

The Triangle also offers excellent K-12 schools. Chapel Hill-Carrboro City public schools run one of the top 37 school districts in the United States in a community with one of the highest educated populations in the country. The school district is also the top performing school district in all of the Southeast U.S.

Greenbridge is zoned for:

- Carrboro Elementary/Glenwood Elementary
- Smith Middle School
- East Chapel Hill High School (ranked as one of the top 40 high schools in the US by Newsweek)

Private schools in the region include the Carolina Friends School and Durham Academy.

For information on CH-CC schools, please visit their website at:

<http://www.chccs.k12.nc.us/index.asp>

- Medical Facilities

The Triangle has some of the best medical facilities in the country. UNC Hospitals are top ranked public and academic medical centers with seven medical specialties that rank among the top 50 programs nationwide. Just down the road is Duke University's Medical Center, which is one of the top ten hospitals in the United States.

The UNC Hospitals system includes North Carolina Children's Hospital, North Carolina Memorial Hospital, North Carolina Neurosciences Hospital, and North Carolina Women's Hospital.

UNC Hospitals

Duke University Medical Center

Orange County also offers many eldercare options that support many retirement lifestyles.

Several retirement communities in the area promote independent living while capable of providing the appropriate level of care.

The Cedars of Chapel Hill

Galloway Ridge

- Outdoor Adventure

For those looking to enjoy the outdoors, nearby are two popular destinations for hiking trails and canoeing spots in Duke Forest and Eno River State Park. Twenty minutes away is Lake

Jordan; a premier fishing and boating spot.

One of the biggest draws to North Carolina and the Piedmont area in particular is easy access to both the beach and mountains. From Chapel Hill, it's just a few hours drive west to either the mountains in Asheville, or east to the beaches on the Outer Banks.

In the mountains of western North Carolina is Asheville, which is the home of the Biltmore Estate, the largest private residence in the U.S., as well as the Grove Park Inn. Grove Park Inn is known as one of the best spa/resorts in the country. Running through the mountains is the Blue Ridge Parkway, "America's Favorite Drive." The parkway has 400 miles of trails for hiking and many areas for picnics and camping.

Eno River State Park

Grove Park Inn

The Biltmore Estate

Blue Ridge Parkway

- Arts & Entertainment

Just down the street is the Morehead Planetarium, one of the largest planetariums in the U.S., and the Ackland Art Museum, which features over 15,000 works including works of Rubens, Degas & Pissarro. The NC Museum of Art brings in exhibitions of artists such as Monet, and nearby is the North Carolina Botanical Garden, the largest botanical garden in the southeast.

UNC's newly renovated Memorial Hall Performing Arts Center offers a calendar of performances ranging from the university's orchestra to a production of The Nutcracker. They also bring national and international profile musicians from modern blue-grass music group Nickel Creek to jazz trumpeter Wynton Marsalis. Duke University offers several auditoriums and concert halls which bring in performers from all over the world, and the North Carolina Symphony also plays nearby in Raleigh.

For sports fans, look no further than UNC's Dean Dome, home of the 2005 NCAA Men's Basketball Champions. Only a few blocks away, this arena is home to the Tarheels, one of the best college basketball teams in the country. North Carolina is known for its NCAA basketball teams, with five teams in the region that regularly make it to the NCAA tournament (UNC, Duke, NC State, Wake Forest, UNC Charlotte). UNC also has one of the top 3 baseball teams in the country, and the women's soccer team has won 18 NCAA championships played since the sport started in 1981.

Chapel Hill is famous for its local music scene, with national acts performing regularly at Cat's Cradle in Carrboro. The venue has been a fixture on the East Coast for so long that higher-profile bands still book shows at the 700 capacity club. Chapel Hill is also home to famous indie music label Merge Records, as well as many other labels and several recording studios.

Ackland Art Museum

NC Museum of Art

Memorial Hall Performing Arts Center at UNC

Cat's Cradle music venue

Merge Records

- Map [map quest style display]

- Chapel Hill video
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## **Green Technology** Why Green Technology

A hallmark of modern construction is the use of innovative building techniques and materials. Greenbridge takes this one step further by building with innovative GREEN TECHNOLOGY. All of the condo's most essential utilities will work in ways rarely seen in conventional housing. Heating, cooling, water, electricity will all be run by Green Technology. When green technology is incorporated into a structure, the average utility costs are decreased by 50% - according to the U.S. Department of Energy. In addition, green buildings require less maintenance and repair, and promote better health among occupants. However, green buildings don't just benefit the individual, they benefit our society at large by reducing the environmental impact of a structure.

- Buildings consume more than 35% of all energy and more than 65% of all electricity used in the United States. In NC, almost two-thirds of our electricity is produced from burning coal, which pollutes our air and water and fills our atmosphere with greenhouse gases, resulting in global warming.
  - Each day five billion gallons of potable water is used in buildings solely to flush toilets
  - A typical North American commercial construction project generates 2.5 pounds of solid waste per square foot of complete floor space.
  - Conventional development transforms forests and fields from natural, biologically-diverse habitats to hardscape that is impervious and devoid of biodiversity
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- Photovoltaic.

Greenbridge will use 35 percent less energy than a similar building designed to National Energy Code requirements, and provides a 65 percent reduction in summer peak demand. In addition, five percent of the building's base electrical load is generated by onsite solar power.

- Heat Pump

State-of-the-art Heating, Ventilation and Air Conditioning (HVAC) systems will regulate the units. One of these components will be a high-tech heat pump.

- Water Conservation

Collecting rainwater reduces runoff to city sewers during storms and can offset dependence on city water supplies. Greenbridge's water catchment will be used to water the gardens and possibly flush toilets in public spaces.. In addition, decisions on plumbing systems throughout the building were guided by the goal of maximum water conservation. Water saving plumbing fixtures and appliances, and wastewater reuse helps to reduce the building's potable water consumption by more than 50 percent compared to a similar size building.

- Green Roof

Besides being attractive, they create oxygen, harvests rainwater for reuse, and diminish rainwater runoff to storm drains. Stormwater is captured by special water retention layers installed beneath the soil of the plantings on the rooftop gardens. This layer is made of egg-crate shaped material that can hold up to two inches of rain before it overflows into the roof drains.

This simple technique keeps rainwater in reserve beneath the soil, making it available to plants through a wicking process when the surface soil is dry.

- **Building Management Systems (BMS)**

A single computerized system that coordinates controls for heating, ventilation, air conditioning, lighting, security, and other building systems. The BMS performs critical tasks including the remote monitoring of essential systems, and automatically alerts maintenance personnel when equipment needs tending to.

- **Indoor Air Exchange**

Greenbridge features a central air filtration system that pulls in fresh air from the highest point of the build, and filters 85 percent of particulates before providing each apartment with fresh filtered air. Working in tandem with the building's geothermal heating and cooling system, the air is heated and humidified during cold weather and cooled and dehumidified during warm weather.

- **Energy Star Appliances**

Energy Star is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient appliances that incorporate advanced technologies requiring 10-50% less energy and water than standard models.

Results are already adding up. Americans, with Energy Star appliances and products, saved enough energy in 2005 alone to avoid greenhouse gas emissions equivalent to those from 23 million cars - all while saving \$12 billion on their utility bills.

## **Reservations**

If you have not yet reviewed pricing and the units available for purchase, please do so by navigating our online floor plans

Ready to live green? 10% of purchase price due today, nothing else due until closing in July 2009.

At this point you have two options:

1. Tell us which residence you're most interested in purchasing by entering the unit number in the field below. By hitting submit you are asking us to hold this unit for you for 2 business days, and requesting copies of the purchase contract, public offering statement, and bylaws of the home owners association. Once all contracts are signed and Greenbridge has received your 10% deposit the unit will be marked sold.

2. Or, list for us the units in the field below that you're considering. Once we received your information, we will contact you to either answer any questions you have, or set up a time to meet in person.

[email contact info submit form]

[box on right "the facts:" not copyable. "84% market rate residential units; 51 unique floor plans to choose from; 1, 2, &3 bedroom units between 1,000-2,500 S.F.; Priced from low \$300,000 to over \$1 million; Cutting-edge Green Building Technology; Aspiring Leed Gold Certification; Available Summer 2009"]