

2200 HOMESTEAD

Conditional Zoning Application

9 March 2021

ESAB – Summary of Criteria to be addressed

A. Does the project promote alternative modes of transportation:

- Project will build 1,635 linear feet of greenway trail in a corridor through the project
- Public transit exists on the Homestead street frontage and the project will add a shelter as well as multiple sidewalks to the bus stop
- Sidewalks and trails throughout the site and connecting to the developments to the east and northeast, as well as connection points to future development to the northwest
- Bicycle parking and trails are located on site
- Project provides increased connectivity to the north and east.
- EV charging stations will be provided within the project.

B. Does the project demonstrate a commitment to energy management?

- The project will be designed to be 20% more energy efficient than ASHRAE standards by incorporating the following elements: LED lighting, sealed building envelope design, energy recover and high SEER energy efficient air source heat pump systems, high efficiency domestic hot water systems, low E window strategies,
- Appliances and equipment will be Energy Star certified
- Vegetation will be added to lower energy consumption
- Attention to reduction of the urban heat island effect with vegetation

C. Are you pursuing Green Building Certification for this project?

- The development team will not pursue the Green Building Certification or LEED certification, but the site developer has created a sustainability guideline to shepherd the site design's best practices throughout project construction with energy efficiency as a high priority balanced with cost-effectiveness.
- Members of the vertical housing developer team will review the potential of meeting the requirements of the SystemVision program provided under the NCHFA. SystemVision provides improved health, safety, durability, comfort and energy efficiency of affordable homes in North Carolina. The program is based on finding practical solutions to aid affordable housing market players in the design, construction and certification of energy-efficient affordable homes.

D. Will the project manage water quantity and improve water quality?

- Stormwater will be captured from impervious surfaces to be treated in a pond for nutrient and sediment removal, and to reduce peak flow.
- There is an existing wetland on site. The majority of that wetland will be preserved, and the water flow path retained.
- Low flow fixtures are proposed

E. How will the project incorporate green building materials?

- Durable materials are being specified within the budget constraints of each vertical development partner.
- Life cycle cost of materials is being considered in the design.
- There will be an attempt to source local and sustainable products within the budget constraints of this affordable housing project
- There is not an opportunity to reuse existing building which is beyond its useful life and contains asbestos.

F. How is the proposed project sustainable from a land development perspective?

- Land disturbance is being limited through the use of retaining walls, especially in areas where we are protecting sensitive environmental features
- The project will incorporate landscape enhancement areas
- The project includes many native plant materials. Some of the project plantings will be installed near existing wetlands or the proposed pond. In those areas drought tolerance is not a consideration.
- The project exceeds tree canopy requirements

G. How is the project working to manage and minimize waste?

- The developer will work with the construction team to maximize reuse and recycling of building materials.
- Four integrated trash and recycling facilities will be located throughout the site.

H. How is the environmental equity and culture being incorporated into the project?

- The project contributes to positive environmental health impacts by providing healthy buildings for a portion of the Town's at-risk population in a safe community with multiple options for outdoor activity.
- The project will promote a sense of community to its residents.
- The project proposes to provide land for a relocated community garden management by the Hope Gardens program. This as well as the large amount of community space within the project will provide the residents with an opportunity for stewardship.