

NEGOTIATION MATRIX

	TOPIC		NEGOTIATION OPPORTUNITY	LUMO BASE CONDITION	UNC-HC BASE CONDITION	HORSESHOE ONLY	UNC-HC ALTERNATE 1	UNC-HC ALTERNATE 2 ¹
Design Drivers	Total Development Area 50.44 acres	Northern Parcel 20.54 acres	3.6 acres of development gained on horseshoe in exchange for 1:1 ratio ² preserved on northern parcel	12.49 acres (8.05 preserved)	12.49 acres (8.05 preserved)	0 acres (20.5 preserved)	8.89 acres (11.65 preserved)	8.89 acres (11.65 preserved)
		Horseshoe 29.90 acres		23.27 acres (6.67 preserved)	23.27 acres (6.67 preserved)	26.83 acres (3.07 preserved)	26.83 acres (3.07 preserved)	26.83 acres (3.07 preserved)
		TOTAL		35.76 acres	35.76 acres	26.83 acres	35.72 acres	35.72 acres
	Development Density		To be negotiated	Approx. 550,000 SF ³	1.8 to 2.8M SF	<i>UNCHC to provide practical estimate</i>	1.8 to 2.8M SF	1.8 to 2.8M SF
Stream Crossings		To be negotiated	Two points of access required per Fire code	To be negotiated	2 in Horseshoe	2 in Horseshoe + 2 in Northern	2 in Horseshoe + 2 in Northern	
Phasing Drivers	Traffic Mitigation		Phasing plan tied to SF, additional TIAs required	No degradation past LOS D	To be negotiated	To be negotiated	To be negotiated	To be negotiated
	Stormwater Management Standards		>25 year stormwater capture; >85% TSS removal	May not exceed pre-development flow (LUMO 5.4)	To be negotiated	To be negotiated	To be negotiated	To be negotiated
Design Elements	Massing		Development of Design Guidelines	Must meet dimensional standards (LUMO 3.8.1)	To be negotiated	To be negotiated	To be negotiated	To be negotiated
	Buffers on 15-501		Possibility to decrease buffer size in exchange for other benefits	30'	30'	30'	30'	30'
	Buffers on I-40			100'	100'	N/A	100'	100'
	Parking		To be negotiated	LUMO 5.9.7	4,790 to 6,890 spaces	<i>UNCHC to provide practical estimate</i>	4,790 to 6,890 spaces	4,790 to 6,890 spaces
	Impervious Surface		Percentage of preservation area used to meet LUMO requirement	0.70	To be negotiated	To be negotiated	To be negotiated	To be negotiated
	Tree Canopy Coverage			40%	To be negotiated	To be negotiated	To be negotiated	To be negotiated

¹ Council Committee has indicated this option is not supported

² Ratio of development area gained by draining the pond to the amount of land preserved may be negotiated

³ Approximately 102,152 SF FAR existing



	TOPIC	NOVEMBER OPPORTUNITY	LUMO BASE CONDITION	UNC-HC BASE CONDITION	HORSESHOE ONLY	UNC-HC ALTERNATE 1	UNC-HC ALTERNATE 2
Community Benefits	Dedicated Public Open Space	To be Negotiated	N/A	N/A	0.5 acre town square? Other?	0.5 acre town square? Other?	0.5 acre town square? Other?
	Jobs Created or Retained	To be Negotiated	N/A	N/A	TBD	TBD	TBD
	Transit Support	To be Negotiated	N/A	N/A	TBD	TBD	TBD
	Connectivity	To be Negotiated	N/A	N/A	TBD	TBD	TBD
	Walkability	To be Negotiated	N/A	N/A	TBD	TBD	TBD
	Additional Tax Base	To be Negotiated	N/A	N/A	TBD	TBD	TBD
	Sustainability	To be Negotiated	N/A	N/A	TBD	TBD	TBD
	Retail & Entertainment Amenities	To be Negotiated	N/A	N/A	TBD	TBD	TBD
Wellness Amenities	To be Negotiated	N/A	N/A	TBD	TBD	TBD	

