

Comparison of Guiding Principles with Draft Development Agreement for May 9, 2018

In January, 2018, residents of the Elkin Hills neighborhood and other concerned citizens who participated in meetings about the municipal services center requested that the following guiding principles be incorporated into the development agreement for this project.

The table below shows where and how the Guiding Principles were included, and whether they were modified, in the Development Agreement. If modifications were made, they were based on community and design-team discussion during public workshops and review of the full program and multiple interests for the site.

Topic	Proposed Guiding Principle from residents of the Elkin Hills neighborhood and other concerned citizens.	Connection to Draft Development Agreement
A. Guiding principles in the Development Agreement	<p>After discussions with residents, the Town and the University, the final agreed-upon principles will be voted on by the Chapel Hill Town Council and incorporated into the development agreement as its guiding principles.</p> <p>These principles will also serve as one of the design drivers for the project.</p>	<p>The guiding principles are incorporated into the Development Agreement as follows. The Council will have the opportunity to vote on them in the Development Agreement. See 3.6</p> <p>The principles have served as design drivers for the project and have been included in each community and Council update.</p>
B. Ongoing consultation with community	<p>The Town and the University will continue to consult with and seek feedback from the neighborhood if and when any additional buildings beyond the municipal services center building are under consideration.</p>	<p>See Section 5.11 and 5.22.</p>
C. Site	<ol style="list-style-type: none"> 1. Preserve in perpetuity at least 50% of the site as natural, non-fragmented and contiguous space serving as both a buffer to the neighboring residential properties, and as preservation of the natural environment for wildlife and a sense of forest and greenspace. 2. Allow a maximum of 50% to be razed for development 	<ol style="list-style-type: none"> 1. The Site Plan Shows approximately 40% will be preserved and the Town will strive for 45% as final stormwater infrastructure is designed. 2. The balance of the site (approximately 55-60%) is proposed to meet the building, parking, infrastructure, and stormwater treatment requirements of the Project.
D. Design with Empathy	<ol style="list-style-type: none"> 1. The impact on neighbors should be kept front and center in all planning and implementation. 	<ol style="list-style-type: none"> 1. Community conversations have strongly influenced the design process, as demonstrated by the evolutions of the site plan.

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	<ol style="list-style-type: none"> 2. The project should not decrease the market values of the residential properties adjacent and near-adjacent to the site. The residents request the Town to seek a qualified opinion from an impartial, licensed appraiser. 3. Manage development of the site to minimize impacts on adjacent neighborhood and the environment, using measurable indicators of impact, including both lighting and noise impacts (e.g., sirens used by the fire and police departments) and maximize aesthetics in accordance with the high standards set by the University. <ol style="list-style-type: none"> a) Situate buildings away from the neighborhood and by preference along Estes Drive Extension with minimum setbacks from the street. b) Extend the 100-foot required buffer to at least 200 feet. c) Give strong preference to higher buildings rather than lower structures that cover more surface area. d) Restrict the use and storage of hazardous materials such as fuels and chemicals. e) Limit the use of fences. 	<ol style="list-style-type: none"> 2. An appraisal was conducted and provided to the community and Council. It found no detrimental impact to market values of nearby properties. 3. Metrics for impacts are included in Sections 5.8, 5.17, and 5.18. All buildings on University-owned property will be reviewed through the Design Review Committee and the University’s Board of Trustees, Buildings and Grounds committee. (Section 5.11) <ol style="list-style-type: none"> a) Buildings are approximately 3’ from the property line at Estes Drive Extension. b) The Buffer is a minimum of 100’ and the width varies depending on the Project area (see Site Plan and Section 5.4). c) The buildings are 4 stories tall. The parking structure height was minimized because of its location, based on community conversation. d) Chemicals (including fuel) in storage tanks shall not be stored on the Property. e) Fences are not permitted in the buffer, which appeared to be the primary concern (blocking access through the property) but they would not be prohibited in the Development area for screening.
E. Environmental Leadership	<ol style="list-style-type: none"> 1. Demonstrate a leadership position in environmentally sensitive development regarding air quality, and energy production and consumption. <ol style="list-style-type: none"> a) Construct buildings to meet high environmental standards, such as the AIA-2030 carbon reduction energy performance standards as 	<ol style="list-style-type: none"> a) The Town Council requires LEED Silver certification for Town-owned buildings. The Development Agreement references the ESAB requirements in Section 5.10.a, d.

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	<p>recommended to the Town by the Environmental Stewardship Advisory Board (ESAB).</p> <ul style="list-style-type: none"> b) Give strong preference to a multi-storied parking garage or parking under each building on the site, rather than expanded surface parking. c) Construct surface parking which optimizes storm water control including the use of permeable surfaces wherever possible. d) Where technically possible, incorporate green energy options into site design, e.g., solar panels on roofs, solar carports over surface parking areas. <p>2. Demonstrate a leadership position in environmentally sensitive development regarding landscaping and maintaining natural areas.</p> <ul style="list-style-type: none"> a) Retain as many mature and medium-height native trees and hardwoods as possible, particularly between the developed area and the buffer for the Elkin Hills neighborhood. b) Use only native plants in new and replacement landscaping for the site (as recommended by UNC's NC Botanical Garden). 	<ul style="list-style-type: none"> b) A table-top deck is proposed with full build-out to balance this preference with cost feasibility and program requirements. (See Site Plan) c) Use of these materials will be evaluated during the stormwater design and is desirable to meet the proposed treatment standards. d) Section 5.10.b <ul style="list-style-type: none"> a) See buffer location in Site Plan. b) See Section 5.7.b for native planting preference and UNC Botanical Garden coordination.
F. Exceed Storm Water Requirements	<ul style="list-style-type: none"> 1. Demonstrate a leadership position regarding sustainable water management, waste water treatment and reuse, and creek water quality. <ul style="list-style-type: none"> a) Exceed storm water management regulations on the site to eliminate or greatly decrease the risk of flooding and damage to property adjacent to and downstream from the site. Ensure that development of the site will result in no net 	<ul style="list-style-type: none"> a) The stormwater requirements in Section 5.5 exceed the LUMO standards and meet the University's higher standards for treatment.

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	<p>increase in storm water discharge and flooding of the adjacent neighborhoods, and no net increase in loading of sediment and nutrients into local streams.</p> <p>b) Reclaim and re-use rain and storm water (e.g., flushing within buildings, watering of vegetation, etc.).</p> <p>c) Take prudent and reasonable steps, including improvement of stream channels in the Elkin Hills neighborhood and other neighborhoods downstream from the site, to improve management of run-off and to limit impact on Bolin Creek.</p>	<p>b) This option will be evaluated during the LEED design process.</p> <p>c) See 5.5 for the Town's commitment to downstream stormwater evaluation and improvement and post-construction monitoring.</p>