

**Proposed Guiding Principles
for the Municipal Services Center Development Agreement
DRAFT – 1.18.2018**

Residents of the Elkin Hills neighborhood and other concerned citizens who have participated in meetings about the municipal services center request that the following guiding principles be incorporated into the development agreement for this project. These guiding principles take into consideration prior documents adopted by UNC-related entities.¹

Guiding Principles

- A. 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. These principles will also serve as one of the design drivers for the project.
- B. 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.
- C. Site
 - 1. Preserve in perpetuity at least 50% of the site² as natural, non-fragmented and contiguous space³ 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.
- D. Design with Empathy
 - 1. The impact on neighbors should be kept front and center in all planning and implementation.
 - 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,⁴ 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.
 - 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.
- E. Environmental Leadership
 - 1. Demonstrate a leadership position in environmentally sensitive development regarding air quality, and energy production and consumption.⁵⁶
 - a) Construct buildings to meet high environmental standards, such as the AIA-2030 carbon reduction energy performance standards as recommended to the Town by the Environmental Stewardship Advisory Board (ESAB).⁷

- 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.
2. Demonstrate a leadership position in environmentally sensitive development regarding landscaping and maintaining natural areas.
- 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.⁸
 - b) Use only native plants in new and replacement landscaping for the site (as recommended by UNC's NC Botanical Garden).
- F. Exceed Storm Water Requirements
1. Demonstrate a leadership position regarding sustainable water management, waste water treatment and reuse,⁹ and creek water quality.
- 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 increase in storm water discharge¹⁰ and flooding of the adjacent neighborhoods, and no net increase in loading of sediment and nutrients into local streams.¹¹
 - b) Reclaim and re-use rain and storm water (e.g., flushing within buildings, watering of vegetation, etc.).
 - 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.

¹ These documents include: A) Carolina North 2007 Plan; B) REPORT OF THE LEADERSHIP ADVISORY COMMITTEE FOR CAROLINA NORTH January 19, 2007; C) UNC response to Horace Williams Citizens Committee report, 25 January 2006, Natural areas/parks and recreational facilities; D) Faculty Council Resolution 2002-6. Urging the University Administration to Commit Itself to Sustainability Measures in its Institutional Policies and Practices. PROPOSED BY THE BUILDINGS AND GROUNDS COMMITTEE (April 4, 2002).

² UNC response to Horace Williams Citizens Committee report, 25 January 2006, Natural areas/parks and recreational facilities, Principle 1, p. 5

³ REPORT OF THE LEADERSHIP ADVISORY COMMITTEE FOR CAROLINA NORTH, January 19, 2007, V. OPEN SPACE, NATURAL AREAS, PARKS AND RECREATION, p. 5

⁴ UNC response to Horace Williams Citizens Committee report, 25 January 2006, Development principle 1, p. 4

⁵ REPORT OF THE LEADERSHIP ADVISORY COMMITTEE FOR CAROLINA NORTH, January 19, 2007, V. OPEN SPACE, NATURAL AREAS, PARKS AND RECREATION, p. 4

⁶ Three zeros environmental initiative; Frequently asked questions; <https://threezeros.unc.edu/faq/>

⁷ CAROLINA NORTH PLANNING PROCESS SUMMARY OF KEY INTERESTS BY CATEGORY [FEBRUARY 11, 2009], p. 184

⁸ Sustainability at UNC. Grounds. <https://sustainability.unc.edu/initiatives/operations/grounds/>

⁹ UNC response to Horace Williams Citizens Committee report, 25 January 2006, Water and Sewer / Stormwater Management / Air Quality Principle 1, p. 5

¹⁰ UNC response to Horace Williams Citizens Committee report, 25 January 2006, Water and Sewer / Stormwater Management / Air Quality Principle, Principle 2, p. 5

¹¹ REPORT OF THE LEADERSHIP ADVISORY COMMITTEE FOR CAROLINA NORTH, January 19, 2007, Environmental principles, p. 4

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