



**Timberlyne Offices**  
**Special Use Permit Modification – Energy Management Plan**  
**April 5, 2021**

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Timberlyne Offices supports the Town of Chapel Hill policy for energy efficiency and for promoting carbon reduction. The Energy Management Plan (EMP) will be binding on the Owner.

Timberlyne Offices has a commitment to energy efficiency throughout the building by utilizing LED lights throughout the building, using water saving fixtures to help save potable water, and having a highly efficient HVAC with high quality filters for any HVAC unit that needs to be replaced. Foam plaster insulation will be applied to the entire building when it is refaced to make the building more energy efficient.

All utilities to the building are existing, so we aren't proposing any new water or sewer services to the site. We are also not exceeding the amount of existing impervious on site with our scope so we aren't adding any unnecessary impervious surfaces to our project.

Our project consists of using the majority of an existing building rather than tearing down an existing building and building new. Unfortunately this means we cannot choose the location of our building on the site. We are, however, adding many new windows which will help increase the natural lighting available to the building. This will also help to increase solar exposure and reduce strain on the heating system in the winter.

Because we are utilizing an existing structure we are reducing the amount of building material that would normally be associated with new construction. This helps to reduce carbon footprint by using less new construction material and having less delivery and construction vehicle traffic to the site.

Our project is located next to two existing transit stops which allows visitors to utilize public transit rather driving to the site, further reducing energy consumption and carbon footprint.

Most of the existing plant material is established and will remain so there is no need for irrigation. Any new plant material we use will be suitable for the local climate and not require additional irrigation once established.



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**A. Does the project promote alternative modes of transportation?**

Our project will provide both short term and long-term bicycle parking and electric vehicle charging stations. We are also upgrading the bus stop on Westminster Drive to include a bus shelter. Pedestrians will be able to access and move through the property via a series of crosswalks and sidewalks. There is existing sidewalk along both frontages of our project. There are no greenway corridors identified as part of our project. Bike lanes currently exist along Westminster Drive per the Chapel Hill Greenways and Bike Map.

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

As noted in our Energy Management Plan this project commits to using LED lights throughout the building, using water saving fixtures to help save potable water, and having a highly efficient HVAC with high quality filters for any HVAC units that need to be replaced. We are maintaining existing mature vegetation around the perimeter of the site per the existing SUP for this site and we are also adding trees in the parking lot where the new parking spaces will be located. We are using an existing building and parking so other items for (B) may not apply like that would with new construction.

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

This project will not pursue Green Building Certification.

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

As noted above this project will include water saving fixtures throughout the building. As this project is reusing an existing building, we were careful to not alter the existing drainage patterns on this site or add impervious above the allowable threshold of 500 s.f. that would trigger a stormwater device. This site is almost completely impervious so there would have not been room to accommodate a pond and meet the parking requirement necessary for our project.

**E. Will the project incorporate green building materials?**

Less the small amount of demolition proposed we are reusing the existing building and parking on site. This greatly reduces the need for building materials. We will be reusing or repurposing materials as much as this project moves



through construction. We also strive to use locally and sustainably sourced building materials wherever we are able. Foam plaster insulation will be applied to the whole building when it is refaced to make the building more energy efficient.

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

We are utilizing much of the existing site, including most of the building and the existing parking. As a result, our land disturbance is quite low. The existing vegetation around the perimeter of the site shall remain and we are adding trees in the parking lot as shown on the plans. We are adding impervious, but the amount is so low and we are well within the allowable increase of added impervious without triggering stormwater requirements. As far as we are aware there are no invasive species located on our project site but if determined there is we will mitigate as necessary by removing and, if a required plant per the Town of Chapel Hill, replacing.

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

We are providing recycling facilities on the site and will encourage tenants to reuse and recycle as much as they can to minimize waste.

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

Our proposal is reusing an existing building and parking, and our land disturbance is quite low, which helps to mitigate negative environmental issues that new construction has for the same type of facility. This project will not displace people as this site is not existing residential. This project will not displace any wildlife as this site was already disturbed with the construction of the existing movie theater. There are no natural resources located on site therefore there is no opportunity for access to any natural resources. In our Public Art Proposal we did note the inclusion of a piece of art on site (art and location TBD); it is a way to create a greater sense of community by including public art in our project.