

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

1. Scale of Development Approved Draft Standard

G.1.1. The development approved pursuant to this Agreement shall not exceed three million square feet of floor space on an approximately 133 acre site located in the southeast corner of the overall Carolina North tract. This development area is depicted in Exhibits C and D. Provided, the square footage and acreage limits of this section do not apply to a public school site or school building as may be undertaken by the Chapel Hill-Carrboro school district pursuant to Section 14 of this Exhibit. The development approved pursuant to this Agreement may proceed in distinct phases. This Agreement also includes specific thresholds that require specified actions prior to continuing with additional development. Development beyond a specified threshold shall only be approved upon a conclusion by the Manager that the specified conditions to proceed have been met.

Summary bullets

- **Phase I Development Agreement approximately 133 acres**
- **Not to exceed 3 million square feet of floor area (not inclusive of floor area associated with a Chapel Hill-Carrboro elementary school building)**
- **May proceed in distinct phases**
- **Development Agreement includes specific thresholds for mitigations**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

2. Uses Permitted Draft Standard

G.2.1. The land uses permitted by this Agreement are limited to those allowed under the LUMO in the U-1 zoning district. These uses include public or private development for college/university, research activity, civic, hospital, clinics, cultural, and/or related or support functions with integrated supporting housing, general business, convenience business, office-type business, recreation, utility, and/or open space uses.

Summary bullets

- Public or private development for college/university, research activity, civic, hospital, clinics, cultural, and/or related or support functions with integrated supporting housing, general business, convenience business, office-type business, recreation, utility, and/or open space uses.**
- Uses that may be approved within a development agreement in this district include all uses allowed within the OI-4 district as permitted uses, special uses, or accessory uses.**

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

**3. Mix of Uses
Draft Standard**

G.3.1. The development approved pursuant to this Agreement shall incorporate a mix of uses at all major phases of development.

- **The supporting documents and maps show a mixed-use campus for
Carolina North**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

4. Housing Draft Standard

- G.4.1. A minimum of 25% of the total floor space in the Carolina North project covered by the Agreement shall be devoted to housing.
- G.4.2. Once the total built square footage within the Carolina North project reaches 800,000 square feet, if the total square footage of building space devoted to housing drops to 15% or less of the built floor area, construction of non-housing space shall halt until the housing space is at least 20% of the built space. In the event a certificate of adequacy of public school facilities pursuant to the Adequate Public School Facilities section of the LUMO is not available, the provision of housing at Carolina North may be deferred until such time as a certificate is available.
- G.4.3. A preference for housing availability with the Carolina North project shall be given to students and employees of the University, UNC HealthCare, and persons with an active connection to the Carolina North project (such as employees or researchers engaged in work or activity on the Carolina North site). A secondary priority shall be given to other public employees working within the Town. Prior to the approval of the first individual site development plan under this Agreement that includes housing, the University shall submit a plan for providing these preferences. The Manager shall approve that plan upon determining that it effectively addresses the requirements of this Section of this Exhibit.
- G.4.4. The housing provided within the Carolina North project shall have a full range of affordability. At a minimum, the housing provided shall meet the Town affordable housing goals as set forth in the Town's comprehensive plan and ordinances in effect as of the date of this agreement. Prior to the approval of the first individual site development plan under this Agreement that includes housing, the University shall secure the Manager's approval of the measures the University will use to maintain housing affordability over time. To secure the Manager's approval, the University shall submit a report of the measures it will undertake and the Manager shall approve those measures if they are reasonably designed to meet the applicable affordability goals.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

4. Housing (continued) Draft Standard

- G.4.5. All housing provided within the Carolina North project shall be in the form of compact, multi-family units. All housing shall meet the energy efficiency and sustainability standards specified in Section 9 of this Exhibit.
- G.4.6. The University shall provide on-site parking to support the on-site housing.
- G.4.7. The University's requirements pursuant to this Section to provide employee and graduate student housing to account for population at Carolina North may be met by provision of housing on the Carolina North site or through the provision of new housing at the University Square property on Franklin Street.

Summary bullets

- **At 3M square feet of development, a minimum of 25% is housing**
- **At 800,000 square feet of development, at least 20% of floor area is housing**
- **A preference for housing shall be given to students and employees of the University, UNC Health Care and other associated with Carolina North**
- **Housing shall have a full range of affordability, and shall meet the Town affordable housing goals**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

5. Preservation of Open Space and Natural Areas Draft Standard

G.5.1. *Conservation Area.* [Option A: The University shall convey] [Option B:: Subject to obtaining any required State of North Carolina approval, the University shall convey] a conservation easement in perpetuity to the State, a local government, or a body that is both organized to receive and administer lands for conservation purposes and qualified to receive charitable contributions pursuant to G.S. 105-130.9. This conservation easement shall allow the University to undertake appropriate research and educational activities within the area covered by the easement. This conservation easement shall not preclude utility and road crossings that are consistent with the provisions of the Resource Conservation District provisions of Section 3.6.3 of the LUMO.

This conservation easement shall cover the following critical natural areas located within [Option A: the Carolina North tract] [Option B: the portion of the Carolina North tract located within the Town land use regulatory jurisdiction]. Those lands identified as Category D and Category E areas in the Land Suitability Index Category on page 10 of the Ecological Assessment report dated October 2007 (approximately xxx acres). A map generally identifying these lands is attached to the Exhibit as Map G-1.

[alternative: Those lands identified as Most Suitable for Conservation (EW) in the Weighted Analysis Land Areas by Land Suitability Index Category set forth on page 11 of the Ecological Assessment report dated October 2007 (approximately xxx acres). A map generally identifying these lands is attached to the Exhibit as Map G-1.]

A copy of the recorded conservation easement shall be submitted to the Manager prior to the issuance of the initial site development permit within the Carolina North project. Provided, this conservation easement shall not be required to be conveyed to the receiving entity prior to the issuance of a required state or federal permit for wetland alteration on the Carolina North site in order that this easement can be considered a mitigation measure for development of the Carolina North project.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

5. Preservation of Open Space and Natural Areas (continued) Draft Standard

G.5.2 *Limited Development Area.* For the land area that is not included in a conservation easement pursuant to Section G.5.1 of this Exhibit, except as specifically provided within this Agreement no development shall be constructed prior to July 1, 2059 on any portion of the Carolina North tract not included in the approximately 228 acre site included in the 50-year development plan for Carolina North as depicted in Exhibit B.

This restriction shall not be applicable to:

Uses identified as permitted uses for the U-1 zoning district (child day care or adult day care facility; community gardens; geothermal generation of heat or power; local farmers markets; recreational facility, non-profit; school, elementary or secondary; trails, greenways, and recreational land; public use facilities; solar power plants; specified radio, television, or wireless transmitting and/or receiving facilities; transit hubs; water reclamation facilities; and specified wind turbines.

Buildings, development, or activities specifically provided for in other Sections of this Exhibit.

Parking of [*specify number*] spaces or less designed to support permitted activities on the Carolina North tract (such as limited parking at trailheads or at recreational or athletic facilities).

Utilities to support development approved pursuant to this Agreement.

Public art.

G.5.3. *Developed Area.* For the portion of Carolina North that is subject to this Agreement, except as specifically provided within this agreement no development shall be constructed in areas identified as “open space,” “working landscapes,” or “recreational fields” on the development plan (Exhibit F). This restriction does not include minimal development associated with walking paths, stormwater management, wastewater treatment, low impact recreational opportunities (and associated support structures), shallow groundwater recharge, native plant nurseries, native habitat for targeted species, and ecological research and learning activities.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

5. Preservation of Open Space and Natural Areas

Summary bullets

- **Conservation Area will be provided for critical areas of the site (three options are available for Town/University discussions)**
- **Limited Development Area is not in the conservation easement *or* the development area. Some activities are allowed, as identified in the Development Agreement**
- **Development Area is the approximately 133 acres where buildings and other uses shown on the plan are allowed under the conditions described in the Development Agreement**

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
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AGREEMENT (March 31, 2009 draft)**

6. Stormwater Management

Draft Standard

- G. 6.1. Stormwater management shall be integrated into the site, building and landscape design. Stormwater management strategies shall be coordinated and applied in a comprehensive manner across Carolina North. A conceptual stormwater management plan for the entire Carolina North project shall be submitted with the initial site development plan application.
- G.6.2. The University shall identify the stormwater impacts and document on individual site development permit applications how those stormwater impacts will be mitigated. Stormwater management plans will meet agreed upon performance criteria, applicable NPDES permit requirements, applicable N.C. Division of Water of Quality rules, and applicable state law (including the Jordan Water Supply Nutrient Strategy requirements as may be adopted by rule or statute).
- G.6.3. Stormwater design criteria shall address peak rates, volume, and quality (including rain harvesting, water reuse, and mitigation of off-site flooding). The design criteria to address those three areas and the requirements for stormwater submittals shall be as agreed upon by Town and University Stormwater staff and documentation shall be provided with each individual site development permit application.
- G.6.4. The on-site stormwater management program shall include state of the art stormwater management.
- G.6.5. The University shall be responsible for maintenance of all stormwater facilities on its property. Stormwater detention, retention, or treatment facilities shall not be located in any street rights-of-way maintained by the Town unless mutually agreed upon but may be located within rights-of-way maintained by the University. Stormwater requirements shall not contain a setback from roadways but may contain a setback from adjacent property owners.
- G.6.6. Stormwater facilities shall not be located in the Resource Conservation District streamside zones established in the LUMO or as restricted by applicable Jordan Water Supply Nutrient Strategy rules or statutes.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

6.Stormwater Management

Summary bullets

- **Conceptual plan for the entire Carolina North project shall be submitted with the initial site development plan application.**
- **Plans will meet agreed upon performance criteria, (including the Jordan Water Supply Nutrient Strategy requirements as may be adopted by rule or statute).**
- **Design criteria shall address peak rates, volume, and quality (including rain harvesting, water reuse, and mitigation of off-site flooding).**
- **Facilities shall not be located in the Resource Conservation District streamside zones or as restricted by applicable Jordan Water Supply Nutrient Strategy rules or statutes.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

7. Stormwater Utility

Draft Standard

- G.7.1. The University and Town acknowledge that both entities operate stormwater programs that include responsibilities pursuant to their respective NPDES Phase II stormwater permits, their stormwater infrastructure maintenance responsibilities, sustainable program practices, and other state and federal requirements. The University stormwater program includes many, but not all, services that would otherwise be provided by the Town.
- G.7.2. Prior to the approval of the first individual site development plan pursuant to this Agreement, the University shall secure the Manager's approval of a cost sharing agreement for stormwater utility functions. This agreement shall document the stormwater utility services provided by the University and Town, their costs, and provisions for University financial contributions for services provided by the Town and credits for services provided by the University. The Manager shall approve the agreement if it reasonably provides for equitable cost-sharing based on the respective duties and financial obligations of the Town and University.

Summary bullet

- **Prior to the approval of the first individual site development plan, the University shall secure the Manager's approval of a cost sharing agreement for stormwater utility functions.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

8. Transportation: Transit, Parking, Streets, Sidewalks Draft Standard

The traffic and pedestrian improvements included in the special use permit issued on January 9, 2009 for the Innovation Center located on the Carolina North site are incorporated into and made a part of this agreement.

Summary bullets

- The Transportation Impact Analysis Report will provide additional standards and mitigation measure associated with:**
 - Transit Level of Service**
 - Impact on Adjacent Neighborhoods**
 - Traffic Calming Measures**
 - Pedestrian and Bicycle Facilities Analysis**
 - Air Quality/Carbon Emissions**

- The anticipated completion date for the draft Transportation Impact Analysis is Friday May 1, 2009. A Public Information/Input meeting on the Transportation Impact Analysis is scheduled for 7:00 p.m. on Thursday, May 7 at the Chapel Hill Library meeting room.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

9. Fiscal Impacts Draft Standard

- G.9.1. The University and Town agree that the University, the State, or Carolina North tenants shall bear the cost of Town services required by Carolina North. The Carolina North development shall be either revenue positive or revenue neutral for the Town.
- G.9.2. The Fiscal Impact Analysis on Carolina North (submitted March 3, 2009) shall be used as a guide to identify the costs and the revenues associated with Carolina North.
- G.9.3. The University shall conduct an annual accounting of the fiscal impacts to the Town of the Carolina North project approved pursuant to this Agreement and shall include that report in the annual report. If that report indicates there are substantial negative fiscal impacts for the Town, the Town may suspend approval of additional individual site development permits until an agreement is reached with the University regarding resolution of negative fiscal impacts to the Town. The report shall specifically address University and State payments for fire services provided by the Town, contributions for capital facilities identified in Section G-13, and transportation costs identified in Section G-8.
- G.9.4. Any buildings or improvements at Carolina North that are privately owned shall be subject to ad valorem taxation per North Carolina General Statutes. In addition, in the event any such building reverts to public ownership and subsequently is transferred back to private ownership, it shall again be subject to ad valorem taxation for any periods in which it is held in private ownership.
- G.9.5. For any buildings or improvements at Carolina North that are privately owned by a for-profit entity, and that entity is, under future taxation law, considered to be eligible to apply for tax-exempt status, the entity shall not apply for tax-exempt status during the term of this Agreement. The University shall inform the Manager and the Orange County Tax Assessor annually as to who owns each building at Carolina North and whether the owner is tax exempt.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

9. Fiscal Impacts

Summary bullets

- **Carolina North shall bear the cost of Town services required by Carolina North**
- **Carolina North development shall be either revenue positive or revenue neutral for the Town.**
- **The University shall conduct an annual accounting of the fiscal impacts to the Town of the Carolina North project.**
- **If there are substantial negative fiscal impacts for the Town, the Town may suspend approval of additional individual site development permits until an agreement is reached with the University**
- **Any buildings or improvements at Carolina North that are privately owned shall be subject to ad valorem taxation**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

10. Energy Conservation and Carbon Credits **Draft Standard**

G.10.1. The University is committed to meeting the standards in the American College and University Presidents Climate Commitment (ACUPCC). This document is attached and incorporated in this Agreement as Exhibit I. It supersedes prior Town-University carbon reduction goals and exceeds state required energy efficiency standards. This Commitment covers all sources of emissions.

G.10.2. The University has committed through the ACUPCC to carbon neutrality by the year 2050. The University is preparing a Climate Change Action Plan that will result in zero carbon emissions from campus buildings and university activities and operations by 2050. This plan will be announced by September, 2009. In order to achieve net zero emissions campus-wide, Carolina North shall eventually need to exceed carbon neutrality by generating more energy from renewable resources than it consumes.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

10. Energy Conservation and Carbon Credits (continued)

Draft Standard

G.10.3. The University shall maintain and update its carbon and other greenhouse gas emissions inventory (<http://acupcc.aashe.org/ghg-report.php?id=372>), and submit a report every two years (Biennial Report) to the Manager that confirms a trajectory of emissions consistent with adhering to its commitment to reduce greenhouse gas emissions to zero by the year 2050. Any increase in emissions due to the construction of new buildings, emissions generated by fossil fuels consumed by those buildings, or increased vehicle emissions resulting from transportation to and from those buildings, will be offset by energy efficiency and renewable energy generation (or as a last resort by purchasing NC-based renewable energy certificates). The Biennial Report will account for total greenhouse gas emissions and total offsets. The Biennial Report shall include a summary of actions taken and overall University progress in meeting energy conservation goals. The Biennial Report shall also include a schedule of goals (in five year increments) for progress towards meeting reductions in use of nonrenewable energy by buildings at Carolina North relative to existing comparable buildings and shall include a regularly updated estimate of the percentage reduction in non-renewable energy use for buildings at Carolina North relative to existing comparable buildings. The initial Biennial Report shall be submitted not later than two years after the date of approval of the initial site development plan pursuant to this Agreement.

G.10.4. If a central cogeneration plant is constructed at Carolina North to supply electric power and heat to buildings, it shall not use coal fuel and shall to the extent practical and feasible be energized by a renewable energy fuel that is carbon neutral.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

10. Energy Conservation and Carbon Credits (continued)

Draft Standard

G.10.5. All buildings at Carolina North constructed pursuant to this Agreement shall:

Be sited to maximize the renewable energy that can be collected and utilized by building-integrated energy systems and be constructed so renewable energy systems can be added at a future date without major modifications to the building structure.

At a minimum meet all applicable state-required energy efficiency standards and be designed and constructed to meet all applicable code standards, including the N.C. State Building Energy Conservation Code (which includes by reference ASHRAE 90.1).

Be constructed and equipped so that they increasingly consume less fossil fuel energy than existing comparable buildings.

Submit to the Town Planning Department for all new construction building energy performance models (pre-construction) and building commissioning reports (post-construction). Specifications for each building shall demonstrate how each building addresses the issues of energy in its design.

G. 10.6. All non-healthcare buildings at Carolina North constructed pursuant to this Agreement shall be designed to meet or exceed the minimum United States Green Building Council's Leadership in Energy and Environmental Design (USGBC LEED) Silver criteria. All healthcare buildings at Carolina North constructed pursuant to this Agreement shall be designed to meet or exceed the minimum USGBC LEED for Healthcare Green Building criteria (a separate sustainability guideline strictly for healthcare).

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

10. Energy Conservation and Carbon Credits

Summary bullets

- The University has committed through the ACUPCC to carbon neutrality by the year 2050.
- The University shall submit a report every two years (Biennial Report) to the Manager with updates on energy goals and progress
- If a central cogeneration plant is constructed at Carolina North it shall not use coal fuel and shall to the extent practical and feasible be energized by a renewable energy fuel that is carbon neutral.
- New buildings will meet state energy conservation requirements and LEED silver design standards (or LEED for Healthcare Green Buildings)

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

11. Water Use, Reuse, and Reclamation Draft Standard

G.11.1. A comprehensive, holistic approach shall be employed at Carolina North that includes water reclamation strategies for buildings, landscape, and all other water users on the site.

G. 11.2. The University shall comply with applicable Orange Water and Sewer Authority (OWASA) policies standards for water and sewer service in effect at the time of construction and with the Water Utility Agreement of Sale and Purchase (August 9, 1976).

G.11.3. All buildings constructed at Carolina North pursuant to this Agreement shall be designed, constructed, and operated to include water-reclamation and water-reuse. All buildings constructed at Carolina North pursuant to this Agreement shall comply with the water use standard of G.S. 143-135.37(c) regarding reduction of potable water consumption. These requirements include a 20% reduction of indoor use and a 50% reduction of outdoor use relative to water use under the 2006 N.C. State Building Code. The performance verification required by G.S. 143-135.37(d) shall be submitted to the Town for information along with all relevant permit applications for individual site development plan approval. The limitations of this water use provision shall not apply to emergency and special purpose uses of water that are consistent with applicable OWASA policy.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

11. Water Use, Reuse, and Reclamation

Summary bullets

- Includes water reclamation strategies for buildings, landscape, and all other water users on the site.
- Include a 20% reduction of indoor use and a 50% reduction of outdoor use relative to water use
- Performance verification shall be submitted to the Town for information along with all relevant permit applications for individual site development plan approval.
- The limitations of this water use provision shall not apply to emergency and special purpose uses of water that are consistent with applicable OWASA policy.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

12. Design Standards and Public Art

Draft Standard

G.12.1. Development at Carolina North shall be consistent with the University design guidelines for Carolina North set forth as Exhibit E.

G.12.2. Each individual site development permit application shall demonstrate how the project meets the design standards applicable to Carolina North in a form required by the Town Manager. The Manager shall use a U-1 Application Form substantially similar in content to the form set forth at the end of this Exhibit.

G.12.3 Any subsequent application for a development agreement on the Carolina North tract shall include updated Design Guidelines.

G.12.4 The University is committed to making public art an integral part of the Carolina North campus.

Summary bullets

- Individual site development permit application shall demonstrate how the project meets the design standards applicable to Carolina North.**
- Subsequent application for a development agreement on the Carolina North tract shall include updated Design Guidelines.**

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

13. Police, Fire, and EMS Services and Facilities

Draft Standard

G.13.1. The Town and University police, fire, and emergency medical service providers will provide services at Carolina North under the generally applicable arrangements for jurisdiction and operations on University-owned property. In general, for University-owned property the University provides police services, the Town provides fire services, and Orange County provides most emergency medical services. This Agreement shall not be deemed to restrict changes in these jurisdictional arrangements as may from time to time be mutually agreed to by the service providers.

G.13.2. Carolina North will require additional facilities for police, fire, and emergency management services as it develops. It is in the joint interest of the Town and University to co-locate and share these facilities to maximize response capabilities at Carolina North.

G.13.3. The University and Town (and other service providers) shall jointly fund the construction of joint police, fire, and emergency medical facilities. A formula for cost-sharing for these facilities shall be agreed to by the University and Town prior to the issuance of any individual site development permits that will bring the total building square footage for the Carolina North project to a cumulative total of 800,000 square feet or more. This agreement shall be consistent with the fiscal equity provisions of Section 9 of this Exhibit.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

13. Police, Fire, and EMS Services and Facilities (continued)

Draft Standard

G.13.4. The initial facilities for police, fire, and/or emergency medical services shall be provided at Carolina North prior to the approval of any individual site development plan that would bring the cumulative total building square footage at Carolina North to 1.5 million square feet or more.

G.13.5. Additional facilities for police, fire, and/or emergency medical services shall be provided after the total square footage at Carolina North exceeds 1.5 million square feet and prior to that total square footage reaching 4.0 million square feet. Individual site development plans that would bring the cumulative total building square footage at Carolina North beyond 1.5 million square feet shall not be approved until the Town and University have entered an agreement for the location and funding of these facilities.

G.13.6. For planning purposes, it is anticipated that thereafter there will be future facility needs for police, fire, and/or emergency medical services after the total square footage at Carolina North exceeds 4.0 million square feet but prior to the total square footage reaching 8.0 million square feet.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

13. Police, Fire, and EMS Services and Facilities

Summary bullets

- **Carolina North will require additional facilities for police, fire, and emergency management services as it develops. It is in the joint interest of the Town and University to co-locate and share these facilities to maximize response capabilities at Carolina North.**
- **The University and Town (and other service providers) shall jointly fund the construction of joint police, fire, and emergency medical facilities. A formula for cost-sharing for these facilities shall be agreed to by the University and Town prior to the issuance of any individual site development permits that will bring the total building square footage for the Carolina North project to a cumulative total of 800,000 square feet or more.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

14. Public Schools

Draft Standard

G.14.1. Subject to obtaining any required approvals from the State of North Carolina, the University will lease to the Chapel Hill-Carrboro City Schools (or Orange County as the case may be) sufficient land within the Carolina North tract for a site for an elementary school at a rental rate of no more than one dollar (\$1) per year.

G.14.2. The University shall coordinate site selection for this school with the Chapel Hill-Carrboro City School Board to address access, school programming needs, proximity to residential areas, and connections for pedestrian and bicycle access. The University and school system shall coordinate and define the time period for site availability and communicate that schedule to the Town.

G.14.3. The location and size of the school shall be coordinated with the needs identified through the process set by the Adequate Public School Facilities section of the LUMO and the Memorandum of Understanding between Orange County, Chapel Hill, Carrboro, and the Chapel Hill/Carrboro School Board referenced in that section of the LUMO.

G.14.4. The entity responsible for construction of a public school on the Carolina North tract shall be responsible for permitting for that building, including preparation of any Transportation Impact Analysis required by the Town.

G.14.5 If the site provided for a public school is located within the area designated for development in the 50-year development plan depicted in Exhibit D, that development area may be increased by the University by an amount equivalent to the land area provided for the public school.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

14. Public Schools

Summary bullets

- **The University will lease to the Chapel Hill-Carrboro City Schools (or Orange County as the case may be) sufficient land within the Carolina North tract for a site for an elementary school**
- **The University shall coordinate site selection for this school with the Chapel Hill-Carrboro City School Board.**
- **The location and size of the school shall be coordinated with the needs identified through the process set by the Adequate Public School Facilities section of the Land Use Management Ordinance.**
- **The entity responsible for construction of a public school shall be responsible for preparation of any Transportation Impact Analysis required by the Town.**
- **If the site provided for a public school is located within the area designated for development in the 50-year development plan, that development area may be increased by the University by an amount equivalent to the land area provided for the public school.**

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

15. Recreation Areas

Draft Standard

G.15.1 The University shall maintain continued public access to trails in the Carolina North tract. Trails shall be under the management and direction of the Carolina North Forestry Office.

G.15.2. The general location of trails and recreational areas at Carolina North shall be consistent with the 50-year development plan for Carolina North set forth as Exhibit D. The general location and proposed use of trails, recreation and recreation areas at Carolina North shall also be consistent with the plan for the portion of Carolina North that is subject to this Agreement as set forth in Exhibit F.

G.15.3. Recreation areas shall be developed in conjunction with the other programs and facilities at Carolina North.

G.15.4. Public access to and use of outdoor recreation areas shall be provided when these areas are not programmed for University use. The University and Town shall study the feasibility and cost-sharing options for future joint-use recreation areas at Carolina North and shall include a report of that study in the initial Annual Report required pursuant to this Agreement.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

15. Recreation Areas (continued)

Draft Standard

G.15.5. [*Option A.* All improvements for new recreation areas shall be submitted for review and approval as individual site development permits.] [*Option B.* All improvements for new recreation areas shall be designed in compliance with this Section. The Annual Report shall include a description of all such improvements made in the previous year and document compliance with the provisions of this Section.] The University shall identify which applicable accessibility standards were used in the design of each project. All new recreation areas shall be designed to:

- (a) minimize disturbance and provide good material and maintenance choices of recreation fields and trails;
- (b) identify and avoid regulatory floodplains and stream buffers when locating areas;
- (c) co-locate trails, pedestrian paths and other access needs in the more developed areas of campus;
- and,
- (d) co-locate trails, utilities and roads in the less developed areas of the property.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

15. Recreation Areas

Summary bullets

- The University shall maintain continued public access to trails in the Carolina North tract.
- The general location of trails and recreational areas at Carolina North shall be consistent with the 50-year development plan for Carolina North.
- Recreation areas shall be developed in conjunction with the other programs and facilities at Carolina North.
- Public access to and use of outdoor recreation areas shall be provided when these areas are not programmed for University use. The University and Town shall study the feasibility and cost-sharing options for future joint-use recreation areas at Carolina North and shall include a report of that study in the initial Annual Report required pursuant to this Agreement.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

**16. Greenways
Draft Standard**

G.16.1. The general location of greenways and paved paths for pedestrians and cyclists at Carolina North shall be consistent with the 50-year development plan for Carolina North as set forth in Exhibit D. The University shall maintain continued public access to greenways and paved paths for pedestrians and cyclists in the Carolina North tract.

G.16.2. A general plan for additional greenway locations shall be provided with the first individual site development permit application at Carolina North. This plan shall include a greenways maintenance plan that identifies maintenance routines and responsibilities and the location of site fixtures and amenities at designated trail heads (including but not limited to informational kiosk, map/locator/wayfinding device, gated access to prohibit motorized access, trash cans, water fountain/spigot, bathroom, recreational parking, and/or bicycle racks). Each Annual Report prepared after the submission of this plan shall include information about the current status of the design and funding of greenway connections at Carolina North.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

16. Greenways (continued)

Draft Standard

G.16.3. Installation of greenways and paths for pedestrians and cyclists shall be provided for that portion of the Carolina North project subject to this Agreement as follows:

A temporary, non-paved central trail to Homestead Road shall be provided when the airport runway is closed and deactivated. This early trail should be co-located with future disturbances so as to minimize total land disturbance.

Additional improvements shall include:

A paved trail from Estes Drive Extension through Carolina North to Homestead Road to connect with the Town's extension of the Bolin Creek Trail from the south and the Town's Horace Williams Trail to the north;

A paved trail through the center of the first phase campus in an east/west direction to connect with the Carrboro/Chapel Hill extension of the Bolin Creek Trail;

A means of crossing Estes Drive extension; and

Continued trails through the Carolina North area as a separate facility with as few road intersections as possible.

(c) A map setting forth the general location of these greenway trails is attached as Map G-2.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

16. Greenways (continued)

Draft Standard

G.16.4. One of the four improvements identified in Section G.16.3 shall be constructed prior to the completion of the initial 800,000 square feet of total building space within the Carolina North project constructed pursuant to this Agreement. A second of these improvements shall be constructed prior to the completion of 1.5 million square feet of total building space at the Carolina North project constructed pursuant to this Agreement. A third of these improvements shall be constructed prior to the completion of 2.25 million square feet of total building space of the Carolina North project constructed pursuant to this Agreement. The fourth of these improvements shall be constructed prior to the completion of 3.0 million square feet of total building space at the Carolina North project constructed pursuant to this Agreement.

G.16.5. [*Option A.* All improvements for greenways and paved paths for pedestrians and cyclists shall be submitted for review and approval as individual site development permits.] [*Option B.* All improvements for greenways shall be designed in compliance with this Section. The Annual Report shall include a description of all such improvements made in the previous year and document compliance with the provisions of this Section.] The University shall identify which applicable accessibility standards were used in the design of each project. All greenway and paved paths for pedestrians and cyclists shall be designed to:

- minimize disturbance and provide good material and maintenance choices of greenways;
- identify and avoid regulatory floodplains and stream buffers when locating facilities;
- co-locate trails, greenways, pedestrian paths and other access needs in the more developed areas of campus;
- co-locate trails, utilities and roads in the less developed areas of the property; and,
- have a minimum ten-foot width throughout most of the site.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

16. Greenways

Summary bullets

- The general location of greenways and paved paths for pedestrians and cyclists at Carolina North shall be consistent with the 50-year development plan for Carolina North.
- A general plan for additional greenway locations shall be provided with the first individual site development permit application at Carolina North.
- Installation of greenways and paths for pedestrians and cyclists shall be provided for that portion of the Carolina North project as follows:
 - A temporary, non-paved central trail to Homestead Road.
 - A paved trail from Estes Drive Extension through Carolina North to Homestead Road to connect with the Town's extension of the Bolin Creek Trail from the south and the Town's Horace Williams
 - A paved trail through the center of the first phase campus in an east/west direction to connect with the Carrboro/Chapel Hill extension of the Bolin Creek Trail;
 - A means of crossing Estes Drive extension

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

16. Greenways

Summary bullets (continued)

All greenway and paved paths for pedestrians and cyclists shall be designed to:

- minimize disturbance and provide good material and maintenance choices of greenways;**
- identify and avoid regulatory floodplains and stream buffers when locating facilities;**
- co-locate trails, greenways, pedestrian paths and other access needs in the more developed areas of campus;**
- co-locate trails, utilities and roads in the less developed areas of the property;
and,**
- have a minimum ten-foot width throughout most of the site.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

17. Historic and Cultural Features

Draft Standard

G.17.1 The University shall comply with the applicable law regulating archeological resources, including but not limited to the state Archaeological Resources Protection Act, state statutes on historic cemeteries, and the National Historic Preservation Act/National Register of Historic Places.

G.17.2. The University shall manage any identified archaeological sites in coordination with the Carolina North Forestry Office. The University shall be responsible for providing appropriate interpretation and on-line information regarding archaeological sites. The University shall be responsible for relevant communications to the public.

Summary bullets

- The University shall comply with the applicable law regulating archeological resources**
- The University shall be responsible for providing appropriate interpretation and on-line information regarding archaeological sites. The University shall be responsible for relevant communications to the public.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

18. Solid Waste Management

Draft Standard

G. 18.1. Solid waste collection shall be provided by the University. The University shall consider including Orange County Solid Waste in the pre-construction conference.

G.18.2. Solid waste shall be managed by the University with appropriate reduction and recycling goals for construction and occupancy. Waste management shall support sustainability goals by focusing on reduction, reuse and recycling of materials at Carolina North and strive for innovative and flexible approaches to waste generation and disposal.

G.18.3. The University shall design projects such that construction and demolition recycling, reuse, salvage, and waste reduction are maximized.

G.18.4. Construction waste shall be managed in accordance with Town and University standards and with the Orange County Regulated Materials Ordinance.

G.18.5. Each individual site development permit shall provide clear direction on who will service each building and each building will be designed accordingly. The current system for coordinating Orange County and municipal services with University services works well and the development at Carolina North shall emulate the positive aspects of current practices.

G.18.6. The University's Department of Environment, Health, and Safety will be responsible for monitoring hazardous materials and developing a safety plan for the development; and shall report pertinent fire safety information to the Chapel Hill Fire Department on a regular basis, in accordance with current reporting policy for campus buildings.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT

18. Solid Waste Management

Summary bullets

- Solid waste collection shall be provided by the University.
- Solid waste shall be managed by the University with appropriate reduction and recycling goals for construction and occupancy.
- The University shall design projects such that construction and demolition recycling, reuse, salvage, and waste reduction are maximized.
- Each individual site development permit shall provide clear direction on who will service each building and each building will be designed accordingly.
- The University's Department of Environment, Health, and Safety will be responsible for monitoring hazardous materials and developing a safety plan for the development; and shall report pertinent fire safety information to the Chapel Hill Fire Department on a regular basis, in accordance with current reporting policy for campus buildings.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009)

19. Landfill Remediation

Draft Standard

G.19.1. Development of certain areas of Carolina North may require landfill remediation consistent with the planned use. The University shall develop a remediation strategy for these areas consistent with current standards, requirements and future land use plans.

G.19.2. The landfill area shall be remediated in a manner that is consistent with safeguarding the public health, safety and welfare.

G.19.3. The landfill shall be remediated to the applicable state standards for landfill remediation at the time of remediation.

G.19.4. The University shall communicate with Orange County and the Town during landfill mitigation planning and development of the mitigation strategy.

Summary bullets

- The landfill area shall be remediated in a manner that is consistent with safeguarding the public health, safety and welfare.**

- The University shall communicate with Orange County and the Town during landfill mitigation planning and development of the mitigation strategy.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009)

20. Stream Buffers Draft Standard

G.20.1. Streams shall be buffered at Carolina North consistent with the conservation easements provided for in Section G.5.1 and the stormwater management standards of Section G-6 of this Exhibit. Development at Carolina North shall be consistent with the Resource Conservation District regulations of the Town applicable as of the date of this agreement. [*Option A*. Provided that activities designated as permitted uses or special uses in Table 3.6.3-2 of the LUMO that are consistent with this Agreement shall be reviewed by Town staff as individual site development permits.] [*Option B*: All activities designated as permitted uses or special uses in Table 3.6.3-2 of the LUMO that are consistent with this Agreement shall be designed in compliance with this Section. The Annual Report shall include a description of all such improvements made in the previous year and document compliance with the provisions of this Section.] Each individual site development permit application shall demonstrate that compliance.

G.20.2. The University and the Town shall review opportunities for (1) restoration or enhancement of riparian buffers, (2) coordination between wildlife or natural corridors along streams and essential utility lines, trails, and (3) appropriate stream access.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009)**

20. Stream Buffers

Summary bullets

- Development at Carolina North shall be consistent with the Resource Conservation District regulations of the Town applicable as of the date of this agreement.
- The University and the Town shall review opportunities for (1) restoration or enhancement of riparian buffers, (2) coordination between wildlife or natural corridors along streams and essential utility lines, trails, and (3) appropriate stream access.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

21. Trees and Landscaping Draft Standard

G.21.1. The developed area of the Carolina North project shall include significant street, landscape and natural plantings and landscaped areas and tree protection measures. Tree and landscape areas may also have a stormwater management function at Carolina North, including those located in roadways.

G.21.2. The University shall design landscape areas to support the Carolina North Design Guidelines set forth in Exhibit E. Appropriate native and non-invasive species shall be used at Carolina North. The developed area at Carolina North shall be planned to support a low maintenance, low fertilizer use landscape with 'best suited' plant materials.

G.21.3. Landscape plans for individual site development permit applications shall identify existing and proposed tree canopy mix, the hierarchy of tree planting goals (working landscapes: young age, street trees: mid-age, permanent landscapes: mature age), and the landscape irrigation hierarchies. Priorities for landscape irrigation are, in order of priority: rainwater, reclaimed water, and potable water as last resort.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

21. Trees and Landscaping

Summary bullets

- Tree and landscape areas may also have a stormwater management function at Carolina North, including those located in roadways.
- Appropriate native and non-invasive species shall be used at Carolina North. The developed area at Carolina North shall be planned to support a low maintenance, low fertilizer use landscape with 'best suited' plant materials.
- Priorities for landscape irrigation are, in order of priority: rainwater, reclaimed water, and potable water as last resort.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

22. Sedimentation

Draft Standard

G.22.1. Construction at Carolina North shall comply with applicable soil and erosion control measures and State oversight. The University shall incorporate erosion and sediment control measures for all land-disturbing activities and all individual construction projects at Carolina North shall include erosion sedimentation control measures. The University shall be responsible for implementing erosion sedimentation control measures for all land disturbance projects.

G.22.2. The University shall develop additional construction-related soil erosion control measures (including a project inspection and reporting program) for building projects at Carolina North and provide a copy of those guidelines and reports to the Town stormwater staff.

G.22.3. An erosion sedimentation control plan shall be developed for projects between 20,000 square feet and one acre of disturbance as well as projects over one acre and all such projects shall be carried out consistently with those plans. The Town and University may coordinate to provide follow up inspections in response to any complaints generated from sites at Carolina North. Projects disturbing between 20,000 square feet and one acre of land shall fill out inspection checklists similar to those required by the NPDES construction permit for projects that disturb more than one acre. Projects with one acre or more of land disturbance shall be subject to all applicable State permit requirements.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

22. Sedimentation

Summary bullets

- **Construction at Carolina North shall comply with applicable soil and erosion control measures and State oversight**
- **The University shall develop additional construction-related soil erosion control measures (including a project inspection and reporting program) for building projects at Carolina North and provide a copy of those guidelines and reports to the Town stormwater staff.**
- **An erosion sedimentation control plan shall be developed for projects between 20,000 square feet and one acre of disturbance as well as projects over one**
- **The Town and University may coordinate to provide follow up inspections in response to any complaints generated from sites at Carolina North.**
- **Projects disturbing between 20,000 square feet and one acre of land shall fill out inspection checklists similar to those required by the NPDES construction permit for projects that disturb more than one acre.**

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

Neighboring Lands, Compatibility, Buffers

Draft Standard

G.23.1. Development at Carolina North shall strive to be compatible with existing adjacent development and will be appropriately buffered. Development near existing neighborhoods shall respect buffers, height limits, lighting and noise impacts.

G.23.2. The Perimeter Transition Area (PTA) at the borders of the Carolina North project shall be as identified on attached map G-3. [*to be provided prior to 4/22/09*]

G.23.3. The University shall conduct design workshops, with opportunity for citizen participation, and attendance by a Town staff representative; for the purpose of discussing possible design features of new facilities in designated PTAs, prior to submission of individual site development permit applications for such facilities. The areas of agreement and disagreement shall be written and signed by the University, the neighbors, and the Town before presentation to the Board of Trustees. The PTA process shall establish appropriate standards at borders of the development to minimize impacts on adjacent property. These standards shall address: (1) screening mechanical equipment; (2) exterior lighting; (3) height limits; and (4) landscaping.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

Neighboring Lands, Compatibility, Buffers

Summary bullets

- Development at Carolina North shall strive to be compatible with existing adjacent development and will be appropriately buffered.
- Development near existing neighborhoods shall respect buffers, height limits, lighting and noise impacts.
- The Perimeter Transition Area (PTA) at the borders of the Carolina North project shall be as identified on map G-3. [*to be provided prior to 4/22/09*]
- The University shall conduct design workshops, with opportunity for citizen participation, and attendance by a Town staff representative; for the purpose of discussing possible design features of new facilities in designated PTAs, prior to submission of individual site development permit applications for such facilities.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

24. Noise
Draft Standard

G.24.1. The Chapel Hill Noise Ordinance shall be applicable within Carolina North during construction and occupancy of the campus.

G.24.2. Noise from construction is subject to the applicable noise ordinance. Individual site development permit applications for new construction shall demonstrate compliance with the ordinance during occupancy of the completed building.

G.24.3. The University shall take reasonable steps to apprise potential residents of housing on the Carolina North site of the potential for campus-related noise.

G.24.4. Complaints regarding compliance with the noise ordinance within the Carolina North project area shall be made to and handled by University Public Safety. *[Alternative: Complaints regarding noise ordinance violations shall be made to Town Police/Engineering through University construction management to insure procedures are in place to remediate or address legitimate complaints.]*

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

24. Noise

Summary bullets

- The Chapel Hill Noise Ordinance shall be applicable within Carolina North during construction and occupancy of the campus.
- The University shall take reasonable steps to apprise potential residents of housing on the Carolina North site of the potential for campus-related noise.
- Complaints regarding compliance with the noise ordinance within the Carolina North project area shall be made to and handled by University Public Safety. *[Alternative: Complaints regarding noise ordinance violations shall be made to Town Police/Engineering through University construction management to insure procedures are in place to remediate or address legitimate complaints.]*

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

25. Lighting Draft Standard

G.25.1. Lighting at Carolina North shall not have a negative effect on adjacent users, neighborhoods, the community, or other University uses at Carolina North. Lighting shall be energy efficient and appropriate for the program requirements and times of use.

G.25.2. The Town lighting standards in effect as of the date of this agreement shall be applicable to Carolina North. Each individual site development permit application shall demonstrate no increase in lighting foot-candle levels at the adjacent property line.

G.25.3. The University shall describe in each individual site development application how lighting for that portion of the Carolina North project is designed with a basic strategy of:

- (a) A 'dark skies' approach for the Carolina North project as a whole;
- (b) Streets lit to Town or DOT standards, and
- (c) Building code requirements regarding lighting met for new buildings.

EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

25. Lighting (continued)

Draft Standard

G.25.4. New lighting within Carolina North project shall comply with the following:

All lighting, including that used in and around buildings, recreation areas, parking areas, walkways, roadways, and signs, shall be designed to minimize spillover light onto property outside of the Carolina North project.

All lighting shall be designed to prevent glare that could impair vision and/or otherwise deteriorate normally accepted qualities and uses of property outside of the Carolina North project.

Outdoor lighting, except sports and athletic field lighting, shall be mounted at heights no greater than fifteen (15) feet for non-cutoff lights; and no greater than thirty-five (35) feet for most cutoff lights.

Lighting for sports and athletic fields must include glare control features and must be designed so that the primary illumination is directed onto the play area and immediate surroundings, and such that offsite illumination/glare is restricted.

Increases in illumination on property outside of the Carolina North project shall not result in lighting levels in excess of 0.3 foot-candles, measured at ground level.

For property outside of the Carolina North project where existing ambient lighting levels are in excess of 0.3 foot-candles, there shall be no increase in measurable lighting levels.

These lighting restrictions shall not apply to adjacent property outside of the Carolina North project that is in the same ownership as property within the Carolina North project.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

25. Lighting

Summary bullets

- **Lighting at Carolina North shall not have a negative effect on adjacent users, neighborhoods, the community, or other University uses at Carolina North.**
- **Lighting shall be energy efficient and appropriate for the program requirements and times of use.**
- **The University shall describe in each individual site development application how lighting for that portion of the Carolina North project is designed with a basic strategy of a 'dark skies' approach for the Carolina North project as a whole;**
- **All lighting shall be designed to minimize spillover light and prevent glare that could impair vision and/or otherwise deteriorate normally accepted qualities and uses of property onto property outside of the Carolina North project.**

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

25. Lighting

Summary bullets (continued)

- **Lighting for sports and athletic fields must include glare control features and must be designed so that the primary illumination is directed onto the play area and immediate surroundings, and such that offsite illumination/glare is restricted.**
- **Increases in illumination on property outside of the Carolina North project shall not result in lighting levels in excess of 0.3 foot-candles, measured at ground level.**

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EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS AGREEMENT (March 31, 2009 draft)

26. Annual Report

Draft Standard:

G.26.1 The University shall submit to the Manager an annual report that includes the information required by this Agreement and that provides all necessary information for the Manager to assess the University's good faith compliance with the terms of this Agreement. This report shall form the basis for the Manager's periodic review of the Agreement as required by the LUMO and by G.S. 160A-400.27(a). This required report is generally referred to as the "annual report."

G.26.2. The initial annual report shall be filed on or before September 1, 2010 and shall report on activities from July 1, 2009 through June 30, 2010. Subsequent reports shall be filed on or before September 1 of each year and shall report on activities in the preceding fiscal year (the preceding July 1 through June 30 period).

G.26.3 The annual report shall include the specified items set forth in this section. The report may include such other items as deemed relevant by the University. The Manager may also request inclusion of other specific information, provide for inclusion in the following year's annual report.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

26. Annual Report (continued)

Draft Standard:

G.26.4. The annual report shall include the following specific information:

A summary of the amount of building floor space constructed in the previous year and cumulatively pursuant to this Agreement. The report shall also identify for both the annual and cumulative totals the uses to which this space is devoted.

A summary of the number of housing units within the Carolina North project, the estimated number of residents in that housing, and the estimated number of employees working on-site within the Carolina North project area. These figures shall include a report on both the change in these numbers in the previous year and cumulative totals over the life of the Carolina North project.

The following information regarding parking, traffic, and transit: [add].

An accounting of the fiscal impacts to the Town of the Carolina North project approved pursuant to this Agreement and efforts undertaken to address any negative fiscal impacts for the Town.

A copy of information prepared pursuant to the University's American College and University Presidents Climate Commitment (ACUPCC) that has not been included in a previous annual report. This shall include the biennial reports prepared pursuant to that effort.

Information on water use, water reclamation, and progress towards meeting the goal set forth in this Exhibit.

A copy of all University Board of Trustee updates to the Carolina North Design Guidelines.

An update on current public art policy and implementation progress.

A report on all construction of greenways and trails at Carolina North and information about the current status of the design and funding of greenway connections at Carolina North.

A description of general waste-management strategies at Carolina North and the fiscal impacts on the Town resulting from any amendment of waste management strategies.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

Annual Report

Summary bullets

- The University shall submit to the Manager an annual report that includes the information required by this Agreement and that provides all necessary information for the Manager to assess the University's good faith compliance with the terms of this Agreement.

- The annual report shall include the following specific information:
 - 1.A summary of the amount of building floor space constructed.

 - 2.A summary of the number of housing units

 - 3.The estimated number of residents and the estimated number of employees working on-site.

 - 4.The following information regarding parking, traffic, and transit [to be added].

 - 5.An accounting of the fiscal impacts and efforts to address any negative fiscal impacts for the Town.

**EXHIBIT G. SPECIFIC STANDARDS AND MITIGATION MEASURES FOR THE
PORTION OF THE CAROLINA NORTH DEVELOPMENT SUBJECT TO THIS
AGREEMENT (March 31, 2009 draft)**

Annual Report

Summary bullets (continued)

6.A copy of information prepared pursuant to the University's American College and University Presidents Climate Commitment (ACUPCC)

7.Information on water use and water reclamation goals

8.A copy of all University Board of Trustee updates to the Carolina North Design Guidelines.

9.An update on current public art policy and implementation progress.

10.A report on all construction of greenways and trails at Carolina North and information about the current status of the design and funding of greenway connections at Carolina North.

11.A description of general waste-management strategies at Carolina North and the fiscal impacts on the Town resulting from any amendment of waste management strategies.