

TOWN OF CARRBORO
Performance Checklist
To Justify Additional Uses in a M-3-CU District

Site and Building Element Categories	As identified in LUO Section 15-141.3(c1), an applicant may be granted the right to include 15%, 30%, or 40% of Use Categories 8.100, 8.200, 8.500, 8.600, and 8.700 within a M-3-CU project in exchange for providing up to 15%, 30%, or 40% of the examples noted below within their project. In addition, the Board may allow up to 40% of the aforementioned uses if it concludes that the development will be making a substantial enough investment in one or more of the performance measures listed below. Examples of Performance Measures are found below:
Stormwater management and Water conservation	☐ 1 - Substantial stormwater retrofits ☐ 2 - Reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool
Substantial transportation improvement and Alternative transportation enhancement	☐ 3 - Provision of a safe, convenient, and connected internal street system or vehicle accommodation area designed to meet the needs of the expected number of motor vehicle, bicycle, pedestrian, and transit trips ☐ 4 - Substantial improvement to public infrastructure, such as enhanced bicycle and pedestrian paths, or access to transit ☐ 5 - Construction of substantially improved site entrance, intersection
On-site energy production and energy conservation	☐ 6 - Meets or exceeds standards for LEED Gold certification ☐ 7 - Installation of active and passive solar features such as sufficient solar arrays to account for 50 percent or more of the electrical usage for the property ☐ 8 - Use of harvested rainwater for toilet flushing ☐ 9 - Use of devices that shade at least 30% of south-facing and west-facing building elevations ☐ 10 - Use of low emissivity (low-e ²) windows along south-facing and west-facing building elevations ☐ 11 - Installation of attic insulation that exceeds the current building code R-value rating by 35% or greater ☐ 12 - Use of geothermal heat system to serve the entire complex ☐ 13 - Use of LED fixtures for parking and street lights ☐ 14 - Meets the Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type or the US Conference of Mayors fossil fuel reduction standard for all new buildings to carbon neutral by 2030
Creation of new and innovative light manufacturing operations	☐ 15 - The development of clean, innovative light manufacturing operation(s) that creates employment for a more than ten workers ☐ 16 - Incorporates technologies to reduce production waste by 50 percent or more
The provision of public art and/or provision of outdoor amenities for public use	☐ 17 - Outdoor amenities such as major public art ☐ 18 - Amphitheatre or outdoor theater, outdoor congregating/gathering area ☐ 19 - Outdoor eating facilities ☐ 20 - Outdoor tables with game surfaces, etc.

For the South Green project, the justification letter from the applicant is found on page 329 of the agenda packet. It explains their justification for requesting a full 40% allowance of uses from Use Categories 8.100, 8.200, 8.500, 8.600, and 8.700.

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