

WOODHILL NC LLC

P.O. Box 4022

Chapel Hill, N.C. 27515

To: Martin Roupe, Town of Carrboro

From: Runyon Woods

Re: Performance Standards

3/19/2015

This memo concerns the Conditional Use Permit application for 501 South Greensboro Street, specifically in reference to Section 15-141.3(c1)(1 and 2), known as Performance Measures the fulfillment of which allow any combination of uses 8.100, 8.200, 8.500, 8.600 and 8.700. Please note the following: of the 20 numbered performance standards contained in the above referenced section, we will fulfill 8 (40%) of those standards, perhaps 10; specifically numbers 1, 2, 3, 4, 5, 9, 10, 11, 13, and perhaps 14 and 6.

Moreover, to demonstrate that fulfilling these performance standards is a substantial commitment, please be aware of the following;

- a. In fulfilling number 1 (substantial storm water retrofits), we are expending in excess of \$750,000 to solve the flooding problem that has plagued the property for more than a quarter century. This total includes our share of the cost of pipe work to be performed by NCDOT in accord with our joint public/private agreement.
- b. In fulfilling number 2 (nitrogen removal) and number 3 (provision of a safe, convenient...internal street...), we will be installing the largest permeable paving system (by area) in either Carrboro or Chapel Hill, a cost in excess of \$340,000.
- c. In fulfilling number 4 (substantial improvements to public infrastructure) and number 5 (construction of substantially improved site entrance), we will be building a single lane roundabout at the intersection of South Greensboro Street, Old Pittsboro Road and Rand Road, creating a safer traffic flow and an attractive entrance on this major thoroughfare into town, at an estimated cost of in excess of \$350,000.
- d. In fulfilling number 13 (LED parking lot lights) we will be expending approximately \$90,000, increasing the cost of lights and poles by a factor of four (from high pressure sodium). These LED lights will reduce energy consumption by a factor of 3 to 4 and increase fixture life by a factor of 5. A text amendment is needed to allow LED lights on a town road.
- e. Items 9,10,11 refer to energy saving building features we will be doing. In addition to those features, our buildings will contain a number of other energy saving features, the exact extent of which will be determined with Jeff Reilich of EQC, our energy efficiency consultant. While these other features are not called out in your standards list, the net effect of all of them will qualify us under some level of the LEED standards (6) and may well meet the Architecture 2030 goals (14) as well. As our building construction drawings are completed and value engineered, greater detail will be available.

If further clarification is needed, please contact me.

Thanks,


Runyon Colie Woods