

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

<b>Site and Building Element Categories</b>	<p>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.</p> <p>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.</p> <p>Examples of Performance Measures are found below:</p>
<b>Stormwater management and Water conservation</b>	<input type="checkbox"/> <b>1</b> - Substantial stormwater retrofits <input type="checkbox"/> <b>2</b> - Reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool
<b>Substantial transportation improvement and Alternative transportation enhancement</b>	<input type="checkbox"/> <b>3</b> - 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 <input type="checkbox"/> <b>4</b> - Substantial improvement to public infrastructure, such as enhanced bicycle and pedestrian paths, or access to transit <input type="checkbox"/> <b>5</b> - Construction of substantially improved site entrance, intersection
<b>On-site energy production and energy conservation</b>	<input type="checkbox"/> <b>6</b> - Meets or exceeds standards for LEED Gold certification <input type="checkbox"/> <b>7</b> - 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 <input type="checkbox"/> <b>8</b> - Use of harvested rainwater for toilet flushing <input type="checkbox"/> <b>9</b> - Use of devices that shade at least 30% of south-facing and west-facing building elevations <input type="checkbox"/> <b>10</b> - Use of low emissivity (low-e <sup>2</sup> ) windows along south-facing and west-facing building elevations <input type="checkbox"/> <b>11</b> - Installation of attic insulation that exceeds the current building code R-value rating by 35% or greater <input type="checkbox"/> <b>12</b> - Use of geothermal heat system to serve the entire complex <input type="checkbox"/> <b>13</b> - Use of LED fixtures for parking and street lights <input type="checkbox"/> <b>14</b> - 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
<b>Creation of new and innovative light manufacturing operations</b>	<input type="checkbox"/> <b>15</b> - The development of clean, innovative light manufacturing operation(s) that creates employment for a more than ten workers <input type="checkbox"/> <b>16</b> - Incorporates technologies to reduce production waste by 50 percent or more
<b>The provision of public art and/or provision of outdoor amenities for public use</b>	<input type="checkbox"/> <b>17</b> - Outdoor amenities such as major public art <input type="checkbox"/> <b>18</b> - Amphitheatre or outdoor theater, outdoor congregating/gathering area <input type="checkbox"/> <b>19</b> - Outdoor eating facilities <input type="checkbox"/> <b>20</b> - 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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