

Green and Sustainable Buildings Checklist

Construction activity pollution prevention

Yes, the architectural design team is committed to preventing pollution of the air with dust and particulate matter in accordance with the US EPA Construction General Permit and the National Pollution Discharge Elimination Program.

Stormwater

A bioretention area adjacent to the southern wall of the hotel will be constructed to treat the roof runoff for water quality and the overflow will be directed to an underground storage system to manage the peak flow runoff rates.

Heat island effect, non-roof

Parking for the hotel will be in an underground parking garage which helps to eliminate the need for more surface parking. In addition trees will be planted adjacent to the street to the north of the hotel to provide shading for the asphalt.

Heat island effect, roof

The design at this time is for the roof to be white.

Light Pollution reduction

All lights for the project are to be building mounted at a height not to exceed 15 feet and to be full cutoff in design.

Water-efficient landscaping

A bioretention area will be planted with trees and shrubs designed to collect and treat roof runoff. Other plantings are native (i.e. dogwoods) to this climate and do not require supplemental watering.

Water use reduction

Our goal is to reduce water use by 20%

Optimized energy performance

We plan to demonstrate that based on ASHRAE/IESNA Standard 90.1-2004 that all of the energy costs within and associated with the building project are at least 20% less than the standard model.

Renewable energy

We do not have plans to implement renewable energy at this time.

Construction waste management

We are committed to the goal of recycling all materials as practical including cardboard, metal, brick, acoustical ceiling panels, concrete, plastics, clean wood, glass, gypsum wallboard, carpet, and insulation.

Recycled content

We are setting a goal of 30% use of materials with recycled content per ISO 14021.

Regional Materials

We plan to use 30% of all project building materials that have been extracted, harvested or recovered as well as manufactured within a 500 mile radius of the project site.

Rapidly renewable materials

We plan to utilize building materials and products that are made from plants that have a harvest cycle that is typically 10 years or shorter, for at least 2.5% of the value of the total building materials.

Certified wood

We are not planning to meet this goal at this time.

Low-emitting materials

The project will be constructed with the following:

- adhesives and sealants on the inside that comply with SCAQMD Rule 1168 for low or no VOC content
- paints and coatings with GS-11 for walls and ceilings, GC-03, for anti-corrosive ferrous metal coatings; SCAQMD Rule 1113, for clear wood finishes, floor coatings, stains and shellacs
- carpet systems that meet the Carpet and Rug Institute's Green Label Plus program. Carpet adhesives shall not exceed 50 f/L
- Composite wood and agrifiber products inside the building that do not include urea-formaldehyde resins

Daylight and views

The design at this time will not achieve a minimum daylight illumination level of 25 footcandles at 30 inches above the floor in 75% of all regularly occupied areas.

Exhibit #36

Response to Sustainability Checklist

(please use Vision ID number below to relate response to checklist)

1.11 This project supports the development of greenways dedicated to public use along easements as there exists a bikeway along the southern boundary that is partially located on the project site. In addition a connector from the private street onto the bikeway will be constructed which will connect the bikeway to the 300 East Main project and the Hilton Garden Inn project.

1.12 Not applicable because not parks or playfields are part of development

1.45 This project will have a neighborhood meeting to encourage citizen participation in the planning of this project.

2.12 This project is not located in a sensitive area.

2.11 This project will remove what previously was a storage area for an automobile repair shop and replace it with an architecturally pleasing hotel which will provide accommodations and support space for people visiting Carrboro and for meetings. A bioretention stormwater feature and underground storage system will be installed to mitigate negative impacts to the stormwater system.

2.21 A bioretention area and semi-opaque screen will be provided between the railroad and adjacent multi-family use respectively, whereas there is no need for a buffer between this commercial use and the two commercial uses to the north and northeast. There are no trees per the town's criteria that will be removed on-site.

2.22 This project is clearly dense but due to the urban and commercial nature of the project there is limited open space.

2.23 The trees and shrubs that are proposed to be planted are from the Town's approved list or are non-invasive species.

2.31 The architectural design of the building is distinctive and interesting with multiple materials, much glazing and substantial shadow lines.

2.32 Not applicable since this isn't for single family or multi-family

2.41 This project will be of similar size and height to the adjacent 300 East Main Hotel and parking deck and will have access from Main Street and Boyd Street.

2.42 This project is utilizing an existing private street access to eliminate the need for any new streets as well as providing parking underneath the building reducing the need for surface parking with their associated heat island effect. This project will replace an unattractive view from the bikeway with a bioretention facility with its associated plantings.

2.43 This project will remove two utility poles and move the associated utilities underground. In addition this project will plant six trees adjacent to asphalt to help mitigate the adverse effects from heated pavement.

2.51 Noted

2.52 Not applicable

2.53 The project's load is within the capacity of the existing infrastructure.

3.1 A bioretention area and semi-opaque screen will be provided between the railroad and adjacent multi-family use respectively, whereas there is no need for a buffer between this commercial use and the two commercial uses to the north and northeast. There are no trees per the town's criteria that will be removed on-site.

3.2 This project is located in close proximity to the downtown and will help to enhance the social and economic aspect of the center of Carrboro.

3.21 The hotel project is building up and not out. In addition it is increasing the density of commercial development.

3.22 The design of this hotel structure is architecturally interesting and significant.

3.23 This hotel project will definitely provide enhanced lodging opportunities for the Town and provide meeting space and a supporting restaurant to attract patrons.

3.25 The lighting along the back of the Arts Center/Brewery/Cats Cradle will be improved as a result of this development.

3.27 Noted

3.28 Not applicable since this isn't a residential development

3.31 Project is located close to existing shopping areas.

3.32 Our project is connected to the adjacent shopping areas by sidewalks.

3.5 Noted

3.61 This project addresses this goal of economic diversity by providing a higher scale of lodging than presently exists in the downtown.

3.63 Currently this property is in a derelict condition. This project will therefore develop underutilized property in the downtown area.

4.11 Noted

4.12 Not applicable as we have no roads connected to our development.

4.14 Noted

4.15 Being a high density project it has the potential to support potential public transit routes (passenger rail).

4.21 With additional meeting space this project will provide support for special events.

4.31 The design of this project is sensitive to the adjacent bikeway and with the addition of a bikeway connector it will enhance its use.

4.32 Noted

4.33 Noted

4.41 Not applicable as we have no roads connected to our development.

4.51 A bikeway connector will be built as a part of this development.

4.52 A bikeway connector will be built as a part of this development.

4.61 Not applicable

5.12 Not applicable

5.13 Required recycling facilities will be provided.

5.21 Noted

5.22 Stormwater features associated with this project are designed to help improve stormwater quality and quantity.

5.23 Stormwater features associated with this project are designed to help improve stormwater quality and quantity.

5.31 This project has the potential to enhance the adjacent railroad greenway by replacing an overgrown, unattractive and abandoned site with bioretention features as well as architecturally pleasing structure.

5.32 Not applicable to our site

5.41 Noted

5.51 Noted

5.6 Not applicable to our site

6.11 Not applicable to our site

6.12 Not applicable to our site

6.13 Not applicable to our site

6.15 Noted

6.16 Not applicable to our site

6.17 Not applicable to our site