

Fencing

Per the conversation in our neighborhood meeting on September 9th, the City is currently planning to use material similar to rod iron for fencing that will enclose the entire water treatment plant property (picture below was part of the neighborhood meeting presentation). Please note that the fencing material, height, and spacing must comply with Department of Homeland Security requirements. The fencing will also comply with the City of Greensboro's Land Development Ordinance (LDO), Article 30-9-4.



Vegetation, Screening, and Tree Conservation

Per the conversation in our neighborhood meeting on September 9th, the City plans to meet the required 45-foot planting yard using vegetation of various sizes for screening (picture above was part of the neighborhood meeting presentation). The exact plants and their placement will be determined as the design progresses, but all requirements in the LDO will be met. The requirements for the planting yard are summarized below:

- 4 Canopy trees at 25 foot spacing
- 10 understory trees at 10 foot spacing
- 33 shrubs at 3 foot spacing
- Understory trees are allowed to replace canopy trees at a rate of 2 to 1 when planted within 20 feet of an overhead utility line.
- Shrubs can replace canopy or understory trees at a rate of 8 to 1 and 5 to 1 respectively

Evergreen trees will be considered and used where practical. Similar to fencing, landscaping must consider requirements from the Department of Homeland Security (e.g., proximity of vegetation to fencing) and Duke Power where applicable (e.g., proximity of vegetation to power lines/poles).

In addition, existing vegetation will be maintained where appropriate and the tree conservation requirements of Article 30-12-1 of the LDO will be met. These requirements are summarized below:

- 10% of the disturbed area is designated as tree conservation area (TCA)
- TCA priority in order
 - Existing hardwoods adjacent to stream protection buffers
 - Existing hardwoods on upland sites
 - Existing specimen trees (trees determined to be noteworthy community assets due to unique characteristics)

- Existing stands of hardwoods and pine mix
- Existing stands of pine trees
- Reforestation may account for up to 50% of TCA
 - One 2" or 3" caliper tree per 400 square feet

Additional screening measures, such as an earthen berm, may be considered as part of final design but will likewise be subject to Department of Homeland Security requirements.

Building Height and Design

Per the conversation in our neighborhood meeting on September 9th, the City plans to comply with the building height restrictions listed in Table 7-15, Article 30-7-6.1 of the LDO. This allows a maximum building height of 50 feet when adjacent to residential districts. The buildings that are being added are for process equipment, as well as to accommodate the growing staff and maintenance needs at the water treatment plant. Past records indicate that the multi-family residential buildings on the site were two-story buildings and approximately 30-35 feet in height; the new development is planned to be 45-50 feet in height. The included rendering was presented at the September 9th neighborhood meeting.



Regarding building setback, it should be noted that existing plant structures are currently within 15 feet of the fence. As noted in City Council Resolutions, this new property was purchased to provide space for additional treatment and capacity as the City's needs grow and change. Based on this need, new development at the site will be set back at least the minimum 45-feet from the property line to allow the City flexibility in future development.

Rooftop equipment will be limited and screened when present.

Per the conversation in our neighborhood meeting on September 9th, the City plans to match the brick used on the existing water treatment buildings when constructing the new buildings.

Access Restrictions

The City currently has access to the water treatment plant off of Seminole Drive. As part of the design process, we will be evaluating the need for access along Seminole Drive and, if needed, will limit its use as much as possible (e.g., emergency personnel only, staff vehicles, etc.).

Equipment Storage

Per the conversation in our neighborhood meeting on September 9th, the City is including a warehouse and equipment storage space in the new Operations and Maintenance building.

Greenway Access

The City does not plan on creating an access through/on our property to the greenway. The City would need to consider Department of Homeland Security requirements and the security of its water treatment processes. As discussed at the meeting, the Water Resources Department has paid Greensboro Department of Transportation (GDOT) "in lieu of" sidewalk funds to add sidewalk along Seminole to the corner of Seminole Drive and Benjamin Parkway as part of their sidewalk project in that area. Based on feedback from GDOT, it is expected that the greenway will eventually run along Benjamin and be accessed by this sidewalk.

Lighting

Due to the continual operation of the water treatment plant, exterior lighting will be required for the safety of our staff and security of the treatment facility. As noted during the neighborhood meeting on September 9th, lighting will be designed to limit impacts to neighbors, where possible. Lighting will comply with Section 30-9-6 of the LDO and any additional requirements of the Department of Homeland Security. The LDO requirements are summarized below:

- No direct lighting or glare exceeding one footcandle intensity can be cast to adjacent residential properties or streets.
- Fixtures exceeding 4,050 lumens must be cut-off fixtures to emit 0% of its light above 90 degrees and no more than 10% of its light above 90 degrees from horizontal.
- Exemptions
 - Security lighting on motion sensors for a duration of 15-minutes or less
 - Construction lighting

Sound Ordinance

Installed equipment will comply with the City's sound ordinance - Chapter 18, Article IV. This limits sound to 70 dB from 7:00 am to 11:00 pm and 65 dB from 11:00 pm to 7:00 am. 70 dB is the typical noise generated by a conversation between two people.

Site Preparation and Stormwater Management

As the site is developed, the City will be removing existing buildings/slabs on the purchased properties as well as re-grading the areas.

The City will also comply with the Stormwater Management Manual, and, at this time, does not plan to install stormwater management devices that contain standing water and/or attract birds (e.g., geese).

Site Preservation

The City does not currently plan to develop all of the land that has been acquired for the water treatment plant expansion. However, as future treatment process and water treatment plant needs arise this area may be developed. The City must ensure compliance with future regulations. In addition, to minimize runoff, the City does not currently plan to pave areas on the property unless required for vehicle access.