



November 26, 2025

Town of Apex

Planning Department

322 N. Mason Street

Apex, NC 27502

RE: Veridea Environmental Enhancement Plan (EEP) Amendment

To Whom It May Concern,

This letter is to inform you of a proposed amendment to the Veridea Environmental Enhancement Plan (EEP) to facilitate the development of the North Carolina Children's Hospital and campus.

The Veridea Environmental Enhancement Plan was approved by the Town of Apex on February 28th, 2023 (Ordinance #2023-023).

In the summer of 2025, North Carolina Children's announced their intention to develop a new, state-of-the-art children's hospital within Veridea, bringing North Carolina's first freestanding children's hospital to the Triangle. The hospital and its supporting uses (including but not limited to medical, research, academic, administrative, transport, patient and family respite and accommodations) have a specific set of needs for sustainable building and site design. These unique considerations require the enclosed technical exemptions to the Environmental Enhancement Plan (Exhibit A).

Exhibit A includes the proposed exemptions from technical standards found in the EEP. The exemptions that apply to the health care campus and surrounding supporting uses (including but not limited to medical, research, academic, administrative, transport, patient and family respite and accommodations, central utility plant, and adequate parking facilities) which will make up the campus are found in Part 1 of Exhibit A. Exemptions for the overall SD-CZ Zoned area are contained within Part 2 of Exhibit A.

Exemptions requested herein include standards which relate to specific energy performance ratings, specific fixtures, and EV parking. Where exemptions from text are requested, the full text is provided.

A corresponding UDO Amendment application has been filed in the Town's development portal.

Sincerely,

Veridea Development Team

Veridea EEP Plan Amendment

Proposed Text Changes

November 26, 2025

PART 1 NCC Campus Property

The Environmental Enhancement Plan south of US 1, east of I-540, and west of Veridea Parkway (PINs 0740191376, 0730996270, 0730977087, 0730977967, 0740081019, 0740070950, 0740082327, 0740082199, 0740078021, 0740180091, 0740180331, 0731902142 (portion of)) and a portion of the Sustainable Development Plan south of US 1 and east of Veridea Parkway (PINs 0741207566, 0741203157, 0740293940) will retain all of the standards from Ordinance # ORD-2023-023 except:

Section I: Building Standards

Exemption from I.A.1.a., b. & e.

- a. In furtherance of the goals set forth in SD Plan 3.7.2, all non-residential and mixed-use buildings in Veridea shall provide plan analysis demonstrating improvement of energy performance by 20% compared to baseline building performance ratings per ASHRAE/ IESNA Standard 90.1-2010 Appendix G. (Note: 2010 ASHREA is being referenced here, consistent with current LEED Rating System benchmark standard).
- b. At build-out of Veridea, a minimum of 50% of non-residential buildings within Veridea shall be certified under one of these 3rd Party Certification Program options:
 - a. LEED Rating System
 - b. Green Globes
 - c. Fitwel
 - d. Similar alternative standard as determined by the Responsible PartyResponsible Party will ensure the ability to meet this 50% commitment at the time of each non-residential building permit application to the Town of Apex.
- e. Documentation
 - i. For all buildings, a letter of compliance shall be provided to the Town with the submittal of building permits for that building by a Professional Engineer (PE) licensed to practice in North Carolina, an architect licensed in North Carolina, OR a qualified third-party certifier stating that, in his or her opinion, the building

design demonstrates improvement of energy performance by 20% compared to baseline building performance ratings per ASHRAE/ IESNA Standard 90.1-2010 Appendix G.

- ii. For each building that is developed to meet the standards for certification under one of the 3rd Party Certification Options, a letter of building certification from the selected program shall be provided to the Town at building completion.

Exemption from I.B.1. & 2.

1. Bathroom Fixtures

- a. 100% of showerheads, lavatory faucets and toilets/urinals shall be WaterSense rated fixtures.

2. Water Using Appliances

- a. Dishwashers and clothes washers installed by builder must be Energy Star qualified.

PART 2 Veridea Properties Zoned SD-CZ

With respect to the entirety of the Development, the following exceptions and amendments to the Environmental Enhancement Plan shall apply:

Section V. Air Quality Protection

Modification to V. h.

- h. ~~Parking for electric vehicles and bicycles will be provided as required by the Town of Apex UDO.~~ Parking requirements:
 - i. Bicycle parking shall be provided as required by the Town of Apex UDO.
 - ii. For all uses on the NC Children's health care campus, EV charging spaces shall be provided for 0.3% of the required parking spaces and EV-Ready spaces shall be provided for 1.5% of the required parking spaces.
 - iii. Multi-family development and hotels shall be required to provide 10% of the required parking as EV charging spaces and 35% of the required parking as EV-Ready spaces.
 - iv. Higher Education uses shall provide 1% of the required parking as EV Charging spaces and 1.5% of the required parking as EV-Ready spaces.
 - v. Elementary, junior, and high schools (public or private) are required to meet UDO requirements for EV parking.
 - vi. All other uses shall be required to provide the UDO required amount of electric vehicle charging spaces and 10% of the required parking as EV-Ready spaces.
 - vii. For all uses with the Veridea SD-CZ zoning, in-lieu of EV-Ready spaces as defined in Article 12 of the Unified Development Ordinance, EV-Capable spaces shall be allowed. EV-Capable shall mean the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) from the parking space to the nearest electrical distribution room for structured parking or the nearest manhole or hand hole for surface parking. Wire, circuitry, receptacles, chargers, electrical panels, distribution equipment, and/or any other supporting equipment are not required.