

STAFF REPORT

Veridea Environmental Enhancement Plan (EEP)

December 9, 2025 Town Council Meeting



Background:

Veridea is an approximately 1,097.15-acre mixed use development that is generally bounded by US Hwy 1, E. Williams St (Hwy 55), and NC 540 and is the only area in Apex that is zoned Sustainable Development-Conditional Zoning (SD-CZ). Veridea is comprised of the following PINs:

0730852539, 0730865572, 0730977087, 0730977967, 0730996270, 0740052449, 0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), 0740283126, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, 0740558687 (portion of), 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, 0741117192, 0740389302

The Veridea Sustainable Development (SD) Plan was adopted to “facilitate the development of Veridea as a community of safe, healthy, resource efficient and transit-oriented mixed-use projects planned and developed in accordance with Principles promoting Sustainability. Accordingly, Veridea will be developed in view of the following Guiding Principles:

- a. Create economic value
- b. Eliminate the concept of waste
- c. Insist on a renewable future
- d. Create delightful urban places
- e. Integrate nature throughout the community.”

The Veridea Sustainable Development (SD) Plan, in accordance with Sec. 2.3.16 of the Unified Development Ordinance (UDO), establishes “a flexible framework of development standards (collectively, the “Sustainability Standards”)”. The Sustainability Standards include natural and cultural resource standards, transportation infrastructure standards, utility infrastructure standards, energy standards, community design standards, and building standards. The entire SD Plan can be viewed here: <http://www.apexnc.org/DocumentCenter/View/2864>.

Current Environmental Enhancement Plan:

The Environmental Enhancement Plan (EEP) is defined as “additional Sustainability Standards related to environmental enhancement required to be submitted to the Town Council for approval in accordance with UDO 2.3.16.F.3.b.” The current EEP was adopted by Town Council in February 2023 and was a requirement of the SD Plan prior to Subdivision or Site Plan approvals.

The Sustainability Standards in the adopted EEP are intended to protect natural resources and the environment in light of the development pattern permitted in the SD Plan and to address secondary and cumulative impacts associated with the infrastructure required for Veridea. The EEP includes sections related to the following:

1. Building Standards (Energy, Water Efficiency, Indoor Air Quality, and Material Management)
2. Environmental and Natural Resource Protection (Resource Conservation Area)
3. Stormwater & Surface Water Management (Stormwater Management, Water Conservation, and Surface Water Enhancement)
4. Land Management (Sedimentation & Erosion Control Standards, Waste Minimization, Perimeter Buffers, Landscaping)
5. Air Quality Protections

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It is important to note that this EEP is not a stand-alone set of standards and must be used in conjunction with the approved SD Plan and Pattern Book for Veridea as well as the Unified Development Ordinance.

Proposed Environmental Enhancement Plan Amendments:

The applicant is proposing amendments to the EEP in two parts. The details of these amendments can be found in the attached "Veridea Environmental Enhancement Plan (EEP) Amendment" letter.

PART 1

Part 1 of the amendment letter applies only to the proposed North Carolina Children's (NCC) hospital campus and includes exemptions from certain energy performance ratings and specific water fixture requirements in Section 1 that cannot be practically or feasibly met by the intended uses on the NCC campus. The exemptions requested are as follows:

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:
 - i. LEED Rating System
 - ii. Green Globes
 - iii. Fitwel
 - iv. Similar alternative standard as determined by the Responsible Party

Responsible 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.

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2. Water Using Appliances

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

PART 2

Part 2 of the amendment letter applies to all property with Veridea and proposes modifications to the standard related to Electric Vehicle (EV) parking in Section V.

Significant changes to the EV parking requirements in the UDO were approved in May 2023, just three months after adoption of the EEP. The changes primarily involved adding a significant requirement for EV-Ready parking spaces and increasing the amount of EV charging spaces required for several uses.

Shown below are the changes to the amount and type of EV parking that were approved with those amendments:

Use	<u>Minimum Number of Required EV-Ready Spaces</u>	<u>Minimum Number of Required Electric Vehicle Charging Spaces</u>
Multi-family or apartment	<u>30% of all required motor vehicle spaces</u>	3% <u>15%</u> of all required motor vehicle spaces
Government Service	<u>15% of all required motor vehicle spaces</u>	3% of all required motor vehicle spaces
Commercial Uses	<u>15% of all required motor vehicle spaces</u>	3% of all required motor vehicle spaces, provided if the minimum motor vehicle parking requirement is at least 100 spaces. One (1) EV-Ready space is required if 11 to 49 motor vehicle spaces are required. Two (2) EV-Ready spaces are required if 50 to 99 motor vehicle spaces are required.
Office, business or professional	<u>15% of all required motor vehicle spaces</u>	3% of all required motor vehicle spaces
Office: Coworking Space	<u>15% of all required motor vehicle spaces</u>	3% of all required motor vehicle spaces
Office: Call Center	<u>15% of all required motor vehicle spaces</u>	3% of all required motor vehicle spaces
Hotel or motel	<u>30% of all required motor vehicle spaces</u>	3% <u>10%</u> of all required motor vehicle spaces
Industrial Uses	<u>15% of all required motor vehicle spaces</u>	3% of all required motor vehicle spaces
Park, active or passive	<u>15% of all required motor vehicle spaces</u>	2% of all required motor vehicle spaces
Parking Structure	<u>15% of all provided motor vehicle spaces</u>	3% of all provided motor vehicle spaces
Parking Structure (School, public or private: Elementary, Junior, or Senior)	=	2 spaces
School, public or private: Elementary or Junior	=	3% of all required spaces that are provided in an off-street surface lot
School, public or private: Senior	=	1% of all required spaces that are provided in an off-street surface lot

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When this section of the UDO was written and amended, large institutional campuses such as the proposed North Carolina Children's hospital and Wake Technical Community College were not anticipated. Certainly, the amount of parking that must be provided within structured parking for the proposed hospital use was not envisioned.

In addition, the requirement added for EV-Ready spaces significantly impacts initial construction costs and results in the installation of wiring, transformers, and associated equipment that would otherwise sit unused for a potentially long period of time until they are needed to be converted to EV charging spaces.

EV-Ready is defined by the UDO as:

"Installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage), dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one (1) or more charging stations."

Therefore, the applicant is proposing the following modifications to the EV standard in the EEP:

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.

The proposed modifications set or reduce the amount of EV-Ready and EV charging spaces for all uses on the NCC Children's health care campus and on the future Wake Technical Community College campus to an amount commensurate with the amount of parking that will be provided for such uses. The proposed

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modifications to the multi-family and hotel use requirements reduces the amount of charging spaces required by 5%, but increases the amount of EV-Ready spaces by the same amount.

Shown below is a comparison table of the UDO and Proposed EEP EV parking amendments:

Use	Minimum Number of Required EV-Ready Spaces	Minimum Number of Required Electric Vehicle Charging Spaces	Minimum Number of Required EV-Ready Spaces	Minimum Number of Required Electric Vehicle Charging Spaces
	UDO Required		Proposed Modification for EEP	
Multi-family or apartment	30% of all required motor vehicle spaces	15% of all required motor vehicle spaces	35% of all required motor vehicle spaces	10% of all required motor vehicle spaces
Government Service	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces	10% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Commercial Uses	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces, provided the minimum motor vehicle parking requirement is at least 100 spaces.	10% of all required motor vehicle spaces	3% of all required motor vehicle spaces, provided the minimum motor vehicle parking requirement is at least 100 spaces.
Office, business or professional	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces	10% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Office: Coworking Space	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces	10% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Office: Call Center	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces	10% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Hotel or motel	30% of all required motor vehicle spaces	10% of all required motor vehicle spaces	35% of all required motor vehicle spaces	10% of all required motor vehicle spaces
Industrial Uses	15% of all required motor vehicle spaces	3% of all required motor vehicle spaces	10% of all required motor vehicle spaces	3% of all required motor vehicle spaces
Park, active or passive	15% of all required motor vehicle spaces	2% of all required motor vehicle spaces	10% of all required motor vehicle spaces	2% of all required motor vehicle spaces
Parking Structure*	15% of all provided motor vehicle spaces	3% of all provided motor vehicle spaces	10% of all required motor vehicle spaces	3% of all provided motor vehicle spaces
Parking Structure (School, public or private: Elementary, Junior, or Senior)	-	2 spaces	-	2 spaces
School, public or private: Elementary or Junior	-	3% of all required spaces that are provided in an off-street surface lot	-	3% of all required spaces that are provided in an off-street surface lot
School, public or private: Senior	-	1% of all required spaces that are provided in an off-street surface lot	-	1% of all required spaces that are provided in an off-street surface lot
*All uses on the NC Children's health care campus	N/A	N/A	1.5% of all required motor vehicle spaces	0.3% of all required motor vehicle spaces
*Higher Education uses	N/A	N/A	1.5% of all required motor vehicle spaces	1% of all required motor vehicle spaces

PLANNING STAFF RECOMMENDATION:

Planning staff believes the proposed amendments are reasonable and recommends approval of the proposed amendments to the Veridea Environmental Enhancement Plan.

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PLANNING BOARD RECOMMENDATION:

The Planning Board will hear this item at their December 8, 2025 meeting. Staff will present their recommendation at the December 9, 2025 Town Council meeting.

Attachments:

1. Environmental Enhancement Plan Amendment Letter
2. Current Environmental Enhancement Plan approved in February 2023.



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

PUBLIC NOTIFICATION OF PUBLIC HEARING

Adoption of Additional or
Modified Sustainability
Standards for Veridea

Pursuant to the provisions of North Carolina General Statutes §160D-601 and to the Town of Apex Unified Development Ordinance (UDO) Secs. 2.2.11 and 2.3.16.F.3, notice is hereby given of a public hearing before the Town Council of the Town of Apex for the purpose of soliciting comments relative to the amendment of Sustainability Standards for Veridea known as the Environmental Enhancement Plan.

The purpose of the Environmental Enhancement Plan is to set additional or modified sustainability standards for an approved Sustainable Development-Conditional Zoning (SD-CZ) district. The applicant proposes to amend parts of the approved Environmental Improvement Plan.

Veridea is located at the following PINs:

0730852539, 0730865572, 0730977087, 0730977967, 0730996270, 0740052449, 0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), 0740283126, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, 0740558687 (portion of), 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, 0741117192, 0740389302

Public Hearing Location: Apex Town Hall
Council Chamber, 2nd Floor
73 Hunter Street, Apex, North Carolina

Town Council Public Hearing Date and Time: December 9, 2025 6:00 PM

You may attend the meeting in person or view the meeting through the Town's YouTube livestream at: <https://www.youtube.com/c/townofapexgov>.

If you are unable to attend, you may provide a written statement by email to public.hearing@apexnc.org, or submit it to the Office of the Town Clerk (73 Hunter Street or USPS mail - P.O. Box 250, Apex, NC 27502), at least two business days prior to the Town Council vote. You must provide your name and address for the record. The written statements will be delivered to the Town Council prior to their vote. Please include the Public Hearing name in the subject line.

The UDO can be accessed online at: <http://www.apexnc.org/233>.

The Veridea SD-CZ district standards can be accessed online at: <http://www.apexnc.org/DocumentCenter/View/5237>.

Dianne F. Khin, AICP
Planning Director

Published Dates: November 21-December 9, 2025



TOWN OF APEX

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PUBLIC NOTIFICATION OF PUBLIC HEARING Adoption of Additional or Modified Sustainability Standards for Veridea

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The UDO can be accessed online at: <http://www.apexnc.org/233>.

The Veridea SD-CZ district standards can be accessed online at: <http://www.apexnc.org/DocumentCenter/View/5237>.

Dianne F. Khin, AICP
Planning Director

Published Dates: November 21-December 9, 2025



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PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS

Enmienda a los Estándares de Sostenibilidad Adicionales o Modificados para Veridea

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la secciones 2.2.11 y 2.3.16.F.3 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios en relación a la enmienda de los Estándares de Sostenibilidad para Veridea, conocidos como el Plan de Mejora Ambiental.

El objetivo del Plan de Mejora Ambiental es establecer normas de sostenibilidad adicionales o modificadas para un distrito aprobado de Desarrollo sostenible-Ordenamiento territorial condicional (SD-CZ). El solicitante propone enmendar partes del Plan de Mejoramiento Ambiental aprobado.

Veridea se ubica en los siguientes números de identificación de parcela (PIN):

0730852539, 0730865572, 0730977087, 0730977967, 0730996270, 0740052449, 0740070950, 0740078021, 0740081019, 0740082199, 0740082327, 0740167653, 0740180091, 0740180331, 0740191376, 0740240814 (portion of), 0740241030 (portion of), 0740241461 (portion of), 0740283126, 0740287376, 0740293940, 0740360895, 0740289979, 0740489140, 0740586619, 0740783479, 0740888498, 0740990489, 0740558687 (portion of), 0740992174, 0740992565, 0740992632, 0741207566, 0741614057, 0741203157, 0741117192, 0740389302

Lugar de la audiencia pública: Ayuntamiento de Apex
Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

Fecha y hora de la audiencia pública del Consejo Municipal: 9 de diciembre de 2025 6:00 PM

Puede asistir a la reunión de manera presencial o seguir la transmisión en directo por YouTube a través del siguiente enlace: <https://www.youtube.com/c/townofapexgov>.

Si no puede asistir, puede enviar una declaración escrita por correo electrónico a public.hearing@apexnc.org, o presentarla a la oficina del Secretario Municipal (73 Hunter Street o por correo USPS a P.O. Box 250, Apex, NC 27502), al menos dos días hábiles antes de la votación del Consejo Municipal. Debe proporcionar su nombre y dirección para que conste en el registro. Las declaraciones escritas se entregarán al Consejo Municipal antes de la votación. No olvide incluir el nombre de la audiencia pública en el asunto.

Se puede acceder a la UDO en línea en: <http://www.apexnc.org/233>.

Las normas de distrito SD-CZ de Veridea se pueden acceder en línea en:
<http://www.apexnc.org/DocumentCenter/View/5237>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de noviembre – 9 de diciembre de 2025



TOWN OF APEX

POST OFFICE BOX 250
APEX, NORTH CAROLINA 27502
PHONE 919-249-3426

NOTIFICACIÓN PÚBLICA DE AUDIENCIAS PÚBLICAS Enmienda a los Estándares de Sostenibilidad Adicionales o Modificados para Veridea

De conformidad con las disposiciones de los Estatutos Generales de Carolina del Norte §160D-601 y con la secciones 2.2.11 y 2.3.16.F.3 de la Ordenanza de Desarrollo Unificado (UDO) del ayuntamiento de Apex, por la presente se notifican las audiencias públicas ante el Consejo Municipal del ayuntamiento de Apex a fin de solicitar comentarios en relación a la enmienda de los Estándares de Sostenibilidad para Veridea, conocidos como el Plan de Mejora Ambiental.

El objetivo del Plan de Mejora Ambiental es establecer normas de sostenibilidad adicionales o modificadas para un distrito aprobado de Desarrollo sostenible-Ordenamiento territorial condicional (SD-CZ). El solicitante propone enmendar partes del Plan de Mejoramiento Ambiental aprobado.

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Cámara del Consejo, 2º piso
73 Hunter Street, Apex, Carolina del Norte

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Las normas de distrito SD-CZ de Veridea se pueden acceder en línea en: <https://www.apexnc.org/DocumentCenter/View/5237>.

Dianne F. Khin, AICP
Directora de Planificación

Fechas de publicación: 21 de noviembre – 9 de diciembre de 2025