

MEMORANDUM

TO: Mayor and Town Council

FROM: Pamela Schultz, Chair, Stormwater Management Utility Advisory Board

SUBJECT: Eastowne development agreement and master plan recommendations

DATE: September 25, 2019

On behalf of the Stormwater Management Utility Advisory Board (Board), I present the attached development agreement and master plan design principle recommendations to the Town Council.

The Board's highest priority is the preservation of the 20.5 acre tract in its natural condition. It is a unique and high quality natural community and natural area in Chapel Hill. As noted in the recent Site Survey Report by the NC Natural Heritage Program, it contains significant natural community occurrences and also provides important linkages for wildlife between the conservation lands around Jordan Lake and Duke Forest.

By preserving this site, UNC Health Care would demonstrate good stewardship of the environment, promote public health and safety, and model fiscal responsibility by proactively addressing the Jordan Lake rules.

The Board believes there may be grant opportunities that could assist with obtaining permanent preservation of this site.

The Board appreciates the opportunity to provide input to this process.

Attachment

STORMWATER MANAGEMENT UTILITY ADVISORY BOARD  
UNC HEALTHCARE AT EASTOWNE

Recommendations for the UNC Healthcare at Eastowne development agreement and master plan from the Chapel Hill Stormwater Management Utility Advisory Board (Board). These development principles were developed and prioritized by the Board at its June 25, 2019 meeting and updated at its September 24, 2019 meeting.

1. Natural Heritage site preservation

The NC Natural Heritage Program staff completed a new assessment of the Eastowne site on August 7, 2019. The report concluded that “*This tract is worthy of protection in its natural condition, through whatever means are feasible.*” (emphasis added)

The Stormwater Management Utility Advisory Board recommends preservation of the entire 20.5 acre tract as a unique and high quality natural community and natural area, and strongly supports the NC Natural Heritage Program’s findings.

Mechanisms to provide protection include the 40% canopy preservation requirement (include all the Natural Heritage area, before preserving other areas) and dedication of the preservation area as a Dedicated Nature Preserve. This will require an easement and agreement between the property owner and the state; however, such a dedication can count toward nutrient reduction requirements, which are included as a design principle (#4 below).

2. Require “no net fill” in the Special Flood Hazard Areas (floodways and floodplains). Cut and fill must be balanced across the site and not result in an increase of the Base Flood Elevation.
3. Require compliance with the stormwater management requirements in Section 5.4 of the LUMO.
4. Require nutrient reduction of 35% from the existing development load.
5. Require Low Impact Design for the site.
  - Minimize impervious surfaces
  - Disconnect impervious surfaces
  - Reuse of rain water through rain water harvesting for all flushing
  - Target - no potable water used for irrigation
6. Preserve and maintain open vegetated channels and natural streams.
7. Encourage stream daylighting and constructed wetlands.

6/25/19: Motion made by Ms. Hoyt; Mr. Post seconded the motion. It passed unanimously (5-0).

Members present: Hoyt, Pickens, Post, Stowe, Wang

Member(s) absent: Bevington, Hearn, Klakovich, Schultz

9/24/19: Motion made by Mr. Post; Mr. Klakovich seconded the motion. It passed unanimously (8-0).

Members present: Hearn, Hoyt, Klakovich, Pickens, Post, Schultz, Stowe, Wang

Member(s) absent: Bevington