

03-15-2023 Town Council Meeting Responses to Council Questions

ITEM #2: UNC Health Care Development Update

Council Question:

What is the approximate total area of the proposed parking decks?

Applicant Response:

1,089,930 SF New

Council Question:

How much ground area (i.e., floor plates) is dedicated to MOBs vs. the parking decks?

Applicant Response:

161,129 SF New Building Plate

189,702 SF New Parking Plate

Council Question:

How will people who use the parking deck on the “north 20” get to the buildings in the “horseshoe”?

Applicant Response:

This deck, if needed in the final phases of the development, would be for staff use. The expectation is staff will walk over or potentially provided with a shuttle.

Council Question:

At our last meeting, UNC-H shared that the timeline for draining/evaluating the pond had shifted. What are the regulations they now have to follow? Are these new regulations, or existing?

Staff Response:

To drain a pond and create a stream (stream restoration) within the footprint of the drained pond, it would require a 404 (i.e. Nationwide Permit 27) from USACE and a 401 from Division of Water Resources according to the Jordan Buffer Rules. In this situation, a stream restoration is being proposed with the pond dewatering and hence a separate buffer authorization and a waiting period will not be required. A straight channel designed to transport the water would not be consider a “restoration” per DWR/USACE criteria.

Applicant Response:

We discussed our plans for draining the pond and restoring the stream, both below and through

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the pond area with our environmental consultant, Jennifer Burdette – Natural Resource Consultants in Raleigh. Jennifer confirmed that we could propose both the draining of the pond and the restoration project in the same submittal and then would not be required to wait 6 – 8 months for the stream to re-establish before we completed the stream restoration design and permitting.

To do the work simultaneously is considered a more active approach and requires a NW 27 permit for converting open water to a flowing stream. She confirmed that the active approach would not require the waiting period. In some ways it's the better approach, rather than allowing the stream to "erode" for months to re-establish. I haven't read through the permit yet, but here's the link for it:

<https://www.swf.usace.army.mil/Portals/47/docs/regulatory/Permitting/Nationwide/NWP27.pdf>

We will be pursuing the following permits:

- *Nationwide 27 Permit from the USACE*
- *Water Quality Certification from NC DWR*
- *Resource Conservation District Encroachment Exemption Request from TOCH*
- *Jordan Lake Watershed Buffer Authorization from TOCH*
- *Land Disturbance Permit from Orange County*

NWP 27 process has a 30-day Pre-Notification Application before submitting for permits. That has been done. Once permits are submitted review times are minimum 60-days and typically we can achieve approval with only minor adjustments (if any) after initial review.