

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 were developed by the Board at its June 25, 2019 meeting.

1. Natural Heritage site preservation
  - Request the NC Natural Heritage Program to conduct a new evaluation of the site.
  - Prioritize the preservation of the Natural Heritage site high quality areas, including upland hardwoods.
  - Consider the 40% canopy preservation requirement to include all the Natural Heritage hardwood areas, before preserving other areas.
  - Consider dedication of the protected forest 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.
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.