

MEMORANDUM

TO: Town of Chapel Hill Town Council

FROM: Horace Williams Citizens Committee

SUBJECT: Scope of Work: Foundation Environmental Study for the Horace Williams Property

DATE: May 10, 2006

We recommend to the Council that integral to the planning of the Horace Williams property, a detailed baseline assessment of the current environmental conditions of the property and the surrounding areas be conducted. We envision the baseline assessment would include the following components:

- Site-wide physical survey and the development of a geographical information system for the property
- Water resources inventory: Surface water, groundwater and stormwater
- Air quality assessment
- Noise and light assessment
- Ecological resources inventory
- Geological and soil survey
- Existing facilities (landfills; airport and Town operations) assessment

The attached table (Attachment 1) outlines the scope of work for these areas of study, the expected benefits/outcomes of these studies and identifies any existing resources that can be used for each of these areas of study. For example, the study of the Upper Cape Fear Basin completed in 2004 by the State's Ecosystem Enhancement Program lays the groundwork for water quality and the management of stream health for Bolin Creek and Crow Branch. Relying on respected existing studies will reduce the scope and costs of such an assessment.

The results from these investigations and activities could then be compiled into a final comprehensive report that can be used to guide the development of Carolina North and benchmark the development against this baseline through planned routine monitoring. Example applications include:

- Identifying areas that would remain undeveloped
- Use of the site-wide hydrological model to predict the impacts of the addition of impervious cover
- Use of the site-wide air quality model to predict the impact of additional automobile traffic or power generation facilities associated with the development of the Horace Williams tract.

- Addition of monitoring stations for air, water, noise and light that can measure any development impacts through regular data collection and analyses
- Development of metrics to define upper limits for some concerns such as light pollution, as has been done in Arizona.

ATTACHMENTS

1. Environmental Baseline Study: Table outlining Scope of Work