

# TOWN OF CHAPEL HILL

828 MLK Property Presentation

KEITH H. JOHNSON  
Poyner Spruill  
kjohnson@poynerspruill.com

STEVE HART  
Hart & Hickman  
shart@harthickman.com

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Poyner Spruill<sup>LLP</sup>

hart  hickman  
SMARTER ENVIRONMENTAL SOLUTIONS

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# SITE CAN BE REDEVELOPED AND MADE SAFE FOR RE-USE



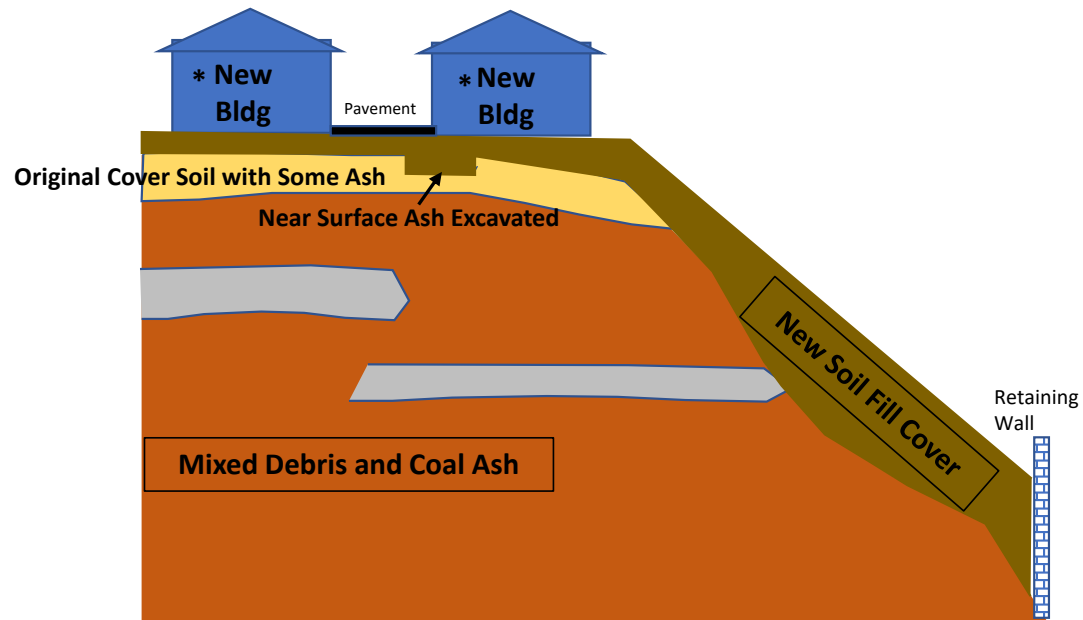
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# Approach – Cap & Contain

- Some Ash Fill Removal / Off-Site Disposal
- Cap with 3-4 Feet Clean Soil, Buildings, and Pavement
- Retaining Wall
- Restrict Use of Groundwater

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# Approach – Cap & Contain



\*Structures shown for illustration purposes.

Potential Risks Addressed By Limited Ash Excavation, and Capping Areas with Clean Soil, Buildings, Pavement, and Retaining Wall

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# Approach – Cap & Contain

- Result – Address ALL human exposure to coal ash fill/debris
- Which will be required under brownfields agreement

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Upland Coal Ash Fill is **NOT** Same Thing as  
a Coal Ash Slurry Impoundment

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# Coal Ash Fill v. Coal Ash Impoundment



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# N.C. Brownfields Program

- Means to Ensure Safe Re-Use Over Long-Term

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# Brownfields Program

- The property will be suitable for the use specified in the agreement which fully protects public health and the environment
- There is a Public Benefit

General Statute 130A-310.32

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# Brownfields Program: Long-Term Measures

- Perpetual Deed Restrictions on Permitted Land Uses
- No Soil Disturbance (unless an emergency) Absent DEQ Approval
- Annual Inspections / Reports
- “Re-Openers” – unique to brownfields program
  - New information on a contaminant
  - Risk is unacceptable due to a change in land use
  - Previously unreported contaminants or new area of contamination

General Statute 130A-310.33

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# MEMORANDUM OF UNDERSTANDING

Start the Local Permitting Process with  
Actual Redevelopment Concept Plan

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# SCHEDULE

- MOU
- Concept Review Under Town UDO (2 months)
- Brownfields Discussion with DEQ (same 2 months)
- Economic Development Agreement?
- Conditional Zoning Permit Application (12-18 months)
- Negotiate Brownfields Agreement (same 12 to 18 months)

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