

828 MLK Property Redevelopment

March 2, 2022 Council Work Session

Project Approach & Memorandum of Understanding



Historical Timeline

- Town acquires property and constructs police department building

- Interim Cleanup Completed
- Site determined eligible for NC Brownfields Program to allow safe site redevelopment
- Options now being considered for safe property reuse

1960s-1970s

1980s

2013-2018

2019 – 2021

- Construction debris and coal combustion products (CCPs) placed on the property

- Existing Police Station needs to be replaced
- Phase I & II Remedial Investigations

RFQ Process

- <https://www.townofchapelhill.org/home/showpublisheddocument?id=47895>

Requested by Council December 2020

Issued January 2021

Purpose: Identify a qualified development team, experienced in North Carolina Brownfields redevelopment for a possible public/private partnership to redevelop the police station property as an economic development project. This redevelopment could possibly include a new Municipal Services Center (MSC), in addition to other potential site uses.

TOWN OF CHAPEL HILL

828 MLK Property Presentation

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March 2nd, 2022

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SMARTER ENVIRONMENTAL SOLUTIONS

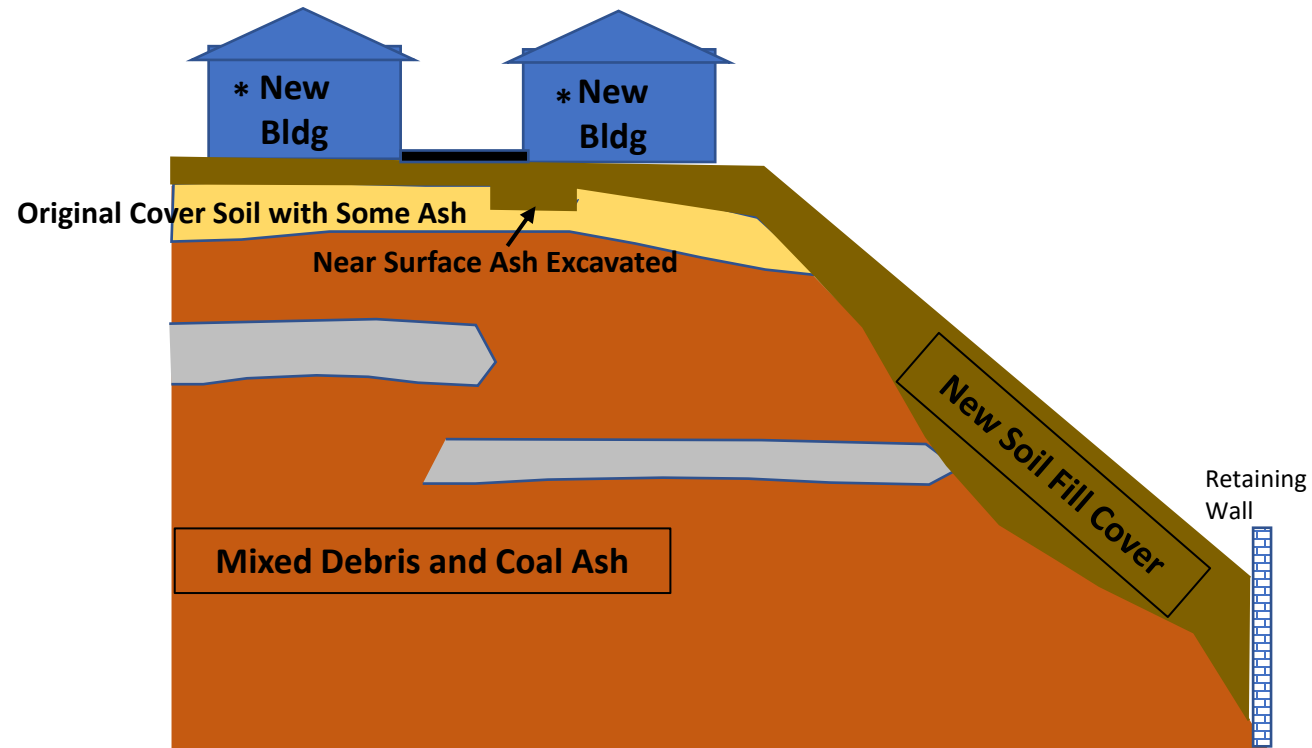
SITE CAN BE REDEVELOPED AND MADE SAFE FOR RE-USE



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

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

Approach – Cap & Contain

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

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

Coal Ash Fill v. Coal Ash Impoundment



N.C. Brownfields Program

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

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

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



MEMORANDUM OF UNDERSTANDING

Start the Local Permitting Process with
Actual Redevelopment Concept Plan



SCHEDULE

- Public Information Meeting (re: MOU) March 21st
 - MOU- Council Meeting March TBD
 - 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 12-18 months)
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