

Update on 828 MLK Property

**Council Business Meeting
June 11, 2025**

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Since we last spoke to you about the 828 site...

- We resampled the soil and water at the site.
- We signed the Brownfields agreement.
- We developed and deployed a community engagement initiative.
- We have developed an initial vision for future uses of the site

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February 2025
Soil & Water Sampling

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- As compared to previous samples, groundwater concentrations of metals are similar in buried materials and higher in the underlying aquifer.
- There's no indication contaminants are impacting Bolin Creek above typical background levels or federal and state screening criteria.
- In one of ten soils samples just outside the fence, there's a higher concentration of one metal above background and screening criteria. **Risk remains within acceptable levels and remediation activities began on May 22nd.**

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Brownfields Agreement

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USES **ALLOWED** ON SITE:

- Recreation
- Transit
- Parking
- Retail
- Municipal Service Center
- Office
- Commercial

USES **NOT ALLOWED** ON SITE:

- Child care center
- Adult care center
- Schools
- Residential uses
- Ground contact sports
- Kennels, dog parks, etc.
- Agriculture or grazing

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Community Engagement

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We're using our equitable engagement strategy:

- "Consult" mode from the IAP2 Spectrum of Public Participation.
- Focusing on under engaged residents closest to the site.
- Leveraging our communications resources to spread the word widely.

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We're getting the word out:

- Our Town weekly e-news
- WCHL Interview
- WCHL radio spots
- Chapelboro banner ads
- Signage along Bolin Creek
- Email to Bolinwood Drive

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We're meeting people where they are:

- Pop-up event at Airport Gardens
- Flyer distribution at Stratford Hills
- Open House event at Library
- Pop-up event on UNC Campus
- Pop-up events along Bolin Creek Trail
- Project page on Engage Chapel Hill

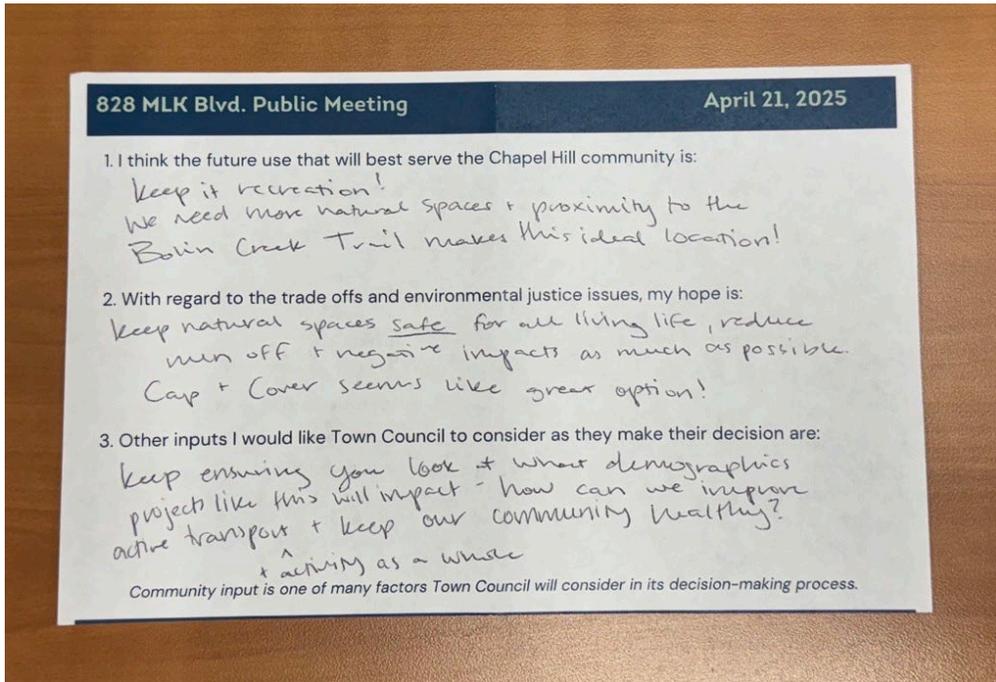
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We're transparently framing the issue:

- Site conditions
- History
- Brownfields Agreement
- Allowed/Not Allowed Uses
- Remediation Trade-offs
- Environmental Justice



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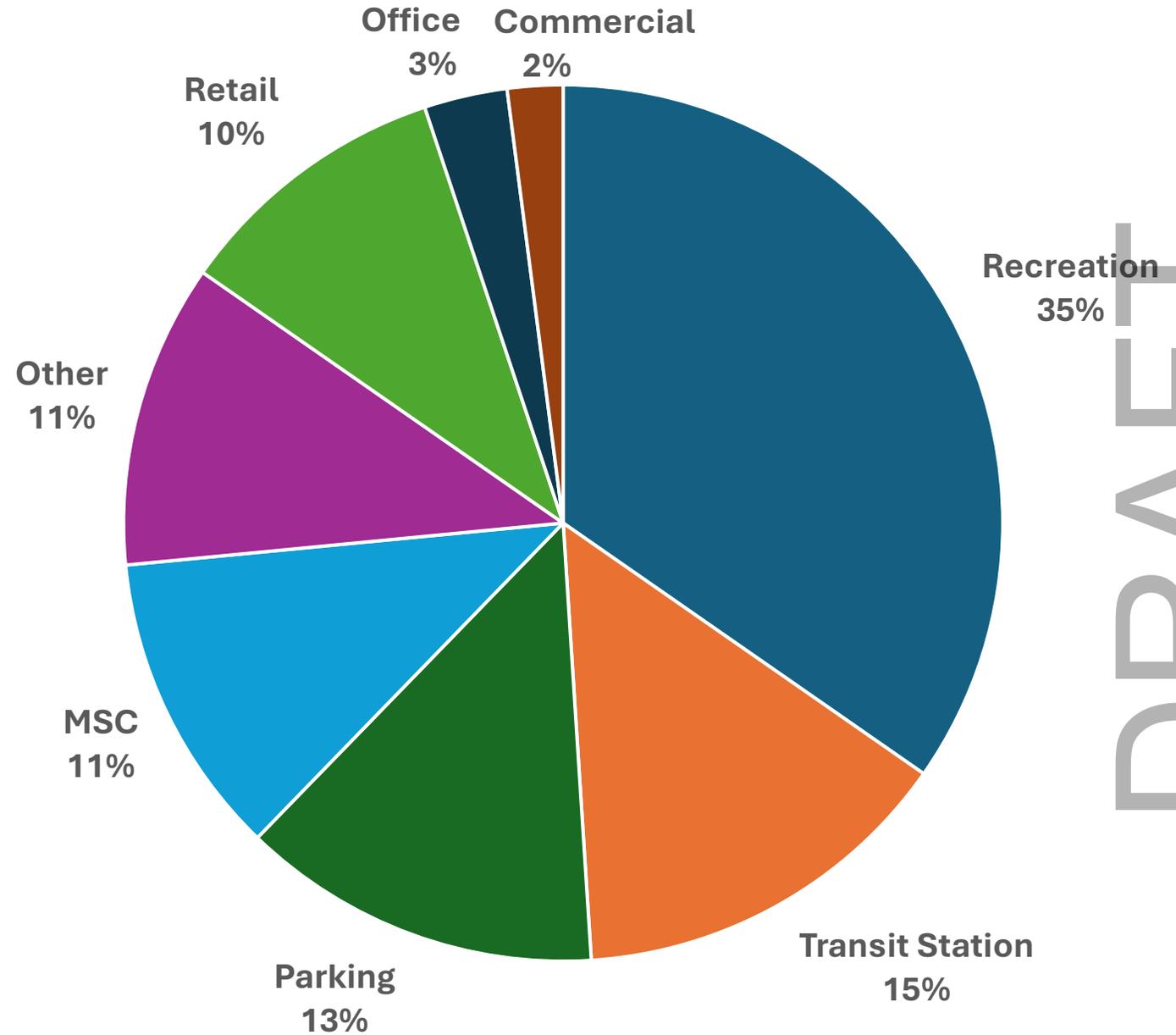


We're asking everyone the same questions:

1. I think the future use that will best serve the Chapel Hill community is...
2. With regard to the tradeoffs and environmental justice issues, my hope is...
3. Other inputs I would like Town Council to consider as it make its decision are...

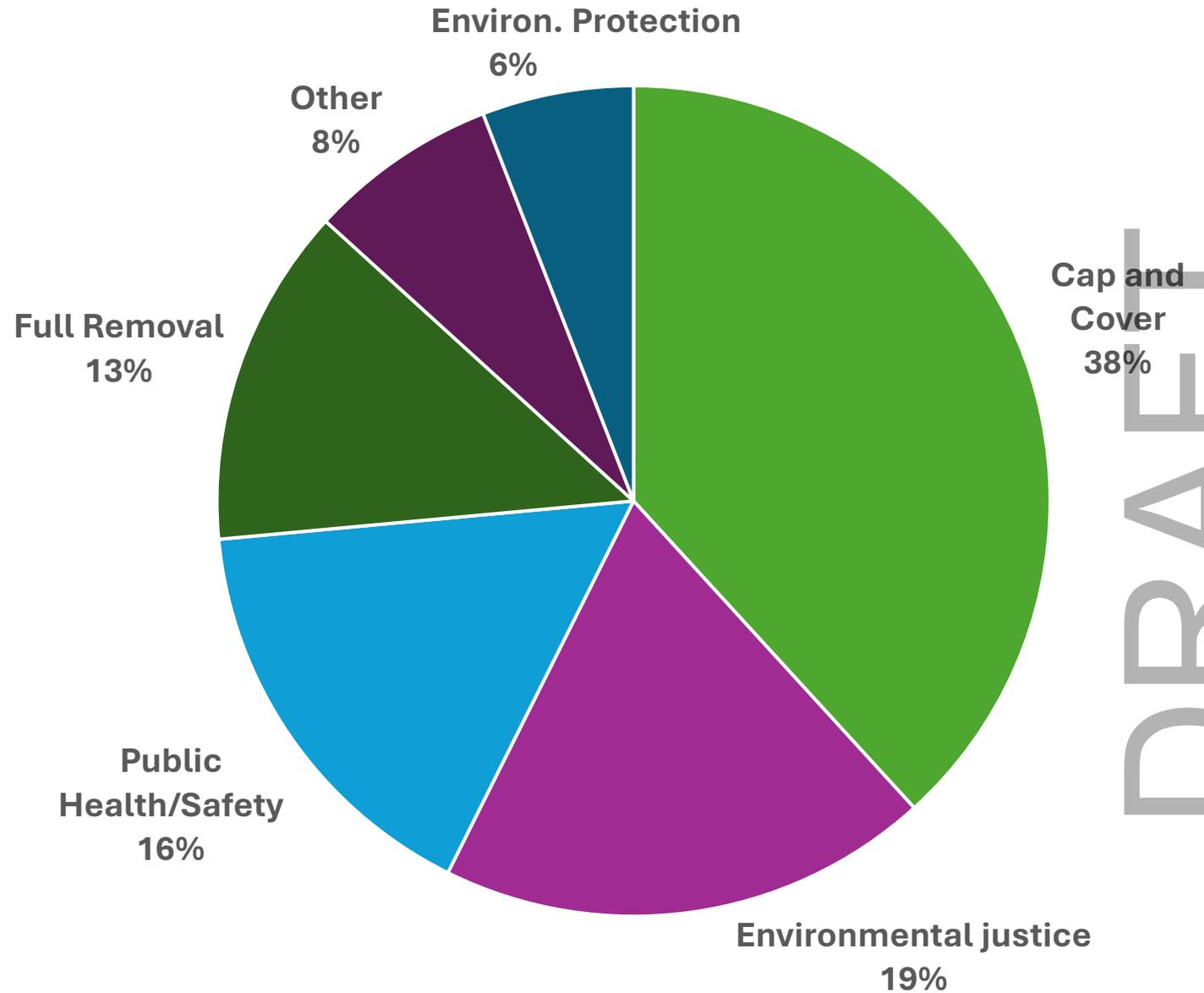
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I think the future use that will best serve the Chapel Hill community is...



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With regard to the tradeoffs and environmental justice issues, my hope is...



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Other inputs I would like Town Council to consider as it makes its decision are...

- Consult with experts
- Share risks of final decision with most impacted residents
- Move forward
- Preserve the natural character of the greenway

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Possible Future Use(s)

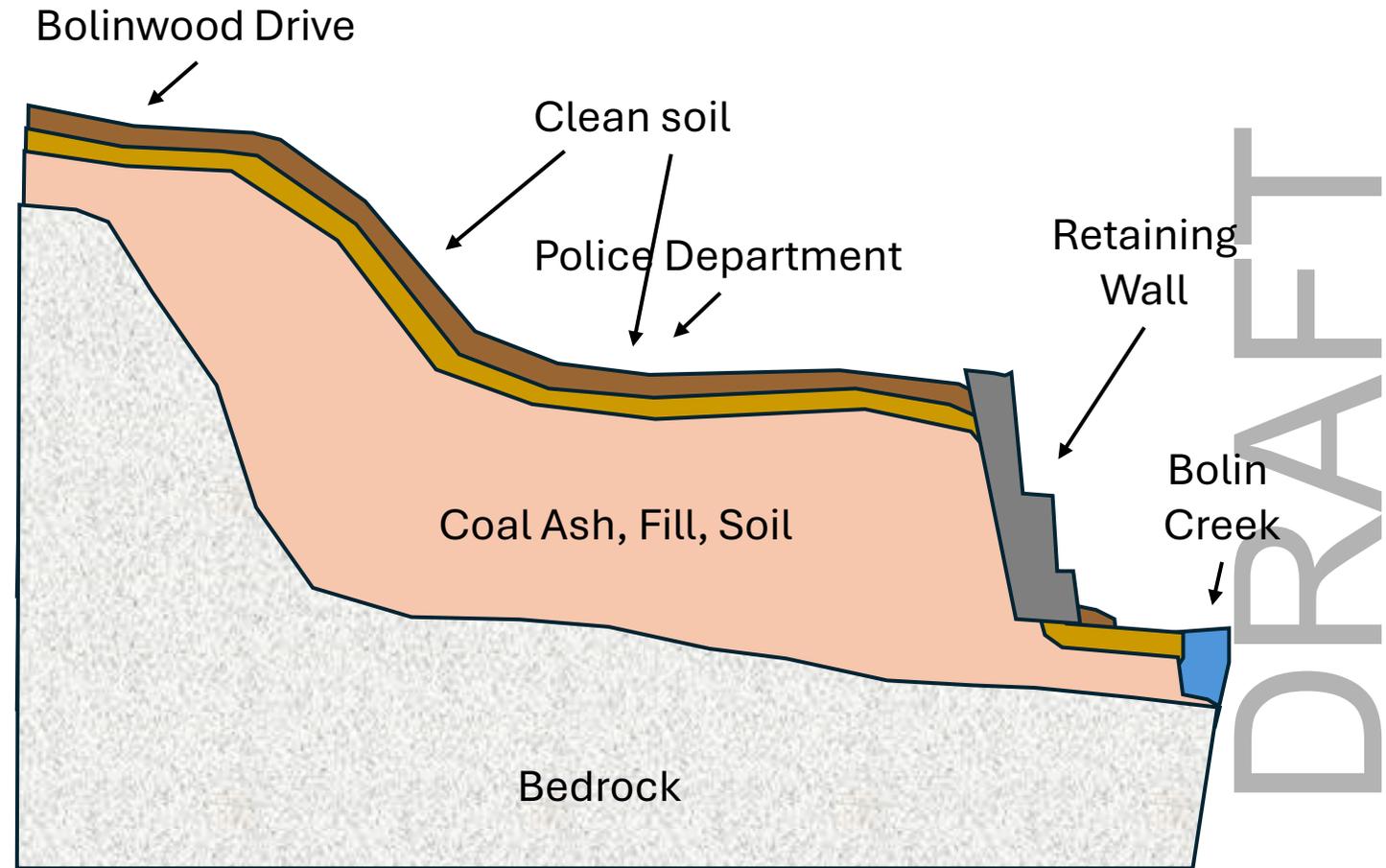
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Based on a variety of inputs, here's an initial vision for the site...

- Bus Rapid Transit Station along MLK Blvd
- Allowable recreation courts (basketball, tennis, pickleball)
- Parking
- Municipal Services Center

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This would require us to remove coal ash to build a retaining wall and cap and cover the rest of the site.



Possible Next Steps

- Develop concept sketches that reflect these uses
- Identify funding for full feasibility study and plans
- Identify funding for remediation

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