

# **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 22<sup>nd</sup>.**

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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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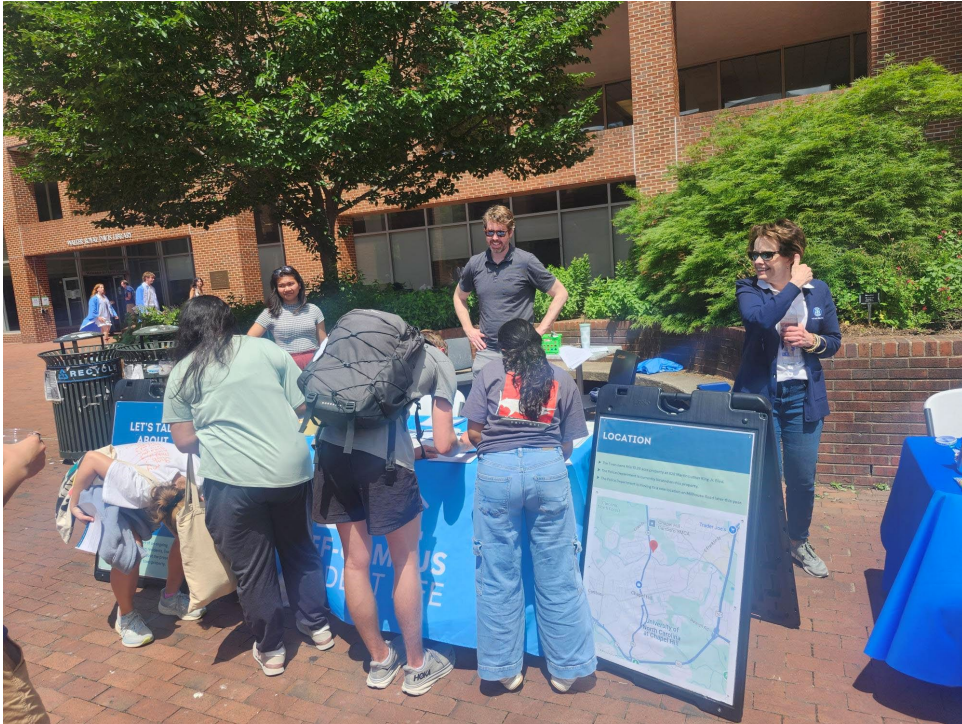


## **We're meeting people where they are:**

- 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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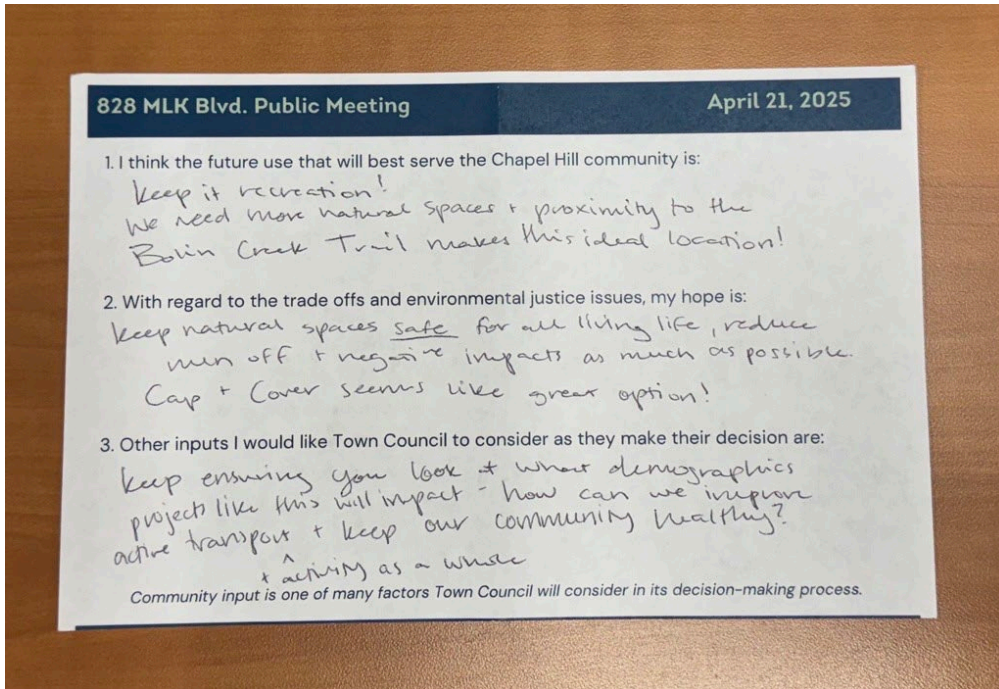




## We're transparently framing the issue:

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

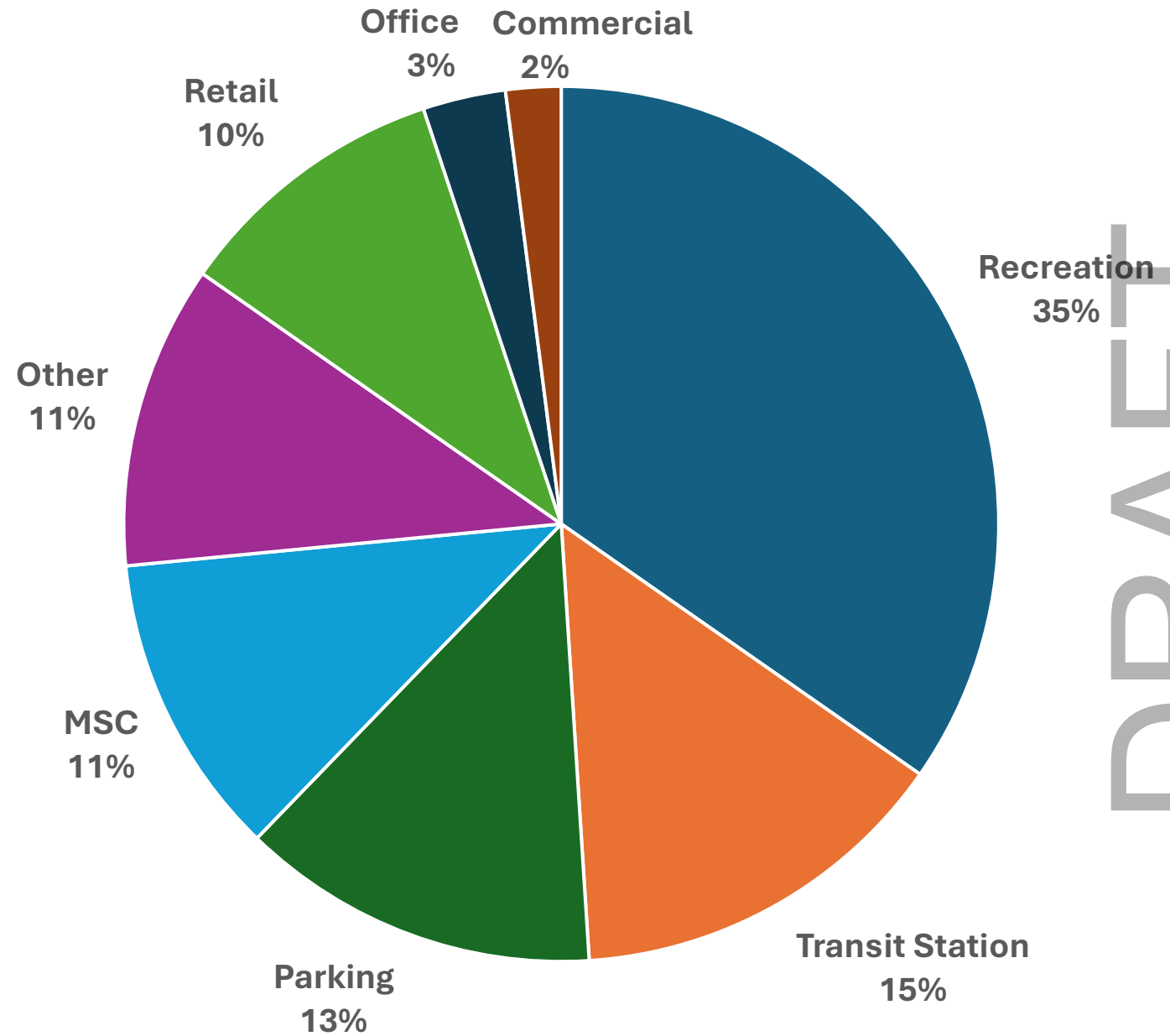
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## We're asking everyone the same questions:

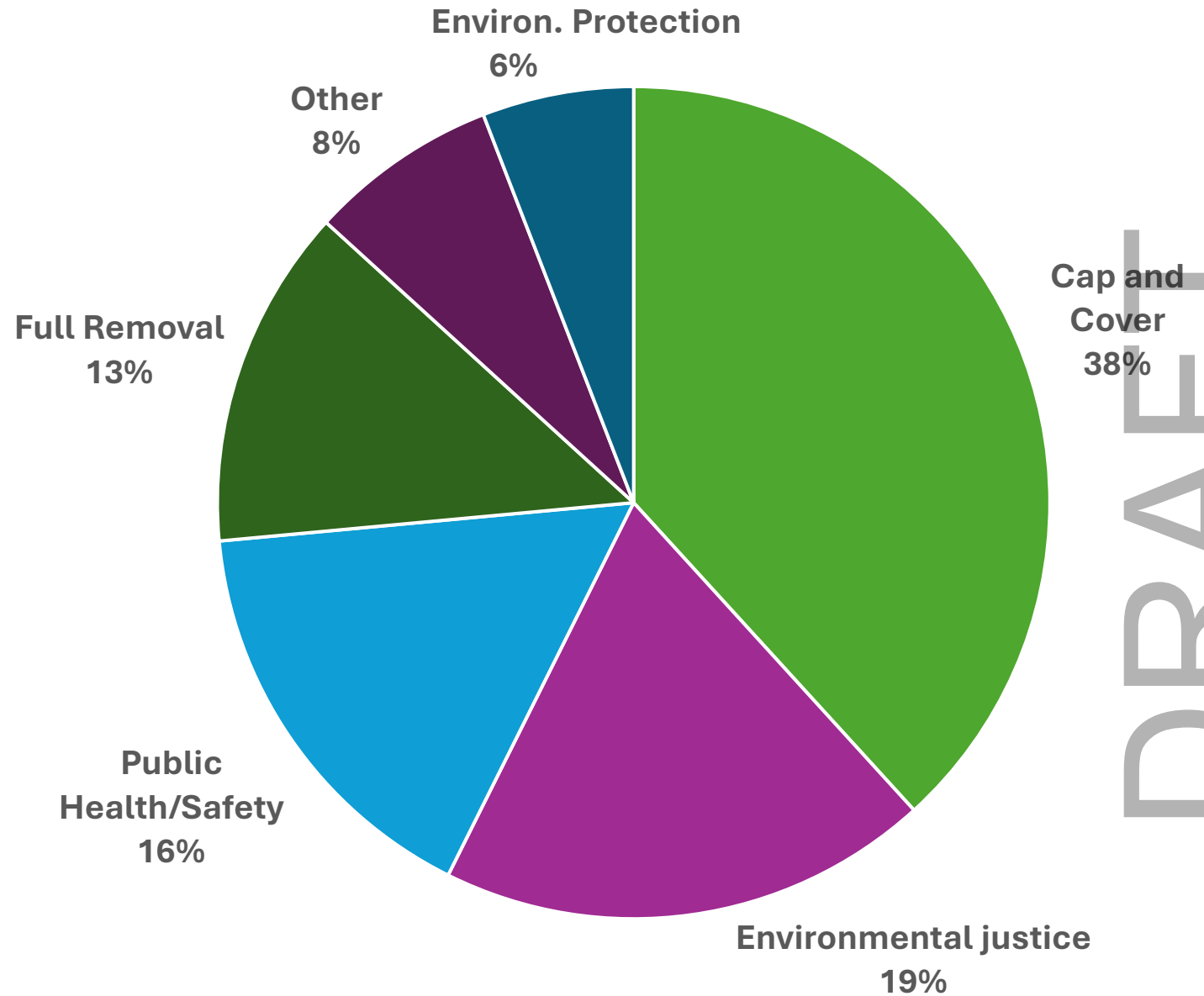
1. I think the future use that will best serve the Chapel Hill community is...
2. With regard to the tradeoffs and environmental justice issues, my hope is...
3. Other inputs I would like Town Council to consider as it make its decision are...

**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...**



**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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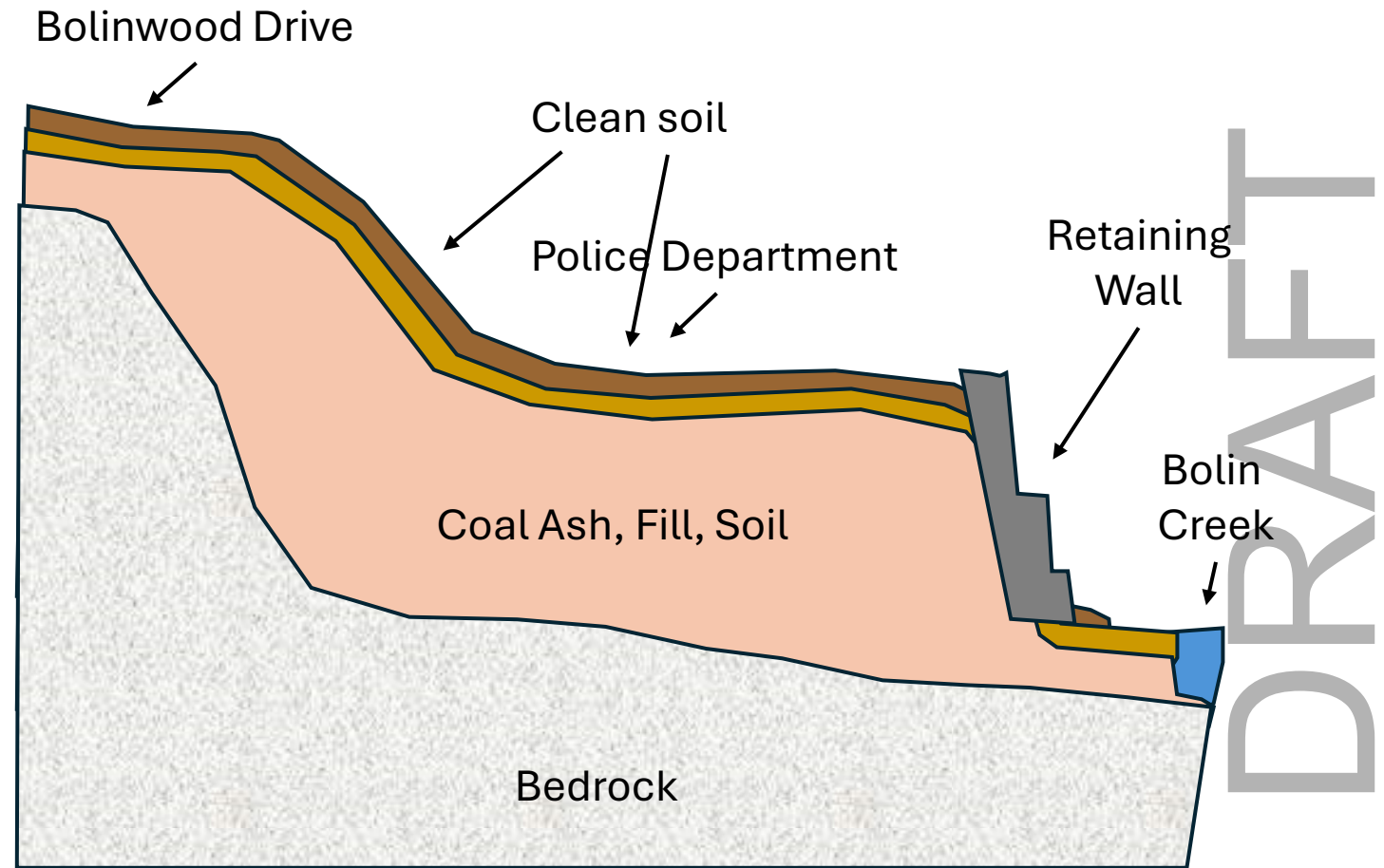


**Based on a  
variety of  
inputs,  
here's an  
initial vision  
for the  
site...**

- 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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