



# **828 Martin Luther King Jr. Blvd Redevelopment**

**Public Information Meeting  
May 17, 2021**

# Purpose

- Town Council has an interest in building the Municipal Services Center (MSC) at the existing Police Station site.
- Town Council is looking for feedback from the community on siting the MSC and other uses at this site.

# **Agenda**

- 1. Site Background & Interim Remedial Measures**  
**Justin Ballard, Hart & Hickman**
- 2. Human Health & Ecological Risk Assessment**  
**Dave Duncklee, Synterra Corp.**
- 3. Site Redevelopment**  
**Laura Selmer, Economic Development**

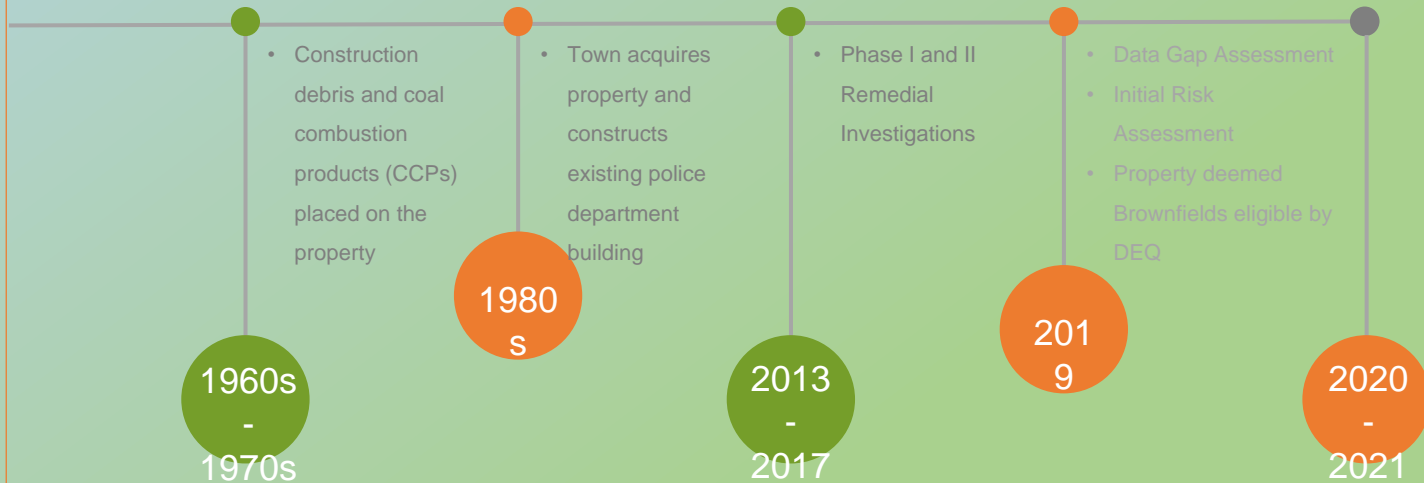
# **Site Background & Interim Remedial Measures**



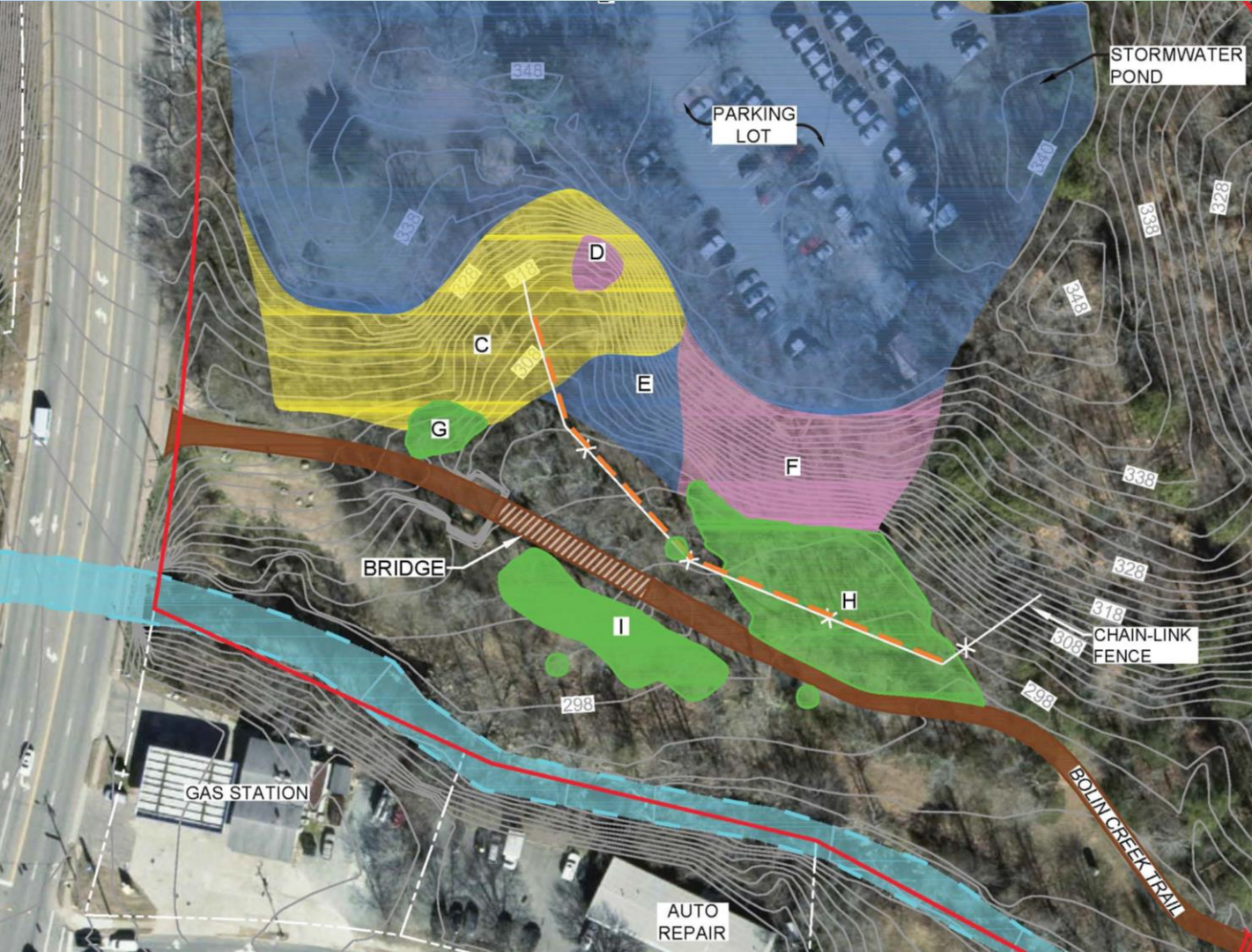
# 828 Martin Luther King Jr. Blvd. Property Project Update



# Historical Timeline

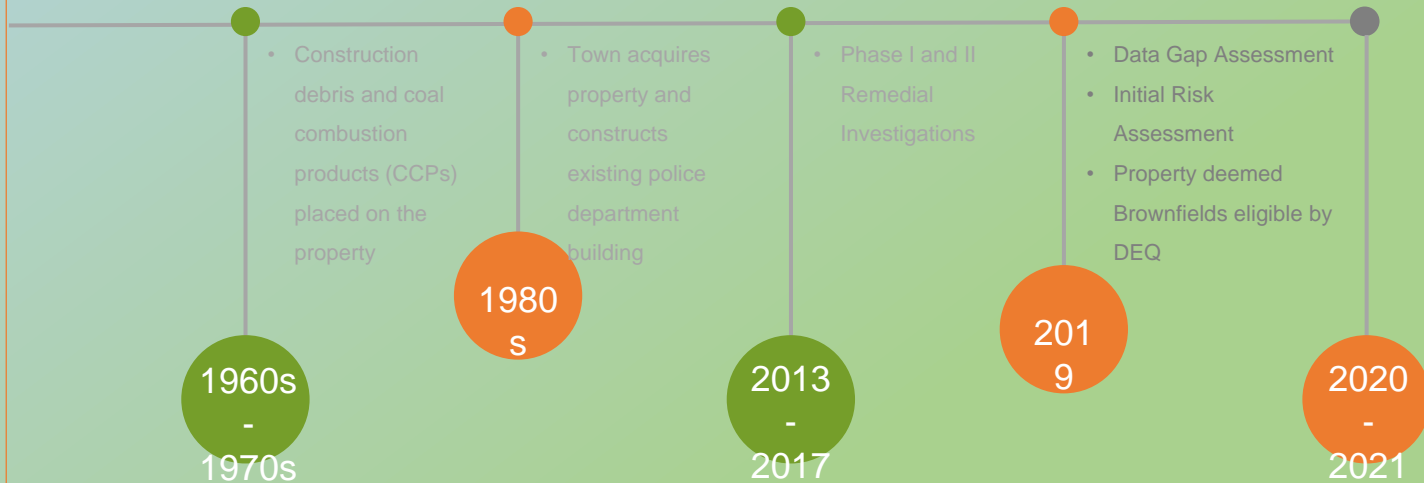


# Former Site Conditions

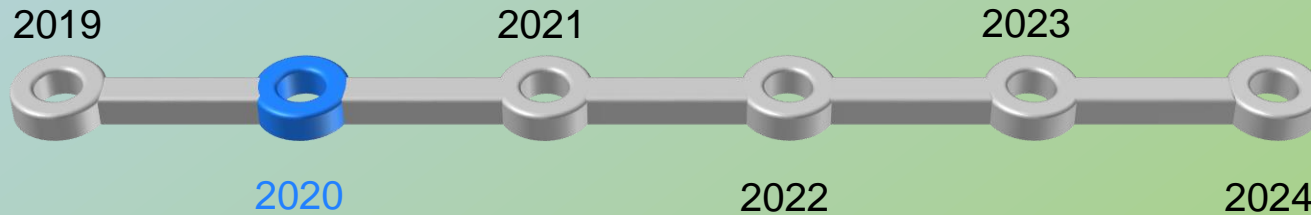


LEGEND	
	SITE PROPERTY BOUNDARY
	BOLIN CREEK
	328 TOPOGRAPHIC CONTOUR ELEVATION (FT MSL)
	CCP UNDER > 2 FT COVER
	CCP UNDER < 2 FT COVER
	CCP EXPOSED AT GROUND SURFACE
	CCP DEPOSITIONAL LAYER
	BOLIN CREEK TRAIL
	STANDARD SILT FENCE
	STORMWATER CULVERT
	CCP AREA DESIGNATION

## Historical Timeline



## Current Timeline



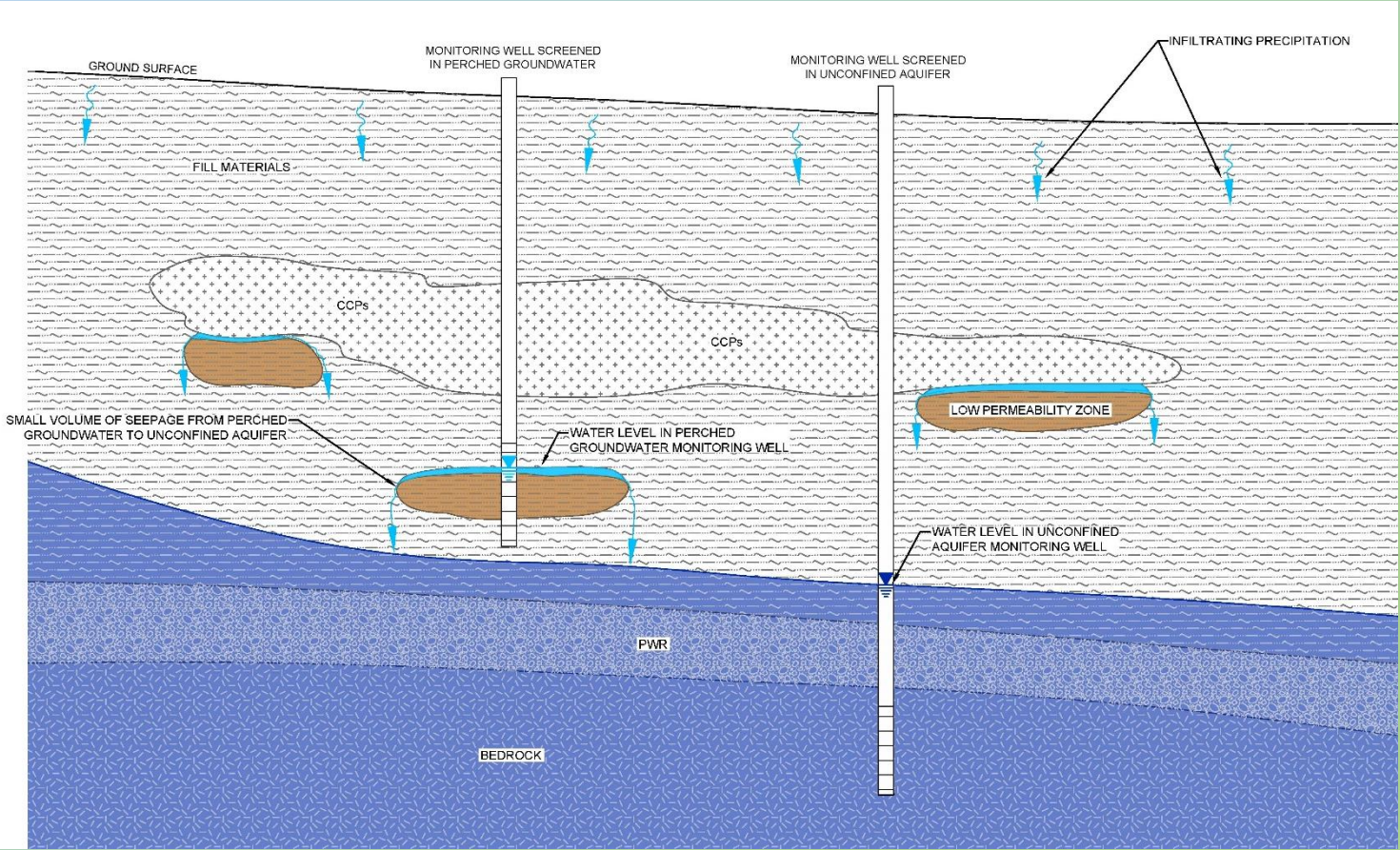
### Post-Data Gap Assessment

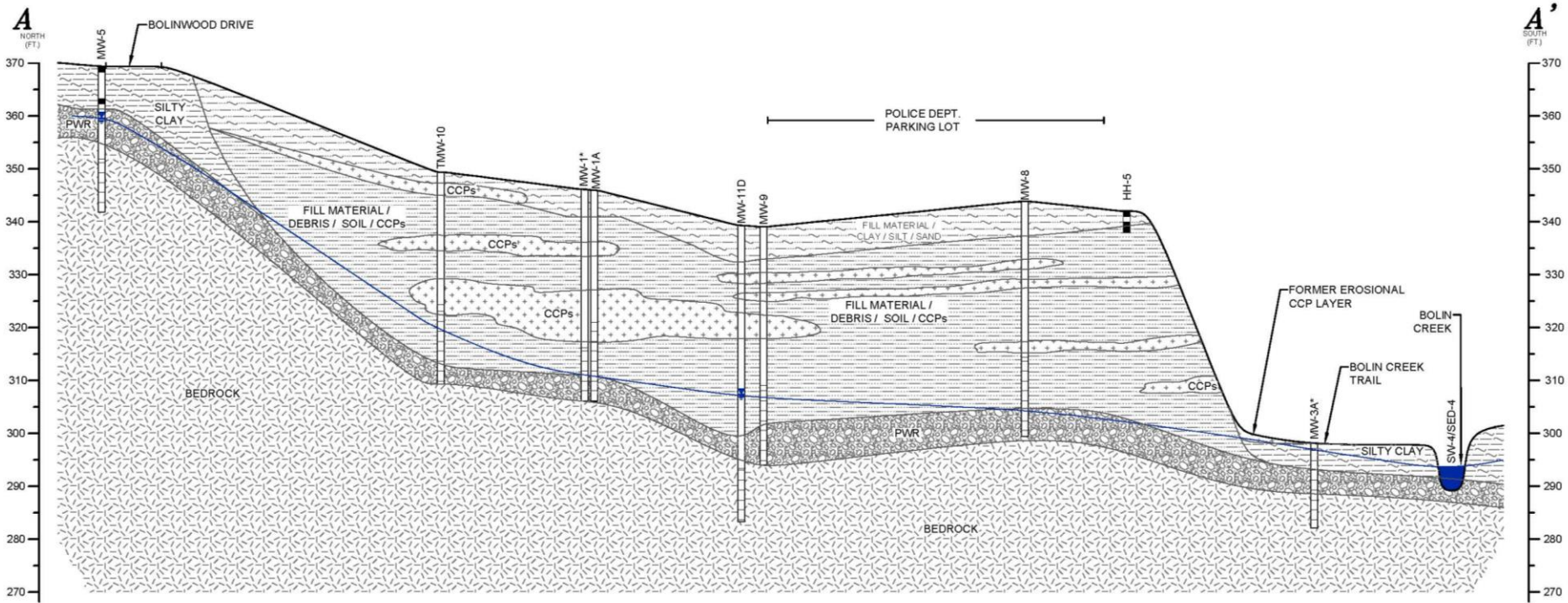
Collected drainage pathway soil samples, and further evaluated relationship between construction debris, CCPs, and the underlying groundwater aquifer.

### Interim Remedial Measures

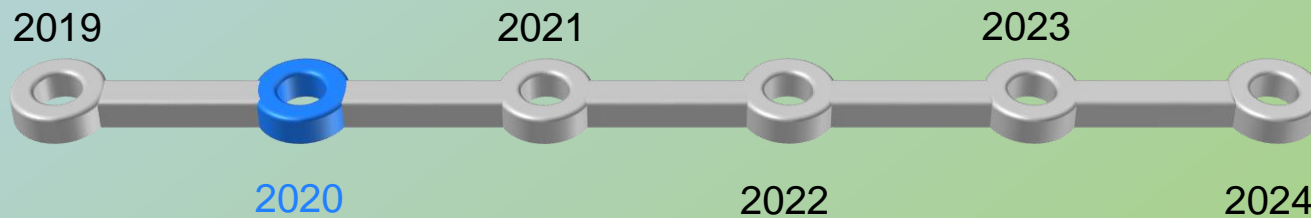
Removed exposed CCPs along Bolin Creek Trail and implemented migration control measures to minimize the potential for exposed CCPs to mobilize towards Bolin Creek Trail and Bolin Creek.







## Current Timeline



### Post-Data Gap Assessment

Collected drainage pathway soil samples, and further evaluated relationship between construction debris, CCPs, and the underlying groundwater aquifer.

### Interim Remedial Measures

Removed exposed CCPs along Bolin Creek Trail and implemented migration control measures to minimize the potential for exposed CCPs to mobilize towards Bolin Creek Trail and Bolin Creek.



# Interim Remedial Measures



Excavation of CCPs along  
Bolin Creek Trail



Stabilization of embankment  
and stormwater management



Soft-digging  
around mature  
trees.





## Bolin Creek Trail Bridge – Pre-Interim Remedial Measures

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## Bolin Creek Trail Bridge – Post-Interim Remedial Measures

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Bolin Creek Trail  
—  
Pre-Interim  
Remedial  
Measures





Bolin Creek Trail  
—  
Post-Interim  
Remedial  
Measures





Embankment –  
Pre-Interim  
Remedial  
Measures



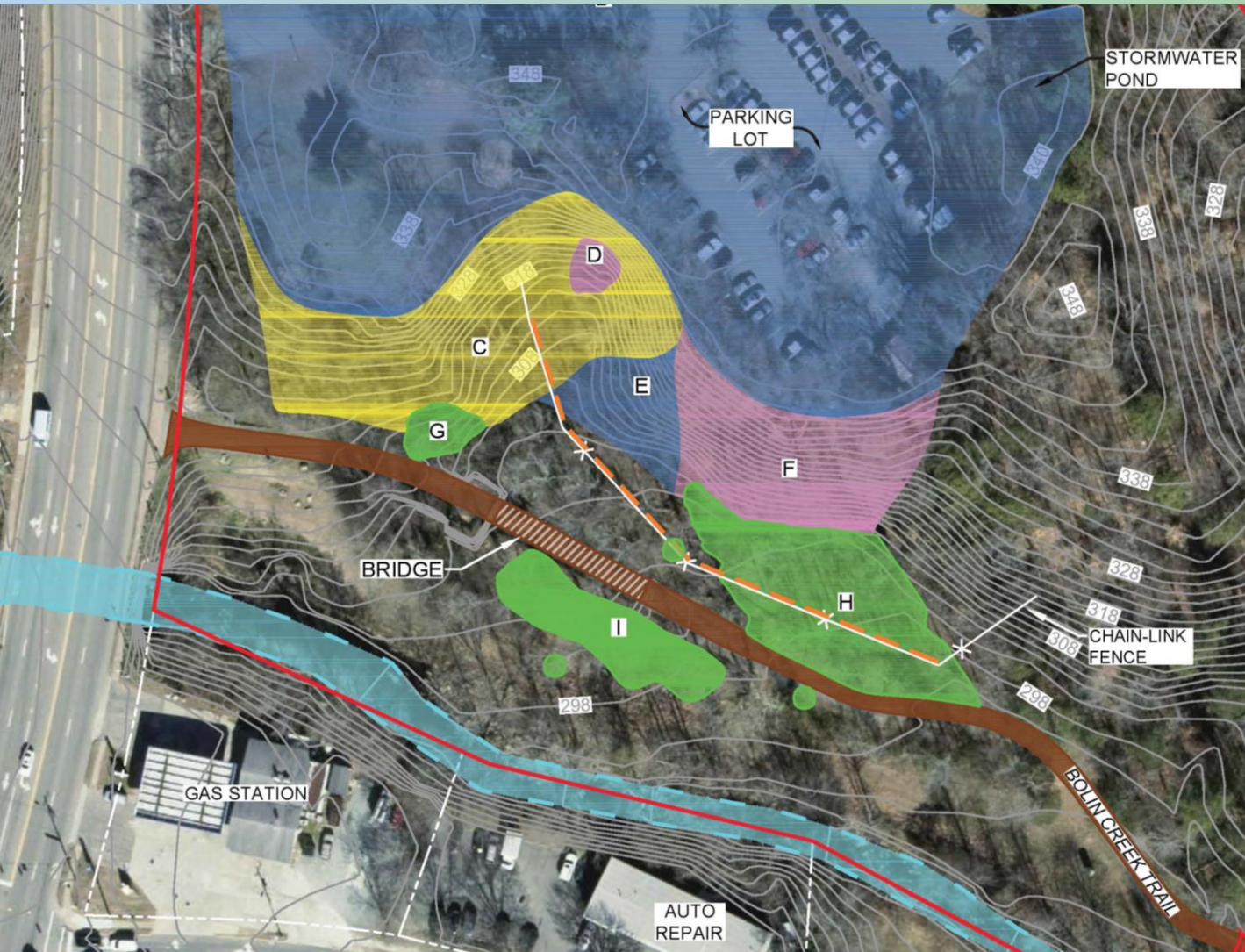


## Embankment – Post-Interim Remedial Measures

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# Pre-Interim Remedial Measures – Former Site Conditions



**LEGEND**

- SITE PROPERTY BOUNDARY
- BOLIN CREEK
- 328— TOPOGRAPHIC CONTOUR ELEVATION (FT MSL)
- CCP UNDER > 2 FT COVER
- CCP UNDER < 2 FT COVER
- CCP EXPOSED AT GROUND SURFACE
- CCP DEPOSITIONAL LAYER
- BOLIN CREEK TRAIL
- STANDARD SILT FENCE
- STORMWATER CULVERT
- CHAIN-LINK FENCE
- CCP AREA DESIGNATION



# Post-Interim Remedial Measures – Current Site Conditions







# **Human Health & Ecological Risk Assessment**



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# Human Health and Ecological Risk Assessment Findings





# Our Focus





# Recent Tasks

- Updated calculations show the interim remedial measures are protective
- Updated human health risk assessment
- Completed screening level ecological risk assessment



# Interim Remedial Measures

- Site construction worker plan needed
- Risk calculations used to determine extent of soil excavation
- Fencing and signage





# Human Health Risk Assessment

- Input updated site data into risk calculations
  - polling of trail users
  - soil sampling data post-removal action
- Findings
  - exposure risks acceptable per USEPA and NCDEQ rules and guidelines
  - site construction worker plan is protective



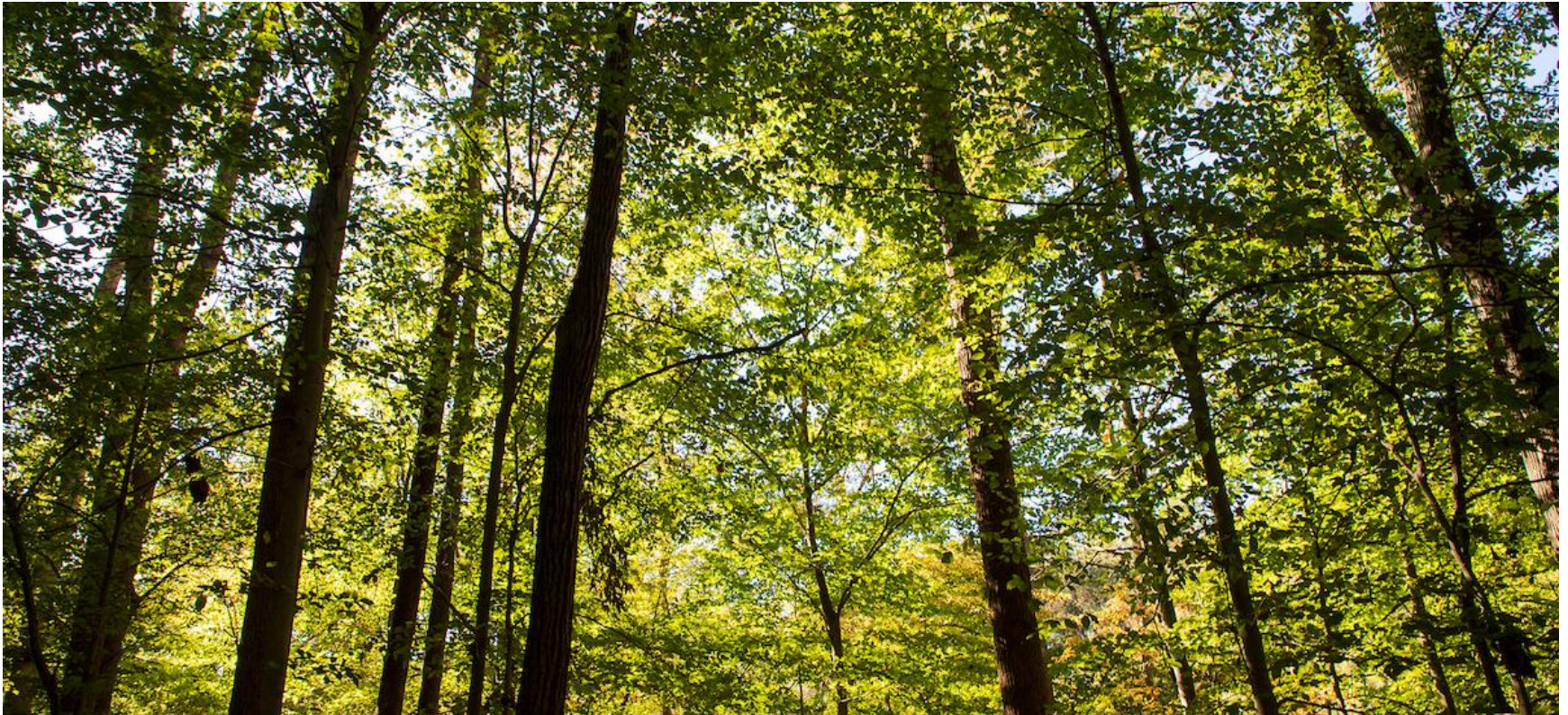
# Screening Level Ecological Risk Assessment

- Minimal ecological risk  
– limited to soil and sediment exposure
- Final site remedy design may need a full ecological risk assessment





# Questions



# **Site Redevelopment**

# Benefits of Redevelopment

- Alignment with Town Climate Action Goals
  - Bus Rapid Transit
  - Trail Oriented Development
  - Reuse of underutilized property
- Environmental Management Plan tailored to site uses.
- Tax revenue in a scenario that includes mixed use development.

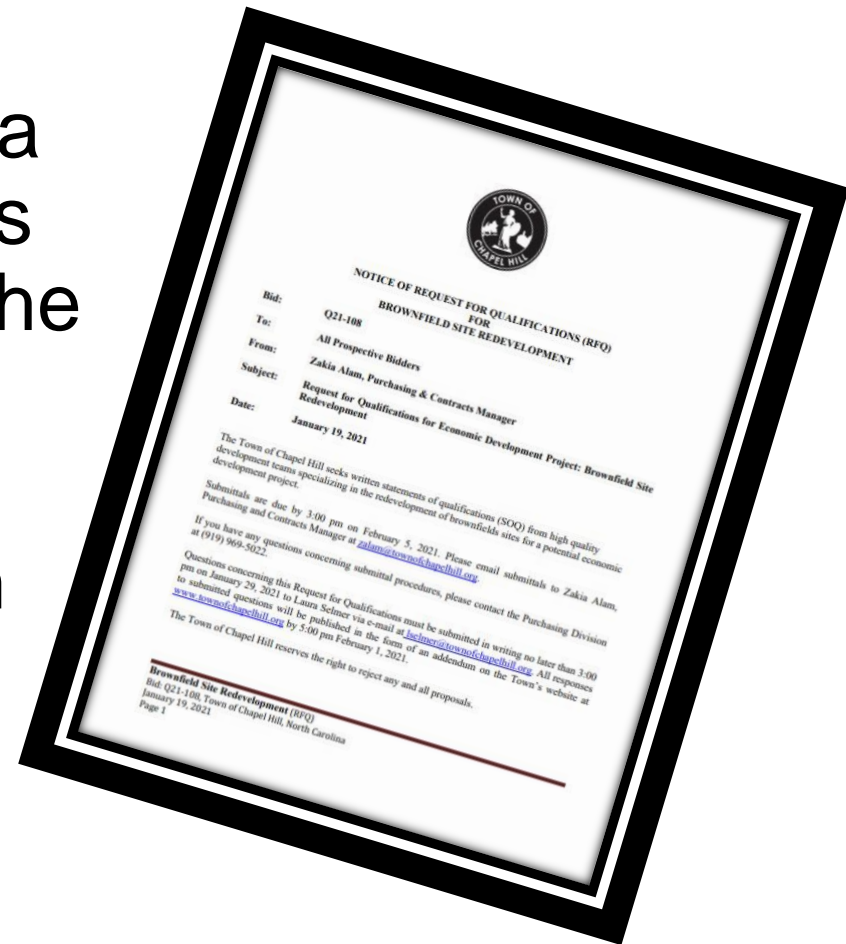
# MSC Program at 828

- Police Department
- Fire Department Administration & Emergency Management
- Parks and Recreation Department
- Some Technology Solutions Department space
- Parking for the uses in the building

\* A replacement for Fire Station #4 and space for Orange County EMS at the Fire Station #4 site on Weaver Dairy Road.

# Background

- At the 12/2/2020 Council Work Session there was a request to explore options for building the MSC on the current police station property
- An RFQ was released on 1/9/2021 and closed 2/5/2021
- Two submittals received





# Scope

- Identify a highly qualified firm to work with the Town and Town Council
- Develop a mixed-use redevelopment concept for the police station property that includes a Municipal Services Center (MSC)
- Work with the Town and NC DEQ to develop an environmental management plan to remediate contamination in conjunction with site redevelopment.



# RFQ Criteria

- Environmental Stewardship
- NC Brownfields Experience
- Public-Private Partnerships
- Community Redevelopment

# Selected Submittal

- Belmont-Sayre
  - Aptus Management (Brownfields redevelopment)
  - Legacy Property Group
  - McAdams Engineering
  - Little Architecture
  - Clancy & Theys Construction

# Brownfields Experience

Project	Lead	Brownfield	Brownfield in NC	Public-Private Partnership	Construction of Govt/Quais-Govt Facility
<b>CAM Raleigh</b> Raleigh, NC	Belmont, Aptus	X	X	X	X
<b>Union Station</b> Mt. Airy, NC	Aptus, Clancy	X	X	X	X
<b>Transfer Co Food Hall</b> Raleigh, NC	Aptus	X	X	X	X
<b>Smoky Hollow</b> Raleigh, NC	Aptus, Little, Clancy	X	X		
<b>Stanhope</b> Raleigh, NC	Aptus, Little, Clancy	X	X	X	X
<b>Fire Station at East 54</b> Chapel Hill, NC	NEMA, McAdams	X	X	X	X
<b>Roxboro at Venable Center</b> Durham, NC	NEMA, McAams, Clancy	X	X		

# Public Input

- Should any concept proceed, it would be subject to the Town's usual process through Town boards and commissions.
- NC DEQ Public Comments under Brownfields Program.
- May 24<sup>th</sup> Public Information Meeting
- [futureof828@townofchapelhill.org](mailto:futureof828@townofchapelhill.org)

# Next Steps

- Develop a high-level concept to inform cost projections and feasibility
- Public Information Meeting May 24, 2021 at 6:30pm



# Questions?