



# POLICE STATION PROPERTY NEXT STEPS

JUNE 4

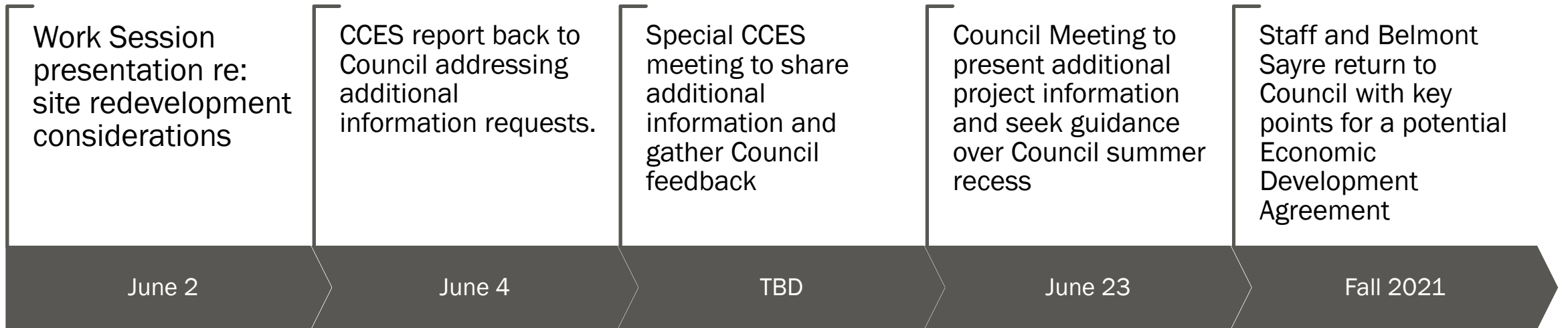
COUNCIL COMMITTEE ON ECONOMIC  
SUSTAINABILITY

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## **JUNE 2- WHAT WE HEARD**

- Consensus to locate the Municipal Services Center at the current Police Station Site.
- Need for additional information about costs and risks of additional site uses.
- Interest for staff to explore a framework for an Economic Development Agreement

# TIMELINE



## **ADDITIONAL INFORMATION**

Staff will work to compile additional information to address Council and community questions.

We hope to have this information completed ahead of the 6/23 Council Meeting.

- ❑ A risk analysis of site uses for the upland portion of the property, to be conducted by Hart & Hickman.**
- ❑ A Decision making timeline to outline key decisions for Council and when they would need to be made.**
- ❑ A summary of the extensive scientific data we have collected over the past 8 years and the multitude of professional site reports.**
- ❑ Site scenarios and their associated costs and risks.**
- ❑ A third party financial review of development**

# EXTENSIVE SITE SAMPLING & ANALYSIS

## Site Reports

- Phase I and II Remedial Investigations
- State Correspondence- IHSB and Brownfields
- Data Gap Reporting
- Soil and groundwater sampling
- Human Health & Ecological Risk Assessment
- Environmental Justice Report
- Remedial Measures Report and Risk Analysis
- Remedial alternatives evaluation
- Property Appraisal
- Environmental Management Plan for trail construction and clean-up
- Past staff and consultant presentations

<https://www.townofchapelhill.org/residents/community-sustainability/coal-ash-disposal-site-remediation-project>

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## **CHALLENGES CAN BE ADDRESSED**

- **Geotechnical issues can be addressed through creative foundation footings that minimize ground disturbance.**
- **Helical piers act as corkscrew footings to minimize soil disturbance and provide strong load bearing capacity.**
- **The science tells us that we can properly encapsulate coal ash with building foot prints, parking, well constructed retention walls, and attention to stormwater.**
- **Surficial soil deposits will be properly capped or removed.**

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## **FULL REMOVAL IS NOT VIABLE**

- **Based on the research conducted to date, it is not recommended that the entirety of the coal ash on the site be excavated and sent to a landfill.**
- **Most landfills in NC are located in low income minority communities.**
- **It would be extremely expensive and environmentally detrimental to have an open coal ash pit, exposed to the elements for the long duration of removal activities. In addition to the carbon cost of trucking materials to landfills many miles away.**
- **Not a viable option when considering economics, social, and environmental justice.**

## **CONTINUED REGULATORY OVERSIGHT**

NC Brownfields requires annual site documentation

- **Monitoring of the site does not end, should a brownfields agreement be pursued.**
- **Annual certifications are required by the state to ensure all land use restrictions and safety measures are properly followed.**
- **Land use restrictions are passed on to future land owners**



## **RESPONSIBLE CONSTRUCTION PRACTICES**

Any site activities would require a robust environmental management plan to outline environmental and site worker safety.

- **The environmental management plan completed for the trail portion of the site clean up was 96 pages long.**
- **Future site activities would also follow this process.**
- **Utilized air monitoring equipment for coal ash dust particles, personal protective equipment, site worker training and safe material handling.**
- **Town staff continue to monitor silt fencing on site.**