

John Richardson

From: John Richardson
Sent: Wednesday, September 29, 2021 10:50 AM
To: Shields, Ann
Cc: Irick, Hayley M; Mary Jane Nirdlinger; Vencelin Harris
Subject: RE: [External] RE: UPDATE - 828 MLK Jr Blvd, Chapel Hill, NC

Hi Ann,

On behalf of our team, please see the updates below. Our plan will be to provide another update in December. We will also publish and soon share the updated Risk Assessment when it becomes available.

If you have any questions, please let us know.

Thanks,
John

Police Station Property Update

The Town Council is continuing to consider the long-term land use and remediation options for the Police Station property, located at 828 Martin Luther King Jr Blvd. The latest option includes the Town entering into the [North Carolina Department of Environmental Quality's Brownfields Program](#) and partnering with [Belmont Sayre](#), a local developer, to create a mixed-use redevelopment of the property that could include a new Municipal Services Center, retail, and housing.

Here's a list of the upcoming virtual meetings:

- [Oct 1](#) – Council Committee on Economic Sustainability receives preview of Risk Assessment
- [Oct 13](#) – Council Meeting to receive full Risk Assessment
- [Oct 25](#) – Project Public Information Meeting
- [Oct 27](#) – Council Work Session to discuss a draft Memorandum of Understanding (MOU) with Belmont Sayre, the potential developer

Meeting dates could change—please check the [Town calendar](#) for the latest information, including virtual meeting registration. The Town calendar is located at: www.townofchapelhill.org/government/newsroom/calendar

From: Shields, Ann [<mailto:ann.shields@ncdenr.gov>]
Sent: Thursday, September 16, 2021 7:59 AM
To: John Richardson <jrichardson@townofchapelhill.org>
Cc: Irick, Hayley M <hayley.irick@ncdenr.gov>; Laura Selmer <lselmer@townofchapelhill.org>; Vencelin Harris <vharris@townofchapelhill.org>
Subject: RE: [External] RE: UPDATE - 828 MLK Jr Blvd, Chapel Hill, NC

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Hi John,

We'd still like to get regular updates on the status of the site until a decision has been made, even if it's just a brief note that the Council is still deciding. We can lengthen the frequency to quarterly updates if you'd like.

Thanks,
Ann

From: John Richardson [<mailto:jrichardson@townofchapelhill.org>]
Sent: Wednesday, September 15, 2021 5:15 PM
To: Shields, Ann <ann.shields@ncdenr.gov>
Cc: Irick, Hayley M <hayley.irick@ncdenr.gov>; Laura Selmer <lselmer@townofchapelhill.org>; Harris, Vencelin <vharris@townofchapelhill.org>
Subject: [External] RE: UPDATE - 828 MLK Jr Blvd, Chapel Hill, NC

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Hi Ann,

Now that the phase 1 remediation for the lower portion of the site is complete, I wanted to check in and see what's most helpful to you all in terms of ongoing communications.

Are you all still interested in reports like the ones below, and at the same frequency?

If it helps to know, the Council is continuing to explore the Brownfields Program option but no decisions have been made.

Thanks,
John

From: John Richardson
Sent: Tuesday, June 8, 2021 5:22 PM
To: Shields, Ann <ann.shields@ncdenr.gov>
Cc: hayley.irick@ncdenr.gov; Laura Selmer <lselmer@townofchapelhill.org>; Vencelin Harris <vharris@townofchapelhill.org>; Marcia Purvis <mpurvis@townofchapelhill.org>
Subject: UPDATE - 828 MLK Jr Blvd, Chapel Hill, NC

Hi Ann,

On behalf of our project team, I'm writing to share some updates about the remediation work at the Police Station property:

- The contractor has completed the **final remediation steps** of reseeding, replacing the super silt fence along the trail, and trench repair along the embankment.

- The consulting team has completed the **two reports** linked below. These have also been posted to the [project web page](#).
 - [Human Health and Ecological Risk Assessment](#)
 - [Interim Remedial Measures Report](#)
- Following up from the last bullet in the update below, the Town has held **two Public Information Meetings** and the Council has met twice to discuss possible options for the future of the property. The Council has not made any decisions and is scheduled to discuss this again at their regular business meeting on June 23rd.

If you have any questions, please let us know. We plan to send another update in the next 45-60 days.

Thanks,
John

From: John Richardson
Sent: Friday, April 9, 2021 2:20 PM
To: Shields, Ann <ann.shields@ncdenr.gov>
Cc: Irick, Hayley M <hayley.irick@ncdenr.gov>; Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Marcia Purvis <mpurvis@townofchapelhill.org>
Subject: UPDATE - 828 MLK Jr Blvd, Chapel Hill, NC
Importance: High

Hi Ann,

On behalf of our project team, I'm writing to share some updates about the remediation work at the Police Station property:

- We are continuing to work with the contractor on the **final steps** for the first phase of the remediation project. Remaining steps include: reseeding, replacing the super silt fence along the trail, and trench repair along the embankment. Again, the need for trench repair stems from stormwater runoff on the upland portion of the site, which has been remedied by the recently installed stormwater device (berm and swale).
- We are currently reviewing the second draft of the **Human Health and Ecological Risk Assessment** report. We are also awaiting an updated version of the **interim remedial measures** report. We will post/share the final versions with you when they become available.
- As we noted earlier, at the Town Council's December 2nd meeting they asked staff to issue a **request for qualifications (RFQ)** to compare costs for siting a new Municipal Services Center at the Police Station property (versus another location) and for generally exploring what can be done on the Police Station site. On [March 5th](#), the Council met again to receive an update on the remediation process and to discuss the results of the RFQ process. Council met again today in a work session format to discuss the redevelopment concept of the selected RFQ proposal team. The Council is continuing to explore its options and no decisions have been made. As always, we will continue to keep you posted on this and any other updates.

If you have any questions, please let us know. We plan to send another update in the next 45-60 days.

Thanks,
John

From: John Richardson

Sent: Monday, February 1, 2021 12:56 PM

To: Shields, Ann <ann.shields@ncdenr.gov>

Cc: Irick, Hayley M <hayley.irick@ncdenr.gov>; Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Marcia Purvis <mpurvis@townofchapelhill.org>

Subject: UPDATE - 828 MLK Jr Blvd, Chapel Hill, NC

Hi Ann,

On behalf of our project team, I'm writing to share some updates about the remediation work at the Police Station property:

- **Trail construction** is complete and our **final steps** for this phase of the remediation project include: reseeding, replacing the super silt fence along the trail, and trench repair along the embankment. The need for trench repair stems from stormwater runoff on the upland portion of the site, which has now been remedied by the recently installed stormwater device (berm and swale).
- Recently, our consulting team sent us an updated draft of the **Human Health and Ecological Risk Assessment** report, as well as a draft summary of all **interim remedial measures**. Our staff team is in the process of reviewing both documents now. We will share the final versions with you when they become available.
- At their meeting on December 2nd, the Town Council asked staff to issue a request for qualifications (RFQ) to compare costs for siting a new Municipal Services Center at the Police Station property (versus another location), and for generally exploring what can be done on the Police Station site.

If you have any questions, please let us know. We plan to send another update in the next 45-60 days.

Thanks,
John



John Richardson, Community Resilience Officer

405 Martin Luther King Jr Blvd. | Chapel Hill NC 27514

Town of Chapel Hill | www.sustainchapelhill.org

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