



# Welcome

**Tonight's Question:  
What should the Town's  
Police Station site be?**

# Overview

- Town bought property in 1980
- Planning for relocation of Police Station
- Department of Environmental Quality needs our vision in order to guide the remediation
- **What should the site be?**

# **ENVIRONMENTAL REVIEW**

## **CHAPEL HILL POLICE DEPARTMENT PROPERTY**

David Goldman, P.G. (FL, GA, NC)

Kimley-Horn and Associates, Inc.



# Site History

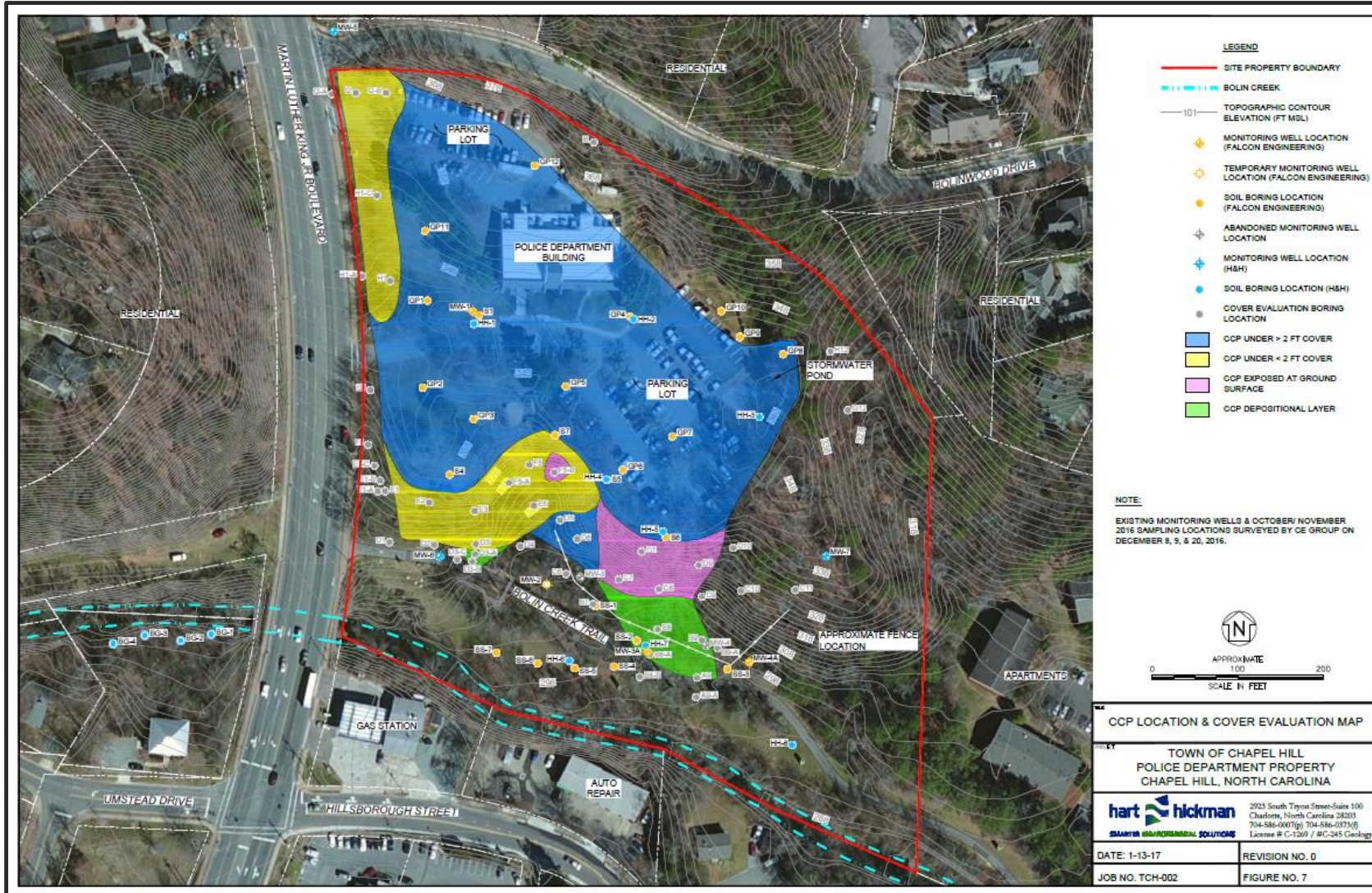
- Site operated as borrow pit in 1950s and 1960s
- Fill Site in 1960s and 1970s
- Fill consisted of:
  - Construction and demolition debris material
  - Coal combustion products (CCPs)
- Town purchases property and develops police facility in 1980s
- From 2013 to 2016 Town conducted assessment of property on a voluntary basis
- In 2016 NC DEQ Inactive Hazardous Site Branch (IHSB) requested additional assessment
- Additional assessment completed in early 2017.
- Town is currently conducting preliminary evaluation of remediation options and use of Brownfield Program

# Site Conditions


- Additional assessment completed by Hart & Hickman in early 2017 indicated the following:
  - Soil
    - Contaminants of Concern are metals, primarily arsenic, manganese, and selenium
    - CCP exposed at certain locations on the property
    - NC DEQ preliminary risk analysis indicates soil along Bolin trail not significant risk to users and construction workers
  - Groundwater
    - Contaminants of Concern are metals, primarily manganese and strontium
    - There are no groundwater users
  - Sediment and Surface Water
    - No significant impacts to Bolin Creek



# Site Map



# Regulatory Status

- State DEQ has invited Town to enter into remediation agreement called an “Administrative Agreement”
  - Town is currently conducting preliminary evaluation of remediation options and approaches
  - Town is evaluating use of state brownfields program to facilitate safe reuse
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# Regulatory Track and Remediation Options

- Regulatory Programs for Remediation (Voluntary)
  - NC Inactive Hazardous Sites Program
    - Administrative Agreement
  - Brownfields Program
    - Brownfields Agreement
  - Both programs regulated by Inactive Hazardous Site Branch (IHSB) of NC DEQ
- Soil/CCP Remediation Options
  - Removal
  - Capping
  - Combination of removal and capping






# Brownfield Benefits

- Liability protection
- Tax incentives for developer
- Establishes agreed upon approach for reuse

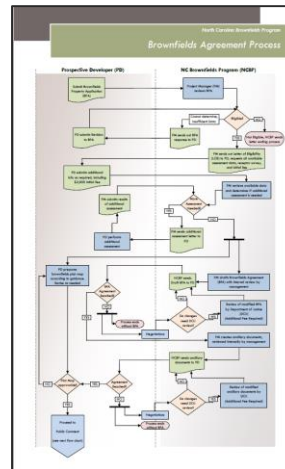


# The Process of Evaluating a Brownfield Property

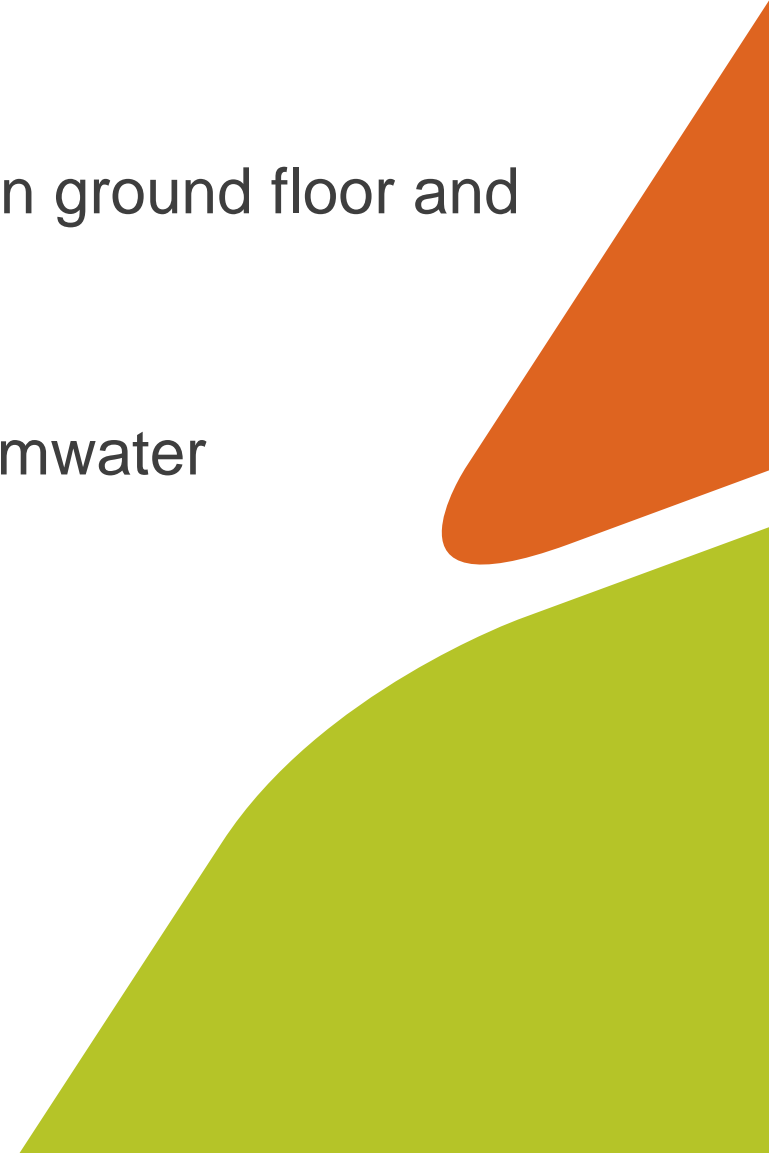
- Review current regulatory status and remediation requirements
  - Identify safe reuse options
  - Evaluate remediation alternatives and costs
  - Evaluate property uses that are consistent with remediation alternatives
  - Determine site use constraints
  - Determine optimum reuse options
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# North Carolina Brownfield Process

- Submit Brownfields Property Application
- Obtain Letter of Eligibility from NC DEQ
- Negotiate Brownfield Agreement with NC DEQ
- Public Comment Period
- Notice of Brownfields Property recorded

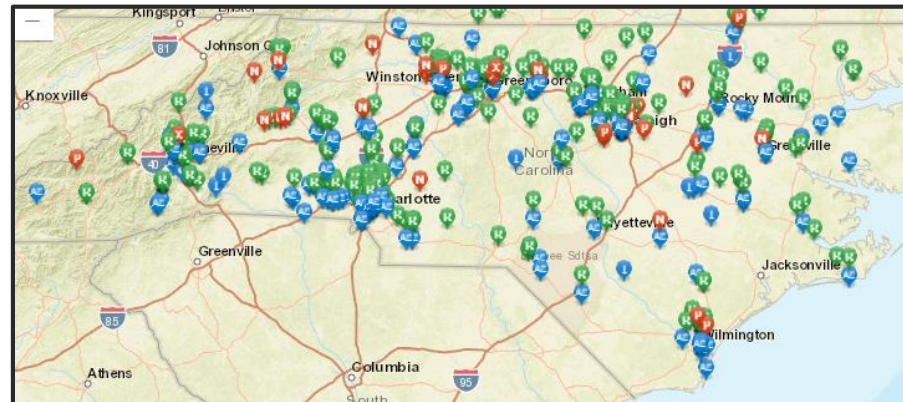


# Brownfield Development Constraints for the Site

- No single family residential
  - Most likely approach is mixed use with commercial on ground floor and residential above first floor
  - Any cap put in place must be maintained
  - Address erosion along embankment and control stormwater
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# Brownfield Examples

- 500 completed or active Brownfield Sites in North Carolina
- Local Brownfield Sites
  - The Graduate - apartments
  - Don Christian property – commercial and office
  - Crown 501
  - Performance Auto Mall
  - Former Crown Honda

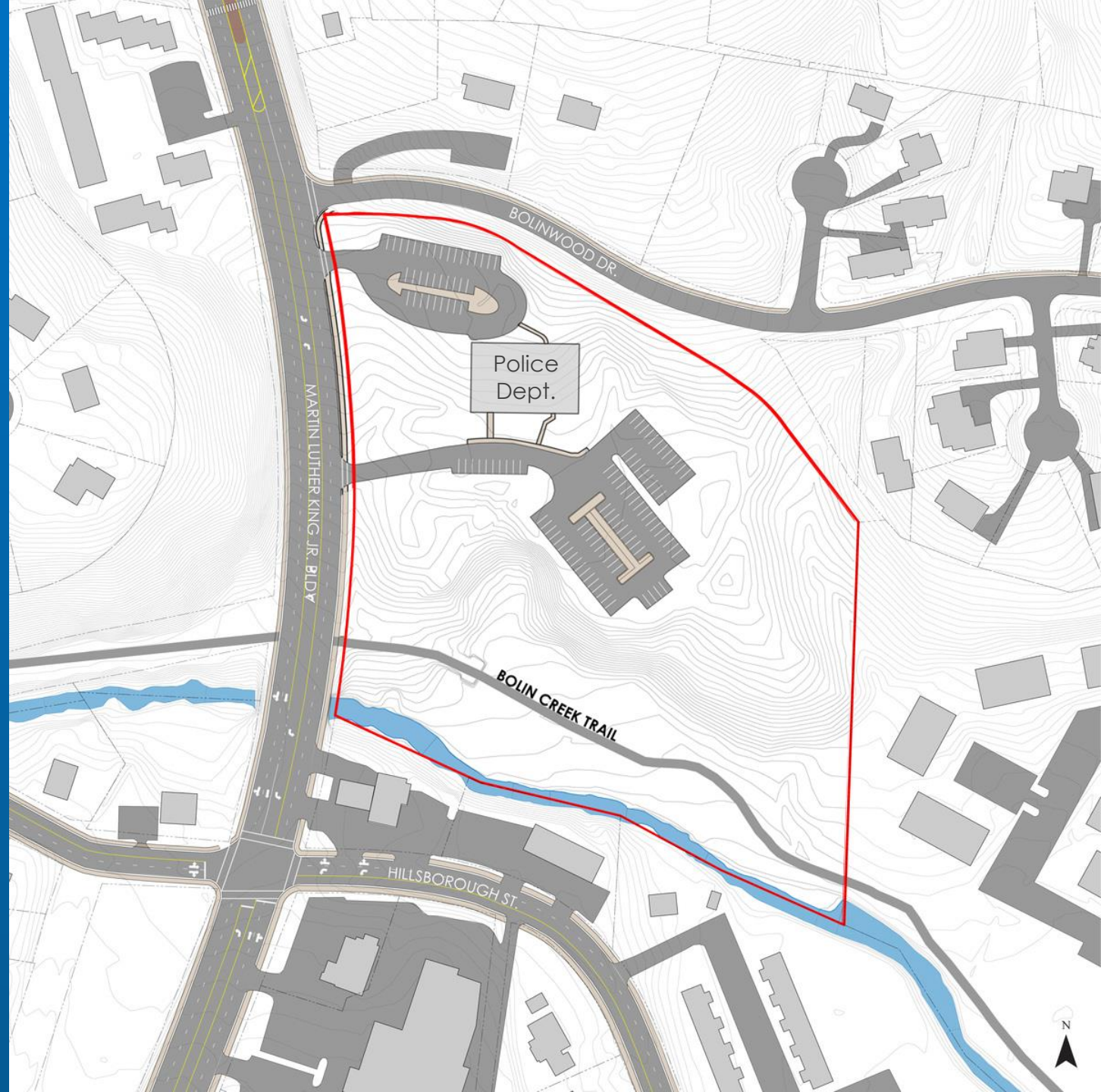


# Redevelopment Discussion

- Environmental problem that has to be remediated
- One option is for a private party to acquire, remediate and redevelop the site
- We are going to walk through an abbreviated version of the redevelopment process
- Review three conceptual site layouts / scenarios
- Receive comments from you

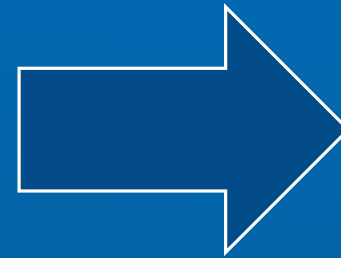
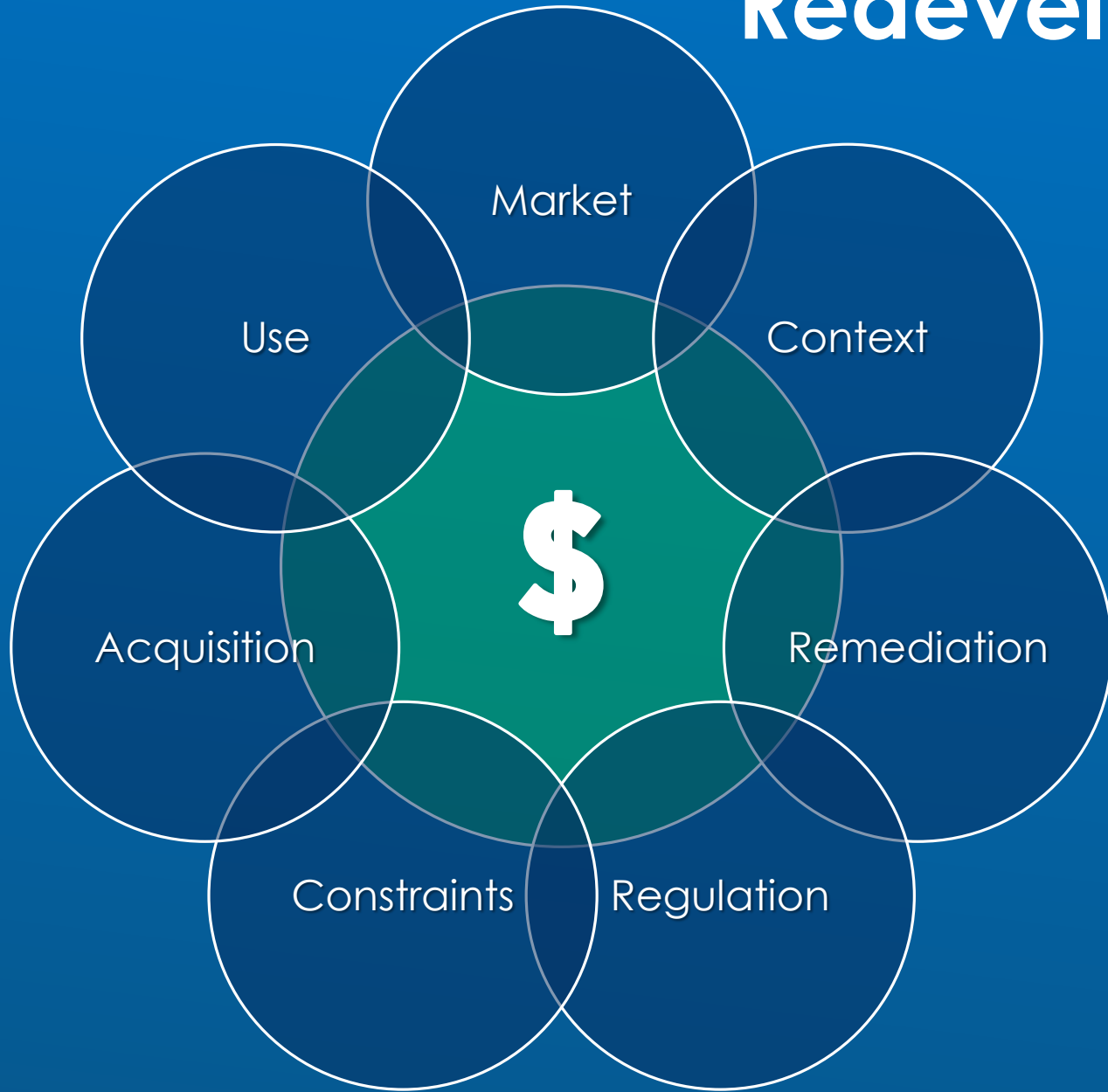
# Site Conditions

- ± 10 acre site
- Topography
- Site Access
- Bolin Creek Trail
- Bolin Creek
- Transportation
- Surrounding land use





# Redevelopment



**Site  
Design**

Tree Preservation

Transit

Landscaping

Orientation

Stormwater

Parking

Utilities

Height

Remediation

Massing

Number of Buildings

Access

Size

Footprint

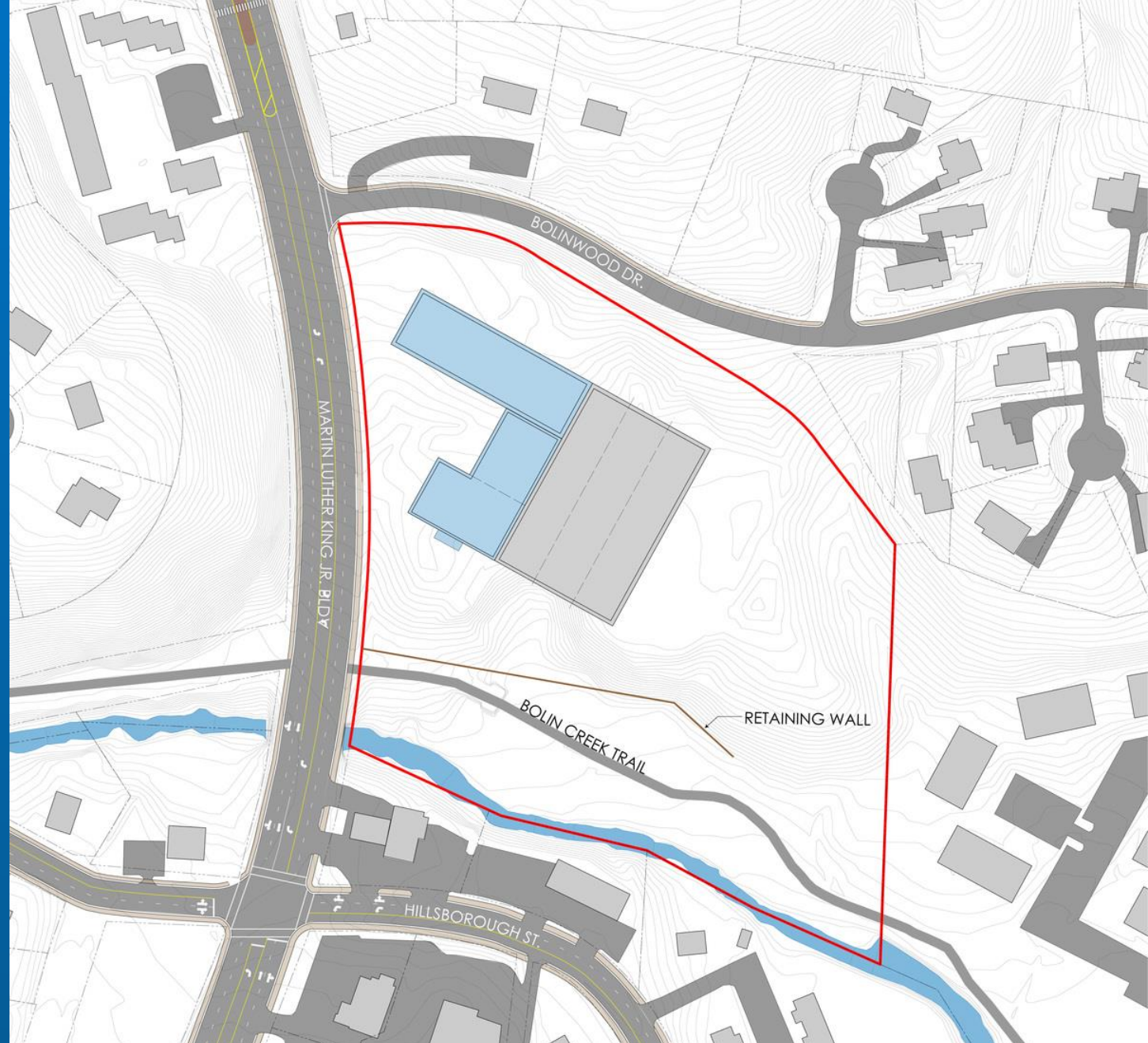
# Scenario Assumptions

- High level analysis without a market study
- Land acquisition cost
- Remediation cost
- Construction costs
- Prevailing market lease rates
- No ground floor residential
- Standard parking ratios
- Trail will be subdivided from the larger tract



# Office Scenario

- 125,000 sq. ft. office
- 428 space parking structure
- 3 to 4 story building height

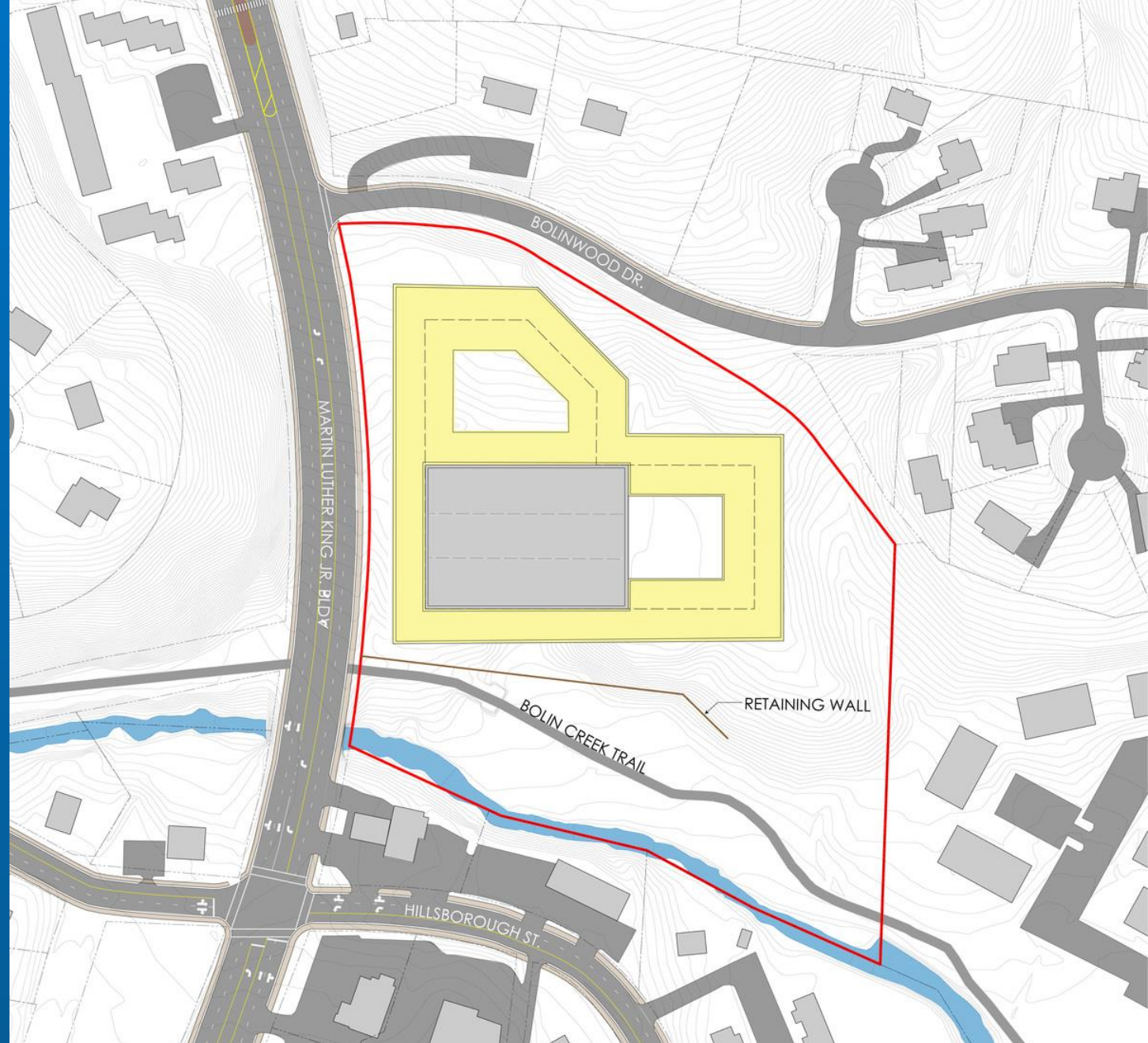


 Office     Parking Deck



# Residential Scenario

- 550 residential units
- 15,000 sq. ft. retail
- 790 space parking structure
- 6 story building height
- Ground floor parking, retail, and building services

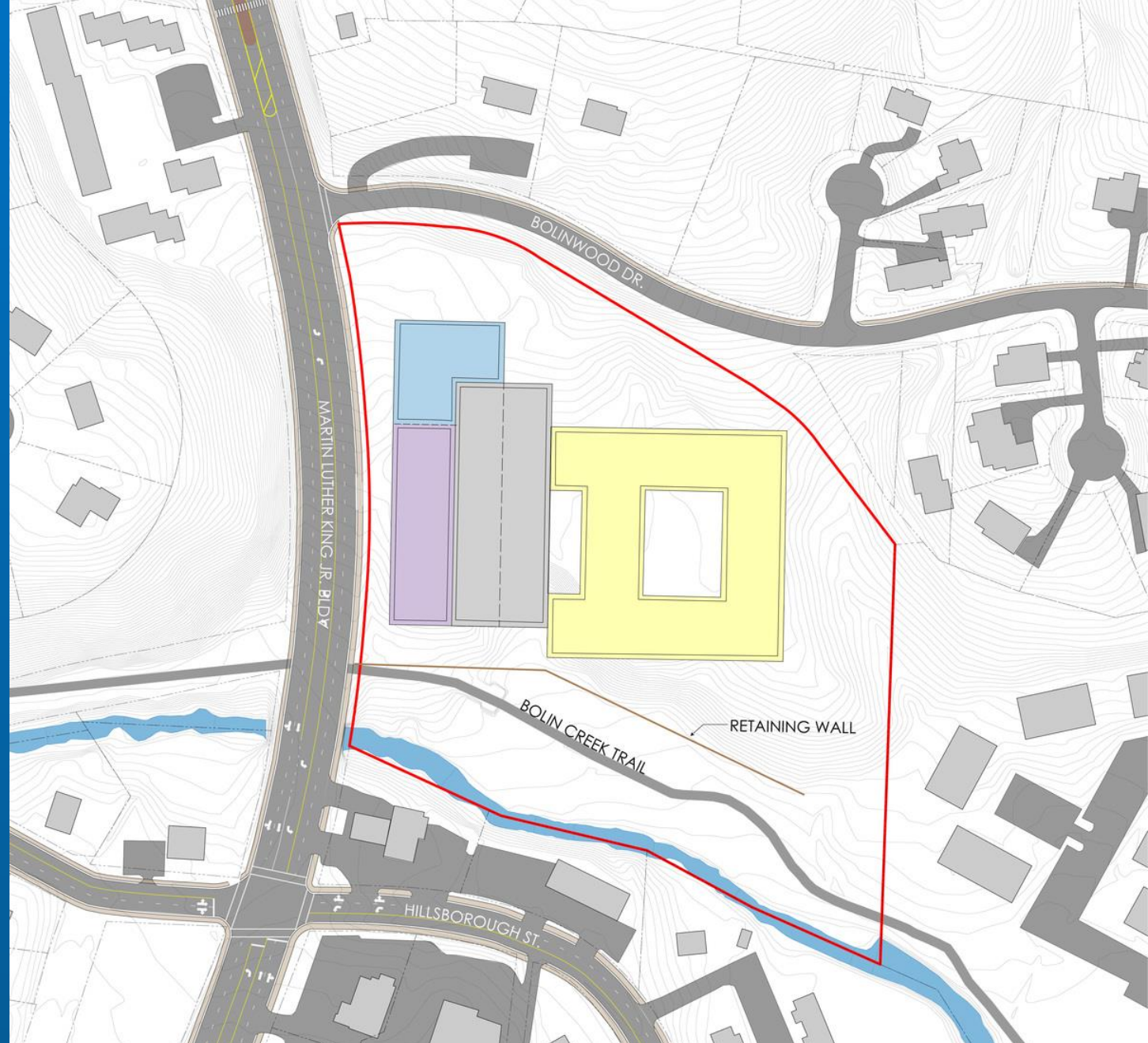


 Residential  Parking Deck



# Mixed Use Scenario

- 350 residential units
- 70,000 sq. ft. office
- 20,000 sq. ft. retail
- 500 space parking structure
- 3 to 6 story building height
- No ground floor residential



 Residential  Office  Office + Retail  Parking Deck



# Scenario Comments

- Discuss these site design considerations at your tables (20 minutes)
  - What are your comments?
    - Use(s)
    - Site Design (height, massing, orientation, etc.)
    - Parking
    - Access
    - Tree Preservation
    - Landscaping
    - Bolin Creek Trail
- After 20 minutes of discussion, each table share with the larger group

# Group Exercise



# Next Steps

- What happens to the feedback?
- How can I provide more feedback?
- What's the overall timeline and next opportunity for feedback?

# How to Connect

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