

From: [John Richardson](#)
To: [Shields, Ann](#)
Subject: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)
Date: Sunday, August 18, 2019 11:40:00 PM
Attachments: [image001.png](#)
[image004.png](#)
[image003.png](#)
[image007.png](#)
[image011.png](#)

Hi Ann,

On behalf of our project team, I'm writing to share another update.

Since our last report, we have:

- Placed additional signage to keep trail users on the path
- Initiated a survey of trail users to determine frequency and duration of visits in order to improve our risk consultant's final calculations
- Scheduled to remove the existing stockpile of soil by the end of summer (August)

We are currently in the process of scheduling:

- Additional sampling of drainage areas
- The installation of one additional well to seek greater certainty about whether or not coal ash is in contact with the groundwater

We have been informed that trail construction has been delayed until the fall for two reasons: (1) there are some new designs being considered for long-term durability of the trail itself; and (2) with a lot of work down east being delayed, it now seems the contractor needs more time before they can remobilize here. As a result, the following items are scheduled to begin this fall:

- Implement interim remedial measures to remove contamination closest to Bolin Creek and the existing/proposed trail segment that runs along the Police Station property
- Complete the Bolin Creek Trail MLK Jr. Blvd underpass and connector
- Conduct periodic inspections and sampling
- Perform post-construction sampling
- Generate report to update human health risk assessment and include ecological risk assessment
- Communicate regularly with the Council and the community about the activities listed above

While we may have some additional updates this fall, we now expect that the final report for the human health and ecological risk assessment to be issued by winter (following completion of the trail construction and post-construction sampling).

We'll send another report in the next 45-60 days.

If you have any questions, please let us know.

Thanks,
John

From: John Richardson
Sent: Tuesday, June 18, 2019 10:58 AM
To: 'Shields, Ann' <ann.shields@ncdenr.gov>
Subject: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

Hi Ann,

On behalf of our project team, I'm writing to share another update.

We met with the Council on May 15 and June 12 to discuss possible interim remedial measures for the property. The Town proposed interim remedial measures as a way to begin addressing the coal ash contamination near Bolin Creek and the greenway while additional decisions are being made about the future location of the Police Station.

As part of the Town's FY20 budget, the Council has appropriated funds for taking the interim remedial measures outlined in this [report](#) (also bulleted below). These steps were supported by the [preliminary risk analysis](#) performed by the Town's risk assessor, Duncklee & Dunham. The Council also asked that staff perform routine inspections of silt fencing and additional sampling of the creek area every six months and after major storm events. The plan is to implement the interim remedial measures beginning this summer as part of the completion of the trail construction project. As you know, this project was previously reviewed by the state but delayed due to hurricane Florence.

Interim Remedial Measures and Next Steps:

- Place additional signage to keep trail users on the path
- Implement interim remedial measures to remove contamination closest to Bolin Creek and the existing/proposed trail segment that runs along the Police Station property
- Complete the Bolin Creek Trail MLK Jr. Blvd underpass and connector
- Conduct periodic inspections and sampling
- Perform post-construction sampling
- Generate report to update human health risk assessment and include ecological risk assessment
- Communicate regularly with the Council and the community about the activities listed above

Second, regarding the most recent update below, we anticipate a draft of the full risk assessment report to be issued in July. A final report will be issued in the fall. This report will also include the results of the interim remedial measures and the ecological screening.

Once the interim remedial measures are in place, we expect to resume the conversations with Council and the community regarding remediation options and possible future use scenarios for the Police Station property.

If you have any questions, please let us know.

Thanks,
John

From: Shields, Ann [<mailto:ann.shields@ncdenr.gov>]
Sent: Tuesday, April 2, 2019 8:09 AM
To: John Richardson <jrichardson@townofchapelhill.org>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

John,

Thanks for the update! Sounds like things are moving along.

Ann

Ann Shields, P.G.
Hydrogeologist, Division of Waste Management
North Carolina Department of Environmental Quality
919.707.8024 (Office)
Ann.Shields@ncdenr.gov

From: John Richardson [<mailto:jrichardson@townofchapelhill.org>]
Sent: Monday, April 1, 2019 5:01 PM
To: Shields, Ann <ann.shields@ncdenr.gov>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

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Hi Ann,

On behalf of our project team, I'm writing to share an update.

The Town has selected Duncklee & Dunham to perform the Human Health and Ecological Risk Assessment associated with the Police Station property. As a first step, this work will include a detailed analysis of the data and information gathered to date, as well as any additional sampling that is needed to complete human health and ecological risk calculations. These risk calculations will be used to help inform the Council of any risks associated with the condition of the property today (a baseline), as well as the level of any risks that could be associated with different remedial options. As a next step, the staff is planning to return to the Council in May with a preliminary update, as well as any decision points that relate to the current budget process. A final risk assessment report is slated

for completion by no later than July 30, 2019.

Concurrent with the work above, the Town will apply for a determination of eligibility under the NC DEQ Brownfields program in the coming weeks. A draft application is being finalized now.

Also, following the risk assessment process outlined above, we anticipate moving into steps 2 and 3 (also described in the email below).

2. Hold up to four additional public meetings to continue: (a) sharing information about the condition of the site, (b) gathering and answering questions from the public and (c) getting additional feedback about a possible reuse scenario; and
3. Return to Council with updates, a determination of Brownfields eligibility from NC DEQ, and a broader range of remediation options.

We will send another update in the next 45-60 days.

Please let me know if there's anything else you need from us.

Thanks,
John

From: Shields, Ann [<mailto:ann.shields@ncdenr.gov>]
Sent: Thursday, January 31, 2019 1:54 PM
To: John Richardson <jrichardson@townofchapelhill.org>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

Hi John,

Thanks for the update, we'll check back in within the next couple of months.

Ann

Ann Shields, P.G.
Hydrogeologist, Division of Waste Management
North Carolina Department of Environmental Quality
919.707.8024 (Office)
Ann.Shields@ncdenr.gov

From: John Richardson [<mailto:jrichardson@townofchapelhill.org>]
Sent: Thursday, January 31, 2019 1:46 PM
To: Shields, Ann <ann.shields@ncdenr.gov>

Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

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Hi Ann,

On behalf of our project team, I'm writing to check in and share an update as we continue to evaluate the option of a Brownfields application for the Police Station site.

In our last email, we mentioned that our team is working on the items below that have been authorized by Council.

1. Apply for a determination of eligibility under the NC DEQ Brownfields program;
2. Hold up to four additional public meetings to continue: (a) sharing information about the condition of the site, (b) gathering and answering questions from the public and (c) getting additional feedback about a possible reuse scenario; and
3. Return to Council with updates, a determination of Brownfields eligibility from NC DEQ, and a broader range of remediation options.

Concurrent with step 1 and ahead of steps 2 and 3, the Town has issued an RFP for a Human Health and Ecological Risk Assessment. A team is reviewing those proposals now and expects to select a firm by the week of February 18th. From there, we plan to engage the selected firm in a risk assessment to help inform the Council's decision about the future use of the property. Once that work is complete, we plan to move ahead with steps 2 and 3 above.

We will send another update in the next 45-60 days.

Please let me know if there's anything else you need from us.

Thanks,
John

From: John Richardson
Sent: Thursday, November 29, 2018 9:28 AM
To: 'Shields, Ann' <ann.shields@ncdenr.gov>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

Thank you, Ann.

John

From: Shields, Ann [<mailto:ann.shields@ncdenr.gov>]
Sent: Thursday, November 29, 2018 7:32 AM
To: John Richardson <jrichardson@townofchapelhill.org>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

Hi John, thanks for the update. I've been out of the office since Tuesday afternoon, but got your emails this morning. Let me know if you have any questions within the next couple of months.

Thanks,
Ann

From: John Richardson [<mailto:jrichardson@townofchapelhill.org>]
Sent: Wednesday, November 28, 2018 5:01 PM
To: Shields, Ann <ann.shields@ncdenr.gov>
Subject: [External] RE: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

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Hi Ann,

Just checking in to verify that you received our email below.

Thanks,
John

From: John Richardson
Sent: Tuesday, November 27, 2018 4:28 PM
To: 'Shields, Ann' <ann.shields@ncdenr.gov>
Cc: Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Dwight Bassett <dbassett@townofchapelhill.org>; Lance Norris <lnorris@townofchapelhill.org>; Linda Smith <lsmith@townofchapelhill.org>
Subject: Status Update for 828 MLK Jr Blvd Property (Chapel Hill)

Hi Ann,

Following up on the email below, I wanted to share that our project team continues to evaluate the option of a Brownfields application for the Police Station site and plans to check in with the Town Council in the early part of 2019. Currently, our team continues to work through the series of steps outlined in the email directly below.

Also, based on feedback from the Town Council, we are working to identify a Risk Assessor/Toxicologist who can help us better understand the level of risk and exposure related to the different remediation options that are being explored for the site.

We will send another update in the next 45-60 days.

Please let me know if there's anything else you need from us.

Thanks,
John

From: Shields, Ann [<mailto:ann.shields@ncdenr.gov>]
Sent: Thursday, October 11, 2018 4:12 PM
To: John Richardson <jrichardson@townofchapelhill.org>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property

Hi John, thanks for the update. That sounds good, we'll check in again in a couple of months.

Ann

Ann Shields
Hydrogeologist, Division of Waste Management
North Carolina Department of Environmental Quality
919.707.8024 (Office)
Ann.Shields@ncdenr.gov

From: John Richardson [<mailto:jrichardson@townofchapelhill.org>]
Sent: Thursday, October 11, 2018 3:05 PM
To: Shields, Ann <ann.shields@ncdenr.gov>
Cc: Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Lance Norris <lnorris@townofchapelhill.org>; Linda Smith <lsmith@townofchapelhill.org>
Subject: [External] RE: Status Update for 828 MLK Jr Blvd Property

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Hi Ann,

Following up on the series of emails below, I am writing to share an update.

At last night's Council meeting, the Council authorized the Town Manager to proceed with the following steps:

1. Apply for a determination of eligibility under the NC DEQ Brownfields program;

2. Hold up to four additional public meetings to continue: (a) sharing information about the condition of the site, (b) gathering and answering questions from the public and (c) getting additional feedback about a possible reuse scenario; and
3. Return to Council with updates, a determination of Brownfields eligibility from NC DEQ, and a broader range of remediation options.

Our plan is to now begin carrying out the steps above and to send you another update in the next 45-60 days.

Please let me know if there's anything else you need from us.

Thanks,
John

From: Shields, Ann [<mailto:ann.shields@ncdenr.gov>]
Sent: Tuesday, August 14, 2018 10:59 AM
To: John Richardson <jrichardson@townofchapelhill.org>
Cc: Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Lance Norris <lnorris@townofchapelhill.org>; Linda Smith <lsmith@townofchapelhill.org>
Subject: RE: [External] RE: Status Update for 828 MLK Jr Blvd Property

Hi John, thanks for the update. This will be sufficient until the next update in a couple of months.

Ann Shields
Hydrogeologist, Division of Waste Management
North Carolina Department of Environmental Quality
919.707.8024 (Office)
Ann.Shields@ncdenr.gov

From: John Richardson [<mailto:jrichardson@townofchapelhill.org>]
Sent: Tuesday, August 14, 2018 10:45 AM
To: Shields, Ann <ann.shields@ncdenr.gov>
Cc: Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Lance Norris <lnorris@townofchapelhill.org>; Linda Smith <lsmith@townofchapelhill.org>
Subject: [External] RE: Status Update for 828 MLK Jr Blvd Property

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Hi Ann,

Following up on the email below, I wanted to share that our project team continues to evaluate the option of a Brownfields application for the Police Station site and plans to check in with the Town Council in September.

We will send another update in the next 45-60 days.

Please let me know if there's anything else you need from us.

Thanks,
John

From: John Richardson
Sent: Thursday, June 21, 2018 4:27 PM
To: 'Shields, Ann' <ann.shields@ncdenr.gov>
Cc: Vencelin Harris <vharris@townofchapelhill.org>; Laura Selmer <lselmer@townofchapelhill.org>; Lance Norris <lnorris@townofchapelhill.org>; Jim Orr <jorr@townofchapelhill.org>
Subject: Status Update for 828 MLK Jr Blvd Property

Hi Ann,

In response to John Walch's request, I am sending an update about the Town's work related to the 828 Martin Luther King Jr Blvd property (existing Police Station property). As we discussed with you and John by phone on Monday, we are currently evaluating the option of submitting a Brownfields application for the site.

We will send another update in the next 45-60 days.

Please let me know if there's anything else you need from us.

Thanks,
John



John Richardson, Community Resilience Officer
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