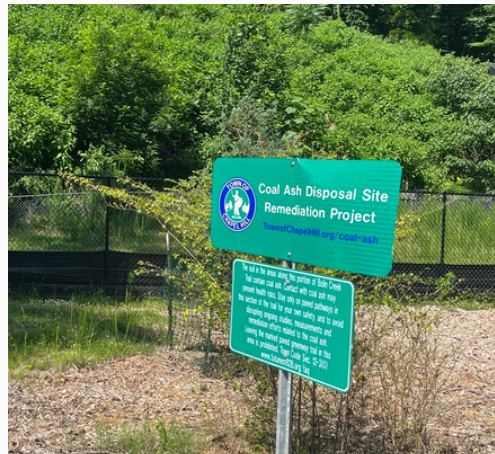

828 MLK JR BLVD: Coal Ash Remediation Site Information

Basic Information

828 Martin Luther King Boulevard is the location a police station and **60,000 cubic yards of coal ash waste** in Chapel Hill.

The Town acquired the property after coal ash waste was already deposited, and discovered it in 2013.

The Town is now considering plans for redevelopment, which currently includes offices and residential housing.



Important Facts

1. Historically the property was used as a borrow pit from which construction material such as sand or gravel is taken for use as fill at another location, then as a fill site or dumping site. The Town acquired the 10-acre property and constructed the police building in the early 1980s. Fill materials were identified in the former borrow pit to depths of approximately 40 feet below ground surface (ft bgs), and CCPs were observed to depths of approximately 29 ft bgs.
 2. In 2020, the Town conducted an interim cleanup to eliminate the immediate hazards by removing 1,000 tons of coal ash and soil along Bolin Creek Trail and providing erosion resistance to the embankment. Proposed plans for remediation are to remove the exposed coal ash on the surface and to cover it with three to four ft of soil and build a retention wall to prevent runoff into Bolin Creek.
 3. Current proposed concept plans include municipal offices and new police station as well as multifamily housing units. The [business street market analysis](#) determined it would not be a good site for retail and office space mainly because of lack of visibility and freeway access.
 4. There is evidence of “perched water” in the fill materials, which are separated from the main underlying unconfined aquifer system. Perched water does not transit water well to the underlying aquifer. According to the Town's environmental consultants, Hart & Hickman, while higher concentrations of metals were identified in some perched water zones where coal ash is present in the fill, there is limited or no groundwater impact identified in the groundwater underlying the fill.
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Studies and Assessments

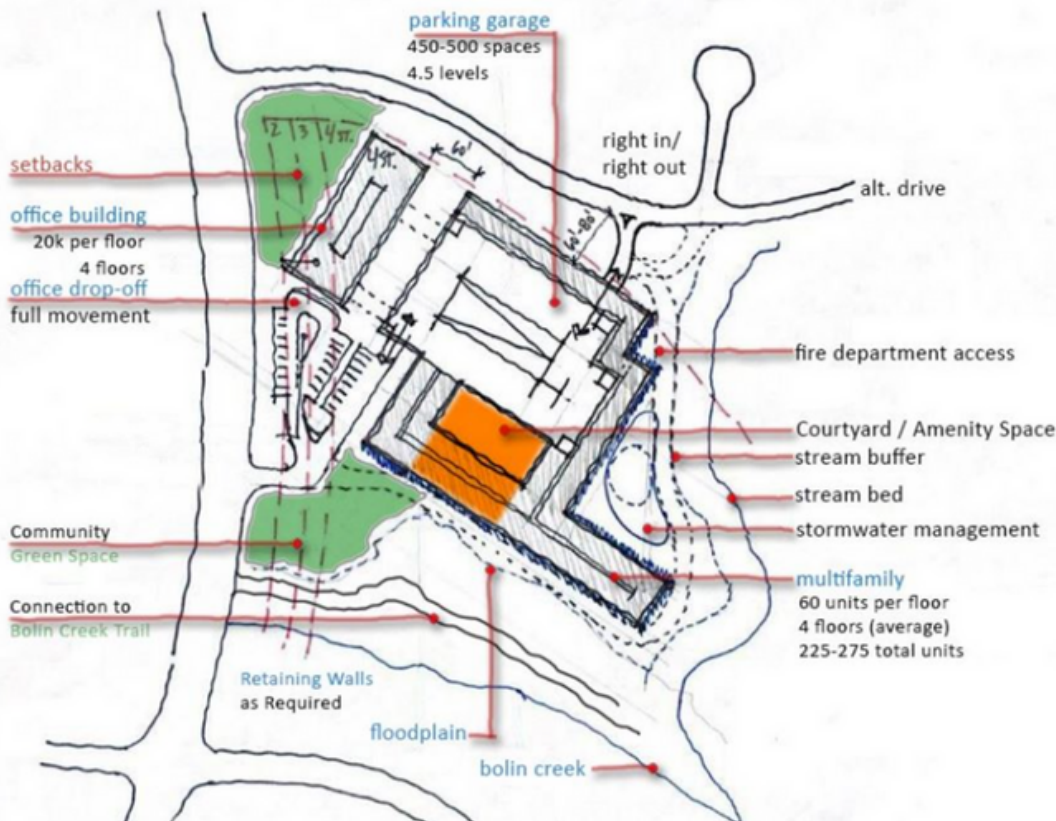
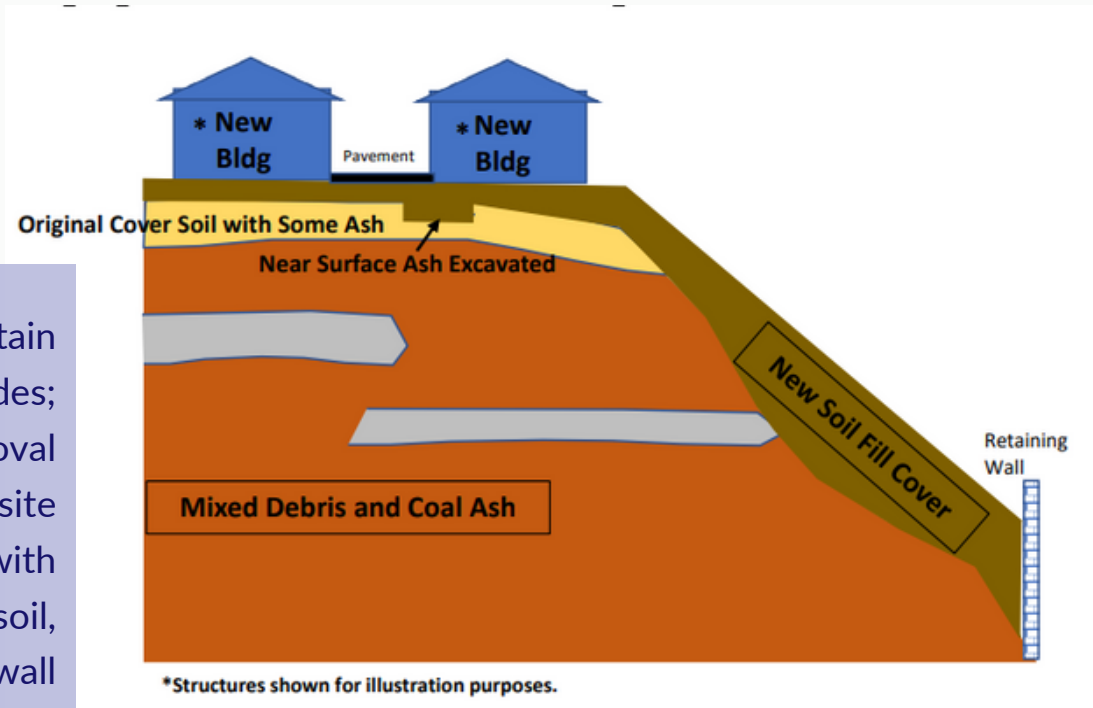
Some assessments done by the property include a [Human Health & Ecological Risk Assessment](#), an [Interim Remedial Measures Report](#), and [Fact Sheets](#) from the Town and their Environmental Consultants.

Additional Information

The Town has developed two websites to share information about the property: [Futureof828.org](#) & on the Town's website, ['Coal Ash Disposal Site Remediation Project'](#)

Helpful Figures

Cap and contain approach includes; some ash removal and off site disposal, cap with 3-4 ft of clean soil, a retaining wall and restricted use of groundwater.



Current redevelopment plan for the site is pictured here from an aerial view, presented during a June 2021 Town Meeting.