



Building a Better Bingham Park

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Parks and Recreation Department

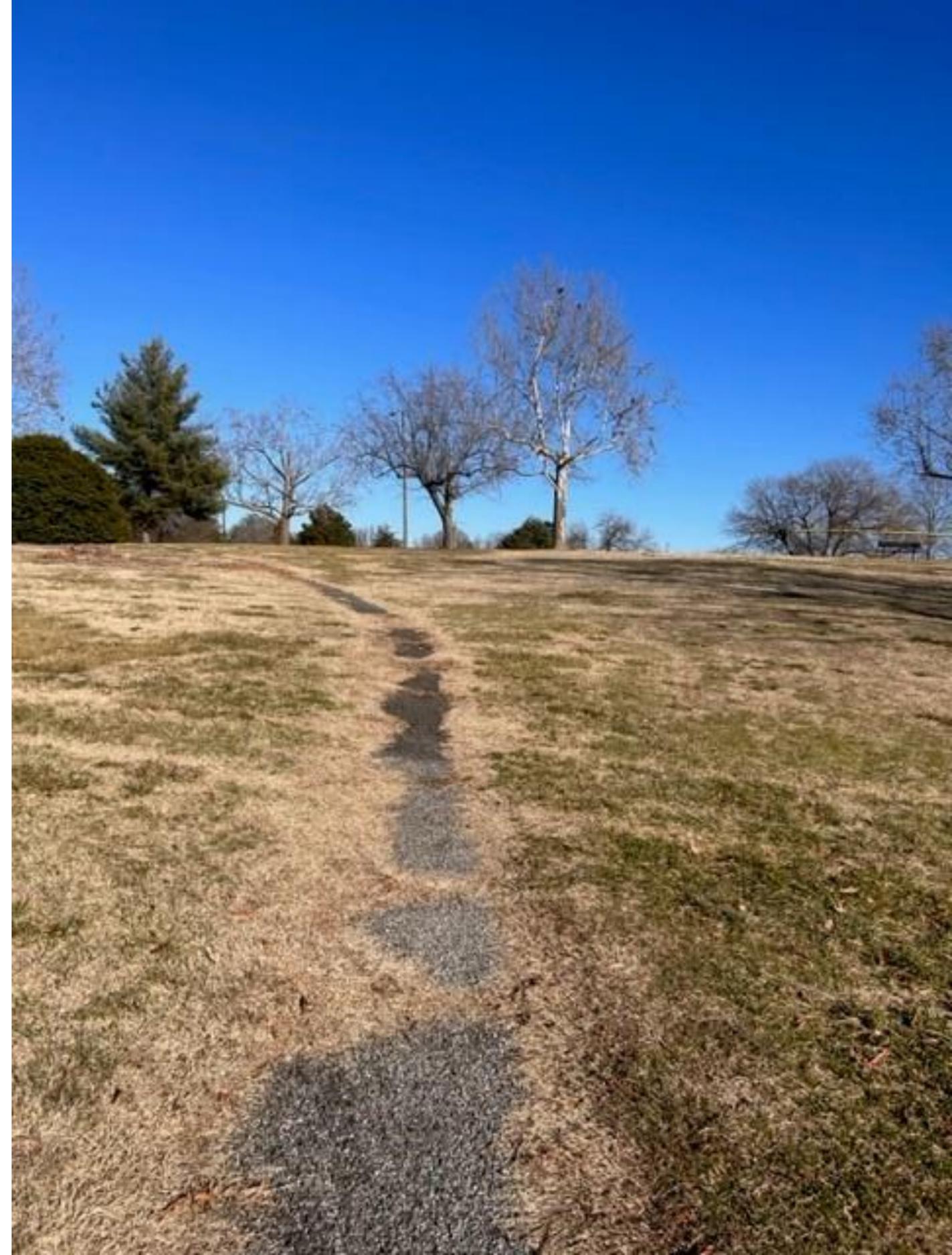
Office of Sustainability and Resilience



Overview

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- History of Bingham Park Property
- Testing Results
- Cleanup Options
- Health and Safety
- Why Now?
- Option A Resolution Summary
- Option B Resolution Summary



History of Park Property

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1923
Landfill and incinerator placed on site.

1950s
Landfill and incinerator closed.

1970s
Bingham Park opens.

2000s
Cracking basketball court reveals landfill.

2010s
NC Department of Environmental Quality Testing begins.
Park amenities removed.



History of Park Property

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2020-2023

- More testing
- Updated signage placed in park.
- Bingham Park Environmental Justice Team established.
- Advocacy for local, state, and federal funding
- Parks and Rec Commission recommends full remediation.
- Initial community engagement for park master plan
- Hampton School site acquired



2024

- Funding identified: Up to \$18.05 million.
- Cost estimates updated.
- Park closed.
- Signage updated and fence installed.



Engagement & Outreach

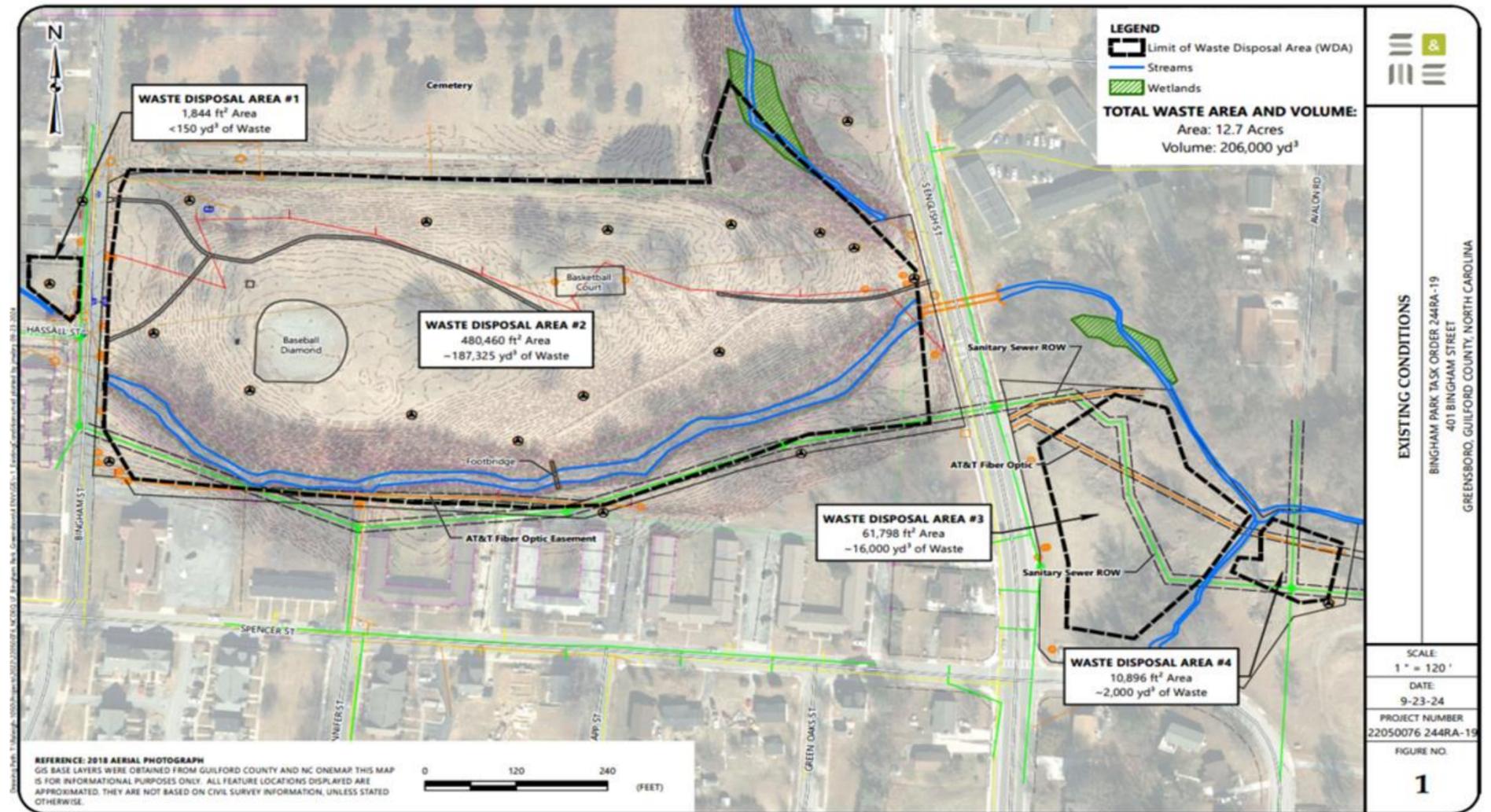
5 Public Meetings
225 Attendees (est.)

18 White St. Landfill Tours
100 + Attendees

Pre Regulatory Landfill Site History

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- Bingham Park – 12.7 acres of waste
 - Areas #1 and #2 = approximately 206,000 cubic yards of waste with an average thickness 10.5 feet and a maximum thickness of 27 feet. 206,000 cubic yards equates to 13,733 dump trucks.
- Former Hampton School – 3.1 acres of waste
 - Areas #3 and #4 = approximately 18,000 cubic yards of waste with thicknesses ranging from 0.5 feet to 12 feet.



Remedial Investigation Results

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- Waste disposal areas are delineated.
- Surface water samples were collected adjacent to and downstream of waste disposal areas that make up the Site. Samples were also collected upstream of the Site. Lead was not detected in surface water samples. Elevated concentrations of other metals were identified in adjacent samples, but elevated concentrations were also identified up stream. The concentrations detected are consistent with what is found in an urban setting.
- Groundwater samples were collected from monitor wells installed in and around the Site. Elevated levels of lead were not identified in groundwater. Concentrations of other metals were identified within the Site but were also identified away from and up gradient of the Site. Groundwater sampling results are consistent with what is found in urban areas.
- Landfill/soil gas vapors: 10 landfill gas probes installed in and around the site were screened for VOCs and methane. Gas probe screening did not indicate a human health concern.
- Soil cover evaluation: 63 grids sampled, 49 sample locations had waste at surface.
- Waste characterization: Elevated lead concentrations were identified in samples collected across the site at concentrations that constitute an immediate health risk. Other metals and semi-volatile organic compounds were also identified at concentrations that do not constitute an immediate health risk.



Cleanup Options

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Option A

Cap and Cover with Nature Trail and Park at former Hampton School:

2021: n/a

2024: \$12.4 million

Option B

Full Remediation with Great Oak or Uwharrie Landfill Disposal:

2021: \$34 - \$54 million

2024: \$41.3 - \$43.4 million

~~Option No Longer Being Considered
Full Remediation with White Street
Landfill Disposal:~~

~~**2021:** \$24 - \$27 million~~

~~**2024:** \$37.4 million~~

Option A *Containment and Cover with Nature Trail and Offsite Park*

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Project Features

- Build trail at Bingham. Plant perennials; no trees could be planted.
- Develop a neighborhood park on a portion of Hampton School property. Possible amenities: picnic shelter, fitness equipment, playground.

Clean Up Overview

- Containment and cover system locks in contaminated soil at Bingham.
- Stream bank restoration completed.
- All waste and contaminated soil removed from Hampton.



Option A *Containment and Cover with Nature Trail and Offsite Park*

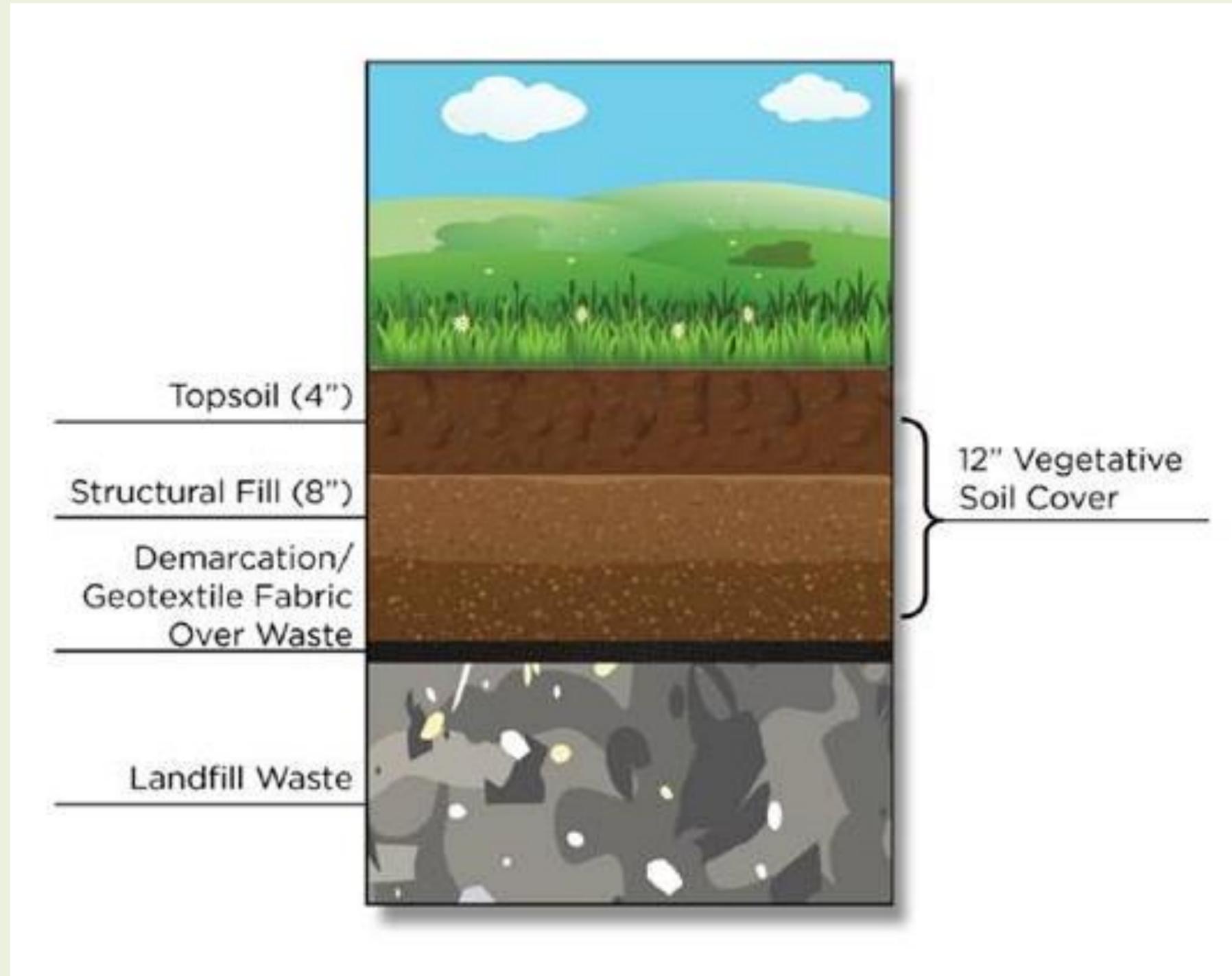
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Option A *What is Containment and Cover?*

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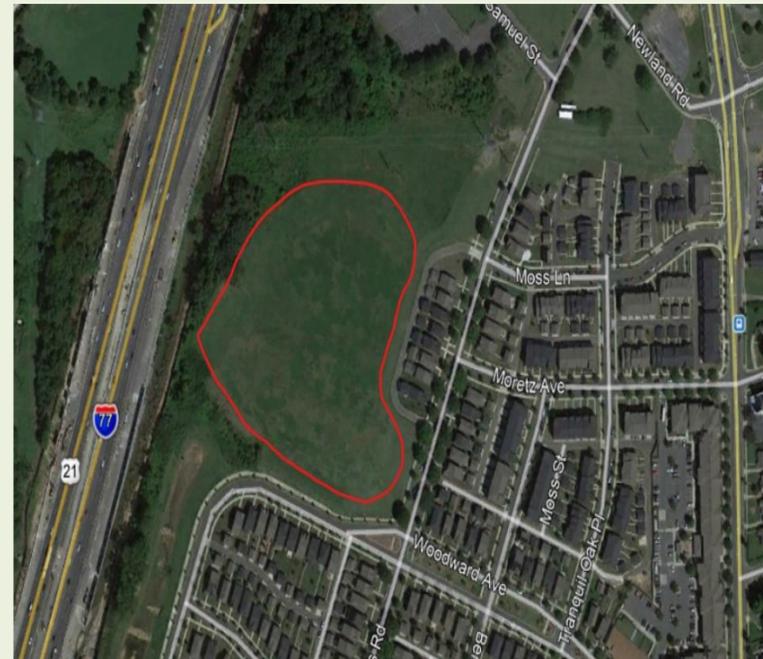


Option A *Other Sites Using Containment and Cover*

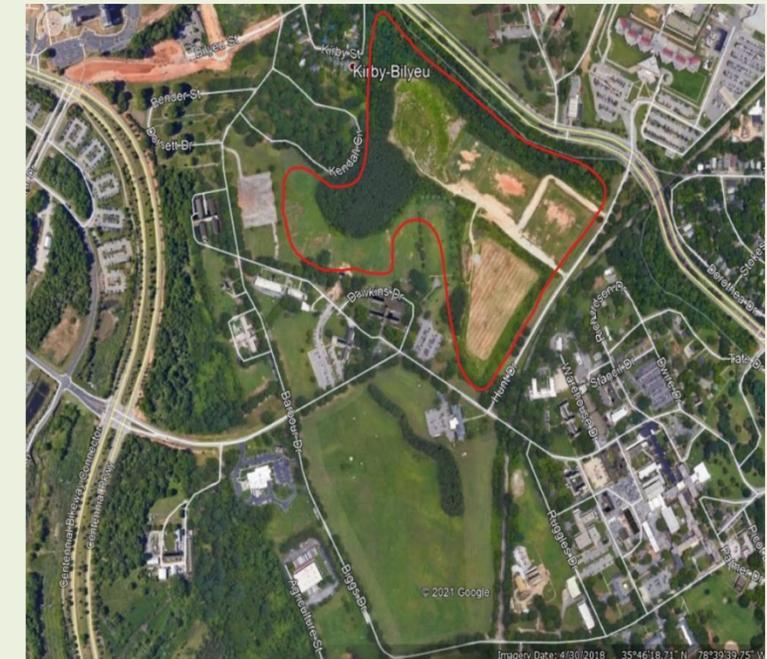
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Central Park, Winston Salem



Double Oaks Park, Charlotte



Dorothea Dix Park, Raleigh

Old Raleigh LF #5,
Jaycee Park, Raleigh



Lake Lure Dump
Lake Lure
Adjacent to school

*** Source: NCDEQ**

Option B *Full Remediation Using Various Disposal Sites*

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Project Features

- Fully redevelop 12-acre Bingham Park.
- Possible amenities: walking trail, picnic shelter, fitness equipment, playground.
- Hampton can be redeveloped without limitations.

Clean Up Overview

- All waste and contaminated soil removed from Bingham and Hampton.
- Stream bank restoration completed.



Option B *Full Remediation Using Various Disposal Sites*

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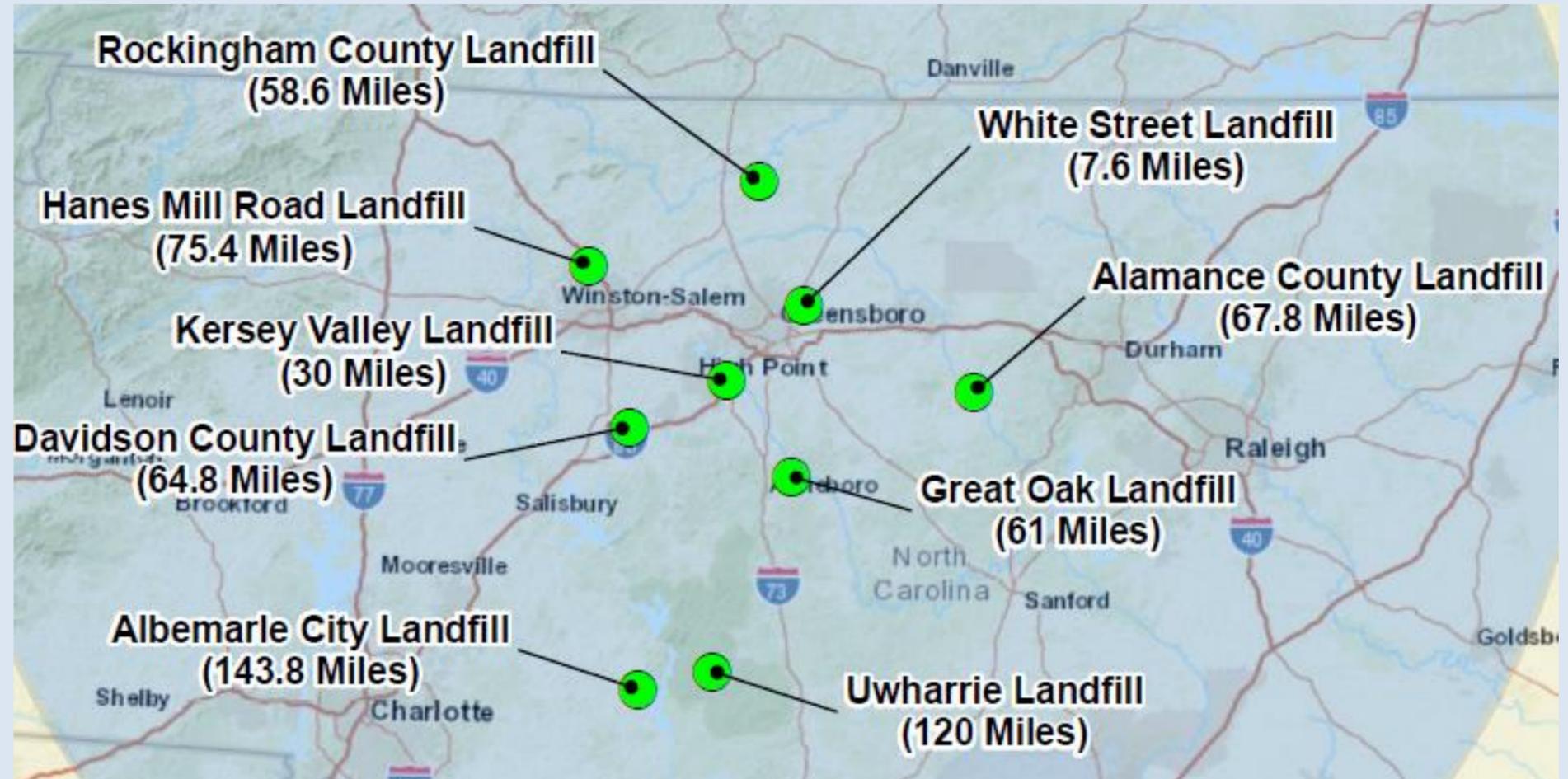
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Landfill Options

9 Landfills Investigated

3 Met Criteria:

- White Street Landfill
- Great Oak Landfill
- Uwharrie Landfill



Criteria:

- Can accept municipal solid waste from Greensboro
- Can handle the capacity of project
- State-regulated, lined landfill

Why was White Street Landfill removed from consideration?

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Greensboro, NC

After several public meetings and community feedback, it has been determined that the White St Landfill option is **NOT** supported by the community.



Great Oak Landfill *Asheboro, NC*

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Considerations:

- Community Makeup*:
Within 1 mile: 1,911 residents,
10% people of color,
62% low-income
- Project Duration:
Approximately 8-11+ months
- Project Cost:
Estimate: \$41.3 million
Funding gap: \$23.25 million
No funding source identified for gap



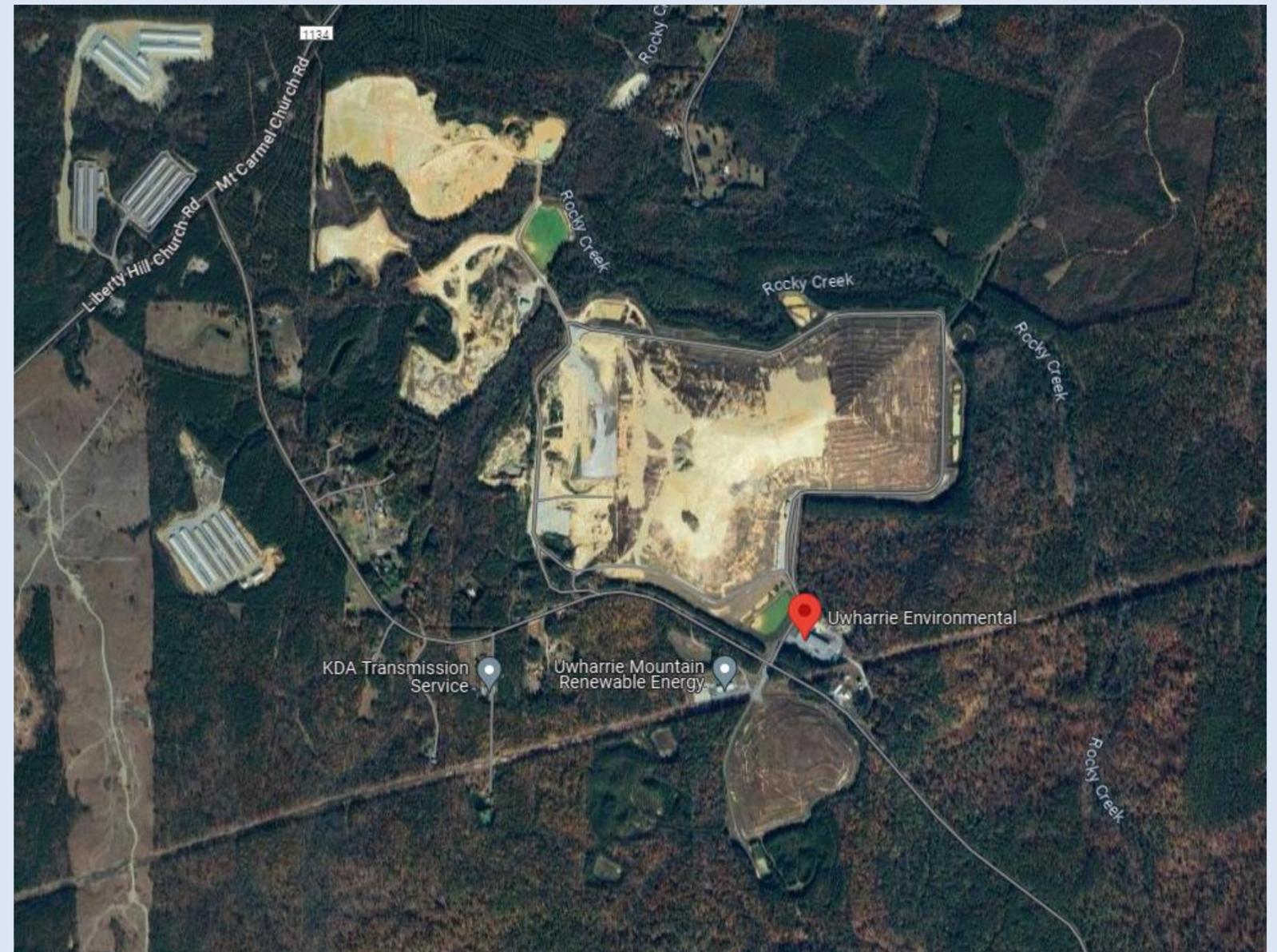
*** Source: EPA EJ Screen Community Report**

Uwharrie Landfill *Troy, NC*

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Considerations:

- Community Makeup*:
 - Within 1 mile: 156 residents,
 - 25% people of color
 - 26% low-income
- Project Duration:
 - Approximately 16+ months
 - Longest cleanup
- Project Cost:
 - Estimate: \$43.4 million
 - Funding gap: \$25.35 million
 - Highest transportation cost
 - No funding source identified for gap*



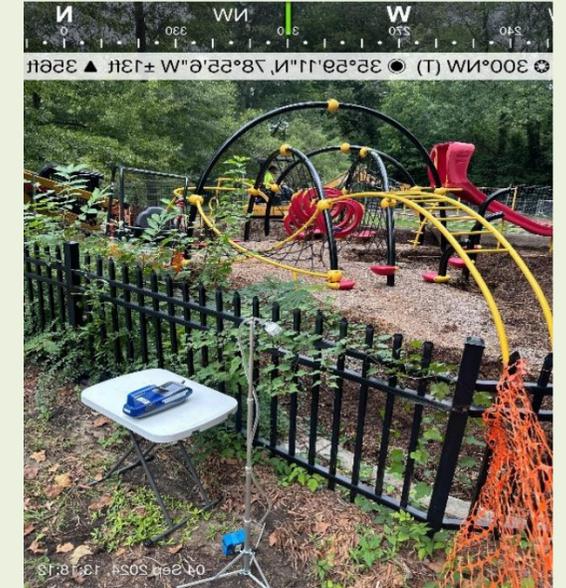
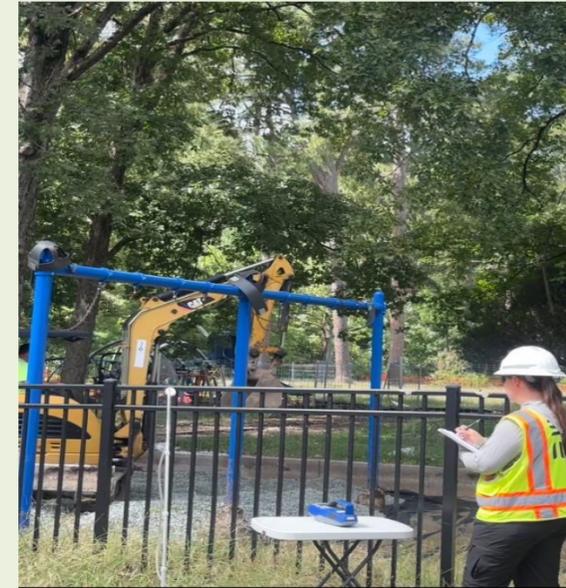
*** Source: EPA EJ Screen Community Report**

Health and Safety

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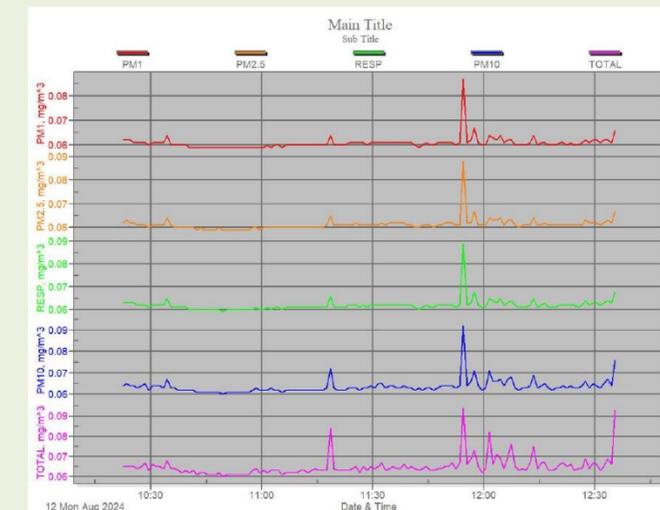
Protection of Human Health During Construction

- Dust Monitoring and Control Plan – A Certified Industrial Hygienist will develop a plan as part of the remedial action plan based on the risk identified within each waste disposal area and proposed activities to be conducted within these areas.



Work Zone Ambient Air Monitoring Requirement and Action Levels

- Environmental Representative will utilize a handheld dust/aerosol monitor and personal dust/aerosol monitor (for site workers) to conduct dust control monitoring. The ambient air will also be monitored to document dust particulate detections.
- Environmental Representative will also collect daily air samples at perimeter locations for lead particulate and asbestos.



Why now?

- **Community Impact**
- **Support for Park Redevelopment**
- **Funding Availability:**
 - NC DEQ - \$7 million
 - State Bill 259 - \$10 million pending Council decision
 - Federal Appropriations Bill - \$1.05 million

Total: \$18.05 million



Option A Resolution Summary

The City:

- supports remediation via a waste consolidation and cover system at Bingham Park
- supports full remediation of contaminated areas of the former Hampton School site
- supports the use of a properly permitted and lined municipal solid waste landfill other than White Street Landfill to receive waste from the Properties
- authorizes the allocation of \$10,000,000 of the funds received for remediation from State House Bill 259 to support remediation of the Properties
- expresses its full support for the construction of a new neighborhood park on a portion of the former Hampton School site
- authorizes the initiation of the development of the remedial action plan along with the preparation of the associated bid documents

Option B Resolution Summary

The City:

- supports full remediation, or removal of all contaminated soil, at Bingham Park and the former Hampton School site
- supports the use of a properly permitted and lined municipal solid waste landfill other than White Street Landfill to receive waste from the Properties
- authorizes the allocation of \$10,000,000 of the funds received for remediation from State House Bill 259 to support remediation of the Properties
- is committed to finding ways to fund the balance of full remediation of the Properties
- expresses its full support for the construction of a new neighborhood park at Bingham Park
- authorizes the initiation of the development of the remedial action plan for the Properties along with the preparation of the associated bid documents necessary to conduct full remediation

For More Information

www.tinyurl.com/BinghamParkGSO



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