Bingham Park

Building a Better Bingham

GREENSBORO
NORTH CAROLINA

Parks and Recreation

Office of Sustainability
and Resilience

Agenda

- History of the Park
- Highlight Key Discussion Points
- Community Engagement
- Remediation Planning Schedule
- Cost Estimate and Potential Variances
- Impacts
- Landfill Comparisons
- Project Management
- Review Discussion Points
- Questions

Highlight Key Discussion Points

1. What goals / interests are important to consider for this project?

2. What are the most important considerations in determining the waste disposal site?

3. When will the City make its decision on funding allocation for remediation?

History of Park


THE GREENSBORO PATRIOT

INDIGNANT OVER INCINERATOR SITE

Citizens of South Greensboro Draw Up Resolutions Opposing Incinerator On South Buffalo

City's New Incinerator To Be On South Buffalo

Again Change Site For City's New Incinerator

1922 Newspaper Artic

1923
Landfill and Incinerator Placed at Park Site

1950's
Landfill and Incinerator Closed

1970's
Bingham Park Opens

2000's
Cracking Basketball Court Reveals History of Site

2010's
NCDEQ Testing Onsite

2020's

- Additional Testing
- Bingham Park Environmental Justice Team Established
- Community Organizing and Engagement
- Advocacy for Funding on Local, State and Federal Levels
- Hampton Schoolsite transferred to City and demolished
- East Greensboro Greenway feasibility study begins
- City Recommends Full Remediation
- Initial Engagement for Park Master Plan

Testing Results

Investigations conducted by contractors of the NCDEQ have determined the following :

• Waste is up to 20 -feet -thick and covers about 12.7 acres .

• Soil cover and vegetation prevents park users from coming into physical contact with the waste except along 1,200 feet of the onsite streambank where exposed waste presents physical hazards.

• Physical hazards at the site include broken glass, brick, plastic, metal pieces, and other types of debris. The incinerated waste located onsite contains all the items listed above. Because of the physical hazards present, park users could be exposed by entering, playing, or wading in the stream.

• Contamination is contained onsite.

• No harmful or explosive landfill gases were identified in landfill gas monitoring.

• The community surrounding the site uses public water for drinking purposes. There are no known drinking water wells within 1,000 feet of the landfill.

Testing Results

Based upon its assessment and risk calculations, the NCDEQ advised :

• Park users should not drink water from or wade in the stream channel.

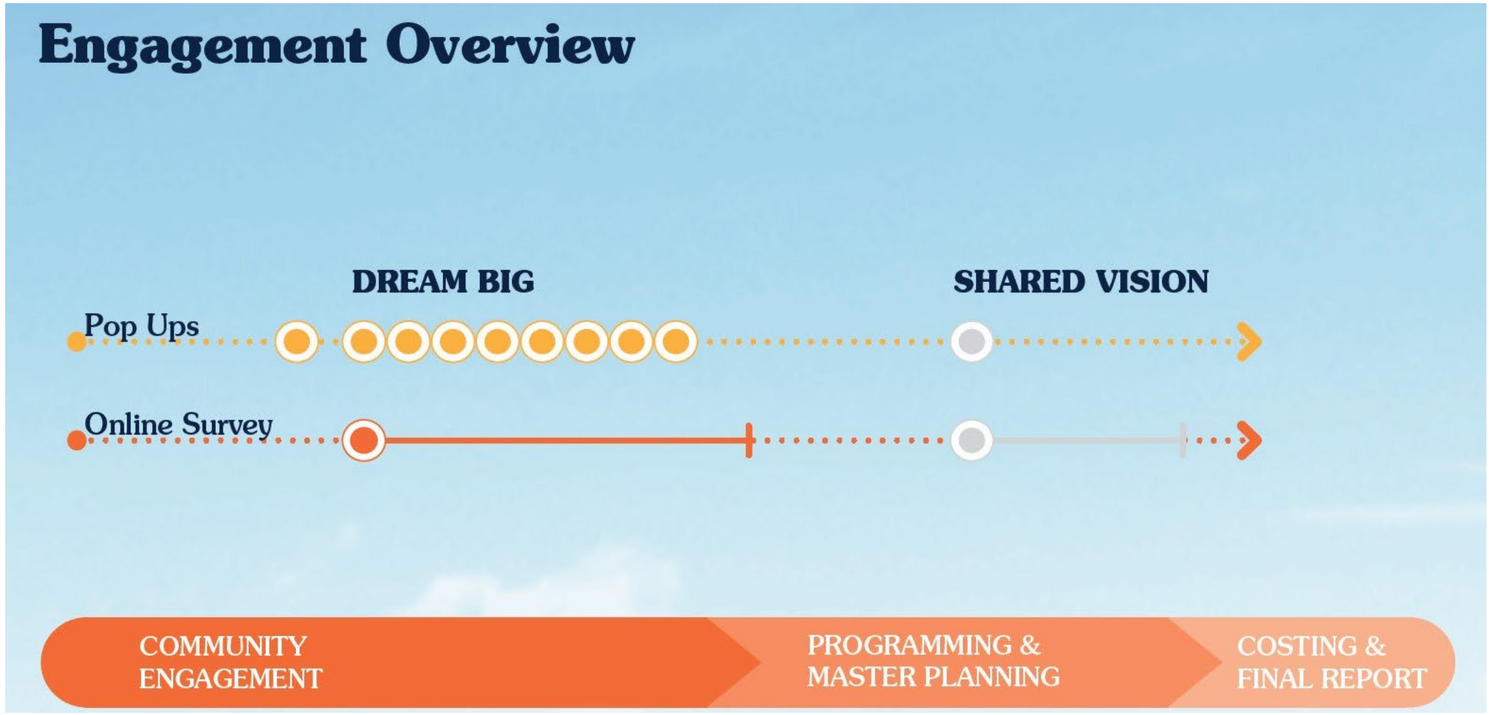
• Digging in or eating the soil could put a child or other park user at risk for exposure to arsenic, iron, manganese, lead, and SVOCs .

Source : Bingham Park Pre -Regulatory Landfill Fact Sheet (NCDEQ):https:// www.greensboro - nc.gov/home/showpublisheddocument/55484/638149966654630000

Summary of Engagement

Participation in Environmental Justice Committee meetings, neighborhood meetings and other community meetings in regards to the Park since the early 2000's

2023: Let's Build a Better Bingham! Community members were invited to 'dream big' and envision the park *after* remediation.



Summary of Engagement

Dream Big: Participation

(Trial Run) 29 Participants	26 Participants	7 Participants	23 Participants	22 Participants
Kickoff Meeting	Mustard Seed Food Bank (8/10)	Willow Oaks Neighborhood Assoc.	NHCDG Food Bank	Mustard Seed Food Bank (9/14)
43 Participants	54 Participants	76 Participants	6 Participants	20 Participants
Avalon Trace Apts.	Eastside Community Cookout	Cottage Grove Fall Festival	NHCDG Event	Online Survey

Pop Ups — 9 Events — 257 Participants

Online Survey — 8 Weeks — 20 Participants

277 TOTAL Participants

Engagement
Results

Remediation Planning

Community Engagement	Ongoing
Initiation of Remediation Plan	2024
Remedial Action Plan (RAP) Preparation	1-2 months
RAP Comment Period*	1-2 months
Finalize RAP	1 month
City Council Resolution*	3-4 months
Permit Modifications*	8-12 months
Bid Specifications	2 months
Bid Project	2 months
Bid Review and Approval	2 months

* Opportunity for public comment

Cost Estimate Review

1 ½ years old

Adjusted for changes

Cost Drivers:

- Field expendables
- Insitu soil sample frequency
- Traffic control
- Waste disposal site costs
- Waste disposal transport/distance
- Consultant / Contingency costs
- Number of trucks per day and per hour

Potential Cost Variance

NCDEQ Initial Cost Estimate (using Great Oak) = **$39,859,526.00**

Activity	Great Oak Landfill	Uwharrie Landfill	White Street Landfill
Field Expendables	+ $2,492	+$4,860	-$3,240
Insitu Waste Profile TCLP Sampling	-$2,228,468	-$2,228,468	-$2,228,468
Traffic Control	+$199,920	+$499,800	-$247,800
Waste Disposal Tipping Fees	0 / -$2,060,000	0	-$3,605,000
Waste Disposal Transport	0	+$13,596,000	-$5,562,000 to -$8,652,000
Consultants and contingency	+$78,406	+$2,154,280	-$1,001,611
Cost Variance	-$4,007,650	+$14,026,472	-$12,648,119 to -$15,738,119
Updated Cost Estimates	$35,851,846	$53,885,998	$24,121,407 - $27,211,407

Project Cost and Funding

Funds Identified: $14,716,279 - $17,716,279

- THUD Appropriations Bill: $1,116,279
- State House Bill 259: $6,600,000 *
- State DEQ: $7,000,000 to $10,000,000

Funding Gap – TBD

**Represents 60% split of State funds.*
Final split of total allocation of $11 million TBD

Landfill Comparisons

	Great Oak Landfill	Uwharrie Landfill	White Street Landfill
Disposal Cost (per ton)	$42.00/$32.00	$42.00	$24.50
Disposal transportation cost (per truck trip)	$33.00	$99.00	$6.00
Can landfill handle daily volume?	Permit Limited	Yes	Yes
Control and preferred disposal access	No	No	Yes
Environmental Justice Concerns	Possibly in future	Likely No	Yes
City Council Resolution Required	No	No	Yes
Revised Solid Waste permit	No	No	Yes*
Pending EPA regulations that could impact the City's environmental liability	Yes	Yes	Yes
Potential additional savings from NCDEQ cost estimate	$4.0 million	INCREASED cost of $14.0 million	$12.6 to $15.7 million

* Permit modification would require public comment and Council authorization

Sustainability
Considerations

Sustainability Calculations	Round Trip (mi)	Gallons of diesel per truck trip	# of truck loads	Gallons of diesel used	Metric tons of CO2
Great Oak Landfill	60	12	11,455	137,460	1,399
Uwharrie Landfill	120	24	11,455	274,920	2,799
White Street Landfill	10	2	11,455	22,910	233

White Street Landfill

- Located in Greensboro and managed by City of Greensboro
- Closed to household waste in 2005
- Accepts yard waste and construction and demolition waste
- Front entrance modified for truck traffic to enter from Cone Blvd. direction
- Regulatory, lined landfill that accepts this type of waste
- Estimated full closure in 2056; would be at capacity 8.4 years sooner with addition of Bingham Park waste
- Help replenish landfill closure funds

- Project Duration - approximately 4+ months

Great Oak Landfill

- Located in Asheboro and managed by Waste Management
- City of Greensboro transports household waste here
- Accepts waste from several other municipalities
- Uncertain if landfill can accept the daily volume
- Regulatory, lined landfill that accepts this type of waste
- Estimated full closure in 2056, would close 5.5 months sooner with addition of Bingham Park waste

- Project Duration - approximately 8 – 11.5+ months

Uwharrie Landfill

- Located in Troy and managed by Republic Services
- Estimated full closure in 2041, would close 5.5 months sooner with addition of Bingham Park waste
- Regulatory, lined landfill that accepts this type of waste
- Project Duration - approximately 16+ months

Benefits to a City Managed Project

- Community connections
- M/WBE and Local Opportunities
- Cost Negotiation
- Management and communication regarding timeline
- Stewardship of effort and effectiveness
- Coordination between remediation and park master plan development

Discussion

1. What goals / interests are important to consider for this project?

2. What are the most important considerations in determining the waste disposal site?

3. When will the City make its decision on funding allocation for remediation?

Parks and Recreation

Questions?

For More Information:

Bingham Park Remediation Project

www.tinyurl.com/ BinghamParkGSO

or

CLICK HERE

Office of Sustainability and Resilience