

**SUMMARY OF NOTICE OF
INTENT TO REDEVELOP A BROWNFIELDS PROPERTY**
Brownfields Property Name: Beaty's Bindery
Brownfields Project Number: 25099-21-060

Pursuant to the North Carolina Brownfields Property Reuse Act (the "Act") authorized by North Carolina General Statutes (NCGS) § 130A-310.30 through 130A-310.40, and specifically pursuant to NCGS § 130A-310.34, 300 East 36 Development Holdings LLC, as Prospective Developer, has filed with the North Carolina Department of Environmental Quality ("DEQ") a Notice of Intent to Redevelop a Brownfields Property ("Brownfields Property") located at 3208 Cullman Avenue, Charlotte, Mecklenburg County. The Brownfields Property, which is the former site of an ink manufacturer in which chromium and lead were used to make inks, a book printing and bindery facility, a lumber yard, as well as tire repair/service and retreading facilities, consists of 2.298 acres. Environmental contamination exists on the Brownfields Property in soil, groundwater, sub-slab vapor, and exterior soil gas. 300 East 36 Development Holdings LLC has committed itself to redevelop the Brownfields Property for no uses other than high-density residential, office, retail, restaurant, beverage and food production facility, cocktail bar, hotel, entertainment, recreation, warehousing, institutional, transit, open space, parking, and subject to DEQ's prior written approval, other commercial uses. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DEQ and 300 East 36 Development Holdings LLC, which in turn includes (a) a map showing the location of the Brownfields Property, (b) a description of the contaminants involved and their concentrations in the media of the Brownfields Property, (c) the above-stated description of the intended future use of the Brownfields Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.35.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed at the Charlotte Mecklenburg Public Library - Plaza Midwood Branch located at 1623 Central Avenue, Charlotte, NC 28205 by contacting Catherine Haydon at (704) 416-6200, or by email at chaydon@cmlibrary.org; or at the offices of the NC Brownfields Redevelopment Section, 217 West Jones Street, Raleigh, NC or by contacting Shirley Liggins at that address, at shirley.liggins@deq.nc.gov, or at (919) 707-8383. The full Notice of Intent to Redevelop a Brownfields Property may be reviewed online at the DEQ public record database, Laserfiche, by entering the project number **25099-21-060** into the search bar at the following web address: <https://edocs.deq.nc.gov/WasteManagement/>.

The Act requires a public comment period of at least 30 days. The first day of public comment is defined as the day after which all of the following public notice tasks have occurred: the date this Notice is: (1) published in a newspaper of general circulation serving the area in which the Brownfields Property is located; (2) conspicuously posted at the Brownfields Property; and (3) mailed or delivered to each owner of property contiguous to the Brownfields Property. Written public comments may be submitted to DEQ within 30 days after the public comment period begins. Written requests for a public meeting may be submitted to DEQ within 21 days after the public comment period begins. These periods will start no sooner than **November 26, 2024** and will end no sooner than the later of: 1) 30 and 21 days, respectively, after that; or 2) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced tasks, if such completion occurs later than the date stated herein. All public comments and public meeting requests should be addressed as follows:

Bruce Nicholson, Chief
Brownfields Redevelopment Section
Division of Waste Management
NC Department of Environmental Quality
1646 Mail Service Center
Raleigh, North Carolina 27699-1646