

Walnut Hill EPA Brownfields Grant

SCS Engineers & Metropolitan Utilities District



SCS ENGINEERS

What is a brownfield?

“...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or **potential presence** of a hazardous substance, pollutant, or contaminant.”*

*(Public Law 107-118 (H.R. 2869) - “Small Business Liability Relief and Brownfields Revitalization Act”, signed into law January 11, 2002)



Examples of Brownfields



Light Industrial

Heavy Industrial



Manufacturing

Textile Mills



Junkyards/Auto Salvage

Commercial Sites



Dry Cleaners



Gas Stations

Vacant Lots



Brownfield Revitalization Benefits

“visualize the end result”



- Reuse brings public benefit (tax base, job growth)
- Brings real estate back into productive reuse
- Utilizes existing infrastructure
- Reduces environmental health risks
- Prevents urban sprawl

Evolution of Walnut Hill



Water System Master Plan

HDR

- Evaluated need for finished water storage reservoir at Walnut Hill site for 2024 and expected 2060 conditions
- Considered impacts of redeveloped city core and new wholesale demand in central Omaha
- Complete in 2024
- Existing reservoir storage in central Omaha is sufficient
- Existing facilities at Walnut Hill are beyond expected service life

Walnut Hill Reservoir Evaluation

Summary Technical Memorandum

WP2093 Task 14

August 6, 2024

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Plan for the Future

Walnut Hill Site

(Final Grading Concept)



Next Steps

2025-2026: Complete engineering and construction demolition and grading activities

Following site demolition and grading:

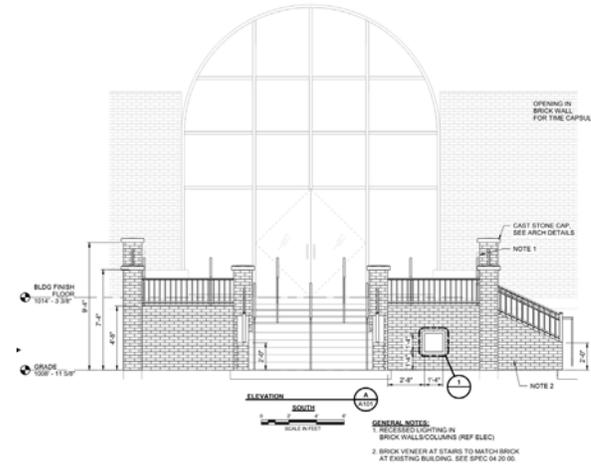
- District issues call for offers
- Interested parties submit proposals for plans for site
- Receive public input on proposals
- District Board of Directors vote on sale of property

Maintain Site History

- District maintain ownership of park property with historic elements
- Demolition project can be used to preserve connection to past
- Identify options to restore park promenade
- Provide feedback for site redevelopment



Past District Historic Preservation



Walnut Hill Phase I ESA Results

Phase I Environmental Site Assessment (ESA) dated October 1, 2024

- 16.45 acres bound by Hamilton Street on the north, Nicholas Street on the South, 38th Street on the east, and 40th Street on the west.
- Included five major components:
 - Historical review of the property (1882)
 - Agency environmental records review
 - Site reconnaissance for visual observations
 - Interviews with knowledgeable individuals (past and present owners)
 - Written Report
- No recognized environmental conditions (RECs) were identified
- Previously identified asbestos-containing materials (ACMs) are present in the reservoir building materials (roof flashing, silver paint, transite panels, and panel caulking)
- Surrounding properties were identified with known or suspected contamination and Property is within the Omaha Lead Superfund boundary

Walnut Hill Phase II ESA Results

Phase II ESA dated October 1, 2024

- Performed based on prior documented ACMs and site setting within the Omaha Lead Superfund Site
- Chemicals of Potential Concern (COPCs) included:
 - Asbestos
 - Polychlorinated Biphenyls (PCBs)
 - RCRA Metals - Arsenic, Barium, Cadmium, Chromium, Lead, Mercury, Selenium and Silver
- Limited detections (Arsenic, Chromium) were identified that may warrant proper planning and management for site redevelopment and residential use
- Performed additional ACM sampling within the pump station buildings with roofing materials, window glazing, caulking, sealant, and tar paper identified to be ACMs which must be abated prior to demolition

Assessment of Brownfield Cleanup Alternatives (ABCA) Details

- #1 – No Action (required to be included in ABCA by EPA)
- #2 - Demolition of reservoirs and pump buildings with offsite disposal of construction and demolition (C&D) debris
 - Will require Asbestos Abatement before demolition
- #3 – Demolition and removal of C&D debris and site grading and prep for redevelopment
 - Includes onsite management of surficial soils (0 – 3 feet below ground surface) in the backfill of reservoir excavation
- #4 – Demolition and removal of C&D debris and site grading and prep for redevelopment
 - Includes offsite disposal of surficial soils

Conclusion

- District believes this is an exciting opportunity to bring value to community
- Project will eliminate the attractive nuisance that currently exists with the deteriorated structures
- Project will eliminate potential environmental exposure to COPCs
- No decisions have been made regarding who will purchase or what may be built
- District will receive and share public input
- District commitment to public and transparent discussion when property is ready to be sold
- Property (or a portion thereof) will likely be returned to the tax rolls

Questions?

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