**Fact Sheet**

**Proposed Remedial Action**

**West Haymarket Park - Former Alter South Site, Lincoln, NE**

**Facility ID: 80731 Program ID: 36-336-4943**

The Nebraska Department of Water, Energy, and Environment (DWEE) is providing public notice of its intent to approve a Remedial Action Plan (RAP) for the West Haymarket Park - Former Alter South Site in Lincoln, Nebraska. This fact sheet provides background information on the site, a summary of contamination, a description of the proposed final cleanup levels and remedial actions, public participation procedures, and contact information.

**Site Location**: The site is located south and west of the intersection of 7th and N Streets, Lincoln, Nebraska 68508. The site is located in the northeast quarter of the northwest quarter of Section 26, Township 10N, Range 6E.

**Nature and Extent of Contamination**: Soil, soil gas, and groundwater at the site have been contaminated as a result of previous operations. The proposed remedial action will address soil and soil gas contamination. The groundwater exposure pathway will not be addressed due to the groundwater remedial action class (RAC) assigned to the site.

The primary contaminants of concern (COCs) in soil and soil gas are listed in Tables 1 and 2. DWEE compared COC concentrations in soil to Nebraska Voluntary Cleanup Program (VCP) Remediation Goals, Tier 1 Background Levels set for the West Haymarket Park Development Site North (2018), and Risk-Based Corrective Action (RBCA) Risk-Based Screening Levels to determine the significance of contamination. The exposure pathways are:

* Soil:
  + Direct Contact Exposure
  + Ingestion or Dust Inhalation
* Soil Gas:
  + Vapor Intrusion to Indoor Air

**Groundwater Remedial Action Class**: DWEE assigns a RAC to a groundwater pollution event to determine the importance of remedial action based, in part, on the use of the groundwater in the area (Nebraska Title 118, Appendix A, Step 8). Groundwater that is being used as a public drinking water supply or is within the Wellhead Protection Area of one or more public drinking water supply wells is assigned the highest remedial action class of RAC-1. DWEE typically requires extensive cleanup of groundwater that is classified as RAC-1. When the use of groundwater in the area is more limited, the groundwater is assigned a remedial action class of RAC-2 or RAC-3. Generally, groundwater cleanup will be less extensive for these classifications.

The pollution event for this site has been classified as a RAC-3. This classification was determined because there are no registered drinking water wells in the area, and registered wells that are nearby are for monitoring or recovery of groundwater for heat pump/industrial use. Additionally, future drinking water wells are unlikely due to the city ordinance restricting new domestic wells within city limits.

**Proposed Final Cleanup Levels**: DWEE is proposing the final cleanup levels shown in Tables 1 and 2, below, for the site. The proposed final cleanup levels are based on the requirements to reduce the concentrations of COCs in soil and soil gas in order to prevent exposures of COCs to people from the pathways listed above. Cleanup is not required to achieve the proposed final cleanup levels for the soil gas exposure pathway; however, the proposed remedial action must ensure there are no exposures via the inhalation pathway.

Table 1. Proposed Final Cleanup Levels – Soil

|  |  |
| --- | --- |
| Contaminant | Soil(a) (mg/kg) |
| Arsenic(b) | 10.27 |
| Lead | 400 |
| Polychlorinated biphenyl(c) | 0.22 |
| Benzo(a)anthracene | 0.15 |
| Benzo(a)pyrene | 0.015 |
| Benzo(b)fluoranthene | 0.15 |
| Benzo(k)fluoranthene | 1.5 |
| Indeno(1,2,3-cd)pyrene | 0.15 |
| Chrysene | 15.0 |
| Dibenzo(a,h)anthracene | 0.015 |
| Bis(2-ethylhexyl)phthalate | 35.0 |

mg/kg - milligrams per kilogram

(a) SOURCE 1: Alter South & Alter North Minor Parcels Investigation Report (IR) & Remedial Action Plan (RAP) (March 2016).

(b) SOURCE 2: West Haymarket Redevelopment Site North IR & RAP (December 2011).

(c) SOURCE 3: Alter South & Alter North Minor Parcels IR & RAP. Note that Risk Based Cleanup Level approved by the U.S. Environmental Protection Agency and used across the site is <20 mg/kg under the soil cap.

Table 2. Proposed Final Cleanup Levels – Soil Gas

|  |  |
| --- | --- |
| Contaminant | Soil Gas (µg/m3) |
| 1,2,4-Trimethylbenzene | 90.4 |
| Benzene | 180 |
| Ethylbenzene | 563 |

µg/m3 - micrograms per cubic meter

SOURCE: Alter South & Alter North Minor Parcels IR & RAP (March 2016).

**Proposed Remedial Actions**: DWEE is proposing the following remedial actions:

* Installation of sub-grade utility and other infrastructure within the soil cap area in conformance with the technical and administrative requirements of the West Haymarket Redevelopment Site South (WHRSS) Environmental Operation and Maintenance (O&M) Plan (Benesch, 2017), pertaining to protection of minimum cap thickness, maintaining/replacing the visible barrier when disturbed, reuse or disposal of soils, and DWEE coordination;
* Installation of a vapor barrier/control system under the floor slab of the Community Building to include required performance monitoring and required O&M manuals provided by the system contractor; and
* Update the activity and use limitations in the existing 2018 Environmental Coevnant and the WHRSS Environmental O&M Plan (Benesch, 2017).

The proposed remedial actions are described in more detail in the RAP, dated July 30, 2025 (DWEE Document ID 2025-0080281). The RAP and supporting documents are available online at https://dee.nebraska.gov/ by selecting “Public Hearings/Notices” at the bottom of the page, then selecting “West Haymarket Park - Former Alter South Site”.

Individuals requiring special accommodations or alternate formats of materials should notify the Department by calling 402‑471‑2186. TDD users should call 800-833-7352 and ask the relay operator to call the Department at 402-471-2186. Si necesita traducción de documentos al Español, por favor llame a DWEE al 402‑471‑2186.

**Public Participation Procedures**: Any person may submit written comments regarding the proposed remedial action and may also request a public hearing, in writing, on or before September 25, 2025. A request for a public hearing must state the nature of the issue(s) to be raised and all arguments and factual grounds supporting such position(s). If the Director grants a public hearing, the hearing will be advertised by public notice at least 30 days prior to its occurrence. Comments and hearing requests should be emailed to ndee.vcpbrownfields@nebraska.gov or mailed to:

Tom Buell

Environmental Manager

Remediation Division

Nebraska Department of Water, Energy, and Environment

245 Fallbrook Blvd., Suite 100

Lincoln, NE 68521

*Please note that physical mail must be post-marked no later than September 25, 2025 to be accepted.*

Please contact Jim Borovich at jim.borovich@nebraska.gov or 402‑471‑2223 with questions or for more information.

DWEE does not discriminate on the basis of race, color, national origin, disability, age, or sex in administration of its programs or activities, and DWEE does not intimidate or retaliate against any individual or group because they have exercised their rights to participate in or oppose actions protected/prohibited by 40 C.F.R. Parts 5 and 7, or for the purpose of interfering with such rights.