



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of
Environmental Conservation

DIVISION OF SPILL PREVENTION & RESPONSE
Contaminated Sites Program

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File No: 2100.26.181

May 5, 2014

Rene Haag
Blaine's Art
1025 Photo Avenue
Anchorage, AK 99503

Re: Decision Document: Cope Street Partners (former MOA - HLB)
Corrective Action Complete Determination

Dear Ms. Haag:

The Alaska Department of Environmental Conservation (ADEC) has reviewed the environmental records for the Cope Street Partners (former MOA – HLB) site, located at 1025 Photo Avenue (formerly 1001 West 29th Avenue) in Anchorage, Alaska. This decision letter memorializes the site history, cleanup actions, and standard conditions for long-term site management. No further remedial action is required.

Site Name and Location:

Cope Street Partners (former MOA - HLB)
1025 Photo Avenue
Anchorage, AK 99503

Name and Mailing Address of Contact Party:

Rene Haag
Blaine's Art
1025 Photo Avenue
Anchorage, AK 99503

DEC Site Identifiers:

File No: 2100.26.181
Hazard ID: 24759

Regulatory Authority for Determination:

18 AAC 75 and 18 AAC 78

Site Description and Background

The Cope Street Partners (former MOA – HLB) site, located at 1025 Photo Avenue (formerly 1001 West 29th Avenue) was originally owned by the Anchorage Area Borough and operated as a Power Plant for the Spenard Utility. In 1972, the City of Anchorage and the Anchorage Area Borough merged into one entity, currently known as the Municipality of Anchorage (MOA). As a result of the merger, a land trust was created and Anchorage was granted 44,893 acres from the State of Alaska; of which included the above mentioned property. The Heritage Land Bank (HLB) was formed in 1983 to acquire and manage this land for the MOA.

The MOA sold this site in the mid-1990s to a private developer. During property development activities in 1995, two underground storage tanks (USTs) were discovered on the eastern portion of the property. One of the USTs had a capacity of 650 gallons and was utilized for the storage of gasoline. The other UST had a capacity of 950 gallons and was utilized for the storage of diesel. On May 5, 1995 the USTs were removed from the ground. Confirmation soil samples collected from below the USTs exhibited concentrations of diesel range organics (DRO) that exceeded the ADEC's most conservative migration to groundwater (MTG) cleanup level of 250 mg/kg. Based on the elevated levels of DRO, it was determined that a release had occurred and a release notification form was submitted to the ADEC by the property owner.

Contaminants of Concern

Diesel range organics (DRO) was identified above ADEC cleanup levels during the course of the site investigations summarized in the Characterization and Cleanup Activities section of this decision letter.

Cleanup Levels

Concentrations of DRO were detected in soil above the ADEC Method 2 MTG cleanup levels for the "under 40-inch" precipitation zone, established in 18 AAC 75.341 (d), Table B2. The migration to groundwater soil cleanup levels are applicable for this site because of the presence of groundwater contamination and the need to characterize the nature and extent of the groundwater plume. Concentrations of DRO were detected in groundwater above the approved cleanup levels established in 18 AAC 75.345 Table C.

Table 1 – Approved Cleanup Levels

Contaminant	Soil (mg/kg)	Groundwater (mg/L)
DRO	250	1.5

mg/kg = milligrams per kilogram
mg/L = milligrams per liter

Characterization and Cleanup Activities

During the initial 1995 release investigation, impacted soils were excavated from the ground. The excavation was discontinued to the east because of its proximity to Cope Street. Groundwater was encountered at 21 feet below ground surface (bgs) and a hydrocarbon sheen was visible on the groundwater. Confirmation soil samples were collected from the soil/groundwater interface and exhibited a maximum concentration of DRO at 2,700 milligrams per kilogram (mg/kg). Approximately 119 tons of contaminated soils were removed and disposed of offsite. As a result of

the contamination and the need for additional investigations, this property was re-acquired by the MOA in 1996.

On June 10, 1997, three soil borings were advanced and three groundwater monitoring wells (MW1, MW2, and MW3) were installed. Soil samples collected from the soil borings did not exceed the MTG cleanup criteria. Groundwater samples were collected from the monitoring wells in 1997; 1998; 2004; and 2005. See Table 2 for the groundwater sampling results.

Table 2 – Groundwater Monitoring Results for DRO (1997 – 2005)

Monitoring Well	Date	Concentration of DRO (mg/L)
MW1	June 12, 1997	0.71
MW1	February 6, 1998	1.9
MW1	April 24, 1998	1.1
MW1	December 16, 2004	NA
MW1	March 21, 2005	NA
MW2	June 12, 1997	0.28
MW2	February 6, 1998	0.66
MW2	April 24, 1998	0.75
MW2	December 16, 2004	ND
MW2	March 21, 2005	ND
MW3	June 12, 1997	ND
MW3	February 6, 1998	ND
MW3	April 24, 1998	ND
MW3	December 16, 2004	ND
MW3	March 21, 2005	ND

Mg/L= milligrams per liter

Bold= result exceeds ADEC cleanup criterion

ND= analyte was not detected above the laboratories method reporting limit or the ADEC cleanup criterion

NA= MW1 was not located during these sampling events; and as such, was not sampled

In March, 2005, one soil boring was advanced to determine if contaminant concentrations documented during the 1995 soil excavation had decreased to levels less than the ADEC cleanup criteria. Based on the results of this boring and the most recent groundwater trends, ADEC issued a “No Further Action” (NFA) letter and requested that Monitoring Wells MW2 and MW3 be decommissioned. The monitoring wells were decommissioned on June 10, 2005.

This property was purchased in 2006 by Cope Street Partners, LLC and later sold to Photo Avenue Investments, LLC in 2007. Following the 2007 property transaction, additional site characterization was performed. Six soil boring were advanced; two of which were advanced to the water table for the purpose of installing two temporary groundwater monitoring wells. DRO was identified in the groundwater in one of the wells at a concentration of 5.28 mg/L.

Because of the elevated DRO in the groundwater, additional excavation activities were performed in December 2007. Approximately 600 cy of soil were excavated. Confirmation samples showed DRO up to 1,330 mg/kg. The stockpiled soils were disposed of at an offsite treatment facility.

In May of 2008, soil borings were advanced to define the extent of remaining contamination. Also, three temporary groundwater monitoring wells were installed and sampled. None of the soil samples collected exhibited concentrations that exceeded the MTG cleanup criteria; however, one groundwater sample had a concentration of DRO at 6.24 mg/L.

Additional soil and groundwater characterization were performed in January of 2009 to address data gaps identified in the May 2008 sampling effort. Four soil borings were advanced in areas of concern and two wells (MW4 and MW5) were installed. MW4 and MW5 were sampled three times in 2009. See Table 3 for the groundwater sampling results.

Table 3 – Groundwater Monitoring Results for DRO (2009)

Monitoring Well	Date	Concentration of DRO (mg/L)
MW4	January 30, 2009	0.335
MW4	June 23, 2009	ND
MW4	September 1, 2009	ND
MW5	January 30, 2009	2.42
MW5	June 23, 2009	ND
MW5	September 1, 2009	ND

Mg/L= milligrams per liter

Bold = result exceeds ADEC cleanup criterion

ND= analyte was not detected above the laboratories method reporting limit or the ADEC cleanup criterion

Because of scheduled construction activities at this site, MW4 and MW5 were decommissioned in October of 2009.

Impacted soil was encountered and excavated during construction of an elevator shaft in February 2010. Four confirmation samples were collected from the excavation and one sample, collected from the south wall at 4 feet bgs, exhibited a concentration of DRO at 1,280 mg/kg. Approximately 75 cubic yds. of soil were disposed of at Anchorage Regional Landfill.

In April 2010, MW6 was installed on the southeast portion of the property. A groundwater sample collected from this well on April 16, 2010 did not contain concentrations of DRO above the ADEC cleanup criterion. Monitoring Well MW6 was decommissioned on May 1, 2014.

Cumulative Risk Evaluation

Pursuant to 18 AAC 78.600(d), when detectable contamination remains on-site following a cleanup, a cumulative risk determination must be made that the risk from hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways.

Based on a review of the environmental record, ADEC has determined that residual contaminant concentrations do not pose a cumulative human health risk.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete. A summary of this pathway evaluation is included in Table 4.

Table 4 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De-Minimis Exposure	Contamination remains in the surface soil, but is below direct contact cleanup levels.
Sub-Surface Soil Contact	De-Minimis Exposure	Contamination remains in the sub-surface soil, but is below direct contact cleanup levels.
Inhalation – Outdoor Air	De-Minimis Exposure	Contamination remains in the sub-surface soils, but is below inhalation cleanup levels.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Contaminant of concern is DRO, which is not volatile.
Groundwater Ingestion	De-Minimis Exposure	Contamination remains above the soil migration to groundwater cleanup levels; however, recent groundwater sampling indicated that the contaminated groundwater is below ADEC cleanup levels and is not migrating offsite. Furthermore, the building occupying the property is connected to public water.
Surface Water Ingestion	Pathway Incomplete	Surface water is not contaminated and is not used as a drinking water source in the vicinity of the site.
Wild and Farmed Foods Ingestion	Pathway Incomplete	Site is not located in an area that could be reasonable used for hunting or gathering.
Exposure to Ecological Receptors	Pathway Incomplete	There are no aquatic or terrestrial routes present.

Notes to Table 4: “De-Minimis Exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume or concentration of remaining contamination. “Pathway Incomplete” means that in ADEC’s judgment contamination has no potential to contact receptors. “Exposure Controlled” means there is an administrative mechanism in place limiting land or groundwater use, or a physical barrier in place that deters contact with residual contamination.

ADEC Decision

This site will receive a “Closed” designation on the Contaminated Sites Database, subject to the following standard conditions.

Standard Conditions

1. Any proposal to transport soil or groundwater off-site requires ADEC approval in accordance with 18 AAC 75.325. A “site” [as defined by 18 AAC 75.990 (115)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership.
2. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited.

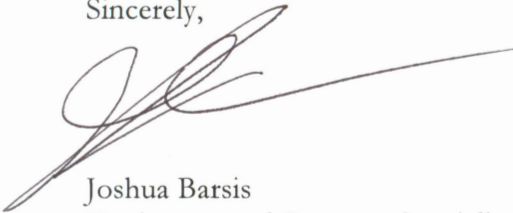
This determination is in accordance with 18 AAC 75.380 and does not preclude ADEC from requiring additional assessment and/or cleanup action if future information indicates that this site may pose an unacceptable risk to human health or the environment.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 15 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 269-7691.

Sincerely,

A handwritten signature in black ink, appearing to read 'JB', with a long horizontal line extending to the right.

Joshua Barsis
Environmental Program Specialist III

Cc: DEC-Response Fund Administration via email