

ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES

Old Talkeetna Library Site

Talkeetna, Alaska

July 7, 2016

1.0 INTRODUCTION

This Analysis of Brownfields Cleanup Alternatives (ABCA) is intended as a screening tool to ensure and document that the appropriate type of cleanup is selected to address the presence of hazardous building materials at the Old Talkeetna Library in Talkeetna, Alaska. The preferred remedial action considers site characteristics, the surrounding environment, potential future uses, and cleanup goals.

2.0 SITE DESCRIPTION

The Former Talkeetna Library is located in Talkeetna, Alaska at 23235 S. Talkeetna Spur Road on an approximately one acre plot located in the Talkeetna Library Subdivision Tract 3, and is owned by the Matanuska-Susitna Borough. Specifically, it is located at 62° 31' 27" N and 150° 10' 52", Township 26 North, Range 5 West, Seward Meridian. The building on the property is a 1950's era Federal Aviation Administration (FAA) building that was moved to the current location in 1992 where it was used as a library until 2015. The building is dilapidated and an attractive nuisance. A group of parents in Talkeetna sparked a grassroots effort to build the current playground, Wildwoods Park, which is adjacent to the library site. They are behind the movement to expand the recreational opportunities for the community of Talkeetna by building a skate park.

3.0 PREVIOUS INVESTIGATION

A hazardous building materials (HBM) survey was completed by EHS Alaska Inc. in September of 2015. The building was inspected and/or sampled for asbestos-containing materials (ACM), and other potentially hazardous materials as part of a project to determine the extent of hazardous materials. The ACM included joint compound, foam insulation, window glazing, abandoned cement asbestos, and sealants among other materials. In addition, settled and concealed dusts were examined by an EPA Certified Building Inspector, however samples for asbestos dust were not authorized for this project. Based on visual inspection and experience from similar buildings, the inspector determined that the typical settled and concealed dusts are not "asbestos debris" from ACM inside the building. EHS also inspected the building for lead-containing materials at sixty-one discrete locations and found that lead in paints tested varied from trace to 6.2 mg/cm².

4.0 REMEDIAL ALTERNATIVES CONSIDERED

This section identifies the remediation alternatives that may be used to address HBM at the site. The “No Action Alternative” is used as the baseline against which the other alternatives are analyzed.

The following broad categories of evaluation criteria were considered in assembling remediation alternatives at the site:

- Overall protectiveness to public health and welfare of the environment
- Feasibility in achieving site redevelopment

A detailed preliminary cost estimate, including notes and assumptions, can be found at the Matanuska-Susitna Borough office and at the Anchorage DEC office.

4.1 No Action Alternative

The “No Action Alternative” would leave an attractive nuisance in the community of Talkeetna. The site for the skate park was chosen for its location next to the Wildwoods Park playground. The building is currently mothballed and awaiting removal and poses a potential safety hazard to those using the adjacent park.

4.2 Removal and Disposal Alternative #1: Traditional HBM Abatement

The “Traditional HBM Abatement” alternative would involve abatement and disposal of HBM in the building, without removing the building itself. This alternative would allow for the building to be removed after abatement while following current regulations and in protection of human health and the environment.

4.3 Removal and Disposal Alternative #2: HBM Abatement with Building Removal

The “HBM Abatement with Building Removal” alternative would entail abatement of the HBM in the building by removing lead, PCB, and mercury containing materials from the structure, then removing the building and treating all materials as ACM. By treating the entire structure as hazardous and disposing as such, workers are less likely to be exposed to the ACM inside the building and the total time and cost of abatement is significantly lowered.

5.0 PREFERRED REMEDIAL ALTERNATIVE

The remedial alternatives were evaluated based on overall protectiveness to public health and welfare of the environment, and feasibility in achieving site reuse.

The “No Action Alternative” would leave the HBM in the building and the structure would not be able to be removed under current regulations. The building is next to the current Wildwoods Park

Playground and would remain an attractive nuisance and potential safety hazard without HBM abatement.

Abatement alternatives #1, and #2 are both considered technically feasible and capable of protecting human health and the environment. However, alternative #1 is not economically feasible due to the cost prohibitive nature of abating HBM room by room, and in small spaces. Alternative #1 would require extra workers, time, and personal protective equipment, and potentially expose workers to HBM for unnecessarily long periods of time. Alternative #2 can accomplish the same goal of protecting human health and the environment. However, by removing the entire building and disposing of all building materials as HBM the goal may be accomplished with less time, workers, and personal protective equipment, lowering cost to an economically feasible level.

ADEC has determined that the “Alternative #2: HBM Abatement with Building Removal” is the preferred remedial strategy for the site. The removal of HBM from the building will provide an important step in reuse of this property by providing a safe location for a community gathering space and skate park.