



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Environmental
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

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File: 2100.38.174

June 16, 2015

Tom Korosei, Park Planner
Municipality of Anchorage
Parks and Recreation Department
P.O. Box 196650
Anchorage, AK 99519

Re: Decision Document, **SBA Vacant Warehouses (former)**
Cleanup Complete Determination

Dear Mr. Korosei:

The Alaska Department of Environmental Conservation (ADEC) has reviewed the environmental records for the SBA Vacant Warehouses site at 1201 A Street in Anchorage. This decision document memorializes the site history, cleanup actions, and standard conditions for long-term site management. No further remedial action is required.

Site Name and Location:

SBA Vacant Warehouses (former)
1201 A Street
(Earl and Muriel King Park, Tract A)
Anchorage, AK 99501

Name and Mailing Address of Contact Party:

Tom Korosei, Park Planner
Municipality of Anchorage, Parks & Recreation Dept.
P.O. Box 196650
Anchorage, AK 99519

ADEC Site Identifiers:

File: 2100.38.174
Hazard ID: 2565

Regulatory Authority for Determination:

18 AAC 75

Background

The site is within a 2.25-acre parcel that was the former location of two warehouses, referred to here as the east and west warehouses and separated by approximately 10 feet. The former warehouses are shown on Figure 1 and the current property boundary and status is shown on Figures 2 and 3. The warehouses were constructed prior to 1959 and pre-date the installation of municipal sewer, water and natural gas service and appear to have been connected at the south end at some point as shown on Attachment A. Past use of the property and warehouses reportedly included overhauling heavy equipment (Caterpillar) tracks, cold storage, and mattress refurbishing. Contamination by diesel

range organics (DRO) was associated with an unregulated underground storage tank, surface spills, and a floor drain/dry well.



Contaminants of Concern

During the course of the site investigations summarized in the Characterization and Cleanup Activities section of this decision document, soil was analyzed for DRO; Gasoline Range Organics (GRO); Residual Range Organics (RRO); BTEX; polynuclear aromatic hydrocarbons (PAHs); polychlorinated biphenyls (PCBs) and pesticides; metals; and TCLP (Toxic Characteristic Leaching Procedure) lead. The following contaminant of concern was the only contaminant present above approved cleanup levels identified in soil:

- Diesel Range Organics (DRO)

No other compounds exceeded cleanup levels in soil or groundwater.



Cleanup Levels

Applicable site cleanup levels for soil are the migration to groundwater soil cleanup level, Method Two, under 40-inch precipitation zone for DRO established in 18 AAC 75.341, Table B2.

Table 1 – Soil Cleanup Levels

Contaminant	Method Two Migration to Groundwater (mg/kg)
DRO	250

mg/kg = milligrams per kilogram

Site Characterization and Cleanup Actions

Potential contaminant sources were identified in a 1995 Phase I report by Gilfillan Engineering & Environmental Testing Inc. (GE2T)¹ and included stained surface soil adjacent to the east warehouse; a 500-gallon underground heating oil storage tank (UST) located between the two warehouses; and an apparent floor drain and dry well. During site work in 1996 the UST was removed and approximately 70 cubic yards of DRO contaminated soil associated with the tank location and surface stained areas were excavated adjacent to the east warehouse to a depth of 7.5 feet. Contaminated soil containing up to 16,000 mg/kg DRO remained beneath the foundation of the east warehouse and was associated with two small diameter copper heating oil supply and return lines observed in the excavation. GE2T placed piping in the excavation to provide aeration adjacent to the contaminated soil as a means of reducing contaminant concentrations.²

In 1996, following acquisition of the property for parkland, the Municipality of Anchorage (MOA) contracted with Golder Associates to delineate the horizontal extent of impacted soil beneath the east warehouse. Three borings were advanced inside the east warehouse in February 1997 to depths varying 5 to 14 feet, with no results exceeding the 250 mg/kg applicable cleanup level for DRO. Golder encountered and sampled groundwater at 13.5 feet below the ground surface in the 14 foot boring, with groundwater analytical results of 0.49 mg/L DRO, below the applicable cleanup level. Benzene, toluene, ethylbenzene, and xylenes (BTEX) were not detected in the groundwater. A sample of soil collected from the dry well at a depth of one foot below the floor of the west warehouse contained 8,800 mg/kg DRO.³

ADEC's Prevention and Emergency Response Office granted conditional closure status for the site in a letter dated September 15, 1997. Conditions include the requirement that contamination remaining beneath the building foundations would be addressed when the buildings were removed. Further, if the out-of-service on-site drinking water well present at the site was to be returned to service, the owner would first need to submit a well water sampling plan for ADEC approval.

In 2000 the two warehouses were demolished during preconstruction work by MOA contractors for the Earl and Muriel King Park. Contaminated soil remaining beneath the buildings was excavated and the on-site drinking water well was sampled and decommissioned with oversight by Shannon & Wilson, Inc. This

¹ GE2T *Phase I Environmental Site Assessment for Tipton's 12th & A Street Property...* October 24, 1995 prepared on behalf of Small Business Administration (SBA).

² GE2T *Report on Completed Site Work, 12th & A Street Property...* October 25, 1996.

³ See Golder *Phase II Site Assessment Report: HLB Parcels at 12th & A Street* dated February 20, 1997.

effort was reported in the June 2000 report *Excavation of Petroleum Impacted Soils* received by ADEC on May 28, 2015 and is described in additional detail below.⁴

Following removal of the concrete floor of the east warehouse in April 2000, approximately 100 square feet of soil were excavated to depths ranging from 4.5 to 5 feet below ground surface. For the west warehouse, soil beneath and around the drinking water well was excavated and field staff tried to locate the small diameter copper fuel lines observed during the previous investigation by GE2T, but no evidence of the fuel lines was found. All confirmation samples were below the applicable cleanup level of 250 mg/kg for DRO. The sample from the drinking water well sample was analyzed for DRO and BTEX, with all results below laboratory detection limits and ADEC cleanup levels.

The areas excavated during the 2000 work and the location of the now-decommissioned drinking water well are shown on Attachment A.

One hundred and two tons of soil were excavated and transported off-site for thermal remediation during the 2000 work, for a total of approximately 175 tons of soil excavated and thermally treated off-site during all site work from 1995 through 2000.

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), 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 this site, exposure to remaining contaminants was evaluated using ADEC's Exposure Tracking Model (ETM). Exposure pathways are 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 1.

Table 1 – Exposure Pathway Evaluation

Pathway	Result	Explanation
Surface Soil Contact	De Minimis Exposure	Contaminated surface soil exceeding applicable cleanup levels was removed and remediated off-site. Remaining contamination is below both direct contact and the most stringent site cleanup level for the contaminant of concern, DRO.
Subsurface Soil Contact	De Minimis Exposure	Contaminated subsurface soil exceeding applicable cleanup levels was removed and remediated off-site. Remaining contamination is below both direct contact and the most stringent site cleanup level for the contaminant of concern, DRO.

⁴ Full title: *Excavation of Petroleum Impacted Soils, Earl & Muriel King Park, 12th Avenue and A Street, Anchorage, Alaska, June 2000*, prepared by Shannon & Wilson, Inc.

Inhalation – Outdoor Air	Pathway Incomplete	Contaminants in site soil did not exceed outdoor air inhalation cleanup levels prior to or following cleanup.
Inhalation – Indoor Air (vapor intrusion)	Pathway Incomplete	Contaminants in site soil did not exceed indoor air inhalation cleanup levels prior to or following cleanup.
Groundwater Ingestion	De Minimis Exposure	Contaminants in groundwater did not exceed applicable cleanup levels for the contaminant of concern, DRO, and the on-site drinking water well was properly decommissioned following sampling and analysis for DRO and BTEX with results of non-detect.
Surface Water Ingestion	Pathway Incomplete	Surface water is not utilized as a drinking water source in this area.
Wild Foods Ingestion	Pathway Incomplete	This area is not used for harvesting wild foods, and the contaminants of concern, DRO, does not have the potential to bioaccumulate in plants or animals.
Exposure to Ecological Receptors	Pathway Incomplete	There are no complete exposure pathways to ecological receptors at the site.

Notes to Table 1: “De minimis exposure” means that in ADEC’s judgment receptors are unlikely to be affected by the minimal volume 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 ground water use, or a physical barrier in place that deters contact with residual contamination.

ADEC Cost Recovery Notification

Please note that under State law (Alaska Statutes 46.03.760, AS 46.03.822 and AS 46.03.070) ADEC is required to recover regulatory oversight costs associated with hazardous substance releases. Expenses for which we must seek reimbursement include staff time associated with general or technical assistance, plan and report review, field visits, legal services, travel, equipment and supplies, as well as our contractor costs, if any. Staff time has been tracked and you will be billed for regulatory oversight costs.

ADEC Decision

Based on the information available to date, ADEC has determined no further assessment and/or cleanup action is required. There is no unacceptable risk to human health or the environment, and this site will be designated as closed on the Department's database.

Standard Conditions

1. Any proposal to transport soil off-site requires ADEC approval in accordance with 18 AAC 75.325(i). 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.

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 99801, 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 99801, 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 contact Eileen Olson at (907) 269-7527.

Sincerely,



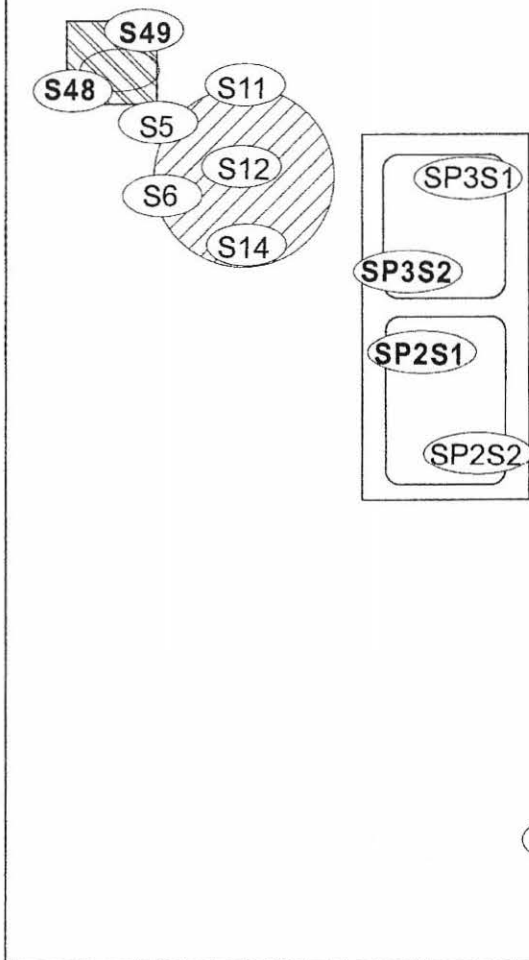
Eileen Olson
Environmental Program Specialist



Attachment A: Figure 3 from June 2000 report *Excavation of Petroleum Impacted Soils*

cc: ADEC- Response Fund Admin (RFA) via email dec.spar.cr@alaska.gov.
John Rodda, Director, MOA Parks & Recreation (via email)



Large Warehouse (Western)



-  Area of proposed excavation based on CAP
-  Area of actual excavation based on field conditions



Approximate location of on-site well

SP2S2 Approximate location of Headspace Sample SP2S2

SP2S1 Approximate location of Analytical Sample SP2S1



APPROXIMATE SCALE IN FEET

Earl & Muriel King Park Anchorage, Alaska	
EXCAVATION AND STOCKPILE SAMPLING PLAN	
June 2000	Y-6114-3
 SHANNON & WILSON, INC. Geotechnical & Environmental Consultants	Fig. 3