



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

**Department of Environmental  
Conservation**

DIVISION OF SPILL PREVENTION AND RESPONSE  
Contaminated Sites Program

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File: 2100.38.501

February 28, 2023

Front Point Investments, LLC.  
PO Box 111551  
Anchorage, AK 99511

Re: Institutional Controls (ICs) Verification for:  
**Commercial Property – 400 West Int'l Airport Road**

The Contaminated Sites Program conducts periodic verification of closed sites where institutional controls (land use restrictions) are required under 18 AAC 75.375. We have identified Commercial Property – 400 West Int'l Airport Road as a site with institutional controls.

It was brought to our attention that you have recently acquired the 400 West International Airport Road property. As the new owner of the property, you should be aware that there are ongoing obligations for this site.

In order to prevent people from being exposed to any remaining contamination on the property, **this letter is being sent as a reminder** of the conditions placed on the property as part of the 2008 Record of Decision granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination was documented as remaining on the property. The contamination is from petroleum that was discovered during construction activities.

Policy and regulations have evolved since this site was closed with conditions in 2008. Please be advised that the Commercial Property – 400 West Int'l Airport Road site in Anchorage is subject to the following standard and site-specific conditions and/or controls:

1. Any future change in land use may impact exposure assumptions cited in the 2004 Conditional Closure Document. If land use and/or ownership changes, current ICs may not be protective and ADEC may require additional remediation and/or ICs. **Therefore, the current and any future owners shall report to ADEC every *three years* to document land use, or report as soon as they become aware of any change in land ownership and/or use, if earlier.** The report can be sent to the local ADEC office or electronically to [jennifer.mcgrath@alaska.gov](mailto:jennifer.mcgrath@alaska.gov).
2. Groundwater wells shall not be installed on this property without prior approval from ADEC.

3. Soil containing residual contamination may not be placed in surface water or other environmentally sensitive areas.
4. ADEC approval is required prior to moving any soil or groundwater off any site that is, or has been, subject to the site cleanup rules [see 18 AAC 75.325(i), or 18 AAC 78.600(h)]. A “site” [as defined by 18 AAC 75.990 (115) or 18 AAC 78.995(134)] means an area that is contaminated, including areas contaminated by the migration of hazardous substances from a source area, regardless of property ownership. In the future, if soil will be excavated or groundwater will be brought to the surface (for example to dewater in support of construction) it must be characterized and managed following regulations applicable at that time and ADEC approval must be obtained before moving the soil or water off the property. *This is a standard condition.*
5. Movement or use of contaminated material in a manner that results in a violation of 18 AAC 70 water quality standards is prohibited. *This is a standard condition.*
6. Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater being considered a potential drinking water source. In the event that groundwater from this site is to be used for other purposes in the future, such as aquaculture, additional characterization and treatment may be required to ensure the water is suitable for its intended use. *This is a standard condition.*

Failure to maintain these requirements may result in re-opening the site by the Contaminated Sites Program, in which case, further remediation could be mandatory.

In accordance with 18 AAC 75.380(d)(2), ADEC may require additional site assessment, monitoring, remediation, and/or necessary actions at this facility should new information become available that indicates contamination at this site may pose a threat to human health or the environment.

If you seek to have the institutional controls removed from this site, you can choose at any time to voluntarily conduct additional assessment, monitoring or further cleanup to demonstrate that contamination at the site now meets the applicable cleanup levels under 18 AAC 75.

This site information is a matter of public record and is available at ADEC’s online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/4659>

The ADEC will issue a reminder letter such as this on a scheduled basis, every three years. If you have any questions regarding this site, please contact Evonne Reese at (907) 465-5229 or [evonne.reese@alaska.gov](mailto:evonne.reese@alaska.gov) and she will be glad to assist you.

Front Point Investments, LLC  
Commercial Property – 400 West Int'l Airport Road

February 28, 2023

Sincerely,



Jennifer McGrath  
Environmental Program Technician  
Institutional Control Unit

Encl: 2008 Record of Decision

**Note: In the interest of reducing file space, the Division of SPAR/Contaminated Sites Program has transitioned to electronic transmission of project correspondence. Please provide us with your current e-mail address (if you have one) so that we may issue future correspondence to you in an electronic format.**

*You may submit any needed documentation electronically. If your submittal is too large to email (i.e. exceeds 20 megabytes), you may submit it to me through the Alaska ZendTo "drop off" option at <https://dssp.state.ak.us/dssp/>. The Division of SPAR/Contaminated Sites Program prefers and encourages electronic submittals.*