



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: 2100.38.188

April 20, 2026

Parks and Recreation Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519

Re: Institutional Controls (ICs) Verification for:
84th Avenue and Spruce Street, 3494 East 84th Avenue, Anchorage, Alaska 99507

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 84th Avenue and Spruce Street as a site with institutional controls.

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 2014 Cleanup Complete – Institutional Controls Determination granted by the Alaska Department of Environmental Conservation (ADEC). At the time of closure, soil and groundwater contamination were documented as remaining on the property.

Requested Documents

In order to ensure that conditions at the site are protective of human health, welfare and the environment, DEC requests that you provide the following:

- Brief email report about the nature of current land use of the 84th Avenue and Spruce Street site. (See #3 below for details.)

Policy and regulations have evolved since this site was closed with conditions in 2014. Please be advised that the 84th Avenue and Spruce Street site is subject to the following standard and site-specific conditions and/or institutional controls:

1. Any future change in land use may impact the exposure assumptions cited in the Decision Document. If land use and/or ownership changes, current institutional controls may not be protective and ADEC may require additional remediation and/or institutional controls. Therefore, current landowner will report to ADEC every three years to document land use, or as soon as the current landowner becomes aware of any change in land ownership and/or use. The report can be sent to the local ADEC office or submitted electronically to DEC.ICunit@alaska.gov.

2. Maintain at all times and visually monitor at least twice annually the clean fill cap in the unpaved areas within the site boundary (shown on Figure 1 in the 2014 Decision Document), beginning in May 2014. For each monitoring event, make a photographic and narrative record once after annual spring thaw and once before annual freeze-up and/or snowfall to ensure the cap has not been damaged, degraded or removed and that it remains stable and vegetated. If at any time the clean cap is observed to be damaged, missing or lacking vegetative cover, mitigate the problem in a timely manner. If the cap is compromised so that the underlying contaminated soil may be exposed, report the problem and the corrective action taken to ADEC within 30 days of the event, providing photographs and a narrative.
3. Every three years, submit a brief report of requirements specified by item (2) with the initial report. Reporting shall include (a) photographs and narrative from the monitoring events and (b) a summary of damage to and/or repairs and maintenance of the soil cap during the three year period. Reports may be submitted electronically. Indicate in the report whether or not there have been any changes in land use or ownership of the site. At any time in the future, notify ADEC within 60 days of any change in land use or ownership.
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)]. 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. 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. A Notice of Environmental Contamination (NEC) has been recorded by ADEC at the State Recorder’s Office that identifies the nature and extent of the contamination at the property, and any conditions the MOA is subject to in accordance with the 2014 Decision Document.
6. Installation of groundwater wells at this site requires approval from ADEC.
7. 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.*
8. 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.*

In addition to the conditions above, you are required to notify the ADEC if there are any changes in land use or ownership. 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 through ADEC's online database record at: <http://dec.alaska.gov/Applications/SPAR/PublicMVC/CSP/SiteReport/1222>

Please provide the requested documentations either by hard copy letter or email by **August 30th 2026**. 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 me at gaige.robinson@alaska.gov and I will be glad to assist you.

Sincerely,



Gaige Robinson
Environmental Program Specialist

Encl: 2014 Cleanup Complete – Institutional Controls Determination