Alaska Department of Environmental Conservation

Reuse & Redevelopment Initiative

Brownfield Assessment

Fairview Areawide
Property Assessment Report
Anchorage, Alaska

Submitted to:
ADEC Division of Spill Prevention and Response
555 Cordova Street
Anchorage, AK 99501

By:
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June 2015

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FINAL
FAIRVIEW AREAWIDE
PROPERTY ASSESSMENT REPORT
JUNE 2015

Prepared For:
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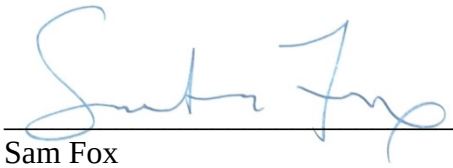
APPROVAL PAGE

This Fairview Areawide Property Assessment Report has been prepared for the Alaska Department of Environmental Conservation by Ahtna Engineering Services, LLC. The following people have reviewed and approved this assessment.



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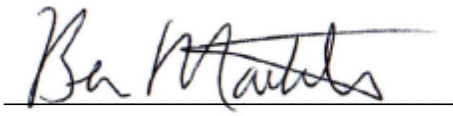

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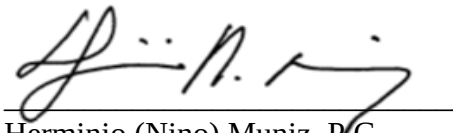

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ACRONYMS AND ABBREVIATIONS

°F.....degrees Fahrenheit
AAC .....Alaska Administrative Code
ADEC.....Alaska Department of Environmental Conservation
Ahtna.....Ahtna Engineering Services, LLC
AS .....air sparge
BTEX .....benzene, toluene, ethylbenzene, and xylene
CERCLIS .....Comprehensive Environmental Response, Compensation and Liability Information System
CIHA.....Cook Inlet Housing Authority
COC .....contaminant of concern
DBA .....DEC Brownfield Assessment
DEC.....Department of Environmental Conservation
DRO .....diesel range organics
Geosyntec.....Geosyntec Consultants, Inc.
GRO .....gasoline range organics
IC.....Institutional Control
LUST.....leaking underground storage tank
MOA .....Municipality of Anchorage
NEC.....Notice of Environmental Contamination
PCB .....polychlorinated biphenyls
PCE .....tetrachloroethylene
RCRA.....Resource Conservation and Recovery Act
ROW .....right-of-way
RRO .....residual range organics
SVE.....soil vapor extraction
TCE.....trichloroethylene
USEPA.....United States Environmental Protection Agency
UST.....underground storage tank
VI .....vapor intrusion
WELTS .....Well Log Tracking System

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EXECUTIVE SUMMARY

The Cook Inlet House Authority (CIHA) submitted a request to the Alaska Department of Environmental Conservation (ADEC) for a DEC Brownfield Assessment to be performed in the Fairview neighborhood of Anchorage, Alaska. The area of concern is a T-shaped region along the Seward and Glenn Highways in the Downtown and Fairview neighborhoods of Anchorage. The request was approved for the 2015 fiscal year. Ahtna Engineering Services, LLC (Ahtna) was retained by ADEC to perform an areawide property assessment to document known and potential environmental contamination within the specific study area.

Ahtna reviewed and summarized the information acquired from the following resources:

- Municipality of Anchorage (MOA) Property Appraisal Public Tape
- ADEC Contaminated Sites database
- ADEC Solid Waste database
- ADEC Spills database
- USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database
- USEPA Resource Conservation and Recovery Act (RCRA) corrective action database
- USEPA RCRA Waste Generator database
- Alaska Digital Archives and the University of Alaska Anchorage Archives
- Hard copy collections in the Alaska State Library Historical Collection at the Anchorage Loussac Library
- Alaska Department of Natural Resources Well Log Tracking System (WELTS)

In addition to the information review, Ahtna performed a right-of-way site reconnaissance. This involved observing the properties within the study area from the right-of-way, documenting any uses that could indicate the potential presence of contaminants. The notable property uses in the area were largely related to automotive services, including car dealers, vehicle service centers, and fuel stations. Dry cleaning facilities were also noted in the area.

The property appraisal review indicated that the study area is largely used for commercial purposes (approximately 85 percent of property lots). The remaining 15 percent is predominately residential properties, with a few public land and institution lots as well. The properties in the study area are on the MOA public water and sewer systems, and area roadways are paved. Approximately 90 percent of the infrastructure in the area was originally erected more than 25 years ago, with 38 percent built prior to 1960. Less than one percent of the buildings were built in the last 5 years. The older buildings indicate a potential for unknown subsurface infrastructure, including heating oil tanks and septic cribs.

The environmental databases and historical archives that were reviewed showed 16 properties that contain known or potential contamination. These properties are all regulated by the ADEC Contaminated Sites Program, and include:

- Active Sites
  - 717 East 4th Avenue (also listed in CERCLIS)
  - 442 Gambell Street

  - 619 East 5th Avenue (listed in database twice)
  - Alley between 300 East 5th Avenue and 555 Cordova Street
  - 920 Gambell Street
  - 1035 Gambell Street
  - 901 East 15th Avenue
- Closed Sites with Institutional Controls
  - 901 4th Avenue
  - 324 East 5th Avenue
  - 116 West 5th Avenue
  - 201 East 6th Avenue
  - 101 East 5th Avenue
  - 1208 Gambell Street (listed in database twice)
  - 1209 Gambell Street
  - 828 East 15th Avenue
  - East Side of Gambell Street, South of 15th Avenue

Based on this review, the primary contaminants of concern (COCs) for the study area are petroleum hydrocarbons and chlorinated solvents. Primary potential sources include underground storage tanks (USTs) and dry cleaning facilities, both currently and formerly operating in the area. Two sites have various metals as COCs, but they are specific to historical uses and not a common concern for the area's historical use.

Due to the primary COCs for the area, a regulatory process walkthrough was created for two of the more common scenarios that could occur while developing a property in the area. The first scenario involves the discovery of a heating oil tank while excavating on a property. As many of the buildings are older, there may be undocumented tanks, previously used to store heating oil, abandoned in place. The second scenario examines the processes to follow if tetrachloroethylene (PCE)-contaminated soil is found.

The information presented in this report is based on a professional interpretation of information that was publicly available at the time. This report does not necessarily include an exhaustive search of all available records nor does it include detailed assessment of all findings. Therefore, Ahtna cannot "certify" or guarantee that any property in the study area is free of environmental impairment; no warranties regarding the environmental quality of the properties are expressed or implied. Though there are no apparent data gaps observed in the records that were reviewed for this report, there may be information available for specific properties within the area. As such, additional site characterization should be completed prior to development activities on individual property lots.

1.0 INTRODUCTION

Ahtna Engineering Services, LLC (Ahtna) was retained by the Alaska Department of Environmental Conservation (ADEC) to perform an areawide DEC Brownfield Assessment (DBA) for the Fairview neighborhood, located in Anchorage, Alaska (Figure 1). The Cook Inlet Housing Authority (CIHA) submitted a DBA Request (Appendix 12.1) to ADEC for an assessment to be performed during the 2015 fiscal year. The specific area of interest is a T-shaped area along the Seward and Glenn Highways, shown in Figure 2.

1.1 Purpose

This DBA is being performed to identify and clarify potential environmental conditions in the Fairview area that may impact future redevelopment. This assessment will provide guidance and information to assist CIHA and other interested parties with redevelopment in the area.

1.2 Scope of Services

Ahtna's services included examining publicly available information to determine the presence of potential or known environmental contamination in the area. A site reconnaissance was performed to view properties from the right-of-way (ROW) and obtain visual information related to current and past use. This document also summarizes the regulatory process to inform developers and owners who may encounter two common issues in the area: an undocumented heating oil tank and chlorinated solvent contaminated soil. This report summarizes the findings of the services provided. Additionally, a KMZ file was created to convey the report information visually through the use of Google Earth.

1.3 Objectives

The following are the objectives as identified in the Request for Proposal (RFP; ADEC, 2015a).

1. Identify environmental issues known or suspected to be present within the subject area.
2. Develop a plain English summary of potential environmental concerns.
3. Develop user-friendly map(s) to help clarify findings.
4. Summarize reasonable follow-up activities to identify data gaps.
5. Summarize general or typical corrective action alternatives and regulatory coordination associated with contaminated site investigation and cleanup.

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2.0 COMMUNITY OVERVIEW

The Fairview area was first established as a neighborhood in 1946, with early settlement occurring in the following years. In 1960, the state mandated that the neighborhood become a part of the Municipality of Anchorage. In addition to the early homes, services for a residential area were established, including a grocery store and diner. The area saw increased development in the 1970s after the discovery of oil on the North Slope and the subsequent increase in Anchorage's population. Issues with the oil economy in 1986 led to an increase in renters and absentee landlords, which reportedly resulted in the deterioration of the neighborhood. Since then, there have been many community improvement projects executed by Anchorage and the Fairview Community Council. Continued redevelopment is planned for the community as well as the specific study area (Fairview Planning Committee, 2002).

2.1 Location, Climate, and Geologic Setting

The study area is located in Anchorage, Alaska, at approximately latitude 61.2 degrees north and longitude of 149.9 degrees west (Figure 1). Average high temperatures in the winter range from 20 to 25 degrees Fahrenheit (°F) and average low temperatures around 10 to 15 °F. Average high temperatures in the summer are approximately 60 to 65 °F and average low temperatures are 45 to 50 °F. Annual total rainfall is 16.5 inches on average, and annual snowfall is 75 inches on average. August through October tend to be the rainiest months, and November and December tend to be the snowiest (US Climate Data, 2015).

The City of Anchorage is located on moderately broad lowland bounded on the east by the Chugach Mountains, on the west by Cook Inlet, and by Knik Arm and Turnagain Arm of Cook Inlet to the north and south, respectively. Unconsolidated deposits in this area include glacial, alluvial, colluvial, and lacustrine deposits. The unconsolidated deposits were placed during multiple glacial and non-glacial geologic events, resulting in a complex, vertically discontinuous stratigraphy, measuring from 650 feet thick near Anchorage to only several feet thick along the Chugach Mountains (Miller and Dobrovolny, 1959).

The surficial geological conditions primarily consist of quaternary glacial outwash deposits comprised of gravel, sand, silt, and clay. The deposits vary in thickness depending on location. These deposits are interfingered with thin silt and fine sand lenses. The entire area is underlain with a layer of poorly permeable silty-clay, known locally as the Bootlegger Cove Formation. The Bootlegger Cove Formation was deposited over older sand, gravel, and glaciofluvial silt which were then subjected to a period of erosion before deposition of the Bootlegger Cove Formation. The cohesive facies of this formation have been referred to as the Bootlegger Cove clay or the "blue clay." The Bootlegger Cove Formation ranges in thickness from zero up to about 300 feet and averages about 100 to 150 feet (Miller and Dobrovolny, 1959).

2.2 Community Demographic Data

Local demographic information was obtained from USEPA's Environmental Justice program using the EJView Mapper (USEPA, 2015). The area has approximately 1,500 residents. The population is approximately 56 percent Caucasian, 18 percent Native American, 8 percent African-American, 6 percent Asian, and 2 percent Pacific Islander. The majority of residents (89

percent) are adults above the age of 18 years of age. Of the households in the area, approximately 84 percent are occupied by renters.

Of adults 25 years and older, 25 percent have a Bachelor's degree or higher, 11 percent have an Associate's degree, 38 percent attended college but did not receive a degree, and 24 percent received their high school diploma as the highest level of educational attainment. Annual income statistics for the area were last collected in 1999, and were as follows:

- Less than $15,000 22%
- $15,000-$25,000 24%
- $25,000-$50,000 31%
- $50,000-$75,000 14%
- More than $75,000 8%

2.3 Community Resources and Infrastructure

2.3.1 Public Water Supply Information

With the exception of a few vacant properties or parking areas, all properties in the area are on both the public water supply and the public sewer system. Anchorage's public water supply comes from the Eklutna Lake and Ship Creek watersheds, as well as several deep underground wells. The public sewer system transports wastewater to one of three treatment facilities, where it is treated and discharged to Cook Inlet (Anchorage Water and Wastewater Utility, 2015).

2.3.2 Landfill Information

The area is served by the Municipality of Anchorage (MOA) Solid Waste Services. Municipal waste from Anchorage is deposited in the Anchorage Regional Landfill, located about 12 miles north of the study area along the Glenn Highway. This landfill opened in 1987 after the Merrill Field Landfill was closed (MOA, 2015a).

2.3.3 Current Construction or Infrastructure Projects

Two large construction projects may impact the study area, though both projects are still in the planning phases. The Highway-to-Highway project serves to connect the Seward and Glenn Highways with a controlled access freeway. The current Seward Highway-Glenn Highway intersection is within the study area, and a construction project altering this connection would impact the area (MOA, 2015b). The Knik Arm Crossing project aims to build a bridge over Knik Arm to connect Anchorage with the west side of the Knik Arm and the Matanuska-Susitna Valley. Current proposals have the major access road to the bridge originating from Ingra and Gambell Streets near 5th and 6th Avenues (HDR Alaska, Inc., 2006).

2.4 Community Involvement

Several stakeholders are interested in the redevelopment of the area. These organizations include CIHA, Fairview Community Council, Fairview Business Association, Anchorage Community

Development Authority, and MOA Community Development. Specific contacts are included below:

- Tyler Robinson, CIHA, 907-793-3721, trobinson@cookinlethousing.org
- Sue Lukens, Anchorage Community Development Authority,907-276-7275, slukens@acda.net
- Paul Fuhs, Fairview Business Association, 907-351-0407, paulfuhs@earthlink.net
- Jerry Weaver, MOA Community Development, 907-343-8101, weaverjt@muni.org

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3.0 SITE OVERVIEW

The study area as outlined in Figure 2 is approximately 240 acres (0.4 square miles) in the Fairview and downtown neighborhoods of Anchorage, Alaska. The study area is comprised of nearly 600 property parcels, with a mix of commercial and residential properties. The following sections describe the study area in more detail.

3.1 Subsurface Conditions

The upper aquifer in the area tends to flow to the north-northeast towards Ship Creek. Localized geological formations may yield different information for smaller sections of the study area. The geology in the area is expected to be primarily gravel, sand, silt, and clay, consistent with the description in Section 2.1.

In addition to the natural subsurface conditions, manmade underground infrastructure is likely distributed throughout the study area. Utilities in the area likely include natural gas, sewer, storm water, electric, telephone, cable, and fiber optic lines. Additionally, properties in the area may have unknown underground items that have been abandoned in place previously, including heating oil tanks and septic cribs.

3.2 Current Site Use

The lots in the study area are approximately 15 percent residential and 85 percent commercial. Of the residential properties, approximately 70 percent are single family homes with the remainder being largely duplexes. Approximately 40 percent of the commercial lots are categorized as vacant lots or parking areas. Other commercial lots include retail, office buildings, auto dealers and service centers, and restaurants.

3.3 Historical Site Use

Aerial images of the study area from 1950, 1964, 1977, and 1994 were obtained from Quantum Spatial of Anchorage, Alaska (Appendix 12.2). In 1950, the area had already been significantly developed and appears to be a mix of commercial and residential uses. Between 1950 and 1964, several of the small, undeveloped areas had been developed, including east of Ingra Street between 3rd and 4th Avenues, west of Gambell Street between 6th and 9th Avenues, and several other smaller areas that appear to be vacant in 1950. The 1964 image shows that all lots within the study area had been disturbed at some point. Between 1964 and 1977, the largest change occurred south of 15th Avenue where multiple new buildings were constructed. Other new buildings appear throughout the area as well, and the region still appears to be mixed use with both commercial and residential properties. Between 1977 and 1994, buildings previously located in Anchorage Memorial Park had been removed. South of 7th Avenue between Fairbanks and Ingra Streets, the area looks largely the same. A few buildings were removed from the northern part of the study area, including buildings at 4th Avenue and Gambell Street, 4th Avenue and Ingra Street, as well as changes in use at 7th Avenue and Juneau Street. Between 1994 and 2011, the area remained largely unchanged, with the exception of a few buildings, the most significant change appears at 7th Avenue and Juneau Street, which went from a vacant lot to a building and parking lot.

3.4 Ownership Information

The properties in the study area are largely owned by businesses (approximately 58 percent) and individuals (approximately 38 percent). There are also a few properties owned by religious organizations, State of Alaska, and MOA.

3.5 MOA Property Records Review

The MOA Property Appraisal Public Tape was acquired from the Property Appraisal Division of the MOA Finance Department. These records contain parcel-specific information pertaining to property use, zoning, and property infrastructure, including specific information for each building or addition on each lot. Appendix 12.3 contains a subset of the available information for the properties in the study area.

Forty-nine (49) percent of the lots are zoned as General Business District, while another 30 percent are considered part of the Central Business District. The General Business District is intended for commercial use in areas with heavy automobile traffic, while the Central Business District aims to have concentrated commercial uses with an emphasis on pedestrian use. Five (5) percent of the lots are classified as part of the Residential-Office District, where only certain commercial uses are permitted as a means to protect existing residential uses. The Multiple-Family Residential District (medium to high population density) accounts for 15 percent of the properties. The remaining one percent is in the Public Lands and Institutions District, which in this area, represents parks owned, at least in part, by the MOA.

The majority of infrastructure in the study area was originally constructed more than 25 years ago. Eighteen (18) percent of the properties have a building built prior to 1950. Approximately 25 percent of the properties have a building that was constructed in the 1950s; 21 percent in the 1960s; 17 percent in the 1970s; and 8 percent in the 1980s. Ten (10) percent of the properties have a building that was constructed in the past 25 years, with only four properties (less than one percent of the study area) with buildings that were erected in the past five years.

4.0 SITE RECONNAISSANCE

Ms. Sam Fox of Geosyntec Consultants (Geosyntec), a qualified person per ADEC definition of 18 Alaska Administrative Code (AAC) 75.990, performed a ROW site reconnaissance over two separate days, April 20th and April 27th, 2015. Photographs taken during the site reconnaissance are available in Appendix 12.4. The site reconnaissance involved walking and driving along the ROWs making note of any property uses that may indicate potential for surface or subsurface contamination.

On April 20th, the study area north of 7th Avenue was surveyed. This area is primarily commercial, with several auto dealers and service centers, as well as office, retail, and dining facilities. On April 27th, the study area south of 7th Avenue was surveyed. This area had many more residential lots than the northern area, with most of the residential buildings being single family homes or smaller multi-family structures. This area also had several automotive facilities, a grocery store, and other retail and dining facilities. Photographs were taken of properties that could have an elevated potential for contamination based on property usage, as well as properties that already have known, historical contamination. The locations noted during the site reconnaissance were largely automotive related properties, including dealers, service centers, and fuel stations. Other notable properties included dry cleaning facilities.

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5.0 ENVIRONMENTAL REVIEW AND SUMMARY OF FINDINGS

Publicly available information from the State of Alaska, the United States Environmental Protection Agency (USEPA), and other local resources was reviewed for information on environmental conditions in the study area. The following resources were reviewed:

- ADEC Contaminated Sites database
- ADEC Solid Waste database
- ADEC Spills database
- USEPA Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database
- USEPA Resource Conservation and Recovery Act (RCRA) corrective action database
- USEPA RCRA Waste Generator database
- Alaska Digital Archives and the University of Alaska Anchorage Archives
- Hard copy collections in the Alaska State Library Historical Collection at the Anchorage Loussac Library
- Alaska Department of Natural Resources Well Log Tracking System (WELTS)

The following subsections summarizes the information obtained from the above resources. Figure 3 provides a visual summary of the information.

5.1 Historical Environmental Review

The data sources reviewed yielded information on the environmental conditions within and near to the study area. The following resources did not yield any relevant information and will not be discussed further:

- Alaska Digital Archives and the University of Alaska Anchorage Archives
- Hard copy collections in the Alaska State Library Historical Collection at the Anchorage Loussac Library
- Well Log Tracking System (WELTS)

5.1.1 ADEC Contaminated Sites Database

There are 46 contaminated sites listed in the study area, 28 of which are listed as cleanup complete. The remaining 18 sites include eight active sites and ten sites with conditional closure that include institutional controls (ICs). Two properties, 619 East 5th Avenue and 1208 Gambell Street, have two sites associated with it, for a total of 16 properties listed as active or closed with ICs. Many of the sites have petroleum hydrocarbon contaminated soil and groundwater. Other contaminants in the study area include chlorinated solvents, polychlorinated biphenyls (PCBs), and metals (chromium, copper, cyanide, lead, and nickel). In addition to soil and groundwater exposure routes, some sites also have shown exposure via the vapor intrusion pathway. These sites are discussed in more detail in Section 5.2.

5.1.2 ADEC Solid Waste Database

No solid waste sites are located within the study area; however, one site is nearby. The Anchorage Merrill Field Landfill is a former municipal landfill located at Merrill Field, north of 15th Avenue and west of Anchorage Regional Hospital. This landfill is closed, with the most recent permit expiring on August 31, 1987 (ADEC, 2013a).

5.1.3 ADEC Spills Database

The ADEC Division of Spill Prevention and Response records reported spills through their Prevention and Emergency Response Program. Several spills have been reported in the Fairview/Downtown areas, three of which are within the study area boundaries. Two spills were reported at 730 East 5th Avenue, which was occupied by BMW of Anchorage. The first spill occurred in April 2013 and was approximately one gallon of engine lubrication oil, which was not recoverable. The second spill at this location occurred in June 2013, and consisted of 150 gallons of diesel fuel, all of which was reported as recovered. A third spill in the study area happened in December 2012 at the FBI Building located at 101 East 6th Avenue. Approximately 40 gallons of glycol were spilled, all of which was recovered.

5.1.4 USEPA CERCLIS and RCRA Corrective Action Databases

One site was listed in the CERCLIS database within the study area, Fourth Avenue & Gambell Parking Lot. This site is listed in CERCLIS, but not as a Superfund site. A second CERCLIS-listed site, the Alaska Railroad Corporation site, is located north of the study area on 1st Avenue. This site is not listed as a Superfund site. The Alaska Railroad Corporation site is also listed in the RCRA Corrective Action Database and is the only RCRA Corrective Action site listed near or within the study area.

5.1.5 RCRA Waste Generators and Handlers Database

A total of 25 locations within the study area are listed in the RCRA Waste Generator and Handlers database. Ten of the locations do not have a type specified, eleven are listed as Conditionally Exempt Small Generators, three as Small Generators, two as Transporters, and three as part of the Used Oil Program. Two locations are listed as both Conditionally Exempt Small Generators and in the Used Oil Program. One location is a Conditionally Exempt Small Generator, Transporter, and in the Used Oil Program.

5.2 Known or Potential Source Areas

There are several properties in the study area that are currently known or potential source areas for contamination. The following sections are summaries of historical activities at those properties. The original information is available through the ADEC Contaminated Sites database (ADEC, 2015b).

5.2.1 Active Sites

The following sites are listed as “Active” in the ADEC Contaminated Sites database.

5.2.1.1 717 East 4th Avenue

This site is currently the Alaska Real Estate Parking Lot; however, a dry cleaning business, C&K Cleaners, operated at the site from 1955 to 1969. Another dry cleaning operation appears to have operated at the site prior to 1955. In addition to being listed as an ADEC Contaminated Site, this property is listed in the CERCLIS database, but not as a Superfund site. The primary COC at the site is tetrachloroethylene (PCE), with secondary COCs of trichloroethylene (TCE) and DRO. Soil, soil vapor, and groundwater are contaminated, with a groundwater plume extending offsite to the northeast. The complete extent of the plume is currently unknown, but appears to extend as far as the Ship Creek basin some 1,000 feet northeast of the site.

Contamination was found in 2004, and remediation activities began that year with the excavation and treatment of 10 cubic yards of soil. During sampling and monitoring activities, vapor intrusion (VI) was determined to be an issue at nearby residences. In 2014, VI mitigation systems were installed at the four residential properties north of the parking lot. Monitoring and remediation planning is currently occurring at the site.

5.2.1.2 442 Gambell Street

This location was formerly owned by Chevron as Unocal Station 5580. Currently, the address is known as Cline's Tesoro. The soil, soil vapor, and groundwater at the site are contaminated with gasoline range organics (GRO), diesel range organics (DRO), and benzene. The contamination was discovered during a site investigation in 1986.

Remediation began in 1987 with the removal of the old USTs and installation of new tanks. In 1998, these tanks were replaced with a new system. During the 1998 tank reinstallation, 720 tons of contaminated soil were excavated and treated. Since then, the groundwater and soil contamination has been monitored. The results of this monitoring demonstrate decreasing concentrations at the site. Recent activity has focused on site closure; however, due to the active use of the site, soil confirmation sampling cannot be conducted in known areas of former contamination.

5.2.1.3 619 East 5th Avenue

In January 2015, two sites were added to the Contaminated Sites database at this address. Two leaking tanks were discovered at the site: one a registered UST and the other an unregistered heating oil tank. A third tank, a second unregistered heating oil tank, was also discovered, though no contamination was apparent around this tank. The tanks and contaminated soil were discovered in October 2014 during the demolition of two buildings on the property. The COCs for the property are toluene, ethylbenzene, xylene, GRO, and DRO (heating oil tank).

The registered tank, a 1,000-gallon gasoline UST, and the associated piping were removed. Contaminated soil was placed back into the excavation. The heating oil tank, a 1,000-gallon tank, was removed from the property, along with the excavation and disposal of 70 cubic yards of contaminated soil. Both sites are currently in the site characterization phase and will be conducted as one assessment.

5.2.1.4 Alley between 300 East 5th Avenue and 555 Cordova Street

The building at 300 East 5th Avenue has operated as a dry cleaning facility, first as Snow White Cleaners, then as Alaska Cleaners, which is still in operation currently. PCE contamination has been detected in soil and soil vapors in the area; however, the source of the PCE contamination has not been definitively attributed to the dry cleaning operation.

Present day monitoring activities have focused on assessing the vapor intrusion risks for buildings on the two properties. Sampling conducted at 555 Cordova Street has demonstrated indoor air concentrations of PCE above the ADEC target level, although indoor air in the Alaska Cleaners Building did not exceed the ADEC target level.

5.2.1.5 920 Gambell Street

This address served as a fuel service station from 1957 to 1990 and is known as the Chevron #2555 site. In 2002, the property was a vacant lot, and in 2012, the property was used as a parking lot, which is also its current use. The primary COCs are GRO, DRO, benzene, toluene, ethylbenzene, and xylene (BTEX). The groundwater, soil, and soil vapor at the site have been impacted by contamination. The groundwater plume extends off-property to the northwest, and sampling results for several of the monitoring wells have shown increasing concentrations.

Remedial activities began in 1990 with the removal of USTs and associated piping. Groundwater extraction and treatment was conducted twice with portable systems: once from June to July of 1991, and again in July through September of 1992. Two soil vapor extraction (SVE)/ air sparge (AS) systems were operated to remediate the property. The first SVE/AS system was installed in 1992 on site; the second SVE/AS system was installed in 1999 across the street to the north of the property. Both systems were no longer in operation by 2009. In 2010 and 2011, magnesium sulfate was injected to promote anaerobic biodegradation.

5.2.1.6 1035 Gambell Street

This site is known as Texaco #60 Eastchester and was formerly a gas station. The COCs at the site are GRO, DRO, and BTEX, with soil and groundwater being the impacted media. The groundwater contamination extends off the property to the west and northwest.

In 1989, contamination was found at the site while gasoline, diesel, and heating oil tanks were removed from the site. Remediation activities began in 1992 with the installation of a groundwater recovery system and an SVE system. The groundwater recovery system was operated until 1998, and the SVE system was operated until 2001. A used oil tank was removed in 2002, and three gasoline tanks with associated piping were removed in 2004. Contaminated excavated soil (approximately 50 cubic yards) was used to backfill a former tank location in the southeast corner of the property. In 2005, the USEPA confirmed that the floor drains at the property go to a Class V injection well, discharging to the soil underground. This soil has not been sampled yet. The groundwater both onsite and offsite has been monitored on a semi-annual basis to present day. Concentrations of COCs in monitoring wells located both on and off site have shown an increasing trend during the past three years of monitoring.

5.2.1.7 901 East 15th Avenue

The Texaco #90 contaminated site is located at this address. Soil contamination was discovered in 1990 near the gasoline tank system and the used oil drum area. The primary COCs for this site are benzene, GRO, DRO, and residual range organics (RRO). Other COCs include arsenic and chromium. The contamination at this address does not appear to extend off-property.

Remediation activities started in the early 1990s with the excavation and treatment of contaminated soil and installation of monitoring wells. An SVE system was operated at the site from 1994 to 2000. Continuous groundwater monitoring at the site has shown that cleanup criteria have been met for groundwater; however, soil contamination persists in the former buried drum area and the former/current gasoline tank system.

5.2.2 Sites with Institutional Controls

The following sites are listed in the ADEC Contaminated Sites Program as Cleanup Complete with ICs.

5.2.2.1 901 4th Avenue

The LeFever Property, specifically Lot 4, Block 27A, located at 4th Avenue and Ingra Street was used as a fuel service station from approximately 1960 until the late 1970s. The soil and groundwater at the site are contaminated with GRO, DRO, BTEX, and naphthalene. In 1990, ten USTs were removed from the site. An SVE/AS system operated at the site from 1994 until 2001. An exposure assessment demonstrated that there were no unacceptable risks to human health associated with the contamination at the site.

In December of 2006, the site was closed with four ICs in place.

1. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
2. Groundwater use at the site is prohibited unless ADEC approves otherwise.
3. Groundwater monitoring will continue to ensure decreasing contamination.
4. A Notice of Environmental Contamination (NEC) was recorded with the deed to the property.

In 2011, the third IC related to groundwater monitoring was removed due to two years of meeting groundwater standards. This property is currently being developed into a commercial warehouse.

5.2.2.2 324 East 5th Avenue

The Woodland Property has DRO contaminated soil and groundwater which may have originated from a former UST that had been removed previously. As there were no unacceptable risks to human health associated with the contamination, the site was closed in December 2002 with ICs.

1. Soil contamination may remain under the property infrastructure (building, pavement, etc.), which will need to be evaluated if the infrastructure is removed and the soil is accessible.
2. Groundwater use at the site is prohibited unless ADEC approves otherwise.

5.2.2.3 116 West 5th Avenue

A former dry cleaning facility was located at Lot 3, Block 47 and operated at this location from approximately 1950 to the 1990s. The soil and groundwater at the site is contaminated with PCE, although monitoring and sampling activities have demonstrated that this contamination currently presents minimal risk to human health. In 2008, no further remediation activities were required and the site was closed with ICs.

1. A NEC was recorded with the deed to the property.
2. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
3. A public deed notice that the property has been subject to a release of hazardous substances must be recorded in the Anchorage Recorders Office and kept on file at ADEC.
4. Monitoring wells at the site are to be decommissioned according to an ADEC approved work plan.

5.2.2.4 201 East 6th Avenue

This address is currently an Office Depot retail location. In 1999 when the store was being constructed, soils contaminated with waste oil, diesel, and low levels of PCBs were discovered. Additional sampling determined the site COCs are DRO, PCE, and PCBs. Groundwater contamination was not detected at this site. Approximately 650 cubic yards of contaminated soils were excavated: 50 cubic yards of highly contaminated soil were sent for treatment offsite, and the remaining soil was used as a base beneath the parking lot at the site. In 2010, the site was closed with ICs in place.

1. Changes in land use must be reported to ADEC, as these changes may merit additional ICs.
2. A NEC was recorded with the deed to the property.
3. The contaminated soil used as a base for the parking lot will need to be reevaluated if the infrastructure is removed and the soil becomes accessible.
4. Movement or use of contaminated material resulting in a violation of 18 AAC 70 water quality standards is prohibited.
5. The south sidewall of the 1999 excavation contained soil that remained in place and exceeded the cleanup level for PCE. If this soil becomes accessible or an exposure pathway is created, ADEC will be notified and the appropriate action will be determined.
6. Any soil or groundwater transported from the site will need ADEC approval prior to transport.

7. This site will be monitored until the contaminated soil beneath the pavement has been demonstrated to meet applicable site cleanup levels.

5.2.2.5 101 East 6th Avenue

In 1994, a UST was discovered while excavating for the FBI building. The tank was removed and soil excavated to 10 feet below grade; however, heating oil, primarily containing DRO, had contaminated the soil in the vicinity. The contamination also led to low DRO concentrations in the groundwater at the site. In 2007, the site was closed with ICs.

1. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
2. Groundwater use at the site is prohibited unless ADEC approves otherwise.

5.2.2.6 1208 Gambell Street

There are two entries for ADEC Contaminated Sites at this address, both relating to Quality Transmission. One entry relates to the overall property, and the other to a former leaking UST (LUST) at the site. There are several potential sources for contamination at this site, including three USTs, two septic cribs, a six dispenser fuel island and associated piping, a barrel surface stain, and onsite soil stockpiles. There are several COCs for this site, including RRO, DRO, GRO, BTEX, and PCBs. Remediation activities began in the early 1990s with UST removal and soil excavation. Both groundwater and soil contamination have been recorded at this site. In December 2004, the site was determined to have no unacceptable risks to human health and was closed with ICs.

1. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
2. Long-term groundwater monitoring must be conducted in accordance with an ADEC approved work plan.
3. To close the site, confirmation sampling must demonstrate that cleanup levels for soil and groundwater have been met.
4. A NEC was recorded with the deed to the property.
5. Additional investigation and/or cleanup action may be necessary if new information indicates a potential risk to human health and the environment.

5.2.2.7 1209 Gambell Street

This site is the former Williams Express Store #5009. Contamination was discovered at the site in 1987 during a release investigation. The COCs are DRO, BTEX, 1,4-dichlorobenzene, PCE, and TCE, with DRO and benzene being the primary contaminants.

In 1989, seven USTs and associated piping were removed from the site, as well as approximately 350 cubic yards of contaminated soil. Nutrients were injected in 1991 to improve bioremediation. An SVE system was operating at the site by 1994 and continued to operate until 2002.

In July 2011, the site was listed as closed with ICs, which are as follows:

1. Changes in land use must be reported to ADEC, as these changes may merit additional ICs.
2. A Notice of Environmental Contamination (NEC) was recorded with the deed to the property.
3. Monitoring wells at the site are to be decommissioned according to an ADEC approved work plan.
4. ADEC will need to approve the installation of any groundwater wells.
5. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
6. Soil contamination may remain under the building, which will need to be evaluated if the building is removed and the soil becomes accessible.

5.2.2.8 828 East 15th Avenue

This property was formerly the Alaska Electroplating and Bumper Repair facility. In 1987, during a site assessment, chemicals and metals used in electroplating were discovered in a discharge to the municipal sewer system. This discharge was stopped through the use of filters to remove the chemicals and metals; however, this discharge had contaminated the soil in the vicinity of the junction with the sewer main. The COCs for the soil contamination are chromium, copper, nickel, and cyanide. The site was closed in 1999, and reopened in 2009 when the property owner expressed his intent to sell the property. Additional sampling was conducted to delineate soil contamination, which led to the determination that no unacceptable risk to human health was present at the site. In November 2010, the site was closed with ICs.

1. Changes in land use must be reported to ADEC, as these changes may merit additional ICs.
2. A NEC was recorded with the deed to the property.
3. The concrete slab floor must be maintained and remain intact.
4. Groundwater use at the site is prohibited unless ADEC approves otherwise.
5. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
6. Movement or use of contaminated material resulting in a violation of 18 AAC 70 water quality standards is prohibited.

5.2.2.9 East Side of Gambell Street, South of 15th Avenue

In 2012, broken batteries and debris were found in the soil at the location of the Gambell Street Cell Tower. Sampling has been conducted to show that lead is the primary COC impacting soils in the area. Fencing was placed around the property to control exposure to contaminated soils. In December 2012, the site was closed with ICs.

1. Changes in land use must be reported to ADEC, as these changes may merit additional ICs.
2. A NEC was recorded with the deed to the property.
3. Groundwater use at the site is prohibited unless ADEC approves otherwise.
4. A fence must be erected and maintained around the contaminated area on the eastern portion of the property.
5. Soil may not be disturbed within the fenced portion of the property.
6. Any soil or groundwater transported from the site will need ADEC approval prior to transport.
7. Movement or use of contaminated material resulting in a violation of 18 AAC 70 water quality standards is prohibited.

5.3 Conceptual Site Model

As the study area covers multiple city blocks rather than a single property, the following discussion is a generalized conceptual site model for the area.

5.3.1 Potential Contaminants of Concern and Impacted Media

Based on known contamination in the study area from documented contaminated sites and the presence of other similar types of facilities in the study area, several potential COCs may be found at other properties in the area. Petroleum hydrocarbons are often associated with USTs and fuel systems that could be on both commercial and residential properties. Chlorinated solvents are frequently associated with dry cleaning facilities; however, they have other industrial purposes and may be found at commercial properties, including automobile repair shops and maintenance facilities. The largest concerns for impacted media are soil, soil vapor, and groundwater. Surface water contamination would likely not be a concern for the study area.

5.3.2 Exposure Pathways Discussion

Several potential exposure pathways should be considered after the discovery of contaminated media. As discussed above, the media of potential concern include soil, soil vapor, and groundwater. The presence of contamination in these media could lead to exposure via the following pathways:

- ingestion or dermal contact of contaminated groundwater
- ingestion or dermal contact of contaminated surface water
- ingestion or dermal contact with surface of subsurface soils
- inhalation of soil vapor, either in outdoor air or via VI to indoor air

In general, the properties in the study area are connected to the municipal water supply, limiting the potential for surface water or groundwater ingestion. Soil contact or ingestion has been mitigated at many of the known contaminated sites through the use of a barrier (fencing, concrete, etc.) preventing direct contact with contaminated soil. Inhalation of soil vapor has been

recorded as an exposure route at some contaminated sites and their adjacent properties. In some instances, this exposure route has been mitigated through the use of remediation technologies.

5.4 Cleanup Criteria

After contamination is discovered on a property, site specific cleanup criteria may be assigned. In general, cleanup criteria will be based on the ADEC regulations and cleanup standards presented in 18 AAC 75 and 78.

5.5 General Environmental Overview

The study area has several known or potential sources of contamination. In general, the contaminants are petroleum hydrocarbons and chlorinated solvents; however, some properties have known metals and PCB contamination. Typically, the soil, soil vapor, and groundwater at the site are impacted. Eight active sites have ongoing investigation, monitoring, and remediation activities, while ten closed sites in the study area have ICs. Any changes to land use at these ten closed sites may impact exposure routes, which could cause the site to be reopened. The known contamination in the area also illustrates the possibility of additional contamination that may be discovered on other properties in the area, especially for properties that have had former activities similar to the properties with known contamination.

6.0 REGULATORY PROCESS WALKTHROUGH

This section presents two potentially common environmental scenarios that investors, developers, and owners could encounter when redeveloping a property in the study area. The purpose is to explain the regulatory process that these parties would be required to follow in coordination with the ADEC Contaminated Sites Program to redevelop a property that is contaminated above ADEC cleanup levels. The two scenarios are:

Scenario #1- A heating oil tank is discovered during the excavation for a residential building foundation on property that was previously unknown to be contaminated. The tank is empty, and the soil around and below the tank is stained and smells strongly of petroleum.

Scenario #2- Tetrachloroethylene (PCE) contamination is discovered in soil during a Phase II investigation conducted by an interested developer. The property was formerly used as a dry cleaners.

Appendix 12.5 contains factsheets that explain the regulatory process from site discovery to closure, either with or without ICs. The factsheets are meant to be broad overviews of the regulatory process and provide an understanding of time and cost for the user.

Due to the broad overview of this property assessment, there may be additional concerns that are specific to a single property. Prior to development or changes of any property, a more location specific assessment should be completed to determine if environmental contamination is present either onsite or migrating onsite from an adjacent property.

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7.0 CONCLUSIONS

The study area was developed prior to 1950 and has been used, and continues to be used, for both commercial and residential purposes. About 15 percent of the properties in the study area are residential, and the remaining 85 percent being generally businesses with a small number of public lands and institutions. Most of the structures in the area were originally built more than 25 years ago, with approximately 38 percent of buildings being erected prior to 1960. These older structures have a greater potential for unknown abandoned subsurface infrastructure, such as heating oil tanks and septic cribs. Currently, properties in the study area are connected to the MOA public water and sewer systems; therefore, no groundwater use or active septic systems are anticipated in the area.

There are 16 properties in the area with known or potential environmental contamination. All 16 locations are listed with the ADEC Contaminated Sites Program. Two properties, 619 East 5th Avenue and 1208 Gambell Street, have two sites listed in the ADEC Contaminated Sites Program. The property at 4th Avenue and Gambell Street is also listed in CERCLIS, but not as a Superfund site. Other properties in the area are listed as RCRA waste generators or handlers, and nearly all are small quantity generators. Three spills have occurred in the area based on the ADEC Spill Database. The largest, 150 gallons, was reported as being fully recovered. Properties with potential or known contamination include:

- Active Sites
  - 717 East 4th Avenue (also listed in CERCLIS)
  - 442 Gambell Street
  - 619 East 5th Avenue
  - Alley between 300 East 5th Avenue and 555 Cordova Street
  - 920 Gambell Street
  - 1035 Gambell Street
  - 901 East 15th Avenue
- Closed Sites with ICs
  - 901 4th Avenue
  - 324 East 5th Avenue
  - 116 West 5th Avenue
  - 201 East 6th Avenue
  - 101 East 5th Avenue
  - 1208 Gambell Street (listed in database twice)
  - 1209 Gambell Street
  - 828 East 15th Avenue
  - East Side of Gambell Street, South of 15th Avenue

Most of these sites are contaminated with petroleum hydrocarbons and/or chlorinated solvents, though a couple properties have metal and PCB contamination. The contamination has largely originated from USTs and dry cleaning facilities.

Based on the data available for the study area, two types of contamination are more likely to be discovered in the area: petroleum hydrocarbon contamination from USTs and chlorinated solvents from commercial activities. Section 6 outlines the general steps to follow for developers

who encounter either of these forms of contamination. Further information is available in Appendix 12.5.

This report is meant to provide a general overview of the study area and does not provide information specific to a single property. No apparent data gaps are noted in the information that was reviewed for this report; however, there may be additional information available for specific properties within the area. As such, additional site characterization should be completed prior to any development activities for a specific property in the study area.

8.0 QUALIFICATIONS OF QUALIFIED PERSONNEL

Nino Muniz, PG, Project Manager: Mr. Muniz**,** PS, has 26 years of experience conducting environmental projects in Alaska working in the field, as project manager, and as contract manager on federal, state, municipal, and private client projects. He has successfully executed several hundred task orders for Phase I and Phase II site assessments, remedial investigations and design, and remedial implementation. He has worked on ADEC projects since 1989 and has served as contract manager and/or principal for the ADEC contract for 13 of the past 14 years and has a thorough understanding of ADEC's expectations and requirements.

Ben Martich, QEP, Senior Scientist: Mr. Martich is a Senior Scientist with Geosyntec with 19 years of experience in the environmental field and 15 years practicing in Alaska. His professional experience includes: Phase I and II Environmental Site Assessments; developing and directing soil, soil gas, and groundwater investigations; remediation system design and construction management; remediation system operation and management; and water quality assessments. He has worked on ADEC projects since 1998 and has served as deputy contract manager for the ADEC hazardous substance assessment, cleanup, and monitoring contract for the past two years. He has professional certification as a Qualified Environmental Professional by the Institute of Professional Environmental Practice.

Sam Fox, EIT, Junior Engineer: Ms. Fox of Geosyntec has two years of experience in site characterization and remedial activities. She has performed site characterization and targeted remedial actions at sites with petroleum hydrocarbon and/or chlorinated ethene contamination in Anchorage, Fairbanks, Bethel, Kotzebue, and Cantwell. In particular, she has performed fieldwork and reporting, including monitoring well installation and sampling, at the Alaska Real Estate Parking Lot in the Fairview area on behalf of ADEC. In 2014, Ms. Fox prepared a Phase I environmental site assessment for a property transaction in Fairbanks.

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9.0 LIMITATIONS

This areawide property assessment contains property descriptions and history, an environmental database review, and a summary of visual observations made during the ROW site reconnaissance. The findings and conclusions presented in this report are the result of professional interpretation of the information collected at the time of this study. The report does not necessarily include an exhaustive search of all available records nor does it include detailed assessment of all findings. Therefore, Ahtna cannot "certify" or guarantee that any property in the study area is free of environmental impairment; no warranties regarding the environmental quality of the properties are expressed or implied.

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10.0 REFERENCES

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11.0 FIGURES

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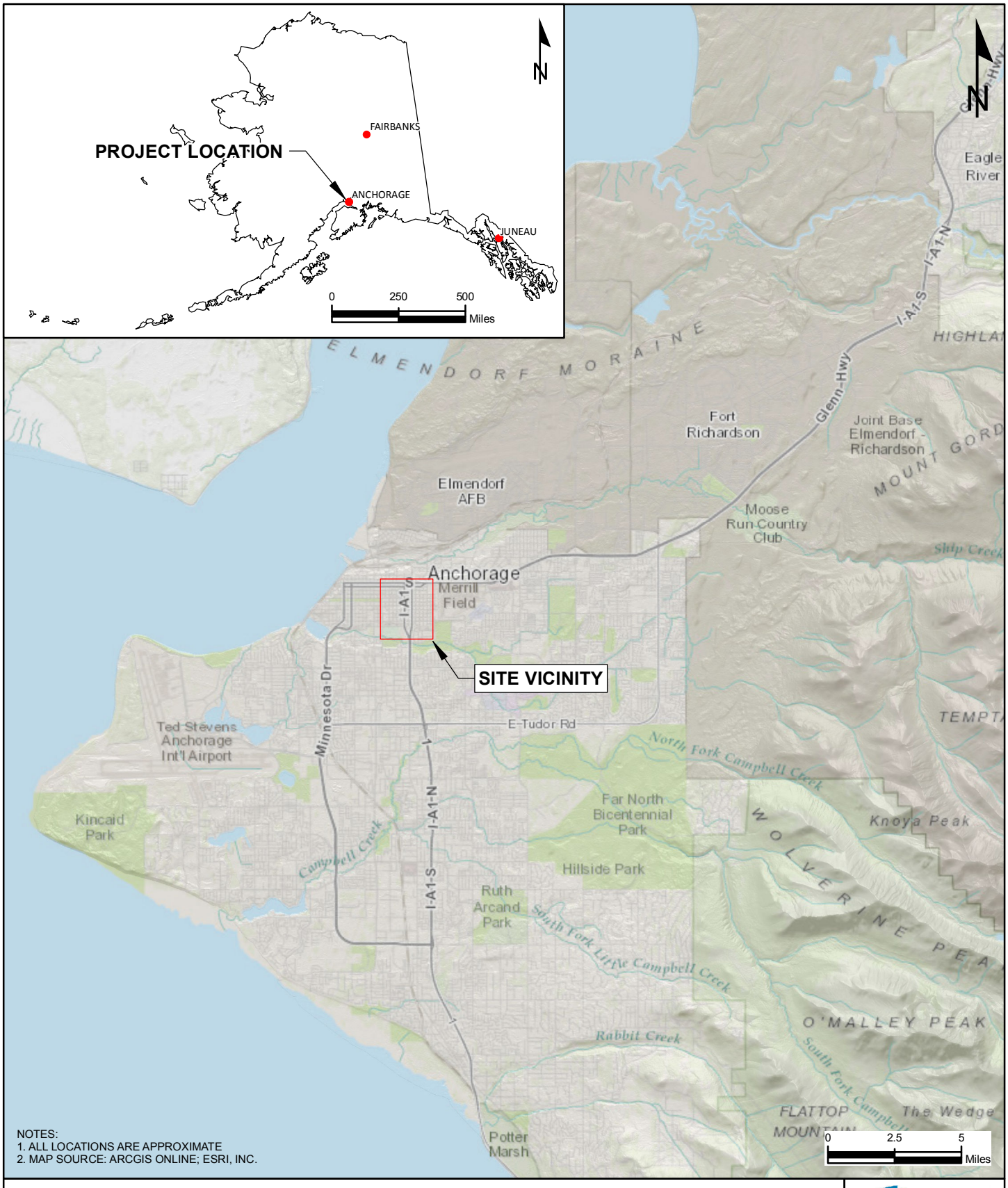

NOTES:
1. ALL LOCATIONS ARE APPROXIMATE
2. MAP SOURCE: ARCGIS ONLINE; ESRI, INC.

FAIRVIEW AREAWIDE PROPERTY ASSESSMENT
ANCHORAGE, ALASKA

Ahtna Engineering

STATE AND SITE VICINITY

Project Number:	Figure Number:
20266.012	1
Date: 5/1/2015	
Drafted By: SFox	

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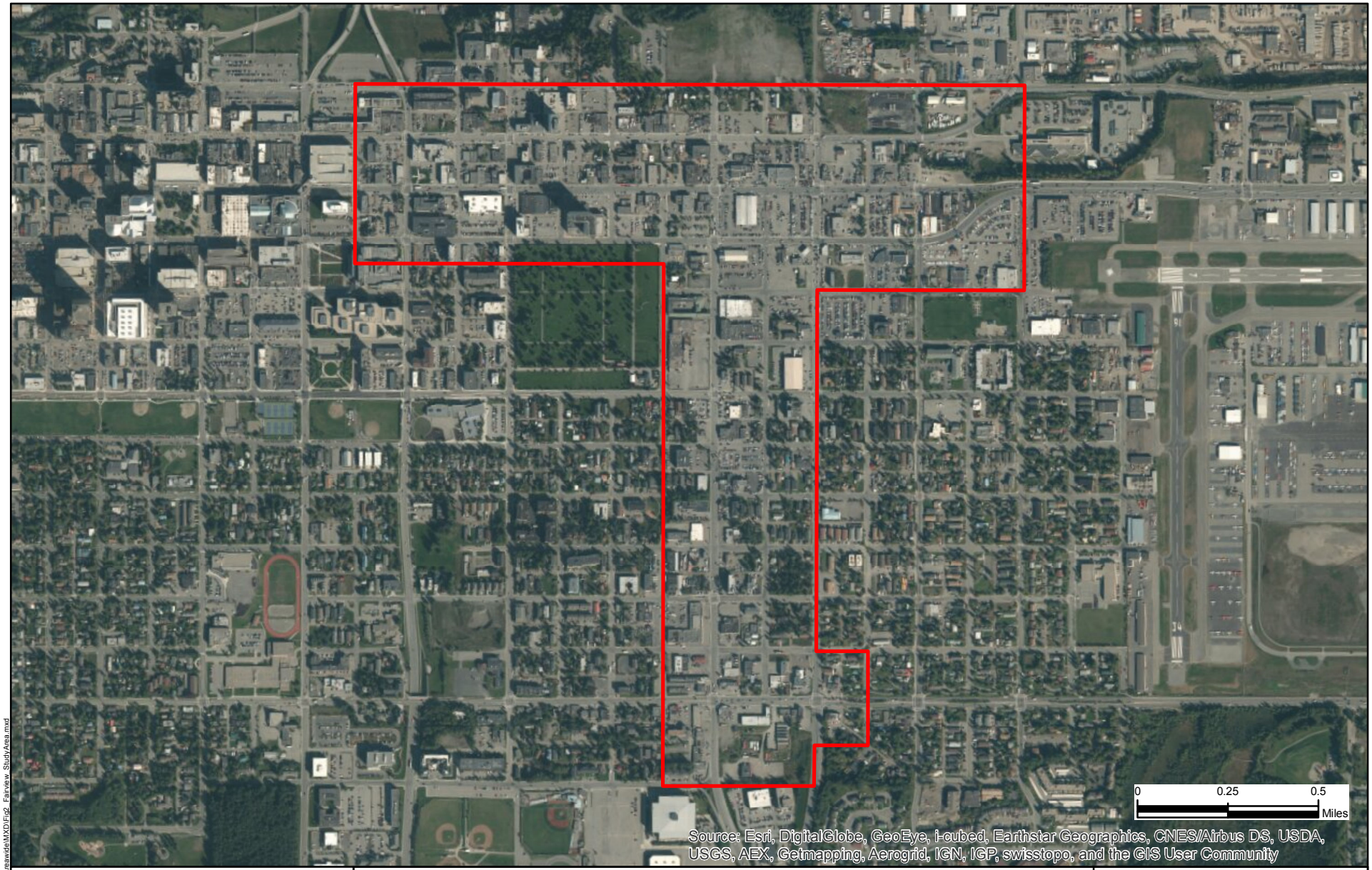

Legend

Study Area Boundary

NOTES:

FAIRVIEW AREAWIDE PROPERTY ASSESSMENT
ANCHORAGE, ALASKA

SITE MAP

Ahtna Engineering

Project Number:	Figure Number:
20266.012	2
Date: 5/1/2015	
Drafted By: SFox	

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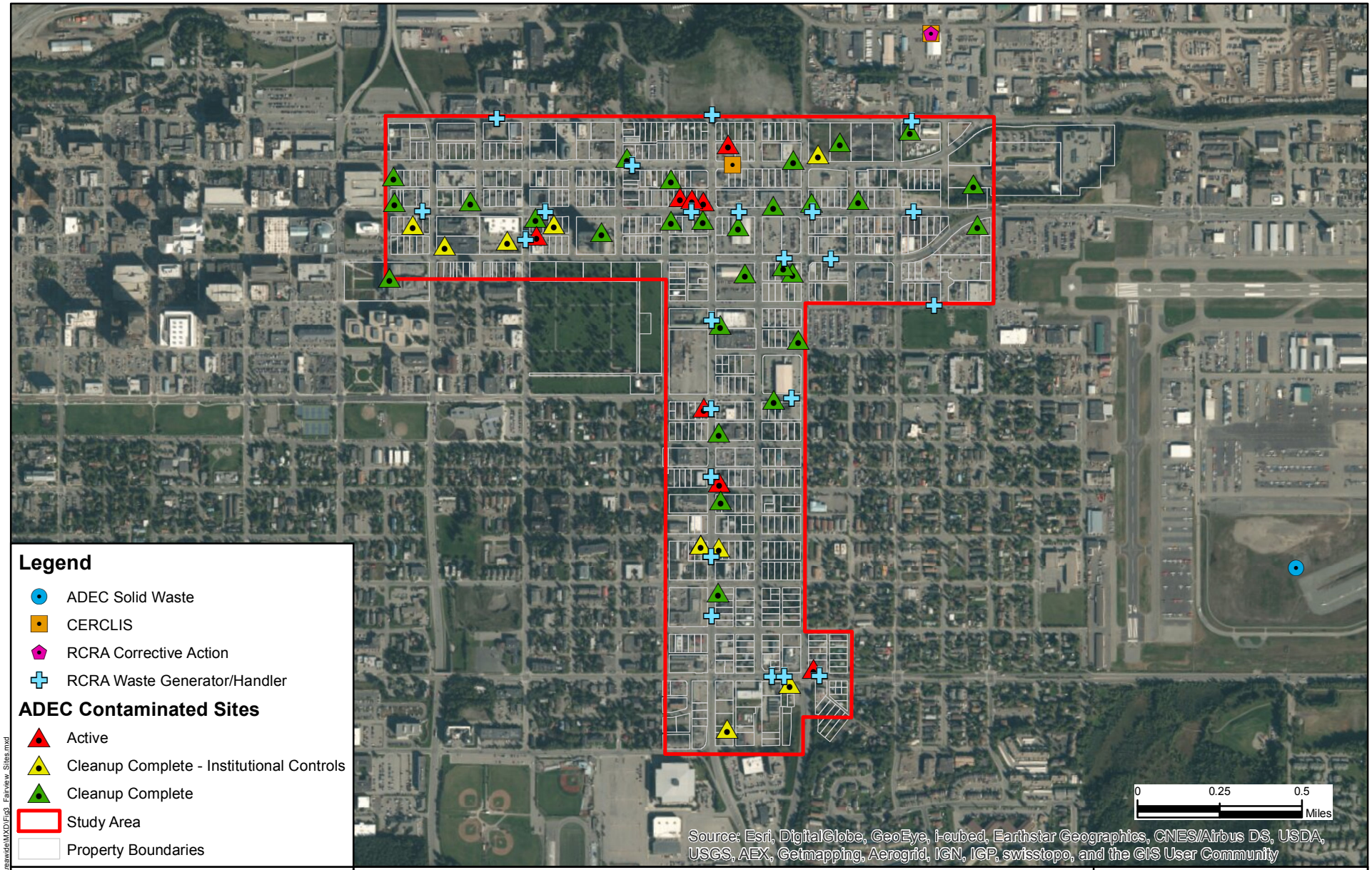

NOTES:

FAIRVIEW AREAWIDE PROPERTY ASSESSMENT
ANCHORAGE, ALASKA

Ahtna Engineering

ENVIRONMENTAL DATABASE SITES

Project Number:	Figure Number:
20266.012	3
Date: 5/13/2015	
Drafted By: SFox	

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12.0 APPENDICES

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12.1 DBA Request Form

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DEC's Reuse & Redevelopment Program

DEC Brownfield Assessment or Cleanup Request Form – 2014

General Requirements: The proposed site should be one for which the community has solid reuse or redevelopment plans. It would be beneficial if the community has also explored funding opportunities for the intended reuse.

The deadline for receipt of requests is December 18, 2013.

Site Name: Multiple sites for site assessment including the Fairview Gambell Corridor, Brother Francis Beans Café Industrial area, and other potential locations

Submitted by: Tyler Robinson, Cook Inlet Housing Authority

A. THRESHOLD CRITERIA: The following must be TRUE:

1. This site **IS NOT** federally or state owned.

2. To our knowledge, this site or facility **HAS NOT** received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund.

3. The Applicant/Organization requesting this service **IS NOT** directly responsible for causing the potential contamination.

4. The Owner of the property is not directly responsible for causing the potential contamination, **OR** the Owner has no financial capacity to properly address the assessment or cleanup of the site.

5. There is a documented reuse or redevelopment plan for the site that is described in this request. (Documented means that it is in a resolution, business plan, or economic development plan, or that funding for reuse is actively being sought and can be documented).

If any of the above statements is NOT TRUE, your site is probably not eligible for brownfield services. If you have questions or concerns, please call us to discuss them.

B. UNRANKED CRITERIA

1. To the best of your knowledge, is the Owner of the property in question:

☒ Private ☐ City/Public ☐ Native Corp. ☐ Tribe

2. Known or suspected contaminant(s) at the site (check one):

☐ Hazardous Substances ☐ Petroleum Only ☒ Hazardous Substances and Petroleum

3. Is this site currently listed on DEC's *Contaminated Sites* database?

☐ Yes ☐ No If Yes, please list the DEC file number here:

4. Is this site referred to by any other name?

☐ Yes ☐ No ☒ Unknown If Yes, please provide name(s) here:

C. RANKING CRITERIA

The following ranking criteria will be used to prioritize and select one to three projects for our fiscal year 2015 funding (FY15 begins July 1, 2014). The number of sites selected depends on our actual FY15 funding amount. The project must provide a definite benefit to the community, and we must be able to cover the needed scope of work with our available funding. Each of these questions must have a response in order for your request to be considered.

1. Project Summary

Explain *in your own words* what you are hoping to gain through this effort; i.e., what would you like to see *in place* of the site for which you are requesting assessment or cleanup, and how will this project help you achieve your goals for the site?

Cook Inlet Housing Authority (CIHA) is seeking a DBAC to assist CIHA with evaluation and procurement of one or more properties through the completion of Phase I/II ESA's. CIHA is currently targeting two specific areas for potential acquisition in 2014 for redevelopment in a future year. The first is the Gambell corridor area in the Fairview neighborhood in Anchorage (primarily area 1A, though 1B could be an alternative area). The site consists of Alexander's Auto Body shop (currently in violation of a number of zoning code issues), a retail space currently leasing to a liquor store (identified by the community council as selling alcohol to chronic inebriates in the area), several condemned former residential properties, property owned by utility companies that no longer need expand in the area (e.g. the land is in excess to their needs), and a former gas station site known to be contaminated. See the attachment for a description of the area described as:

- Block 18A South 1/2, Third Addition Subd.
- Block 18D North 1/2, Third Addition Subd.
- Block 17C, Third Addition Subd.

CIHA has been approached by the Fairview Business Association, who, in conjunction with the Fairview Community Council, has identified these sites as important catalyst sites for redevelopment. The neighborhood would like these blighted and contaminated properties remediated, and would like the redevelopment to include a mix of commercial and residential uses. CIHA has a track record and capacity of developing brownfield sites as well as with developing infill and mixed use housing in older Anchorage neighborhoods. In the community's vision (captured by the Fairview Neighborhood Plan, to be adopted in 2014) and the Fairview Business Association Economic Revitalization Plan, Gambell is to be converted into Fairview's Main Street. The neighborhood's proximity to downtown and high traffic volumes passing through Fairview help make the neighborhood an ideal location for new redevelopment.

It should also be noted that the Fairview Business Association is in the process of identifying an area as a Fairview/East Downtown Economic Development Tax Abatement Zone. A one page description is included in this application; the subject site is located within this zone and would be a pilot for how the city can use tax incentives as redevelopment tools, which ultimately bring the land into more productive and higher valued uses.

The second site on CIHA's list is the area around the Brother Francis Shelter (BFS) and Beans Café. BFS is the primary homeless shelter in Anchorage which has a 240 person capacity and in 2012 served 3655 people. It is owned by CIHA and operated by Catholic Social Services. Adjacent to BFS is Beans Café, which provides food and outreach to the homeless population of Anchorage; last year Beans provided 73,755 meals. Both facilities are vital in providing services to the homeless

population; in addition to shelter housing and food, the organizations make efforts to match services to homeless to ultimately get individuals into permanent housing.

The area is located in Fairview but near the eastern end of downtown and Ship Creek. The land is generally industrial. Adjacent to BFS is an auction lot; the owner has made it known that they are looking to sell this lot as well as others in the neighborhood. CIHA and a third party consultant are working to explore the acquisition of land in this area for the purpose of constructing single room occupancy housing for those seeking permanent housing.

Due to the industrial and blighted nature of these lands CIHA is looking for this assessment to help characterize the potential contamination prior to any acquisition. The assessments may also serve as backup material to designate the area (or a portion of the area) as deteriorated. Such a designation would carry with it tax abatement which would facilitate the redevelopment of the area. While CIHA has an interest in exploring opportunities at these sites, they also serve as a general example of the types of properties CIHA looks to acquire for our development activities. We would ask that DEC also consider making the funds available generally for projects similar to the ones described above, if we are successful in our request.

2. Applicant/Owner

a. Applicant - Who is applying for this service? Provide the name and address of the **organization** applying for the DBAC service, the name of the contact person, email, telephone, and fax numbers. If Applicant is Village IGAP staff OR Tribal Response Program staff, please provide the **name of your EPA Project Officer**.

Cook Inlet Housing Authority
Jeff Judd, Executive VP, Real Estate
3510 Spenard Road, Suite 100
Anchorage, AK 99503
Phone: 907-793-3021
Fax: 907-793-3070
Email: jjudd@cookinlethousing.org

Alternative Contact:

Tyler Robinson
Senior Manager Development Finance
Phone: 907-793-3721
Email: trobinson@cookinlethousing.org

b. Property Owner - The owner of the property must allow DEC access to the site. If the applicant is different from the owner, attach *written consent* for access from the owner. (*Note: the applicant must be able to secure access for DEC and its contractors to conduct the assessment or cleanup.*)

CIHA has worked with community and business leaders to identify the two sites listed above. The Gambell site has multiple owners and according to Paul Fuhs, Project Manager with the Fairview Business Association, property owners are willing to sell and the MOA has either condemned or is looking to condemn the other properties.

On the properties around the Brother Francis shelter, CIHA would target the properties owned by one individual who has indicated through a third party that they are willing to sell.

In either case, prior to entering into any contract to purchase the properties we would ensure site access for environmental assessment as a condition of sale.

3. Project Team

We ask that you form a project team (three or more individuals or organizations) to ensure continuity beyond this effort and coordination for success of the overall project. Attach a letter of support from each team member. Team members may include: city or village government representatives, city or tribal council members, village or regional corporation representatives, environmental managers, elders or other community leaders, local non-profit or community development organizations, and other interested parties. List team members, the organizations they represent, and their contact information below.

Cook Inlet Housing Authority – Lead
Jeff Judd, Executive VP, Real Estate
3510 Spenard Road, Suite 100
Anchorage, AK 99503
Phone: 907-793-3021
Fax: 907-793-3070
Email: jjudd@cookinlethousing.org

Paul Fuhs, Project Manager
Fairview Business Association
319 E 11th
Anchorage, AK 99501
Phone: 907-351-0407
Email: paulfuhs@earthlink.net

The following contacts can be considered general references for CIHA. While they have not been engaged on this specific project at this time, they are generally supportive of CIHA's housing and development activities:

Jerry Weaver, Director
Community Development
Municipality of Anchorage
Phone: 907-343-8101
Email: Weaverjt@muni.org

Ron Pollock, Executive Director
Anchorage Community Development Authority
Phone: 907-276-7275
Email: rpollock@acda.net

CIHA intends to reach out to these and other organization as these projects move forward:

Fairview Community Council
Catholic Social Services
Alaska Mental Health Trust Authority
Beans Café

We have a track record of working to form partnerships specific to each project, and would like to ensure ADEC that the projects advanced will seek general public and neighborhood support.

4. Site Information

a. Current Site Condition and Use - Provide the common name of the site, address, approximate acreage, zoning, and types of buildings. Please attach a site map or aerial photograph showing the site's location in the community and adjacent land use. Identify on the map or aerial photo any areas of known or suspected contamination (for Question 5). Identify approximate property boundaries.

Gambell Corridor Target Area 1A and 1B: The property description of these potential sites is attached. They include a combination of auto service uses, former gas stations, and lots with condemned or demolished residential properties. Area 1B is also included as it was identified by the Fairview Business District as a site where an owner is looking to sell their commercial printing shop. The primary target for the community is 1A.

Brother Francis Shelter Area: The areas identified are those currently under singular ownership; additional undeveloped or underutilized land exists in the broader area. The area is currently or historically used as industrial.

Both areas are described in greater detail in the attachments.

b. Historical Site Use - Describe, to the best of your ability, the previous known uses of the site, and when the different activities occurred. Summarize any historic or cultural significance of the property. Identify when and how the site became or may have become contaminated, with what substance(s), and where any contamination is likely to be found.

See attachment.

c. Reason for Concern - What is the reason for concern? Please discuss community concerns with the site in general, and identify any specific problems if possible.

Gambell Corridor: This area has been identified by the Fairview Business Association and Fairview Community Council as blighted areas. The auto shop has a long history of violating zoning code, and other illegal uses are said to occur in the area. It is likely that some contamination exists at the auto repair shop and the former gas station across the street. For CIHA to advance redevelopment plans we need initial site characteristics.

Brother Francis Shelter area: This area has historically been an industrial part of town. Some existing industrial uses continue but in many cases the original uses have been demolished. At minimum a Phase I (and potentially Phase II) will be needed to advance housing concepts in the area.

5. Project Scoping Information

a. Findings from Past Environmental Assessments - Has the site had previous assessment activities?

☐ No ☐ DBA ☐ Targeted Brownfield Assessment (TBA) ☒
Other_UNKNOWN_____

Please describe any previous environmental work that you are aware of, such as site assessments or cleanup activities. It will be important that we have all documents and information if not already available in our files. Please attach copies of executive summaries or summary and conclusions sections from any past reports. If a DBAC service is approved for your project, complete copies of previous reports must be made available if not already in DEC files.

We do not know of any previous work in the area; however, as CIHA moves forward with due diligence in the areas we will share any information we find with the DEC.

b. Project Need - Describe to the best of your ability what your project team believes are the needed environmental assessment or cleanup activities, and what result you would like to see from this project. Include any constraints as to when this work must be completed (e.g., to meet construction timeline, property transaction pending, etc.).

We would see the provision of Phase I/IIs in the areas to further redevelopment opportunities.

6. Community Planning and Reuse

a. Reuse or Redevelopment Plans - It is critical that any brownfield project have an *end use* in mind that the requested assessment/cleanup effort will clearly help make possible. Please describe the reuse or redevelopment plan that this proposed work is meant to facilitate. Reuse goals can include: new construction, redevelopment using existing infrastructure, creation of recreation areas, preservation of green space, enhancement of sustainable subsistence habitat, etc.

CIHA would seek to develop affordable housing and/or a mixed use development with housing and retail. CIHA has a proven track record as a developer and has experience developing brownfield sites. A sample of our redevelopments include:

- Park Place Village and the Lofts, two developments at Mountain View Drive and Park in Mountain View. Both are mixed use buildings with a combination of retail on the ground floor and affordable apartments on the second and third floors. The Lofts is located on the site of the former Wizard Wash site, a brownfield.

- Grass Creek Village contains 80 units of mixed income (affordable and market rate) townhouse style apartments in east Anchorage on the site of a former mobile home park. Redevelopment of the site also included the realignment of Chester Creek and commercial development in what was identified in Anchorage 2020 as a Town Center site.

- Single family homes in Mountain View. CIHA has built single family homes in a variety of styles and sizes both for affordable homeownership and as part of our affordable rental portfolio. In all, CIHA has demolished 142 structures in the neighborhood and redeveloped 149 parcels in the neighborhood, which along with units built on vacant lots, has resulted in the production of 232 units.

- Mountain View duplexes. Three versions of these duplexes were designed and built on twenty one different sites in Mountain View. The duplexes were built under two different

funding programs, the Neighborhood Stabilization Program, part of the Housing and Economic Recovery Act of 2008 and the Low Income Housing Tax Credit (LIHTC) program. A majority of these sites contained existing, substandard homes that were demolished.

- Loussac Place. Located in midtown Anchorage, Loussac Place is a 120 unit mixed income townhome apartment development that replaced 62 former public housing units. The development also includes a community building and a variety of building styles; Loussac Place is a $35 million redevelopment with a variety of federal, state, and local funding sources.

- PJs and Alpina in Spenard. CIHA is undertaking further environmental assessments on the PJ's site and Alpina to identify the extent of contamination and to develop a plan for remediation. The sites are targeted for redevelopment with mixed used buildings on the PJ's and Alpina sites with residential structures on additional acquired sites east of the Spenard corridor. These sites have received brownfield assessment funding from both the DEC and EPA which has proven to be essential in moving the project forward. The project is expected to be developed in 2015 or 2016.

b. Documentation of Reuse Planning - Please attach any documentation referencing resolutions, business planning, community planning, a proposal for grant funding, or loan applications, that helps support the vision for the reuse or redevelopment of the property in question. Examples may include documentation of public meetings been held specifically to discuss the reuse interests in the site, or a resolution passed by the city or tribal council showing support for the redevelopment.

The Fairview Neighborhood Plan can be found here:

http://fairviewcommunity.org/

The Fairview Business Association Economic Revitalization Plan can be found here:

http://fairviewrising.com/wp-content/uploads/2013/10/Fairview-Economic-Revitalization-Plan-10-13-13.pdf

Both documents highlight the Gambell Corridor for redevelopment and specify a mix of housing and retail as the desired uses.

The number one strategic area by the Anchorage Coalition to End Homeless is housing. CIHA's interest in looking at land around the Brother Francis Shelter is to explore housing development opportunities that would target currently homeless individuals.

http://anchoragehomeless.org/about

c. Other Community Plans or Projects - It is helpful to know if other work is being planned or underway in your community that may help assist in this effort, such as available equipment or other

resources. Describe any other community projects that may be scheduled or pending, such as: water and sewer upgrades, a new landfill, road or airport construction, a new school or addition, fuel-storage tank farm upgrades or relocations, new housing, or construction/refurbishment/relocation of other facilities.

In addition to the plans listed above, the Fairview Business Association is proposing a Tax Abatement Zone in the Gambell Corridor area. See the attached one-page description of this effort for an explanation. This zone would help demonstrate the public support for redevelopment and proposes that the taxes abated would be used to offset infrastructure investments by the private developer.

7. Public Involvement

a. Public Benefit - Referring to Question 6(a) above, briefly describe how your proposed reuse or redevelopment plans for the property will provide a benefit to the public. Why is this important to your community? Some things to consider: creation of jobs, preservation of historically or culturally significant property, location for community activities or educational purposes, preservation of subsistence habitat, reuse or recycling of materials or infrastructure, cost savings to the community, or increased property values.

The proposed project provides a number of public benefits, including:

- Assessment of on- and off-site contamination
- Remediation of contaminated site affecting the broader neighborhood
- Redevelopment of blighted properties
- Development of new affordable housing (The Municipality recently released its Housing Market Analysis in which it identified a deficiency in compact housing to meet the needs of the Municipality's growth)
- Development of housing targeted for homeless individuals, thereby reducing public services used to support those living on the streets
- Development of new retail space in emerging commercial corridor
- Act as catalyst for additional private investment
- Increase property values and tax base
- Contribute to reuse of existing infrastructure while also helping to support needed infrastructure upgrades

b. Community Support and Resources - Is the community strongly supportive of this project? Our contractors doing assessment or cleanup work often require local assistance with site visits, setting up interviews with people knowledgeable about the site, lodging, excavation equipment, and local transportation. Describe the community's support for this work *and* any local resources or individuals that are available to assist with the DBAC project work being requested.

CIHA is an experienced developer in Anchorage. We have a proven track record of acquiring, preparing, designing, and redeveloping brownfield sites, including one former service station in Mountain View (the Wizard Wash), which also included a Targeted Brownfield Assessment. We recently received support by the DBAC program and EPA (a TBA) in Spenard; following the assessment work CIHA intends to develop these blighted sites into housing and new retail uses. We have experienced planners and project managers on staff and also work extensively with community partners (public and private) on all of our redevelopment efforts.

The Fairview business community has expressed a desire for CIHA to target the most blighted part of the corridor, thereby acting as a catalyst in the neighborhood. We would anticipate working with the MOA and community council, as well as existing property owners, as we move forward to implement the desire vision of the neighborhood.

The need for housing for very low income population (e.g. homeless) in a supportive environment has been identified. The use is often controversial, which is why CIHA has proposed it in the area around the homeless shelter. The project proposes purchasing property from the immediate neighbor, who has indicated a desire to sell. As we explore opportunities, we would engage in additional outreach with community partners and other stakeholders.

c. Community Resources for Other Phases of the Revitalization Project - Does the community have financial or other resources for other phases of the project, such as equipment, labor, in-kind services, or funding for cleanup or new construction? Will this DBAC be used to leverage other funding or services for the project? If so, please describe.

We fully anticipate a situation similar to Mountain View, where efforts to redevelop housing and commercial in the neighborhood became a catalyst for additional public and private investment. The proposed Tax Abatement Zone in Fairview is gaining traction and would demonstrate the public sector's willingness to invest in the area (through a deferral of taxes for long-term improvement). The MOA has identified the use of CDBG and HOME funds to use for homeless housing and redevelopment; as we move forward we fully intend to submit requests for this funding from the MOA. Ultimately, a successful redevelopment will also involve the participation of the Alaska Housing Finance Corporation grant and loan funds that can be used for housing development. The DBAC is an important step in this overall effort.

DISCLAIMER (FINE PRINT)

The selection of a site for a DBAC in no way implies that DEC accepts liability for any contamination that may exist at the site, nor is DEC responsible for any necessary cleanup of hazardous substances that may be found at the site. Liability for contamination on a property is specifically addressed in Alaska Statute (AS) 46.03.822, which outlines those who are liable for the release of a hazardous substance. The general liability categories include: (1) those with an ownership interest in the property; (2) those in control of the substance at the time of the release; or (3) those who arrange for disposal or transport of the substance.

Brownfield work focuses on clarifying environmental concerns associated with property for which there is no known viable responsible party. By applying for a DEC Brownfield Assessment or Cleanup, it should be clear to all parties associated with a request that the work requested of DEC is designed to identify, clarify, and in some cases, remediate environmental hindrances that currently impede the continued use, proposed use, redevelopment, or sale of a property. Work conducted by DEC may result in identifying a property as a contaminated site, and require the site be listed on DEC's *Contaminated Sites Database*. With listing comes the requirement of potentially responsible and liable parties to address cleanup of contamination in accordance with regulatory requirements.

Submit Completed Forms by December 18, 2013, to:

By email: Melinda.Brunner@alaska.gov or
By fax: (907) 451-2155 c/o Melinda Brunner

Or by regular mail:

DEC Brownfield Assessments
c/o Melinda Brunner
Alaska Department of Environmental Conservation
610 University Avenue
Fairbanks, Alaska 99709

If you have questions, call Melinda Brunner at (907) 451-5174, Keri DePalma at (907) 451-2156, or John Carnahan at (907) 451-2166.

DBAC Request Submittal Checklist

Before submitting your DBAC request form, please check the following items:

1) Did you answer each question?

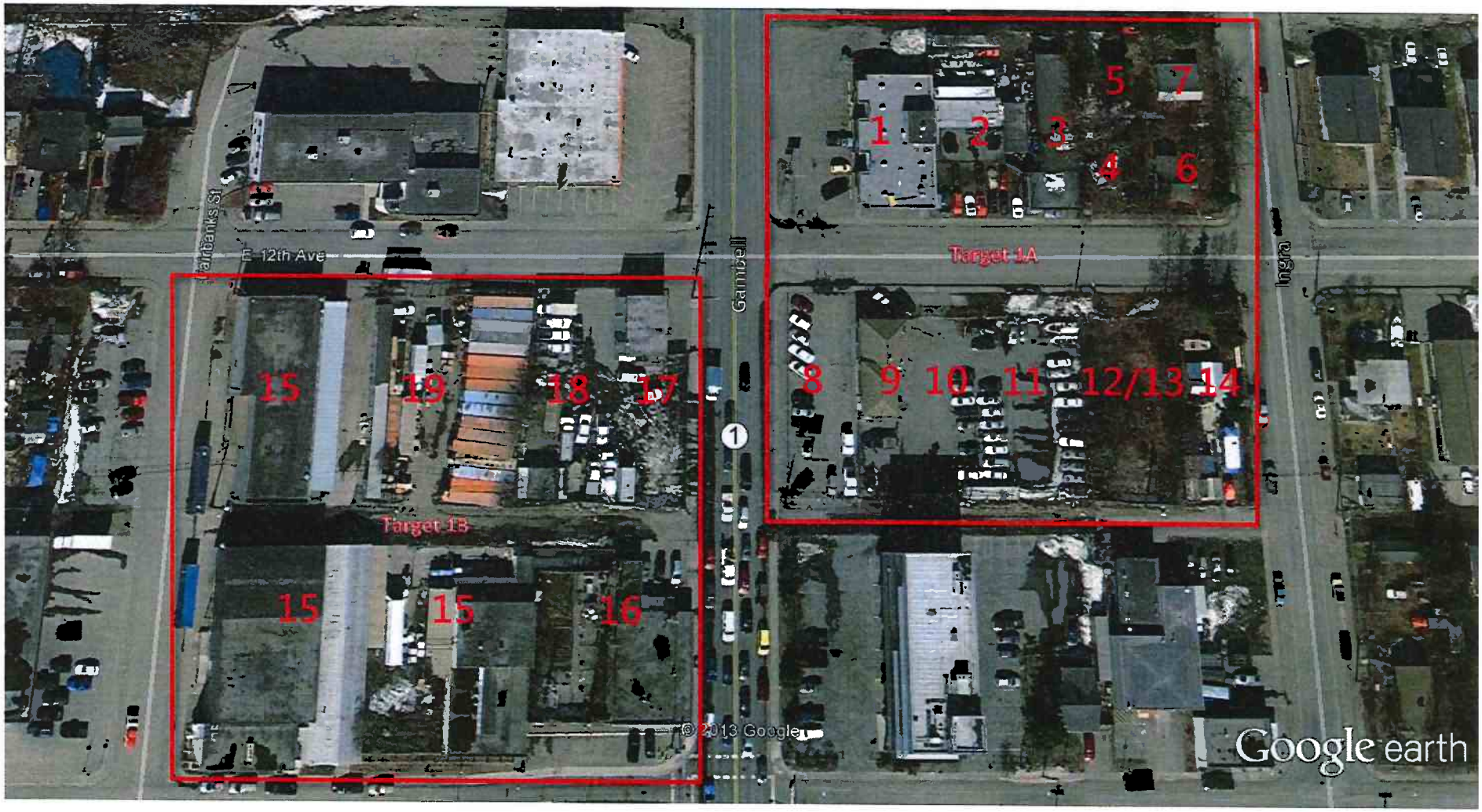
2) Did you attach a letter from the property owner granting access to the site, if the owner is different from the applicant, as described in Question 2(b)?

3) Did you attach a letter of support from each team member for Question 3?

4) Did you attach a site map or aerial photograph of the site with the information requested in Question 4(a) shown?

5) Did you attach executive summaries or summary and conclusions sections from any past environmental reports about the site, as described in Question 5?

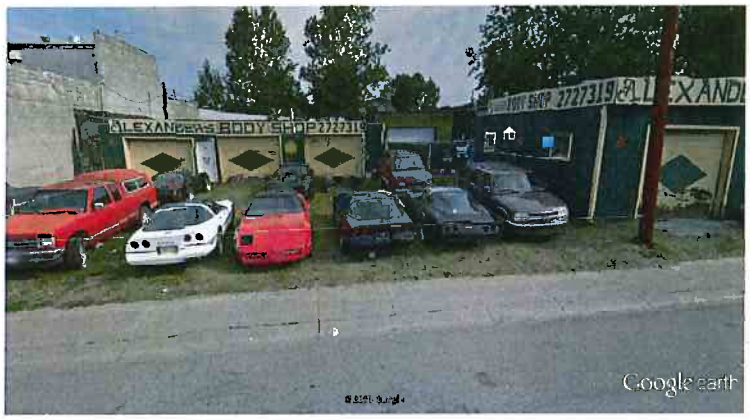
6) Did you attach documentation of the reuse or redevelopment plans the community has for the site, as described in Question 6(a)?



TARGET REDEVELOPMENT AREA 1 – GAMBELL CORRIDOR

Target Area 1A (Blocks 18A and 18D - East 12th Avenue between Ingra and Gambell Streets)

1. 1149 Gambell Street, Tax ID 00213213000
   Zoning: B3, Commercial Retail
   Lot size: 14,000 s.f.
   Owner: Gambell Street Properties LLC (eff 12/1/2013)
   Current Occupant: Spirits of Alaska – Liquor Store



2. 725 E. 12th Avenue, Tax ID 00213212000
   Zoning: B3, Vacant Land
   Lot size: 7,000 s.f.
   Owner: Alvin Alexander Sr. and Grace Whitney, 729 E. 12th Ave, Anch 99501
   Current Occupant: Alexander's Body Shop

3. 729 E. 12th Avenue, Tax ID 00213211000
   Zoning: B3, Comm Auto Service Garage
   Lot Size: 7,000 s.f.
   Owner: Alvin Alexander Sr. and Grace Whitney, 729 E. 12th Ave, Anch 99501
   Current Occupant: Alexander's Body Shop

**Surveyed – Not eligible for historic preservation*

4. 729 E. 12th, (S1/2) Tax ID 00213266000
   Zoning: R4, Vacant Land
   Lot Size: 3,500 s.f.
   Owner: Alvin Alexander, 729 E. 12th Ave, Anch 99501
   Current Occupant: Alexander's Body Shop

5. 729 E. 12th, (N1/2), Tax ID 00213264000
   Zoning: R4, Vacant Land
   Lot Size: 3,500 s.f.
   Owner: Alvin Alexander Sr., 729 E. 12th Ave, Anch 99501
   Current Occupant: Alexander's Body Shop

6. 735 E 12th Avenue, (S1/2) Tax ID 00213267000
   Zoning: R4, Single Family
   Lot Size: 3,500 s.f.
   Owner: Stellar, LLC, PO BOX 240961, Anch 99524
   Current Occupant: unknown

   **1942 cabin, poor condition; surveyed – not eligible for historic preservation*

7. 1130 Hyder Street, (N1/2) Tax ID 00213265000
   Zoning: R4, Single Family
   Lot Size: 3,500 s.f.
   Owner: Alvin Alexander Sr., 729 E. 12th Ave, Anch 99501
   Current Occupant: N/A

   **abandoned 1954 stucco ranch; surveyed – individually NRHP eligible*

8. 1209 Gambell St, Tax ID 00213161000
   Zoning: B3, Parking Lot
   Lot Size: 7,000 s.f.
   Owner: Gary Craig Jr and Lynette Craig, 1209 Gambell St, Anch 99501
   Current Occupant: Denali Car Rental

9. 712 E. 12th Ave, Tax ID 00213162000
   Zoning: B3, Former Service Station
   Lot Size: 7,000 s.f.
   Owner: Gary Craig Jr and Lynette Craig, 1209 Gambell St, Anch 99501
   Current Occupant: Denali Car Rental

10. 722 E. 12th Avenue, Tax ID 00213140000
    Zoning: B3, Parking Lot
    Lot Size: 7,000 s.f.
    Owner: Chugach Electric Association, 5601 Minnesota Dr, Anch 99518
    Current Occupant: NA

11. 722 E. 12th Avenue, Tax ID 00213141000
    Zoning: B3, Parking Lot (west 47' of L3)
    Lot Size: 6,580 s.f.
    Owner: MOA ML&P, PO BOX 196650, Anch 99519
    Current Occupant:

12. NHN E. 12th Avenue, Tax ID 00213163000
    Zoning: B3, (east 3' of L3), vacant land
    Lot Size: 420 s.f.
    Owner: Virginia Kilpatrick, 3609 Randolph St, Anch 99508
    Current Occupant: NA

13. 736 E. 12th Avenue, Tax ID 00213164000
    Zoning: B3, Vacant Land
    Lot Size: 7,000 s.f.
    Owner: Virginia Kilpatrick, 3609 Randolph St, Anch 99508
    Current Occupant: NA

14. 744 E. 12th Avenue, Tax ID 00213144000
    Zoning: B3, Single Family
    Lot Size: 7,000 s.f.
    Owner: Wan and Jean So, 1560 N. Heather Meadows Loop, Anch 99507
    Current Occupant: unknown

    **property has not been survey for historic preservation*

Target Area 1B (Block 17C – Between East 12th and 13th Avenues and between Gambell and Fairbanks Streets)

15. 605 E. 13th Avenue, Tax ID 00213154000
    Zoning: B3, Warehouse
    Lot Size: 52,515 s.f.
    Owner: VF Grace, 605 E. 13th Ave, Anch 99520
    Current Occupant: VF GRACE

    **Surveyed – Not eligible for historic preservation*

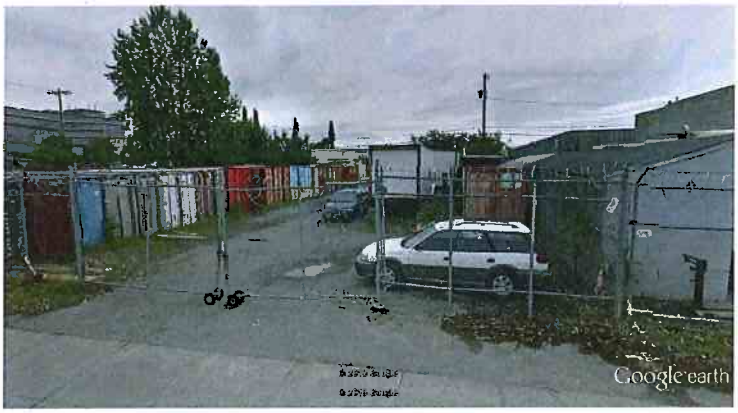
16. 1248 Gambell Street, Tax ID 00213153000
    Zoning: B3, Retail
    Lot Size: 15,006 s.f.
    Owner: VF Grace, 605 E. 13th Ave, Anch 99501
    Current Occupant: Alaska Mental Web

    **Surveyed – Not eligible for historic preservation*

17. 1208 Gambell Street, Tax ID 00213157000
    Zoning: B3, Former Service Garage
    Lot Size: 7,501 s.f.
    Owner: Ridge Equipment, LLC, PO BOX 240121, Anch 99524
    Current Occupant: Ridge Equipment

18. 1208 Gambell Street, Tax ID 00213156000
    Zoning: B3, Parking Lot
    Lot Size: 7,501 s.f.
    Owner: Ridge Equipment, LLC, PO BOX 240121, Anch 99524
    Occupant: Ridge Equipment

    **Surveyed – Not eligible for historic preservation*



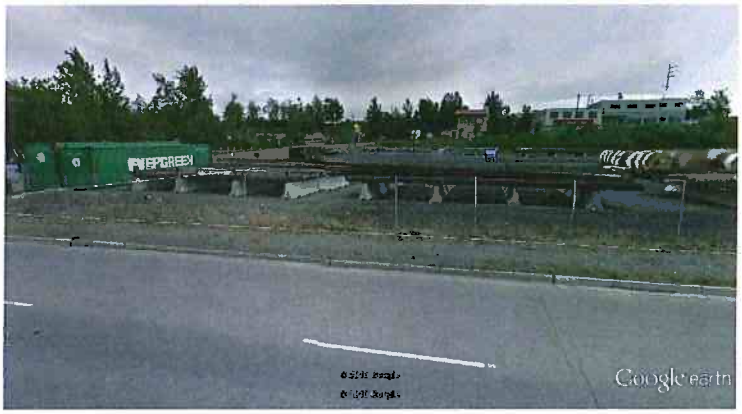
19. NHN E. 12th Avenue, Tax ID 00213155000
    Zoning: B3, Commercial vacant land
    Lot Size: 7,501 s.f.
    Owner: VF Grace, 605 E. 13th Ave, Anch 99520
    Occupant: VF Grace

N

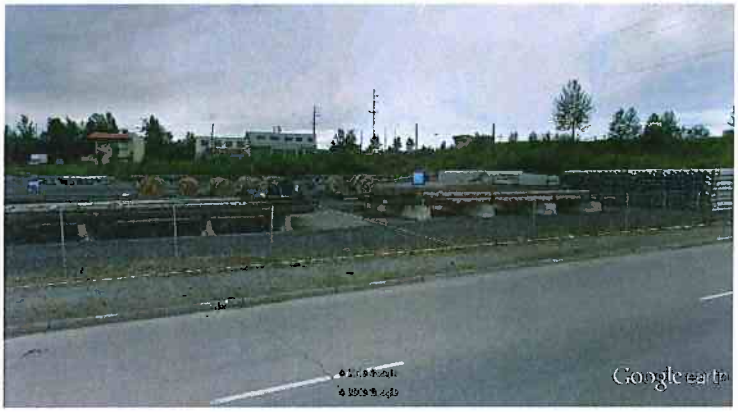
TARGET REDEVELOPMENT AREA 2 – BROTHER FRANCIS

Target Area 2 (north of E. 5th Ave, south of E. 1st Ave, east of Gambell Street, west of Post Road)

1. 235 Ingra Street, Tax ID 00307322000
   Zoning: I2, Vacant Land
   Lot Size: 77,550 s.f.
   Owner: Ron Alleva, PO BOX 201667, Anch 99520
   Current Occupant: Grubstake Realty & Auction



2. 310 Karluk Street, Tax ID 00307307000
   Zoning: B3, Storage Yard
   Lot Size: 48,675 s.f.
   Owner: Alleva Investments, LLC, PO BOX 201667, Anch 99520
   Current Occupant: unknown

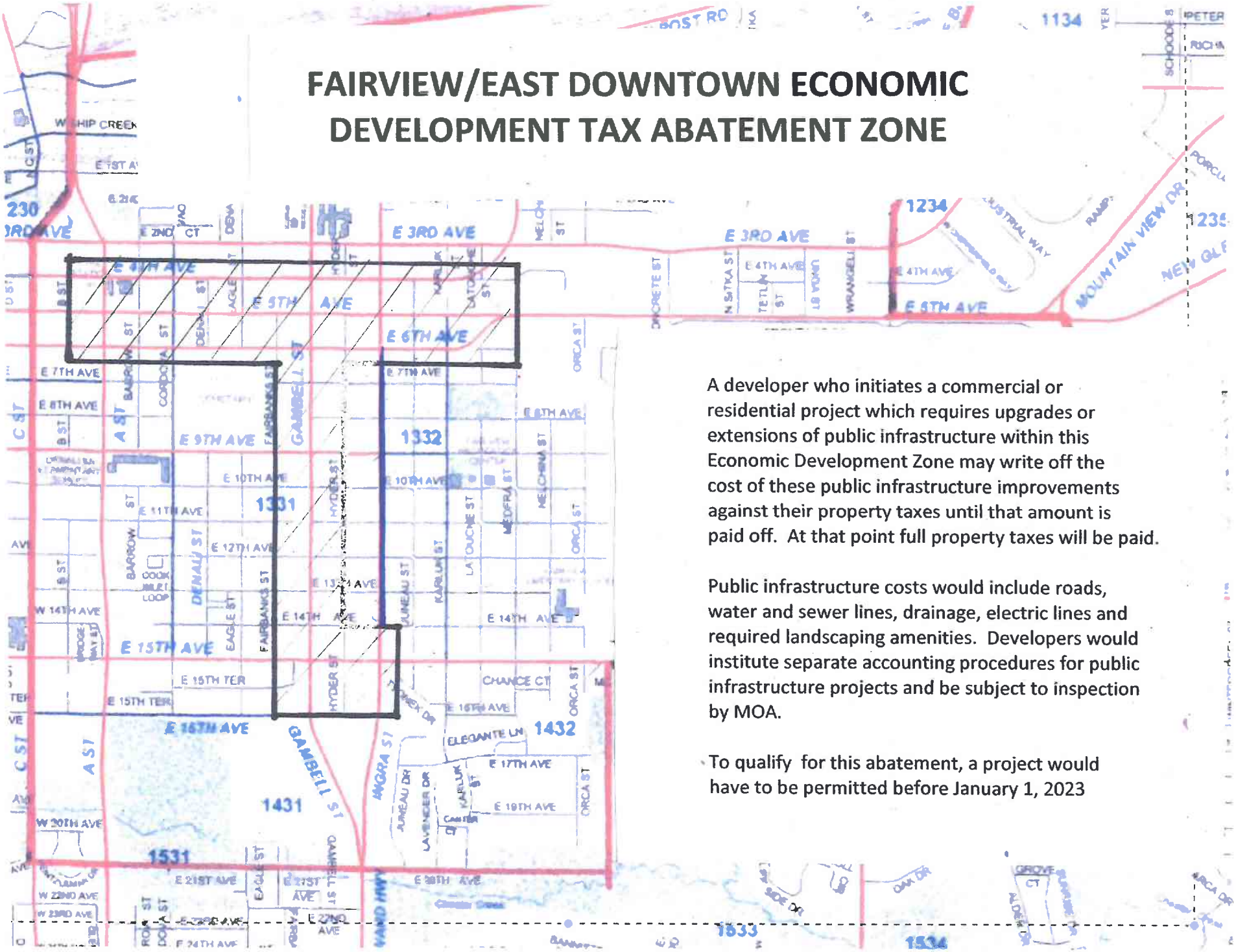


3. 1005 E. 4th Avenue, Tax ID 00307309000
   Zoning: B3, Storage Yard
   Lot Size: 48,675 s.f.
   Owner: Alleva Investments, LLC, PO BOX 201667, Anch 99520
   Current Occupant: unknown

4. 943 E. 4th Avenue, Tax ID 00307310000
   Zoning: B3, Vacant Land
   Lot Size: 48,675 s.f.
   Owner: Darrel Lefever Revocable Trust, 3052 Brittany Place, Anch 99504
   Current Occupant: NA

5.900 E. 4th Avenue, Tax ID 00307312000
Zoning: B3, Vacant Land
Lot Size: 48,675 s.f.
Owner: Darrel Lefever Revocable Trust, 3052 Brittany Place, Anch 99504
Current Occupant: NA

FAIRVIEW/EAST DOWNTOWN ECONOMIC DEVELOPMENT TAX ABATEMENT ZONE



A developer who initiates a commercial or residential project which requires upgrades or extensions of public infrastructure within this Economic Development Zone may write off the cost of these public infrastructure improvements against their property taxes until that amount is paid off. At that point full property taxes will be paid.

Public infrastructure costs would include roads, water and sewer lines, drainage, electric lines and required landscaping amenities. Developers would institute separate accounting procedures for public infrastructure projects and be subject to inspection by MOA.

To qualify for this abatement, a project would have to be permitted before January 1, 2023

12.2 Historical Aerial Photographs

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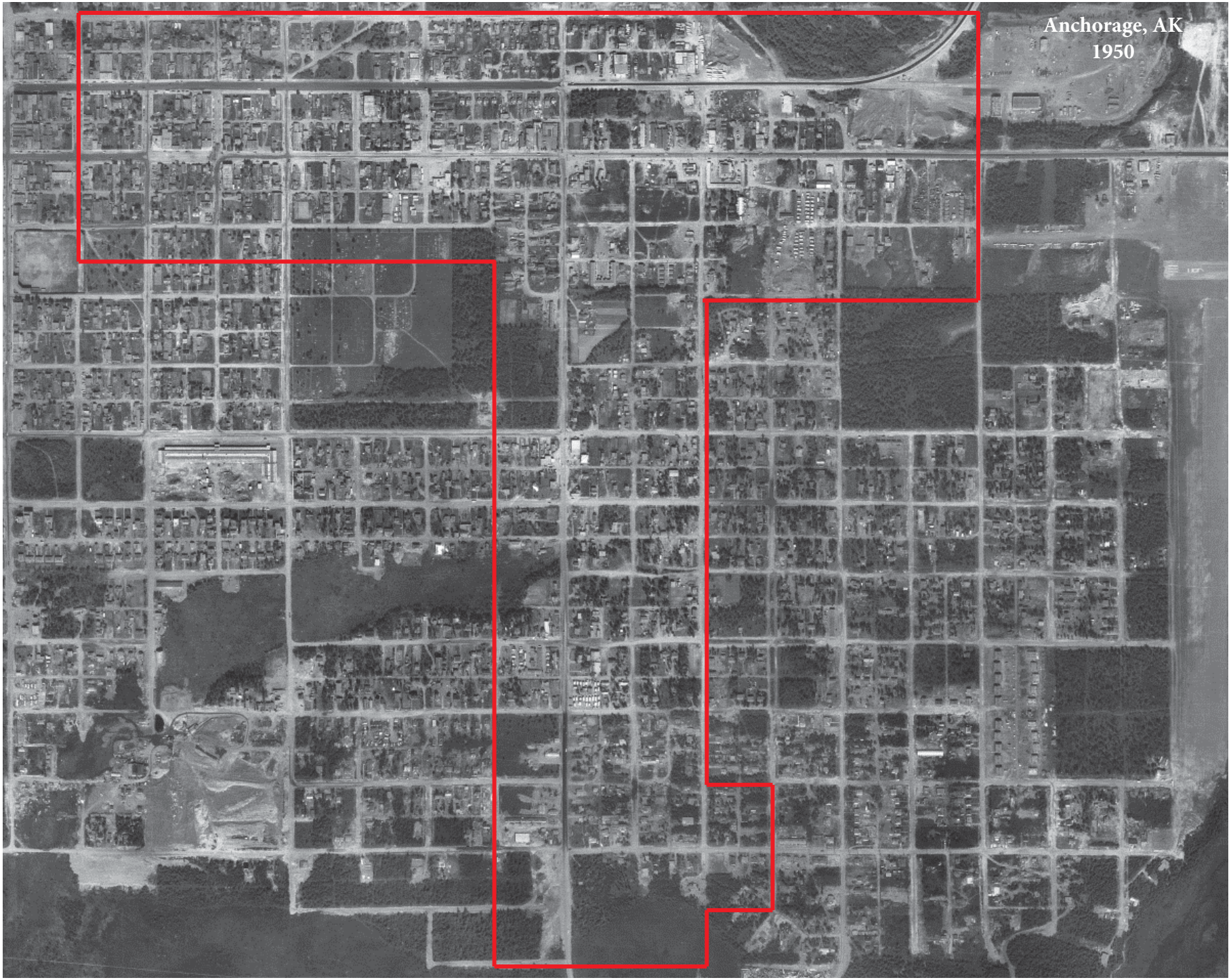
Anchorage, AK
1950

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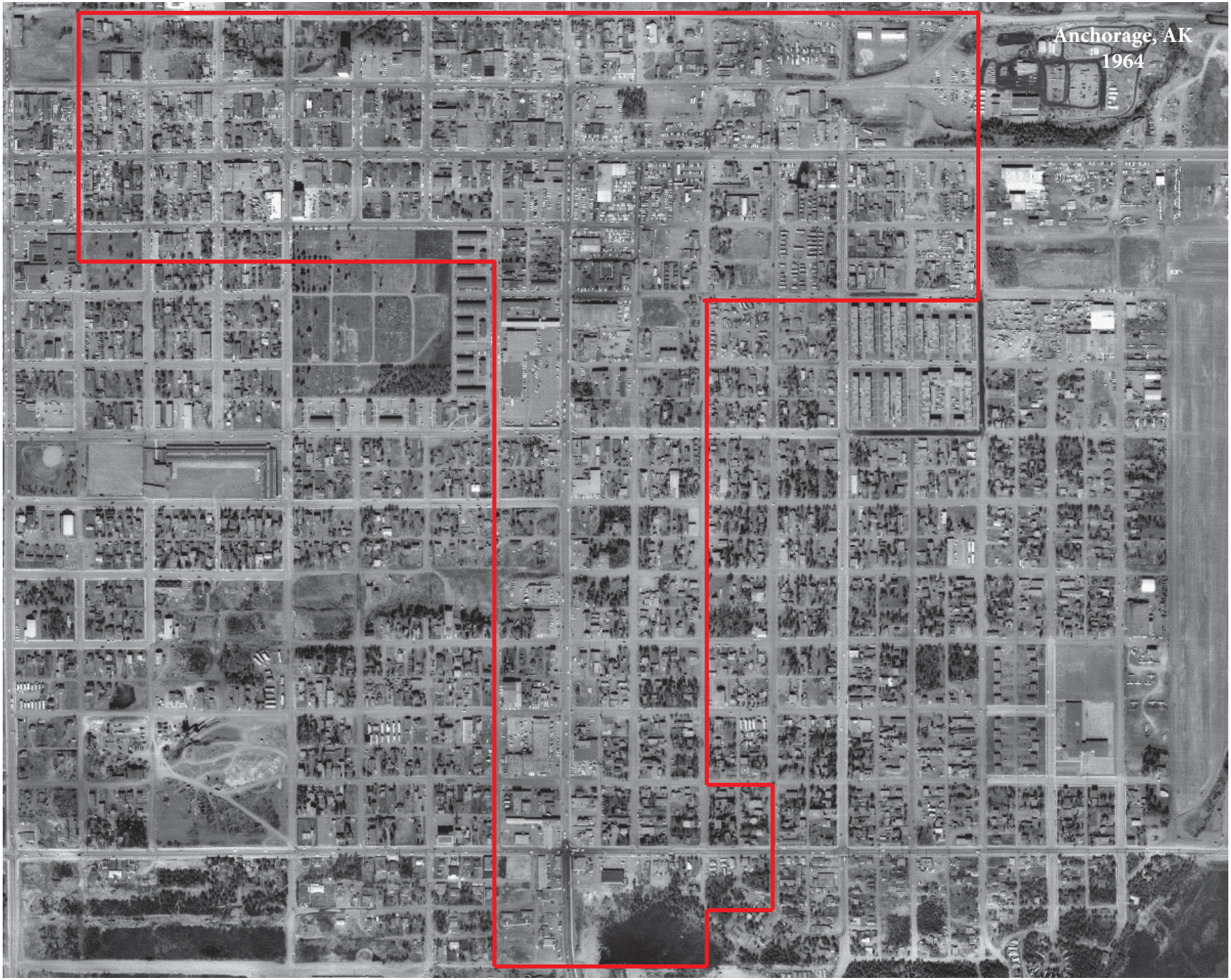
Anchorage, AK
1964

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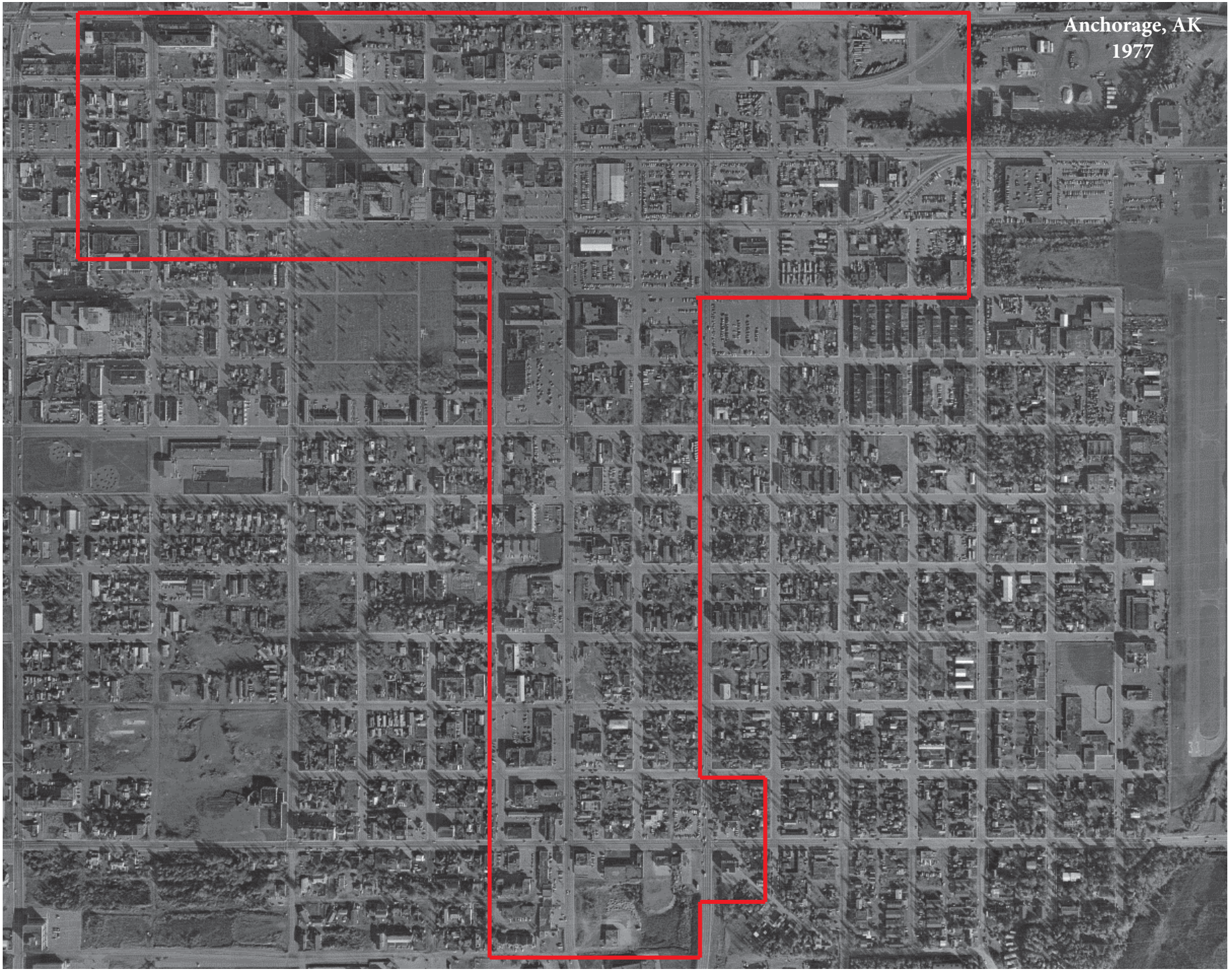
Anchorage, AK
1977

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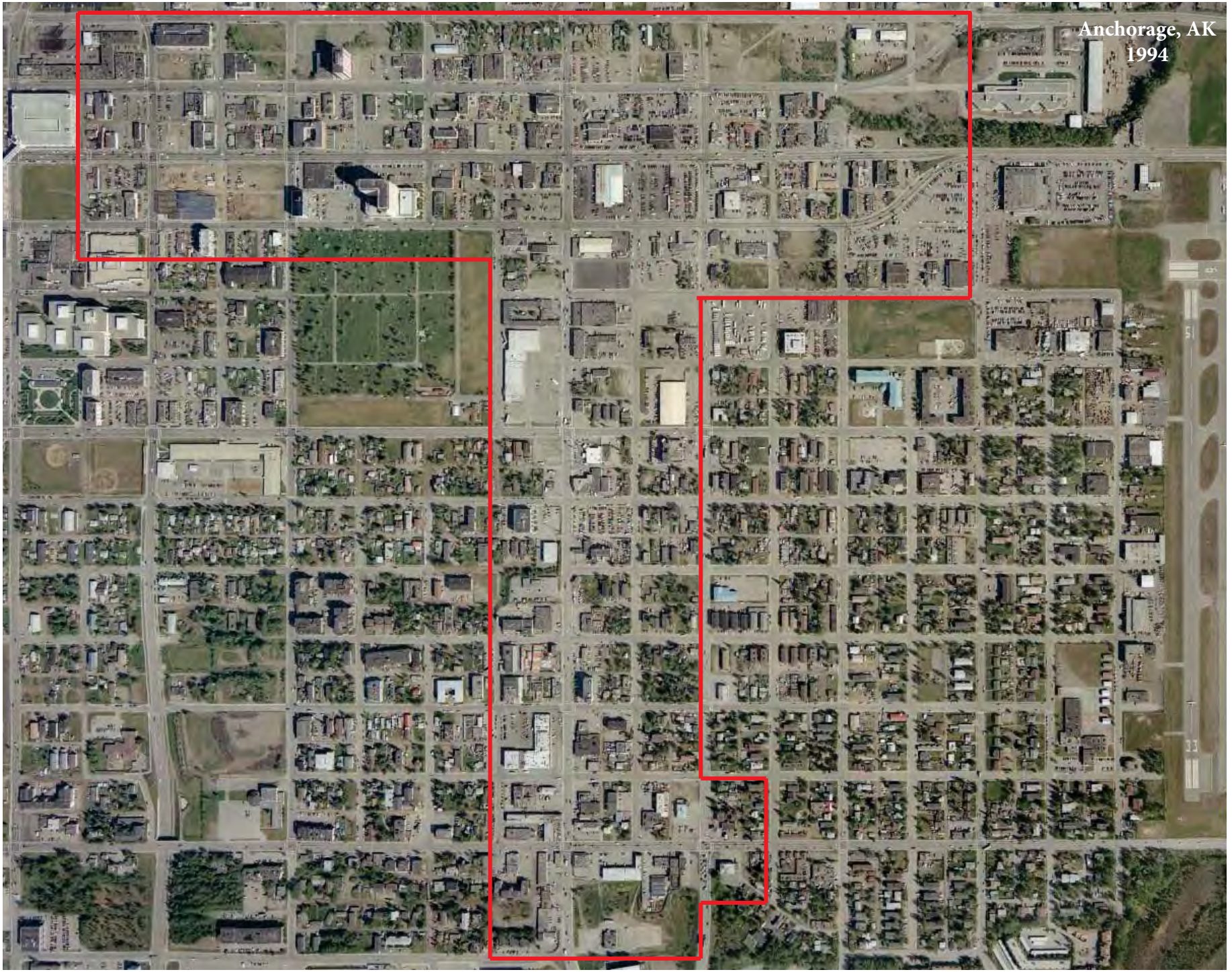
Anchorage, AK
1994

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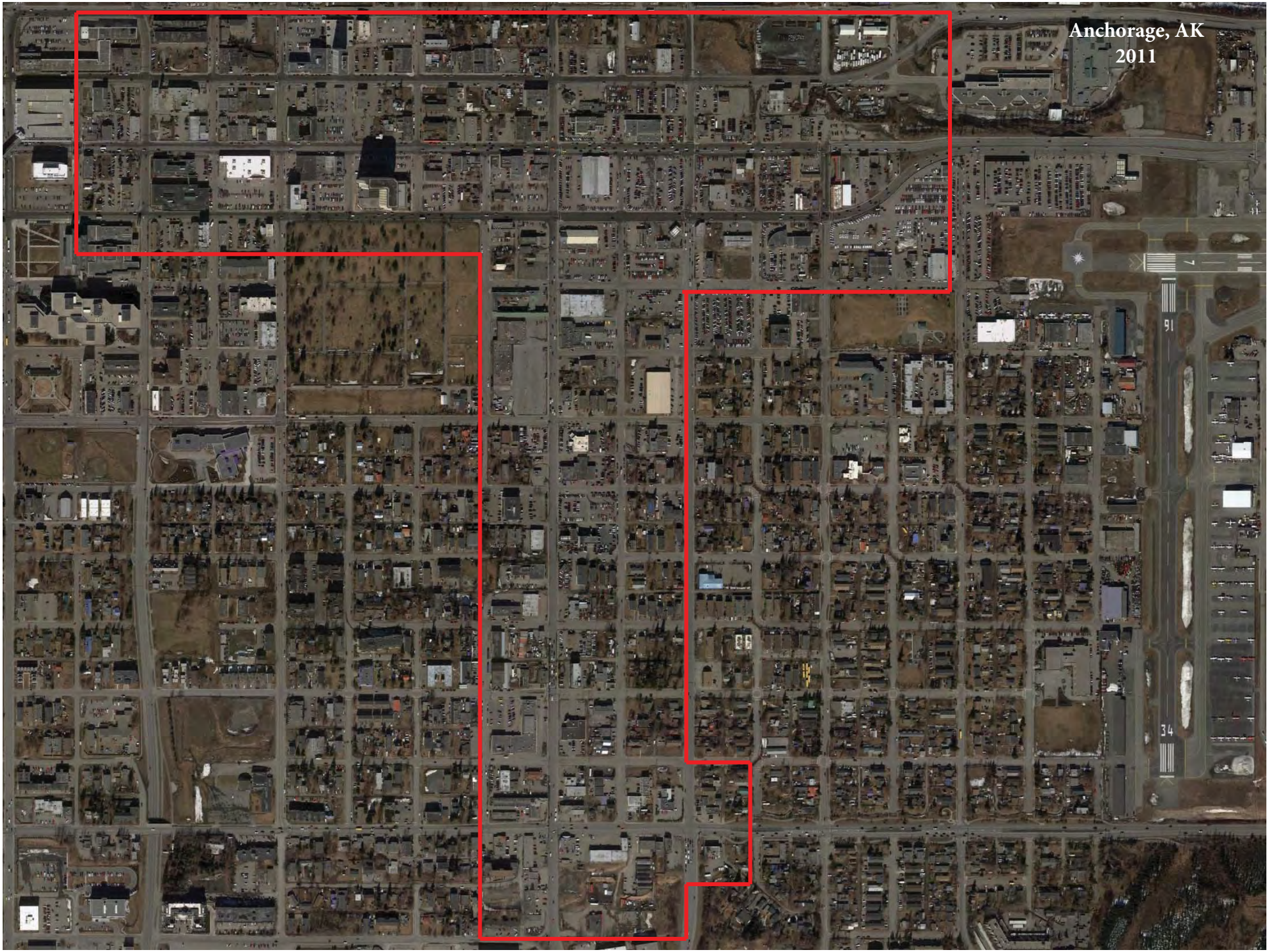
Anchorage, AK
2011
7
25
91
34

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12.3 MOA Property Appraisal Information

This information is available on the accompanying CD.

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12.4 Site Photographs

1. FBI Building, historical contamination beneath the building.

2. Office Depot, contaminated soil beneath the parking lot.

3. 555 Cordova Street, VI has been demonstrated to be an issue in the basement.

4. Dry cleaning facility

5. Kendall Collision Center

6. Payless Auto Center

7. Alaska Professional Auto, Car Sales & Services

8. Mercedes-Benz of Anchorage, car sales and services

9. Automotive related property

10. Speedy Glass, Automotive related property

11. Mini of Anchorage, car sales and services

12. Automotive repair center

13. Tesoro gas station, known historic contamination at this property

14. Parking lot at 4th & Gambell, historical dry cleaning operation and PCE contamination

15. Automotive repair facility

16. Dry cleaning facility, Former Snow White Cleaners

12.5 Regulatory Process Walkthrough

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Fairview Areawide Property Assessment Reuse and Redevelopment Initiative

What to Expect if Heating Oil Contamination is Discovered on Residential Property

heating oil *contamination*

Presence of known contamination on a property should be disclosed during the real estate transaction. However, unknown historical contamination may exist on a property, and sometimes it is only discovered when redeveloping a property.

How is Heating Oil Contamination Typically Discovered on a Residential Property?

Heating oil contamination is typically discovered when performing groundwork such as demolition, remodeling, and work on buried utilities. Impacted soil usually will have a grayish discoloration and may have a typical fuel odor.

Why Action Must Be Taken?

Heating oil is a mixture of petroleum-derived compounds. Most of these compounds are a health hazard, and some increase the risk of cancer. Humans are exposed to contamination primarily by ingestion of impacted soil and water either deliberately (drinking impacted water) or accidently (children playing in impacted soil); absorption through the skin; and inhalation of volatile contaminants, which many petroleum compounds are.

What Do I Do If Heating Oil Contamination is Discovered on My Residential Property?

The Alaska Department of Environmental Conservation (ADEC) requires a release of a hazardous substance, such as heating oil, be reported as soon as a person has knowledge of the release. Not reporting could have severe financial consequences.

You will need to hire a third-party environmental consultant because ADEC requires a qualified professional to lead the assessment and cleanup of environmental contamination.

More Information

If a release of heating oil has just occurred that requires spill response, contact the Spill Hotline at 269-3063. If it is suspected that release is associated with past activities, contact the Contaminated Sites Program at 269-7503.

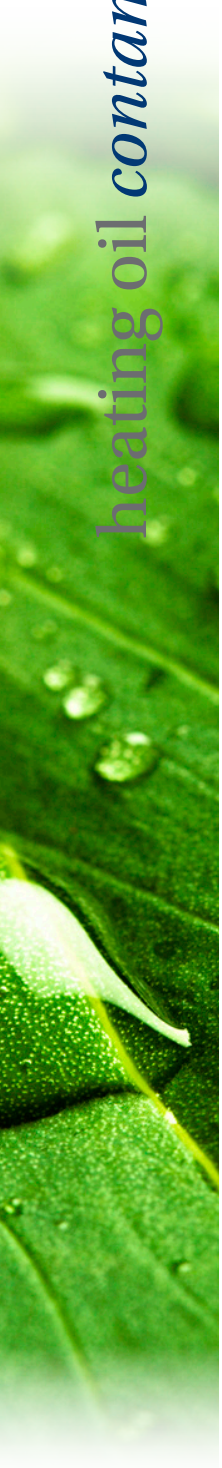
ADEC has tips for hiring an environmental consultant: http://dec.alaska.gov/spar/csp/qp.htm.

Additional explanation of the cleanup process is found at: https://dec.alaska.gov/spar/csp/process.htm#anytime.

Alaska cleanup regulations for home heating oil releases are found in Title 18 of the Alaska Administrative Code, Chapter 75, Article 3 (18 AAC 75.300 through 18 AAC 75.396).

Funding for cleanup may be possible through your property's insurance policy. Check with your insurer.

heating oil *contamination*



Step 1. Reporting

If not already done, report the contamination to ADEC.

Step 2. Interim Removal Action (Optional)

ADEC may decide that contamination should be removed immediately to prevent it from spreading. Removal would be performed by a contractor certified in hazardous waste operations. However, interim removal actions are typically uncommon for contamination from a residential heating oil tank.

Step 3. Site Characterization Work Plan

The environmental consultant will prepare a written plan explaining how the contamination will be investigated. ADEC reviews and approves the work plan.

Step 4. Site Characterization Fieldwork

The environmental consultant will perform or oversee characterization described in the work plan. A combination of soil, groundwater, and air samples likely will be collected. An excavator or drilling rig may be used to obtain samples. Expect the fieldwork to last one to three days.

Step 5. Site Characterization Report

The environmental consultant will prepare a report of the findings for site characterization activities and submit it to ADEC for review.

Step 6. Cleanup Plan

The environmental consultant will propose a cleanup method to ADEC, and prepare a plan for ADEC review. This step may be accelerated by including the cleanup plan in the site characterization report.

Step 7. Implement the Cleanup Plan

The environmental consultant will perform or oversee cleanup operations. Contaminated soil may be removed or treated in place. The cleanup method may include an analysis to show that it is safe to leave contamination in place. Additional samples may be necessary to show the effectiveness of the cleanup.

Step 8. Cleanup Report

The environmental consultant will prepare a report on the cleanup operation and its effectiveness at reducing risk to people and the environment.

Step 9. Site Closure

ADEC will issue its determination. It may determine a “Cleanup Complete” status if all contamination is removed, or the remaining contamination is shown not to pose a risk to human health or the environment. ADEC may issue a “Cleanup Complete with Institutional Controls” status if contamination is left in place, but could still adversely people or the environmental without protective measures. Examples of Institutional Controls (IC’s) include: land use restrictions (it’s okay for a parking lot, but not a daycare), future sampling requirements to monitor the contamination, or treatment system operation and maintenance. IC’s are typically attached to the property deed so they would be found during a title search. IC’s may be removed in the future, if it can be shown that they are no longer necessary.

How Long Will the Cleanup Process Take?

The length of time required for the cleanup process can vary depending on the size of the problem, availability of funds, and responsiveness of the environmental consultant. For a typical scenario with heating oil contamination, expect a time period of three months or more. Both the site characterization stage (work plan, investigation, and report) and cleanup stage (plan, implementation, and report) will generally take at least six weeks and often longer.

How Much Will It Cost?

Cleanup costs can vary greatly. Typical costs will be in the tens of thousands of dollars range. However, cleanup possibly can be performed for much less if contamination is minimal. Costs will increase if groundwater also is contaminated.

Can I Continue Developing My Property During the Cleanup?

Generally, ADEC will allow projects to continue as long as the contaminated area is not disturbed, and workers are protected from contaminant exposure.

PCE Contamination at a Dry Cleaners

Fairview Areawide Property Assessment Reuse and Redevelopment Initiative

What to Expect if PCE is Discovered During a Phase II Investigation at a Former Dry Cleaner

A pre-acquisition Phase II site assessment is used to delineate previously disclosed contamination or identify previously undocumented contamination.

What is PCE?

PCE is known by many names: tetrachloroethylene, perchloroethylene, and perc. It is a chlorinated solvent commonly used in dry cleaning.

What are the Primary Concerns Associated with a Release of PCE to the Environment?

Exposure to low levels of PCE increases health risks, including cancer. When PCE migrates into groundwater, it can very slowly degrade into other chemicals that also increase health risks.

Humans are exposed to PCE primarily by ingestion of impacted soil and water either deliberately (drinking impacted water) or accidently (children playing in impacted soil); absorption through the skin; and inhalation of vapors.

What Do I Do if PCE is Discovered?

The Alaska Department of Environmental Conservation (ADEC) requires a release of a hazardous substance, such as PCE, be reported as soon as a person has knowledge of the release. At a minimum, the potential developer should inform the property owner of the finding.

The developer should perform a risk analysis/cost evaluation to determine whether continued investment in the contaminated property will meet financial goals of redevelopment. Discuss realistic cleanup costs with your environmental consultant; review financing options for cleanup, including insurance (current and historical) and possible tax incentives for redeveloping a contaminated site; and seek legal counsel about possible "innocent landowner defense" and the "bona fide prospective purchaser" classifications.

How Does The Cleanup Process Work?

The goal of the cleanup process is to protect the health and safety of people and the environment. It does not mean that every ounce of contamination must be removed.

More Information

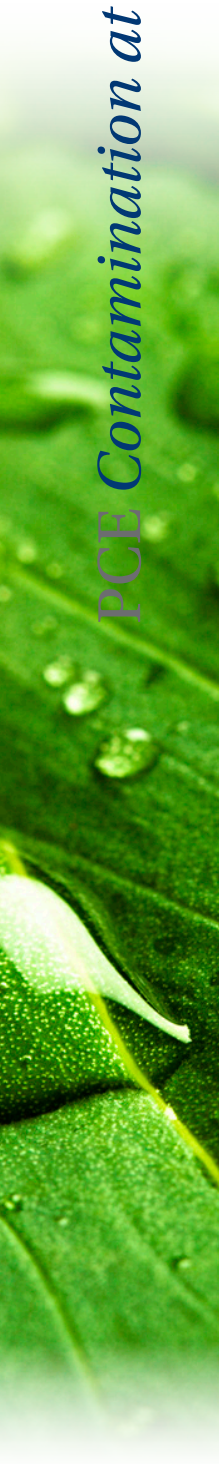
If a release of PCE has just occurred that requires spill response, contact the Spill Hotline at 269-3063. If it is suspected that release is associated with past activities, contact the Contaminated Sites Program at 269-7503.

ADEC has tips for hiring an environmental consultant: http://dec.alaska.gov/spar/csp/qp.htm.

The document, *Conducting Contamination Assessment Work at Drycleaning Sites*, is a good resource for someone interested in developing a former dry cleaners: https://dec.alaska.gov/spar/csp/guidance_forms/csguidance.htm

Alaska cleanup regulations for PCE are found in Title 18 of the Alaska Administrative Code, Chapter 75, Article 3 (18 AAC 75.300 through 18 AAC 75.396).

PCE Contamination at a Dry Cleaners



Step 1. Reporting

If not already done, report the contamination to ADEC.

Step 2. Interim Removal Action (Optional)

For a recent release, ADEC may request contamination be immediately removed to prevent spreading.

Step 3. Site Characterization Work Plan

ADEC requires a third-party environmental consultant to prepare a written plan explaining how the contamination will be investigated. ADEC reviews and approves the work plan.

Step 4. Site Characterization Fieldwork

The environmental consultant will perform or oversee characterization described in the work plan. A combination of soil, groundwater, and air samples likely will be collected, and sampling may have to occur on adjacent properties. An excavator or drilling rig likely will be used to obtain samples.

Step 5. Site Characterization Report

The environmental consultant will prepare a report of site characterization findings and submit it for ADEC review. It is common for recommendations to include additional characterization because PCE is generally only detected by laboratory analysis and not field methods.

Step 6. Cleanup Plan

The environmental consultant will propose a cleanup method to ADEC, and prepare a plan for ADEC review. Sometimes, this step requires a "pilot study" or field test to ensure that the proposed cleanup method will be effective.

Step 7. Implement the Cleanup Plan

The environmental consultant will perform or oversee cleanup operations. For PCE, expect continued sampling over time to show the effectiveness of the cleanup.

Step 8. Cleanup Report

The environmental consultant will prepare a report on the cleanup and its effectiveness at reducing risk to people and the environment. Since PCE cleanup takes a long time, interim status reports are typically prepared.

Step 9. Site Closure

ADEC will issue its determination. It may determine a "Cleanup Complete" status if all contamination is removed to below applicable levels, or the remaining contamination is shown to not pose a risk to human health or the environment. ADEC may issue a "Cleanup Complete with Institutional Controls" status if contamination is left in place and could still harm people or the environmental without protective measures. PCE contaminated sites generally will have IC's due to the time and cost of reducing contamination. Typical IC's include land use restrictions (it's okay for a parking lot, but not a daycare), future sampling requirements to monitor the contamination, or treatment system operation and maintenance. IC's are typically attached to the property deed so they would be found during a title search. IC's may be removed in the future, if it can be shown that they are no longer necessary.

How Long Will the Cleanup Process Take?

Expect a minimum of three years and as much as 20 to 30 years. Site characterization work plan, investigation, and reporting can easily last one year. Depending on how aggressive the remedy is, cleanup plan, implementation, and reporting can last from a couple years to 20 or 30 years. ICs may extend the process by requiring continued monitoring of remaining contamination.

How Much Will It Cost?

Complete cleanup of a PCE contaminated site may cost up to $1M or more, depending on the extent of contamination, however smaller releases may be cleaned up or closed for much less.

Can I Continue Developing My Property During the Cleanup?

Generally, ADEC will allow projects to continue as long as the contaminated area is not disturbed, and workers are protected from contaminant exposure.

Difficulties Associated with PCE

PCE does not breakdown easily, especially compared to fuels like gasoline or diesel.

PCE released from dry cleaner operations likely will be regulated as hazardous waste, which makes the cleanup process more costly.

PCE often causes groundwater contaminant plumes that move under adjacent properties, and place other property owners and tenants at risk.