

Alaska Department of Environmental Conservation

Contaminated Sites Database

Cleanup Chronology Report for Peacock Cleaners (Anchorage)

File Number	2100.38.511	Hazard ID	4148
Site Name	Peacock Cleaners (Anchorage)	Staff	Robert Weimer – 907-269-7525
Address 1	4501 Lake Otis Parkway	Status	Active
Address 2		Landowner	Municipality of Anchorage - Real Estate Services
City/State/Zip	Anchorage, AK 99501		
Latitude	61.179722	Meridian	Seward
Longitude	-149.837222	Range	003
Section	33	Township	013

Problem/Comments The Peacock Cleaners property was originally owned by Mr. Richard Washington who purchased the land and the private residence in 1961. The dry cleaning facility was constructed in 1968 and operated until February 2008. Mr. Washington leased the property from the Municipality of Anchorage (MOA) which contained both the dry cleaning facility and the private residence. Historical records indicated that the building has always been used as a dry cleaning/laundry facility. The MOA acquired the property in 1991 through foreclosure. The western portion (20 feet) of the property is proposed to be used as a public road right of way, including landscaping and buffer areas. It will potentially include trails, sidewalks and/or park areas. The remainder of the property is to be used as residential/commercial. The property is in a heavily used area, in close proximity to a public park and Campbell Creek. The limited site characterization identified DRO (diesel range organics), BTEX (benzene, toluene, ethylbenzene, total xylenes), DCE (cis-1,2-Dichloroethylene), PCE (Tetrachlorobenzene) and TCE (Trichloroethylene) contamination in the soil and groundwater. Off property monitoring wells (B6MW, B7MW, and B8MW) were constructed in 2007 to sample groundwater from the uppermost reported aquifer. Based on subsurface information from on property nested wells, it appears that the deeper aquifers are also impacted. Future investigation should include deeper or nested monitoring wells in the inferred down gradient location.

Action Date	Action	Description	DEC Staff
09/26/2005	Site Added to Database	Brownfield tracking site.	Williams, Deborah
09/26/2005	GIS Position Updated	Locational data from Topozone.com, NAD 83 from site map in the DEC Brownfields Assessment Request form.	Williams, Deborah

09/26/2005	Brownfield Inventory	DEC Brownfields Assessment Request Form for FY2006 was received and the site was awarded a DEC Brownfield Assessment. Site is a confirmed brownfield site by EPA and DEC review.	Williams, Deborah
02/21/2006	Update or Other Action	Draft of Phase I ESA provided to DEC for review by consultant conducting DEC Brownfield Assessment and working for DEC. Report indicates the likelihood that contamination is present and Phase 2 services warranted.	Carnahan, John
03/28/2006	Preliminary Assessment Approved	Phase I report completed for site. Recommendation is for confirmation or potential environmental impacts associated with business use. MOA intends to further assess site and will seek additional funding.	Carnahan, John
03/31/2006	Brownfield Confirmed	Brownfield Confirmed: Site received DEC brownfield assessment	Carnahan, John
06/20/2007	Update or Other Action	Received call from ADOT contractor pertaining to Lake Otis Road widening project that may impact the frontage of the Peacock Cleaner's property. Forwarded copy of Phase I ESA to DOWL Engineers, who is working for ADOT.	Carnahan, John
09/26/2007	Update or Other Action	Telephone call from consultant working for the Heritage Land Bank, conducting a site characterization based on the Phase I results. A workplan was completed and sent to the DEC dated September 24, 2007. Most of the preliminary site work had been completed, although the DEC requested that it be kept informed on the proposed work effort since it was likely that the MOA would seek further brownfield funding for cleanup. Initial data indicate that surface soil has been contaminated by solvents adjacent to building. There was a tank identified onsite that was not previously identified, and there is a depression to the east of the stroe that is filled with water, that appears to be filled with water potentially from the store. More investigation is pending.	Carnahan, John
10/23/2007	Update or Other Action	RP consultant informed EC that they are planning to install additional wells on the property. DEC PM requested information about the existing findings and location of wells. Through discussion the locations of the remaining two wells will be to the south and southeast of the known contaminated area. Upgradient information was available from previous investigations.	Carnahan, John
10/29/2007	Potentially Responsible Party/State Interest Letter	Letter of State Interest send to Mr. Washington, current owner of the Peacock Cleaners business, and Municipality of Anchorage as the land owner.	Carnahan, John
01/10/2008	Meeting or Teleconference	Teleconference with Mr. Washington and Mr. David Burney about the status of the site and the financial	Carnahan, John

	Held	situation for Mr. Washington. They requested that I re-send the letter of state interest to Rev. Patterson with Mr. Washington's church. This was completed.	
01/15/2008	Update or Other Action	Sent general information about the use of insurance archeology to potentially assist with cleanup costs to the contact information provided by Mr. Washington: the fax number at the Baptist Church that Mr. Washington attends.	Carnahan, John
02/13/2008	Site Characterization Report Approved	<p>Received Site Characterization report for 4501 Lake Otis Parkway. Municipality of Anchorage contracted this effort to further evaluate specific areas of concern identified in a previously completed Phase I ESA. This work consisted of five soil borings, eleven nested monitoring wells, and three permanent monitoring wells. The results indicated that DRO was identified in soil and groundwater consistent with a release from a Stoddard solvent UST located onsite. PCE and TCE contamination identified in soil and groundwater was consistent with a surface, or near-surface release originating onsite. The highest soil concentrations were identified in a boring located directly adjacent to the dry cleaning facility. Groundwater was impacted in excess of the DEC cleanup levels beneath the site. Groundwater samples collected from the offsite monitoring wells did not contain detectable PCE or TCE - however, the report implied that there may be a semi-confining layer between aquifers or a perched aquifer. Samples from the offsite wells were presumably from the uppermost aquifer. The extent of the groundwater plume has not been fully delineated. A hazardous materials survey conducted on the structures identified asbestos-containing materials, lead PCBs (associated with light fixtures), mercury and other hazardous containing materials, which will require removal prior to demolition activities. Soil contamination up to 2140 mg/kg DRO, 45.2 mg/kg PCE, and 0.907 mg/kg TCE in the areas sampled. Groundwater contamination up to 5.77 mg/l DRO, 8300 ug/l PCE, 2130 ug/l TCE, 1.7 ug/l DCE, and 3540 ug/l cis-1,2 DCE. Depth to groundwater was measured between 4.86 (shallow) to 13.5 (medium) to 15.52 feet below ground surface (bgs) in the deep wells. In the temporary nested monitoring wells the highest concentration was found at the medium 13.13 feet bgs. The three permanent monitoring wells (B6MW, B7MW, B8MW) installed off property to the south appear to have been installed in the shallow (less/non-contaminated) aquifer. Nested monitoring wells were installed on property (B1MW, B2MW, B3MW, B4MW, B5MW). A silt layer was</p>	Carnahan, John

		encountered at 25 feet bgs in boring B3, the other deep borings did not encounter this silt layer at 25 to 26.5 feet bgs.	
02/15/2008	Exposure Tracking Model Ranking	Initial ranking with ETM completed. Human Health Exposure Category: Current Exposure; Controlling Pathway(s): Surface Soil, Subsurface Soil; Score: 8; Ecological Site Exposure Category: Low Potential Exposure; Potentially-Contaminated Media: Surface Soil, Groundwater, Subsurface Soil, Surface Water; Other Site Concerns: None	Carnahan, John
05/01/2008	Brownfield Confirmed	Site to receive EPA Targeted Brownfield Assessment, whereby EPA contractor will conduct further site characterization.	Carnahan, John
05/16/2008	Update or Other Action	Received conceptual plan for future assessment associated with Targeted Brownfield Assessment, to be completed by E&E, working under EPA.	Carnahan, John
07/01/2008	Update or Other Action	The MOA was awarded an EPA Brownfield Cleanup grant for this site. Field work will likely commence during 2009 summer field season at earliest.	Carnahan, John
09/09/2008	Update or Other Action	EPA approved the quality assurance plan and field sampling plan. Some comments by DEC QAO pertaining to methanol preservation, but they were discussed and resolved since the samples were to be analyzed rapidly.	Carnahan, John
09/10/2008	Site Characterization Workplan Approved	DEC provided comments on the proposed assessment workplan.	Carnahan, John
09/16/2008	Update or Other Action	Clarification on sampling methods provided by EPA on holding times. See email or file for correspondence on methanol preservation.	Carnahan, John
09/19/2008	Site Visit	At the request of the project manager the quality assurance officer completed site visits to ensure work plan compliance at the former Peacock Cleaners during September of 2008. Soil sample collection, monitoring well installation using direct push technology, and groundwater sample collection were all observed on site. No deviations from the approved workplan were noted.	Porter, Brenton
09/22/2008	Site Visit	DEC QAO made a site visit to observe sampling during the field effort. The specific day is not known, but he contacted the PM to inform him that he would be onsite to observe sampling methods.	Carnahan, John
10/13/2008	Update or Other Action	The MOA is working on its Brownfield Grant Workplan and has requested review. DEC provided comments on the workplan, which is not a corrective action plan.	Carnahan, John
10/23/2008	Update or Other Action	Project management changed from John Carnahan to Robert Weimer.	Carnahan, John

06/17/2009	Site Characterization Report Approved	<p>On September 15, 2008 through September 24, 2008 soil and groundwater samples were collected to help assess for solvent contamination at this site. The following contaminated areas were identified: partially buried drum area, Stoddard solvent container storage area, Stoddard solvent underground storage tank area, former Peacock Cleaners structure area, and septic leach pond area (only 3 surface field screening samples and 1 deeper sample set collected). The former residence drum area does not appear to have been adequately assessed (samples were not collected in area next to house where drums were identified in 2007). 14 monitoring wells were sampled. Depth to groundwater was 16 to 18 feet below ground surface (bgs). The groundwater flows to the south to southeast toward the nearby Campbell Creek. Groundwater contamination up to 2.4 mg/l DRO (1.5 mg/l cleanup level), 320 ug/l benzene (5 ug/l cleanup level), 10762 ug/l tetrachloroethene (PCE) (5 ug/l cleanup level), 1171 ug/l trichloroethylene (TCE) (5 ug/l cleanup level), 7243 ug/l cis-1,2 Dichloroethane (DCE) (70 ug/l cleanup level), and 6.8 ug/l 1,2-Dichloropropane (5 ug/l cleanup level). PCE and TCE exceeded cleanup levels in 10 groundwater samples. Soil contamination up to 5500 mg/kg DRO (250 mg/kg cleanup level), 3.3 mg/kg benzene (0.025 mg/kg cleanup level), 34,000 mg/kg PCE (0.024 mg/kg cleanup level), 3.8 mg/kg TCE (0.024 mg/kg cleanup level), and 20.4 mg/kg DCE (0.24 mg/kg cleanup level). PCE exceeded cleanup levels in 31 samples. The full extent of the soil and groundwater contamination has not been defined. Need additional nested and deeper monitoring wells to assess for DNAPL product and depth to a confining layer. Also need to assess the former leach field and septic tank for contamination. A tighter silt layer was encountered at 18.5 feet bgs in boring PS02 & PS03, 17 feet bgs PS04, and 17.5 feet bgs at PS05, PS08, SP11, & SP12. The consultant estimates that 5000 cubic yards of contaminated soil remain at this site above cleanup levels.</p>	Weimer, Robert
08/12/2009	Update or Other Action	<p>File review. The follow additional site work is needed: Remove the drums, liquids, and waste from the buried drum area. Remove any liquids in the Stoddard solvent UST tank, and remove and assess the Stoddard tank and piping. Assess building discharge piping and where it goes to (old septic crib/septic tank/leach field). Define the full extent of soil contamination (including additional assessment at former residence drum area, septic leach pond, and buried drum area). Define the full extent of groundwater contamination. Quarterly</p>	Weimer, Robert

		groundwater monitoring. Install additional nested monitoring wells to assess for DNAPL product and deeper groundwater contamination. Corrective action plan for the soil and groundwater contamination. Vapor intrusion assessment for the apartment building to the south and any other nearby structures.	
08/26/2009	Site Visit	Walked around the outside of the site to observe current site conditions. The site is fenced, but most of the east side has been pushed down, some trash was observed inside the fenced area. The stand pipes for the Stoddard tank were visible from the south. Site conditions appear similar to the 2008 photos in the June 2009 Targeted Brownfields Assessment report.	Weimer, Robert
08/27/2009	Meeting or Teleconference Held	Teleconference with EPA, DEC, MOA, and MOA's consultant. EPA has issued a Brownfield Cleanup Grant for this site. The amount is \$240,000 (\$200,000 from EPA and a matching \$40,000 from MOA). EPA indicated that other grant money may be available that may require more matching money. MOA indicated that more matching money was not available at this time. I informed MOA of the pushed down fence I observed on 8/26/09 and they said they would get that fixed. We discussed that the site characterization was not complete, buried tanks and drums would need to be removed, a vapor intrusion assessment needs to be conducted, and ongoing groundwater monitoring is needed. EPA was not sure that all of those items could be covered under the Brownfield Cleanup Grant, but would check to see if other grants are available to cover needed site work that could not be done under the current grant. DEC requested a copy of the drinking water well search that was to be done under the previous grant. MOA stated that they intend to use the western 20 feet of the property for the road and the rest of the property is planned to be used for residential/commercial.	Weimer, Robert
08/27/2009	Update or Other Action	Following the 8/27/09 teleconference DEC received a copy of the November 18, 2008 Brownfields Cleanup Cooperative Agreement Work Plan. The plan proposes to spend \$240,000 on the site (\$200,000 from the EPA and \$40,000 from MOA). The plan proposes to spend an estimated \$57,600 to remove the Stoddard tank and buried drums, \$103,400 for treatment of contaminated soil, and \$30,400 for treatment of contaminated groundwater. The plan includes public involvement, Analysis of Brownfields Cleanup Alternatives (ABCA), and cleanup design.	Weimer, Robert
09/10/2009	Meeting or Teleconference	Meeting with MOA and their consultant to discuss future site work. They plan to have the Stoddard solvent tank	Weimer, Robert

	Held	pumped out and buried drums removed soon. Groundwater monitoring also needs to continue. The MOA will be looking for funds to do the short-term work.	
10/21/2009	Meeting or Teleconference Held	<p>Teleconference with Terri Griffin of EPA. EPA is having their contractor conduct a 1 mile drinking water well search of the area and check the screened intervals in the down-gradient site monitoring wells. They are also evaluating the costs and funding to conduct a vapor intrusion assessment for the nearby apartment building. Terri said that the MOA is moving forward with the Brownfields Cleanup Cooperative Agreement Work Plan which includes public involvement, Analysis of Brownfields Cleanup Alternatives (ABCA), and cleanup design. She said the cleanup design would have to meet State and Federal cleanup requirements even if that would exceed the \$240,000 grant. Terri indicated that the MOA or the State could apply in 2010 for up to \$350,000 of additional grant money (issued in 2011) under the Site Specific Assessment Proposal, and no match money is required for this competitive grant. EPA also hopes to have money available so the half buried drums can be removed before freeze up this year, and so the Stoddard tank can be pumped out and the monitoring wells sampled this fall.</p>	