

Final Performance Report – October 1, 2017 through April 12, 2019
EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
Municipality of Anchorage, AK

**Final Performance Report
October 1, 2017 through April 12, 2019**

**Municipality of Anchorage, AK
FY2017 EPA Brownfield Community-Wide Assessment Grants
for Hazardous and Petroleum Substances**

Cooperative Agreement: BF-01J39201

Submitted by:
Municipality of Anchorage
Real Estate Department
4700 Elmore Road
Anchorage, AK 99519

April 12, 2019

Final Performance Report – October 1, 2017 through April 12, 2019

EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
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I. GENERAL INFORMATION

Name of Grantee: Municipality of Anchorage, AK
Grant Type & Award Year: EPA Brownfield Community-Wide Assessment, Fiscal Year 2017
Funding Type: Hazardous Substances and Petroleum
Award Amount: \$150,000 (Hazardous Substances)
\$150,000 (Petroleum)
Cooperative Agreement No.: BF-01J39201
Date of Award: September 8, 2017
Project Period: October 1, 2017 through April 12, 2019

Project Contacts:

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|---------------|--|
| Name: | Nicole Jones-Vogel |
| Title: | Land Management Officer |
| Project Role: | Brownfields Project Director |
| Address: | Municipality of Anchorage Real Estate Department 4700 Elmore Road Anchorage, AK 99519 |
| Phone: | (907) 343-7531 |
| Email: | jones-vogelnk@muni.org |

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|---------------|--|
| Name: | Kristine Bunnell |
| Title: | Senior Planner |
| Project Role: | Brownfields Project Manager |
| Address: | Municipality of Anchorage Real Estate Department 4700 Elmore Road Anchorage, AK 99519 |
| Phone: | (907) 343-7993 |
| Email: | bunnellkr@ci.anchorage.ak.us |

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|----------|---|
| Name: | Mary Goolie |
| Role: | EPA Project Officer |
| Address: | U.S. Environmental Protection Agency 222 West 7th Avenue #19 Anchorage, AK 99513 |
| Phone: | (907) 271-3414 |
| Email: | goolie.mary@epa.gov |

Chief Executive:

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|----------|---|
| Name: | Ethan Berkowitz |
| Title: | Mayor |
| Address: | Anchorage City Hall 632 W 6 th Avenue, Suite 840 Anchorage, AK 99501 |
| Phone: | 907-343-7100 |
| Email: | |

II. INTRODUCTION

This report provides a summary of activities completed by the Municipality of Anchorage, AK (the Municipality or MOA) during the implementation of United States Environmental Protection Agency (EPA) Brownfield Community Wide-Assessment (CWA) Grants for hazardous and petroleum substances awarded to the Municipality in 2017.

The Municipality has been working to implement the Anchorage 2040 Land Use Plan (LUP) to ensure efficient and equitable growth and to protect and enhance our neighborhoods, commercial centers, and transportation corridors. However, many areas of the community have been significantly impacted by brownfields, which impedes implementation of recommendations in the 2040 LUP, particularly for compatible infill and redevelopment. This project has included an assessment of brownfield sites in the target areas comprised of Downtown Anchorage and the Ship Creek, Fairview, Mountain View, Midtown, and Muldoon neighborhoods.

The primary desired goals and objectives for the project included promoting brownfield redevelopment and revitalization, consistent with the Municipality's adopted plans and policies. Grant funding has allowed the Municipality to build a successful Brownfield Revitalization Program, including the development of the organizational infrastructure to assess, remediate, and catalyze brownfield redevelopment. Other key objectives included raising awareness of brownfields and brownfield redevelopment tools; spurring private investment and creating jobs through development projects on brownfield sites; and reducing environmental threats to human health and the environment.

The Municipality's EPA-approved Cooperative Agreement (CA) Work Plan describes six tasks to be completed using grant funding. This report describes the status of each task as of April 12, 2019, the CA completion date, and provides a list of accomplishments associated with each task. The tasks are listed below:

| Task No. | Task Name |
|----------|---|
| 1 | Project Management, Reporting & Other Eligible Activities |
| 2 | Public Involvement |
| 3 | Site Inventory, Prioritization, & Eligibility |
| 4 | Phase I Environmental Site Assessments |
| 5 | Phase II Environmental Site Assessments |
| 6 | Analysis of Brownfield Cleanup Alternatives, Cleanup Action Plans & Area-Wide Plans |

III. BUDGET OVERVIEW

The EPA awarded \$300,000 to the Municipality during Fiscal Year 2017 (FY2017) to assess hazardous substance (\$150,000) and petroleum (\$150,000) impacted brownfields primarily located within Downtown Anchorage and the Ship Creek, Fairview, Mountain View, Midtown, and Muldoon neighborhoods. The \$300,000 budget allocated \$8,640 for Municipality staff (personnel labor and fringe benefit costs), \$5,600 for the Municipality's staff travel/training expenses, and \$285,760 for contractual services provided by the selected consulting team lead by Stantec Consulting Services Inc. (Stantec or "Consultant"). A summary of the budget status as of the end of the Grant performance period is provided in **Section VIII**. Modifications to the CA Work Plan are discussed in the following section.

IV. MODIFICATIONS TO THE WORK PLAN

Modifications to the CA Work Plan budget were approved by EPA Project Officer Mary Goolie via email on December 13, 2018 and are summarized below.

- A decrease in Personnel budget from \$5,760 to \$0.
- A decrease in Fringe budget from \$2,880 to \$0.
- A decrease in Travel budget from \$5,600 to \$1,908.
- The task budgets were amended as follows:
 - A decrease in Task 1 budget from \$34,040 to \$26,174.
 - A decrease in Task 2 budget from \$22,440 to \$22,384.
 - A decrease in Task 3 budget from \$34,440 to \$16,398.
 - A decrease in Task 4 budget from \$40,240 to \$23,625.
 - An increase in Task 5 budget from \$117,440 to \$206,233.
 - A decrease in Task 6 budget from \$46,214 to \$5,186.

The budget tables provided in **Section VIII** have been amended to reflect the above modifications.

V. STATUS OF PROGRAM ACTIVITIES

This section of the report provides a summary of the status for each task identified in the CA Work Plan as of April 12, 2019, including a summary of projects/activities approved and completed over the life of the grant for each task. The summary for each task includes: A) a task description (per the EPA-approved project work plan), B) a description of activities completed, and C) a summary of completed deliverables. All supporting documentation and quarterly reports have been completed and submitted previously. A full summary of project milestones is included in **Section VII**, for reference.

Task 1: Project Management, Reporting & Other Eligible Activities

A) Task Description:

As described in the EPA-approved Work Plan, the Municipality was responsible for the management of the assessment grant and for all EPA reporting requirements.

B) Activities Completed:

1.1 Project Management and Reporting Activities: The Municipality worked closely with the EPA, the Alaska Department of Environmental Conservation (ADEC), the Consultant, and other stakeholders as needed to achieve project objectives, maintain budgets and schedules, and prepare plans and reports. Ms. Nicole Jones-Vogel, the Municipality's Brownfields Project Director, managed the implementation of each component of the project, as described below. Project management activities completed during the implementation of the grants included:

- Monthly project check-in meetings between MOA, Stantec, EPA and the ADEC were held on the third Thursday of every month. Primary discussion topics included status updates from Stantec on project deliverables, outreach planning, inventory needs/planning, priority sites, property owner outreach, and next steps for site nominations. Additional meetings with property owners, developers and other stakeholders are described under Task 2.
- Various project management activities were completed internally and in support of several project tasks including correspondence with EPA, ADEC, Stantec and project stakeholders.
- MOA reviewed Consultant invoices and the budget for each project task on a regular basis.

EPA-required reporting was completed by the Municipality with assistance from the Consultant at regular intervals in accordance with the submittal deadlines specified in the CA. Project reporting included the following:

- Regular updates to Assessment, Cleanup, and Redevelopment Exchange System (ACRES) through January 2019;
- Four Quarterly Progress Reports (QPRs);
- One annual Disadvantaged Business Enterprise (DBE) Report;
- One final Disadvantaged Business Enterprise (DBE) Report;
- One final Federal Financial Report (FFR); and
- One final Performance Report (provided herein).

1.2 Staff Training/Travel: The City attended one National Brownfields Conference and one regional Brownfields Conference during the course of the project.

- National Conferences:
 - Ms. Nicole Jones-Vogel and Mr. Jonathan Cecil attended the National Brownfield Conference in Pittsburgh, Pennsylvania from December 4 – 7, 2017.
- Regional Conferences/Workshops:

Final Performance Report – October 1, 2017 through April 12, 2019

EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
Municipality of Anchorage, AK

- Mr. Jonathan Cecil attended the American Planning Association Conference in Anchorage November 12-14, 2017 and was a member of a four-person panel presenting “Sparking Community Revitalization with EPA Brownfield Grants.”.

C) Deliverables:

- Four QPRs submitted within 30 days following the end of each fiscal quarter (i.e., January 30, April 30, July 30, October 30);
- One annual DBE Reports for FY2016 and FY2017 at the end of each fiscal year (i.e., October 30);
- Updates to project profiles in ACRES on an ongoing basis (see Attachment 3);
- Final FFR submitted to EPA on April 23, 2019;
- Final DBE Report submitted to EPA on April 23, 2019; and
- Final Performance Report (provided herein).

Task 2: Public Involvement

A) Task Description:

The objective of this task was to ensure: a) community concerns were considered in assessment planning and execution, and b) the public was kept informed of project progress and provided the opportunity to participate throughout the project. Community outreach and public involvement activities were completed by the Municipality with assistance from stakeholders and the Consultant. Public involvement activities included the following:

- Coordinating and conducting meetings with stakeholders and the general public.
- Seeking, discussing, and implementing meaningful public input into the grant process.
- Preparing and publishing public notices.
- Preparing meeting materials and presentations.

B) Activities Completed:

2.1 Public Outreach and Involvement Activities: Over the course of the project the Municipality held various project meetings with agency partners, the Brownfield Advisory Committee, the Building Owners and Managers Association of Anchorage (BOMA), local developers, property owners, and the general public. The Municipality also held site-specific assessment meetings with various stakeholders including EPA, ADEC, property owners, developers and local businesses. Additionally, the Municipality hosted one public open house to recruit BAC members and engage the general public early in the project. A summary of key meetings and events is provided below:

- **BAC Meetings:** The Municipality hosted two BAC meetings in January and May 2018 to engage key stakeholders about all aspects of the project. BAC engagement activities included: status updates of the CWA Grants, including inventories, site nomination, prioritization and assessments, and areawide planning. The BAC served as a conduit between the project team and community, helping to represent key stakeholder groups in grant implementation.
- **Stakeholder Meetings:** One-on-one meetings were held with key stakeholders (including property and business owners and local developers). The purpose of the meetings was to identify potential priority sites and focus areas and develop goals and strategies for assessment and cleanup/reuse planning activities.
- **Public Open House:** The Municipality held a Public Open House on 1/23/18 to present information on the CWA Grant. The meeting was conducted in an open house format with a formal presentation, question and answer session, and prioritization activity. The activity involved ranking a set of seven prioritization criteria. The purpose was to gather input on community priorities to help guide where grant funding would be prioritized. Attendees ranked the criteria in the following order (where #1 represents most important):

Final Performance Report – October 1, 2017 through April 12, 2019

EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
Municipality of Anchorage, AK

| Priority | Rank |
|--|------|
| Economic Development Potential | 1 |
| Community Benefit* | 2 |
| Housing* | 2 |
| Catalyst Site | 3 |
| Public Health Impacts | 4 |
| Environmental Impacts | 5 |
| Stakeholder Support | 6 |
| New Ideas (proposed by meeting attendees): <ul style="list-style-type: none"> • Financial Viability • Benefit Tourism • Promote collaboration with community partners • Private Partnering with City • Feasibility of Success • Assist site already redeveloping | 7 |

**As shown in the table above, "Community Benefit" and "Housing" priorities were ranked very similar.*

Approximately 24 people attended the meeting including a mix of agency representatives, public, and private interests.

- **Property Owner Engagement:** The Municipality continually conducted outreach to property and business owners, developers, and other stakeholders to solicit participation in the grant project and encourage use of grant funding for ESAs and/or cleanup/reuse planning activities at priority sites in Anchorage.

2.2 Project Updates and Other Public Information Activities: The Municipality ensured that community residents and other stakeholders had meaningful participation in the project and that their concerns were effectively identified and fully considered throughout the grant period. The Municipality and Consultant prepared outreach and public involvement materials including Fact Sheets, Notices, Meeting Materials, Brochures, etc. The Municipality continually conducted outreach to property and business owners, developers, neighbors, and other stakeholders through the Municipality’s website and postings for meetings.

The Municipality and project team also prepared a brownfield project webpage on the Municipality’s website which it maintained throughout the duration of the grant period. The webpage can be viewed here: <https://www.muni.org/Departments/hlb/Pages/Brownfields.aspx>. The webpage contains links to project fact sheets, site nomination forms, and other project information. The webpage is updated on a regular basis and is anticipated to be maintained throughout the ongoing redevelopment and future grant application process.

C) Deliverables:

- The Municipality met with individual developers and property owners to facilitate site nomination and redevelopment.
- The Municipality hosted two BAC meetings in January and May 2018. The first BAC meeting was an open house style event, open to the general public.
- Presentations were given at various public forums (Heritage Land Bank Commission, Buildings Owners and Managers Association of Anchorage, Alaska Forum Inc. etc.);
- The Municipality prepared and maintained the brownfield project webpage; and

- Project Fact Sheets, Notices, and Meeting Materials were prepared and distributed to the public throughout the project.

Task 3: Site Inventory, Prioritization & Eligibility

A) Task Description:

As described in the EPA-approved Work Plan, Task 3 was planned to include building a geographic information system (GIS)-based inventory of brownfield sites in the target areas as a foundation for identifying priority cleanup and redevelopment opportunity sites, reaching out to owners, and selecting sites for assessment. This task also included preparing eligibility determination request forms for sites prioritized for assessment.

B) Activities Completed:

3.1 Site Inventory: The project team began developing an inventory work plan for the Spenard target area, which follows Spenard Road and was designated as a Reinvestment Focus Area in the *Anchorage Bowl Land Use Plan*. This process included data gathering and formatting of baseline GIS data in preparation for inventory and assessment activities.

However, site inventory activities were put on hold pending completion of planned assessment activities. If current or future funding permits, site inventory activities will resume and focus on identifying potential sites for Phase I ESA and Phase II ESAs within the Chugach Way Focus area.

3.2 Site Prioritization and Eligibility Activities: During and following inventory activities, brownfield sites were prioritized for environmental site assessments (ESAs) and/or cleanup/reuse planning activities. The prioritization process, as described above and in the technical memorandum, included the solicitation of site nominations by MOA. This process was successful and enabled the MOA to earmark all funds for site assessment work at six sites. The Municipality and project team were able to focus efforts on six confirmed brownfield sites that are priorities for redevelopment. Site assessment and eligibility determination (ED) accomplishments are listed in **Table 1** of this report.

Prioritized sites are listed below and described in further detail in the following sections.

- 3901 Hayes Street;
- Former Blueberry Substation (2801 Eureka Street);
- Former Fairview Substation (726 E. 12th Avenue);
- Former Mountain View Substation (1301 Bragaw Street);
- Former Residential Site (West 8th Avenue and K Street); and
- Downtown Transit Center (630 G Street).

A summary of each Site nominated as part of this grant implementation project is described below:

- Site #1 – 3901 Hayes Street: This site is located at 3901 Hayes Street. This property was formerly occupied by a construction company which stored trucks and other heavy equipment onsite. A single-family residence is also located onsite. Assessment activities were needed to determine the potential sources and extent of petroleum impacts that may have resulted from fuel leaks/spills, petroleum-based lubricants, or other automotive fluids potentially released from incidental leakage from vehicles or power equipment stored on the property. In addition, the possible presence/use of fuel oil tanks at the former residence was a potential concern.

Final Performance Report – October 1, 2017 through April 12, 2019

EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
Municipality of Anchorage, AK

- Site #2 – Former Blueberry Substation: Located at 2801 Eureka Street, this site is also known as the Salvation Army Thrift Store employee parking lot. The property previously contained an electrical substation prior to the MOA acquiring the site. The MOA wishes to sell the property as there is a shortage of land available for development in Anchorage. The property currently is an asphalt-paved lot used for vehicle parking. Assessment activities were needed to support a potential sale of the property.
- Site #3 – Former Fairview Substation: Located at 726 E. 12th Avenue, this vacant lot once housed a utility substation. Prior to future reuse, the MOA needed to assess the potential presence of contamination from the past use as a substation (e.g. PCBs and other hazardous materials).
- Site #4 – Former Mountain View Substation: Located at 1301 Bragaw Street, this vacant lot once housed an electrical substation. Prior to any future reuse, the MOA needs to assess the potential presence of contamination from the past use as a substation.
- Site #5 – 3rd Ave Parking Lot: Located at 344 West 3rd Avenue, this site contains a parking lot comprising 1.7 acres in the Downtown area of Anchorage. The site is owned by the ACDA which desires to see the property redeveloped for condominiums or apartments. Based on feedback during BAC Meeting #2, this site was not prioritized for assessment as part of the MOA's FY2017 EPA CWA implementation projects.
- Site #6 – Former Residential Site (West 8th Avenue and K Street): The property was developed by 1950 with two residential structures. The structures were removed in 2012, and the property has been vacant/undeveloped since. ACDA acquired the tax lots in 2013.
- Site #7 – Downtown Transit Center: This site is located at 630 G Street in Downtown Anchorage and currently serves as the City's main transit center facility. As part of an effort to revitalize the downtown area, ACDA is seeking to work with a developer to redevelop the Downtown Transit Center to accommodate hotel development and supporting amenities (e.g., retail, restaurants), residential development, and a modern public transportation space. Negotiations with a developer were initiated in 2018 based on proposals received in 2017. The Downtown Transit Center was constructed in 1985 and the building area is 44,834 square feet.
- Site #8 – Goodman Parcel: This parcel, located along Snow Bear Drive in Bear Valley, is the subject of a proposed new trailhead with a parking lot to access the Chugach State Park. The primary purpose of the trailhead and parking lot is to minimize the occurrence of trail users trespassing on private property and to increase the capacity of parking lots serving trails in the Bear Valley area. A Phase I ESA was needed to facilitate an expected purchase and sale agreement.

C) Completed Deliverables:

- The Spenard Neighborhood Brownfield Inventory workplan was completed in May 2018. The findings of this report are included in **Attachment 1**.
- Site ED requests were submitted for six of the eight nominated sites and an Access Agreement was executed for the 3901 Hayes Street site (access agreements were not needed for the MOA owned former substation sites or ACDA-owned properties). **Table 1** provided in **Section VII** summarizes dates of ED submittal/approval and Access Agreements for sites prioritized for assessment activities.

Task 4: Phase I Environmental Site Assessments (ESAs)

A) Task Description:

The objective of this task was to evaluate past and current site uses to assess potential for environmental contamination. Phase I ESAs support property transfers and eventual redevelopment and provide information for evaluating the need for Phase II ESAs and cleanup.

The Municipality completed Phase I ESAs in accordance with All Appropriate Inquiry (AAI) and American Society for Testing and Materials (ASTM) Practice E 1527-13 “Standard Practice for ESAs; Phase I ESA Process.”

B) Activities Completed:

Phase I ESAs were completed at the 3901 Hayes Street site and all three former electrical substation sites identified below. Reports were finalized and submitted to EPA for all four sites. Additional details regarding each site are provided in **Section VII** (Schedule and Project Milestones), **Section IX** (Measures of Success), and **Attachment 2** (Success Stories).

- Site #1 – 3901 Hayes Street
- Site #2 – Former Blueberry Substation
- Site #3 – Former Fairview Substation
- Site #4 – Former Mountain View Substation

C) Deliverables:

Completion dates for Phase I ESA Reports are included in **Table 1** provided in **Section VII** (Schedule and Project Milestones).

Task 5: Phase II Environmental Site Assessments (ESAs)

A) Task Description:

This task includes the two subtasks detailed below.

5.1 Quality Assurance Project Plan

The Municipality established quality assurance/quality control procedures applicable throughout the life of the grant-funded Project. These were detailed in a quality assurance project plan (QAPP) that was completed by the Consultant and approved by the EPA prior to any Phase II ESA work.

5.2 Phase II ESAs Activities

The Municipality, through its Consultant, collected environmental sampling data to assess conditions, evaluate risks to human health and the environment, prepare for cleanup planning, and facilitate site redevelopment. These assessments were completed where the Phase I ESAs or other available information suggested that collection and analysis of soil, soil vapor, groundwater, and/or building material samples and/or other types of environmental assessment activities were warranted.

Phase II ESA activities included soil, groundwater, soil vapor, and regulated building materials sampling and analysis and reporting. For each site/property where a Phase II ESA was conducted, the Municipality, through its Consultant, prepared a Site-Specific Sampling and Analysis Plan (SSSAP), submitted to USEPA for approval prior to completing field work. The Municipality, through its Consultant, also developed a site-specific Health and Safety Plan (HASP) for each of these sites.

B) Activities Completed:

5.1 QAPP: The Municipality, through its Consultant, prepared a QAPP in 2017. The fully executed QAPP was approved by EPA Project Officer Mary Goolie on 6/25/18 and was fully executed with all required signatures on 8/15/18.

5.2 Phase II ESAs Activities: The Municipality, through its Consultant, conducted Phase II ESAs where the results of Phase I ESAs suggested additional investigation was warranted. Four Phase II ESAs were completed for the high priority sites described below. Additional details regarding each site are provided in **Section VII** (Schedule and Project Milestones), **Section IX** (Measures of Success), and **Attachment 2** (Success Stories).

- Site #1 – 3901 Hayes Street: A SSSAP and Tribal/National Historic Preservation Act (NHPA) consultations were submitted to EPA and other stakeholders during May and June 2018, and the Municipality received final approvals on 8/07/18. Phase II ESA fieldwork was completed in September 2018. The field work included a geophysical survey to identify buried utilities within the project area, the advancement of 12 soil borings and the installation of groundwater monitoring wells at 5 borings. Soil vapor sampling points were also installed at three locations. Building material samples from the abandoned residential structure were collected for analysis of asbestos and lead in paint. The Phase II ESA report was finalized on 04/12/19.
- Site #3 – Former Fairview Substation: A SSSAP and Tribal/NHPA consultations were submitted to EPA and other stakeholders during July 2018, and the Municipality received final approvals on 9/27/18. Phase II ESA fieldwork was completed in October 2018. The field work included a geophysical survey to identify buried utilities within the project area, the advancement of 12 soil

Final Performance Report – October 1, 2017 through April 12, 2019

EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
Municipality of Anchorage, AK

borings and the installation of groundwater monitoring wells at 5 borings. A soil vapor sampling point was also installed at one location. The Phase II ESA report was finalized on 04/12/19.

- Site #4 – Former Mountain View Substation: A SSSAP and Tribal/NHPA consultations were submitted to EPA and other stakeholders during July 2018, and the Municipality received final approvals on 9/27/18. Phase II ESA fieldwork was completed in October 2018. The field work included a geophysical survey to identify buried utilities within the project area, the advancement of 9 soil borings and the installation of groundwater monitoring wells at 5 borings. Soil vapor sampling points were also installed at five locations. The Phase II ESA report was finalized on 04/12/19.
- Site #6 – Former Residential Site (West 8th Avenue and K Street): A SSSAP and Tribal/NHPA consultations were submitted to EPA and other stakeholders during July 2018, and the Municipality received final approvals on 8/07/18. Phase II ESA fieldwork was completed in September 2018. The field work included a geophysical survey to identify buried utilities within the project area, the advancement of 8 soil borings and the installation of groundwater monitoring wells at 4 borings. The Phase II ESA report was finalized on 04/12/19.

C) Deliverables:

- The QAPP was approved by EPA Project Officer Mary Goolie on 6/25/18 and fully executed with required signatures on 8/15/18.
- Prior to conducting Phase II ESA field activities, Tribal and NHPA consultations, HASPs, and SSSAPs were prepared and submitted to EPA for Site #1 – Hayes Street Site, Site #3 – Former Fairview Substation, Site #4 – Former Mountain View Substation, and Site #6 – Former Residential Site (8th and K). (**Table 1** provided in **Section VII** provides additional details regarding dates EPA approved the SSSAPs.)
- An SSSAP was completed for Site #7 – Downtown Transit Center for a regulated building materials survey. (**Table 1** provided in **Section VII** provides additional details regarding the date EPA approved the SSSAP.)
- Phase II ESAs were completed for Site #1 – 3901 Hayes Street, Site #3 – Former Fairview Substation, Site #4 – Former Mountain View Substation, and Site #6 – Former Residential Site (8th and K). (**Table 1** provided in **Section VII** provides additional details and deliverable dates.)

Task 6: Analysis of Brownfield Cleanup Alternatives, Cleanup Action Plans & Area-Wide Plans

A) Task Description:

6.1 Site Specific Cleanup Planning Activities: As described in the EPA-approved Work Plan, the Municipality was responsible for preparing site-specific Analysis of Brownfield Cleanup Alternatives (ABCAs) and/or Cleanup Action Plans (CAPs) for up to 2 sites to address contamination, risks to human health and the environment, and support brownfield redevelopment. The plans/reports were to summarize contamination findings/data; provide conceptual site models for the occurrence/distribution and exposure/migration pathways; provide site-specific remedial action objectives; summarize state and federal cleanup regulatory requirements; and provide an evaluation of institutional and engineering controls. This task also included site reuse planning, which may include a variety of activities to evaluate/support potential future uses.

6.2 Areawide Planning (AWP) Activities: This task included identifying potential future uses for up to one targeted brownfields area (impacted by hazardous substances and petroleum) and developing strategies to facilitate the reuse of existing infrastructure, as well as identifying potential infrastructure investments needed to accommodate alternative future uses. AWP activities would be tailored to each focus area and may include market analysis, existing conditions/infrastructure evaluation studies, site-specific reuse planning for catalyst sites, and community visioning exercises to inform a common redevelopment strategy and implementation plan.

B) Activities Completed:

6.1 Site Specific Cleanup Planning Activities: No site-specific cleanup planning activities were completed. Budget for site specific cleanup planning activities was reallocated (with EPA-approval) to Task 5 to enable completion of Phase II ESAs at additional priority sites .

6.2 Areawide Planning (AWP) Activities: In March 2018, the Municipality identified the Chugach Way Redevelopment Area for a small-area inventory and AWP activities. The Anchorage Bowl Land Use Plan identifies this area as part of a “Reinvestment Focus Area.” AWP activities would build on the following three projects underway:

- J.Jay Brooks Chugach Way Property: Stantec (through in-kind services not charged to the project) assisted the MOA in preparing an application for a Targeted Brownfield Assessment (TBA) for this site.
- Chugach Way Reconnaissance Study: This Study will analyze existing technical constraints and conditions and will identify necessary roadway improvements required to support redevelopment scenarios in the area.
- Spenard Area Plan: This transit-oriented development plan presents a long-term vision for the Spenard Corridor that outlines investment and redevelopment objectives and interrelates land use and transportation goals and policies.

The project team began preparation of a workplan for inventory and planning activities in the Chugach Way Redevelopment Area in Summer 2018. However, AWP activities were put hold and all remaining budget was reallocated (with EPA approval) to Task 5 to support completion of Phase II ESAs at additional priority sites.

C) Deliverables:

- Draft Spenard Neighborhood Inventory Workplan.

VI. PROBLEMS ENCOUNTERED/ASSISTANCE NEEDED

- None.

VII. SCHEDULE AND PROJECT MILESTONES

Table 1 on the following page summarizes document submittals and approvals related to assessment and cleanup planning activities. A summary of all other activities completed over the course of the project is presented in **Table 2**.

Final Performance Report – October 1, 2017 through April 12, 2019
 EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
 Municipality of Anchorage, AK

Table 1: Project Activities & Milestones for Priority Sites

| Site Name | Site Nomination Form Received | ED Submitted to EPA | ED Submitted to ADEC | ED Approved by EPA | ED Approved by ADEC | Access Agreement Executed | Phase I ESA Report Completed | SSSAP Submitted to EPA | SSSAP Approved by EPA | Tribal Consultation | NHPA Consultation | Phase II ESA Report Completed |
|---------------------------------------|-------------------------------|---------------------|----------------------|--------------------|---------------------|---------------------------|------------------------------|------------------------|-----------------------|-----------------------------------|-------------------|-------------------------------|
| Site #1 – 3901 Hayes Street | 1/25/18 | 1/30/18 | NA* | 2/12/18 | 2/8/18 | 2/22/18 | 4/2/18 | 7/18/18 | 8/7/18 | Mailed 5/16/18, completed 6/21/18 | 6/7/18 | 04/12/19 |
| Site #2 – Former Blueberry Substation | 3/16/18 | 5/21/18 | NA | 6/8/18 | 9/27/18 | NA | 10/18/18 | On hold | On hold | Mailed 7/20/18, completed 8/24/18 | 7/30/18 | - |
| Site #3 – Former Fairview Substation | 3/16/18 | 5/21/18 | NA | 6/8/18 | 9/27/18 | NA | 10/18/18 | 9/14/18 | 9/27/18 | Mailed 7/20/18, completed 8/24/18 | 7/30/18 | 04/12/19 |
| Site #4 – Former Mt. View Substation | 3/16/18 | 5/21/18 | NA | 6/8/18 | 9/27/18 | NA | 10/18/18 | 9/14/18 | 9/27/18 | Mailed 7/20/18, completed 8/24/18 | 7/30/18 | 04/12/19 |
| Site #5 – Parking Lot Site | 4/16/18 | On hold | On hold | On hold | On hold | - | - | - | - | - | - | - |
| Site #6 – Former Residential Site | 4/16/18 | 5/21/18 | 6/8/18 | 6/8/18 | 6/5/18 | - | - | 7/18/18 | 8/7/18 | Mailed 7/20/18, completed 8/24/18 | 7/30/18 | 04/12/19 |
| Site #7 – Downtown Transit Center | 4/16/18 | 5/21/18 | NA | 6/8/18 | NA | - | - | 7/18/18 | 9/21/18 | NA | NA | 01/2019 |
| Site #8 – Goodman Parcel | 6/21/18 | - | - | - | - | - | - | - | - | - | - | - |

Notes: - = activity not initiated; NA = not applicable; ABCA = Analysis of Brownfield Cleanup Alternatives; ED = eligibility determination; ESA = Environmental Site Assessment; NHPA = National Historic Preservation Act; SSSAP = Site-Specific Sampling and Analysis Plan;

*EPA coordinated directly with ADEC for petroleum eligibility approval

Final Performance Report – October 1, 2017 through April 12, 2019
 EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
 Municipality of Anchorage, AK

Table 2 below provided a summary of activities completed over the course of the project in addition to those previously summarized on **Table 1**.

Table 2: Project Activities & Milestones by Task

| Task No. | Date | Activity or Milestone Description |
|-----------------|----------------|--|
| 1 | Fall 2016 | Consultant procurement was completed via a qualifications-based procurement process in accordance with 2 CFR 200.317-200.326. A consultant team led by Stantec was selected for grant implementation. |
| 1 | 5/31/17 | Notice of Intent to Award Grant Funding issued by EPA. |
| 2 | 5/31/17 | “Alaska Communities to Receive Cleanup Grants From EPA” news release published by the <i>Alaska Sporting Journal</i> . |
| 2 | 5/31/17 | “City plans to create cleanup action plans for contaminated lots” news story by KTUU. |
| 2 | 5/31/17 | “Anchorage to receive EPA grant to address distressed properties” story broadcast by Tuneln. |
| 2 | 5/31/17 | “EPA Selects Communities in Alaska, Oregon and Washington for Brownfield Assessment and Cleanup Grants” story broadcast by <i>Radio Kenai</i> . |
| 2 | 6/1/17 | ADEC announced MOA’s EPA Brownfield Grant Award on Twitter . |
| 2 | 6/2/17 | “City plans to create 'cleanup action plans' for contaminated lots” article published by KTUU. |
| 1 | 6/23/17 | Draft CA Work Plan submitted to EPA. |
| 1 | 6/30/17 | Final CA Work Plan submitted to EPA. |
| 1 | 7/6/17 | Contract for Professional Services with Stantec is formally executed. |
| 1 | 8/22/17 | Project planning meeting between MOA, EPA and Stantec. |
| 1 | 9/8/17 | CA Date of Award. (Official start date listed as 10/1/17.) |
| 2 | 9/8/17 | Nicole Jones-Vogel gave a presentation to the Building Owners and Managers Association of Anchorage (BOMA) on the grant program and opportunities for using funding for assessments on priority sites. |
| 1 | 10/2/17 | Amendment 1 to Contract for Professional Services with Stantec. |
| 1 | 10/4/17 | Project kick-off meeting with Stantec. |
| 2 | November 2017 | Developed list of potential BAC members to perform outreach to and invite to Community Meeting #1. |
| 2 | 11/3/17 | MOA hosted an informal, internal workshop to derive knowledge on potential sites for an early success story and develop a strategy for property owner outreach. |
| 1 | 11/12-11/14/17 | Jonathan Cecil attended the American Planning Association (APA) Conference in Anchorage and was a member of a 4-person panel presenting on “Sparking Community Revitalization with EPA Brownfield Grants.” |
| 1 | 11/16/17 | Began monthly project check-in meetings with Stantec on the third Thursday of every month beginning 11/16/17. |
| 1 | 11/27/17 | Project check-in meeting with Stantec to discuss transition of staff working on project. |
| 2 | 11/27/17 | Developed community outreach materials (Fact Sheets, Site Nomination Form, etc.). |

Final Performance Report – October 1, 2017 through April 12, 2019
 EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
 Municipality of Anchorage, AK

| Task No. | Date | Activity or Milestone Description |
|-----------------|---------------|---|
| 2 | 11/30/17 | Conference calls with two FY18 EPA Environmental Workforce Development and Job Training Grant applicants (Zender Environmental Group and Alaska Forum Inc.). Staff from EPA, Kodiak Island Borough, Mat-Su Borough, and Stantec also attended both calls to discuss potential opportunities for collaboration on the group's collective EPA Grants. |
| 2 | December 2017 | Developed Property Access Agreement template. |
| 1 | 12/4-12/7/17 | Nicole Jones-Vogel (MOA Brownfield Project Director) and Jonathan Cecil (MOA Brownfield Project Manager) attended the 2017 National Brownfield Conference in Pittsburgh. |
| 2 | 12/12/17 | Meeting with local developer J. Jay Brooks. |
| 2 | 12/13/17 | Meeting with local developer Shaun Debenham. |
| 2 | 12/14/17 | Meeting with Anchorage Heritage Land Bank Commissioners. |
| 2 | 12/15/17 | Published project-specific webpage . |
| 1 | 1/11/18 | Project check-in meeting with Stantec. |
| 2 | 1/23/18 | BAC/Public Kick-Off Meeting |
| 1 | 1/30/18 | QPR #1 submitted to EPA. |
| 2 | 2/1/18 | MOA included an announcement for the brownfield grant project with a link to the project webpage in their quarterly e-newsletter. |
| 1 | 2/12/18 | Stantec provided ACRES enrollment instructions to MOA. |
| 2 | 2/14/18 | Targeted Brownfields Assessments (TBA) planning meeting between MOA, Stantec, EPA and other stakeholders. |
| 1 | 2/15/18 | Project check-in meeting with Stantec. |
| 2 | 2/15/18 | MOA hosted two TBA site visit meetings facilitated by EPA. |
| 2 | 3/6/18 | BAC/Public Kick-off Meeting follow-up email sent to BAC Contact List. |
| 5 | 3/9/18 | Draft Master QAPP Revision 0 submitted to EPA. |
| 1 | 3/15/18 | Project check-in meeting with Stantec. |
| 6 | 3/15/18 | Chugach Way Redevelopment Area identified for AWP. |
| 1 | 4/5/18 | Setup ACRES profile. |
| 1 | 4/16/18 | QPR #2 submitted to EPA. |
| 2 | 5/1/18 | MOA hosted BAC Meeting #2. |
| 3 | 5/15/18 | Stantec submitted a <i>Brownfield Site Inventory and Prioritization Assistance Work Plan</i> for the Spenard Target Area. (Note: The inventory work plan was put on hold by MOA due to several site nomination forms already coming in and several more anticipated in the near future. The inventory will be revisited at a later date if future funding becomes available.) |
| 5 | 6/25/18 | Draft Master QAPP Revision 0 approved by EPA. |
| 2 | 7/20/18 | BAC Meeting #2 follow-up email sent to BAC Contact List. |
| 1 | 7/30/18 | QPR #3 submitted to EPA |
| 5 | 8/15/18 | Master QAPP Revision 0 fully executed. |
| 1 | 10/24/18 | QPR #4 submitted to EPA |

VIII. BUDGET SUMMARY

In this section we summarize grant expenses and budget status for the Petroleum and Hazardous Substances Grants.

Grant Expenses by Expenditure Category

Table 3 below summarizes budget status and grant expenses by expenditure category. The amounts provided reflect all Municipality expenses (including personnel, fringe, and travel expenses) and contractual services invoiced through the end of the project.

Table 3: Grant Expenses Incurred by Expenditure Category

| Expenditure Category | Budget | Amount Previously Invoiced | Amount Invoiced this Quarter* | Cumulative Amount Invoiced | Remaining Budget |
|-----------------------------------|---------------------|-----------------------------------|--------------------------------------|-----------------------------------|-------------------------|
| Hazardous Substances Grant | | | | | |
| Personnel | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fringe | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Travel | \$954.00 | \$954.00 | \$0.00 | \$954.00 | \$0.00 |
| Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Supplies | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Contractual | \$149,046.00 | \$120,506.35 | \$28,539.65 | \$149,046.00 | \$0.00 |
| Other | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | \$150,000.00 | \$121,460.35 | \$28,539.65 | \$150,000.00 | \$0.00 |
| Petroleum Grant | | | | | |
| Personnel | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Fringe | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Travel | \$954.00 | \$954.00 | \$0.00 | \$954.00 | \$0.00 |
| Equipment | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Supplies | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Contractual | \$149,046.00 | \$140,847.75 | \$8,198.25 | \$149,046.00 | \$0.00 |
| Other | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | \$150,000.00 | \$141,801.75 | \$8,198.25 | \$150,000.00 | \$0.00 |

**Reflects final amounts invoiced for the last quarter of the project.*

Grant Budgets & Expenses by Task

Table 4 below summarizes budget status and grant expenses by task. The amounts provided reflect all Municipality expenses (including personnel, fringe, and travel expenses) and contractual services invoiced through the end of the project.

Table 4: Grant Expenses Incurred by Project Task

| Task | Budget | Amount Previously Invoiced | Amount Invoiced this Quarter* | Cumulative Amount Invoiced | Remaining Budget |
|--|---------------------|-----------------------------------|--------------------------------------|-----------------------------------|-------------------------|
| Hazardous Substances Grant | | | | | |
| 1) Project Management, Reporting & Other Eligible Activities | \$13,087.00 | \$13,067.25 | \$0.00 | \$13,067.25 | \$19.75 |
| 2) Public Involvement | \$11,192.00 | \$11,192.32 | \$0.00 | \$11,192.32 | (\$0.32) |
| 3) Brownfield Inventory, Prioritization & Eligibility | \$8,199.00 | \$8,199.26 | \$0.00 | \$8,199.26 | (\$0.26) |
| 4) Phase I ESAs | \$11,786.00 | \$11,785.50 | \$0.00 | \$11,785.50 | \$0.50 |
| 5) Phase II ESAs | \$103,143.00 | \$74,603.27 | \$28,539.65 | \$103,142.92 | \$0.08 |
| 6) Analysis of Brownfield Cleanup Alternatives, Cleanup Action Plans & Area-Wide Plans | \$2,593.00 | \$2,612.75 | \$0.00 | \$2,612.75 | (\$19.75) |
| TOTAL | \$150,000.00 | \$121,460.35 | \$28,539.65 | \$150,000.00 | \$0.00 |
| Petroleum Grant | | | | | |
| 1) Project Management, Reporting & Other Eligible Activities | \$13,087.00 | \$13,067.25 | \$0.00 | \$13,067.25 | \$19.75 |
| 2) Public Involvement | \$11,192.00 | \$11,192.34 | \$0.00 | \$11,192.34 | (\$0.34) |
| 3) Brownfield Inventory, Prioritization & Eligibility | \$8,199.00 | \$8,199.24 | \$0.00 | \$8,199.24 | (\$0.24) |
| 4) Phase I ESAs | \$11,839.00 | \$11,838.75 | \$0.00 | \$11,838.75 | \$0.25 |
| 5) Phase II ESAs | \$103,090.00 | \$94,930.42 | \$8,198.25 | \$103,128.67 | (\$38.67) |
| 6) Analysis of Brownfield Cleanup Alternatives, Cleanup Action Plans & Area-Wide Plans | \$2,593.00 | \$2,573.75 | \$0.00 | \$2,573.75 | \$19.25 |
| TOTAL | \$150,000.00 | \$141,801.75 | \$8,198.25 | \$150,000.00 | \$0.00 |

**Reflects final amounts invoiced for the last quarter of the project.*

IX. MEASURES OF SUCCESS

This section summarizes measures of success/outcomes for the EPA Brownfield Grant Project, including funding leveraged, jobs created, and other measures of success.

Leveraging of Funding

The following examples of leveraging of other funding were completed during the implementation of the EPA Brownfields CWA Grants:

- EPA Targeted Brownfield Assessment (TBA): Inventory activities completed as part of the grant identified the need for assessment activities in excess of available funds at two properties; J. Jay Brooks Chugach Way Property and the Shaun Debenham property (South Park Estates) on Arctic Boulevard. The City prepared TBA applications for each property. The TBAs were awarded on July 16 and September 4, 2018

Job Creation

Although no new jobs have been created on this project to date, interest in redeveloping the priority sites and focus areas is gaining momentum. The numerous Phase I and II site assessment work will undoubtedly contribute to significant job creation in the years to come.

Other Measures of Success and Project Outcomes

Grant funds have been critical in initiating redevelopment efforts to effectively reuse land once burdened by environmental impacts (or concerns over potential impacts). The following list is a summary of the work completed utilizing the EPA assessment funds as well as the anticipated, beneficial outcomes to the community:

Acres of land assessed: 5.22 acres (Phase I and/or II ESAs)

Acres of property redeveloped: None. However, assessment activities conducted with CWA funds at the 3901 Hayes Street site, Former Residential Site (West 8th Avenue & K Street), and three former substation properties have successfully positioned 5.22 acres of land in the heart of Anchorage to be redeveloped and returned to a beneficial use for the community including the creation of new housing and jobs. An article published in the Anchorage Daily News (<https://www.adn.com/alaska-news/anchorage/2019/01/10/with-federal-backing-anchorage-steps-up-efforts-to-learn-about-contamination-on-properties/>).

Buildings Reused/Redeveloped: Plans are in progress for redevelopment of the Downtown Transit Center as a hotel with a variety of supporting amenities. Using modular construction, the redeveloped center will also feature residential apartments and a modernized transportation hub on the ground floor.

Success stories for the following brownfield sites and focus areas that utilized EPA Brownfield Grant funding to conduct Phase I or II ESAs and/or cleanup/reuse planning activities are provided in **Attachment 2**:

- 3901 Hayes Street;
- Former Blueberry Substation (2801 Eureka Street);
- Former Fairview Substation (726 E. 12th Avenue);
- Former Mountain View Substation (1301 Bragaw Street);

Final Performance Report – October 1, 2017 through April 12, 2019
EPA Brownfield Community-Wide Assessment Grants for Hazardous Substances and Petroleum
Municipality of Anchorage, AK

- Former Residential Site (West 8th Avenue and K Street); and
- Downtown Transit Center (630 G Street).

X. ATTACHMENTS

This report includes the following attachments:

| No. | Description |
|-----|-------------------|
| 1 | Work Plan for |
| 2 | Success Stories |
| 3 | ACRES Spreadsheet |

Attachment 1

Spenard Neighborhood Inventory Workplan



May 15, 2018

Attention: Ms. Nicole Jones-Vogel

Municipality of Anchorage
Real Estate Department
4700 Elmore Road
Anchorage AK 99519

Reference: EPA Brownfields Assessment Grant Project – Brownfield Site Inventory Work Plan for Spenard Neighborhood

Dear Nicole,

Stantec Consulting Services Inc. (Stantec) has prepared this work plan to complete a brownfields site inventory as part of your U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant Project. The objective of this work plan is to detail the proposed methods and outputs for site inventory activities.

Background Information

In 2017, the Municipality of Anchorage (Municipality) was awarded \$300,000 of EPA Brownfields Assessment Grants to inventory, prioritize, assess, and plan for cleanup/reuse of hazardous substance and petroleum brownfield sites. Site inventory activities are defined under Task 3 ("Site Inventory, Prioritization and Eligibility") of the Municipality's EPA-approved Cooperative Agreement (CA) Work Plan dated June 30, 2017. The CA Work Plan includes the following objective and output descriptions for site inventory activities:

- **Objective:** Build a Geographic Information System (GIS)-based inventory of brownfield sites as a foundation for identifying priority cleanup and redevelopment opportunity sites, reaching out to owners, and selecting sites for assessment. The data may be integrated with other databases to better relate the presence of brownfields to various economic impacts and/or health data.
- **Outputs:**
 - Complete an inventory of potential brownfield sites in the target area(s).
 - Incorporate portions of the inventory into existing GIS database(s).
 - Prioritize sites for assessment and/or cleanup/reuse planning activities.

The Municipality identified the Spenard Neighborhood (referred to as the "target area") for comprehensive brownfield site inventory activities. As illustrated on **Figure 1**, the general boundaries of the target area are Northern Lights Boulevard to the north, Arctic Boulevard to the east, the Anchorage International Airport and the Turnagain neighborhood to the west, and International Airport Road to the south. The target area includes approximately 1,848 acres (2.88 square miles) comprised of 3,331 tax lots. According to the Alaska Department of Conservation (ADEC) Contaminated Sites and the EPA Facilities Registry Service (FRS) environmental database records, there are 510 environmental listings associated with tax lots in the target area.



May 15, 2018
Ms. Nicole Jones-Vogel

Reference: **Brownfield Site Inventory Work Plan for Spenard Neighborhood**

Scope of Work

The proposed scope of work is comprised of the steps described below.

Step 1 – Build a Comprehensive Parcel Database: Build a database in Microsoft Excel of all parcels in the target area that combines select Excel and GIS data from the Municipality’s GIS and Mapping Services Department. This information will be used to establish general property characteristics, as well as identify vacant or underutilized properties.

Step 2 – Add Environmental, Historical and Other Relevant Data: Collect the following data for all parcels in the target area:

- **Environmental Data:** Collect environmental records from the following databases:
 - EPA’s Facility Registry System (FRS);
 - ADEC’s Contaminated Sites Database;
 - Other relevant municipal, regional and/or state databases; and
 - Environmental Data Resources, Inc. (EDR) Radius Map Reports.

Once records are collected, they will be matched (Geocoded) to parcels (using addresses, coordinates, and other available spatial data). The results will be checked for accuracy and properties associated with unmatched records will be manually located if feasible. This information will be used to identify properties with known or suspected recognized environmental conditions (RECs) or potential environmental concerns.

- **Select Historical Data:** Review historical information that may include:
 - Sanborn® Fire Insurance Maps;
 - Aerial Photographs; and
 - City/Municipality Directories.

This information will be used to identify properties with potential environmental concerns based on historic land uses.

- **Other Relevant Data:** Consider additional relevant data, such as:
 - CoStar Report (Real Estate Listings) or Equivalent: Select data from a CoStar Report (or equivalent), including commercial/industrial properties actively for sale/lease;
 - Taxes Owed: Select data from the Municipality which can be used to identify sites that are significantly tax delinquent;
 - Prior Planning Reports: Select data from previous Municipality planning efforts which may include information on vacant/underutilized (infill) and/or contaminated sites; and
 - Sites Identified by Stakeholders: Select data for sites identified by various stakeholders (e.g. the Municipality, Brownfield Advisory Committee [BAC], property owners, developers and/or real estate brokers).

This information will be used to identify redevelopment opportunities, abandoned/neglected properties, and other potential brownfield sites.



May 15, 2018
Ms. Nicole Jones-Vogel

Reference: Brownfield Site Inventory Work Plan for Spenard Neighborhood

Step 3 – Perform Evaluation/Desktop Study to Identify Potential Brownfield Sites: Analyze the data gathered via Steps 1-2 to classify each site as “not likely a brownfield” or “potential brownfield.”

Sites classified as “not likely a brownfield” may include the following characteristics:

- Sites with certain land use types (e.g. low density residential, parks, open space, agricultural, etc.);
- Sites that appear to be presently occupied and close to their “highest and best use” and/or sites that are not undergoing redevelopment activities; and
- Sites that aren’t listed in regulatory databases or otherwise identified as having potential environmental concerns (i.e. current/historic uses).

Sites classified as a “potential brownfield” may include a combination of the following characteristics:

- Sites that have previously been developed (e.g. commercial, industrial, institutional, etc.);
- Sites that appear to be vacant, underutilized and/or have redevelopment plans/opportunities; and
- Sites that are listed in regulatory databases or otherwise identified as having potential environmental concerns (based on current and/or historic uses).

The methodology described above will be used to identify the top 25 “potential brownfield” sites. The Municipality will review this list to classify each of the top sites as “high priority brownfield,” “potential priority brownfield,” “low priority brownfield,” or “not a brownfield.”

Step 4 – Perform Windshield Surveys: Perform windshield surveys for the top 25 “potential brownfield” sites to verify information obtained during Steps 1-3 and document existing site conditions.

Step 5 – Prepare Final Deliverable: Assemble technical memo of methodology, results, data summary tables (e.g. environmental, historical and real estate listing resources), maps, and background information.

Schedule

It is anticipated the scope of work described herein will be completed in accordance with the timeline provided below. This timeline illustrates the estimated time needed to complete each step following the date Stantec receives notice to proceed (NTP) from the Municipality.

| Description | Anticipated Timeline (from date of NTP) |
|---|---|
| Step 1 – Build a Comprehensive Parcel Database | 2 weeks* |
| Step 2 – Add Environmental, Historical & Other Relevant Data | 4 weeks |
| Step 3 – Perform Evaluation/Desktop Study to Identify Potential Sites | 6 weeks |
| Step 4 – Perform Windshield Surveys | 8 weeks |
| Step 5 – Prepare Final Deliverable | 12 weeks |

*Partially completed in support of developing work plan.



May 15, 2018
Ms. Nicole Jones-Vogel

Reference: **Brownfield Site Inventory Work Plan for Spenard Neighborhood**

Cost Estimate

The EPA-approved CA Work Plan budget for Task 3 (“Site Inventory, Prioritization and Eligibility”) allocates \$22,500 (\$11,250 petroleum; \$11,250 hazardous substances) for contractual services to assist with site inventory and prioritization activities. The estimated cost to complete the scope of work described herein is detailed in the table below.

| Description | Total Cost Est.* |
|--|--------------------|
| Step 1 – Build a Comprehensive Parcel Database | \$2,842.00 |
| Step 2 – Add Environmental, Historical & Other Relevant Data | \$6,400.00 |
| Step 3 – Perform Evaluation/Desktop Study to Identify Potential Brownfield Sites | \$2,422.50 |
| Step 4 – Perform Windshield Surveys | \$4,058.50 |
| Step 5 – Prepare Final Deliverable | \$5,014.00 |
| Total Cost Estimate | \$20,737.00 |

**The cost estimate includes services billed to date for Steps 1 and 2 initiated in support of collecting baseline data for the inventory work plan and January 2018 BAC/Public Kick-off Meeting.*

Authorization to Proceed

By signing this Work Plan, the Municipality authorizes Stantec to proceed with the inventory activities described herein as part of the Municipality’s EPA Brownfields Assessment Grant Project.

Nicole Jones-Vogel
Name (printed)

Signature

Land Management Officer
Title

Date

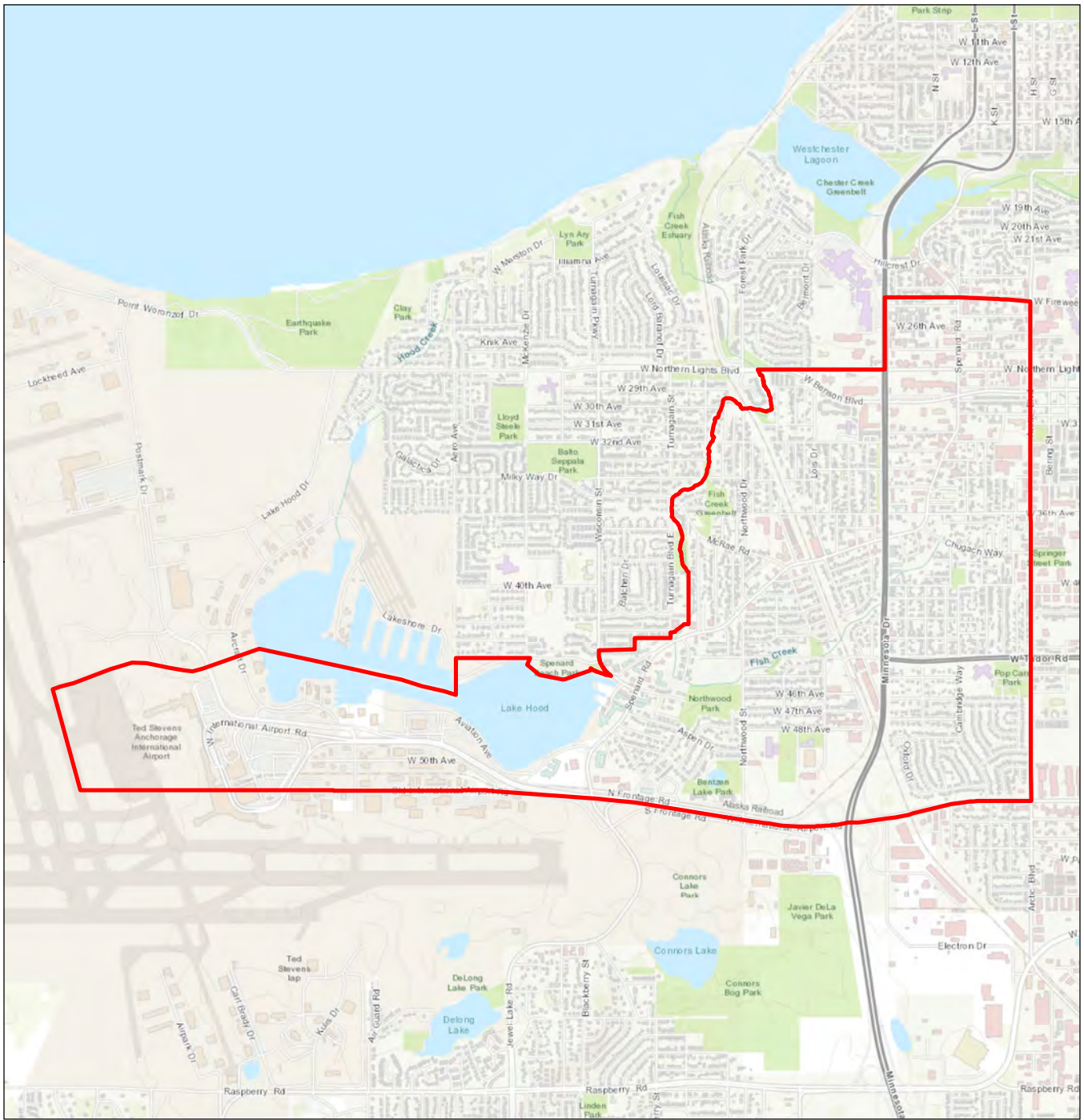
We appreciate this opportunity to provide site inventory assistance to the Municipality. Should you have questions or require additional information, please do not hesitate to contact me.

Sincerely,

Stantec Consulting Services Inc.

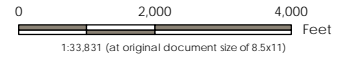
Chris Gdak
Principal/Project Manager
Phone: 425-698-7398 | Email: chris.gdak@Stantec.com

Attachment: Figure 1



Legend

 Spenard Neighborhood Boundary



Project Location: Spenard Neighborhood, Anchorage, AK
 Prepared by JB on 2018-05-08
 Technical Review by CG on 2018-05-08
 Independent Review by RC on 2018-05-08

Client/Project: Municipality of Anchorage
 Spenard Inventory Work Plan

Figure No.

1

Title

**Spenard Neighborhood
 Focus Area Map**

Notes

1. Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
2. Stantec Address: 725 E. Firewood St. Suite 200, Anchorage, AK 99503.

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Attachment 2
Success Stories
(Updated Through April 12, 2019)

Attachment B

Success Stories

Site #1: 3901 Hayes St.

3901 Hayes Street, Anchorage, AK



Background: The property consists of approximately 3.67 acres of land on an irregular-shaped parcel (Parcel No. 010-112-36-000; Tax Lot 107A) located in a mixed-use (residential, commercial, and light industrial) area. The property is generally flat with a boarded-up residential structure located on a rise in the southeastern corner of the property and Fish Creek, a channelized stream running south-southwest along the northwestern margin of the property.

The historical uses of the property included residential and commercial use as a construction equipment staging area. There were no environmental listings found for the site. However, the Phase I Environmental Site Assessment (ESA) conducted for the property identified the following recognized environmental conditions (RECs):

- Observed dumping at the property;
- Placement of fill material at the property; and
- A former Tesoro Olson Gas Service Station located on the northwest adjacent

property with reported soil and groundwater contamination.

Project Outcomes: Brownfield Community-Wide Assessment (CWA) Grant funding was used to complete a Phase I ESA, Phase II ESA and a Regulated Building Materials (RBM) survey to support the sale and redevelopment of the property. The Phase II ESA included advancing seven soil borings, the installation of five temporary monitoring wells and the construction of three soil vapor sampling points. The following contaminants were discovered at the property: arsenic (soil and groundwater), lead (groundwater), trichloroethane (soil), and diesel range organics (soil). There were no contaminants found in soil vapor.

An RBM survey was performed at an abandoned residence located on the property. The survey revealed that there was no lead-based paint (LBP) or universal waste associated with the residence. However, chinking material on the log wall of the residence tested positive for asbestos containing material (ACM).

The property owner will work with the Alaska Department of Environmental Conservation (ADEC) to identify potential cleanup options. Daylighting the nearby Fish Creek has been identified as a community priority.

Jobs Created: None to date. The transformation of this property into residential or future green space is anticipated to create both permanent and temporary jobs in the future.

Other Measures of Success: The Municipality of Anchorage (MOA) Planning Department and the Anchorage Metropolitan Area Transportation Solutions (AMATS) initiated a public involvement process in 2016 for the Spenard Corridor Plan (SCP), a transit orientated development plan intended to help create a long-term vision for the Spenard corridor. This property is located within the Spenard Neighborhood, within the SCP area and an area prioritized by MOA for area-wide planning (AWP) and redevelopment. Redevelopment of this property could be a catalyst for the needed changes outlined in the SCP.

The CWA Grant awarded to the MOA and the assessment work completed at this property were featured in an Anchorage Daily News article "With federal backing, Anchorage steps up efforts to learn about contamination on properties," published on January 9, 2019.

Site #2: Former Blueberry Substation

2801 Eureka Street, Anchorage, AK



Background: The former Blueberry Substation property consists of approximately 0.27 acres of land on two contiguous and equally-sized, rectangular parcels (Parcel No. 009-035-45-000 and 009-035-46-000). The property is generally flat and is currently an asphalt-paved parking lot used by the Salvation Army thrift store located on the east adjacent property. The property is located in an area of mixed land use including vacant land, commercial and retail usage.

The property was formerly occupied by an electrical substation (Blueberry Substation) constructed in 1954 and operated by the Chugach Power Authority (CPA) until 1984 when it was transferred to the MOA Municipal Light and Power (MP&L) as part of a land swap settlement. According to MP&L, the electrical substation was decommissioned in 1997. No surface manifestations of the former use were visible during the site reconnaissance. A Phase I ESA was recommended to document historical uses of the property and adjacent properties in addition to identifying potential RECs associated with the property. The Phase I ESA identified the use of the property as an electrical

substation between 1954 and 1997 when it was reportedly decommissioned as a REC. Electrical substations typically utilize electrical transformers, capacitors, and other electrical equipment that contained dielectric fluids (oils). Based on the apparent age of the substation, the dielectric fluids may have contained polychlorinated biphenyls (PCBs), a class of hazardous material, as well as other oil-related semi volatile organic compounds (SVOCs).

Project Outcomes: CWA Grant funding was used to complete a Phase I ESA to support the sale and redevelopment of the property. Based on the Phase I ESA findings, described above, further assessment appears to be warranted to determine if historical property usage has created environmental impairment that might impact future development activities. A Phase II ESA has not yet been completed however, will be conducted when funding becomes available.

Jobs Created: None to date. The MOA plans to sell this property at auction once a Phase II ESA is complete. Redevelopment is anticipated to generate both temporary and permanent jobs.

Other Measures of Success: The CWA Grant awarded to the MOA and the assessment work completed at this property were featured in an Anchorage Daily News article "With federal backing, Anchorage steps up efforts to learn about contamination on properties," published on January 9, 2019.

Site #3: Former Fairview Substation

726 East 12th Avenue, Anchorage, AK



Background: The former Fairview Substation property consists of an approximately 0.15 acres rectangular parcel of land (Parcel No. 002-131-41-000). The property is generally flat and is currently an asphalt-paved parking lot used for vehicle and material storage by Light'n Up, Inc., an electrical contractor located on the west adjacent property. The lot is fenced, with access through a locked gate on E. 12th Ave. The property is located in an area of mixed commercial and residential development. Immediately adjacent property uses are a mixture of undeveloped and commercial usage.

The property was formerly occupied by an electrical substation constructed in 1950 and operated by the Chugach Power Authority (CPA) until 1984 when it was transferred to the MOA Municipal Light and Power (MP&L). The electrical substation was decommissioned in 2007. No surface manifestations of former use as a substation are currently visible at the property. A Phase I ESA was recommended to document historical uses of the property and adjacent properties in addition to identifying potential RECs. The Phase I ESA identified the historical use of the property as an electrical substation for up to 57 years as a REC. The following RECs were identified for adjacent properties: the use of the west adjacent property as a retail gas station; 55-

gallon drums (unknown if the drums were full or the contents) and derelict vehicles located on the east adjacent property use of a neighboring property as an automobile body shop.

Project Outcomes: CWA Grant funding was used to complete a Phase I ESA and Phase II ESA to support the sale and redevelopment of the property. The Phase II ESA included advancing nine soil borings, the installation of five temporary monitoring wells and the construction of five soil vapor sampling points. Metals, polychlorinated biphenyl's (PCBs), diesel range organics (DRO) and polycyclic aromatic hydrocarbons (PAHs) were detected in soil samples at concentrations less than the ADEC cleanup levels. VOCs (naphthalene and 1,1,2-trichloroethane) were detected in one or more soil samples at concentrations greater than ADEC cleanup levels. VOCs were not detected in any of the groundwater samples and none of the detected VOC concentrations in soil vapor were greater than their respective ADEC target levels.

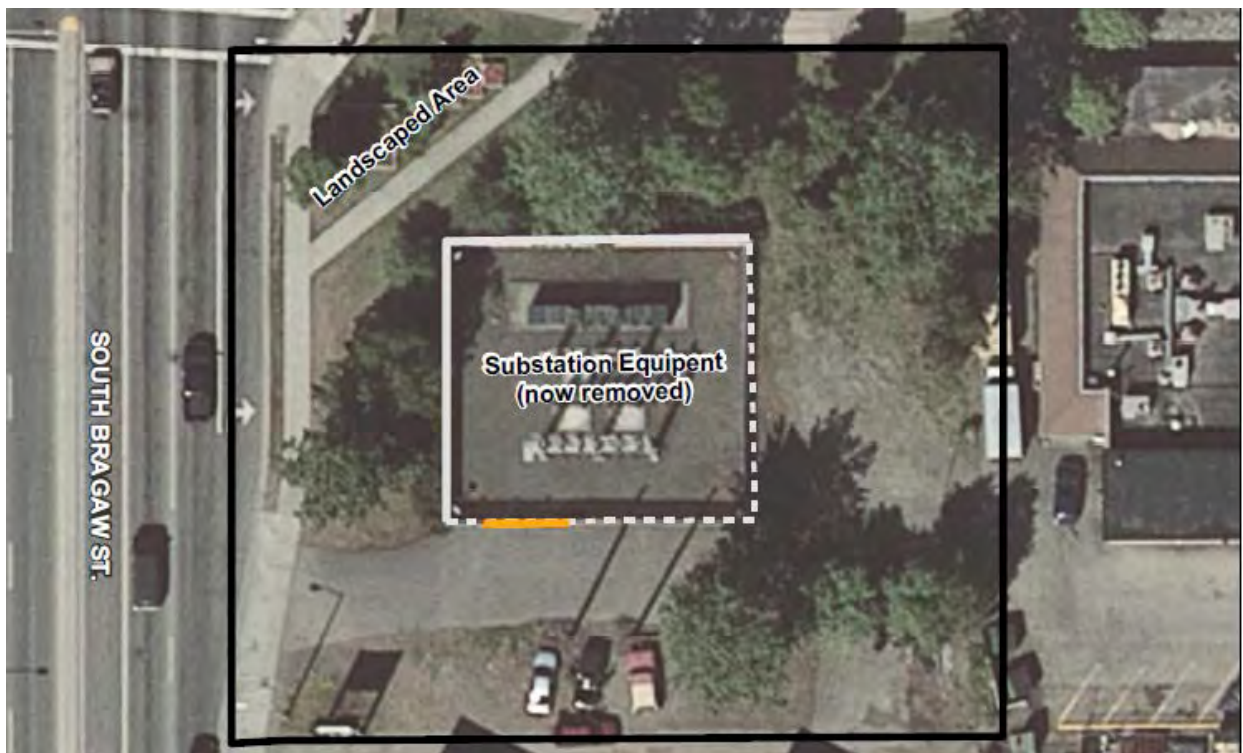
The property owner will work with ADEC to identify potential cleanup options.

Jobs Created: None to date. The transformation of this property into residential or future green space is anticipated to create both permanent and temporary jobs in the future.

Other Measures of Success: The CWA Grant awarded to the MOA and the assessment work completed at this property were featured in an Anchorage Daily News article "With federal backing, Anchorage steps up efforts to learn about contamination on properties," published on January 9, 2019.

Site #4: Former Mountain View Substation

1301 Bragaw Street, Anchorage, AK



Background: The former Mountain View Substation consists of a single rectangular parcel totaling approximately 0.65 acres (Parcel No. 005-071-01-000) located in an area of commercial usage, with nearby residential areas. The perimeter of the property, excluding the right-of-way area on the western boundary contains grassy landscaped areas and several trees. An asphalt drive extends east from Bragaw Street onto the southeast corner of the Property and provides access to the former electrical substation. The former electrical substation was located within an area secured by a chain link fence and construction masonry unit wall. Although the electrical equipment for the former substation has been removed, several concrete pads that supported the former equipment are still present. The ground surface within the secured area is covered with gravel.

The electrical substation was constructed in 1962 and operated by the Chugach Power Authority (CPA) until it was transferred to the MOA Municipal Light and Power (MP&L) in 1984 and reportedly decommissioned in 1990. A 2011 aerial photograph shows that the electrical substation equipment was still present at the property. Discussions with MP&L indicate that decommissioning of an electrical substation may consist of de-energizing the equipment, draining the dielectric fluids and removing the equipment at a later date, as appears to have been the case for the property.

The Phase I ESA revealed no evidence of RECs in connection with the property except for the historical use of the property as electrical substation constructed in 1962, transferred to MP&L in 1984, and decommissioned in 1990. In addition, the south adjacent property was operated as a car wash and retail gasoline station under the name Ride n' Shine, Gerik Inc. and currently as CPR Automotive.

A Phase II ESA was completed to assess potential environmental impacts associated with these RECs. The scope of work included collection and analysis of soils samples from 12 borings, groundwater samples from 5 borings/temporary wells, and soil vapor samples from 5 borings/vapor probes. Several constituents were detected, however with the exception of arsenic in soil, the measured concentrations were less than the applicable ADEC cleanup levels. The source of arsenic was undetermined, but potentially attributable to naturally occurring and/or background concentrations.

Based on the findings of the Phase I ESA, further assessment was warranted to determine if historical property usage or documented contamination on adjacent or nearby sites has created environmental impairment that might impact future development activities. Thus, a Phase II ESA was completed for the site. The data results do not require reporting to ADEC since no compounds were detected at concentrations that exceed ADEC cleanup levels.

Project Outcomes: CWA Grant funding was used to complete a Phase I and Phase II ESA to support the sale and redevelopment of the property. The Phase II ESA results do not indicate any significant leaks or spills from electrical equipment. The presence of PCBs and PAHs were confirmed in a few soil samples, but at concentrations that are less than the ADEC cleanup levels. Thus, it was determined that no cleanup would be required.

Jobs Created: None to date. However, the MOA plans to sell the property at auction in 2019. Redevelopment of this property is anticipated to generate both temporary and permanent jobs.

Other Measures of Success: The CWA Grant awarded to the MOA and the assessment work completed at this property were featured in an Anchorage Daily News article "With federal backing, Anchorage steps up efforts to learn about contamination on properties," published on January 9, 2019.

Site #5: Former Residential Site

West 8th Avenue and K Street, Anchorage, Alaska



Background: The property is approximately 0.48 acres in area and is located on the southwest corner of the intersection of West 8th Avenue and K Street. The property consists of three adjacent parcels (Parcel No. 001-053-23-000, 001-053-31-000, and 001-

053-32-000) owned by the Anchorage Community Development Authority (ACDA) since 2013. According to the 2018 Phase I ESA report for the property (Shannon and Wilson, 2018), the property was used for residential purposes from approximately 1950 to 2012 when the residential structures were demolished. Currently, the property is vacant and undeveloped.

According to a Phase I ESA completed by Shannon and Wilson in 2018, at least two heating oil underground storage tanks (USTs) were removed from the property circa 1972 during the installation of natural gas lines to the onsite structures. The reported historical presence of heating oil USTs on the property is considered a REC. In addition, a preliminary geotechnical investigation completed by Shannon and Wilson in March 2018 reported that “potential hydrocarbon odors” were detected in subsurface soil samples collected at the property. The presence of hydrocarbon odors and possible subsurface soil and groundwater contamination on the property is considered a REC.

Project Outcomes: CWA Grant funding was used to complete a Phase II ESA to support the redevelopment of the property. The Phase II ESA included advancing eight soil borings and the conversion of four borings into temporary monitoring wells. Residual range organics (RRO), VOCs and PAHs were detected in soil samples at concentrations less than the applicable ADEC cleanup levels. DRO was detected in one soil sample at a concentration greater than the ADEC cleanup level. Gasoline range organics, RRO and VOCs were detected in groundwater. Only one VOC, chloroform was detected in groundwater at concentrations that slightly exceeded ADEC cleanup levels. Since no known sources of chloroform exist at the site, based on conversations with ADEC, these may be considered background.

The ACDA is using the Phase II ESA report to help support cleanup and redevelopment of the property. Prior to redevelopment of the Property, preparation, and submittal of a materials management plan (MMP) to the ADEC that outlines soil management and best management practices during construction may be required.

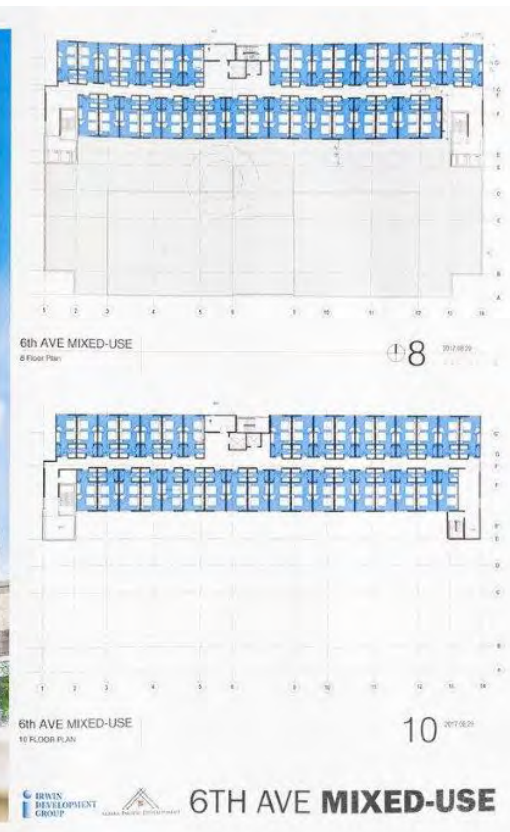
Leveraging of Other Funding: Private funding from the property owner was used to complete the 2018 Phase I ESA.

Jobs Created: ACDA envisions a mixed-use building with a mix of retail and housing. A preliminary rendering of the building is provided above. ACDA is currently soliciting bids from contractors for site improvements. The redevelopment of this property is expected to create both temporary jobs and permanent jobs and new housing units.

Other Measures of Success: The CWA Grant awarded to the MOA and the assessment work completed at this property were featured in an Anchorage Daily News article “With federal backing, Anchorage steps up efforts to learn about contamination on properties,” published on January 9, 2019.

Site #6: Downtown Transit Center

630 G Street, Anchorage, Alaska



Background: The property is approximately 2.06 acres in area and is located on the southwest corner of the intersection of West 6th Avenue and G Street. The Property consists of one parcel (Parcel No. 002-114-45-000) owned by the ACDA since 2013. The 6th and G Parking Facility, constructed in 1985, consists of a six-story parking garage with a two-story building section positioned along the north elevation of the structure that houses the Anchorage Downtown Transit Center (ADTC). The ADTC at the first level includes: office and operations related space for People Mover Public Transportation, ACDA; and security staff; suites that were previously leased for office space and food venues; public restrooms; a large open mall space; storage rooms; and mechanical

and electrical rooms. The second level of the ADTC is accessed by a main staircase, two exit stairwells, or by elevators that provide access to a mezzanine corridor leading to additional office suites.

A Phase I ESA completed by Shannon & Wilson in 2018 reported the potential presence of ACM, lead-based paint (LBP) and miscellaneous hazardous materials based on the building's construction date of 1985.

Therefore, EPA CWA funding was used to complete an RBM survey of the building. The survey found the following:

- ACM: According to record documents, the two existing Weil McLean hydronic boilers were installed in 1993 in conjunction with a partial replacement of the associated flue assemblies. The boilers and their flue assemblies are assumed to contain ACM within their internal construction.
- LBP: It was discovered that existing paint finishes were very common throughout the various interior spaces with little evidence of isolated paint coatings being used and no conditions were found to be suspect.
- Polychlorinated Biphenyls (PCBs): The inspection of ballasts contained within the example luminaires found in each case that the ballast(s) displayed the "No PCBs" marking on the ballast label.
- Universal Waste: Lamps, batteries, thermostats, and other materials can contain mercury, lead, and acid. These items were present and a recommendation made for them to be collected prior to demolition and to prevent inadvertent releases of hazardous materials.
- Radioactive Materials: Small amounts of radioactive materials can be found in smoke detectors and exit signs. These materials should be properly disposed prior to demolition.

Project Outcomes: CWA Grant funding was used to complete an RBM survey to support redevelopment of the property. It is proposed that the site will be used for hotel development with associated amenities. The space will also feature residential development and a modernized transportation hub. This significant change involves a 10-story building addition along the complex's north elevation

Leveraging of Other Funding: Private funding from the property owner was used to complete the 2018 Phase I ESA.

Jobs Created: A preliminary rendering of the building is provided above. ACDA is currently soliciting bids from contractors for site improvements. The redevelopment of this property is expected to create both temporary jobs and permanent jobs.

Other Measures of Success: The CWA Grant awarded to the MOA and the assessment work completed at this property were featured in an Anchorage Daily News article "With federal backing, Anchorage steps up efforts to learn about contamination on properties," published on January 9, 2019.

Attachment 3
ACRES Spreadsheet

| ACRES Site Name | Project Site Number | Assessment Type | Funding Spent | Completion Date |
|---|----------------------------|------------------------|----------------------|------------------------|
| 3901 Hayes St. | Site #1 | Phase I ESA | \$5,800.00 | 4/2/2018 |
| | | Phase II ESA | \$54,295.00 | 4/12/2019 |
| | | RBM | \$788.00 | 4/12/2019 |
| Former Blueberry Substation (2801 Eureka St.) | Site #2 | Phase I ESA | \$4,774.00 | 10/18/2018 |
| Former Fairview Substation (726 E. 12th Ave) | Site #3 | Phase I ESA | \$5,218.00 | 10/18/2018 |
| | | Phase II ESA | \$38,433.00 | 4/12/2019 |
| Former Mountain View Substation (1301 Bragaw St.) | Site #4 | Phase I ESA | \$5,166.00 | 10/18/2018 |
| | | Phase II ESA | \$37,141.00 | 4/12/2019 |
| Former Residential Site (W. 8th Ave and K St.) | Site #5 | Phase II ESA | \$28,282.00 | 4/12/2019 |
| Downtown Transit Center (630 G St.) | Site #6 | RBM | \$16,724.00 | 1/28/2019 |

EPA Assessment Funding: \$196,621.00

Leveraged Funding:

Total Funding: \$196,621.00

PROPERTY HOME

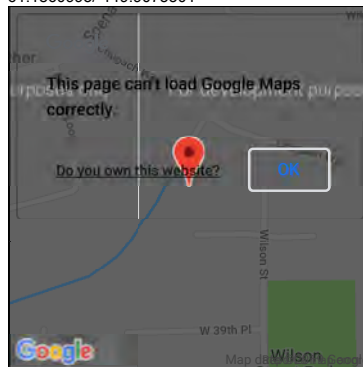
Profile Information

3901 Hayes St
 Property Alias:
 ACRES Property ID: 236544

Property Address
 3901 Hayes Street
 ANCHORAGE AK 99503
 Size: 3.67

Parcel Number(s): 010-112-36-000
Property Contact
 Goolie, Mary (EPA)
goolie.mary@epa.gov
 9072713414

Property Geographic Information
 Lat/Long:
 61.1860993/-149.9075501



PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

[MUNICIPALITY OF ANCHORAGE](#)
[View 6 associated properties](#)
State: AK **Cooperative Agreement Type:** Assessment **Cooperative Agreement Number:** BF 01J39201
Announcement Year: 2017
Owner: Mary Goolie (EPA)
Work Package Status: Ready for Regional Review
[Submission Archive](#)

Property Progress



Assessment Activities at this Property

| Activity | EPA Funding | Start Date | Completion Date | CA | Accomplishment Counted |
|-----------------------------------|-------------|------------|-----------------|---|------------------------------|
| Phase I Environmental Assessment | \$5,800.00 | 02/23/2018 | 04/02/2018 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | Yes, Assessment counted FY18 |
| Phase II Environmental Assessment | \$54,295.00 | 02/12/2018 | 04/12/2019 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | No |
| Phase II Environmental Assessment | \$788.00 | 02/12/2018 | 04/12/2019 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | No |

EPA Assessment Funding: \$60,883.00 [\(View EPA Funding Details\)](#)
Leveraged Funding : \$0.00

Total Funding: \$60,883.00

Is Cleanup Necessary: Yes

Contaminants & Media

Contaminants Found

Petroleum/Petroleum Products: NOT Cleaned Up

Asbestos: NOT Cleaned Up

VOCs: NOT Cleaned Up

Lead: NOT Cleaned Up

Other Metals: NOT Cleaned Up

PAHs: NOT Cleaned Up

Media Affected

Soil: NOT Cleaned Up

Ground Water: NOT Cleaned Up

Building Materials: NOT Cleaned Up

Institutional & Engineering Controls

Are Institutional Controls required at this property? No

Categories of Controls:

[No Data]

Are Institutional Controls in Place? *[No Data]*

Additional Institutional Controls Information: *[No Data]*

Address of Data Source (URL if available): *[No Data]*

Indicate whether Engineering Controls are required: *[No Data]*

If Engineering Controls were required, indicate the category (check all that apply):

[No Data]

Additional Engineering controls information *[No Data]*

Indicate whether Engineering Controls are in place? *[No Data]*

Address of Data Source (URL if available): *[No Data]*

Cleanup Activities

There are no current environmental cleanup activities

Ready for Reuse

This property is not currently ready for reuse.

Assessment Complete

Cleanup Required

Cleanup Complete

IC Required

IC in Place

04/12/2019

Yes

[No Data]

No

[No Data]

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities

Additional Property Attributes

Property History Information

Property Description/History/Past Ownership:

Based on the review of historical aerial photographs and information obtained from the Property Owner, the Property appeared to be used for residential purposes from 1982 to 2015, and a construction staging area or construction company from 1982 to 2012. A duplex with a construction office in the basement level and a residential rental on the top level (construction year unknown) was removed/demolished in the summer of 2015. A stand-alone, block construction workshop (construction year unknown) was removed/demolished in the Summer of 2012. The Property had also been occupied by a number of storage containers orientated to create makeshift carports between them. The containers were also removed from the Property in 2012. A building permit for the demolition of a residential structure on the Property was issued on 5/21/2014 and 1/26/2017. The associated permit number was R14-1542 and the permit type was 'RESBLDG - Demolition - Total'. The permit had a 'Closed' status. It is unknown if this permit was for existing residential structure in the southeastern corner of the Property.

Predominant Past Uses

Are there multi-story buildings on this property? *[No Data]*

Greenspace : *[No Data]*

Residential : 0.25 Acres

Commercial : 3.42 Acres

Industrial : *[No Data]*

Multi-Story: *[No Data]*

For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?

Hazardous & Petroleum

Ownership Entity: Private

Current Owner: Dorothy Cooper

Ownership & Superfund Liability

During the life of the cooperative agreement, did ownership change?: No
If YES, did Superfund federal landowner liability protections factor into the ownership change?:

State & Tribal Brownfields/Voluntary Response Program Information

State & Tribal Program Enrollment:

Date of Enrollment: *[No Data]*
ID Number (if Applicable): *[No Data]*

Date No Further Action/Cleanup Completion Document Issued: *[No Data]*

Property Photograph Information

Are photographs available?: Yes
Is video available?: No

PROPERTY HOME

Profile Information

Former Blueberry Electrical Substation

Property Alias:

ACRES Property ID: 237442

Property Address

2801 Eureka Street
ANCHORAGE AK 99503

Size: 0.27

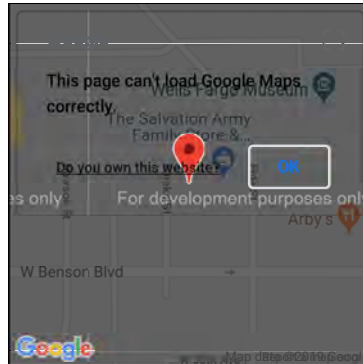
Parcel Number(s): 009-035-45-000 and 009-035-46-000

Property Contact

Goolie, Mary (EPA)
goolie.mary@epa.gov
9072713414

Property Geographic Information

Lat/Long:
61.195007/-149.890171



PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

MUNICIPALITY OF ANCHORAGE

[View 6 associated properties](#)

State: AK Cooperative Agreement Type: Assessment Cooperative Agreement Number: BF 01J39201

Announcement Year: 2017

Owner: Mary Goolie (EPA)

Work Package Status: Ready for Regional Review

[Submission Archive](#)

Property Progress

Assessment



Complete



Clean Up



Not Started



Institutional Controls
in Place



Not Required



Ready for Reuse ?



No



Redevelopment Underway



Not Started

Assessment Activities at this Property

| Activity | EPA Funding | Start Date | Completion Date | CA | Accomplishment Counted ? |
|----------------------------------|-------------|------------|-----------------|---|--|
| Phase I Environmental Assessment | \$4,774.00 | 06/05/2018 | 10/18/2018 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | Yes, Assessment Pending Accomplishment |

EPA Assessment Funding: \$4,774.00 ([View EPA Funding Details](#))

Leveraged Funding ? : \$0.00

Total Funding: \$4,774.00

Is Cleanup Necessary: Unknown

Contaminants & Media

Contaminants Found

No Contaminants Found

Media Affected

No Media Affected

Institutional & Engineering Controls

Are Institutional Controls required at this property? No

Categories of Controls:

[No Data]

Are Institutional Controls in Place? [No Data]

Additional Institutional Controls Information: [No Data]

Address of Data Source (URL if available): [No Data]

Indicate whether Engineering Controls are required: [No Data]

If Engineering Controls were required, indicate the category (check all that apply):

[No Data]

Additional Engineering controls information [No Data]

Indicate whether Engineering Controls are in place? [No Data]

Address of Data Source (URL if available): [No Data]

Cleanup Activities

There are no current environmental cleanup activities

Ready for Reuse

This property is not currently ready for reuse.

Assessment Complete

10/18/2018

Cleanup Required

[No Data]

Cleanup Complete

[No Data]

IC Required

No

IC in Place

[No Data]

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities

Additional Property Attributes

Property History Information

Property Description/History/Past Ownership:

The Property was formerly occupied by an electrical substation constructed in 1954 and operated by the Chugach Power Authority (CPA) until 1984 when it was transferred to the Municipality of Anchorage (MOA) Municipal Light and Power (ML&P) as part of a land swap settlement. According to ML&P, the electrical substation was decommissioned in 1997. No surface manifestations of the former use were visible during the site reconnaissance.

Predominant Past Uses

Are there multi-story buildings on this property? [No Data]

Greenspace : [No Data]

Residential : [No Data]

Commercial : 0.27 Acres

Industrial : [No Data]

Multi-Story: [No Data]

For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?

Hazardous & Petroleum

Ownership Entity: Government

Current Owner: Municipal Light and Power

Ownership & Superfund Liability

During the life of the cooperative agreement, did ownership change?: No

If YES, did Superfund federal landowner liability protections factor into the ownership change?:

State & Tribal Brownfields/Voluntary Response Program Information

State & Tribal Program Enrollment:

Date of Enrollment: [No Data]

ID Number (if Applicable): [No Data]

Date No Further Action/Cleanup Completion Document Issued: [No Data]

Property Photograph Information

Are photographs available?: Yes

Is video available?: No

PROPERTY HOME

Profile Information

Former Fairview Electrical Substation

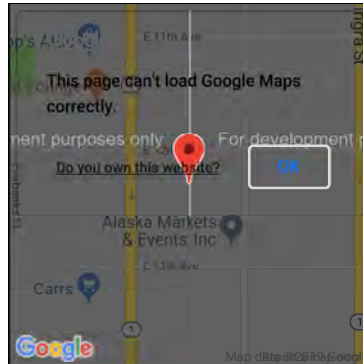
Property Alias:
ACRES Property ID: 237869

Property Address
726 East 12th Avenue
Anchorage AK 99503
Size: 0.15

Parcel Number(s): 002-131-41-000
Property Contact
Goolie, Mary (EPA)
goolie.mary@epa.gov
9072713414

Property Geographic Information

Lat/Long:
61.2103784/-149.8699901



PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

MUNICIPALITY OF ANCHORAGE

[View 6 associated properties](#)

State: AK Cooperative Agreement Type: Assessment Cooperative Agreement Number: BF 01J39201

Announcement Year: 2017

Owner: Mary Goolie (EPA)

Work Package Status: Ready for Regional Review

[Submission Archive](#)

Property Progress

Assessment



Complete



Clean Up



Not Started



Institutional Controls
in Place



Not Required



Ready for Reuse ?



No



Redevelopment Underway



Not Started

Assessment Activities at this Property

| Activity | EPA Funding | Start Date | Completion Date | CA | Accomplishment Counted ? |
|-----------------------------------|-------------|------------|-----------------|---|------------------------------|
| Phase I Environmental Assessment | \$5,218.00 | 06/08/2018 | 10/18/2018 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | Yes, Assessment counted FY19 |
| Phase II Environmental Assessment | \$38,433.00 | 09/27/2018 | 04/12/2019 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | No |

EPA Assessment Funding: \$43,651.00 ([View EPA Funding Details](#))

Leveraged Funding ?: \$0.00

Total Funding: \$43,651.00

Is Cleanup Necessary: Yes

Contaminants & Media

Contaminants Found

Petroleum/Petroleum Products: NOT Cleaned Up
PCBs: NOT Cleaned Up
VOCs: NOT Cleaned Up
Lead: NOT Cleaned Up
Other Metals: NOT Cleaned Up
SVOCs: NOT Cleaned Up

Media Affected

Soil: NOT Cleaned Up

Institutional & Engineering Controls

Are Institutional Controls required at this property? No

Categories of Controls:

[No Data]

Are Institutional Controls in Place? [No Data]

Additional Institutional Controls Information: [No Data]

Address of Data Source (URL if available): [No Data]

Indicate whether Engineering Controls are required: [No Data]

If Engineering Controls were required, indicate the category (check all that apply):

[No Data]

Additional Engineering controls information [No Data]

Indicate whether Engineering Controls are in place? [No Data]

Address of Data Source (URL if available): [No Data]

Cleanup Activities

There are no current environmental cleanup activities

Ready for Reuse

This property is not currently ready for reuse.

| Assessment Complete | Cleanup Required | Cleanup Complete | IC Required | IC in Place |
|---------------------|------------------|------------------|-------------|-------------|
| 04/12/2019 | Yes | [No Data] | No | [No Data] |

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities

Additional Property Attributes

Property History Information

Property Description/History/Past Ownership:

Based on review of historical aerial photographs and information obtained from the Property Owner, an electrical substation was constructed at the Property in 1950. The substation was originally operated by Chugach Electric Authority (CPA) and transferred to the MOA Municipal Power and Light (MP&L) in 1984. The electrical substation was reportedly decommissioned in 2007.

Predominant Past Uses

Are there multi-story buildings on this property? [No Data]

Greenspace : [No Data]

Residential : [No Data]

Commercial : 0.15 Acres

Industrial : [No Data]

Multi-Story: [No Data]

For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?

Hazardous & Petroleum

Ownership Entity: Government

Current Owner: Municipal Power and Light

Ownership & Superfund Liability

During the life of the cooperative agreement, did ownership change?: No

If YES, did Superfund federal landowner liability protections factor into the ownership change?:

State & Tribal Brownfields/Voluntary Response Program Information

State & Tribal Program Enrollment:

Date of Enrollment: [No Data]

ID Number (if Applicable): *[No Data]*

Date No Further Action/Cleanup Completion Document Issued: *[No Data]*

Property Photograph Information

Are photographs available?: Yes

Is video available?: No

PROPERTY HOME

Profile Information

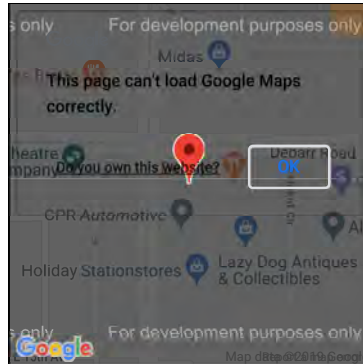
Former Mt. View Electrical Substation

Property Alias:
ACRES Property ID: 237868

Property Address
1301 Bragaw Street
Anchorage AK 99508
Size: 0.65

Parcel Number(s): 005-071-01-000
Property Contact
Goolie, Mary (EPA)
goolie.mary@epa.gov
9072713414

Property Geographic Information
Lat/Long:
61.20938930000001/-149.80761140000004



PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

[MUNICIPALITY OF ANCHORAGE](#)
[View 6 associated properties](#)
State: AK Cooperative Agreement Type: Assessment Cooperative Agreement Number: BF 01J39201
Announcement Year: 2017
Owner: Efe Jesuorobo (HQ Contractor)
Work Package Status: Approved
[Submission Archive](#)

Property Progress



Assessment Activities at this Property

| Activity | EPA Funding | Start Date | Completion Date | CA | Accomplishment Counted ? |
|-----------------------------------|-------------|------------|-----------------|---|------------------------------|
| Phase I Environmental Assessment | \$5,166.00 | 06/14/2018 | 09/19/2018 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | Yes, Assessment counted FY19 |
| Phase II Environmental Assessment | \$37,141.00 | 09/27/2018 | 04/12/2019 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | No |

EPA Assessment Funding: \$42,307.00 [\(View EPA Funding Details\)](#)

Leveraged Funding ? : \$0.00

Total Funding: \$42,307.00

Is Cleanup Necessary: No

Contaminants & Media

Contaminants Found

Media Affected

Petroleum/Petroleum Products: NOT Cleaned Up

PCBs: NOT Cleaned Up

VOCs: NOT Cleaned Up

SVOCs: NOT Cleaned Up

Institutional & Engineering Controls

Are Institutional Controls required at this property? No

Categories of Controls:

[No Data]

Are Institutional Controls in Place? [No Data]

Additional Institutional Controls Information: [No Data]

Address of Data Source (URL if available): [No Data]

Indicate whether Engineering Controls are required: [No Data]

If Engineering Controls were required, indicate the category (check all that apply):

[No Data]

Additional Engineering controls information [No Data]

Indicate whether Engineering Controls are in place? [No Data]

Address of Data Source (URL if available): [No Data]

Cleanup Activities

There are no current environmental cleanup activities

Ready for Reuse

This property is ready for reuse.

| Assessment Complete | Cleanup Required | Cleanup Complete | IC Required | IC in Place |
|---------------------|------------------|------------------|-------------|-------------|
| 04/12/2019 | No | [No Data] | No | [No Data] |

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities

Additional Property Attributes

Property History Information

Property Description/History/Past Ownership:

Based on the review of historical aerial photographs and interviews with the Property owner, the electrical substation was constructed in 1962 and operated by the Chugach Power Authority (CPA) until it was transferred to MOA Municipal Light and Power (MP&L) in 1984. The electrical substation was decommissioned in 1990. A 2011 aerial photograph shows that the electrical substation equipment is still present at the Property. Mr. Mark Johnston, General Manager of MP&L, indicated that decommissioning of an electrical substation may consist of de-energizing the equipment, draining the dielectric fluids and removing the equipment at a later date, as appears to have been the case for the Property.

Predominant Past Uses

Are there multi-story buildings on this property? [No Data]

Greenspace : [No Data]

Residential : [No Data]

Commercial : 0.65 Acres

Industrial : [No Data]

Multi-Story: [No Data]

For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?

Hazardous & Petroleum

Ownership Entity: Government

Current Owner: Municipal Light and Power

Ownership & Superfund Liability

During the life of the cooperative agreement, did ownership change?: No

If YES, did Superfund federal landowner liability protections factor into the ownership change?:

State & Tribal Brownfields/Voluntary Response Program Information

State & Tribal Program Enrollment:

Date of Enrollment: [No Data]

ID Number (if Applicable): [No Data]

Date No Further Action/Cleanup Completion Document Issued: [No Data]

Property Photograph Information
Are photographs available?: Yes
Is video available?: No

PROPERTY HOME

Profile Information

Residential Lots (near 825 L Street)

Property Alias:

ACRES Property ID: 238533

Property Address

818 K Street
ANCHORAGE AK 99501
Size: 0.48

Parcel Number(s):

001-053-23-000, 001-053-31-000, and 001-053-32-000

Property Contact

Goolie, Mary (EPA)
goolie.mary@epa.gov
9072713414

Property Geographic Information

Lat/Long:



PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

MUNICIPALITY OF ANCHORAGE

[View 6 associated properties](#)

State: AK Cooperative Agreement Type: Assessment Cooperative Agreement Number: BF 01J39201

Announcement Year: 2017

Owner: Mary Goolie (EPA)

Work Package Status: Ready for Regional Review

[Submission Archive](#)

Property Progress

Assessment



Complete



Clean Up



Not Started



Institutional Controls
in Place



Not Required



Ready for Reuse ?



No



Redevelopment Underway



Not Started

Assessment Activities at this Property

| Activity | EPA Funding | Start Date | Completion Date | CA | Accomplishment Counted ? |
|-----------------------------------|-------------|------------|-----------------|---|------------------------------|
| Phase II Environmental Assessment | \$25,282.00 | 06/08/2018 | 04/12/2019 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | Yes, Assessment counted FY19 |

EPA Assessment Funding: \$25,282.00 ([View EPA Funding Details](#))

Leveraged Funding ?: \$0.00

Total Funding: \$25,282.00

Is Cleanup Necessary: Yes

Contaminants & Media

Contaminants Found

Petroleum/Petroleum Products: NOT Cleaned Up

VOCs: NOT Cleaned Up

Other Metals: NOT Cleaned Up

Media Affected

Soil: NOT Cleaned Up

Institutional & Engineering Controls

Are Institutional Controls required at this property? No

Categories of Controls:

[No Data]

Are Institutional Controls in Place? [No Data]

Additional Institutional Controls Information: [No Data]

Address of Data Source (URL if available): [No Data]

Indicate whether Engineering Controls are required: [No Data]

If Engineering Controls were required, indicate the category (check all that apply):

[No Data]

Additional Engineering controls information [No Data]

Indicate whether Engineering Controls are in place? [No Data]

Address of Data Source (URL if available): [No Data]

Cleanup Activities

There are no current environmental cleanup activities

Ready for Reuse

This property is not currently ready for reuse.

| Assessment Complete | Cleanup Required | Cleanup Complete | IC Required | IC in Place |
|---------------------|------------------|------------------|-------------|-------------|
| 04/12/2019 | Yes | [No Data] | No | [No Data] |

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities

Additional Property Attributes

Property History Information

Property Description/History/Past Ownership:

According to the 2018 Phase I ESA report for the Property (Shannon and Wilson, 2018), the Property was used for residential purposes from approximately 1950 to 2012 when the residential structures were demolished. The 1969 Sanborn Map included in the Phase I ESA shows one residential structure on the south parcel of the Property (818 K Street) and one residential structure on the center parcel of the Property (812 K Street). Aerial photos (Google Earth 2018) show the footprints of these buildings (Figure 2). According to the Phase I ESA for the Property, Diamond Parking Services formerly occupied the northern parcel (1000 West 8th Avenue), but the operational time is unclear. A preliminary geotechnical investigation at the Property by Shannon and Wilson in March 2018 reported that "potential hydrocarbon odors" were detected in soil samples collected in the subsurface at 15 and 20 feet below the ground surface (bgs) in the southwest quadrant of the Property (boring B-2; see Figure 2). Groundwater is documented to be approximately 20 feet bgs and it was reported that the soil sample with the strongest odors was the sample collected near the groundwater table at 20 feet bgs. The presence of hydrocarbon odors and possible subsurface soil and groundwater contamination on the Property was considered a REC.

Predominant Past Uses

Are there multi-story buildings on this property? [No Data]

Greenspace : [No Data]

Residential : 0.48 Acres

Commercial : [No Data]

Industrial : [No Data]

Multi-Story: [No Data]

For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?

Petroleum

Ownership Entity: Government

Current Owner: Anchorage Community Development Authority

Ownership & Superfund Liability

During the life of the cooperative agreement, did ownership change?: No

If YES, did Superfund federal landowner liability protections factor into the ownership change?:

State & Tribal Brownfields/Voluntary Response Program Information

State & Tribal Program Enrollment:

Date of Enrollment: [No Data]

ID Number (if Applicable): [No Data]

Date No Further Action/Cleanup Completion Document Issued: *[No Data]*

Property Photograph Information

Are photographs available?: Yes

Is video available?: No

PROPERTY HOME

Profile Information

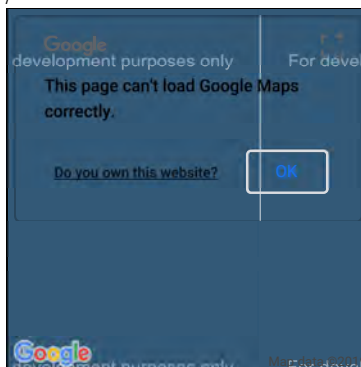
Downtown Transit Center

Property Alias:
ACRES Property ID: 238536

Property Address
630 G Street
ANCHORAGE AK 99501
Size: 2.06

Parcel Number(s): 002-114-45-000
Property Contact
Goolie, Mary (EPA)
goolie.mary@epa.gov
9072713414

Property Geographic Information
Lat/Long:



PLEASE NOTE: Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

[MUNICIPALITY OF ANCHORAGE](#)
[View 6 associated properties](#)
State: AK Cooperative Agreement Type: Assessment Cooperative Agreement Number: BF 01J39201
Announcement Year: 2017
Owner: Mary Goolie (EPA)
Work Package Status: Ready for Regional Review
[Submission Archive](#)

Property Progress



Assessment Activities at this Property

| Activity | EPA Funding | Start Date | Completion Date | CA | Accomplishment Counted ? |
|-----------------------------------|-------------|------------|-----------------|---|--|
| Phase II Environmental Assessment | \$16,724.00 | 11/26/2018 | 01/28/2019 | BF 01J39201 MoA - Municipality of Anchorage (MOA) (17) | Yes, Assessment Pending Accomplishment |

EPA Assessment Funding: \$16,724.00 [View EPA Funding Details](#)

Leveraged Funding ?: \$0.00

Total Funding: \$16,724.00

Is Cleanup Necessary: Yes

Contaminants & Media

Contaminants Found

Asbestos: NOT Cleaned Up

Media Affected

Building Materials: NOT Cleaned Up

Institutional & Engineering Controls

Are Institutional Controls required at this property? No

Categories of Controls:

*[No Data]*Are Institutional Controls in Place? *[No Data]*Additional Institutional Controls Information: *[No Data]*Address of Data Source (URL if available): *[No Data]*

Indicate whether Engineering Controls are required: Unavailable

If Engineering Controls were required, indicate the category (check all that apply):

*[No Data]*Additional Engineering controls information *[No Data]*Indicate whether Engineering Controls are in place? *[No Data]*Address of Data Source (URL if available): *[No Data]*

Cleanup Activities

There are no current environmental cleanup activities

Ready for Reuse

This property is not currently ready for reuse.

| Assessment Complete | Cleanup Required | Cleanup Complete | IC Required | IC in Place |
|---------------------|------------------|------------------|-------------|------------------|
| 01/28/2019 | Yes | <i>[No Data]</i> | No | <i>[No Data]</i> |

Redevelopment and Other Leveraged Accomplishments

There are no current redevelopment activities

Additional Property Attributes

Property History Information

Property Description/History/Past Ownership:

The 6th and G Parking Facility, constructed in 1985, consists of a six-story parking garage venue and a two-story structure positioned along the north elevation of the facility which houses the Downtown Transit Center. The Transit Center at the first level includes: office and operations related space for People Mover Public Transportation; suites which were previously leased for office space and food venues; public restrooms; a large open mall space; storage rooms, and mechanical and electrical rooms. The second level of the Transit Center is accessed by a main staircase, two exit stairwells, or by elevator which provides access to a mezzanine corridor leading to additional office suites.

Predominant Past Uses

Are there multi-story buildings on this property? *[No Data]*Greenspace : *[No Data]*Residential : *[No Data]*

Commercial : 2.06 Acres

Industrial : *[No Data]*Multi-Story: *[No Data]*

For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?

Hazardous

Ownership Entity: Government

Current Owner: Anchorage Community Development Authority

Ownership & Superfund Liability

During the life of the cooperative agreement, did ownership change?: No

If YES, did Superfund federal landowner liability protections factor into the ownership change?:

State & Tribal Brownfields/Voluntary Response Program Information

State & Tribal Program Enrollment:

Date of Enrollment: *[No Data]*ID Number (if Applicable): *[No Data]*Date No Further Action/Cleanup Completion Document Issued: *[No Data]*

Property Photograph Information

Are photographs available?: Yes

Is video available?: No

