

**Municipality of Anchorage FY2019
CWA Coalition Grant Program
Closeout Report
BF-01J65601**

November 30, 2023

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1.0 PROJECT SUMMARY

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 2019.

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 (1) East Downtown/Fairview/Ship Creek, (2) Downtown Core, (3) Midtown/ Spenard, (4) Mountain View and (5) Chugiak/Eagle River.

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, 2023, 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	Community Engagement
3	Site Inventory, Prioritization, & Eligibility
4	Environmental Site Assessments & Cleanup/Reuse Planning

1.1 MODIFICATIONS TO THE WORK PLAN

Modification Number	Date	Description
0	8/27/2019	Award for BF-01J65601
1	11/30/2021	This no-cost amendment changed the EPA Project Officer to Molly

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		Vaughan. All administrative and programmatic terms and conditions remained the same.
2	8/10/2022	This no cost amendment extended the project and budget period end dates from 09/30/2022 to 09/30/2023. All administrative and programmatic terms and conditions remained the same.
3	9/13/2022	This amendment reallocated funding so that the D Street Area Wide Planning project could be paid for primarily with petroleum funds.

2.0 WORK PLAN ACCOMPLISHMENTS

The following is a narrative description of accomplishments pertaining to each project Cooperative Agreement Work Plan (CA Work Plan) task. MOA managed the implementation of the Coalition’s grant.

2.1 TASK 1 – PROJECT MANAGEMENT, REPORTING & OTHER ELIGIBLE PROGRAM ACTIVITIES

MOA completed quarterly and annual project reporting as required. Four MOA staff attended the 2019 national brownfields training conference in Los Angeles, California. Due to staff changes at the MOA, this project had several different project managers throughout the term of the grant.

2.2 TASK 2 – PUBLIC INVOLVEMENT

Media

- An [article](#) was published on the Alaska Public Media website (06/05/19) and a news item featured on their radio program announcing the EPA Brownfield Assessment Coalition Grant award.

Program Documents

- MOA prepared a Draft Site Selection Plan, Draft Public Involvement Plan, Grant Timeline Schedule, Project Communication Plan and Change Management Process guidance document, and a list of potential Brownfield Advisory Council Members.
- MOA updated the Brownfields program website. (<https://www.muni.org/Departments/OCPD/Planning/Projects/Pages/brownfields.aspx>)
- The Site Selection Plan and Public Involvement Plan guidance documents were finalized in January of 2020.
- A Brownfield Basics flyer and Guide to Assessments and Site Reuse Planning outreach documents were finalized on March 3, 2020.

Community Public Meetings

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- The First BAC meeting was held on March 13th, 2020 at 9:30am in the MOA permit center. The meeting was attended by approximately 22 attendees in-person and 10 people that joined via the conference line. The meeting presentation can be accessed via this [link](#). A copy of the meeting sign sheet is included as Attachment A.
- Presentation via Zoom to the Fairview Community Council during their monthly meeting on April 9, 2020.
- Fairview Community Council meeting presentation on April 13, 2020.
- Campbell Park Community Council meeting presentation on June 18, 2020.
- Stakeholder interviews for the D-Street Area Wide Plan project.
- Area-Wide Plan Open House at the Anchorage Museum on March 3, 2023.
- D Street Lunch and Learn at the Anchorage Museum on March 24, 2023.

2.3 TASK 3 – SITE INVENTORY, PRIORITIZATION & ELIGIBILITY

Twenty-four (24) sites were nominated for funding during the grant performance period and are summarized below:

Site Name and Address / ACRES ID	Brief Site Description	Status
<p><u>Site #1 - Mink Creek Property</u> Old Glenn Highway and Kerbow Lane, Chugiak AK 99567</p> <p>ACRES ID: 244318</p>	<p>A 68-acre property owned by Eklutna Inc. located adjacent to the Peters Creek Landfill. Mink Creek runs through the center of the property with the headwaters located in the northern area of the property. A portion of the site is positioned for mixed-use development to help address the area’s housing shortage.</p>	<p>The Limited Phase II ESA was finalized on May 20, 2022.</p>
<p><u>Site #2 - Downtown Nordstrom Building</u> 603 D St, Anchorage AK 99501</p>	<p>The 97,000 square-foot Downtown Nordstrom Building was shuttered on September 13, 2019. Nordstrom owns the building, however the ground beneath the building is made up of five parcels. Three are owned by J.C. Penney Co., one is owned by MOA and the other is owned by the Harry Daum Trust, a shopping mall developer based in Idaho that constructed the building. The Nordstrom lease extends through 2024.</p>	<p>The site was put on hold due while site ownership was resolved.</p>
<p><u>Site #3 - Anchorage Health Department Building</u> 825 L St, Anchorage, AK 99501</p>	<p>This building has survived more than five decades and has seen little structural change. The building houses the Anchorage Department of Health and Human Services.</p>	<p>The site nomination was put on hold until plans for the site were finalized.</p>
<p><u>Site #4 – 8th and K St.</u> Anchorage, Alaska AK 99501</p> <p>ACRES ID: 238533</p>	<p>This site is owned by the Anchorage Community Development Authority (ACDA) and was previously assessed under the previous FY2017. The site required a supplemental Phase II ESA to facilitate redevelopment of the property.</p>	<p>The Supplemental Phase II ESA was finalized on March 30, 2021.</p>

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Site Name and Address / ACRES ID	Brief Site Description	Status
<p><u>Site #5 – 4th Ave Parking Lot</u> 4th Ave & Denali St., Anchorage AK 99501</p>	<p>This site is a portion of the McKay Building located on 4th Avenue. The owner requested assistance with a Phase I ESA.</p>	<p>This site nomination is on hold pending a sales contract or letter of intent from the property owner.</p>
<p><u>Site #6 – 3rd and Ingra</u> Former Alaska Native Hospital</p> <p>Parcels: 002-082-04-000 & 002-082-01-000</p> <p>ACRES ID: 244317</p>	<p>The former 400-bed hospital officially opened on November 29, 1953. The facility was built to care for Alaska Native people suffering from tuberculosis, a huge epidemic in rural Alaska at the time. The hospital was torn down between 1999 - 2000 and the site has been vacant since that time. Area wide planning/reuse planning was requested to understand the best reuse for the property and in particular current market conditions.</p>	<p>The AWP was finalized on July 2, 2021.</p>
<p><u>Site #7 - 3rd Ave. (Coho) Parking Lot</u> 344 W. 3rd Ave., Anchorage AK 99501</p>	<p>This property contains a parking lot comprising 1.7 acres located in the Downtown area of Anchorage. The site is owned by ACDA.</p>	<p>This site nomination was placed on hold.</p>
<p><u>Site #8 - 8th and L</u> 727 L St., Anchorage, AK 99501</p>	<p>The property contains three parcels. Since 2007, each of the lots have been used as employee parking for the Anchorage Health Department.</p>	<p>This site was deemed ineligible for EPA funding by MOA.</p>
<p><u>Site #9 – JCPenney Parking Garage</u> 414 W. 6th Ave., Anchorage, AK 99501</p> <p>ACRES ID: 252784</p>	<p>The JC Penney garage was constructed in 1971 and has reached the end of its useful life. To prepare for acquisition of the property, ACDA would like to complete a Phase I ESA to evaluate if any environmental concerns are identified in connection with the property. Additionally, a regulated building materials survey is needed to evaluate if asbestos containing materials, lead-based paints and universal wastes are present in the structure that needed to be removed/abated prior to redevelopment.</p>	<p>The access agreement was executed on April 7, 2022, and the Phase I ESA finalized on June 14, 2022.</p> <p>The regulated building materials survey was finalized on September 20, 2022.</p>
<p><u>Site #10 – Merrill Field</u> 1345 and 1421 E. 8th Ave., Anchorage, AK 99501</p> <p>ACRES ID: 249841</p>	<p>The Property includes 4 structures: a 5,415 square foot (SF) warehouse, two 2,085 SF multi-purpose structures, and a 1,100 SF storage garage. City Electric was in the process of vacating the buildings at the time of the assessment activities. The Phase I ESA identified recognized environmental conditions in connection with the property and a Phase II ESA was performed.</p>	<p>The Phase I ESA reports were finalized on July 23 and July 16, 2021 respectively.</p> <p>The Phase II ESA report was finalized on June 14, 2022.</p>
<p><u>Site #11 – Merrill Field</u> 800 & 832 Orca St., Anchorage, AK 99501</p> <p>ACRES ID: 249845</p>	<p>City Electric utilized this site as a storage yard for vehicles, equipment, and supplies. The Phase I ESA identified recognized environmental conditions in connection with the property and a Phase II ESA was performed.</p>	

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Site Name and Address / ACRES ID	Brief Site Description	Status
<p><u>Site #12 – Merrill Field</u> 819 Orca St., Anchorage, AK 99501</p>	<p>According to a prior Phase I ESA for the Property, the Property was utilized as an electrical contracting office, storage area, and maintenance facility by City Electric, Inc. from the 1950s until 2015. City Electric housed and maintained helicopters at the site from ~1970 until 2007.</p>	<p>This site was deemed ineligible for EPA grant funding.</p>
<p><u>Site #13 – Habitat for Humanity Restore</u> 1200 Northern Lights Blvd., Anchorage, AK 99503</p>	<p>The 0.37-acre tenant space was constructed in 1960 when ACM and lead-based paints were prevalent in building materials. ReStore requested assistance with a regulated building materials survey to support renovation of the store.</p>	<p>This site is no longer being considered, as the renovation work was completed prior to submittal of the eligibility determination.</p>
<p><u>Site #14 – Tozier Tract</u> 3400 E. Tudor Rd., Anchorage, AK 99507 ACRES ID: 249564</p>	<p>The property was utilized by the Alaska Sled Dog Racing Association as a sled dog racing track. The property includes a 1,120± square foot wood-frame clubhouse constructed in 1970, a small unheated storage building, miscellaneous structures related to sled dog racing, chain-link fencing, and yard lights. A Phase I ESA was requested to support a land exchange.</p>	<p>The Phase I ESA was finalized on June 15, 2021.</p>
<p><u>Site #15 - Tract 6, Tudor Municipal Campus</u> Tudor Centre Dr. and Dr. Martin Luther King Jr. Ave, Anchorage, AK 99507 ACRES ID: 249567</p>	<p>The property was an unimproved wooded lot. There was a small clearing for trails and approximately 200 feet of paved bike path crossing the northwest corner of the parcel. The property has been utilized for bicycle, cross-country skiing and sled dog trails.</p>	<p>The Phase I ESA was finalized on June 16, 2021.</p>
<p><u>Site #16 - 3001 Porcupine Drive</u></p>	<p>The Property contains a one-story office structure constructed in 1965 and expanded in 1974 and 1979. The building was heated by a gas-fired boiler serving baseboard units, radiators and suspended unit heaters. Historically the boiler appears to have been fueled via heating oil. An apparent 1,000-gallon single wall steel buried underground storage tank was located on the property adjacent to a boiler room.</p>	<p>Not eligible for EPA funding.</p>
<p><u>Site #17 - Dena'ina Estates Tract B</u> Parcel: 050-931-02-000 ACRES ID: 253476</p>	<p>The property was an undeveloped and forested tract of land. A recreational trail (Lower Eagle River Trail) bisects east/west through the property. A Phase I ESA was requested to evaluate historical uses and ownership of the property to support its redevelopment.</p>	<p>The Phase I ESA was finalized on August 7, 2022.</p>
<p><u>Site #18 - Mental Health Trust, East Eagle River Loop Site</u> Parcels: 060-081-06-000, 060-081-05-000, 060-081-04-000</p>	<p>The property is an undeveloped and forested tract of land. A recreational trail (Lower Eagle River Trail) bisects east/west through the property. A Phase I ESA was requested to evaluate the historical uses and ownership of the property. The Greater Anchorage historically operated a landfill at this site.</p>	<p>This site was not assessed due to potential eligibility issues.</p>

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Site Name and Address / ACRES ID	Brief Site Description	Status
<p><u>Site #19 - Mental Health Trust - 8th and L Site</u></p> <p><i>Parcels:</i> 001-052-46-000, 001-052-47-000, 001-052-48-000, 001-052-49-000, 001-052-50-000</p> <p>ACRES ID: 253601</p>	<p>The Mental Health Trust plans to redevelop the property into a parking garage or commercial development. The 1964 Alaska Earthquake fault line bisected the property in a southwest to northeast trend. As a result, the property is not suitable for residential development.</p>	<p>The Phase I ESA was finalized on September 20, 2022.</p>
<p><u>Site #20 - Mental Health Trust - Community Park Site</u> Nichols Street & Community Park Loop</p> <p>ACRES ID: 253477</p>	<p>The Property is undeveloped and forested land. A Phase I ESA is needed to evaluate the historical uses and ownership of the Property to support its redevelopment, likely into office, retail and residential uses.</p>	<p>The Phase I ESA was finalized on September 7, 2022.</p>
<p><u>Site #21 – ACDA Block 102</u> 413, 417, 425 West 9th Ave. and Parcel 002-112-66-000</p> <p>ACRES ID: 254258</p>	<p>The property consisted of four parcels totaling 1.6 acres of land that were utilized as a parking lot. Historical uses include a church, residential dwellings and a motel.</p>	<p>The Phase I ESA was finalized on December 1, 2022.</p>
<p><u>Site #22 – Chinook Lot</u> 225 E St.</p>	<p>The property transitioned from MOA to the Anchorage Community Development Authority (ACDA) during the 4th quarter of 2022. ACDA would like to assess the property in order to identify potential recognized environmental conditions in connection with the property. Re-use of the property has not been determined at this time.</p>	<p>Assessment was deferred to fund completion of Block 102 Area-Wide Planning project.</p>
<p><u>Site #23 – Christensen Drive</u> Parcel: 002-107-18-000</p>	<p>The property transitioned from MOA to ACDA during the 4th quarter of 2022. ACDA requested a Phase I ESA to identify recognized environmental conditions associated with the site. Re-use of the property has not been determined at this time.</p>	<p>Assessment was deferred to fund completion of the Block 102 Area-Wide Planning project.</p>
<p><u>Site #24 – Heritage Land Bank Parcel 3-074</u> Parcel: 008-101-16-000</p> <p>ACRES ID: 254259</p>	<p>A land trade was proposed where Alaska Housing Finance Corporation’s Block 102 is traded to the ACDA in exchange for Heritage Land Bank’s Parcel 3-074. Phase 1 ESAs were required before ACDA accepted Block 102 and the State of Alaska accepted Parcel HLB 3-074. The State of Alaska may desire to transfer the State Crime Lab to HLB’s Parcel 3-074.</p>	<p>The Phase I ESA was finalized on December 1, 2022.</p>

ACRES: Assessment, Cleanup And Redevelopment Exchange System

2.4 TASK 4 – ENVIRONMENTAL SITE ASSESSMENTS & SITE CLEANUP/REUSE PLANS

Phase I ESAs: The Coalition’s project goal for Phase I ESAs was 12, which they achieved. Each was completed in accordance with All Appropriate Inquiry and the ASTM International Practice E1527-13/21. All Appropriate Inquiry Checklist forms were completed for each Phase I ESA.

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Site Name	Access Agreement Executed	Phase I ESA Report	ACRES Profile Updated
Site #9 - JCPenney Parking Garage 414 W. 6th Ave., Anchorage, AK 99501	04/07/22	06/14/22	06/14/22
Site #10 - Merrill Field 1421 E. 8 th Ave., Anchorage, AK 99501	03/08/21	07/23/21	07/22/21
Site #11 - Merrill Field 800, 808, 816, 824 and 832 Orca St. & 1431 E. 9 th Ave	03/08/21	07/16/21	07/16/21
Site #14 - Tozier Tract 3400 E. Tudor Rd., Anchorage, AK 99507	04/30/21	06/15/21	06/15/21
Site #15 - Tract 6, Tudor Municipal Campus Tudor Centre Dr. and Dr. Martin Luther King Jr. Ave	--	06/16/21	06/16/21
Site #17 - Dena 'Ina Estates - Tract B MOA Parcel #: 050-931-02-000	06/29/22	09/07/22	09/07/22
Site #19 - Mental Health Trust - 8th and L Site	06/30/20	09/20/22	09/20/22
Site #20 - Mental Health Trust - Community Park Site	06/30/20	09/07/22	09/07/22
Site #21 - ACDA Block 102 413, 417, 425 West 9th Avenue and Parcel 002-112-66-000	08/10/22	12/01/22	12/07/22
Site #22 - Chinook Lot, 225 E St.	--	Assessment deferred to fund completion of the Block 102 Area-Wide Planning project.	
Site #23 - Christensen Drive	--		
Site #24 - Heritage Land Bank Parcel 3-074	--	12/01/22	12/07/22

Notes: NA = Not Applicable, "--" = MOA owned property

Quality Assurance Project Plan: A Master Quality Assurance Project Plan (QAPP) was finalized on April 9, 2020, with all required signatures obtained by April 17, 2020.

Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs): A SAP for each site/property was prepared and submitted to the EPA for approval prior to initiating Phase II ESA / Supplemental Phase II ESA field work or RBM surveys.

Endangered Species Act /National Historic Preservation Act Determinations:

Prior to completing Phase II ESAs, MOA performed the required Section 106 and Section 7 consultations were completed with the Alaska State Historic Preservation Office (SHPO) and federally-recognized Indian tribes. Submittals included a summary of previously recorded archaeological resources identified within the project area, Endangered Species Consultation and Tribal Consultation Letter(s). MOA asked the Tribes if they had any concerns about the environmental sampling (involving small diameter boring and sample recovery) and if they were interested in future communications for projects in the study area.

An archeologist was on-call during Phase II ESA activities in the event cultural artifacts were discovered. No archeological artifacts were observed at any of the project sites. Also complete prior to initiating each Phase II ESA, a screening level evaluation of the potential for Phase II ESA activities to impact threatened or endangered species was completed. The EA screenings indicated no potential to impact threatened or endangered species.

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Phase II ESAs: MOA’s project goal for Phase II ESAs was four (4) and one (1) regulated building material survey . The Coalition completed a total of three (3) Phase II ESAs, one (1) Supplemental Phase II ESA and one (1) regulated building materials survey report.

Reuse Plans: MOA conducted a market assessment for the 14.97-acre property located at 3rd and Ingra, abutting the northeastern edge of downtown Anchorage. Two tax lots comprise the Property, parcels 4-046 and 4-047 which are legally described as Block 35 and Lot 2 Block 36. The Property is municipal owned through a partnership with the Heritage Land Bank. Today, the Property is vacant, and MOA intends to market the land to a purchaser/partner that would redevelop the site as a mix of residential, commercial, and open space uses.

The Property was historically used as the Alaska Native Service Hospital which included two large buildings. When the hospital operations ceased, the structures were razed, and the site was cleared of its improvements. The Property was transferred to the Heritage Land Bank in 2008.

In 2019, MOA completed a master plan for the Property to identify a redevelopment scenario and associated land uses. The master plan resulted in a locally preferred concept plan that includes open space and community gardens on the northern portions, and a mix of residential and mixed-use along the south portions and the 3rd Avenue frontage. The concept plan includes an extension of the urban street grid into the Property; a native heritage memorial is planned at the center of the site.

The market study identified a feasibility gap currently for market rate rental housing and recommendations for closing the gap to improve feasibility. The reuse plan recommended several tools to promote a successful “request for proposal” for the Property.

Site	Phase II ESA	Supplemental Phase II ESA	RBM Survey	Reuse Plan	Report Date
Site #1 - Mink Creek Property Old Glenn Highway and Kerbow Lane, Chugiak AK 99567	✓				05/20/22
Site #4 - 8th and K St. Anchorage, Alaska AK 99501		✓			03/30/21
Site #6 – 3 rd and Ingra Former Alaska Native Hospital				✓	07/02/21
Site #10 - Merrill Field 1421 E. 8th Ave., Anchorage AK 99501	✓		✓		06/14/22
Site #11 – Merrill Field 800 & 832 Orca St., Anchorage, AK 99501	✓				06/14/22

2.5 TASK 4 – AREA-WIDE PLANNING



Figure 1 Members of the project team, EPA, & AK DEC with EPA Region 10 Regional Administrator Casey Sixkiller at the JC Penney Garage site in the Fall of 2023

MOA conducted an AWP project to identify brownfields, explore property conditions, and define revitalization opportunities/strategies for a nine-block area of Downtown Anchorage with D Street being the primary corridor. The project boundaries (“focus area”) include the city blocks and properties between C and F Streets bound by the Delaney Park strip to the south and the 5th Avenue Mall/Town Square Park to the north. The key objectives of the AWP were:

- 1) To identify property/building conditions and brownfields with redevelopment potential;
- 2) Identify the existing regulatory/area conditions;
- 3) Engage with community members/stakeholders to define local priorities and revitalization ideas;
- 4) Explore redevelopment options for brownfield (i.e. vacant/underutilized properties);
- 5) Identify supportive capital improvement projects and community amenities; and
- 6) Define implementation strategies. A main objective was to produce a final planning document with illustrative graphics and redevelopment concepts that MOA and its governmental partners can use to entice private investment into the focus area.

MOA recently completed a new long-range plan for downtown (entitled “Our Downtown: Anchorage Downtown District Plan 2021”), which was adopted on April 26, 2022. The new Downtown Plan includes goals and a policy framework to guide future land use and capital

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investments for the central business district. MOA completed several feasibility studies to support this endeavor including a market analysis, conceptual planning, and illustrations. The AWP project built upon the 2021 Downtown Plan and past studies and carried forward key findings/recommendations. The AWP will explore redevelopment scenarios that align with the MOA’s regulatory framework and the Downtown Plan (the AWP is not intended to reevaluate past policy/regulatory decisions).

Focus Area - The AWP focus area was a nine-block area of Anchorage’s established central business district. The northern limit was defined as a public/retail destination which included the 5th Avenue Mall, the Town Square Park, and the Alaska Center for the Performing Arts (this served as an identifiable activity node). The other blocks within the focus area contained a wide variety of land uses and building types including small-scale houses, hotels, mid-rise towers, government offices, places of worship, and multifamily housing. Notably, the focus area has several surface parking lots, abandoned buildings, and other underutilized properties – creating potential for new urban infill and adaptive use projects that would bring new community-serving uses to Downtown. More specifically, the legacy J.C. Penney parking garage and former Nordstrom Department store structures just south of the mall are notable redevelopment sites/buildings in the focus area. Figure 1 below depicts the AWP focus area (in red) and the larger Downtown Anchorage urban context.

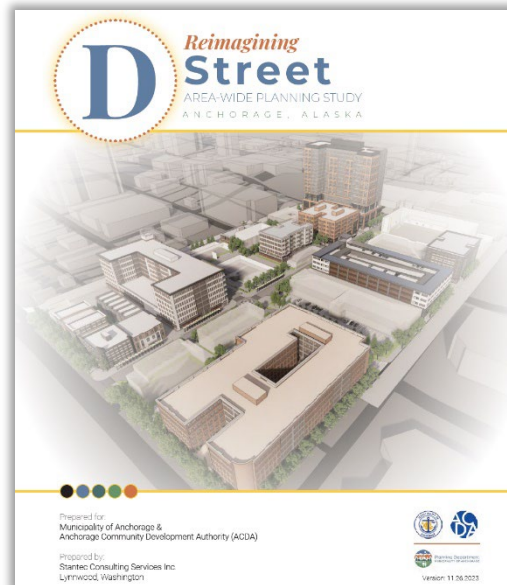


Figure 2 The D Street Area Wide Plan

Grant funds were utilized to conduct community engagement, collect existing conditions, regulatory, and policy data; create conceptual community planning exhibits; and devise redevelopment strategies for the AWP focus area with an emphasis on underutilized brownfield sites and primary street corridors.

3.0 SUMMARY OF PROJECT OUTPUTS AND OUTCOMES

Project outputs are summarized in **Table 1** below.

TABLE 1: Output Goals and Accomplishments

OUTPUTS	GOAL	ACHIEVED
Phase I ESAs	12	12
Phase II ESAs	4	4

Select Site-Specific Successes
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OUTPUTS	GOAL	ACHIEVED
Regulated Building Material Surveys	1	1
ABCAs/RAPs/Cleanup & Re-Use Plans	1	1
Area-Wide Plans	1	1
Master Quality Assurance Project Plan	1	1

Project output goals for Phase I ESAs, Phase II ESAs, and Regulated Building Material Surveys, Reuse Plans, AWP and QAPPs were met. Project outcomes are summarized in **Table 2** below.

TABLE 2: Outcome Accomplishments

OUTCOMES	ACHIEVED
Direct Funding Leveraged for Assessment/Cleanup	\$411,137
Private Investment Committed	\$4.4 M
Public Investment Anticipated	\$1 M, ongoing
Number of new housing units	44
Number of Permanent Jobs Created	2
Number of Temporary Construction Jobs Created	60
Number of Acres Made Ready for Reuse	30

4.0 SELECT SITE-SPECIFIC SUCCESSSES

In the subsections that follow, we provide information highlighting the greatest successes achieved utilizing the \$600,000 in community-wide coalition assessment grant funding provided by the EPA.

4.1 SITE #1: MINK CREEK

Property Description – This Property is located at Township 15N, Range 1W, Section 17, (Seward Meridian), south of the Glenn Highway and west of Kerbow Lane, near Chugiak, Alaska. The Property encompasses 68.14 acres of land on an irregular-shaped parcel (Parcel ID 051-182-01-000) bordered by Kerbow Lane to the east, Old Glenn Highway to the south and Glenn Highway to the northwest.

The parcel is owned by Eklutna Inc., which was transferred in 1977 as part of the Alaska Native Claims Settlement Act. The Property is currently an undeveloped lot with no structures. The surface cover at the Property primarily consists of wooded areas with natural wetlands throughout the Property.

Project Outputs – MOA completed a Limited Phase II ESA at the Mink Creek property in November 2020. Based on the results from this Limited Phase II ESA it appears that the groundwater on the northeastern and southeastern boundaries of the Property have low levels

Select Site-Specific Successes
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of total/dissolved arsenic, manganese, and phosphorus, that are above their respective ADEC cleanup levels. Nitrobenzene was identified in groundwater samples collected in 2013 and 2014 during a prior investigation at concentrations that exceed the applicable cleanup levels. Analysis of nitrobenzene in groundwater was not evaluated during this investigation. This is considered a data gap that may need to be investigated when the Property is redeveloped dependent on the receptors that may be impacted by encountering or consuming Property groundwater. Based on the data collected during this investigation no further investigation is recommended. The detected total and dissolved metals are likely attributable to natural background concentrations.

4.2 SITE #4: 8TH AND K STREET, ANCHORAGE ALASKA



Figure 3 New Housing Downtown

Property Description – The property consists of a single parcel totaling 0.48 land developed with a downtown housing community built in 2022. The housing community consists of 44 studio and one bedroom apartments. The project was a first of its kind private public partnership between Debenham Properties and ACDA.

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Property History – The property was used for residential purposes from approximately 1950 to 2012 when the residential structures were demolished. After demolition of the residences the property was home to the former K Street East food truck pod.

Project Outputs – MOA's FY17 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.

FY19 CWA Grant funding was utilized to further delineate the nature and extent of petroleum hydrocarbons in soil including the detection of chloroform in groundwater. The investigation confirmed that petroleum hydrocarbon impacts were limited to a small area of the site and likely the result of an incidental release from a parked vehicle. Groundwater in the vicinity of the Subject Property was discovered to be impacted by chloroform and discussions with the Alaska Department of Environmental Conservation indicate this is an area wide issue within the Downtown Core of MOA. No additional investigation was recommended.

Project Outcomes – Redevelopment of this property, known as the Block 96 Flats, created 44 units of studio and one-bedroom units. This development brought the first 100% market rate apartment community to MOA in over 40 years. The total cost of the project was \$6.2 million with ACDA investing \$1.8 million for the construction of structured parking. The development created sixty construction jobs and two full-time positions.

4.3 SITE #2: 3RD AND INGRA, FORMER ALASKA NATIVE HOSPITAL

Property Description – The HLB owns and manages 15 acres of undeveloped land on 3rd Avenue and Ingra Street in east downtown Anchorage. The land is the former site of the Alaska Native Medical Center (ANMC) hospital, which was demolished in 1997 when the medical center moved its campus to the U-Med District.

Property History – Since the relocation of ANMC, the site has remained undeveloped. In 2019 the HLB published a Master Plan that included several recommended development plans for the site. The site is located at the interface of an industrial and residential area, with the Fairview neighborhood to the south and Ship Creek to the north. It is within short walking distance to the core of downtown Anchorage, blocks from the Ship Creek Trail, near the beginning of the Glenn Highway and has views of the Chugach Mountains and Cook Inlet.

The site is adjacent to a large auction yard, which is planned for acquisition by a joint partnership between the Rasmuson Foundation and Weidner Apartments to support a long-term plan to develop a resource hub that serves people experiencing homelessness. East of the site

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is the Brother Francis Shelter (BFS) and Bean's Café which offers meals to all who need them. At times, illegal campers have set up on the HLB property resulting in camp abatement and the need for more intense property management.

The site was significantly impacted by the 1964 earthquake. Parts of the hospital were badly damaged, and a large part of the hillside on the north end of the site split and sunk. The site includes seismic zone 4 and 5 land, which are categorized by high and very high ground failure susceptibility, respectively.

Project Outputs – MOA completed a market assessment and concept level financial feasibility analysis to explore reuse options for the property. MOA had considered a Request for Proposals (RFP) process to secure a developer partner for future redevelopment of the site.

In 2019, the HLB facilitated a community planning process to consider future uses for the site. That process identified housing and mixed-use commercial with the potential for community activities including a possible amphitheater and community garden.

In an effort to prepare for an RFP to the development community for redevelopment of the site, HLB, through its EPA brownfield funding, engaged Stantec and Agnew::Beck Consulting to evaluate market conditions at the site. This market study summarizes broader economic trends in the neighboring areas and shares results from a survey of developers who were asked to opine on the development potential of the site. A concept level financial feasibility pro forma is also included to evaluate the feasibility of building out the project with the intended land uses. The focus of this market study is on residential development with some discussion related to ground floor retail. The community serving uses were not assessed for market potential as part of this study.

Project Outcomes – While a feasibility gap currently exists at this site for market rate rental housing, there are ways to close the gap and improve feasibility. The study team recommended considering the following tools to promote a successful RFP process for this site:

- Complete master planning including obtaining necessary geotechnical approvals and appropriate rezoning.
- Infrastructure Development – The City could choose to build the roads and utilities on the site and provide a public offering for private entities to construct housing on the finished lots (e.g., a publicly-funded subdivision). This would reduce the construction costs to the private entity and close the financial feasibility gap.
- Offer both flexibility and certainty in the RFP process to secure a developer partner. The MOA may choose to issue an RFP to private/not-for-profit organizations to solicit development interest in the property. The RFP should outline the community's desired site components and character but remain flexible on the actual development proposals to allow for creative approaches to site redevelopment.

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- **Flexibility:** allow for a phased approach and for developers to bid on the parts of the project they are equipped to develop, allow for both for sale and rental housing, do not require commercial development on the ground floor, eliminate parking stall requirements and allow the developer partners to identify the parking needed for the use.
- **Certainty:** Confirm that the 12-year property tax incentive is available and consider a longer-term tax incentive in this location, consider low-cost or no-cost land and identify any gap financing that may be available to support housing.
- **Tax Incentive Credits -** The 12-year tax incentive helps bridge the gap and a longer tax incentive can improve feasibility. We recommend that at a minimum the 12-year tax incentive be made available to rental housing at the site; twenty years would improve project economics more substantially. The current tax incentive requires application prior to February 29, 2024, but this could be extended with approval by the MOA.
- **Creative Land Purchase Agreements -** The land costs are included in the pro forma. We recommend future public/private partnership could include a long term and low-cost ground lease or long-term financing of the land, which improves the pro forma.
- **Additional Project Funding Support -** If additional patient capital can be made available to help close the financial feasibility gap, the pro forma improves. Examples could include financing tools such as low-cost mezzanine (or bridge) financing, if available at the state level or through a local community development fund. This type of financing is not currently available on a large scale but could help improve the viability of new housing in Alaska's communities. We recommend advocating for these tools to improve the feasibility of rental housing in the parts of our community looking to redevelop older properties.
- **Low-Income Housing Tax Credits -** Housing that is developed as income restricted affordable using low-income housing tax credits (LIHTC) and other federal funding also offers possibilities. Each year, about four to six LIHTC developers are awarded tax credits to build income restricted affordable housing in Alaska and a couple of projects are typically built in Anchorage. These projects face feasibility hurdles because rents are even further restricted, and funding sources come with requirements. Portions of the Third and Ingra site could be made available for a LIHTC developer to compete for an allocation of tax credits. We recommend that developers with experience in LIHTC be considered as part of a future RFP process.
- **Community Amenities.** The market for new housing and commercial uses may take time and additional incentives to materialize. We recommend that the HLB proceed with the community amenities identified in the master plan to activate the space, improve the site conditions, and enhance the neighborhoods. Federal stimulus funding may be available for site remediation, infrastructure, and public projects. Preparing the site for development with available funding is recommended.

Select Site-Specific Successes
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- **Other Uses.** If HLB conducted an RFP for a developer partner but is unable to secure a feasible housing project, MOA may want to consider alternative options for the site. At least one developer mentioned that the site could be a good location for modern job creating industrial space given its size. Other ideas included youth community sports options, such as an additional dome for indoor sports during Anchorage’s long winters or an indoor skatepark. An indoor golfing facility such as a Top Golf are other options that might benefit from the site’s central location and large size. Many Top Golf locations are in mild climates, but they do operate in northern communities with colder temperatures, such as Indianapolis, Chicago, Minneapolis, New York, Portland, and Washington state. These prospective uses are merely ideas, and an analysis of their financial feasibility is not included in this study.

4.4 SITE #09: JCPENNEY PARKING GARAGE

Property Description – The Property consists of 0.96 acres of land identified by MOA parcel number (00211257000). The owner of the Property is listed as the Penney Property Sub Holdings LLC (the “Penney LLC”). Penney LLC acquired the property on January 4, 2021. The Property is developed with an 8-story, 42,000 square foot parking garage, which includes a former mall (“Penney Mall) located on the ground level of the parking structure. The Penny Mall also features an upper mezzanine level accessible by stairs from the ground level. J.C. Penney closed the Penney Mall in 2011. A spiral vehicle access ramp is located at the northeast corner of the parking structure. A skybridge spans 6th Avenue and connects the second floor of the parking garage to the former J.C. Penney Department Store on the north adjoining site. The Property remains in use as a parking garage, which is managed by Easy Park.

Property History – Based on review of aerial photographs and Sanborn Maps, the Property appeared to be developed by at least 1927 with six residential dwellings. By 1967 date, the residences had been demolished and the present-day parking garage was constructed. No other historical uses were identified for the Property.

Project Outputs – The City’s Brownfield Program completed a Phase I ESA at the Property on July 14, 2022. No RECs were identified in connection with the Property.

Project Outcomes – The ACDA Board of Directors has agreed to terms with JCPenney and their bankruptcy trustees to purchase the JCPenney parking garage on October 12, 2020. ACDA hopes to create a private-public partnership for the development of the garage and building. The aging parking garage built in 1968 would likely need to be demolished.

4.5 SITE #10: MERRILL FIELD, 1421 EAST 8TH AVENUE

Property Description – The Property consists of two parcels comprising a total of 1.5 acres of land identified by MOA as parcel numbers #003-101-50-000 and #003-101-21-000 with addresses of 1345 and 1421 East 8th Avenue, owned by MHC, Inc. The Property was used by City Electrical, Inc., an electrical and telecommunications contractor for storage of equipment, vehicles, supplies and as office space.

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Property History – The 1421 East 8th Avenue (“1421”) parcel was developed in 1957 with an approximate 3,600 square-foot lumber shed on the east edge of the parcel and an approximate 10,023 square-foot warehouse building on the central portion of the parcel. In 1959, the east portion of the 1421 parcel was developed with an approximate 8,600 square-foot building. Historically, this building was listed with an address of 1445 East 8th Avenue and will be referenced as the “1445 building” throughout this text to facilitate description of the Property and its features. Lastly, in 1970 the 1345 East 8th Avenue (1345) parcel was developed with a 3,600 square-foot lumber shed that shares a common wall with the building located on the west adjacent property.

Project Outputs – The City’s Brownfield Program completed a Phase I ESA, Phase II ESA and RBM at the Property in June and September of 2021 on behalf of the owner to facilitate a sale of the Property. The Phase II ESA results revealed that groundwater at the Property is impacted by total lead and trichloroethylene (TCE) concentrations that exceed the ADEC cleanup level. Based on the detection of TCE in the groundwater sample collected from monitoring well MW02 and lead in each of the monitoring wells, it is possible that an offsite source of TCE may be contributing to the observed concentrations in groundwater based on the proximity to Merrill Field, the former landfill and aircraft maintenance operations fronting the tarmac to the east of the Property. Additional groundwater investigation was recommended and warranted to further delineate the extents of the total lead and TCE plume within the Property boundaries and off-site.

4.6 SITE #11: MERRILL FIELD, CITY ELECTRIC LAYDOWN YARD 800, 808, 816, 824 AND 832 ORCA STREET & 1431 EAST 9TH AVENUE

Property Description – The Property consists of the following six adjacent parcels totaling 0.96 acres on the northeast corner of Orca Street and East 8th Avenue. Each of the Property parcels are owned by MHC.

- Parcel ID 003-101-22-000, 800 Orca Street;
- Parcel ID 003-101-23-000, 808 Orca Street;
- Parcel ID 003-101-24-000, 816 Orca Street;
- Parcel ID 003-101-25-000, 824 Orca Street;
- Parcel ID 003-101-26-000, 832 Orca Street; and,
- Parcel ID 003-101-27-000, 1431 East 9th Avenue.

Property History – Inc. The Property has been used by City Electric as a laydown yard for vehicles, equipment, and materials since the late 1940s.

Project Outputs – The City’s Brownfield Program completed a Phase I ESA and a Phase II ESA at the Property in June and September of 2021 on behalf of the owner to facilitate a sale of the Property.

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Based on the results of this Phase II ESA groundwater in the northern and eastern portions of the Property are impacted by TCE concentrations that exceed the ADEC cleanup level. TCE was detected at multiple depths in soil across the Property and exceed the applicable cleanup level in 14 of 23 soil samples. These data indicate that a source of TCE originates from the Property. Based on the groundwater flow direction and observed TCE concentration in upgradient well MW01 it is likely that the TCE plume extends offsite. TCE was also identified in the downgradient well MW03 along the eastern Property boundary at a concentration that was less than the ADEC cleanup level. Based on the detection of TCE in the groundwater sample from MW03, it is possible that an offsite source of TCE may be contributing to the observed concentrations in groundwater based on the proximity to Merrill Field, the former landfill and aircraft maintenance operations fronting the tarmac to the east of the Property. Additional groundwater investigation is warranted to further delineate the extents of the TCE plume within the Property boundaries and off-site.

4.7 SITE #14: TOZIER TRACT

Property Description – The Property consists of 9.62 acres of land identified by MOA as parcel #008-051-01-000, owned by ASDRA. During the winter, the Property is used by ASDRA as the trailhead for 20 miles of trail that loop through Campbell Park and Far North Bicentennial Park to the south and southeast of the Property, respectively. Structures on the Property include a 1,120 square-foot building constructed in 1970 used as the ASDRA clubhouse, a building constructed between two evenly spaced shipping containers used for storage, and two small wooden structures used as the track tower and an admissions booth. Additionally, there are three shipping containers on the Property decorated and used for Renaissance Faire events held during the summer.

Project Outputs – The City’s Brownfield Program completed a Phase I ESA on June 15, 2021. No RECs were identified in connection with the Property.

Project Outcomes – The Phase I ESA facilitated a land swap with HLB for a site located at 3400 Tudor Road. This swap also opens up a key parcel along Tudor Road for potential future development. See details below.

4.8 SITE #15: TRACT 6, TUDOR MUNICIPAL CAMPUS



Figure 4 The new ASDRA Club House

Property Description – The Property consists of 19.82 acres of land identified by MOA as parcel number 008-121-08-000. The owner of the Property is listed as the MOA Heritage Land Bank. The Property has never been developed and is forested. Current uses are for recreational purposes. A dog mushing trail (“the Old Rony”) extends north/south through the west portion of the Property and continues off-site. The Property also includes several informal recreational multi-use trail systems.

The Property is bounded to the north by Dr Martin Luther King Jr Avenue and beyond by the Alaska State Crime Laboratory and an electrical substation; to the east, south and west by undeveloped MOA owned land that is reserved as a conservation easement.

Property History – MOA acquired the Property from the United States Bureau of Land Management in 1997. The Property has been used for recreational purposes and has never been developed.

Project Outputs – The City’s Brownfield Program completed a Phase I ESA on June 16, 2021. No RECs were identified in connection with the Property.

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Project Outcomes – The Phase I ESA facilitated a land swap with HLB for a site located at 3400 Tudor Road. The Alaska Sled Dog and Racing Association (ASDRA) constructed a new facility at the Property which included a two-story structure with equipment storage on the ground level and a 2,400 square-foot clubhouse and event center on the second floor. The new facility connects to 20+ miles of MOA and BLM trails maintained by ASDRA.

4.9 SITE #17: DENA'INA ESTATES, TRACT B

Property Description – The Subject Property consists of 67.14 acres of land identified by MOA as parcel number 050-931-02-000. The owner of the Subject Property is Eklutna, Inc. who acquired the Subject Property in 1974 from the government. The Subject Property is undeveloped, forested land and has never been developed.

Project Outputs – The City's Brownfield Program completed a Phase I ESA on September 7, 2022. This assessment has revealed the following recognized environmental condition (RECs) for the Subject Property:

- The site to the southwest was a landfill (the "Old Hiland Landfill") that the Greater Anchorage Borough took control of in 1974 and closed in 1977. It is unknown when the landfill began operations. Groundwater sampling was conducted on June 5, 1997, from two monitoring wells (MW-2 and MW-4) associated with the former landfill. MW-4 is located south of the landfill area and MW-2 is located on the south adjoining site near the boundary of the Subject Property. Both monitoring wells were sampled for inorganic constituents (calcium, magnesium, sodium, trace metals, and chemical oxygen demand). None of the reported concentrations exceed their applicable EPA Maximum Contaminant Level (MCL) or ADEC Table C Groundwater Cleanup Levels. Groundwater flow was reported to the north-northeast which is cross-gradient relative to the Subject Property. Although the sampling event did not indicate any contaminants that exceeded MCLs, the analytical program was limited and there is no recent data. As such, the presence of a former landfill near the Subject Property with monitoring wells on the southern boundary of the Subject Property is considered a REC for the Subject Property.

Project Outcomes – The Phase I ESA identified the need for additional assessment of this property before it can be redeveloped. MOA hopes to help fund the assessment with their FY23 grant.

4.10 SITE #19: ALASKA MENTAL HEALTH TRUST AUTHORITY L STREET PROPERTY

Property Description – The Subject Property consists of five parcels totaling 1 acre of land. The Alaska Mental Health Trust (AMHT) acquired the Subject Property parcels in 1996. The Subject Property was unimproved at the time of the site visit and in use as a gravel-covered parking lot.

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Property History – Based on review of historical records, the Subject Property appeared to be developed by at least 1927 with five residential dwellings. By 1957, two of the residences were replaced with two apartment buildings. One of the apartment buildings with an address of 718 L Street (Galaxie Apartments, Parcel 47) was converted to an office building by 1979. By 1988, the south 2/3 of the Subject Property was cleared of structures and was in use as a parking lot. A small water and sediment analysis laboratory (Kinnetic Labs) was located at the northeast corner of the Property between ~ 2010 and 2014. The remaining three structures on Parcels 46 and 47 were demolished in 2014. A small coffee stand was located at the northeast corner of the Subject Property between 2018 and 2020. No other historical uses were identified for the Subject Property.

4.11 SITE #20: ALASKA MENTAL HEALTH TRUST AUTHORITY L STREET PROPERTY

Property Description – The Subject Property consists of five parcels totaling 1 acre of land. The Alaska Mental Health Trust (AMHT) acquired the Subject Property parcels in 1996. The Subject Property was unimproved at the time of the site visit and in use as a gravel-covered parking lot.

Property History – Based on review of historical records, the Subject Property appeared to be developed by at least 1927 with five residential dwellings. By 1957, two of the residences were replaced with two apartment buildings. One of the apartment buildings with an address of 718 L Street (Galaxie Apartments, Parcel 47) was converted to an office building by 1979. By 1988, the south 2/3 of the Subject Property was cleared of structures and was in use as a parking lot. A small water and sediment analysis laboratory (Kinnetic Labs) was located at the northeast corner of the Property between ~ 2010 and 2014. The remaining three structures on Parcels 46 and 47 were demolished in 2014. A small coffee stand was located at the northeast corner of the Subject Property between 2018 and 2020. No other historical uses were identified for the Subject Property.

Project Outputs – The City’s Brownfield Program completed a Phase I ESA on September 20, 2022. This assessment has revealed the following recognized environmental condition (RECs) for the Subject Property:

- A 2021 Phase II ESA completed by Stantec for MOA at a site located one block to the southeast near 825 K Street identified chloroform in groundwater at concentrations that exceed the Alaska Department of Environmental Conservation (ADEC) cleanup level. Groundwater was encountered at depths ranging between 22 and 24 feet below ground surface with the groundwater flow direction measured to the northwest toward the Subject Property. There are no structures on the Subject Property and as a result there does not appear to be significant human health risk from either outdoor or indoor inhalation of chloroform at the Subject Property. Based on previous conversations with ADEC in 2021, it is Stantec’s understanding that they consider elevated chloroform an

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area-wide issue for downtown Anchorage. The likely presence of chloroform in groundwater beneath the Subject Property is considered a REC for the Subject Property.

One environmental concern was identified:

- The Property was developed for residential use by 1927. No records or field indications of the presence or former use of a heating oil tank at the Property have been identified; however, the possible presence of a heating oil tank on the Subject Property, though considered to be low, cannot be ruled out.

As a result of the REC, Stantec recommends that the human health risk from either outdoor or indoor inhalation be reevaluated when the Subject Property is redeveloped.

4.12 SITE #21: ALASKA HOUSING FINANCE CORPORATION BLOCK 102: 413, 417, 425 WEST 9TH AVENUE AND PARCEL 002-112-66-000

Property Description – The Subject Property consists of four parcels totaling 1.6 acres of land. The Alaska Housing Finance Corporation (AHFC) acquired the Subject Property parcels in 1997 from the Equitable Life Assurance Society of the United States. The Subject Property was observed to be a public surface parking lot at the time of the site visit.

Property History – Based on review of historical records, the Subject Property appeared to be developed by at least 1927 with five residential dwellings. By 1957, two of the residences were replaced with two apartment buildings. One of the apartment buildings with an address of 718 L Street (Galaxie Apartments, Parcel 47) was converted to an office building by 1979. By 1988, the south 2/3 of the Subject Property was cleared of structures and was in use as a parking lot. A small water and sediment analysis laboratory (Kinnetic Labs) was located at the northeast corner of the Property between ~ 2010 and 2014. The remaining three structures on Parcels 46 and 47 were demolished in 2014. A small coffee stand was located at the northeast corner of the Subject Property between 2018 and 2020. No other historical uses were identified for the Subject Property.

Project Outputs – The City's Brownfield Program completed a Phase I ESA on September 20, 2022. This assessment has revealed the following recognized environmental condition (RECs) for the Subject Property:

- A 2021 Phase II ESA completed by Stantec for MOA at a site located one block to the southeast near 825 K Street identified chloroform in groundwater at concentrations that exceed the Alaska Department of Environmental Conservation (ADEC) cleanup level. Groundwater was encountered at depths ranging between 22 and 24 feet below ground surface with the groundwater flow direction measured to the northwest toward the Subject Property. There are no structures on the Subject Property and as a result there does not appear to be significant human health risk from either outdoor or indoor inhalation of chloroform at the Subject Property. Based on previous conversations with

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ADEC in 2021, it is Stantec's understanding that they consider elevated chloroform an area-wide issue for downtown Anchorage. The likely presence of chloroform in groundwater beneath the Subject Property is considered a REC for the Subject Property.

One environmental concern was identified:

- The Property was developed for residential use by 1927. No records or field indications of the presence or former use of a heating oil tank at the Property have been identified; however, the possible presence of a heating oil tank on the Subject Property, though considered to be low, cannot be ruled out.

As a result of the REC, Stantec recommends that the human health risk from either outdoor or indoor inhalation be reevaluated when the Subject Property is redeveloped.

4.13 SITE #24: HERITAGE LAND BANK PARCEL 008-101-16-000, 4900 BLOCK OF EAST TUDOR ROAD

Property Description – The Subject Property consists of one parcel totaling 7.91 acres of land. The MOA HLB acquired the Subject Property in 1959 from the United States Bureau of Land Management. The Subject Property is undeveloped and forested and, based on review of historical records, the Subject Property has never been developed or improved.

Project Outputs – The City's Brownfield Program completed a Phase I ESA on December 1, 2022. This assessment has revealed the following recognized environmental condition (RECs) for the Subject Property:

- The east adjacent site located at 5300 East Tudor Road contains a vehicle maintenance shop, first operated by the Alaska National Guard and then the Alaska Department of Transportation. One of the database listings for this site is associated with a petroleum hydrocarbon release, apparently from an underground storage tank (UST) and/or associated pump island, as the available information is not clear on the exact source or release mechanism. Soil cleanup was reportedly completed in 1994 and in 2000 and four quarters of groundwater monitoring showed no detection of petroleum hydrocarbons. The Alaska Department of Environmental Conservation (ADEC) issued a no-further-action letter for the site in January of 2000. The environmental database report indicates that in 2006 and 2007 ADEC staff received groundwater sampling reports showing consistent free product in two monitoring wells in an area of this site referred to as the "Middle Yard" and "Lower Yard." It appears that a workplan for additional investigation was requested by ADEC in 2008. The ADEC website for this site states "soil and groundwater petroleum contamination remains." Based on the absence of information regarding the status of contaminated groundwater remaining at this upgradient site, it is considered a REC.

A Phase II ESA was recommended to investigate whether the identified REC has impacted the subsurface at the Subject Property.

EPA Acknowledgement
November 30, 2023

5.0 EPA ACKNOWLEDGEMENT

EPA was consistently acknowledged as the provider of grant funding for the duration of the project. This information was conveyed on project fact sheets, during community meetings, and during one-on-one outreach between Coalition staff and brownfield property owners and project proponents. All project deliverables (Phase I/II ESA reports, SAPs, planning documents, etc.) also identified the EPA as the funding source.

6.0 ACRES REPORTING

All project-related ACRES database profiles are up to date.

Budget
November 30, 2023

7.0 BUDGET

The following tables summarize the closing balance on the FY2019 assessment grant. As indicated, the project spent all but \$752.79 of travel funding and \$449.60 of contractual funding.

7.1 HAZARDOUS SUBSTANCES BUDGET

Categories	Approved Budget	Total Cumulative Spend	Budget Remaining
Personnel	\$0.00	\$0.00	\$0.00
Fringe	\$0.00	\$0.00	\$0.00
Travel	\$6,000	\$6,000	\$0.00
Equipment	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Contractual	\$294,000.00	\$294,000.	\$0.00
Totals	\$300,000.00	\$300,000.00	\$0.00

7.2 PETROLEUM BUDGET

Categories	Approved Budget	Total Cumulative Spend	Budget Remaining
Personnel	\$0.00	\$0.00	\$0.00
Fringe	\$0.00	\$0.00	\$0.00
Travel	\$6,000	\$5,247.21	\$752.79
Equipment	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Contractual	\$294,000	\$293,550.40	\$449.60
Totals	\$300,000.00	\$298,797.61	\$1,202.39