



Environmental Protection Agency  
FY16 Brownfields Cleanup Grant

## **Public Involvement Plan**

3607 & 3609 Spenard Road  
Anchorage, Alaska

**Purpose and Background:**

Cook Inlet Housing Authority (CIHA) was selected to receive an Environmental Protection Agency (EPA) FY16 Brownfields Cleanup Grant for the property located at 3607 & 3609 Spenard Road in Anchorage, Alaska. As part of the grant and to ensure that the community has an opportunity to be involved in cleanup planning and execution, this Public Involvement Plan (PIP) outlines how CIHA will include the community and Project Partners. Though a portion of this project has been funded by EPA, the contents of this PIP do not necessarily reflect the views and policies of the EPA.

CIHA's mission is to create housing opportunities that empower our people and build our community. The master plan for this property is to achieve beneficial re-use as a residential mixed use property and on a larger scale to promote revitalization of the surrounding Spenard neighborhood and transit corridor.

**Site Background, Facility History:**

The cleanup project is known by CIHA as the "Alpina" property. The legal description is T13N R4W SEC 25 N2 NE4 NW4 SE4 PTN M/B. This property was the prior location of a gasoline station, an automobile repair facility, a car wash, a wood lot and a car rental facility. These various businesses occupied the land and three single-story concrete buildings, the oldest of which dated back to the 1950's. With the help from the State of Alaska Designated Legislative Grant Program, CIHA purchased the Alpina property in 2013 along with several surrounding blighted properties to abate the environmental contamination and as part of a larger vision, to revitalize the area near the intersection of 36th Avenue and Spenard Road. The buildings on these properties were demolished by CIHA in 2015 as the first major step forward to clean up the site.

**Summary of Environmental Investigations/Results to Date:**

Twelve site characterization and assessment efforts have been conducted on the property between 1995 and 2015. The most current report<sup>1</sup> provides additional detail regarding the nature and extent of impacted media, including a conceptual environmental site model. Potential contaminant sources identified during these studies included former underground storage tanks (UST) and associated dispenser systems and piping, chemical storage areas, floor drains, former hydraulic lift units, and surface stains on both paved and unpaved ground surfaces. Analytical sampling data has verified the presence of soil and groundwater impacts at concentrations greater than applicable Alaska Department of Environmental Conservation (ADEC) cleanup levels. Primary contaminants of concern include a variety of petroleum hydrocarbons (e.g., gasoline, diesel, benzene, etc.) and several chlorinated compounds, including tetrachloroethylene (PCE) and trichloroethylene (TCE).

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<sup>1</sup> "Additional Site Characterization and Interim Removal Action, 3607 & 3609 Spenard Road, Anchorage, Alaska" Shannon & Wilson, Inc., March 2016

Since acquisition, CIHA has conducted a multi-phased site characterization and cleanup effort to mitigate exposure pathways that have the potential to impact human health for the proposed land use(s) and to otherwise progress towards a site closure determination from the Alaska Department of Environmental Conservation (ADEC). Besides removing the structures, to date, CIHA has had soil and groundwater samples collected and analyzed; excavated and removed hydraulic ram units that were discovered beneath the repair shop building; excavated and disposed of chlorinated compound-impacted soil to an out of state facility; and decommissioned eight of 16 groundwater monitoring wells associated with the site. The primary goal of the cleanup work being funded by the EPA is removal of the contaminated soil.

**Planned Cleanup Activities:**

The planned actions for the site cleanup include removing or replacing soil depending on contaminant concentrations, securing the site and decommissioning groundwater monitoring wells associated with the site.

**Community and Prior Involvement:**

Community groups interested or affected by this cleanup project include neighboring residents of Spenard, surrounding businesses which include CIHA, Spenard Community Council, Spenard Chamber of Commerce, Municipality of Anchorage and State of Alaska. This site has been the subject of previous grant applications and awards and was presented by CIHA on more than one occasion to the both the Spenard Community Council and Spenard Chamber of Commerce to obtain Resolutions of support. A community meeting was held at CIHA's main office on December 5, 2015 as part of the EPA grant application to facilitate community feedback on the EPA grant proposal and the December 2015 Analysis of Brownfield Cleanup Alternatives.

**Public Involvement Plan Overview:**

CIHA will use the CIHA website, local newspaper and social media (Facebook) as the primary means to communicate with the community. General notices to the community will be supplemented with direct communication to Project Partners. CIHA's Public Relations and Procurement departments will assist with general community notices and Project Partner communications. In addition, the high visibility of the site and ongoing activities will indirectly inform the community of CIHA's continued efforts to clean up the site and revitalize the area.

**Spokesperson:**

CIHA has a full time Director of Public and Resident Relations who will be the spokesperson for the cleanup project. Sezy Gerow-Hanson (907) 793-3775 will coordinate with CIHA's Project Management and Development Finance Departments to obtain information to provide project updates, meeting notices and other information to the public throughout the grant period in the methods noted above. Ms. Gerow-Hanson will oversee the placement of relevant documents on the CIHA website.

Information Repository:

The Information Repository (IR) is required to be maintained as part of the EPA grant and will be in paper format at the CIHA main office at 3510 Spenard Road. The main office is across the street from the project site and is open for business Monday-Friday, 7:30am-6pm except for holidays or special events. Access to review the paper documents in the IR can be made through an appointment; however, electronic versions of the IR documents will also be available on the CIHA website. The IR will be available for at least three years following the EPA grant project period end date which CIHA expects to be September 30, 2019.

Examples of documents to be placed in the IR:

- EPA Proposal Selection Letter
- Public Involvement Plan (PIP)
- Project Fact Sheet
- Analysis of Brownfields Cleanup Alternatives (ABCA)
- Community responses to project or project documents
- Corrective Action Plan (CAP) including the cleanup standards used
- Verification of Cleanup Completion
- Cleanup Fact Sheets
- Site Investigation Reports

Notices and Comments:

Public Notice for the community meeting held in December 2015 was done through the local newspaper, Alaska Dispatch News, for the 2015 ABCA and grant proposal submission however, CIHA will advertise another Public Notice that a 2016 ABCA is available for community comment. Significant comments will be summarized in the CAP including how they are being addressed. A Project Fact Sheet in “plain language” and the 2016 ABCA will be on the CIHA website along with directions for submitting questions or comments. In addition to using CIHA’s website, information will be posted on CIHA’s Facebook page; Depending on the level of interest from community, CIHA will consider holding a public meeting or request to be on the agendas of a regular community meeting.

Updates will be provided to the Project Partners directly including any general notices so they can be shared with membership or colleagues through regular lines of communication such as meetings, newsletters or email. Project Partners are as follows:

1. State of Alaska- Department of Health and Human Services
2. State of Alaska- Department of Environmental Conservation (ADEC)
3. Municipality of Anchorage- Department of Economic and Community Development
4. Spenard Community Council
5. Spenard Chamber of Commerce
6. Anchorage Economic Development Corporation

CIHA's staff members participate in community organizations and serve on committees, boards and public commissions making access to the project status very accessible to individuals not involved in the project or outside the Spenard community.

Timeline:

August 2016	Submittal of Draft PIP and Project Fact Sheet to EPA Submittal of 2016 ABCA to ADEC and EPA Advertise 30-day Public Notice for community review of the 2016 ABCA Share Public Notice and Project Fact Sheet with Project Partners
September 2016	Submittal of Final Decision Document and CAP to ADEC and EPA
October 2016	Commence Cleanup Activities
September 2019	Complete Cleanup Activities

**Questions?**

Interested community members can contact CIHA or learn about this project in the following ways:

- Tyler Robinson, [trobinson@cookinlethousing.org](mailto:trobinson@cookinlethousing.org), (907) 793-3721
- [www.cookinlethousing.org](http://www.cookinlethousing.org)
- [www.facebook.com/cihousingak](https://www.facebook.com/cihousingak)
- 3510 Spenard Road, Suite 100, Anchorage, AK 99503