



2016 Brownfields Grant Project Update

3607 & 3609 Spenard Road
Anchorage, Alaska

In 2016 CIHA received a \$200,000 grant from the U.S. Environmental Protection Agency (EPA) to assist with the clean up of a contaminated property considered a “brownfield site”.

Property location: Chugach Way & Spenard Road

Property size: 75,363 SF/1.73 acres

Previous uses: Fuel and service station, firewood lot, vehicle rental, car wash and detail shop

Soil contamination: Petroleum hydrocarbons

The State of Alaska’s Department of Environmental Conservation was initially contacted in 1987 when odors were noted during excavation work for utilities. Efforts were made to remediate the site, but cleanup was never completed and over time the groundwater flow extended the contamination west of the site to property owned by Cook Inlet Housing Authority.



Cook Inlet Housing Authority (CIHA) was created in 1974 by the Alaska Legislature to ensure that elders, individuals and families in the 45,168 square-mile area of the Cook Inlet region would have access to quality affordable housing. CIHA develops rental housing, homes for ownership and offers home safety opportunities as well as neighborhood revitalization activities and community partnerships.

CIHA’s Efforts to Date:

- *Property purchased in 2013
- *Environmental assessments
- *Cleanup efforts begin 2015
- *3 buildings demolished
- *Acquisition and cleanup funded by CIHA and AK Designated Legislative Grant program

What Can Be Seen Today?

The contaminated soil piles have been hauled off site, leaving a somewhat flat open lot. CIHA is currently building a 33-unit mixed use (residential + retail) building across the street from the cleanup site at 3600 Spenard Road. The Petersen Group, and their subcontractors, who are building the new development for CIHA, may opt to use the subject site for construction crew parking through July 2017.

What will you see Tomorrow?

CIHA will complete cleanup efforts and then proceed with redevelopment plans. Initial planning exercises have included a mixed use development with residential townhomes and a mixed use building.

Redeveloping the site with commercial and higher density residential will be consistent with the West Anchorage District’s Plan Commercial Corridor land use designation along Spenard Road and the Transit supported Development identified on the Comprehensive Plan’s Land Use Map.



Photo: Contaminated soil before haul off in October 2016

For more information visit: www.cookinlethousing.org/brownfields

Though portion of this project has been funded by the EPA, the contents of this flyer do not necessarily reflect the views and policies of the EPA.