



PHASE I ENVIRONMENTAL SITE ASSESSMENT
MOUNTAIN VIEW SUBDIVISION
ANCHORAGE, ALASKA

ADEC SPAR Term Contract: 18700026

JUNE 2005



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Mountain View Subdivision

Prepared for:

**ADEC Division of Spill Response and Prevention
Contaminated Sites Program
ADEC SPAR Term Contract: 18700026**

and

**Municipality of Anchorage
Community Development Division**

June 2005

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LIST OF ACRONYMS

| | |
|----------|--|
| ADEC | Alaska Department of Environmental Conservation |
| ADNR | Alaska Department of Natural Resources |
| ASTM | American Society for Testing and Materials |
| BTEX | benzene, toluene, ethylbenzene, total xylenes |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| CERCLIS | Comprehensive Environmental Response, Compensation, and Liability Information System |
| CORRACTS | Corrective Action Report |
| CS | Contaminated Sites |
| DRO | diesel range organics |
| EDR | Environmental Data Resources, Inc. |
| EPA | Environmental Protection Agency |
| ERNS | Emergency Response Notification System |
| ESA | Environmental Site Assessment |
| LQG | large quantity generator |
| LUST | leaking underground storage tank |
| MOA | Municipality of Anchorage |
| NFRAP | No Further Remedial Action Planned |
| NPL | National Priorities List |
| PCB | polychlorinated biphenyl |
| RCRA | Resource Conservation and Recovery Act |
| RV | recreational vehicle |
| SHWS | State Hazardous Waste Sites |

LIST OF ACRONYMS *(continued)*

| | |
|--------|----------------------------------|
| SQG | small quantity generator |
| TCE | trichloroethene |
| TSD | treatment, storage, and disposal |
| USGS | United States Geological Survey |
| UST | underground storage tank |
| WESTON | Weston Solutions, Inc. |

1.0 INTRODUCTION

Weston Solutions, Inc. (WESTON) has prepared this report to present the findings of the Phase I Environmental Site Assessment (ESA) performed along Mountain View Drive of the Mountain View area located in Anchorage, Alaska (Figure 1-1). The assessment was performed in 2005 under contract with the Alaska Department of Environmental Conservation (ADEC) supporting the Municipality of Anchorage's (MOA) interest in assessing the future economic development potential of the properties.

1.1 Purpose

Mountain View is one of Anchorage's oldest neighborhoods, established in the 1940s to provide housing for people who moved to Alaska to help build the nearby military base. The proposed Mountain View redevelopment project is a mixed-use project that incorporates the arts, business offices, retail stores, and affordable housing. The purpose of the project is to revitalize a distressed area by increasing capital investment, creating jobs, and providing housing. This report has been prepared to summarize potential environmental conditions at properties along the project corridor to assist the MOA in determining sites that qualify as possible Environmental Protection Agency (EPA) Brownfields sites.

Brownfields are defined by Public Law 107-118 (H.R. 2869) as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Based on readily available information, this Phase I Review identifies recognized environmental conditions at properties within the project corridor. The Phase I Review was performed following guidance in the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-00 (ASTM, 2000). ASTM E1527-00 defines "recognized environmental conditions" as the following:

"...the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions."

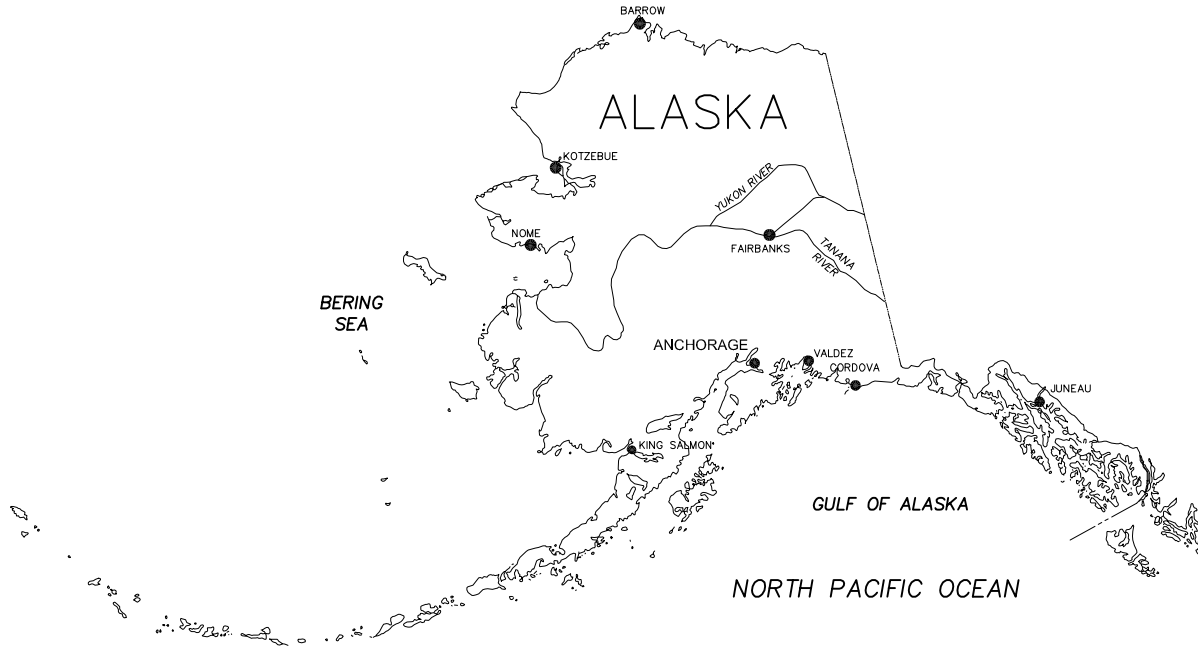
For the purposes of this project, the subject corridor was defined by the MOA as Mountain View Drive from the intersection of 5th Avenue east to the intersection of Pine Street, for a width of approximately one block on either side (Figure 1-1).

1.2 Scope

This Phase I Review is based primarily upon information obtained from reviewing readily available and pertinent records, including title records, environmental record sources, and aerial photographs. Only readily available information was obtained for this Phase I ESA; no testing or sampling was performed, and site visits were performed for only two sites within the project area. WESTON's scope included the following tasks:

- **Records Review** – The records review included obtaining and reviewing pertinent and readily available information to help identify recognized environmental conditions at the site. Records reviewed include title records, aerial photographs, fire insurance maps, topographic maps, and any other pertinent and readily available information.
- **Environmental Database Review** – The environmental database review included reviewing EPA and ADEC databases and files.
- **Documentation and Reporting** – The results from the records review and environmental database review are presented in this Phase I report.

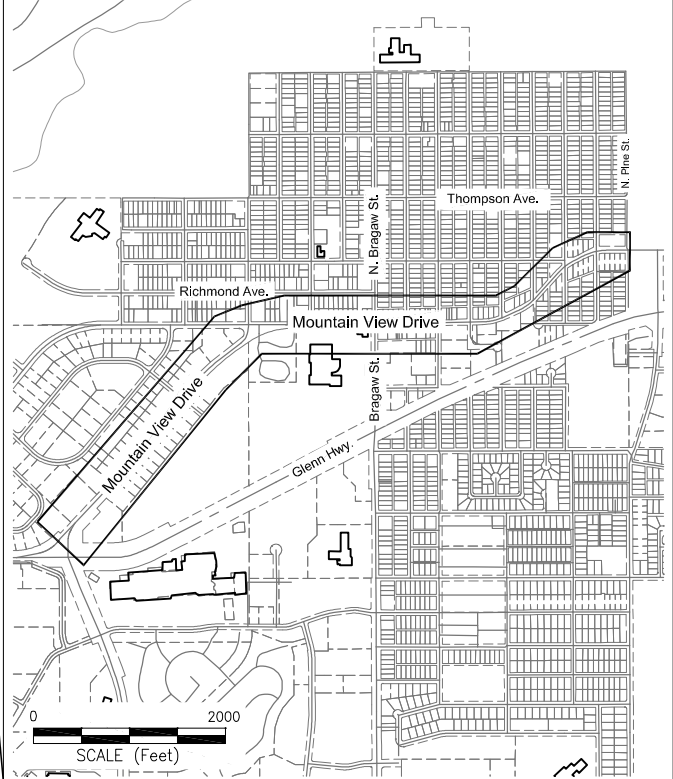
State of Alaska



Inset A - City of Anchorage



Inset B - Mountain View Dr. Project Corridor



SITE LOCATION

Mountain View Drive
Anchorage, Alaska

Figure No.

1-1

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2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The project corridor is located in the Mountain View area of Anchorage, Alaska, and is defined as Mountain View Drive from the intersection of 5th Avenue east to the intersection of Pine Street, for a width of approximately one block on either side (Figure 1-1). The corridor is located in Sections 9, 10, 15 and 16, Township 13N, Range 3W, Seward Meridian.

2.2 Description of Structures, Roads, and Utilities

The area is serviced by the MOA Water and Wastewater Utility for wastewater disposal and potable water supply. Electricity is supplied by Anchorage Municipal Light & Power, and natural gas is supplied by Enstar Natural Gas Company. A search of water rights and well logs maintained by the Alaska Department of Natural Resources (ADNR) Division of Mining, Land, and Water indicated that there are no drinking water wells on record within the project corridor (ADNR, 2005a). Based on the ADNR database, the nearest drinking water wells appear to be located in the Wonder Park subdivision southeast of the project corridor. The ADNR database does not provide an exhaustive record of wells, particularly in older neighborhoods such as Mountain View; therefore, there may be drinking water wells in the area that were not identified in the ADNR database.

2.3 Current Property Uses

The Mountain View area is currently zoned for industrial, commercial, single- and multi-family residential, and public lands and institutions. The western section of Mountain View, between 5th Avenue and Commercial Drive, generally consists of light industrial businesses. Mountain View Drive east of Commercial Drive consists of more retail businesses such as restaurants and grocery stores. The area north of Mountain View Drive is residential, and the area south of Mountain View Drive and north of the Seward Highway is a mix of residential, commercial businesses, and public land (Clark Middle School).

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3.0 RECORDS REVIEW

3.1 Environmental Records

WESTON performed a review of regulatory agency databases and files to identify known sources of contamination and sites that have regulated or registered activities (e.g., underground storage tanks [USTs], small quantity generators [SQG]). A commercial database search company, Environmental Data Resources, Inc. (EDR), was used to evaluate properties in the area. The search was performed by applying a one-mile search radius to the approximate center of the project corridor. The following federal and Alaska regulatory agency databases were searched for this review:

- National Priorities List (NPL) sites
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) sites
- CERCLIS “No Further Remedial Action Planned” (NFRAP) sites
- Resource Conservation and Recovery Act (RCRA) treatment, storage, and disposal (TSD) sites
- RCRA Generators
- Emergency Response Notification System (ERNS) list
- ADEC Contaminated Sites
- ADEC Leaking UST (LUST) sites
- ADEC Registered UST sites

The following subsections discuss the properties or facilities that were identified in the database search. Properties located within the project corridor are summarized in Table 3-1, and the remaining properties are summarized in Table 3-2.

Table 3-1. Contaminated/Regulated Sites Located within the Project Corridor

| Site Name | Address | Relevant Lists | Description |
|---|--|----------------------------------|--|
| AKARNG Anchorage Mt. View Armory | 2839 Mountain View Drive | UST, ADEC CS | TCE in groundwater and PCBs in soil near fenceline (potentially from adjacent sites); out-of-use USTs onsite (diesel, gasoline, unknown). |
| Alaska Husky Battery | 4540 Mountain View Drive | CERCLIS-NFRAP, ADEC CS, RCRA-SQG | Lead and PCB in soil; BTEX in groundwater. Soil contamination has been capped. |
| Automatic Welding & Supply | 3038 Rampart Drive | ADEC CS | Discharge oily waste to storm drain (site closed). |
| Chevron #96378 | 3421 Mountain View Drive | LUST, UST | LUST & multiple USTs listed out-of-use (diesel and gasoline). |
| Chevron Renners Full Service | 4601 Mountain View Drive | LUST, UST | LUST and seven out-of-use USTs (used oil, gasoline and diesel) ranging from 1,000-6,000 gallons. |
| City of Anchorage Maintenance & Sign Shop | 2839 Mountain View Drive | RCRA-SQG | Registered SQG with no violations identified. |
| Clark Middle School | 150 South Bragaw Street | UST | One out-of-use 300 gallon UST (diesel) and one in-use 300-gallon UST (diesel). |
| Coker's Machine Shop | 3350 Mountain View Drive | UST | One 1,000-gallon gasoline UST not in use. |
| ESOA, Inc./B&R Trucking | 3105 Mountain View Drive | RCRA-SQG | Violations reported for manifest/record-keeping requirements. |
| Former Arden Creamery | 3237 Mountain View Drive | UST, ADEC CS | Two out-of-use USTs (heating oil and gasoline); surface spills and tanks remain at site, and transformers are present. |
| Holiday #628/ Renners #2 | 4627 Mountain View Drive | LUST, UST | LUST and two out-of-use 12,000-gallon USTs (gasoline), and three in-use USTs for gasoline (one 20,000 and two 10,000 gallon). |
| Lynden Transport, Inc. | 3027 Rampart Drive | RCRA-SQG, UST | Violations related to manifest/record keeping; two out-of-use USTs for diesel and gasoline. |
| Municipality of Anchorage Porcupine Pit Station | ~300 feet southeast of Porcupine Drive | ADEC CS | Petroleum hydrocarbon contamination in soil and groundwater. Remedial action is in progress. |
| Qwik Stop #36 | 4433 East Mountain View Drive | LUST, UST | LUST and two out-of-use 8,000-gallon USTs (gasoline). |
| Renners Gas & Save #3 | 4630 Mountain View Drive | LUST, UST | LUST and three out-of-use USTs (gasoline) ranging from 4,000-10,000 gallons. |
| Suburban Propane | 3300 Mountain View Drive | LUST, UST | One 500-gallon diesel LUST removed. |
| Suburban Propane | 3107 Rampart Drive | LUST | Diesel fuel spills from an aboveground storage tank at the site. |
| Shell #61/Texaco Station 63 057 061 | 3635 Mountain View Drive | RCRA-SQG, LUST, UST | LUST and seven out-of-use USTs (used oil, gasoline and diesel) ranging from 550-5,000 gallons; three 10,000-gallon USTs in use for gasoline. |
| Weaver Brothers | 3400 Mountain View Drive | RCRA-SQG | Registered SQG with no violations identified. |
| Wizard Wash | 4200 Mountain View Drive | LUST, UST | LUST and four out-of-use USTs (gasoline and diesel) from 5,000-8,000 gallons; two 11,800-gallon USTs in use for gasoline. |

ADEC – Alaska Department of Environmental Conservation

BTEX – Benzene, toluene, ethylbenzene, total xylenes

CERCLIS – Comprehensive Environmental Response, Compensation & Liability Information System

CS – Contaminated Sites

LUST – Leaking Underground Storage Tank

NFRAP – No Further Remedial Action Planned

PCB – Polychlorinated biphenyl

RCRA – Resource Conservation and Recovery Act

SQG – Small Quantity Generator

TCE – Trichloroethene

UST – Underground storage tank

Table 3-2. Contaminated/Regulated Sites Located in the Vicinity of the Project Corridor

| Site Name | Address | Relevant Lists | Direction from Project Corridor | Description |
|---|-----------------------------|---|---------------------------------|---|
| Alaska Railroad Corporation/Summit Alaska, Inc. | 2401 Viking Drive | RCRA-SQG | 1/4-1/2 mile northwest | Registered SQG with no violations identified. |
| Alaska Teamster Training Trust | 3002 Commercial Drive | UST | 1/8-1/4 mile northwest | Two out-of-use tanks for diesel, gasoline. |
| Anchorage Chrysler Dodge | 2601 East 5th Avenue | RCRA-SQG, LUST, UST | <1/8 mile west | Registered SQG with violations identified; LUST & one out-of-use 2,000-gallon UST. |
| Anchorage Community College/UAA Aviation Facility | 2811 Merrill Field Drive | RCRA-SQG, LUST, UST | 1/8-1/4 mile south | LUST and multiple other USTs on-site for diesel, gasoline, and used oil. |
| Anchorage Daily News | 1001 Northway Drive | RCRA-SQG | 1/2-3/4 mile south | Registered SQG with no violations identified. |
| Arctic Recreational Dist., Inc. | 3074 Commercial Drive | RCRA-SQG | 1/8-1/4 mile northwest | Registered SQG with no violations identified. |
| Ben Lommond Site | 2332 Railroad Avenue | RCRA-SQG | 1/2-3/4 mile northwest | Registered SQG with no violations identified. |
| Big O's Automotive | 2401 East 4th Avenue | RCRA-SQG | 1/8-1/4 mile northwest | Registered SQG with one violation reported. |
| Burton Carver Bus Barn/Rampart Property | 2745 Rampart Drive | LUST, UST | <1/8 mile northwest | LUST & multiple USTs listed out-of-use (diesel and gasoline). |
| Cardinal Health 200, Inc. | 2824 Rampart Drive | RCRA-SQG | <1/8 mile northwest | Registered SQG with no violations identified. |
| Carrs Fuel Center Penland 520 | 3411 Penland Parkway | UST | 1/4-1/2 mile south | Two in-use USTs for gasoline and diesel. |
| Cook Inlet Housing Authority | 4631 East 7th Avenue | RCRA-SQG | 1/2-3/4 mile south | Registered SQG with no violations identified. |
| Cook Inlet Housing Authority | 612 N Lane Street | RCRA-SQG | 1/8-1/4 mile north | Registered SQG with no violations identified. |
| Cummins Northwest, Inc. | 2618 Commercial Drive | RCRA-SQG, UST | 1/4-1/2 mile northwest | Registered SQG with violations identified; one 500-gallon used oil UST not in use. |
| Denali Transportation Corp | 2510 Post Road | UST | 1/2-3/4 mile northwest | One out-of-use 1,000-gallon UST (gasoline). |
| Department of Revenue/Hickel Tract B | 601 Yakutat | LUST, UST | 1/2-3/4 mile northwest | LUST and one out-of-use 2,000-gallon UST. |
| Ed's Electric, Inc. | 3138 Commercial Drive | UST | 1/8-1/4 mile northwest | Two out-of-use USTs (gasoline and diesel). |
| Elmendorf Air Force Base | NA | NPL, CERCLIS, CORRACTS, RCRA-TSD, RCRA-LQG, ADEC CS | 1/2 mile north | 13,000-acre facility with areas of soil and groundwater contaminated primarily with fuels and solvents. |
| Goodyear Tire Store | 342 West Chipperfield Drive | LUST | 1/8-1/4 mile northwest | Contamination from waste oil tank cleaned up and site closed. |
| Greatland Auto | 4950 Taku Drive | RCRA-SQG, ADEC CS, UST | 1/8-1/4 mile east | Various out-of-use tanks for gasoline, diesel, used oil; oil spills and stained soil at site; extent of contamination is unknown. |
| Howard-Cooper Corp | 2756 Rampart Drive | LUST | 1/4-1/2 mile northwest | LUST & out-of-use USTs (used oil, kerosene, diesel). |
| K-C Corporation | 2600 Railroad Avenue | RCRA-SQG | 1/2-3/4 mile northwest | Registered SQG with generator transport violations. |
| Kenworth Alaska | 2838 Porcupine Drive | UST | 1/8-1/4 mile northwest | One out-of-use 500-gallon used oil UST. |

Table 3-2. (Continued)

| Site Name | Address | Relevant Lists | Direction from Project Corridor | Description |
|--|----------------------------|---|---------------------------------|--|
| Kits Cameras 1 Hour #031 | 3101 Penland Parkway | RCRA-SQG, ERNS | 1/4 mile south | Registered SQG with no violations identified. Reported release from a hydraulic hose on a waste compactor when the hose burst. |
| Lundy's Quality Auto Body | 341 Boniface Parkway | RCRA-SQG | 1/2-3/4 mile southeast | Registered SQG with two violations reported. |
| McDonald Industries Alaska | 2756 Commercial Drive | RCRA-SQG | 1/4-1/2 mile northwest | Registered SQG with no violations identified. |
| MOA Fire Station | 1100 Airport Heights Drive | LUST, UST | 1/4-1/2 mile south | LUST & out-of-use UST (diesel, gasoline). |
| Mt Baker Associates | 2817 Rampart Drive | RCRA-SQG | <1/8 mile northwest | Registered SQG with no violations identified. |
| NAPA Auto Supply/Bert Shaw | 2605 East 5th Avenue | LUST, UST | <1/8 mile west | LUST & multiple out-of-use USTs for diesel. |
| Northwest Enviroservice Inc/Sisters Construction Company | 429 Industrial Way | RCRA-SQG, LUST, UST | <1/8 mile northwest | Registered SQG with no violations identified; one used oil LUST removed from site. |
| Penske Auto Center | 400 Rodeo Place | RCRA-SQG | 1/8-1/4 mile south | Registered SQG with no violations identified. |
| Prescott Equipment Co., Inc. | 467 W Chipperfield | CERCLIS-NFRAP, RCRA-SQG, ADEC CS | <1/8 mile northwest | PCB contamination from leaking transformers; site is active and cleanup is ongoing. |
| Prescott Equipment Rampart Drive | 2774 Rampart Drive | ADEC CS | <1/8 mile northwest | TCE in groundwater; institutional controls at site, including restricted groundwater use and soil exposure. Site has been granted NFRAP status. |
| Riedel Alaska, Inc. | 2332 Railroad Avenue | UST | 1/4-1/2 mile northwest | Out-of-use 500-gallon UST (gasoline). |
| Robert Brooks | 4609 Thompson, Apt 1 | UST | <1/8 mile north | No tank information reported. |
| Sam's Club #6602 | 3651 Penland Parkway | RCRA-SQG | 1/4-1/2 mile south | Registered SQG with no violations identified. |
| Sig Wold Transfer & Storage | 2824 Rampart Drive | ADEC CS | <1/8 mile northwest | Waste oil, grease, hydraulic fluid at site; waste oil spilled; impact unknown. |
| Standard Steel and Metals | 2400 Railroad Avenue | NPL (delisted), CERCLIS, RCRA-SQG, ADEC CS, LUST, UST | 1/2-3/4 mile northwest | Facility is contaminated primarily by releases from PCB contaminated transformers and lead acid batteries. The site has been capped and delisted from the NPL. |
| Totem Trailer Town & Sunset Park | 701 S Klevin Street | ADEC CS | 1/2-3/4 mile south | Petroleum hydrocarbon contaminated soil associated with removal of three underground heating oil tanks. Site status is active. |

ADEC – Alaska Department of Environmental Conservation

CERCLIS – Comprehensive Environmental Response, Compensation & Liability Information System

CORRACTS – Corrective Action Report

CS – Contaminated Sites

ERNS – Emergency Response Notification System

LQG – Large Quantity Generator

LUST – Leaking Underground Storage Tank

NA – Not applicable

NFRAP – No Further Remedial Action Planned

NPL – National Priorities List

PCB – Polychlorinated biphenyl

RCRA – Resource Conservation and Recovery Act

SQG – Small Quantity Generator

TCE – Trichloroethene

UST – Underground storage tank

3.1.1 Federal Lists

EPA NPL Sites: The NPL includes sites determined by the EPA to require priority remedial action under the Superfund program.

There were no facilities located within the project corridor that were identified on the EPA NPL. Two facilities were identified on the EPA NPL within one mile of the project corridor: Elmendorf Air Force Base and Standard Steel and Metals.

EPA CERCLIS: The CERCLIS list includes sites that EPA has investigated or is currently investigating as potentially hazardous waste sites pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no facilities identified on the EPA CERCLIS within the project corridor. Two facilities were identified on the EPA CERCLIS within one mile of the project corridor: Elmendorf Air Force Base and Standard Steel and Metals.

EPA CERCLIS-NFRAP: As of February 1995, CERCLIS sites designated as having “No Further Remedial Action Planned” (NFRAP) have been removed from CERCLIS. NFRAP sites are generally sites where contamination was not found upon initial investigation, sites where contamination was quickly removed prior to being placed on the NPL, or sites where the contamination was not substantial enough to require Superfund action.

There was one facility identified on the EPA CERCLIS-NFRAP list within the project corridor: Alaska Husky Battery. No other facilities near the project corridor were identified on the EPA CERCLIS-NFRAP list.

EPA Corrective Action Report (CORRACTS): CORRACTS lists hazardous waste handlers that have had RCRA corrective action activity.

There were no facilities identified on the EPA RCRA CORRACTS list within the project corridor. One facility was identified on the EPA RCRA CORRACTS list as a TSD facility and large quantity generator within one mile of the subject property: Elmendorf Air Force Base.

EPA RCRAInfo List: RCRAInfo is a database containing information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA.

Six facilities were identified as RCRA SQGs within the project corridor, and 22 facilities were identified as RCRA SQGs in the vicinity of the project corridor. Refer to Tables 3-1 and 3-2 for a listing of these facilities.

EPA Emergency Response Notification System (ERNS) List: The ERNS list is a compilation of spills of potentially hazardous substances that were reported to the United States Coast Guard and other spill response centers throughout the United States. Spill notifications have not necessarily been confirmed by the EPA.

There was one facility identified on the EPA ERNS list within 1/4 mile of the project corridor: Kits Cameras 1 Hour #031.

3.1.2 State Lists

ADEC State Hazardous Waste Sites (SHWS): SHWS are the state's equivalent to CERCLIS sites. These sites are listed in ADEC's Contaminated Sites database. Facilities on this list may or may not already be listed on the CERCLIS list, and may also already be identified as a LUST site.

Five facilities were identified on ADEC's Contaminated Sites database within the project corridor, and seven facilities were identified on ADEC's Contaminated Sites database in the vicinity of the project corridor. Refer to Tables 3-1 and 3-2 for a listing of these facilities.

ADEC LUST Database: The LUST database contains an inventory of reported leaking UST incidents. LUST sites may also appear on the SHWS list.

Nine facilities with LUSTs were identified within the project corridor, and ten facilities with LUSTs were identified in the vicinity of the project corridor. Refer to Tables 3-1 and 3-2 for a listing of these facilities.

ADEC Registered UST Database: The UST database is a list of registered USTs only. USTs are regulated under Subtitle I of RCRA.

Thirteen facilities with USTs were identified within the project corridor, and 17 facilities with USTs were identified in the vicinity of the project corridor. Refer to Tables 3-1 and 3-2 for a listing of these facilities.

3.2 Additional Environmental Sources

In addition to the standard environmental database sources listed above, records and reports at the MOA Community Development Division were also reviewed in order to better understand area environmental, public health, or socioeconomic concerns for the Mountain View area. Environmental documents for the following properties have already been prepared for the MOA Community Development Division:

- MOA Porcupine Pit Station, Limited Phase I Environmental Site Assessment and Release Investigation performed November 2000, Site Investigation performed September 2003, and Limited Polychlorinated Biphenyl (PCB) Sampling and Site Characterization performed January 2005 – Site is listed as an ADEC Contaminated Site and investigation/characterization of PCB contamination is ongoing.
- 3130, 3142, & 3150 Mountain View Drive, Phase I Environmental Site Assessment, May 2005 – No significant environmental issues were identified for the property.
- 3200 Mountain View Drive, Phase I report, November 13, 2002 – No significant environmental issues were identified for the site.

- 3224 Mountain View Drive – Environmental Site Assessment, August 2003 – The site assessment included field screening and laboratory analysis of soil samples at the site. Petroleum hydrocarbon compounds and PCBs were identified in surface soil at the site.
- 3340 & 3350 Mountain View Drive, Phase I report, September 10, 2002 – No significant environmental issues were identified for the two parcels.
- 3901 Mountain View Drive, Phase I Environmental Site Assessment, June 2005 – The property was used historically as a gas station, but no records were found of USTs having existed or been removed from the site. Otherwise, no significant environmental issues were identified.
- 4119 Mountain View Drive, Phase I report, August 27, 2004 – The only recognized environmental condition identified at the site was the use of a lead-acid battery to weight a well cover.
- 4201 Mountain View Drive, Phase I and Phase II reports, September 2004 – Soil samples collected during the Phase II investigation did not indicate presence of fuel contamination.
- Thirty residential addresses in Mountain View (Mountain View Housing Project), Environmental Assessment, November 1, 2004 – No environmental issues were identified and it was determined that Phase I reports were not necessary for the properties.
- 119 & 161 S. Klevin Street, Phase I performed January 2004, Phase II (including UST removal) performed February 2005, and Lead & Asbestos Survey performed December 11, 2003 – A UST and approximately 60 cubic yards of contaminated soil was removed from the site and three monitoring wells were installed during Phase II activities. The Phase II concluded that additional petroleum hydrocarbon contaminated soil likely remained on-site, although groundwater and soil boring samples indicated that contamination had not migrated. The Phase II recommended requesting NFRAP status from ADEC.
- 131, 139, & 201 N. Bragaw Street, Phase I performed June 2002, Phase II performed August 2002 – A stained area was identified during the Phase I review, and sampling during Phase II activities indicated elevated concentrations of diesel range organics (DRO) in the soil.
- Mountain View Recreation Center, Mountain View Subdivision Lots 1, 3-5, 13-18, Block 10, Phase I prepared – Suspected existence of an abandoned UST, but no other significant environmental issues were identified.

3.3 Physical Setting

Mountain View is located in north Anchorage, approximately 0.5 mile south of Ship Creek and 1.5 miles north of Chester Creek. The Mountain View area is located on a ridge, dropping down toward the Ship Creek basin to the north and the Campbell Creek basin to the south. Elmendorf Air Force Base borders the northern edge of the Mountain View neighborhood.

The United States Geological Survey (USGS) maps, Anchorage A-8 Northwest Quadrangle and Anchorage A-8 Northeast Quadrangle, Anchorage, Alaska, 1:25,000 scale (topographic), dated 1994 and 1993, respectively, were reviewed as the physical setting source for the corridor. The project corridor begins at the intersection of Mountain View Drive and 5th Avenue, at an elevation of approximately 130 feet above mean high water, and gradually increases in elevation to approximately 165 feet above mean high water at the intersection of Mountain View Drive and Pine Street.

The lithology in the area is principally alluvial gravel grading to predominantly sandy gravel with high to very high relative permeabilities (Freethy, 1976). Soils in the area are comprised of silty clay in the first 0 to 1 feet below ground surface, coarse grained gravels with some fines from 1 to 3.5 feet below ground surface, and coarse grained, well to poorly graded gravels with silty fines (EDR, 2005).

Groundwater depths within a one-mile radius range from approximately 0 to 60 feet below ground surface. Generally, area-wide groundwater flow is to the west, toward Knik Arm, although local groundwater flow direction varies by site. For example, monitoring wells installed at the MOA Porcupine Pit site, which is located along the southeastern edge of 3150 Mountain View Drive, indicated that groundwater was encountered between 25 and 30 feet below ground surface and groundwater flow was toward the east (Shannon & Wilson, 2000). Monitoring wells installed at 3224 Mountain View Drive indicated a groundwater depth between 25 and 32 feet below ground surface and groundwater flow toward the west (Shannon & Wilson, 2003). Monitoring wells installed at 161 Klevin Street indicated a groundwater depth of approximately 30 feet below ground surface and groundwater flow to the southwest (BGES, Inc., 2005).

3.4 Historical Use

In order to determine the historical use of the project corridor, the following records were reviewed: title records, property tax records, Polk's city directories, Anchorage city directories, and aerial photographs. Sanborn fire insurance maps are not available for this area.

The Mountain View neighborhood was established in the 1940s to provide housing for people who moved to Alaska to help build the nearby military base. Although many businesses have come and gone in the area, general property uses have remained the same since they were initially developed. The eastern section of Mountain View has historically consisted of residential housing and a commercial main street (Mountain View Drive). The western portion of Mountain View Drive was platted as the Alaska Industrial Subdivision in the 1960s, and has been used for light industrial activities since that time. Prior to 1963, Mountain View Drive was the Palmer Highway and served as the main access route for travel northeast out of Anchorage.

Historic and current uses of the properties in the project corridor are summarized in Table 3-3 and Figures 3-1 and 3-2. Because the businesses and property owners have changed frequently over time, street addresses have also changed, particularly when the street was changed from Palmer Highway to Mountain View Drive in 1963. In addition, many parcels had more than one business operating on the property at one time, resulting in multiple addresses associated with one parcel. The properties are displayed in the table and figures using a primary or current address, and the lot number and any other addresses associated with the properties are also displayed in the table. Historic address locations that could not be verified were assumed to have been located at properties with similar address numbers. Properties located within the project corridor on Mountain View Drive's side streets are only identified in the tables and on the figure if they are, or ever were, listed as anything other than residential.

Current use information presented in Table 3-3 was obtained primarily from public parcel inquiry of the MOA website (MOA, 2005). Historic use information was obtained primarily from Polk City Directories, with additional information collected from relevant and readily available environmental reports. Polk City Directories from 1960, 1965, 1969-1970, 1976-1977, 1980, 1985, 1989, 1995, and 2000 were reviewed for historic use data. Prior to 1960, Anchorage City Directories were available instead of Polk City Directories, but since these directories do not reference properties by address, they were not reviewed for historic use information. Use information was also obtained from the ADNOR Office of the Recorder website (ADNR, 2005b).

An aerial photograph review was performed at Aeromap, Inc. to evaluate development of the area. Aerial photographs from 1950, 1960, 1968, 1970, 1972, 1985, and 2004 were reviewed, and aerial photographs from 1960, 1970, and 2004 are included in Appendix A to demonstrate changes in the area. Much of the residential area was already developed in 1950, and construction was occurring at several properties along Mountain View Drive, which was then called the Palmer Highway; the area south and west of Mountain View Drive was virtually undeveloped. By 1960 some development was occurring at the west end of Mountain View Drive between 5th Avenue and Commercial Drive. As this area developed throughout the decades, various recreational vehicle (RV) and mobile home dealers are visible in the aerial photographs. Most of the structures along Mountain View Drive appeared to be fairly well established by the 1970s. Property usage does not appear to have changed substantially from current usage.

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Table 3-3. Mountain View Properties—Summary of Current and Historic Uses

| Current Address | Lot Number | Historic Addresses | Current Owner | Current business/bldg | Historic Uses | Environmental Databases | Additional Environmental Sources |
|--------------------------|--|-----------------------------------|---|---|--|-------------------------|---|
| 2900 Mountain View Drive | Alaska Industrial Blk 10 Lt 11 | 2900 Mountain View Drive | No listing | | construction, auto sales | | |
| 2901 Mountain View Drive | Alaska Industrial Blk 3 Lt 10 | 2839 Mountain View Drive, Suite A | MOA | vacant commercial | Army National Guard | UST, ADEC CS, RCRA-SQG | |
| | | 2839 Mountain View Drive, Suite B | MOA | vacant commercial | Army National Guard | | |
| 2935 Mountain View Drive | Alaska Industrial Blk 10 Lt 13 | 2935 Mountain View Drive | No listing | | mobile home sales | | |
| 2945 Mountain View Drive | Alaska Industrial Blk 2 Lt 12A | 2945 Mountain View Drive | AP Logistics LLC | low-rise office building | lumber supply, mobile home sales | | |
| 3001 Mountain View Drive | Alaska Industrial Blk 2 Lt 9,10,11,15,16 | 3001 Mountain View Drive | Brown, Leon T Sr | retail, warehouse | salvage company, electrical supply | | |
| | | 3017 Mountain View Drive | Brown, Leon T Sr | retail, warehouse | residence | | |
| | | 3045 Mountain View Drive | Brown, Leon T Sr | retail, warehouse | auto dealer, restaurant | | |
| | | 3047 Mountain View Drive | Brown, Leon T Sr | retail, warehouse | residence | | |
| None | Alaska Industrial Blk 7 Lt 5 Parcel SW | None | MOA | vacant commercial, Glenn & Mt. View Dr | no listing | | |
| 3006 Mountain View Drive | Alaska Industrial Blk 7 Lt 5A | 3006 Mountain View Drive | McDonald's Corp | McDonald's | restaurant | | |
| 3024 Mountain View Drive | Alaska Industrial Blk 7 Lt 7 | 3024 Mountain View Drive | Crouch, Christine J | vacant commercial | drive-through coffee kiosk | | |
| 3038 Mountain View Drive | Alaska Industrial Blk 7 Lt 8 | 3038 Mountain View Drive | Crouch, Wayne G | vacant commercial | garden supply | | |
| 3048 Mountain View Drive | Alaska Industrial Blk 7 Lt 9 | 3048 Mountain View Drive | Nahorney, Sharon | office, warehouse | plumbing/heating, construction, roofing/sheet metal | | |
| 3100 Mountain View Drive | Alaska Industrial Blk 7 Lt 10 | 3100 Mountain View Drive | Myosotis, Inc. | retail, warehouse, Northern 4x4 Suppliers | heating/plumbing supply | | |
| 3101 Mountain View Drive | Alaska Industrial Blk 2 Lt 7 | 3101 Mountain View Drive | No listing | | recreational equipment sales | | |
| 3105 Mountain View Drive | Alaska Industrial Blk 2 Lt 8 | 3105 Mountain View Drive | Veterans of Foreign Wars Northland Post 10252 | social/fraternal hall | VFW post, warehouse distributor, clothing/recreational equipment sales | RCRA-SQG | |
| 3116 Mountain View Drive | Alaska Industrial Blk 7 Lt 11 | 3116 Mountain View Drive | Combs, Robert K & Beatrice E | retail, single occupancy, RK Furnishings | retail furniture store | | |
| 3117 Mountain View Drive | Alaska Industrial Blk 2 Lt 6 | 3115 Mountain View Drive | No listing | | mobile home/auto sales | | |
| | | 3117 Mountain View Drive | Alaska Pacific Transport | commercial, storage yard | no listing | | |
| 3125 Mountain View Drive | Alaska Industrial Blk 2 Lt 4 | 3125 Mountain View Drive | No listing | | clothing store, restaurant | | |
| 3130 Mountain View Drive | Alaska Industrial Blk 7 Lt 12 | 3130 Mountain View Drive | Carey, Thomas | warehouse, Mobile Trailer Supply (vacant) | trailer sales/supply, lumber yard | | Phase I report (2005) identified no significant environmental issues. |
| 3142 Mountain View Drive | Alaska Industrial Blk 7 Lt 13 | 3142 Mountain View Drive | Carey, Thomas | office warehouse, auto service garage, Mobile Trailer Supply (vacant) | trailer sales/supply, lumber yard | | |
| | | 3148 Mountain View Drive | No listing | | sign shop | | |
| 3149 Mountain View Drive | Alaska Industrial Blk 2 Lt 4&5 | 3149 Mountain View Drive | Alaska Pacific Transport | commercial, storage yard | no listing | | |
| 3150 Mountain View Drive | Alaska Industrial Blk 7 Lt 14 | 3150 Mountain View Drive | Carey, Thomas | vacant commercial, Mobile Trailer Supply | trailer sales/supply, lumber yard | | |
| 3200 Mountain View Drive | Alaska Industrial Blk 7 Lt 15 | 3200 Mountain View Drive | Alaska Special Olympics Inc | Alutiiq RV Adventures | RV sales | | Phase I report (2002) identified no significant environmental issues. |
| | | 3212 Mountain View Drive | No listing | | furniture store | | |
| None (east of 3200) | Unknown | None (east of 3200) | MOA | maintenance yard | no listing | ADEC CS | Phase I (2000) & Site Investigation (2003) reports identified PCB contamination. |
| 3215 Mountain View Drive | Alaska Industrial Blk 2 Lt 3 | 3215 Mountain View Drive | Alaska Independent Taxi | low-rise office building, Checker Auto | taxi company, restaurant | | |
| 3224 Mountain View Drive | Alaska Industrial Blk 7 Lt 16 | 3224 Mountain View Drive | MOA | vacant commercial, Jones Excavating | construction, excavating/landscaping, gas station, residence | | Environmental Site Assessment (2003) identified petroleum hydro-carbon and PCB contamination. |
| | | 3264 Mountain View Drive | No listing | | lumber sales | | |
| | | 3266 Mountain View Drive | No listing | | residence | | |
| 3237 Mountain View Drive | Alaska Industrial Blk 2 Lt 1A | 3237 Mountain View Drive | Hamre, Chris | manufacturing/process warehouse, Denali Contractors | general construction contractor, dairy sales | UST, ADEC CS | |
| 2838 Porcupine Drive | Alaska Industrial Blk 9 Lt 4A | 2838 Porcupine Drive | Cymabluk Investments LLC | auto service garage | auto dealer | | |
| 2849 Porcupine Drive | Alaska Industrial #1 Blk 10 Lt 26 | 2849 Porcupine Drive | David & Christine Mabeus | warehouse | repair, construction, freight & petroleum sales | | |
| 3001 Porcupine Drive | Alaska Industrial #1 Blk 10 Lt 32A | 3001 Porcupine Drive | State of Alaska | low-rise office building | Oil & Gas Conservation Commission, Division of Geologic and Geophysics Surveys | | |

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Table 3-3. (Continued)

| Current Address | Lot Number | Historic Addresses | Current Owner | Current business/bldg | Historic Uses | Environmental Databases | Additional Environmental Sources |
|-------------------------------|---|---------------------------------|--------------------------------|---|---|-------------------------|---|
| 3002 Porcupine Drive | Unknown | 3002 Porcupine Drive | No listing | | freight, tractor & trailer repair, appliance repair | | |
| 3027 Rampart Drive | Alaska Industrial Blk 9 Lt 1A | 3027 Rampart Drive | Lynden Transport, Inc. | distribution warehouse | unknown | RCRA-SQG, UST | |
| 3028 Rampart Drive | Alaska Industrial Blk 2 Lt 24 | 3028 Rampart Drive | Northern Wire Partnership | warehouse, Automatic Welding and Supply | unknown | | |
| 3038 Rampart Drive | Alaska Industrial Blk 2 Lt 23 | 3038 Rampart Drive | Northern Wire Partnership | No listing | welding and supply | ADEC CS | |
| 3107 Rampart Drive | Alaska Industrial #1 Blk 10 Lt 34 | 3107 Rampart Drive | Suburban Propane | Shell Oil distribution warehouse | unknown | LUST | |
| 3300 Mountain View Drive | Alaska Industrial Blk 8 Lt 1 | 3300 Mountain View Drive | Anchorage Community Land Trust | retail single occupancy, vacant | gas/propane & oil distributor, landscaping | LUST, UST | |
| 3301 Mountain View Drive | Alaska Industrial Blk 1 Lt 8 | 3301 Mountain View Drive | Carey, Thomas | vacant commercial | mobile home/trailer sales | | |
| 3317 Mountain View Drive | Alaska Industrial Blk 1 Lt 7 | 3317 Mountain View Drive | Kobuk Investment Co. | retail single occupancy, Carey Homes | mobile home/trailer sales | | |
| 3337 Mountain View Drive | Alaska Industrial Blk 1 Lt 6 | 3337 Mountain View Drive | Kobuk Investment Co. | parking lots, misc., Carey Homes Paving | mobile home/trailer sales | | |
| 3340 Mountain View Drive | Alaska Industrial Blk 8 Lt 2A | 3318 Mountain View Drive | No listing | | gas station | | |
| | | 3320 Mountain View Drive | No listing | | mobile home/residence | | |
| | | 3340 Mountain View Drive | Anchorage Community Land Trust | warehouse, manufacturing | film processing, restaurant supply, gas distributor | | Phase I report (2002) identified no significant environmental issues. |
| | | 3350 Mountain View Drive | Anchorage Community Land Trust | warehouse, manufacturing | engineering firm, auto body shop/machine shop | UST | |
| | | 3400 Mountain View Drive | Anchorage Community Land Trust | warehouse, manufacturing | modular home/trailer sales, real estate | RCRA-SQG | |
| | | 3420 Mountain View Drive | No listing | | RV sales | | |
| | | 3440 Mountain View Drive | No listing | | construction | | |
| 3359 Mountain View Drive | Alaska Industrial Blk 1 Lt 5 | 3359 Mountain View Drive | Kobuk Investment Co. | vacant commercial, Carey Homes Lot | mobile home/trailer sales | | |
| 3401 Mountain View Drive | Alaska Industrial Blk 1 Lt 2A | 3350 Commercial Drive | United Way of Anchorage | low-rise office building, YMCA/United Way | no listing | | |
| | | 3401 Mountain View Drive | United Way of Anchorage | low-rise office building, YMCA/United Way | snowplow & sanding | | |
| | | 3409 Mountain View Drive | No listing | | laundromat | | |
| | | 3417 Mountain View Drive | No listing | | trailer sales | | |
| | | 3419 Mountain View Drive | No listing | | laundromat | | |
| | | 3421 Mountain View Drive | No listing | | gas station | LUST, UST | |
| | | 3433 Mountain View Drive | No listing | | gas station, auto repair shop | | |
| | | 3437 Mountain View Drive | No listing | | auto repair | | |
| | | 3447 Mountain View Drive | No listing | | refrigerator repair, trading post, restaurant | | |
| 3411 Mountain View Drive | Mountain View Blk 3 Lt 2A | 3411 Mountain View Drive | No listing | | auto repair | | |
| 3415 Mountain View Drive | Mountain View Blk 3 Lt 2A | 3415 Mountain View Drive | No listing | | restaurant | | |
| 3461 Mountain View Drive | Alaska Industrial Blk 1 Lt 1A | 3461 Mountain View Drive | United Way of Anchorage | vacant commercial | no listing | | |
| 3500 Mountain View Drive | T13N, R3W, Sec 16, NW4NE4NE4 PTN, Parcel 16 | 3500 Mountain View Drive | Nanook, Inc. | Nanook Mobile Home Park | residence | | |
| 3501-3523 Mountain View Drive | Mountain View Blk 2 Lt 4 | 3501 Mountain View Drive, Apt 1 | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | grocery, clothing store, pawn shop, bicycle repair, pet store, TV/refrigerator repair | | |
| | | 3503 Mountain View Drive, Apt 1 | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | Agency for Families Enhancement | | |
| | | 3505 Mountain View Drive, Apt 1 | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | Agency for Families Enhancement | | |
| | | 3507 Mountain View Drive, Apt 1 | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | restaurant, retail | | |
| | | 3509 Mountain View Drive | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | restaurant, grocery, locksmith, barber, pet store, furniture store, residence | | |
| | | 3511 Mountain View Drive, Apt 1 | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | vacant | | |
| | | 3513 Mountain View Drive, Apt 1 | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | restaurant | | |
| | | 3515 Mountain View Drive | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | restaurant | | |
| | | 3517 Mountain View Drive | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | barber shop, TV store | | |
| | | 3519 Mountain View Drive | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | barber shop | | |
| | | 3521 Mountain View Drive | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | hobby store | | |
| | | 3523 Mountain View Drive | Ralf Kalenka | retail multi-occupancy, Mt. View Plaza | cake decorating supply | | |

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Table 3-3. (Continued)

| Current Address | Lot Number | Historic Addresses | Current Owner | Current business/bldg | Historic Uses | Environmental Databases | Additional Environmental Sources |
|--------------------------|----------------------------------|-----------------------------------|---|--|---|-------------------------|--|
| 3543 Mountain View Drive | Mountain View Blk 2 Lt 1A | 3529 Mountain View Drive | John Leonard | residential duplex | residence | | |
| | | 3543 Mountain View Drive | John Leonard | low-rise hotel/motel, John's Motel RV | motel/RV park | | |
| 3635 Mountain View Drive | Mountain View Blk 2 Lt 1A | 3635 Mountain View Drive | Equilon Enterprises LLC | service station w/ market, Mt. View Shell | gas/service station | RCRA-SQG, LUST, UST | |
| 237 Price Street | Mountain View Blk 8 Lt 4A | 237 Price Street | Bethel Chapel, Inc. | religious | construction | | |
| 3709 Mountain View Drive | Mountain View Blk 1 Lt 4 | 3701 Mountain View Drive, Suite A | Hewitt V Lounsbury & Assoc | retail, single occupancy, AK Super Pawn | no listing | | |
| | | 3701 Mountain View Drive, Suite B | Hewitt V Lounsbury & Assoc | retail, single occupancy, AK Super Pawn | pawn shop, grocery, dental, fuel supply | | |
| | | 3703 Mountain View Drive | No listing | | plumbing/heating | | |
| | | 3709 Mountain View Drive | Hewitt V Lounsbury & Assoc | retail, single occupancy, unknown | plumbing/heating | | |
| | | 3711 Mountain View Drive | No listing | | apartments | | |
| 3743 Mountain View Drive | Mountain View Blk 1 Lt 3 | 3725 Mountain View Drive | Elizabeth Dahl Trust & Dahl Family LTD | residential vacant, cabin | no listing | | |
| | | 3741 Mountain View Drive | Elizabeth Dahl Trust & Dahl Family LTD | commercial vacant | no listing | | |
| | | 3743 Mountain View Drive | Elizabeth Dahl Trust & Dahl Family LTD | residential single family | no listing | | |
| | | 3745 Mountain View Drive | No listing | | trailer sales, marine supply | | |
| 3807 Mountain View Drive | Mountain View Blk 1 Lt 2 | 3807 Mountain View Drive | No listing | | department store | | |
| | | None (east of 3743) | Brewster's Rest Haven, Inc. | commercial vacant | no listing | | |
| | | None (east of 3743) | Brewster's Rest Haven, Inc. | commercial vacant | no listing | | |
| 3825 Mountain View Drive | Mountain View Blk 1 Lt 1 | 3825 Mountain View Drive | Brewster's Rest Haven, Inc. | retail, single occupancy, Brewster's | department store | | |
| | | 3835 Mountain View Drive | Kim, Myong Cha | vacant commercial | no listing | | |
| 3833 Mountain View Drive | Mountain View Blk 1 Lt 1 | 3833 Mountain View Drive | Kim, Myong Cha | manufacturing/process, Surf Laundry | laundromat/drycleaner | | |
| 120 S. Bragaw | Orah Dee Clark Jr. High, Tract A | 120 S. Bragaw | MOA School District | Clark Middle School | school | | |
| | | 150 S. Bragaw | MOA School District | Clark Middle School | school | UST | |
| 131 S. Bragaw | Fairview Blk 15 Lt 13A | 129 S. Bragaw | No listing | | grocery | | |
| | | 131 S. Bragaw | Hickel Investment Co. | Red Apple Grocery neighborhood shopping center | grocery/liquor, Salvation Army | | |
| 171 S. Bragaw | Unknown | 171 S. Bragaw | No listing | | postal service warehouse, drug store | | |
| 211 S. Bragaw | Fairview Extension Blk 26 Lt 1A | 211 S. Bragaw | James McSharry | Midas Muffler, auto service garage | residence, muffler shop | | |
| 131 N. Bragaw | Fairview Blk 9 Lt 16 | 131 N. Bragaw | White & Associates | Alaska Museum of Natural History | marine warehouse/supply, beauty supply, TV shop | | Phase I and Phase II reports (2002) identified petroleum hydrocarbon (DRO) contamination remaining in soil following removal of a UST and contaminated soil. |
| 139 N. Bragaw | Fairview Blk 9 Lt 17 | 139 N. Bragaw | White & Associates | Alaska Museum of Natural History | marine supply, boat sales | | |
| 201 N. Bragaw | Fairview Blk 9 Lt 18A | 201 N. Bragaw | White & Associates | Alaska Museum of Natural History | marine retail | | |
| 3901 Mountain View Drive | Fairview Blk 9 Lt 13&14 | 3901 Mountain View Drive | Anchorage Community Land Trust | warehouse, textile art shop | warehouse, gas/service station | | Phase I report (2005) was unable to determine status of USTs associated with gas station. |
| | | 3905 Mountain View Drive | No listing | | grocery | | |
| 3902 Mountain View Drive | Fairview Blk 15 Lt 11 | 3902 Mountain View Drive | No listing | | used car dealer | | |
| | | 3908 Mountain View Drive | No listing | | auto supply | | |
| 3920 Mountain View Drive | Fairview Blk 15 Lt 10A | 3920 Mountain View Drive | Red Sand LTD | retail, single occupancy, Beluga Pawn | pawn shop, Salvation Army, Sears Roebuck | | |
| None (west of 3920) | Fairview Blk 15 Lt 11A | None (west of 3920) | Hickel Investment Co. | vacant commercial, parking | no listing | | |
| 3929 Mountain View Drive | Fairview Blk 9 Lt 11&12 | 3929 Mountain View Drive | Congregation Christian Church of American Samoa in AK | religious, Congregational Church | church, grocery | | |
| 3935 Mountain View Drive | Fairview Blk 9 Lt 10 | 3935 Mountain View Drive | Congregation Christian Church of American Samoa in AK | religious, Congregational Church | no listing | | |
| 3940 Mountain View Drive | Fairview Blk 15 Lt 7 | 3940 Mountain View Drive | No listing | | furniture store | | |
| 3944 Mountain View Drive | Fairview Blk 15 Lt 7 | 3944 Mountain View Drive | No listing | | barber shop | | |

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Table 3-3. (Continued)

| Current Address | Lot Number | Historic Addresses | Current Owner | Current business/bldg | Historic Uses | Environmental Databases | Additional Environmental Sources |
|--------------------------|--------------------------------|--------------------------|----------------------------------|---|--|-------------------------|---|
| 3950 Mountain View Drive | Fairview Blk 15 Lt 7 | 3950 Mountain View Drive | No listing | | construction | | |
| 3952 Mountain View Drive | Fairview Blk 15 Lt 8 | 3928 Mountain View Drive | No listing | | beauty salon, insurance company | | |
| | | 3930 Mountain View Drive | No listing | | tobacco shop, auction service, sporting goods store, finance company | | |
| | | 3948 Mountain View Drive | B&D LLC | retail, single occupancy | pawn shop/loan, cleaners | | |
| | | 3952 Mountain View Drive | B&D LLC | retail, single occupancy | restaurant | | |
| 4009 Mountain View Drive | Fairview Blk 10 Lt 14 | 4007 Mountain View Drive | Ward, Joe & Judy | retail, multi-occupancy | no listing | | |
| | | 4009 Mountain View Drive | Ward, Joe & Judy | retail, multi-occupancy | beauty salon, finance company | | |
| 4010 Mountain View Drive | Fairview Blk 15 Lt 5A | 4010 Mountain View Drive | Dewitt, Barbara Ritz & Ivan | low-rise office building, Dar Con Corp. | construction, Alaska State Bank | | |
| 4015 Mountain View Drive | Fairview Blk 10 Lt 13 | 4011 Mountain View Drive | Ward, Joe & Judy | commercial vacant | Rippie World, post office | | |
| | | 4013 Mountain View Drive | No listing | | post office | | |
| | | 4015 Mountain View Drive | Ward, Joe & Judy | commercial vacant | retail shop, drycleaner | | |
| None (east of 4015) | Fairview Blk 10 Lt 11,W2,12 | None (east of 4015) | Choi, Yoo | parking lots, misc. | no listing | | |
| 4016 Mountain View Drive | Fairview Blk 15 Lt 4 (or 5) | 4016 Mountain View Drive | No listing | | real estate | | |
| 4022 Mountain View Drive | Fairview Blk 15 Lt 4 | 4022 Mountain View Drive | No listing | | beauty supply | | |
| 4026 Mountain View Drive | Fairview Blk 15 Lt 3 | 4026 Mountain View Drive | Kanag' IQ Construction Co., Inc. | commercial vacant | vacant | | |
| | | 4028 Mountain View Drive | No listing | | book store, mining company | | |
| | | 4030 Mountain View Drive | No listing | | pawn shop, residence | | |
| | | 4034 Mountain View Drive | No listing | | restaurant, pawn shop | | |
| 4035 Mountain View Drive | Fairview Blk 10 Lt 10&11 E2 | 4017 Mountain View Drive | Choi, Yoo | fast food, Hamburger House | restaurant | | |
| | | 4023 Mountain View Drive | No listing | | restaurant | | |
| | | 4035 Mountain View Drive | Choi, Yoo | fast food, Hamburger House | mobile home dealer | | |
| 4036 Mountain View Drive | Fairview Blk 15 Lt 2 | 4036 Mountain View Drive | Carillo, Lidwino & Rowena | retail, single occupancy, Disabled Veterans | no listing | | |
| 4040 Mountain View Drive | Fairview Blk 15 Lt 1 | 4040 Mountain View Drive | Carillo, Lidwino & Rowena | retail, single occupancy, Disabled Veterans | grocery, department store, tool store | | |
| 160 S. Klevin Street | Fairview Blk 15 Lt 15A | 160 Klevin Street | Eastside Storage | storage warehouse | storage, apartments | | |
| 161 S. Klevin Street | Fairview Extension #1 Tract 6D | 161 Klevin Street | Klevin Street LLC | Sadler's warehouse | home furnishings store | | Phase I (2004) & Phase II (2005) reports identified petroleum hydrocarbon contaminated soil |
| 117 N. Klevin Street | Fairview Blk 11 Lt 14 | 111 Klevin Street | No listing | | photo lab | | |
| | | 117 N. Klevin Street | Khamkeo Khamleu | retail, multi-occupancy | no listing | | |
| 121 N. Klevin Street | Fairview Blk 11 Lt 15 | 121 Klevin Street | Dossman, Corris & Lou Ann | residential | residence, typewriter repair | | |
| | | 123 Klevin Street | No listing | | record store, craft store | | |
| | | 125 Klevin Street | No listing | | barber shop | | |
| 4100 Mountain View Drive | Fairview Tract 5 | 119 Klevin Street | Klevin Street LLC | retail, multi-occupancy | fabric store, drug store | | |
| | | 4100 Mountain View Drive | No listing | | barber shop | | |
| | | 4106 Mountain View Drive | No listing | | beauty salon | | |
| | | 4110 Mountain View Drive | No listing | | furniture store | | |
| | | 4116 Mountain View Drive | No listing | | restaurant | | |
| | | 4120 Mountain View Drive | No listing | | bicycle repair/dealer, drug store, barber shop | | |
| | | 4124 Mountain View Drive | No listing | | shoe repair | | |
| | | 4138 Mountain View Drive | No listing | | clothing store, barber shop | | |

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Table 3-3. (Continued)

| Current Address | Lot Number | Historic Addresses | Current Owner | Current business/bldg | Historic Uses | Environmental Databases | Additional Environmental Sources |
|--------------------------|----------------------------------|---------------------------------|---------------------------------|--|--|-------------------------|---|
| 4119 Mountain View Drive | Fairview Blk 11 Lt 12&13 | 4101 Mountain View Drive | Khamkeo Khamleu | retail, multi-occupancy | plumbing/heating, finance company | | |
| | | 4103 Mountain View Drive | No listing | | beauty salon | | |
| | | 4107 Mountain View Drive | No listing | | video distributors, restaurant, security systems, real estate | | |
| | | 4117 Mountain View Drive | No listing | | wholesale music store, antique store | | |
| | | 4119 Mountain View Drive | Dossman, Corris & Lou Ann | restaurant, Latino's Creole & Cajun | office machine repair, apartments | | Phase I report (2004) identified no significant environmental issues. |
| 4133 Mountain View Drive | Fairview Blk 11 Lt 10A | 4133 Mountain View Drive | Swan, Roase | restaurant, Nobels Restaurant | restaurant | | |
| | | 4139 Mountain View Drive | No listing | | trophy shop/seamstress, grocery store | | |
| 101 Park Lane | Fairview Extension #1 Track 8 | 101 Park Lane | Transpacific Resources | commercial vacant | no listing | | |
| 120 N. Park Lane | Fairview Blk 11 Lt 9 | 120 N. Park Lane | Russel, Norma L. | residential | beauty shop | | |
| 135 N. Park Lane | Fairview Blk 12 Lt 17 | 135 N. Park Lane | Bryan, James & Linda | low-rise apartment | salvage yard, residence | | |
| 4200 Mountain View Drive | T13N, R3W, Sec 15, NE4NE4NW4NW4 | 4200 Mountain View Drive | Wizard Wash | car wash automatic, Wizard Wash | car wash | LUST, UST | |
| 4201 Mountain View Drive | Fairview Blk 12 Lt 13&14 | 4201 Mountain View Drive | Venture Development Holding LLC | parking lots, misc. | no listing | | Phase I and Phase II reports (2004) concluded there is no fuel contamination at the site. |
| 4217 Mountain View Drive | Fairview Blk 12 Lt 12 | 4217 Mountain View Drive | Venture Development Holding LLC | parking lots, misc. | trailer sales, real estate, barber shop | | |
| 4225 Mountain View Drive | Fairview Blk 12 Lt 11 | 4225 Mountain View Drive | RHP LLC | retail, single occupancy, Captain's Cache | brick company | | |
| | | 4227 Mountain View Drive | RHP LLC | retail, single occupancy, Captain's Cache | no listing | | |
| 4231 Mountain View Drive | Fairview Blk 12 Lt 10 | 4231 Mountain View Drive | Anchorage Latino Lions Club | retail, multi-occupancy | apartments, video store, insurance company, pool hall, book store, trailer sales | | |
| | | 4233 Mountain View Drive | Anchorage Latino Lions Club | retail, multi-occupancy | Lions Club, pet shop, electronics/TV shop | | |
| 4301 Mountain View Drive | Fairview Blk 13 Lt 9A | 4301 Mountain View Drive | Faith Baptist | Faith Baptist Church, Inc. | church | | |
| | | 4301 Mountain View Drive, Apt A | Faith Baptist | Faith Baptist Church, Inc. | no listing | | |
| | | 4309 Mountain View Drive | No listing | | church | | |
| | | 4311 Mountain View Drive | Faith Baptist | Faith Baptist Church, Inc. | church | | |
| | | | | | | | |
| 4302 Mountain View Drive | T13N, R3W, Sec 15, NW4NE4NW4 PTN | 4302 Mountain View Drive, Apt 1 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| | | 4302 Mountain View Drive, Apt 2 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| | | 4302 Mountain View Drive, Apt 3 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| | | 4302 Mountain View Drive, Apt 4 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| | | 4302 Mountain View Drive, Apt 5 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| | | 4302 Mountain View Drive, Apt 6 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| | | 4302 Mountain View Drive, Apt 7 | Leahi, Inc. | low-rise apartment | residence/apartments | | |
| 4321 Mountain View Drive | Fairview Blk 13 Lt 8 | 4321 Mountain View Drive | Faith East Baptist Church, Inc. | Faith East Baptist Church, Inc. | no listing | | |
| 4339 Mountain View Drive | Fairview Blk 13 Lt 6&7 | 4337 Mountain View Drive | No listing | | church | | |
| | | 4339 Mountain View Drive | Ward, Joe | Video City | video store, real estate, restaurant | | |
| 204 N. Bunn | Unknown | 204 N. Bunn | No listing | | trailer sales | | |
| 216 N. Bunn | Fairview Blk 13 Lt 4A | 216 N. Bunn | Patterson, Robby | Mountain View Auto Repair, auto service garage | auto repair | | |
| 240 N. Bunn | Fairview Blk 13 Lt 1A | 240 N. Bunn | Bryant Contractors Inc | vacant | contractors | | |
| 4405 Mountain View Drive | Fairview Blk 14 Lt 4 | 4405 Mountain View Drive | Groh, Lucy Woodruff | commercial vacant | no listing | | |
| 4415 Mountain View Drive | Fairview Blk 14 Lt 3 | 4415 Mountain View Drive | Groh, Lucy Woodruff | commercial vacant | no listing | | |
| None (south of 4415) | Fairview Extension Blk 19 Lt 4 | None (south of 4415) | Barton, Jeffrey | commercial vacant | no listing | | |
| 4426 Mountain View Drive | Fairview Extension Blk 19 Lt 1&2 | 4426 Mountain View Drive | Moore, Tony | retail, single occupancy | no listing | | |
| 4433 Mountain View Drive | Fairview Blk 14 Lt 1A | 4433 Mountain View Drive | Mayfield Evans | retail, single occupancy | loan company, grocery, gas station | LUST, UST | |
| 4501 Mountain View Drive | Fairview Blk 2 Lt 13 | 4501 Mountain View Drive | Arnold, Mark | Clubhouse | Boys & Girls Club, used auto sales, beauty salon, trailer sales/repair | | |

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Table 3-3. (Continued)

| Current Address | Lot Number | Historic Addresses | Current Owner | Current business/bldg | Historic Uses | Environmental Databases | Additional Environmental Sources |
|--------------------------|---------------------------------------|-----------------------------------|-------------------------|---|--|----------------------------------|----------------------------------|
| 4506 Mountain View Drive | Fairview Extension Blk 20 Lt 5 | 4506 Mountain View Drive | Sullivan, Roger & Norma | commercial vacant | no listing | | |
| 4507 Mountain View Drive | Fairview Blk 2 Lt 12&11 | 4507 Mountain View Drive | Quality Marketing, Inc. | commercial vacant and warehouse | butcher supply, auto supply | | |
| 4509 Mountain View Drive | Fairview Blk 2 Lt 10 | 4509 Mountain View Drive | Quality Marketing, Inc. | retail, single occupancy, warehouse/apartment | retail, auto supply, residence | | |
| 4516 Mountain View Drive | Fairview Extension Blk 20 Lt 4 | 4516 Mountain View Drive | Arnold, Mark | retail, single occupancy | restaurant | | |
| 4520 Mountain View Drive | Fairview Extension Blk 20 Lt 3 | 216 1/2 N. Bliss Street | Sullivan, Roger & Norma | warehouse | no listing | | |
| | | 4520 Mountain View Drive | Sullivan, Roger & Norma | warehouse | custom upholstery | | |
| 4528 Mountain View Drive | Fairview Extension Blk 20 Lt 2 | 4528 Mountain View Drive | Hackenberger, Dennis | commercial vacant | no listing | | |
| 4529 Mountain View Drive | Fairview Blk 2 Lt 9 | 4529 Mountain View Drive | Quality Marketing, Inc. | parking lots, misc. | no listing | | |
| 4540 Mountain View Drive | Fairview Extension Blk 20 Lt 1 | 4532 Mountain View Drive | No listing | | Alaska Husky Battery/brake shop | CERCLIS-NFRAP, ADEC CS, RCRA-SQG | |
| | | 4540 Mountain View Drive | Hackenberger, Dennis | Auto Service Garage, Husky Battery | Alaska Husky Battery | | |
| 235 N. Bliss Street | Fairview Extension Blk 21 Lt 4&5 | 235 N. Bliss Street | Einboeck, Josef | Auto Service Garage | screen sales | | |
| 4601 Mountain View Drive | Fairview Blk 1 Lt 12 | 4601 Mountain View Drive | No listing | | service station | LUST, UST | |
| 4602 Mountain View Drive | Fairview Extension Blk 21 Lt 4&5 | 4602 Mountain View Drive | Einboeck, Josef | Auto Service Garage | auto repair, tire shop, rubber welders | | |
| 4615 Mountain View Drive | Fairview Blk 1 Lt 11 | 4615 Mountain View Drive | No listing | | auto supply | | |
| 4623 Mountain View Drive | Fairview Blk 1 Lt 10 | 4623 Mountain View Drive | No listing | | apartments | | |
| 4626 Mountain View Drive | Fairview Extension Blk 21 Lt 3 (or 4) | 4616 Mountain View Drive | No listing | | electronics | | |
| | | 4626 Mountain View Drive | Einboeck, Josef | commercial vacant | no listing | | |
| 4627 Mountain View Drive | Fairview Extension Blk 1 Lt 8A | 4627 Mountain View Drive, Suite 1 | Holiday Alaska, Inc. | Convenience Food market, laundry | gas/service station | LUST, UST | |
| | | 4627 Mountain View Drive, Suite 2 | Holiday Alaska, Inc. | Convenience Food market, laundry | no listing | | |
| | | 4627 Mountain View Drive, Suite 3 | Holiday Alaska, Inc. | Convenience Food market, laundry | no listing | | |
| 4630 Mountain View Drive | Fairview Extension Blk 21 Lt 1&2 | 4630 Mountain View Drive | Bell, Jo-Ann | Restaurant, J-Cap Restaurant | restaurant, gas/service station | LUST, UST | |
| | | 4640 Mountain View Drive | No listing | | laundromat, restaurant | | |
| 4641 Mountain View Drive | Fairview Blk 1 Lt 10 | 4641 Mountain View Drive | No listing | | service station, body shop | | |

Notes:

= Sites with known contamination (i.e., ADEC CS, LUSTs, and sites where contamination was identified in a previous report)

= Sites with moderate to high potential for contamination (i.e., gas stations, repair & maintenance facilities, laundry facilities, and USTs)

= Sites with low potential for contamination (i.e., auto dealers, general shops, residential, and sites where previous reports did not identify significant environmental issues)

ADEC – Alaska Department of Environmental Conservation

CERCLIS – Comprehensive Environmental Response, Compensation & Liability Information System

CS – Contaminated Sites

DRO – Diesel range organics

LUST – Leaking Underground Storage Tank

MOA – Municipality of Anchorage

NFRAP – No Further Remedial Action Planned

PCB – Polychlorinated biphenyl

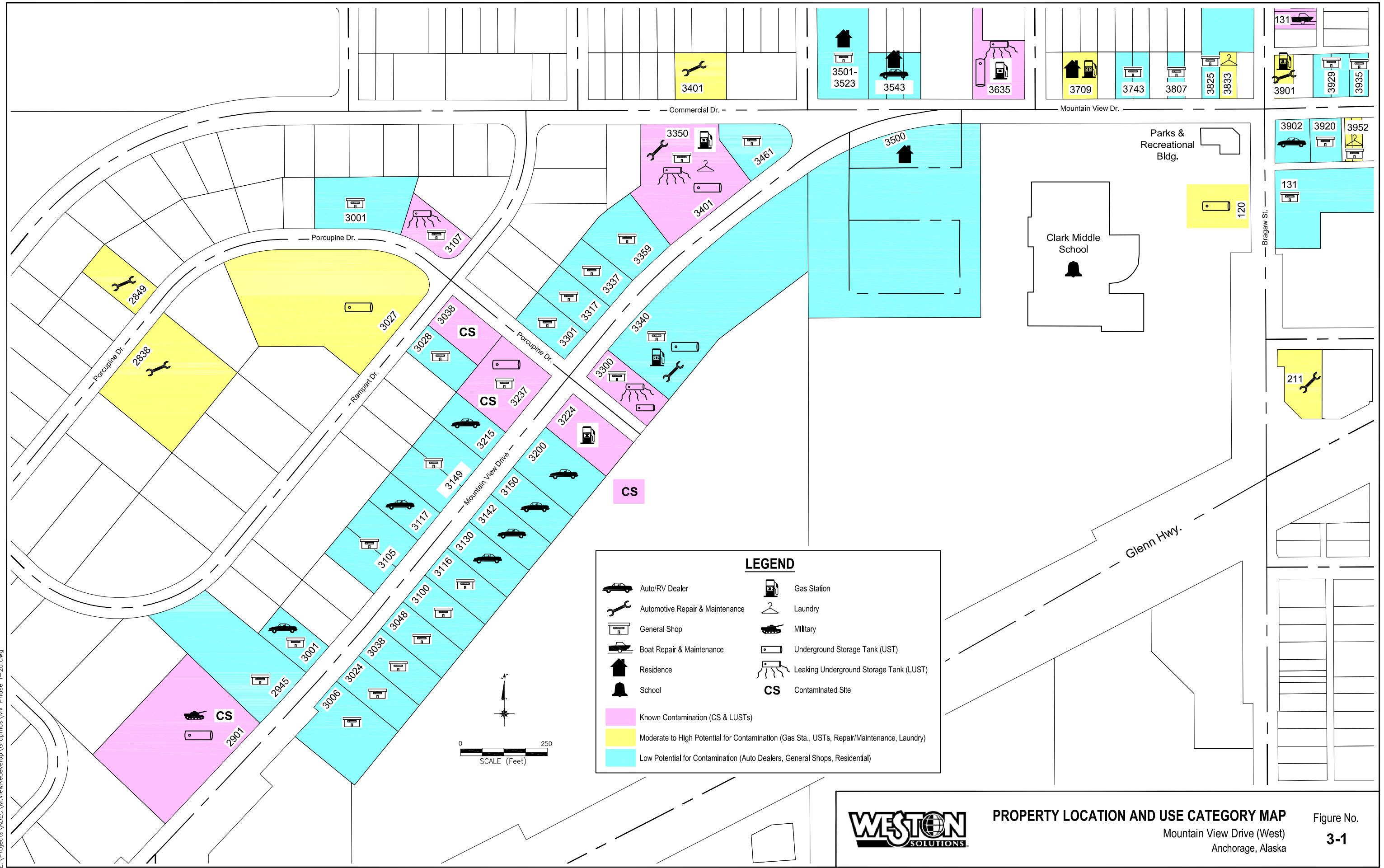
RCRA – Resource Conservation and Recovery Act

SQG – Small Quantity Generator

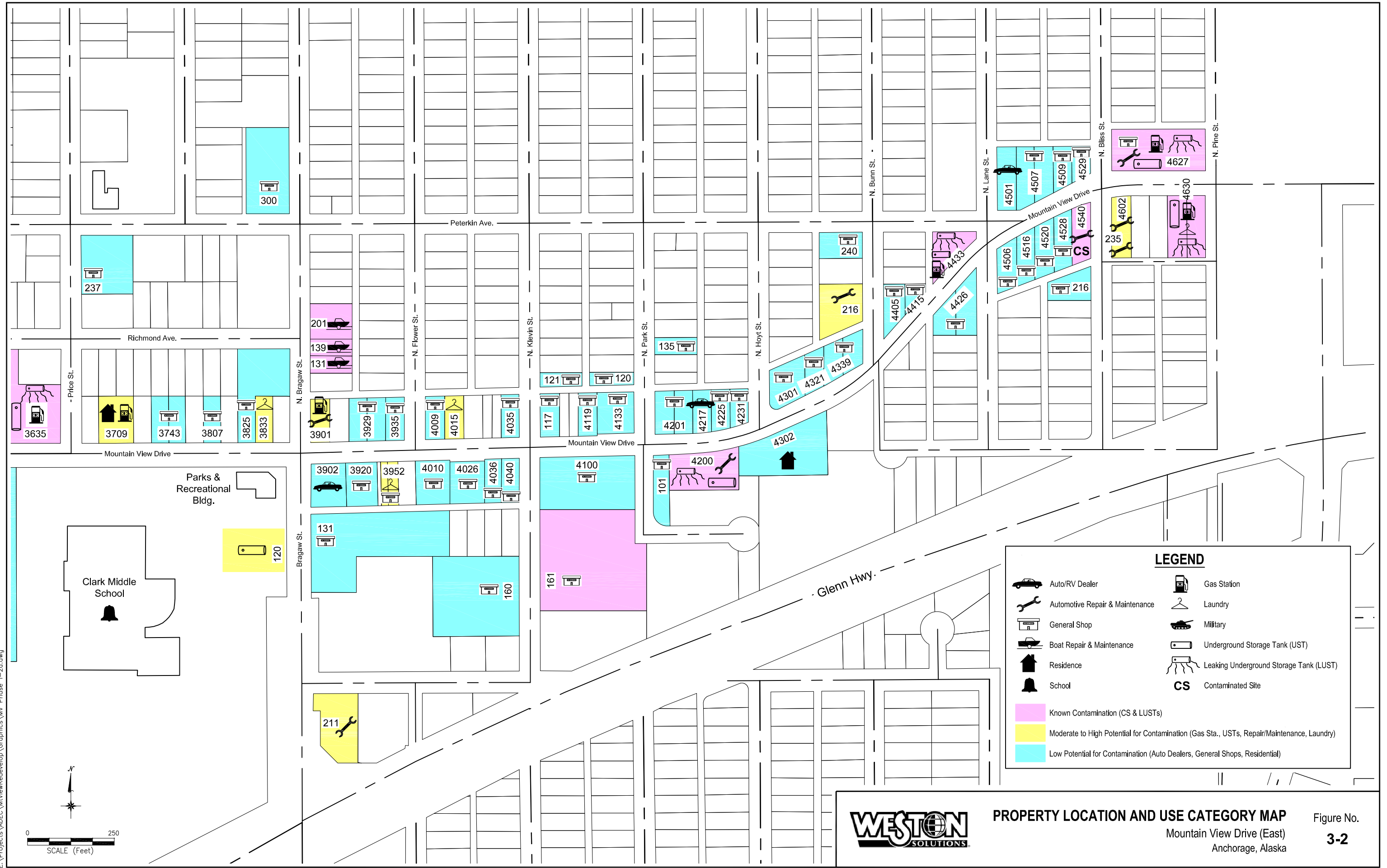
UST – Underground storage tank

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4.0 SUMMARY AND CONCLUSIONS

The Mountain View area of Anchorage currently provides a mix of industrial, commercial, and residential land uses. Most of the industrial applications are located in the western section of Mountain View. Businesses on this stretch of Mountain View Drive have included many RV and auto sales businesses. The eastern portion of Mountain View Drive, east of Commercial Drive, supports the main business/retail area of the Mountain View Subdivision. This area supports retail businesses such as restaurants, churches, grocery stores, and hair salons. Several gas stations, auto repair shops, and laundromats are also located in this area of Mountain View. With the exception of a few businesses on some side streets, the area north of Mountain View Drive is residential. The area south of Mountain View Drive and north of the Seward Highway consists of a mix of residential, commercial businesses, and Clark Middle School.

Several properties in the project corridor are listed on ADEC's Contaminated Sites database, and one property, the former Alaska Husky Battery site, is listed as a CERCLIS-NFRAP site. There are also nine LUSTs and 13 USTs located within the project corridor. Refer to Table 3-1 for a summary of the relevant environmental issues at these sites. Additional contaminated or regulated facilities within a one-mile search radius of the center of the project corridor are summarized in Table 3-2.

Properties in Table 3-3 and on Figures 3-1 and 3-2 have been highlighted as having either known contamination on-site, moderate to high potential for contamination, or low potential for contamination. A site is designated as having known contamination if it is listed on the ADEC Contaminated Sites or LUST databases, or if previous environmental reports identified contamination at the site (refer to Section 3.2). A site is designated as having moderate to high potential for contamination if historic or current uses include gas stations, maintenance and repair facilities, laundry facilities, or USTs. A site is designated as having low potential for contamination if historic or current uses include automobile/RV dealers, general shops, or if previous environmental reports did not identify significant environmental issues.

Generally, the primary environmental issues for the Mountain View area are likely to be associated with petroleum hydrocarbons from the many auto repair shops, auto/RV dealers, and fuel storage tanks that are currently and historically abundant in the area. Several sites have known PCB contamination, including the MOA Porcupine Pit Station, the former Anchorage Mountain View Armory, and the former Alaska Husky Battery site. Several laundry facilities have been located in east Mountain View, with the possibility of release of dry cleaning solvents (e.g., trichloroethene [TCE]) to the environment, though no releases have been identified.

Based on the use categories and sites with known contamination displayed in Figures 3-1 and 3-2, areas of particular concern along Mountain View Drive appear to be near the 3300 and 4600 blocks. These two areas have had gas stations, laundry facilities, and automotive repair and maintenance shops since the 1950s, and have facilities on the ADEC contaminated sites database and registered LUST and UST databases. Other isolated properties with potential for environmental issues are scattered along the project corridor.

This report provides a general overview of sites in the project corridor that have the potential for environmental contamination, based primarily upon current and historic land uses. Several areas with known contamination exist in the project area and are summarized herein. The information presented in this report provides the first step for determining whether or not redevelopment of a property could be complicated by the potential presence of a hazardous substance, pollutant, or contaminant. Determinations of a site's potential for contamination are based solely upon preliminary assessment of the site's usage; properties must be evaluated in more detail and on a site-by-site basis to quantitatively establish the presence, nature, and extent of contamination and the site's eligibility for EPA Brownfields assistance.

5.0 REFERENCES

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APPENDIX A AERIAL PHOTOGRAPHS

Aerial Photograph 1960



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Aerial Photograph 1970



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Aerial Photograph 2004



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