

**ENVIRONMENTAL  
RECONNAISSANCE SURVEY  
HUFFMAN ROAD RECONSTRUCTION  
(Old Seward Highway to Lake Otis Parkway)  
PROJECT NO. STP-0534(1)/53933**

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June 2000

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## 1.0 INTRODUCTION

This Environmental Reconnaissance Survey of Huffman Road from the Old Seward Highway to Lake Otis Parkway was conducted for the State of Alaska Department of Transportation and Public Facilities (ADOT&PF) by DOWL Engineers (DOWL) under Project No. (State/Federal) 53933/STP-0534(1). This Environmental Reconnaissance Survey is the initial scoping step of an environmental review of the study corridor.

The purpose of the Environmental Reconnaissance Survey is to determine the potential for environmental concern within the study corridor, to provide environmental consideration and requirements for the study project, and if necessary, to provide recommendations for further environmental review of the study corridor. The recommendations for further environmental review represent DOWL's opinion of the properties requiring additional environmental investigative assessments.

## 2.0 SCOPE

The Environmental Reconnaissance Survey study corridor encompasses the Huffman Road right-of-way (ROW) and all properties adjacent to the Huffman Road ROW from the Old Seward Highway to Lake Otis Parkway. Refer to Appendix A, Figure 1, Vicinity Map and Figure 2, Location Map. The study corridor is divided into two discrete development portions; the area east of the New Seward Highway which is dominated by residential properties and the area west of the New Seward Highway which is dominated by commercial development. Though both the east and west sides are dominated by residential or commercial properties respectively neither end is completely without the other.

This report provides information gathered during DOWL's performance of the following activities:

- Review of selected current and historical aerial photographs of the study corridor.
- Review of ENSTAR as-built drawings of the study corridor.
- Review of Anchorage Water and Wastewater Utility (AWWU) Connect Cards.

- Review of Alaska Department of Environmental Conservation (ADEC) List of Contaminated Sites.
- Review of the Environmental Protection Agency (EPA) Facility Index System (FINDS) List, comprised of Federal Regulatory Compliance Databases, including the EPA's Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List.
- Contaminated Sites List
- A review of the ADEC Anchorage District Office's Registered Underground Storage Tank (UST) list, List of Active Leaking Underground Storage Tank (LUST) Sites in Alaska, and The List of Permanently Closed USTs.
- Site visit of the properties in the study corridor.

DOWL has performed this limited assessment in accordance with generally accepted environmental practices. DOWL has not conducted any environmental sampling or performed any original research, other than a visual site examination, as part of this work. Representations and information obtained from the information reviewed for this study were relied upon unless incidents of conflicting data were noted. This report is not a certification of the environmental status of the study area, but only a representation of the facts and DOWL's judgements for the level of further environmental investigation that should be performed for the properties within the study area.

### **3.0 DOCUMENT REVIEW**

#### **3.1 Aerial Photograph Review**

Several aerial photographs of the study area were reviewed to gain a preliminary understanding of the area. A brief review and description of each photograph is below. Copies of the photographs are found in Appendix B.

August 30, 1961; Scale Unknown

At the time of this photograph:

- The construction of Huffman Road is complete through the study area; however, there is minimal development in the area on either side of the Huffman Road study area.
- There appears to be a borrow pit on the northeast corner of Huffman and the Old Seward Highway.
- Side roads off of Huffman include Gregory Road near the eastern end of the study area and Silver Fox Lane near Old Seward Highway.
- Lake Otis Parkway has not yet been constructed to Huffman Road.

May 23, 1964; Scale 1"=2,000'

- There are no significant changes from the 1961 photograph.

May 2, 1967, Scale 1"=2,000'

At the time of this photograph:

- New road construction enters onto Huffman Road from the southwestern end. Brandon, Hace, and Landmark Streets are all present and it appears this area is being developed as a trailer park.
- Silver Spruce Drive and Northern Raven Drive, side road off of Huffman, have been constructed near the east end of the study area. There also appears to be smaller structures on the southwest corner of Northern Raven Drive and Huffman Road.

May 12, 1970, Scale 1"=1000'

At the time of this photograph:

- Construction of the New Seward Highway was just beginning with the area that comprises the New Seward Highway and the Frontage Road being cleared of vegetation.

- Off of the southwestern end of Huffman Road there appears to be a trailer park.
- On the northwestern side of Huffman Road, there are extensive areas of excavation which appear to be borrow pits possibly for road building materials to construct the New Seward Highway.
- The southeastern portion of Huffman Road is still undeveloped and a small portion of Lake Otis Parkway is present extending off the southeastern end of the Huffman Road study area.

June 27, 1975, Scale 1"=1000'

- Woodward Street extends north off of the eastern portion of Huffman Road.
- A drive-in movie theater is present at the future site for the Huffman Carrs. The area surrounding the outdoor theater still appears to be a very large borrow pit.
- Property development between the completed New Seward Highway and the Old Seward Highway on the south side of Huffman Road appear to be a mix of residential and commercial properties.
- The eastern end of Huffman Road, east of the New Seward Highway, has several more residential structures; however, most of the development taking place is set back from the Huffman Road corridor.
- The corridor between Silver Spruce Drive and Northern Raven Drive now appears to have two structures.
- The land on the south side of Huffman east of the New Seward Highway and west of Silver Spruce Drive remains undeveloped as does the area between Northern Raven Drive and Lake Otis Parkway.
- On the north side of Huffman between the New Seward Highway and Lake Otis Parkway area, most of the properties directly adjacent to Huffman Road remain undeveloped.

September 6, 1983; Scale 1"=1000'

- An overpass with both north and southbound exit and entrance ramps has replaced the intersection of Huffman Road and the New Seward Highway.
- On the north side of Huffman, the area between the New and Old Seward Highways is commercial, the Huffman Carrs is in place, and the drive-in movie theater is now a recreational vehicle (RV) park.
- The Huffman Business Park and Huffman Park Drive are also in place.
- On the south side of Huffman, it appears the southwest corner of Huffman and Old Seward is a RV park; the firehouse on the corner of Huffman and Silver Fox Lane is in place.
- Huffman Road east of the New Seward Highway continues to develop as residential properties.
- On the south side of the road, the area between Silver Spruce Drive and Northern Raven Street has several more residential structures; however, the area west of Silver Spruce Drive and east of the New Seward Highway remains undeveloped.
- The area between Lake Otis Parkway and Northern Raven Street is also undeveloped,; however, a cul-de-sac has been constructed approaching Huffman from the south. The back yards of the developed properties will be adjacent to Huffman Road.
- The properties directly adjacent to the north side of Huffman between the New Seward Highway and Lake Otis Parkway remain undeveloped and no new roads have been constructed between the 1975 and 1983 photographs.

September 17, 1985; Scale 1"=1000'

Huffman Road west of the New Seward Highway; North side:

- A two-story office building has been constructed on the corner of Huffman, Industrial Park Way, and the Old Seward Highway.
- The Waukesha Alaska two-story office building is present.
- The National Bank of Alaska building is present on the corner of Huffman Road and Huffman Park Drive.
- The Huffman Carrs has the attached mini mall.

Huffman Road west of the New Seward Highway; South side:

- The Huffman Square mini mall on the southwest corner of Huffman and Old Seward is under construction.
- The Fire Station is in place on the southwest corner of Huffman and Silver Fox Drive.
- McDonald's in place on the lot adjacent to the east side of the Fire Station.
- Lots east of Brandon Street to the New Seward Highway appear to be residential.

Huffman Road east of the New Seward Highway; North side:

- Properties directly adjacent to Huffman Road remain undeveloped.

Huffman Road east of the New Seward Highway; South side:

- The properties directly adjacent to Huffman Road between Silver Spruce Drive and the New Seward Highway remain undeveloped. There is a residential property on the southwest corner of Silver Spruce Drive and Huffman Road. The dwelling has an eastern orientation towards Silver Spruce Drive.
- Properties between Silver Spruce and Northern Raven exhibited no change between the 1983 and 1985 photographs.
- One property between Northern Raven and Lake Otis Parkway that backs up to Huffman Road has been developed.

October 9, 1989; Scale 1"=1000'

Huffman Road west of the New Seward Highway; North side:

- The Tesoro gas station is in place.
- There are no other significant changes in this area between the 1985 and 1989 photos.

Huffman Road west of the New Seward Highway; South side:

- The lot adjacent to the east of McDonald's has a strip mall in place.
- Lots between of Brandon Street and Hace Street are still residential.
- Williams/MAPCO now occupies the lots on Huffman Road between Hace and Landmark Streets

Huffman Road east of the New Seward Highway; North side:

- Properties directly adjacent to Huffman Road remain undeveloped.

Huffman Road east of the New Seward Highway; South side:

- The properties directly adjacent to Huffman Road between Silver Spruce and the New Seward remain undeveloped.
- Properties between Silver Spruce and Northern Raven exhibited no change between the 1985 and 1989 photographs.

June 5, 1999; Scale 1"= 400'

Huffman Road west of the New Seward Highway; North side:

- The buildings described in the 1989 photographs remain with the addition of a Burger King on the Northeast corner of Huffman Road and Industrial Way and a greenhouse between the Tesoro gas station and the Waukesha Alaska office building.

Huffman Road west of the New Seward Highway; South side:

- The descriptions of the buildings present in 1989 are still valid; the only change is the property on the southeast corner of Hace and Huffman is now vacant.

Huffman Road east of the New Seward Highway; North side:

- Properties between the New Seward Highway and Gregory Road directly adjacent to Huffman Road remain undeveloped.
- Properties between Gregory Road and Woodward Street directly adjacent to Huffman Road remain undeveloped with the exception of the north west corner lot of Huffman Road and Woodward Street. This residential property faces Woodward Street with its side yard adjacent to Huffman Road.
- Properties between Woodward Street and Lake Otis Parkway have been completely developed as residential; however, none of the properties have a Huffman Road address.

Huffman Road east of the New Seward Highway; South side:

- The buildings present in the 1989 photograph are still present.
- The properties between the New Seward Highway and Lake Otis Parkway have been developed with residential dwellings; none of the new construction accesses Huffman Road.

### **3.2 ENSTAR Natural Gas As-Built Drawings**

ENSTAR Natural Gas (ENSTAR) as-built drawings were reviewed to determine when properties along the study corridor were connected to natural gas. This information combined with review of aerial photographs assisted in determining properties, which may potentially have USTs or ASTs. If a property was developed prior to the installation of natural gas, the property is listed in the Findings Section (6.0) as potentially having underground or above ground storage tank(s) on-site and in use prior to natural gas service.

ENSTAR as-built drawings (1994) indicated that natural gas service on Huffman Road west of Lake Otis Parkway on the south side of the road was installed in sections in 1969 and 1970. Occupied properties located on the north side of Huffman Road were fed off the south side main. As of the date of the as-built drawings, the only main installed on the north side of the road extends from the approximate middle of Track 13 of the Gregory Subdivision located between Gregory Road and the New Seward Highway. This extension of the south main was installed in 1983. Many of the parcels located along the Huffman Road ROW east of the New Seward Highway connected to the main within a year of installation. Development of this area is continuing to this day. Parcels bordering the Huffman ROW located between the New Seward Highway and Lake Otis Parkway are presently being developed at a rapid rate. This residential development boom has taken place in the last five to ten years. Therefore, it is generally assumed that these newly constructed homes are connected to the gas main.

Parcels within the Huffman Road ROW west of the New Seward Highway are predominantly commercial properties. According to the ENSTAR as-built drawings the south side main was installed in 1969. The north side main was installed in sections starting in 1969 extending east from the Old Seward Highway to just past Industrial Way. In 1981, the main was extended east to include Tract T of the Huffman Business Park Subdivision on the corner of Huffman Road and Huffman Park Drive. The Huffman Carrs was connected to the main in 1984.

### 3.3 AWWU Service Connect Review

Summary of AWWU Connection Status for Properties Bordering Within the Huffman Road Project Corridor

Lot	Block	Subdivision	Current parcels not or partially connected	Connected but developed prior to connection date	Connected with no prior well and septic
	Tract J2	Huffman Business Park			X
	Tract K1	Huffman Business Park			X
	Tract N1	Huffman Business Park			X

Lot	Block	Subdivision	Current parcels not or partially connected	Connected but developed prior to connection date	Connected with no prior well and septic
Haxby		Huffman Business Park			X
Haxby		Huffman Business Park			X
Tract T		Huffman Business Park			X
Tract S1		Huffman Business Park			X
3	2	Brookwood South			X
4	2	Brookwood South			X
5	2	Brookwood South			X
6	2	Brookwood South			X
7	2	Brookwood South			X
8	2	Brookwood South			X
9	2	Brookwood South			X
10	2	Brookwood South			X
11	2	Brookwood South			X
Tract 14		Gregory	City Sewer/Well		
1		Stover	Not connected		
2		Stover	Private		
27	2	Edgewood			X
26	3	Edgewood			X
11		Winterchase			X
12		Winterchase			X
13		Winterchase			X
14		Winterchase			X
15		Winterchase			X
16		Winterchase			X
17		Winterchase			X
18		Winterchase			X
19		Winterchase			X
20		Winterchase			X
13	2	Huffman Hills North			X
14	2	Huffman Hills North			X
15	2	Huffman Hills North			X
16	2	Huffman Hills North			X
17	2	Huffman Hills North			X
18	2	Huffman Hills North			X
19	2	Huffman Hills North			X

