



CASE STUDY: Matanuska Maid Block Parcel A, Palmer

Located in the central business district of Palmer, the Mat-Maid Block property is comprised of seven individual commercial/ industrial lots. Formerly operating as a dairy facility but closed since 2007, the City of Palmer was interested in buying the property and redeveloping the corridor. To spur activity at the site, the City submitted a request to the U.S. Environmental Protection Agency (EPA) for a Targeted Brownfield Assessment (TBA) of the site in 2012. The TBA was conducted on all seven lots and included a Phase I Environmental Site Assessment on Parcel A, which identified areas of potential contamination based on site history and field observations. Petroleum soil staining was identified on the property, which had been used as a feed mill and for storage.

The TBA also funded soil and groundwater sampling at the site and identified two large, petroleum surface stained areas on the property. In 2015, nearly 46 tons of contaminated soil was excavated and thermally treated. Subsequent field sampling of the area after excavation activities revealed that all soil samples met the current and proposed cleanup levels for the contaminants of concern. Parcel A was closed with a “Cleanup Complete” designation in 2016 and was ready for reuse.

The Alaska Department of Environmental Conservation (DEC) assisted the City in identifying contamination at the site and installing sampling wells. In addition, DEC supported the application process for a Targeted Brownfield Assessment and oversaw the site’s overall cleanup activities. DEC also facilitated coordination between the EPA, Alaska Department of Natural Resources, the environmental contracting company, and the City of Palmer in working together to get the property cleaned up and ready for reuse.

In 2016, the Matanuska Brewing Company purchased several of the lots on the block, including Parcel A. Beginning renovations for its new brewery in 2017, the brewery began operations in 2018. Assessment and cleanup activities continue at neighboring parcels.



Figure 2 - Before redevelopment.
Source: Mat-Su Valley Frontiersman, July 28, 2016



Figure 1 - After redevelopment.
Source: Matanuska Brewing Company

Highlights

- Matanuska Maid Block Parcel A is one part of a city block that was originally developed in 1935 and was a central corridor of the Matanuska Colony
- Formerly a dairy facility, the property has been vacant since 2007
- Awarded a Targeted Brownfield Assessment from U.S. EPA in 2013
- Property cleaned up and no longer a threat to the health or safety of humans or the environment
- Reused as a successful brewery and tap room in central Palmer

See the [Contaminated Sites Database](#), File No. [2245.38.018](#), for more information

The Mat-Maid Block was once the industrial and commercial heart of the Matanuska Valley. Continued redevelopment of this legacy site is key to a community vision for a vibrant, mixed-use district with quality amenities, open space and destinations that reflect the City’s history and local culture.”

- Brad Hanson, City of Palmer, Director of Community Development