



## Small Town Redevelopment Dreams

Jackie Maxwell, SLR Consulting

A service station and bulk plant were formerly located on two lots in a small Alberta town. With the faltering economy in the late 1980s, the facilities were decommissioned, and the petroleum storage tanks were removed. At that time, select remediation was completed; however, soil and groundwater impacts were left in place at the sites. As the economy of the small community continued to struggle, the sites were left vacant and underutilized for decades. Remaining impacts were managed through monitored natural attenuation. Recent community and government interest in repurposing the sites, to meet a community need, is now driving further assessment of these properties. Challenges associated with the local Legion Hall have necessitated its relocation. A local community association approached the property owner about redeveloping the sites to build a new Legion Hall. Revitalization of these underutilized lots for the benefit of the community can only happen through the cooperation and collaboration of the engaged public and private parties.

The primary exposure pathways of concern are Domestic Use Aquifer and Vapour Inhalation. The community depends on private, domestic groundwater wells, and there is a residence immediately west of the former service station. Successful redevelopment of the properties thus requires a robust approach to address remaining contamination in a manner that is protective of these exposure pathways. This presentation will explore the process applied to understand the site conditions, assess the key exposure pathways, and develop a strategic risk management plan that is protective of both current and future community members in and near the site.

### Jackie Maxwell

Jackie Maxwell, B.Sc., P.Ag., M.Sc. - Jackie, an Environmental Project Manager with SLR Consulting, has twelve years of experience in the environmental consulting industry and specializes in environmental site assessment (ESA) and environmental site remediation programs. She has conducted and supervised numerous environmental projects throughout Alberta. Her project work has included Phase I, II and III ESAs, Risk Management Plans, remediation, groundwater monitoring, and soil characterization and assessment. She currently manages several downstream, brownfield projects to monitor soil and groundwater impacts, monitoring well integrity, and land use changes. Jackie completed a graduate degree at the University of Alberta in a joint project with InnoTech Alberta, and is based in SLR's Edmonton office.