

Meeting Summary of Hidden Lane Landfill Superfund Future Use Public Meeting April 9, 2019

Introduction

With assistance from the Superfund Redevelopment Initiative (SRI), EPA Region 3 is providing reuse planning support to Loudoun County for the Hidden Lane Landfill Superfund Site in Sterling, VA. On behalf of SRI, Skeo conducted a reuse visioning session with key stakeholders on October 23, 2018 to discuss future use goals and considerations. The stakeholders participated in a second session on March 26, 2019 to review key outcomes from the prior visioning session discussion and to provide additional input in preparation for the planned public meeting on April 9, 2019. This memo provides a summary of the April 9th public meeting. Feedback gathered to date was summarized into a presentation and posted online at <http://hiddenlane.skeo.com> along with a survey to gather additional input on future use of the site.

Summary

More than 50 people attended the public meeting on April 9, 2019 at Galilee Church in Sterling, VA to discuss the future use of the Hidden Lane Landfill Superfund site. Participants included residents of Countryside, Broad Run Farms and neighboring areas; representatives of recreation and trail organizations; Loudoun County staff and government; and VA Department of Environmental Quality and EPA Region 3 staff. A representative of the Persimmon Lane LLC, the site owner, was also present. The purpose of the meeting was to:

- Review potential goals, concerns and future use options gathered during stakeholder visioning sessions;
- Review remedial considerations and share summary information about the remedial activity underway;
- Review future use suitability zones and considerations based on site features, zoning, and remedial features.
- Review potential future land use options suggested by stakeholders that are suitable for each future use zone;
- Gather input from the public about potential future uses on the landfill site and discuss which uses are most suitable with surrounding area.

Supervisor Suzanne Volpe provided a brief overview of the future use planning process for the Hidden Lane property. EPA reviewed recent and current remedial planning activities for the site, which include investigation of the potential source of groundwater contamination located near the Persimmon Lane entry. EPA estimated an approximate one-year timeframe for releasing the Record of Decision (ROD) that will address installation of a county water line for Broad Run Farm residences affected by the groundwater plume. Within a year, EPA also plans to release a second ROD that outlines necessary protective measures, maintenance and oversight for the landfill cap. Following the EPA update, Skeo walked through presentation slides to review stakeholder input, areas of the site that may be suitable for

different future use options, and redevelopment considerations (see future use suitability zones map on page 5).

Following several questions, participants were invited to review the information at one of the two stations where facilitators were positioned to gather additional ideas and considerations for future use of the former landfill site. Participant input is summarized below.

Overall (site information and planning process)

- The public meeting notice was distributed to the Countryside Homeowner Association the day of the meeting. Strong support for additional engagement with Countryside residents was voiced.
- Broad Run Farms and Countryside residents would like access to meeting materials to share with residents unable to attend and for reference during discussions within their neighborhood associations.
- Participants raised questions regarding how revenue from future development and/or sale of the site will be distributed to the site's owner and to EPA and the Commonwealth.
- Confusion exists regarding the consent decree (i.e., what is allowed, what has been agreed upon).
- Residents of Broad Run Farms have questions about access to the new water line.

Overall (future use):

- The majority of residents of adjacent neighborhoods in attendance prefer no development or reuse on the former landfill site because of concerns about increased traffic, privacy, protection/oversight of the remedy, and noise and light pollution.
- Recognizing the site owner has the right to develop the property, most residents in adjacent neighborhoods prefer not to allow entry to the site through roads other than the existing site entrance on Persimmon Lane. Participants voiced strong opposition to using Youngs Cliff Road and McCarty Court as site access points.
- Dirt bike and ATV activity on the site and in the neighborhoods is a problem for maintenance of right of ways and shared properties, such as the Countryside stormwater management property that adjoins the eastern edge of the site along Persimmon.

Potential development (housing infill):

- Countryside residents who live on McCarty Court are opposed to extending the street into the Hidden Lane property for housing development at a density similar to PDH3 (the surrounding Countryside zoning). Residents point to the wooded backdrop of the site on the north side of McCarty and the quiet cul-de-sac as reasons for purchasing their properties.
- McCarty Court residents who provided input are not opposed to housing infill at the current allowable zoning (A-3, which allows for three-acre or larger lots).
- Broad Run Farms residents shared that development of a few homes within current zoning would not have a major impact on traffic.
- Residents worry about safety if traffic on Youngs Cliff Road increases. Youngs Cliff Road is narrow, with no striping. Vehicles speed through.
- There are widespread concerns about unsupervised access to the site.

Potential development (recreation and solar):

- Residents are concerned about light and noise pollution if programmed recreation involves events after dusk. These concerns are abated if recreation use is limited to passive recreation in daytime hours.
- Community solar to power Broad Run Farms was suggested for the plateau. A nearby resident who supports community solar estimates the area can generate two megawatts of power that could supply 300 Broad Run Farms homes.
- Several participants voiced strong support for recreational use of the site because recreation areas are limited in Loudoun County.
- Several participants advocated for conservation due to the lack of natural areas in Loudoun County.
- M.O.R.E. (bicycling association) provides support and funding for recreational trails in the Loudoun County area. The organization advocates and provides maintenance for trails and parks.
- Several Broad Run Farms residents are concerned that trails with public use will degrade habitat areas and cause pollution.
- Broad Run Farms residents who provided input opposed public use of the site but supported retaining the area for conservation and habitat.

Additional ideas (subdivision of the site adjacent to existing housing)

- McCarty Court residents asked if it would be possible to purchase part of the property in area 3 north of McCarty Court properties to preserve buffer.
- Redrose Drive residents inquired about the possibility of purchasing the western edge of the property up to the landfill cap to preserve the buffer behind their properties.

Future Use Suitability Zones



Zone A - Landfill Area

- Level ground (cap considerations)
- Steep slope (cap considerations)
- Buffer

Zone B - Potential Development

- Infill development (zoning considerations)

Zone C - Floodplain / Wetlands

- Limited passive recreation (floodplain considerations)