

# HIDDEN LANE LANDFILL SITE

## Potential Future Use Opportunities

### Sterling, Virginia

*July 2019*

*Prepared by Skeo Solution  
for EPA Region 3*

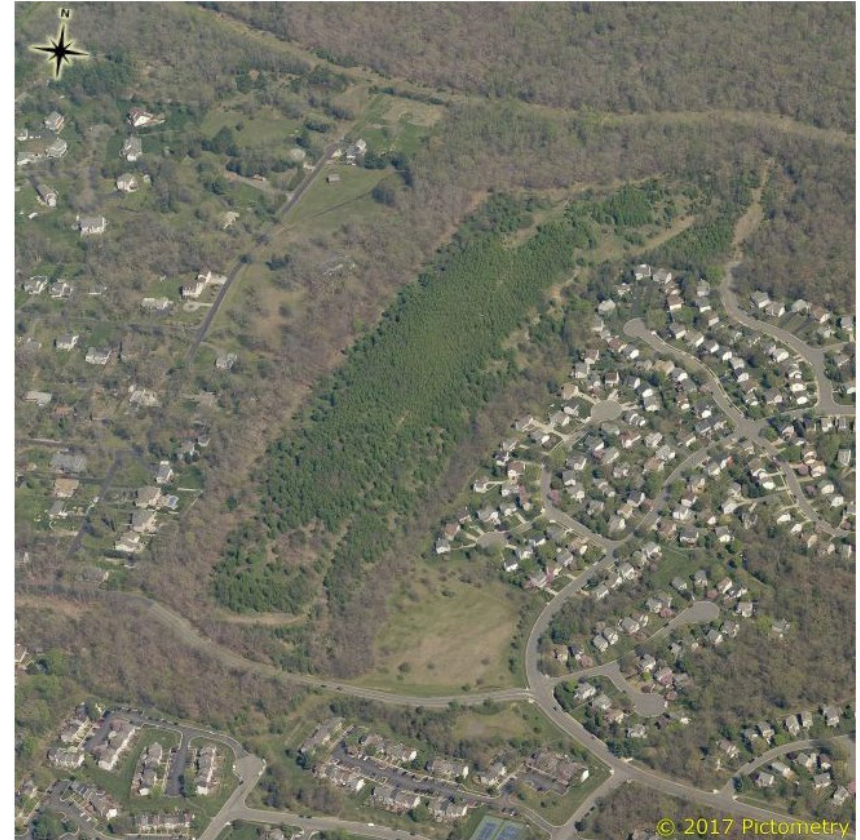
# Overview

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- EPA, VA DEQ and Loudoun County are gathering input on potential future use options for the Hidden Lane Landfill Site to inform final cleanup, planning and redevelopment.
- Please review the information and suggested potential options for the Hidden Lane Landfill and complete the survey included at the end to share your input on potential future use options.
- The landfill property is privately owned and will be sold per the consent decree with US EPA and VA DEQ. Property owner would be responsible for redevelopment. Any proposed changes to currently allowed uses would require legislative process.

# Purpose

- Identify potential future use options for the Hidden Lane Landfill site based on site suitability and local land use.



Note: EPA does not decide or pay for the future land use of properties after a cleanup but supports the safe redevelopment of Superfund sites through tools and technical assistance.

# *Presentation Outline*

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- Overview of process
- Site suitability based on site features and allowable land use
- Potential future use options and considerations
- Public input

# Future Use Visioning Process

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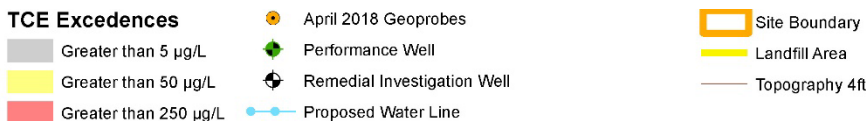
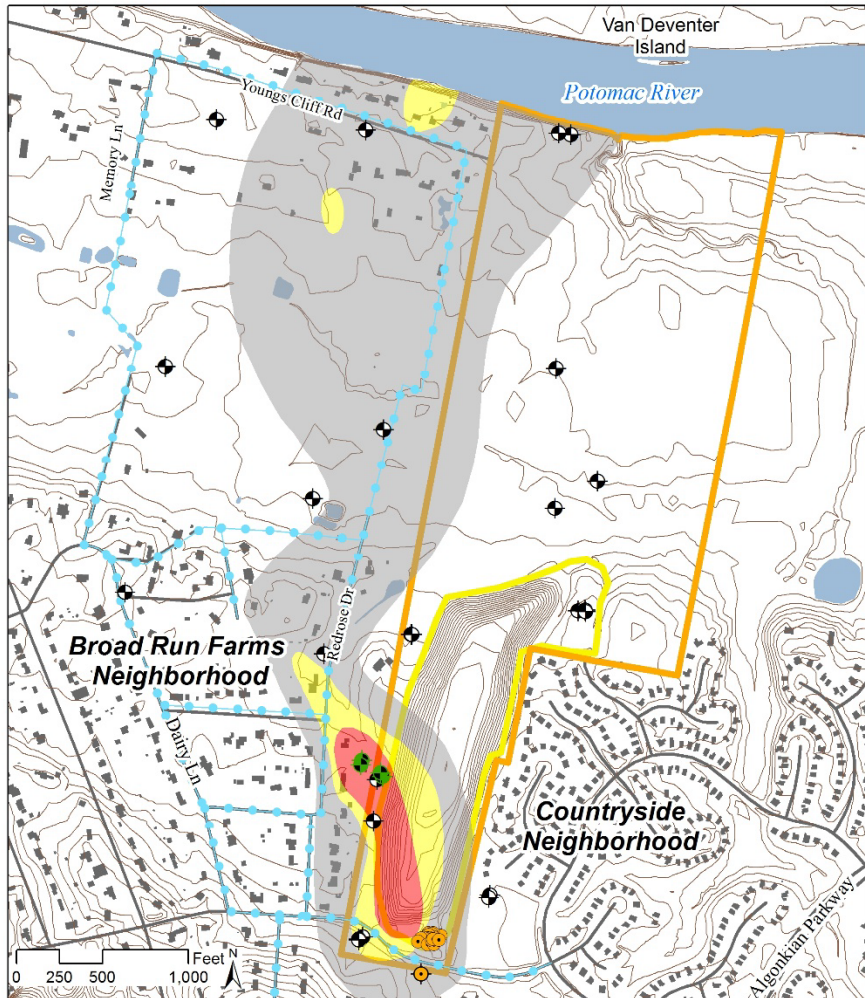
- **October 2018** – stakeholder meeting to discuss future use goals and site suitability
- **March 2019** – stakeholder meeting to refine future use opportunities
- **April 2019** – public meeting to provide feedback on future use opportunities
- **May - June 2019** – public input period
- **July 2019** – final summary document of future use ideas

Stakeholder meeting included representatives from:

- Broad Run Farms Civic Association
- Countryside HOA
- Site owner representatives
- Galilee UM Church
- Piedmont Environmental Council
- Potomac Heritage Trail
- Northern Virginia Residential Builders Association
- Loudoun County staff
- EPA and VA DEQ

*Overview of Site Features and  
Allowable Uses by County  
Zoning and Ordinance*

# Remedial Features

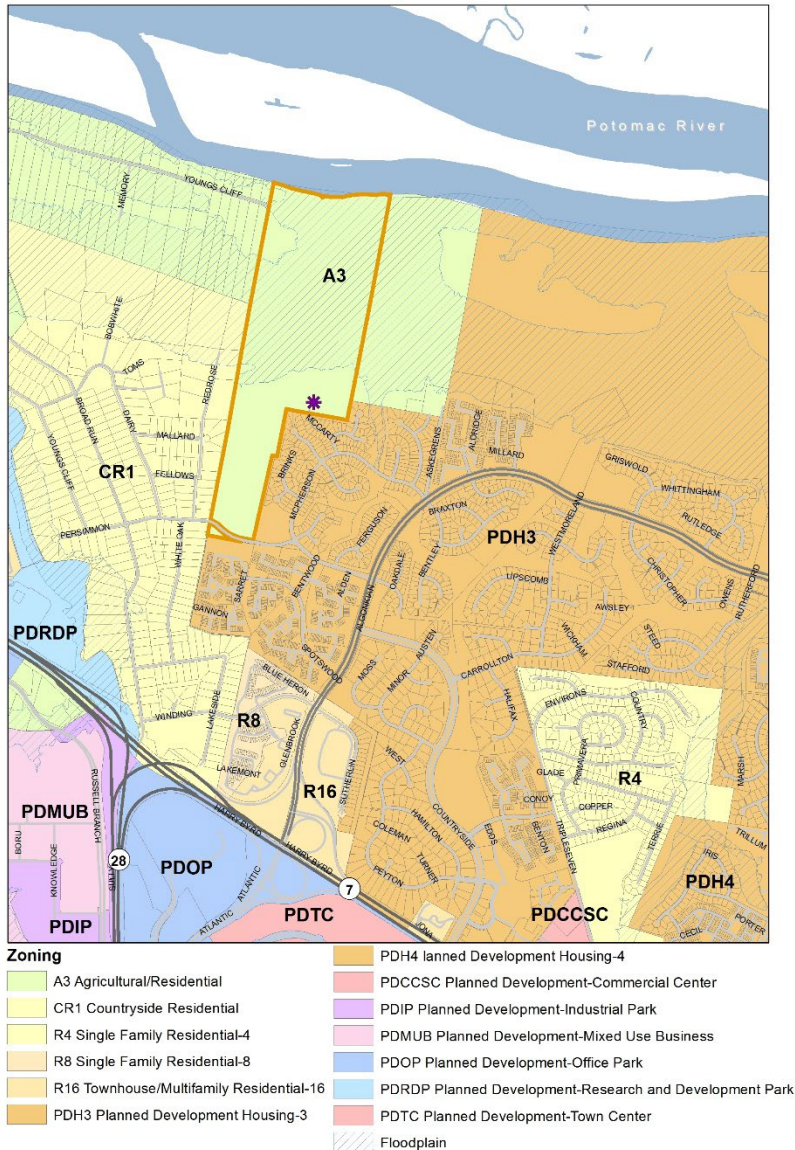


- Remedial features include monitoring wells and investigative areas.
- As investigation for the source of contamination continues, other remedial features might be identified.
- In approximately one year, EPA expects to release the Record of Decision (ROD) to install a county water line for residences affected by the groundwater plume and a second ROD to address the landfill cap.

More information:

<https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0302762>

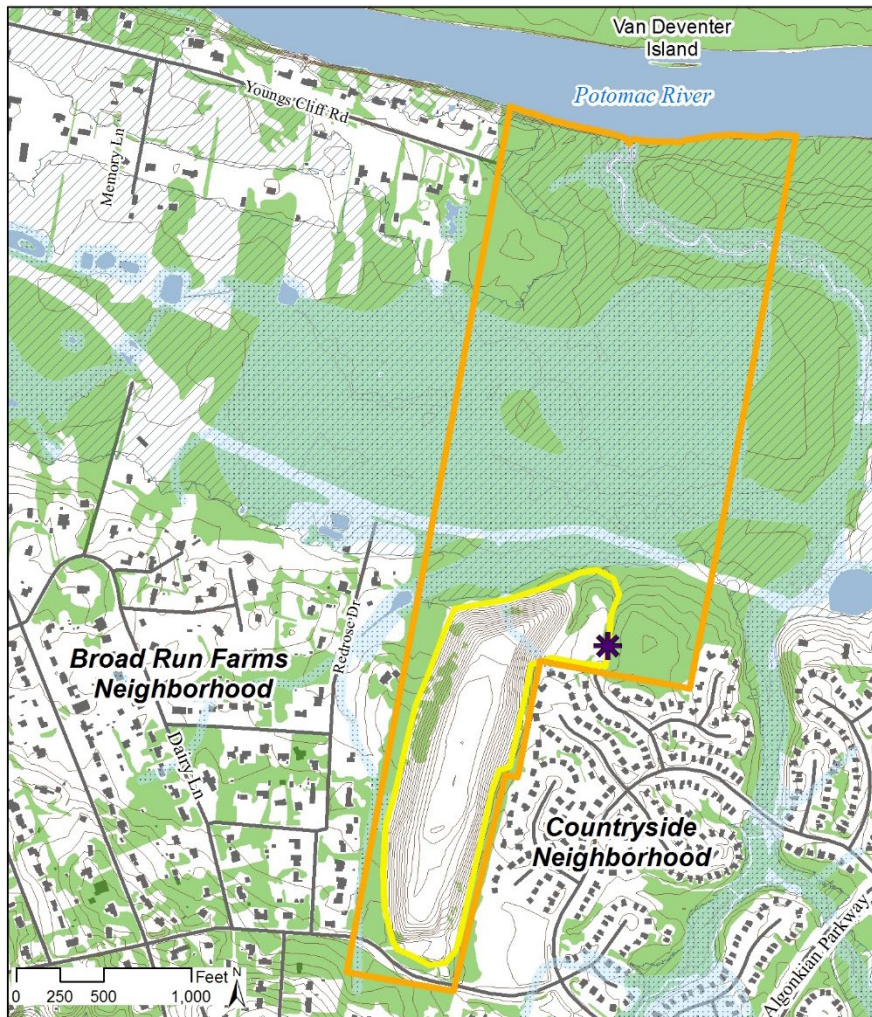
# Zoning



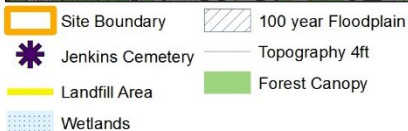
- Existing zoning: Agricultural or Low Density with a minimum three acre lot size. Other uses allowed by special exception.
- Envision Loudoun* planning process proposed changes: up to 1-6 units per acre in suburban policy areas.
- Floodplain overlay
  - Restricts residential or commercial development.
  - Allows development for allowable recreation uses as outlined by Section 4-1505 of the Zoning Ordinance including: agriculture; passive and active recreation (no more than 3% impervious surface); certain utilities and roads; parking areas and structures (not exceeding 840 SF) that are accessory to permitted uses.
  - Reuse in floodplain cannot change base flood level (unless exceptions are sought and approved according to code)



# Site Features



- Floodplain and wetlands comprise northern portion of the site.
- The landfill area plateaus at an elevation of 280 feet.
- Jenkins Cemetery is located on the site behind Countryside housing.
- Grass and small trees cover the capped portion of the site.
- Mature tree canopy covers the site north of the landfill.



# Suggested Assets

- Unique view provided by plateau at the top of the landfill at 280 feet above sea level.
- Sizeable acreage in highly developed area where little undeveloped land is available for recreation.
- Waterfront and wetlands, which provide valuable habitat.



*Views from landfill plateau*

*Potential future use options  
and considerations*

# Potential Future Use Suitability Zones

Map shows future use suitability areas based on site features and current zoning.



## Potential 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)

*All maps are for planning and informational purposes only.*

# Potential Future Use Considerations

Reuse Zone	Size ( <i>approximate</i> )	Remedial Considerations	Future Use Considerations
<b>Zone A: Landfill Area</b>	40 acres (9 ac plateau)	<ul style="list-style-type: none"> <li>• Landfill cap must be maintained to prevent exposure.</li> <li>• Load bearing capacity is uncertain.</li> <li>• Settlement and sink holes likely.</li> </ul>	<ul style="list-style-type: none"> <li>• Likely suitable for recreational uses that do not puncture cap.</li> <li>• Cap may present constraints for building structures.</li> </ul>
<b>Zone B: Potential for Development</b>	16 acres (all) 1 – 0.8 ac 2 – 6 ac 3 – 8 ac	<ul style="list-style-type: none"> <li>• Areas 1-2 are within groundwater plume.</li> </ul>	<ul style="list-style-type: none"> <li>• Areas adjoin existing neighborhoods.</li> <li>• Proposed zoning may permit higher density on buildable area due to floodplain acreage.</li> <li>• Areas 1 and 2 may require access through floodplain.</li> <li>• Jenkins Cemetery requires access (Area 3).</li> </ul>
<b>Zone C: Floodplain / Wetland</b>	92 acres	<ul style="list-style-type: none"> <li>• None.</li> </ul>	<ul style="list-style-type: none"> <li>• Suitable for agriculture, open space or passive recreation (trails, picnic areas) with minimal structures.</li> <li>• Suitable for active recreation with approval.</li> <li>• Changes to grade require special exception.</li> <li>• Likely high value habitat area, particularly in wetlands.</li> <li>• Waterfront access (approx. 1,400 LF).</li> </ul>

# *Suggested Future Use Goals and Interests*

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- Overarching: Complete remedial activity and ensure ongoing maintenance, safety and protection to prevent additional contamination or risk.
- Community: Ensure that surrounding neighborhoods' concerns, such as potential for increased traffic, parking, privacy, and protection of remedy, are addressed.
- Recreation access: Provide access for enjoying the property's natural assets, Potomac River, views and high value open space.
- Conservation: protect and minimize disturbance to high value habitat areas.
- Economic: Increase value of Hidden Lane and surrounding properties.

# Potential Future Land Use Options

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The following potential future uses have been suggested to date by residents and stakeholders and may be suitable based on site suitability and allowable uses:




- *Recreation* - trail network (walking, bicycle and horseback riding trails), river access for kayaks and other non-motorized boats, environmental education, Potomac Heritage Trail, active recreation (sports fields)
- *Conservation* – habitat and wildlife refuge, conservation easement
- *Development* – infill residential development (off-landfill) and solar

# Potential Future Use Options


Map shows how uses could be accommodated on site based on site suitability and current zoning.

## Potential Future Use Options


### Zone A - Landfill Area

-  Level ground  
*Flexible light use (i.e., recreation, solar, habitat) consistent with cap considerations*
-  Steep slope  
*Limited use due to steep slope and potential for erosion/cap disturbance*
-  Buffer (area adjacent landfill cap)  
*Options may vary by location, access and remedial considerations*

### Zone B - Potential Development

-  Infill development  
*Housing, agriculture, limited commercial uses consistent with current zoning*

### Zone C - Floodplain / Wetlands

-  Limited passive recreation  
*Hiking and riding trails, birdwatching consistent with floodplain considerations*





# Potential River Access



# Potential Trails and Recreation



# Potential Wildlife Conservation



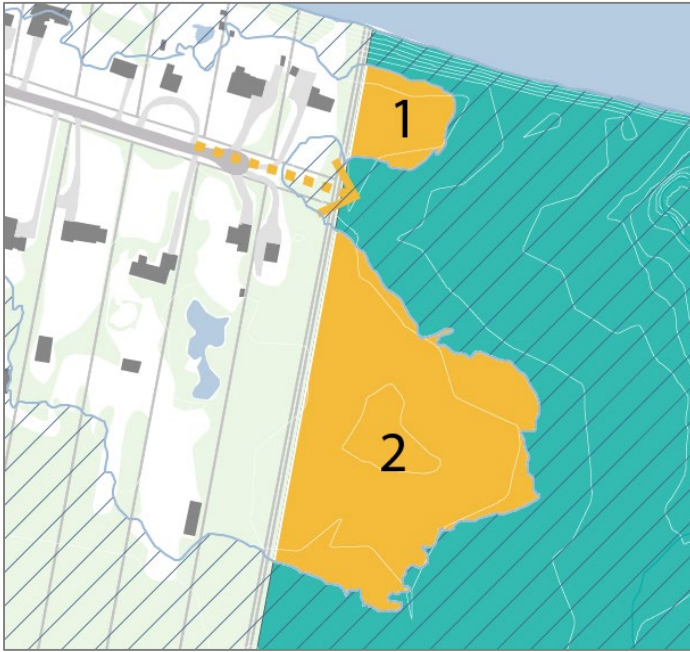
# Landfill Plateau (field/turf, solar, meadow)



# Potential Infill Housing



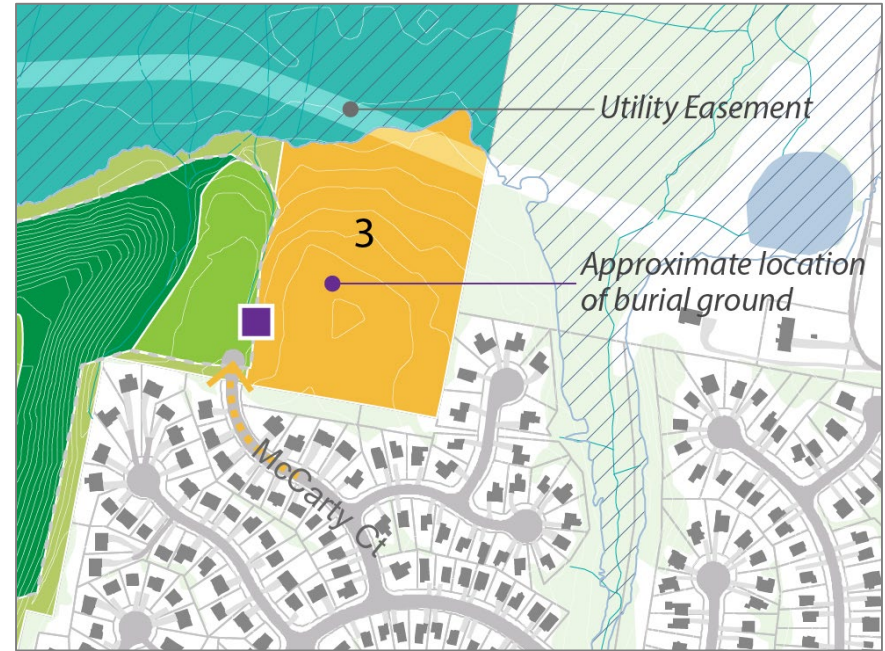
# Potential Infill Housing



## Areas 1 and 2 Zoning

- A3: Agricultural or Low Density allowed by right.\*
- Minimum 3 acre lot.
- Special use permit for other uses.

\*Draft *Envision Loudoun* planning process proposed changes: up to 1-6 units per acre in suburban policy areas. Any zoning change would require legislative process and approval.



 Major Floodplain

## Area 3 Zoning

- A3: Agricultural or Low Density allowed by right: minimum 3 acre lot\*
- Borders Planned Development-Housing 3 zoning.

# *Public Input*

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Please complete the survey to provide your input on potential future use opportunities at the Hidden Lane Landfill site.

Your input helps EPA and Loudoun County better understand the community's interest in the future of this area.

**Click here to complete the survey**

You can also access the survey using the link:

<https://www.surveymonkey.com/r/hiddenlane>

# Contact Information

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For additional information regarding the Hidden Lane Landfill site, please contact:

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