

Lorton Landfill Summit

September 24, 2021



Agenda

- 1. Introductions** – Kirsten Munz, *Fairfax County*
- 2. Project Scope and Context** - Kirsten Munz, *Fairfax County*
- 3. Schedule** - Kirsten Munz, *Fairfax County*
- 4. Public Engagement** – Kirsten Munz, *Fairfax County*
- 5. Landfill Compliance and Inspections** – Brandy Mueller, *Fairfax County*
- 6. DEQ Monitoring and Landfill Closure Status** – Richard Doucette, *DEQ*
- 7. Overlook Park Layout and Amenities** – Dave Moreira, *Waste Management*
- 8. Zoning Interpretation Status** -Suzanne Wright, *Fairfax County*
- 9. 2232 Status**- Michelle Stahlhut, *Fairfax County*
- 10. Site Plan & GRB** – BJ Sistani, *Fairfax County*
- 11. Legal Access Agreement** – Jeff Viola, *Waste Management*
- 12. Construction of Park** – Dave Moreira, *Waste Management*
- 13. Future Park Operations** – Aimee Vosper, Stephanie Leedom , *Fairfax County*
- 14. Q & A**

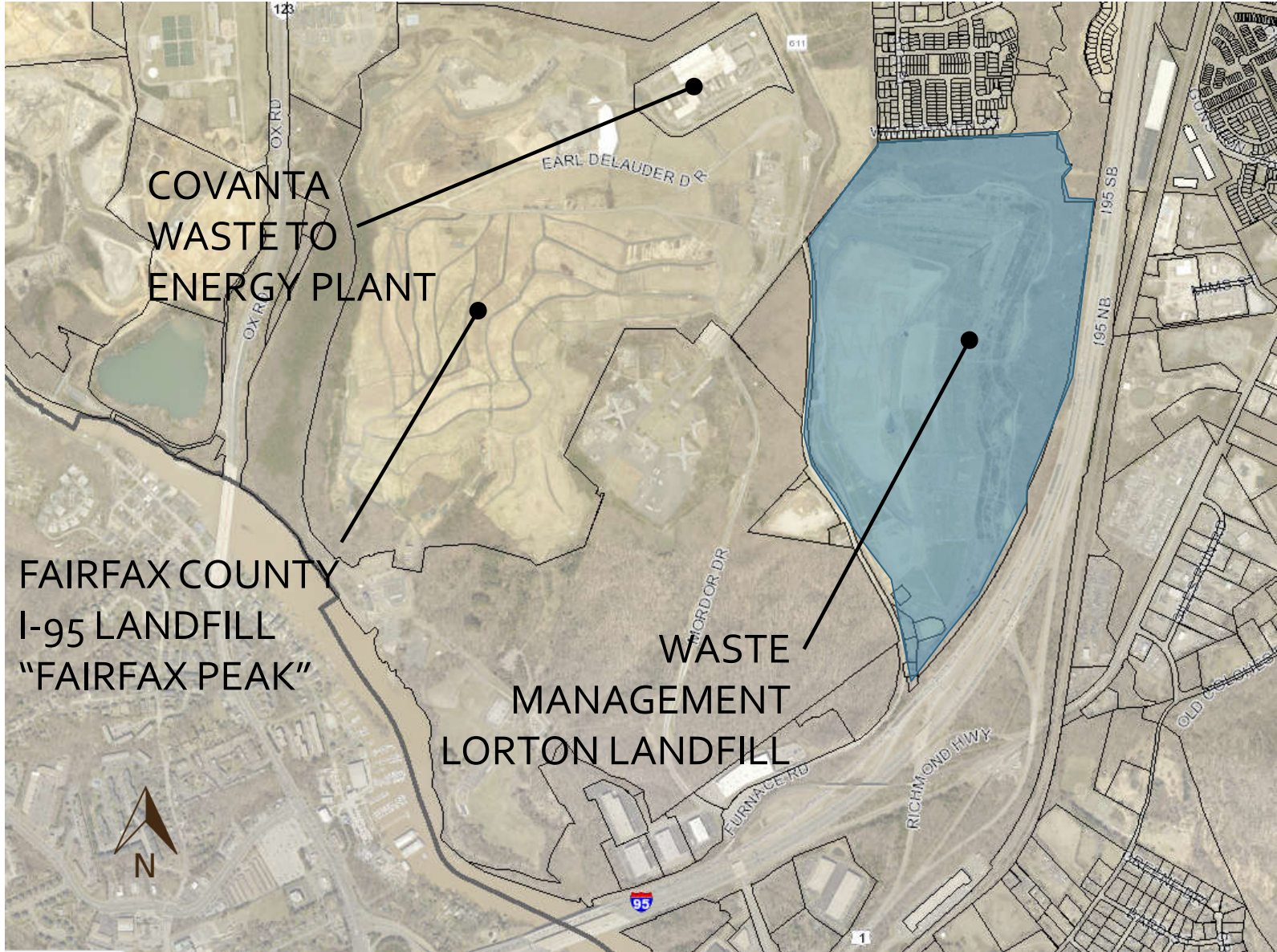
Introductions

1. **Fairfax County**

- Mount Vernon District Office
- Board and Commission Members
- Office of the County Attorney
- Risk Management
- Department of Public Works and Environmental Services
- Park Authority
- Department of Planning and Development
- Land Development Services

2. **VA Department of Environmental Quality**

3. **Waste Management**



COVANTA
WASTE TO
ENERGY PLANT

FAIRFAX COUNTY
I-95 LANDFILL
"FAIRFAX PEAK"

WASTE
MANAGEMENT
LORTON LANDFILL



123
OXRD

EARL DELAUDER DR

611

195 SB

195 NB

WORDOR DR

FURNACE RD

RICHMOND HWY

OLD LORTON

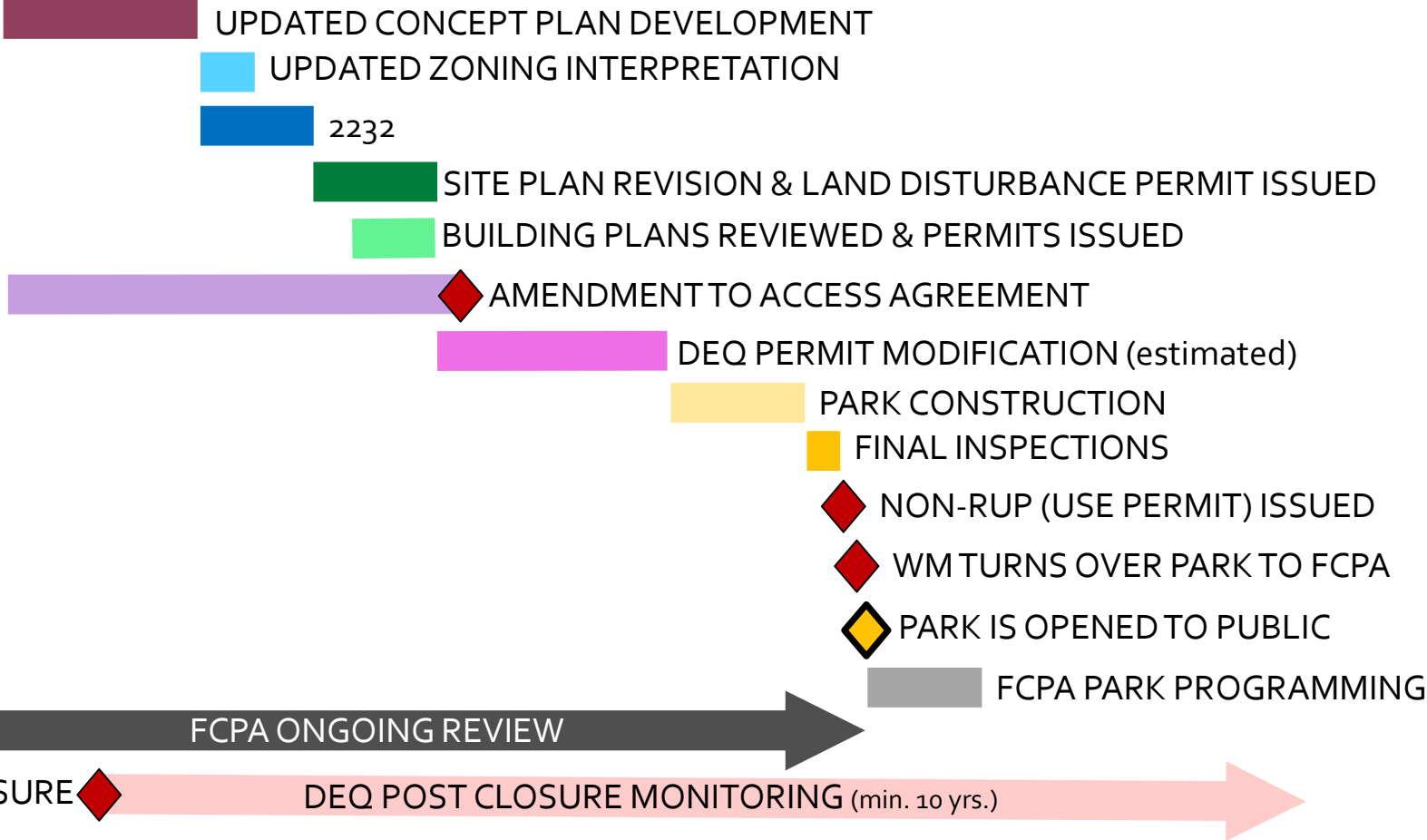
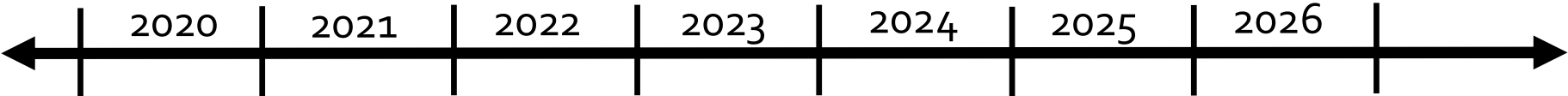
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Background

- 1. Scope**
 - 250 ac.
 - Construction and Demolition Debris (CDD) Landfill
 - Passive park above, to be operated by FCPA
- 2. Ownership**
 - Previous owner: ESI until 2018
 - Current owner: Waste Management
- 3. Special Exception**
 - SE 80-L/V-06 approved 10/21/81
 - SEA 80-L/V-061 approved 1/8/07
 - Increased height of landfill and added public park amenities
- 4. Landfill Plan**
 - 1883-LF-002 approved 8/13/84
- 5. Site Plan**
 - 1883-SP-002 approved 5/26/09

Estimated Timeline



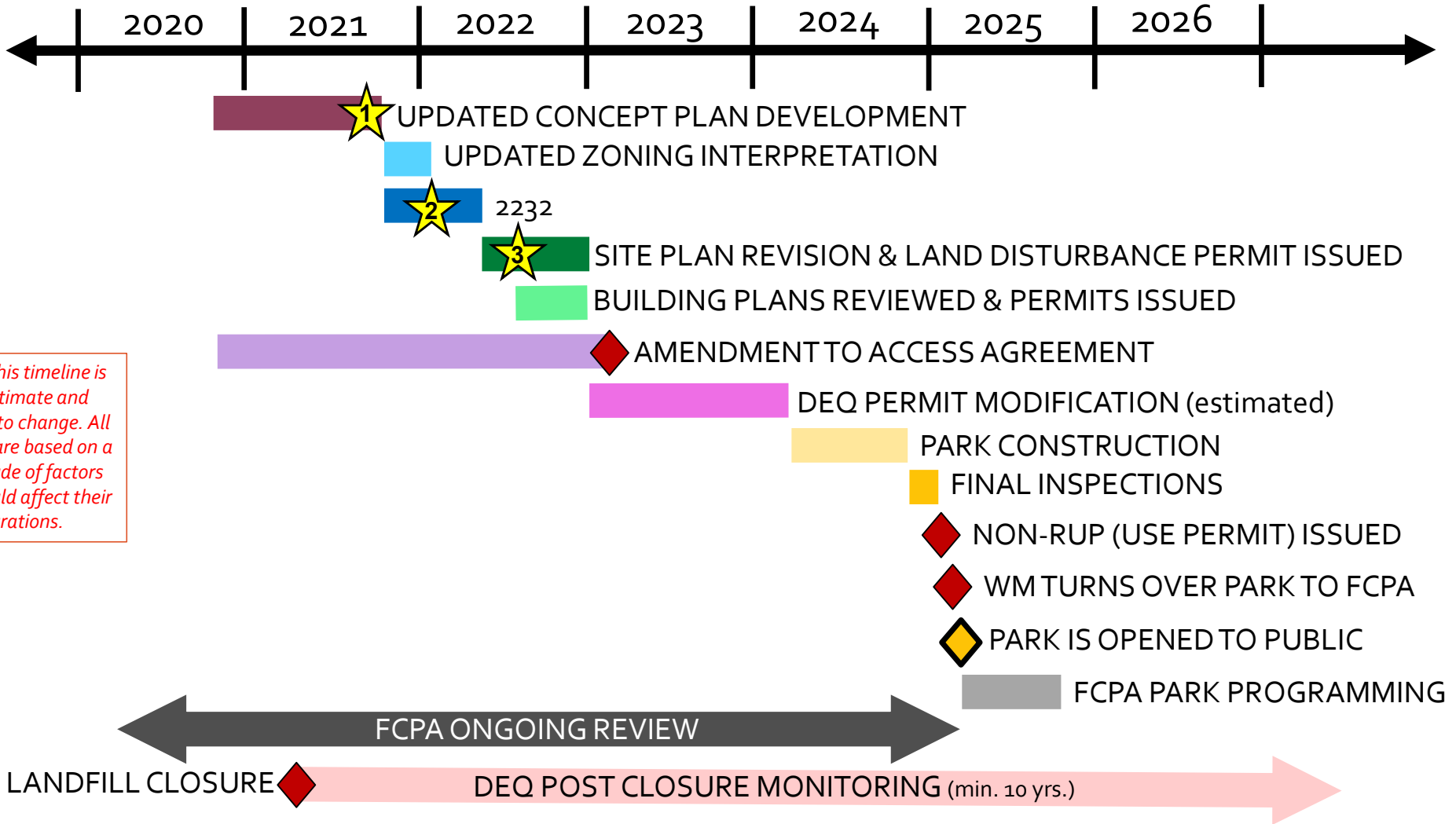
Note: This timeline is an estimate and subject to change. All phases are based on a multitude of factors that could affect their durations.

Public Engagement

Three points of community outreach:

- ★ **1** Prior to submittal of Zoning Interpretation and 2232
 - WM share updated park design with community and solicit feedback
- ★ **2** During 2232 process
 - Public Hearing at Planning Commission will be publicly advertised
- ★ **3** During site plan process
 - Site Plan submission to be shared with community for information
 - Regulatory process checks for minimum standards; not a discretionary approval influenced by public comments

Estimated Timeline



Note: This timeline is an estimate and subject to change. All phases are based on a multitude of factors that could affect their durations.

Landfill Compliance and Inspections

1. Purpose:

- LDS & DPWES staff perform annual & bi-annual compliance inspections, coordinated by the LDS Environmental Compliance Coordinator. LDS also requires annual reporting updates from the Operator to ensure ongoing compliance with current SE/SEA conditions & requirements as well as any outstanding inspection items.

2. Process:

- February & June Compliance Inspections (SDID, SWMP, UFMD & DPD)
- Mid-July Subsequent Annual Compliance Letter Sent to Operator. Identifies any outstanding deficiencies observed from the annual compliance inspection, updated bonding information, and requests any applicable plan revisions, SEA compliance status changes, and construction and/or planting phasing updates.
 - 2021 inspection findings identified deficiencies with plantings. Project Arborist is currently coordinating Report for current planting conditions + updated planting schedule for Fall 2021 /Spring 2022.
- November Memo to the Board summarizing compliance efforts as required by Zoning Ordinance. Includes any applicable SE/SEA updates and DEQ/LDS/SWMP Inspection Report findings.

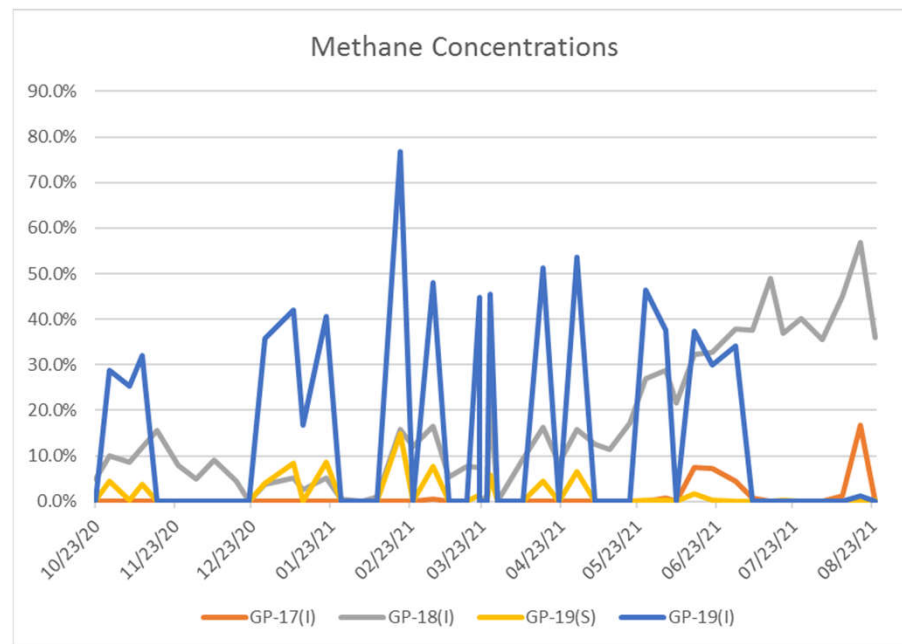
DEQ Monitoring and Landfill Closure Status

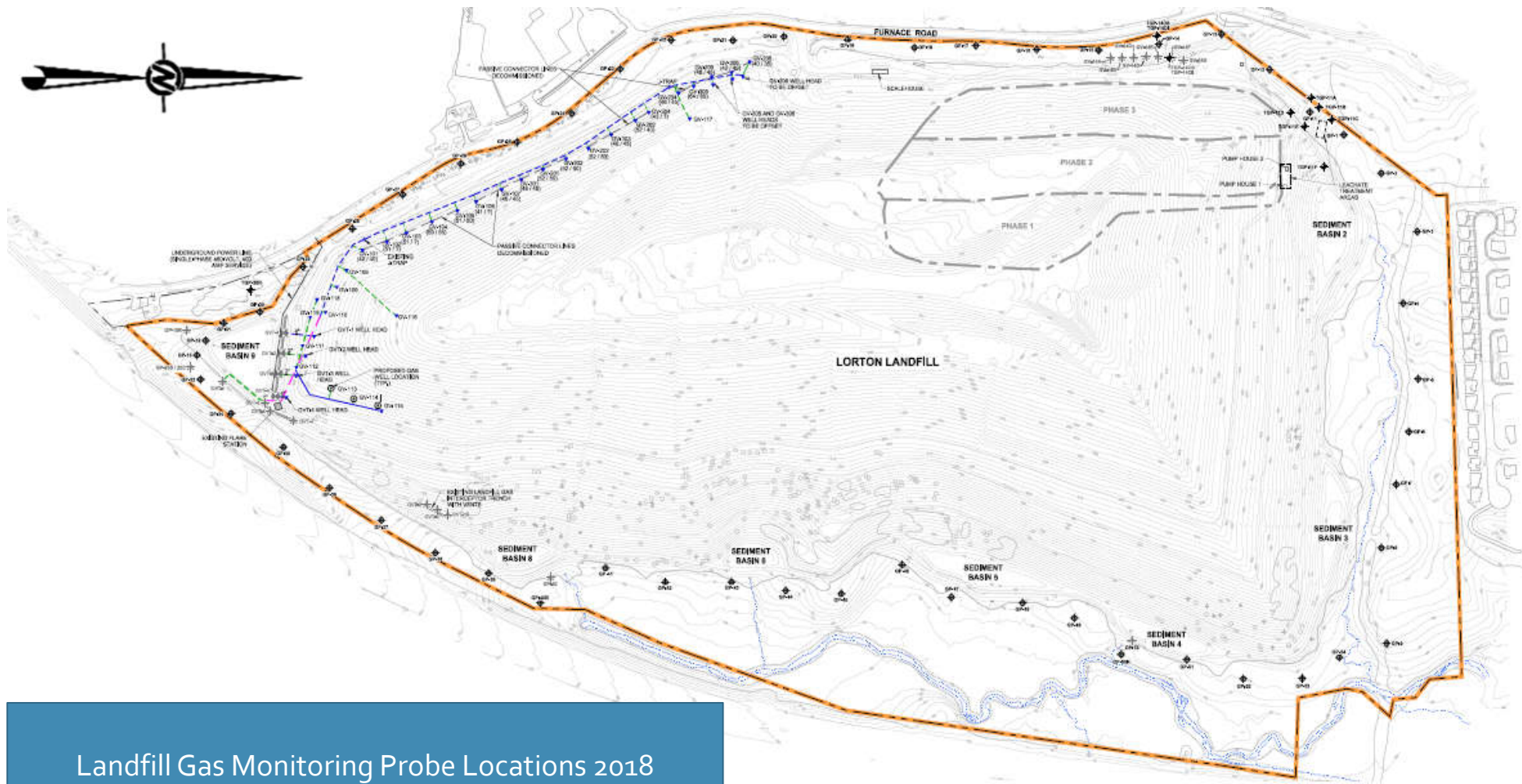
Important Dates

1. **1979** – Property transferred from Wisner Brothers to Furnace Associates
2. **1981** – First Waste Management Permit for a CDD Landfill issued (SWP331). Facility subject to routine inspections by VDH and then DEQ
3. **2007** – Facility installs landfill gas monitoring wells around the perimeter of the disposal boundary and continues to this day to refine the Landfill Gas Management Plan
4. **2018** – Waste Management acquires Envirosolutions
5. **2018** – Facility ceases accepting CDD waste
6. **2021** – Final closure approved by DEQ. Facility continues to monitor in post-closure, which is a minimum 10 year period for CDD

DEQ Monitoring and Landfill Closure Status

- Waste Disposal Area is 164 acres as defined by the waste disposal boundary. Only 20 acres is underlain with a synthetic liner and leachate collection system.
- Landfill gas has exceeded regulatory standards during several time periods at several locations since 2007
- Facility is currently working to address methane exceedances along Furnace Road (GP-17I, GP-18I, GP-19S, GP-19I)



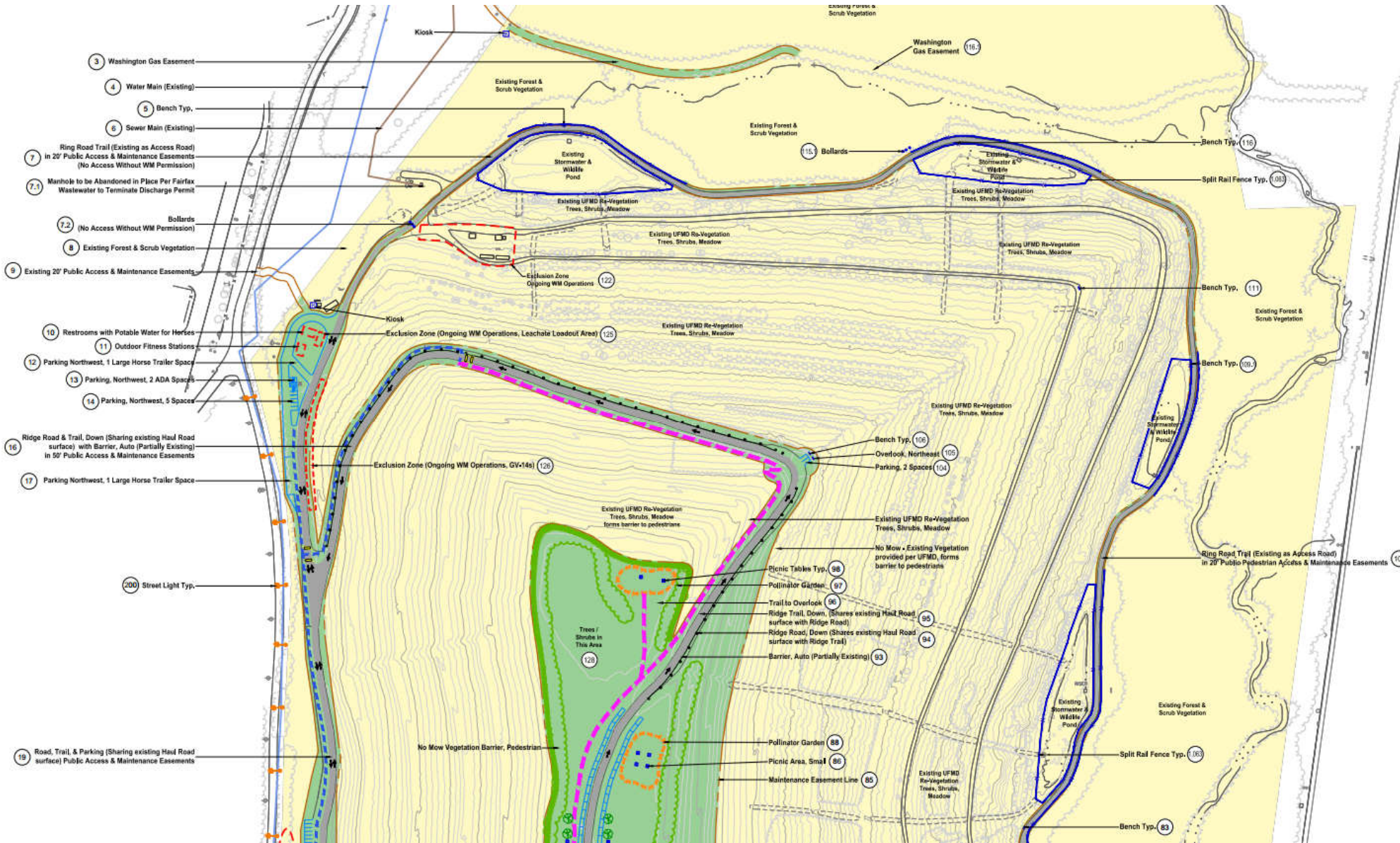


Landfill Gas Monitoring Probe Locations 2018

Overlook Park Layout and Amenities

Furnace Associates and Fairfax County representatives have been working collaboratively on a revised conceptual plan to reflect existing conditions and incorporation of several key community objectives, including:

1. Significantly increased parking.
2. Relocating the majority of the overlook walking trail to be physically separated from overlook access road.
3. Utilizing site contours to increase seating and improved viewing of amphitheater/show trailer.
4. Increasing the number of scenic overlooks.
5. Improving overlook walking trail layout to facilitate ready access to amenities and minimize road crossings.
6. Identifying pergola options to address wind shear/loads associated with former pavilion.
7. Relocating sculpture garden to improve access and safety concerns.
8. Identifying exclusion zones associated with landfill O&M components.
9. Establishing one-way traffic to increase safe access to park amenities.



3 Washington Gas Easement

4 Water Main (Existing)

5 Bench Typ.

6 Sewer Main (Existing)

7 Ring Road Trail (Existing as Access Road) in 20' Public Access & Maintenance Easements (No Access Without WM Permission)

7.1 Manhole to be Abandoned in Place Per Fairfax Wastewater to Terminate Discharge Permit

7.2 Bollards (No Access Without WM Permission)

8 Existing Forest & Scrub Vegetation

9 Existing 20' Public Access & Maintenance Easements

10 Restrooms with Potable Water for Horses

11 Outdoor Fitness Stations

12 Parking Northwest, 1 Large Horse Trailer Space

13 Parking, Northwest, 2 ADA Spaces

14 Parking, Northwest, 5 Spaces

16 Ridge Road & Trail, Down (Sharing existing Haul Road surface) with Barrier, Auto (Partially Existing) in 50' Public Access & Maintenance Easements

17 Parking Northwest, 1 Large Horse Trailer Space

200 Street Light Typ.

19 Road, Trail, & Parking (Sharing existing Haul Road surface) Public Access & Maintenance Easements

Kiosk

Existing Forest & Scrub Vegetation

Existing Stormwater & Wildlife Pond

Existing UFMD Re-Vegetation Trees, Shrubs, Meadow

Exclusion Zone Ongoing WM Operations (122)

Exclusion Zone (Ongoing WM Operations, Leachate Loadout Area) (125)

Exclusion Zone (Ongoing WM Operations, GV-146) (126)

Existing UFMD Re-Vegetation Trees, Shrubs, Meadow forms barrier to pedestrians

Trees / Shrubs in This Area (120)

No Mow Vegetation Barrier, Pedestrian

Washington Gas Easement (116)

Existing Forest & Scrub Vegetation

Existing Forest & Scrub Vegetation

Existing Stormwater & Wildlife Pond

Existing UFMD Re-Vegetation Trees, Shrubs, Meadow

Existing UFMD Re-Vegetation Trees, Shrubs, Meadow

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Existing UFMD Re-Vegetation Trees, Shrubs, Meadow

No Mow - Existing Vegetation provided per UFMD, forms barrier to pedestrians

Pollinator Garden (97)

Trail to Overlook (96)

Ridge Trail, Down (Shares existing Haul Road surface with Ridge Road) (95)

Ridge Road, Down (Shares existing Haul Road surface with Ridge Trail) (94)

Barrier, Auto (Partially Existing) (93)

Pollinator Garden (88)

Picnic Area, Small (86)

Maintenance Easement Line (85)

Existing UFMD Re-Vegetation Trees, Shrubs, Meadow

Existing Stormwater & Wildlife Pond

Existing Forest & Scrub Vegetation

Split Rail Fence Typ. (108)

Bench Typ. (83)

Bench Typ. (100)

Overlook, Northeast (105)

Parking, 2 Spaces (104)

Pollinator Garden (98)

Pollinator Garden (97)

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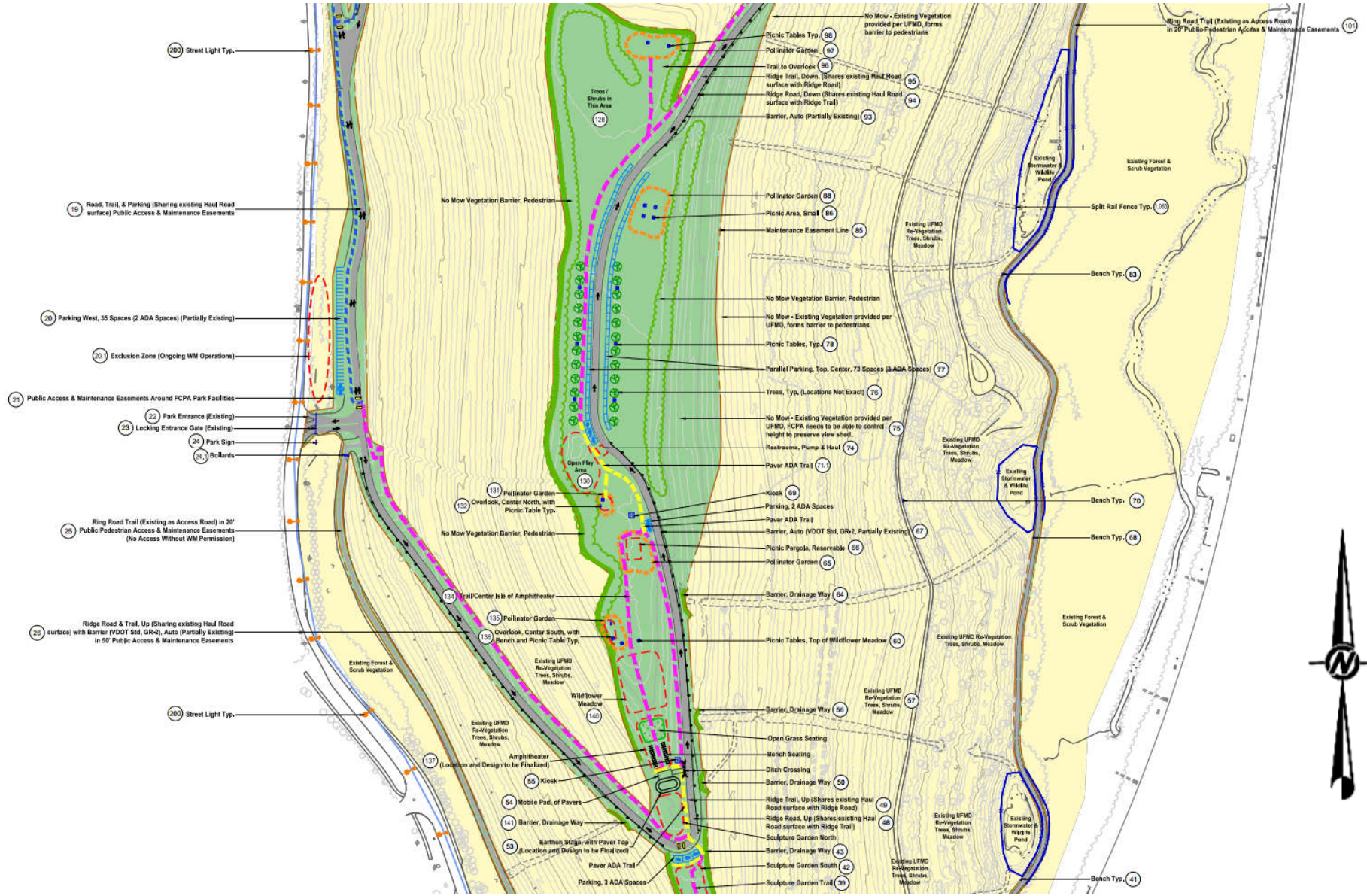
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Overlook, Northeast (105)

Parking, 2 Spaces (104)



200 Street Light Typ.

19 Road, Trail, & Parking (Sharing existing Haul Road surface) Public Access & Maintenance Easements

20 Parking West, 35 Spaces (2 ADA Spaces) (Partially Existing)

20 Exclusion Zone (Ongoing WM Operations)

21 Public Access & Maintenance Easements Around FCPA Park Facilities

22 Park Entrance (Existing)

23 Locking Entrance Gate (Existing)

24 Park Sign

24 Bollards

26 Ring Road Trail (Existing as Access Road) in 20' Public Pedestrian Access & Maintenance Easements (No Access Without WM Permission)

26 Ridge Road & Trail, Up (Sharing existing Haul Road surface) with Barrier (VDOT Std, GR-2), Auto (Partially Existing) in 50' Public Access & Maintenance Easements

200 Street Light Typ.

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No Mow - Existing Vegetation provided per UFMQ, forms barrier to pedestrians

Picnic Tables Typ. 98

Pollinator Cluster 97

Trail to Overlook 96

Ridge Trail, Down (Shares existing Haul Road surface with Ridge Road)

Ridge Road, Down (Shares existing Haul Road surface with Ridge Trail)

Barrier, Auto (Partially Existing) 93

Pollinator Garden 88

Picnic Area, Small 86

Maintenance Easement Line 85

No Mow - Existing Vegetation provided per UFMQ, forms barrier to pedestrians

No Mow - Existing Vegetation provided per UFMQ, forms barrier to pedestrians

Picnic Tables, Typ. 78

Parallel Parking, Top, Center, 73 Spaces (8 ADA Spaces) 77

Trees, Typ. (Locations Not Exact) 76

No Mow - Existing Vegetation provided per UFMQ, FCPA needs to be able to control height to preserve view shed.

Roomrooms, Pump & Haul 74

Paver ADA Trail 71

Kiosk 69

Parking, 2 ADA Spaces

Paver ADA Trail

Barrier, Auto (VDOT Std, GR-2), Partially Existing 67

Picnic Pergola, Reservable 66

Pollinator Garden 65

Barrier, Drainage Way 64

Picnic Tables, Top of Wildflower Meadow 60

Barrier, Drainage Way 56

Open Grass Seating

Bench Seating

Ditch Crossing

Barrier, Drainage Way 50

Ridge Trail, Up (Shares existing Haul Road surface with Ridge Road)

Ridge Road, Up (Shares existing Haul Road surface with Ridge Trail)

Sculpture Garden North

Barrier, Drainage Way 43

Sculpture Garden South 42

Sculpture Garden Trail 38

Barrier, Drainage Way 49

Barrier, Drainage Way 48

Barrier, Drainage Way 47

Barrier, Drainage Way 46

Barrier, Drainage Way 45

Barrier, Drainage Way 44

Barrier, Drainage Way 43

Ring Road Trail (Existing as Access Road) in 20' Public Pedestrian Access & Maintenance Easements 101

Existing Stormwater & Wildlife Pond

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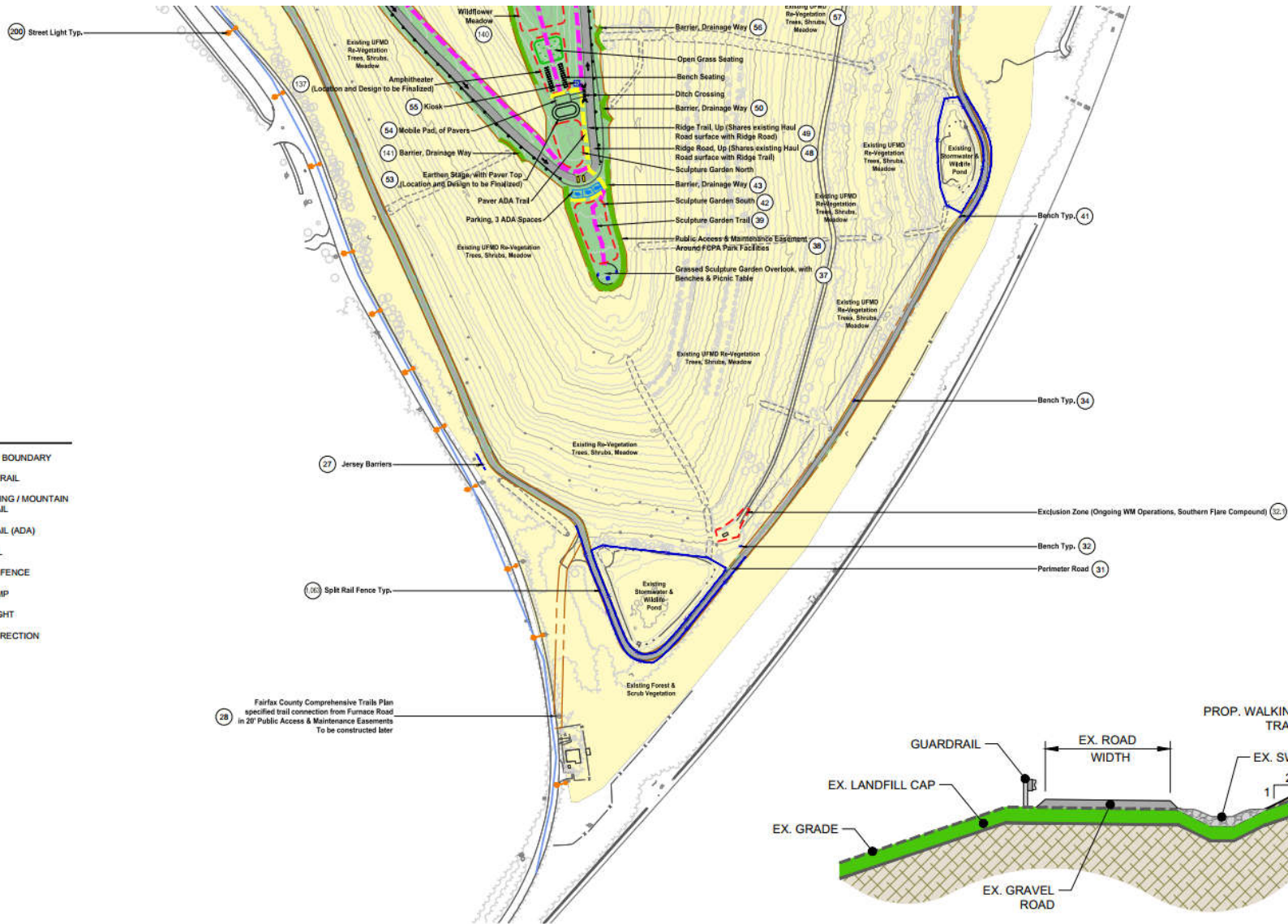
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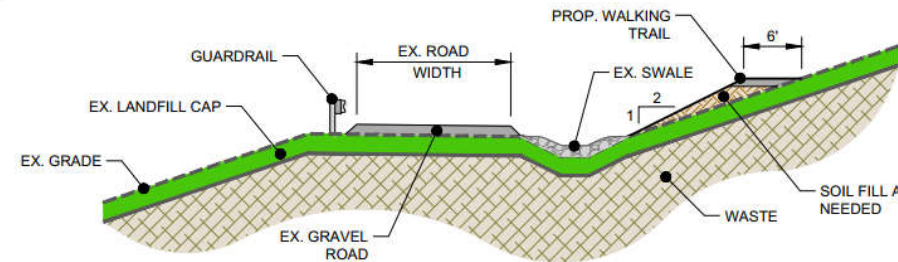
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- LEGEND**
- EASEMENT BOUNDARY
 - WALKING TRAIL
 - TYPE II HIKING / MOUNTAIN BIKING TRAIL
 - HIKING TRAIL (ADA)
 - GUARDRAIL
 - SPLIT RAIL FENCE
 - SPEED BUMP
 - STREET LIGHT
 - TRAFFIC DIRECTION



TYPICAL CROSS SECTION
NOT TO SCALE

28 Fairfax County Comprehensive Trails Plan specified trail connection from Furnace Road in 20' Public Access & Maintenance Easements To be constructed later

Zoning Interpretation Status

1. Design of Park spaces are responsibility of WM, however, requested removal of BMX trails presented opportunity for County to weigh in on design and functionality of park spaces. Request was expanded to achieve design goals
2. Over summer, WM has been meeting with staff and has refined design
3. Expect to resubmit formal request within a few months, response from County should be processed thereafter

2232 Status

1. Condition of Special Exception
2. State-mandated review to ensure that the location, character, and extent of public facilities conform to Comprehensive Plan guidance.
3. Typically four to six months and would include public hearing before the Planning Commission.

Site Plan Revision & GRB

(Interpretation/Determination must be completed by WM with DPD and the Park Design must be accepted by FCPA)

- 1. Geotechnical Review Board (GRB)**
 - a) GRB members and Staff visited the land fill site in March 2020
 - b) The Work Plan was submitted by WM in September 2020; and review comments from GRB and Staff forwarded to WM
 - c) WM to prepare and include geotechnical analysis and recommendations for the GRB review to meet the development condition
- 2. Site Plan Revision**
 - a) Review the submitted plan to verify the compliance with the interpretation and the applicable County codes
 - b) Coordinate the revision with Park Authority, Urban Forest Management, and Fire Marshal's Office
 - c) Site plan revision will not be approved until GRB has issued approval, per SEA conditions
 - d) Bond amounts will be updated, if applicable
- 3. Site Inspection**
 - a) Site inspectors to verify the compliance with the approved site plan

Legal Access Agreement

1. Current status:

- The parties' 2009 agreement remains in effect. The parties are negotiating minor amendments to the terms to conform with pending changes to the site plan and corresponding updates to SEA conditions.
- The parties are engaged in discussions to clarify and memorialize scope of the indemnification provisions and the parties' respective obligations regarding future maintenance.

2. Next steps:

- Negotiate and finalize amendments to access agreement pending finalization of updated site plan.
 - Negotiations are ongoing while updated site plan is finalized; the parties expect that an amendment to the access agreement shall be executed shortly after approval of updated site plan and SEA conditions.
- Prepare for 2232 review and hearing given changes to the location, character, and extent of site plan features.
 - Prepare application for 2232 review following finalization of updated site plan and SEA conditions.
 - Continue to seek engagement from citizens and community groups.

Construction of Park

1. Approval from County and VA DEQ are prerequisites for the initiation of park amenity construction activities (“time zero”). Key tasks and estimated timelines include:
2. Solicit and receive Request For Proposal from qualified contractors (60 days)
3. Contractor evaluation, selection and contracting (30 days)
4. Construct park amenities, with “substantial completion” estimated at 9 months. (Actual duration will be identified by successful contractor).
5. Address punch-list items and ensure establishment of vegetation (30-90 days).
6. Prepare and submit “as-builts” for requisite approvals (90 days) and bond release.

NOTE: Above schedule assumes construction occurs during “typical” construction season, thus avoiding adverse weather; assumes ready availability of materials; and establishment of vegetation during the Fall growing season.

Future Park Operations

FCPA Park Operations and Maintenance

1. Maintenance of the Park Amenities
2. Programming of the Amphitheater
3. Interpretation of the Site [Reuse and Adaptation]

Lorton Landfill
Summit

Q & A