

# Overlook Park Update

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ELMG Area Director

October 12, 2021

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# Presentation Objectives

- Introductions
- Status Update on Former Landfill
- Conceptual Park Plan Discussions and Enhancements
- Anticipated Schedule/Path Forward

# Introductions

## Key Personnel

- David Moreira: Area Director, ELMG - East
- David Kaasa: District Manager, ELMG - East
- Lisa Kardell: Public Affairs Director
- Meg Inomata: WM Internal Counsel

## ELMG's Role

- Waste Management
- Lorton Landfill

## ELMG Personnel Background

(\*ELMG - Waste Management's "Environmental Legacy Management Group")



# Status Update on Former Landfill

## Site Background

- 2018 Waste Management acquires ESI
- 2018 Lorton Landfill ceases accepting waste
- 2019 - 2020 Final Capping of site

## Final Closure

- 2021 VADEQ issues Final Closure Approval, commencing Post-Closure care requirements.

## Post-Closure

- ELMG assumes responsibility for all site operation, monitoring and maintenance (OM&M) obligations, including, but not limited to; VADEQ and Fairfax County requirements.

# Lorton Landfill





# Lorton Landfill



# Lorton Landfill





# Lorton Landfill





# Conceptual Park Plan - Discussions and Enhancements

## 2020/2021 Key Takeaways

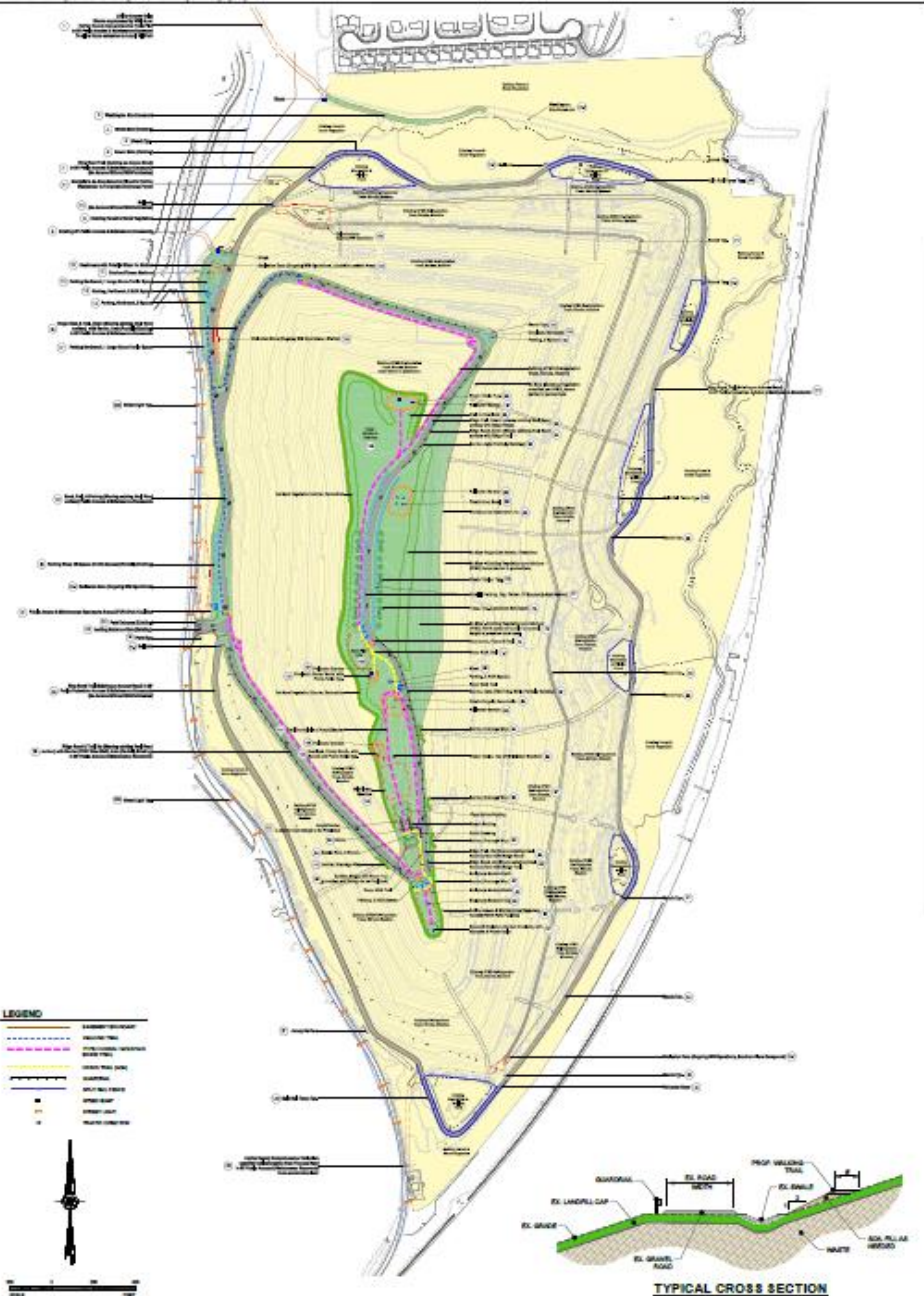
- Removal of BMX trail and consideration of final cap contours necessitated additional discussions with Fairfax County to ensure safe, feasible and implementable park amenities and associated layout.
- ELMG personnel has been involved with the Fairfax County discussions to ensure seamless transition in managing subsequent park development.
- Discussions on the Conceptual Park Plan have been occurring routinely over the past year, with significant commitment from County representatives across several departments, including; Supervisor Storck's office, Land Development Services, Department of Planning and Development, and County Attorney's office, as examples.

# Conceptual Park Plan - Revisited

As a result of this collaborative effort, WM and the County have generated a revised plan that incorporates existing conditions and addresses several key community objectives, including:

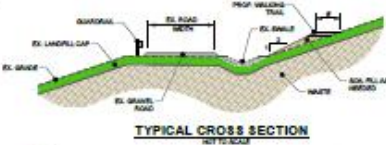
1. Significantly increased parking.
2. Improving location of the scenic walking trail (“Ridge Trail”) to facilitate ready access to amenities and minimize road crossings.
3. Relocating the majority of Ridge Trail to be physically separated from the overlook access road (“Ridge Road”).
4. Establishing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

OVERLOOK RIDGE PARK  
LORTON LANDFILL  
FAIRFAX COUNTY, VIRGINIA



**LEGEND**

	BOUNDARY
	BOUNDARY
	LANDFILL
	LANDFILL
	LANDFILL
	LANDFILL
	ROAD
	ROAD
	ROAD
	ROAD
	STRUCTURE
	STRUCTURE
	STRUCTURE
	STRUCTURE



PROJECT:  
OVERLOOK RIDGE PARK  
LORTON LANDFILL  
FAIRFAX COUNTY, VIRGINIA  
TITLE:  
NW OVERLOOK RIDGE PARK  
UPDATE (SEPTEMBER 2021)

CLIENT:  
WASTE MANAGEMENT



CONTRACT:  
GOLDER ASSOCIATES  
200 WEST LAURELWOOD AVENUE  
SUITE 200  
RICHMOND, VA 23227  
(804) 788-7200  
www.golder.com

**DRAFT**

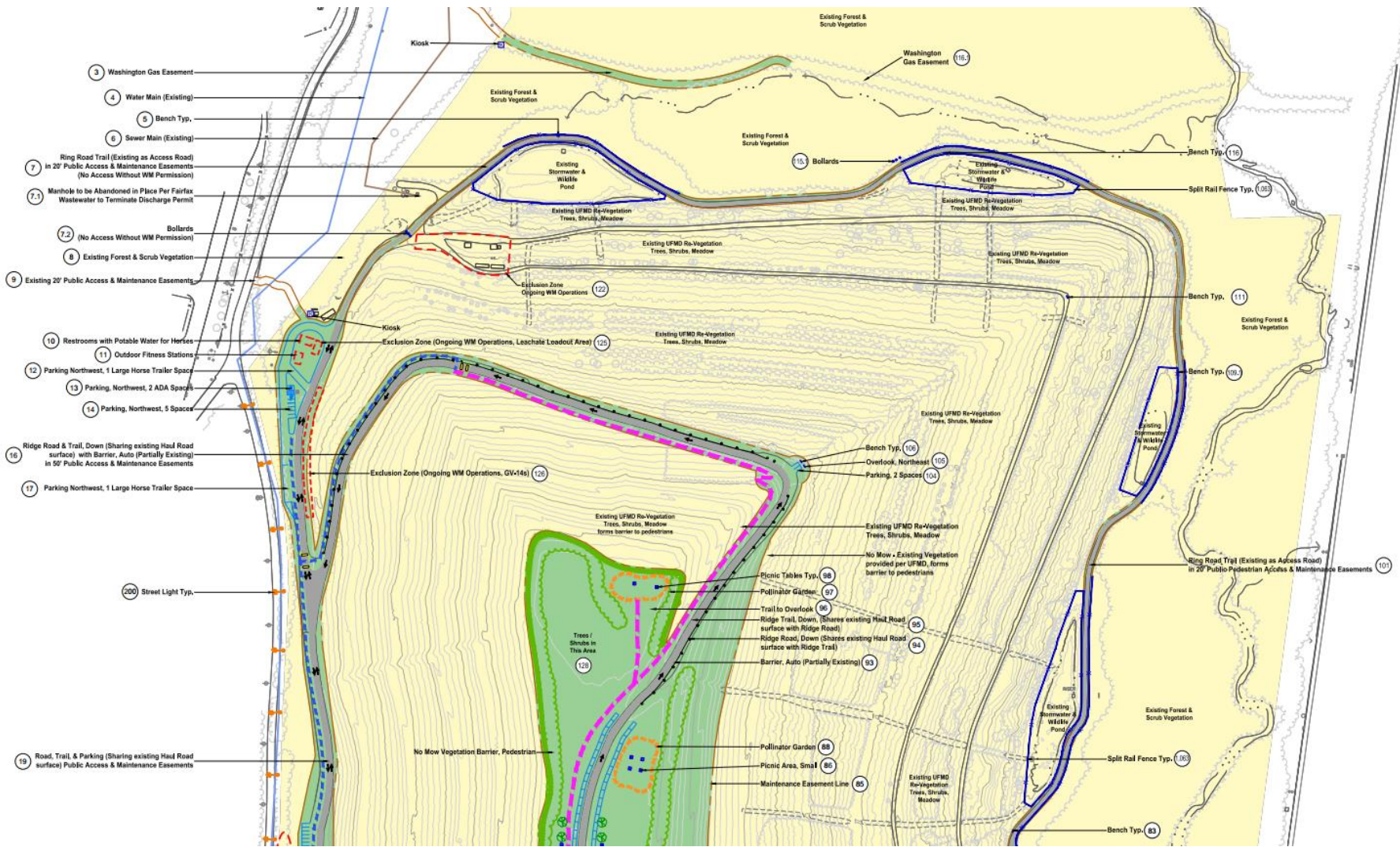
DRAWING 3

PROJECT NO:  
20-1047021

NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.
1	08/20/21	DRAFT FOR REVIEW		SPJ	GGJ
2					
3					
4					
5					

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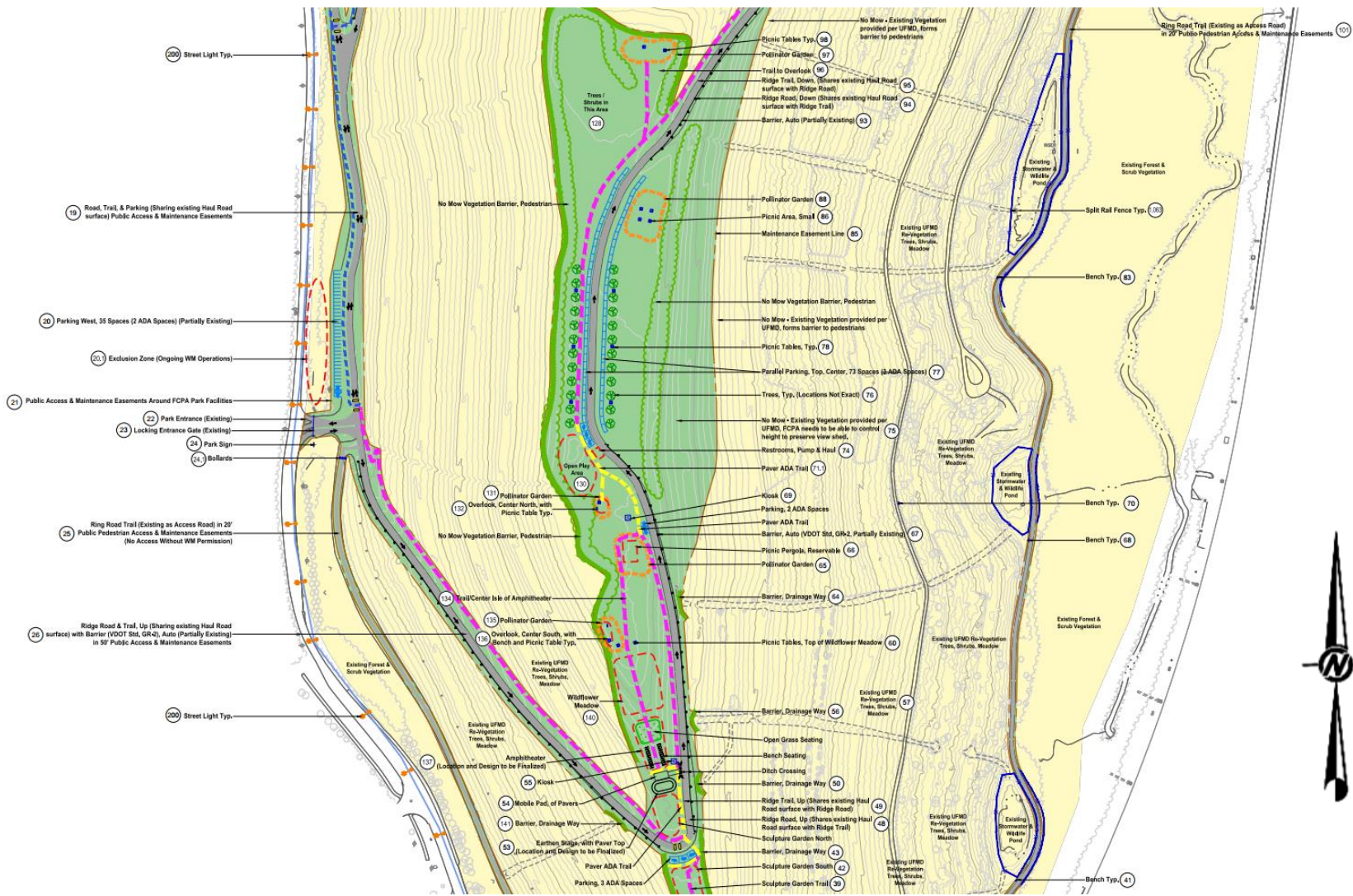


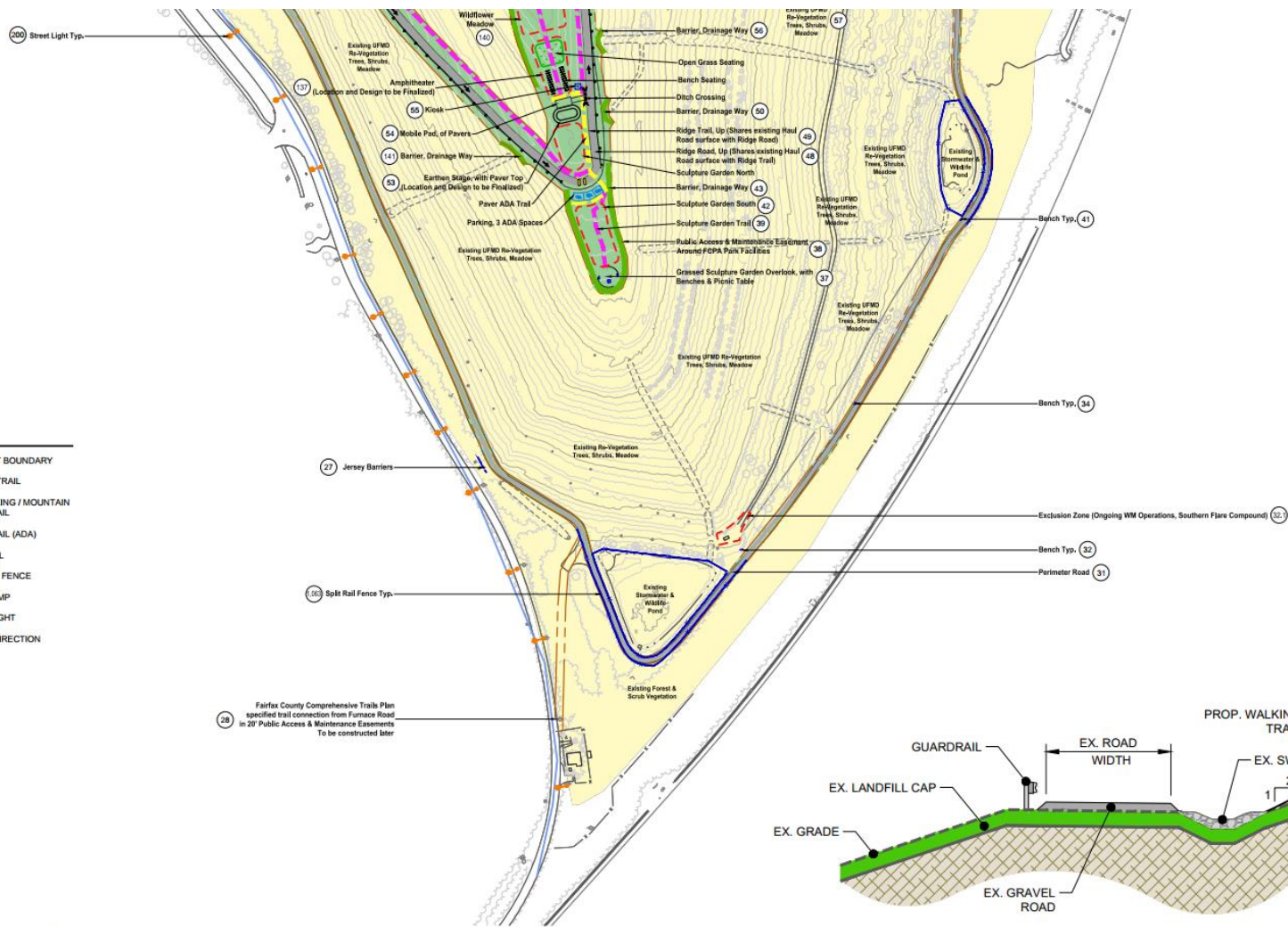
- 3 Washington Gas Easement
- 4 Water Main (Existing)
- 5 Bench Typ.
- 6 Sewer Main (Existing)
- 7 Ring Road Trail (Existing as Access Road) in 20' Public Access & Maintenance Easements (No Access Without WM Permission)
- 7.1 Manhole to be Abandoned in Place Per Fairfax Wastewater to Terminate Discharge Permit
- 7.2 (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



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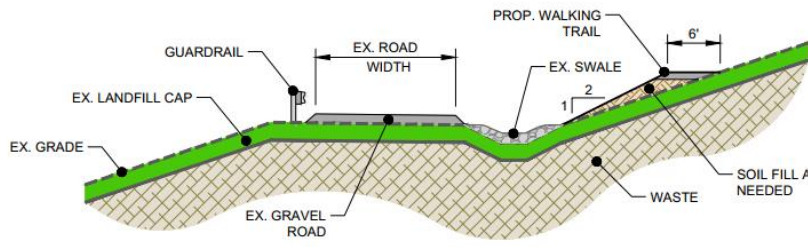




- LEGEND**
- EASEMENT BOUNDARY
  - WALKING TRAIL
  - TYPE II HIKING / MOUNTAIN BIKING TRAIL
  - HIKING TRAIL (ADA)
  - GUARDRAIL
  - SPLIT RAIL FENCE
  - SPEED BUMP
  - STREET LIGHT
  - TRAFFIC DIRECTION



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



**TYPICAL CROSS SECTION**  
NOT TO SCALE



# Pergola Concepts

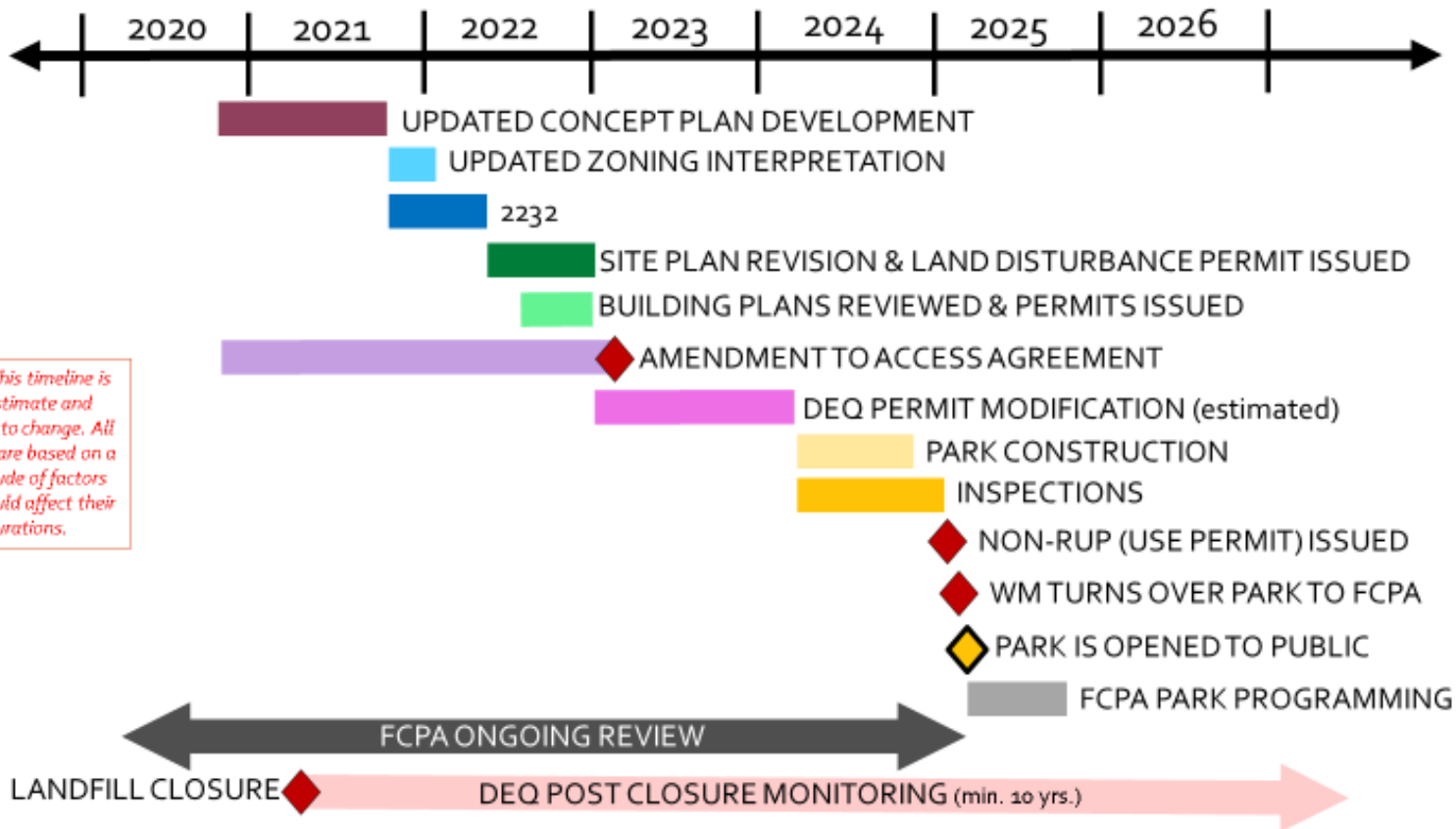


30' x 37' Custom Butterfly Pergola, Western Red Cedar, unstained, Tyson



32' x 22' Serenity Cedar Pergola, Elk Grove, CA.

# Estimated Timeline



# Summary

- Waste Management is committed to meeting its obligations at the closed Lorton Landfill, both at the State and County levels.
- The collaborative effort demonstrated across multiple County departments over the past several months has greatly facilitated the development of the Conceptual Park Plan discussed tonight.
- Continued collaboration on a move forward basis will help ensure timely approvals, subsequent implementation, and final utilization of the park amenities by the community at large.



# Thank You