

GUDE LANDFILL REMEDIATION
GLCC/DEP MEETING NO. 50

DATE: Thursday, August 16, 2018
TIME: 7:00 PM to 8:30 PM
LOCATION: Montgomery County Transfer Station

ATTENDANCE:

<u>Name</u>	<u>Organization</u>	<u>Designation</u>
Laszlo Harsanyi	Gude Landfill Concerned Citizens (GLCC)	Member
Keith Ligon	Gude Landfill Concerned Citizens (GLCC)	Member
Dave Peterson	Gude Landfill Concerned Citizens (GLCC)	Member
Nick Radonic	Gude Landfill Concerned Citizens (GLCC)	Member
George Wolohojian	Gude Landfill Concerned Citizens (GLCC)	Member
Don Birnesser	Montgomery County Dept. of Env. Protection (DEP)	Section Chief
Stephen Lezinski	Barton & Loguidice, D.P.C. (B&L)	DEP Consultant
Mark Gutberlet	EA Engineering, Science, and Technology, Inc., PBC (EA)	DEP Consultant
Laura Oakes	EA Engineering, Science, and Technology, Inc., PBC (EA)	DEP Consultant
Megan Maffeo	Floura Teeter Landscape Architects, Inc. (FTLA)	EA Subconsultant
Lydia Kimball	Floura Teeter Landscape Architects, Inc. (FTLA)	EA Subconsultant

The Meeting Agenda is included as Attachment 1.

Contact information for attendees is included as Attachment 2.

EA and FTLA's presentation is included as Attachment 3.

The WSSC Septage FOG Handling Facility Letter for Mandatory Referral is included as Attachment 4.

The County Memo for the GLCC Remediation and Reuse Letter is included as Attachment 5.

1. WELCOME AND OPENING REMARKS

- a. Stephen Lezinski opened the meeting by welcoming and thanking the participants for attending.
- b. Don Birnesser initiated introductions for the meeting attendees.
- c. Mr. Lezinski asked GLCC to review the minutes from GLCC/DEP Meeting No. 49 for approval. Dave Peterson and George Wolohojian moved that the Meeting No. 49 minutes be accepted; Nick Radonic confirmed.

2. PURPLE LINE / GUDE LANDFILL SOIL STOCKPILE PROJECT

- a. Mr. Lezinski gave an update on the Soil Stockpile Project. He stated that soil hauling was initiated on July 19, 2018 and that progress in July was impaired by inclement weather. 103 truckloads were delivered over 5 days in July. 643 truckloads of soil have been delivered over 9 days in August. A total of 746 truckloads and an estimated 8,952 cubic yards have been received thus far at the landfill.
- b. Mr. Radonic asked if soil is being transported and received during the day. Mr. Lezinski responded affirmatively and stated that the soil is being transported between 7:00 AM and 4:00 PM. He noted that trucks are running Thursday and Friday, August 16 and 17, and are requested for Saturday, August 18. Mr. Wolohojian noted that he has seen the trucks, but had not heard much noise from the hauling activities.

- c. Mr. Radonic asked if the stockpiling schedule was impacted by rain. Mr. Lezinski responded affirmatively.
- d. Mr. Wolohojian asked about cumulative soil volumes. Mr. Lezinski responded that the current soil total on-site is less than 10,000 CYs and that the Purple Line project could bring an estimated 100,000 CYs to the landfill site. The current soil-needs estimate for the remediation project is 400,000-500,000 CYs.
- e. The soil quality for the stockpile project was discussed. Mr. Birnesser noted that the stockpile material is inspected. Mr. Lezinski noted that the material is sorted as Type A soils that are desired for the capping system (containing materials such as rocks less than 2-inches in diameter) and other soils that can be used for general filling and grading.

3. GUDE LANDFILL REMEDIATION – DESIGN ENGINEER PROJECT

- a. Mark Gutberlet provided an update on the Design Engineer project. He began by stating that EA is currently finishing the pre-design work and that the 30% Design will be due on November 6, 2018. Mr. Gutberlet reviewed the status update presentation.
- b. EA has continued coordination efforts with County DOT and the City of Rockville for information to support the traffic study, which will consider the number of additional trucks on the road for this project and the potential impacts to traffic and travel routes. Keith Ligon asked what things may be recommended and Mr. Gutberlet responded that signage and flagging are likely.
- c. Mr. Gutberlet stated that the previously completed 2018 aerial survey will be used for the base map for the engineering design.
- d. The locations of existing utilities were discussed, with Mr. Gutberlet stating that it will be necessary to look for and identify potential utility-related items that may need to be relocated and/or abandoned on the site. Mr. Radonic asked what utilities are currently on the landfill. Mr. Gutberlet responded that there are abandoned water lines present and Mr. Lezinski noted that there are former electrical service lines that run up Incinerator Lane. Mr. Wolohojian asked if additional utilities would need to be brought in for the land use and the topic was discussed.
- e. The geotechnical investigation was discussed. Mr. Gutberlet stated that two (2) feet of soil over waste will be required and explained the investigative process for determining the depth of soil cover utilizing test pits. Mr. Birnesser asked how many test pits were performed to which Mr. Gutberlet responded that approximately 75 test pits were completed.

4. CONCEPTUAL LAND USE PLANNING

- a. Ms. Kimball introduced Flaura Teeter Landscape Architects (FTLA), the landscape architect that will be performing the land use conceptual design. They currently have two (2) master plan projects underway in Gaithersburg, two (2) in Baltimore City, and one (1) in Montgomery County. Ms. Kimball stated this project is different than their other projects because of the unique challenges associated with re-using the landfill. Mr. Wolohojian noted that passive recreational uses have been implemented on other landfills.
- b. Ms. Kimball introduced Ms. Maffeo, who stated that conceptual land use considerations will follow a two-part process including a comparative analysis of various land use alternatives and conceptual designs of selected land use options with a summary report. Ms. Maffeo noted that two (2) public meetings are envisioned for each part of the process.
- c. Ms. Maffeo stated that the initial site analysis would consider a one-mile radius around the project site and consider adjacency studies, transportation and green infrastructure, building

upon GLCC's original land reuse list and bubble diagrams. Ms. Maffeo described the bubble diagram process and explained that this approach provides a method for exploring and discussing options quickly. Ms. Maffeo presented example conceptual land use plan alternatives and precedent images to aid in visualization. The second part of such a project would be to develop conceptual designs and a summary report for the preferred land use options.

- d. Many aspects of the conceptual land use planning portion of the project were discussed:
- Ø Mr. Radonic asked about the timeline and Mr. Gutberlet stated that this planning process is expected to go through April 2019.
 - Ø Mr. Wolohojian asked about the public meeting format and Ms. Maffeo recommended a PowerPoint presentation and walk-through of the comparative analysis (for the initial meeting) and an overall project/land reuse understanding. Ms. Kimball noted that taking the existing land reuse list and other identified sites and adjacent land uses would be useful to begin generating feedback about how elements could work next to each other. Ms. Kimball would bring the full site documents/base plan to discuss at the meeting.
 - Ø Mr. Ligon provided a brief overview of GLCC's preferred recreational land reuse options from the GLCC Remediation and Reuse Letter that were also discussed at previous community meetings. He also brought up community concerns and questions. A major GLCC concern regarding land reuse is site ingress/egress including potential gas pipeline easements to cross the right-of-way. Mr. Ligon requested the County to consider community access points.
 - Ø Mr. Ligon asked if the County has provided any restrictions on land reuse. Ms. Kimball stated that the County has begun initial discussions on this topic, but any restrictions still need to be determined based on the comparative analysis.
 - Ø Mr. Ligon indicated that noise does not seem to be a problem with truck traffic for potential yard trim grinding operations. However, he is concerned that having a facility at the Southlawn Lane/Incinerator Lane location could substantially limit potential access points to the future land reuses. He also noted that site access near the Men's Shelter (600 E. Gude Drive), may not be an available option given the lack of space.
 - Ø Mr. Peterson noted that a lot of work went into the existing list of land reuse options by GLCC and asked if FTLA has an inventory of potential passive land reuses. Ms. Kimball said they could develop an expanded list of potential land reuse options. Mr. Birnesser noted that the GLCC Remediation and Reuse Letter was included in the Design Engineer RFP and that GLCC meetings provided a forum for discussion before community meetings. Mr. Radonic asked if the GLCC could receive information to digest before the community meetings. Mr. Wolohojian noted how long it took to develop the letter and stated that additional information about land reuse options from a professional firm that helps develop parks and open space would be useful.
 - Ø Mr. Lezinski spoke about the potential community meeting schedule and how that fits into the whole project. Mr. Gutberlet noted that two (2) of the public meetings may be the GLCC/DEP meetings to obtain input for larger community meetings. Mr. Radonic asked about the schedule for the land use planning and why the completion date is Spring 2019 if the capping will not occur until 2020. Mr. Gutberlet explained that the 90% Design will be completed in the Spring of 2019 and the goal was to have the land use conceptual planning complete by that time,

so the capping design could accommodate potential preferred land use options within practical constraints.

- Ø Mr. Ligon noted that in previous discussions there was no obvious area for additional parking near the site to access any recreational space. There has been discussion about having a dialogue with the Maryland-National Capital Park and Planning Commission (M-NCPPC) about connecting potential, future trails at Gude Landfill with existing nearby trails. Mr. Birnesser indicated he would be following up with M-NCPPC to try and initiate discussions.
- e. Stakeholders for land use planning were discussed further:
 - Ø Mr. Wolohojian asked whether there will be a stakeholder-wide plan in regard to future reuse of the Landfill and Mr. Gutberlet responded that is the intent. The land reuse plan will include the entire Landfill. Mr. Wolohojian stated that GLCC has asked who else is interested in using the Landfill after the remediation is complete but have not received clear answers. Mr. Ligon asked what other stakeholders would be involved and Mr. Lezinski stated 4 or 5 possible stakeholders that have already been discussed (the Community, County DGS, County DEP/DSWS, M-NCPPC, CASA, etc.). Mr. Gutberlet stated that EA and FTLA's scope of work does not include any outreach to potential land reuse stakeholders (aside from the Community). The County maintains this responsibility.
 - Ø Mr. Ligon asked about SHA installing a salt dome at the landfill site and Mr. Birnesser responded that they had inquired, but the time frame does not work for SHA's schedule and that project is not being pursued.
 - Ø Mr. Peterson asked if Mr. Birnesser was aware of any plans to relocate the Crabbs Branch bus depot, which he was not.
 - Ø Laszlo Harsanyi asked if DEP had a cutoff time for requests regarding land reuse options for the Landfill and Mr. Birnesser stated that the County is not seeking any requests for the reuse of the Landfill.
- f. The budget for land reuse planning was discussed:
 - Ø Mr. Ligon asked what is the available budget for future land reuses. Mr. Birnesser noted that the design and construction budget for the remediation project is \$28.7 million and the cost estimate will be updated during the design. Mr. Lezinski noted that the \$28.7 million was an estimate for remediation activities before the detailed design and that if costs are above this amount, the Capital Improvement Program (CIP) budget will need to be increased. Mr. Birnesser stated that DEP will look at land reuse planning costs when they are developed by EA and FTLA to compare with the existing CIP budget. Mr. Lezinski stated that the remediation project must be funded first to meet the County's commitments to the Maryland Department of the Environment (MDE) and future potential land reuses uses would be in addition to the remediation project and primarily completed after the remediation construction.
 - Ø Mr. Ligon asked about cost savings from the receipt of soil from the Purple Line project and Mr. Birnesser replied that having that soil will result in savings, but that the total soil needs for the capping project are not known yet, they are only estimates. Mr. Birnesser stated that it may be possible to get material from other opportunities within the County, which are still under consideration. Mr. Lezinski also noted that the County has construction management and inspection fees associated with the receipt of soil from the Purple Line project.

- Ø Mr. Birnesser noted that EA can take advantage of land reuse planning knowledge in the remediation design to minimize future construction costs. Mr. Gutberlet stated that EA will be performing conceptual grading, which will require a minimum 4% slope, and Mr. Lezinski noted the potential costs associated with stormwater management are also to be considered. Mr. Radonic asked about grading and Mr. Gutberlet stated that EA will try to generally mimic current topography as possible.
- g. Mr. Peterson asked if it would be reasonable to have literature presented for other closed landfill end use/passive uses to which Mr. Birnesser replied affirmatively and suggested it would be possible for the Oct/Nov 2018 timeframe. Mr. Wolohojian asked if FTLA would be represented at every meeting to which Ms. Maffeo responded that they would not need to be present at all meetings. Mr. Gutberlet confirmed that FTLA would be present for land use discussions.

5. LANDFILL FLARE SYSTEM AND PERIMETER GAS MONITORING

- a. Mr. Lezinski presented the current landfill (LFG) exceedances and the interim plan to address gas migration at the site. Before implementation, the County will communicate the interim plan to MDE for review and approval.
- b. Mr. Ligon asked if EA is aware of LFG exceedances on the northeast property boundary and if the remediation will address these exceedances. It was stated that the design will address these exceedances.
- c. Dave Peterson asked if the LFG piping will be underground and Mr. Gutberlet responded affirmatively.

6. MONTHLY GLCC MEETINGS AND ON-GOING COMMUNITY COMMUNICATION

- a. Monthly Meetings are held on every 3rd Thursday at the Transfer Station at 7:00 PM, unless otherwise notified.

7. INFORMATIONAL HANDOUTS

- a. The following documents were provided as informational handouts:
- Ø Montgomery County Planning Department – Mandatory Referral for the WSSC Septage and Fats, Oil and Grease (FOG) Handling Facility.
 - Ø Montgomery County Memo for the GLCC Gude Landfill Remediation and Reuse Letter.

8. OPEN ACTION ITEMS

- a. Mr. Radonic asked if the Capital Area Soaring Association (CASA) may have access to the Oaks Landfill until the capping project is completed, as discussed at previous meetings. Mr. Birnesser stated that past agreements and insurance requirements are still being reviewed. If the Oaks Landfill is approved for CASA's usage, a Memorandum of Understanding (MOU) will be created between the County and CASA, which will have to be signed by the County Attorney. A walk through at the Oaks landfill could then be scheduled with CASA to identify appropriate locations for club activities.

9. SUMMARIZE NEW ACTION ITEMS FROM THE MEETING

- a. Mr. Ligon noted that larger community meetings need to be scheduled in advance for Oct/Nov 2018 and Feb/March 2019 to give time for GLCC to review information, send out save-the-date reminders, and reserve a space. The County concurred with this approach.

10. NEXT MEETING

- a. The next meeting is scheduled for September 20, 2018 at 7:00 PM at the Transfer Station. The County will decide if there is enough information to hold the meeting in mid-September. If a meeting is not held, the County will provide a status update via email.

The above summation is the writer's interpretation of the items discussed at the meeting. Comments involving differences in understanding of any of the meeting items will be received for a period of thirty (30) days from the date of these meeting minutes. Clarifications will be made, as deemed necessary. If no comments are received within the specified time period, the minutes will remain as written.

**Gude Landfill Remediation
Gude Landfill Concerned Citizens
Monthly Meeting No. 50**

Meeting Agenda

**August 16, 2018
7:00 PM – 9:00 PM**

1. Meeting Sign-In

2. GLCC/DEP Meeting Minutes (Meeting No. 49 held on 6/14/18)

- a. Draft Meeting Minutes were distributed to GLCC on 8/16/18 (prior to the meeting).
- b. GLCC review and acceptance.

3. Purple Line / Gude Landfill Soil Stockpile Project

- a. July activities – hauling was initiated on July 19, 2018. Progress was impaired by inclement weather. 103 truckloads were delivered over 5-days (7/19, 7/20, 7/27, 7/30, and 7/31).
- b. August activities – 643 truckloads were delivered over 9-days (8/2, 8/6-8/10, and 8/13-8/15).
- c. Total of 746 truckloads and an estimated 8,952 cubic yards (CYs) were received.
- d. On-going project activities: soil hauling and in-place grading, roadway repairs, site cleanup, etc.

4. Gude Landfill Remediation – Design Engineer Project

- a. Status Update provided by EA Engineering on Pre-Design activities and Schedule.
 - Ø Traffic Impact Study, Aerial Survey, and Utility Locating.
 - Ø Geotechnical Investigation and Landfill Gas Investigation.
- b. Introduce Floura Teeter (Conceptual Land Use designer).

5. Landfill Flare System and Perimeter Gas Monitoring

- a. APTIM responded to a LFG exceedence in gas monitoring probe W-16 and adjusted the well field vacuum (E boundary) in early August 2018. The LFG exceedence was resolved.
- b. APTIM provided a concept approach for a corrective measure to mitigate landfill gas exceedences in gas monitoring probe W-18 (SE boundary). The concept is currently going through design review.

6. Landfill Site Maintenance

- a. Routine noxious weed spraying, mowing, and roadway repairs are on-going. No issues to report.

7. Monthly GLCC Meetings and On-going Communication with the Community

- a. Monthly Meetings on 3rd Thursday at the Transfer Station at 7:00 PM.

8. Open Action Items

- a. None to report.

9. Summarize New Action Items from the Meeting

10. Next Meeting

- a. Regularly scheduled for September 20, 2018 or shift schedule to October 18, 2018.

Date	August 16, 2018	Meeting No. 50
Time	7:00 PM - 9:00 PM	
Meeting	Grule Landfill Remediation: GLCC/DEP	

Name	Initial if Present	Affiliation	Phone	Email	Address
Don Birmesser		DSWS	240-777-6569	Donald.Birmesser@montgomerycountymd.gov	16101 Frederick Road Derwood, MD 20855
Dave Peterson	DP	GLCC/DIST HOA	301-921-6357	Kimpdhp@hotmail.com	7612 Ananosa Way Derwood, MD 20855
Keith Ligon	KLP	GLCC	301-340-3358	keligon56@gmail.com	15501 Moravia Court Derwood, MD 20855
Julia Tillery		GLCC	202-329-8740	juliat@tilleynoffice.com	15461 Indianola Drive Derwood, MD 20855
Laszlo Harsanyi	LH	GLCC/DSS HOA	301-840-3822	LaszloH@comcast.net	7228 Thronka Way Derwood, MD 20855
Nick Radonic	NR	GLCC/DSS HOA	301-294-9124	Big Rad@gmail.com	15408 Indianola Drive Derwood, MD 20855
George Wololojjan		GLCC/DSS HOA	301-738-7148	gwololojjan@aol.com	15448 Indianola Drive Derwood, MD 20855
Charles Regan		GLCC/DSS HOA	202-510-1363	cregan20@gmail.com	15532 Grinnell Terrace Derwood, MD 20855
Other Meeting Attendees					
Stephen T. Lezinski	STL	Barton & Loguidice, D.P.C.	(301) 918-8468	sllezinski@bartonandloguidice.com	4601 Presidents Drive, Suite 220 Lanham, MD 20706
Donn Perez		Capital Area Soaring Assoc.		donnperez@gmail.com	
Mark Gutberlet	MG	E/A Engineering	410-584-7000	mgutberlet@earthlink.net	225 Sehling Circle, Suite 400 Hunt Valley, MD 21031
Laura Colver	LC	EA		Louise@EASG.COM	
Megan Maffeo	MM	FTLA	410-528-8295	mmaffeo@Flouvafeet.com	800 N. Charles St. Suite 300

Lydia Kimball 18K FTLA " 1 Kimballa Flouvafeet.com Kalthmover, MD 21210

Gude Landfill, Remediation Project Design Engineer Contract

Project Status Update March 2018 – August 2018

Date: August 16, 2018

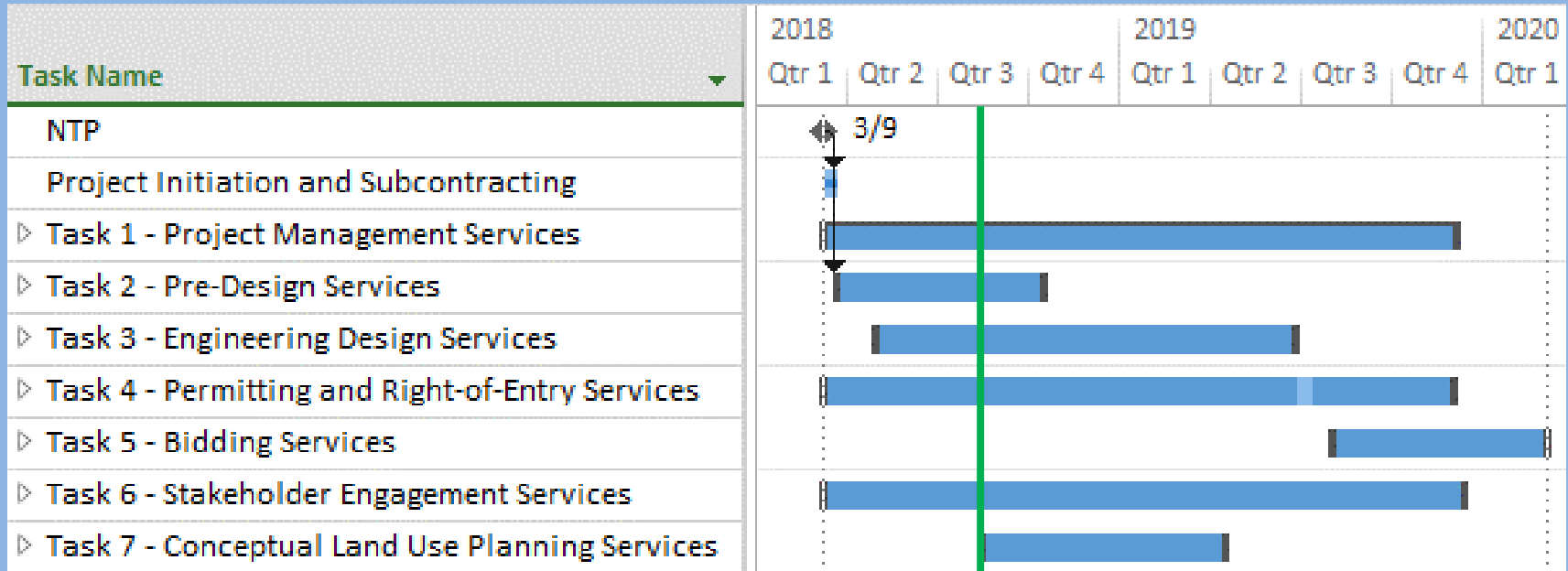


Outline

- Project Schedule
- Pre-Design Investigations
 - Traffic Impact Study
 - Aerial Survey
 - Utility Locating
 - Geotechnical Investigation
 - Landfill Gas Investigation
- Conceptual Land Use



Design and Permitting Schedule



Pre-Design Investigation Schedule

Task Name	Start	Finish	Qtr 2, 2018				Qtr 3, 2018		Qtr 4, 2018			
			Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
Task 2 - Pre-Design Services	Thu 3/22/18	Mon 10/15/18	[Gantt bar spanning from March to October]									
2.2 Traffic Impact Study	Fri 3/23/18	Mon 7/23/18	[Gantt bar spanning from late March to late July]									
2.3 Site-Specific Health and Safety Plan	Thu 3/22/18	Tue 4/24/18	[Gantt bar spanning from early March to early April]									
2.4 Aerial Flyover / Topographic Survey	Fri 3/23/18	Mon 8/13/18	[Gantt bar spanning from late March to late August]									
2.5 Private Utility Locating Service	Fri 5/4/18	Mon 8/13/18	[Gantt bar spanning from early May to late August]									
2.6 Geotechnical Investigation	Mon 7/16/18	Mon 10/15/18	[Gantt bar spanning from mid-July to mid-October]									
2.8 Landfill Gas Investigation	Wed 4/25/18	Fri 10/12/18	[Gantt bar spanning from late April to late October]									

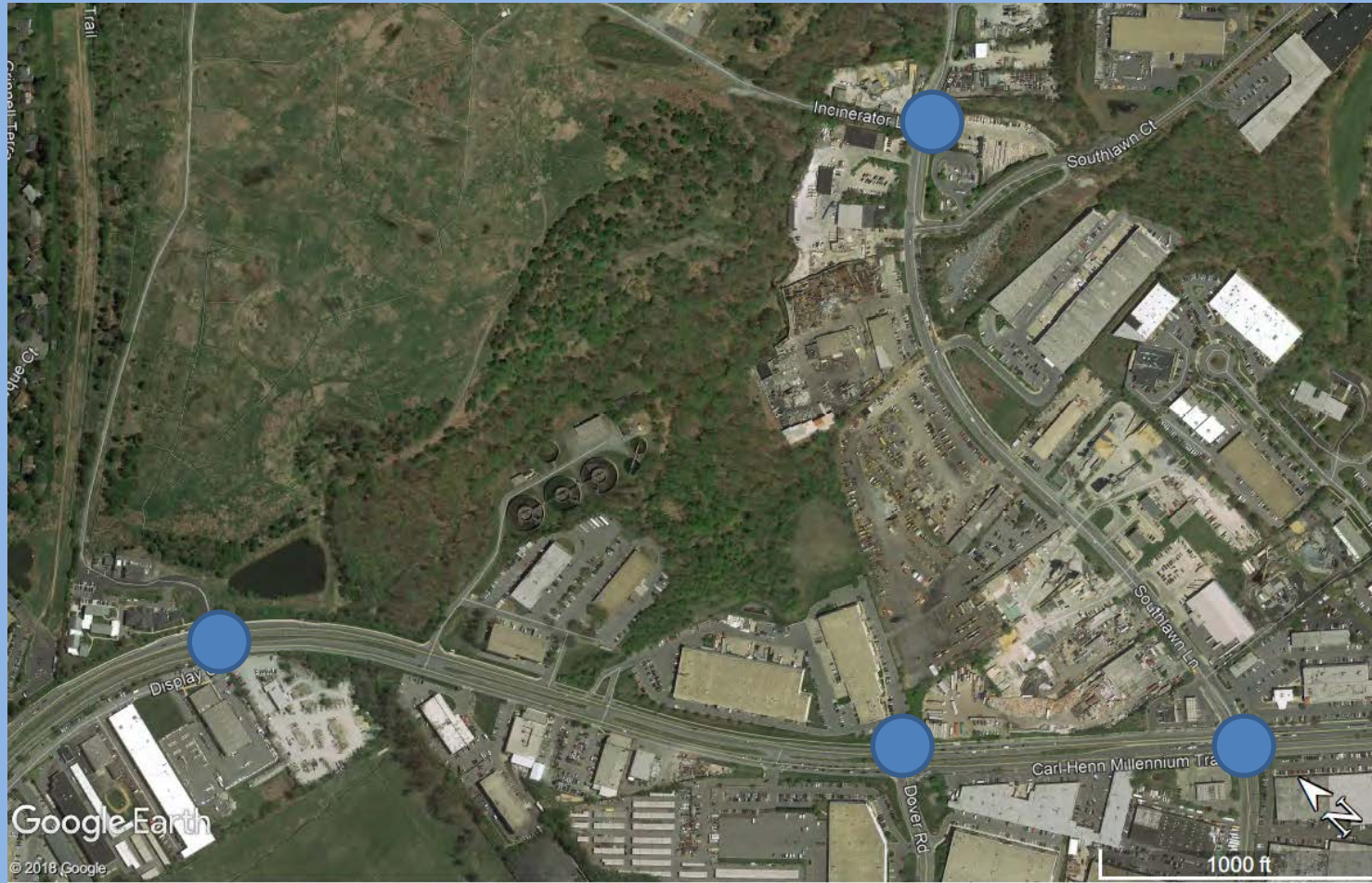


Traffic Impact Study

- Goal: Evaluate alternatives for improving traffic and safety operations during construction at the following intersections:
 - East Gude Drive and Landfill Entrance (North)
 - East Gude Drive and Dover Road
 - East Gude Drive and Southlawn Lane
 - Southlawn Lane and Incinerator Lane (Landfill Entrance (South))
- Traffic counts and field review performed in June 2018
- Traffic study will present the methodology used, existing traffic operations, descriptions of improvement alternatives, along with the capacity and safety analysis results



Traffic Impact Study



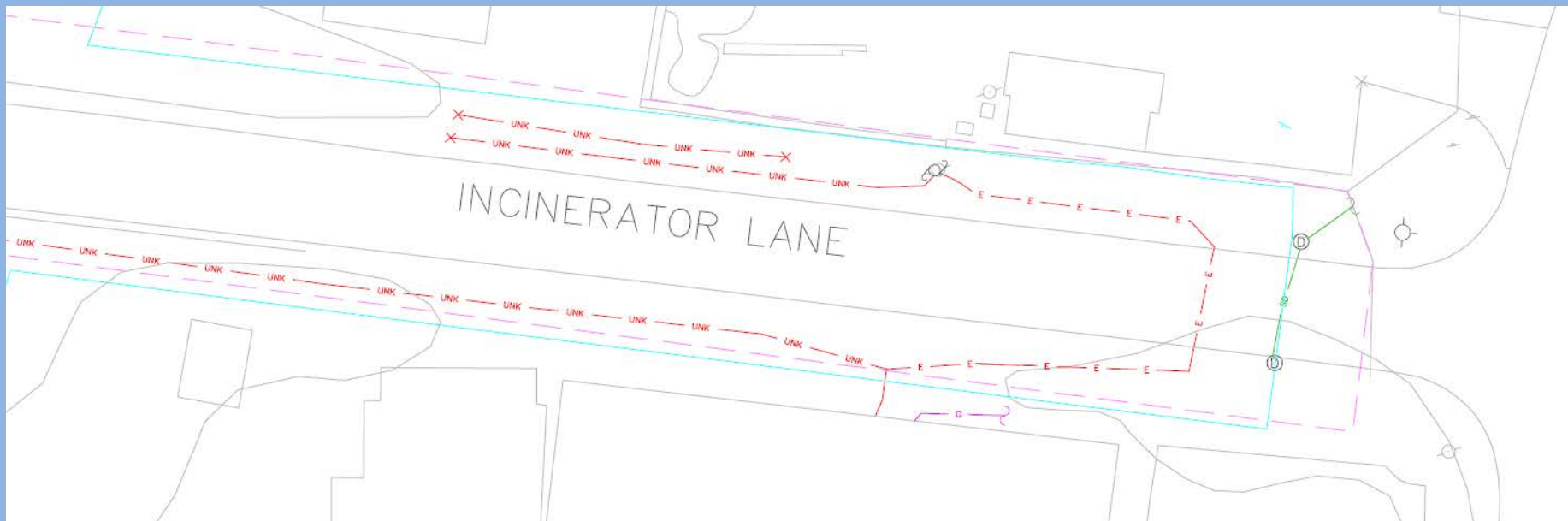
Aerial Survey

- Goal: Obtain current aerial photograph and site survey
- Flew aerial survey on April 16, 2018



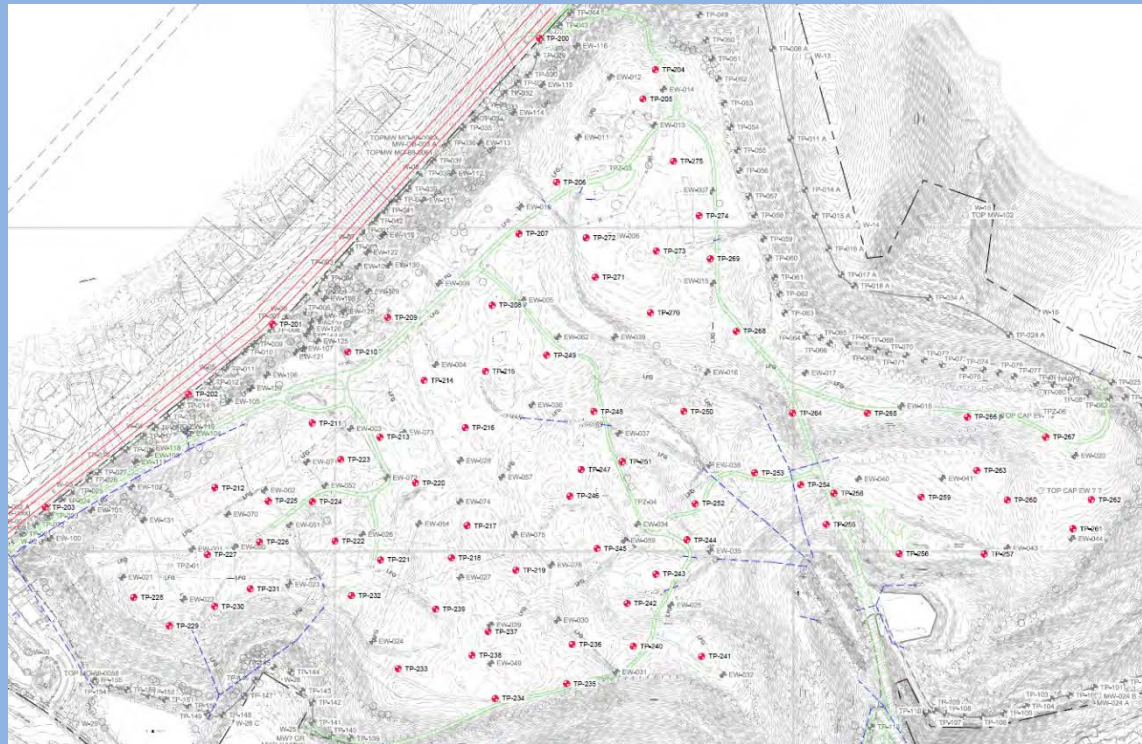
Utility Locating

- Goal: Identify existing site utilities
- Performed field locating surveys in May 2018



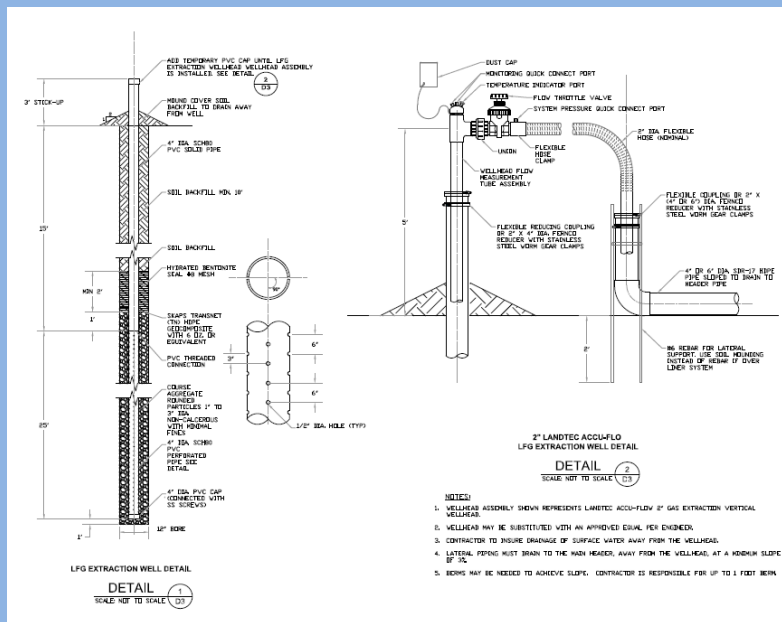
Geotechnical Investigation

- Goal: Measure soil cover thickness and depth to waste
- Performed test pitting July 2018



Landfill Gas Investigation

- Goal: Identify improvements to meet remedial action objective
- Reviewing existing information from County's LFG contractor
- Will perform field investigation if more information is needed



Conceptual Land Use



- Experience designing active and passive parks
- Great public spaces are extensions of the community



Conceptual Land Use



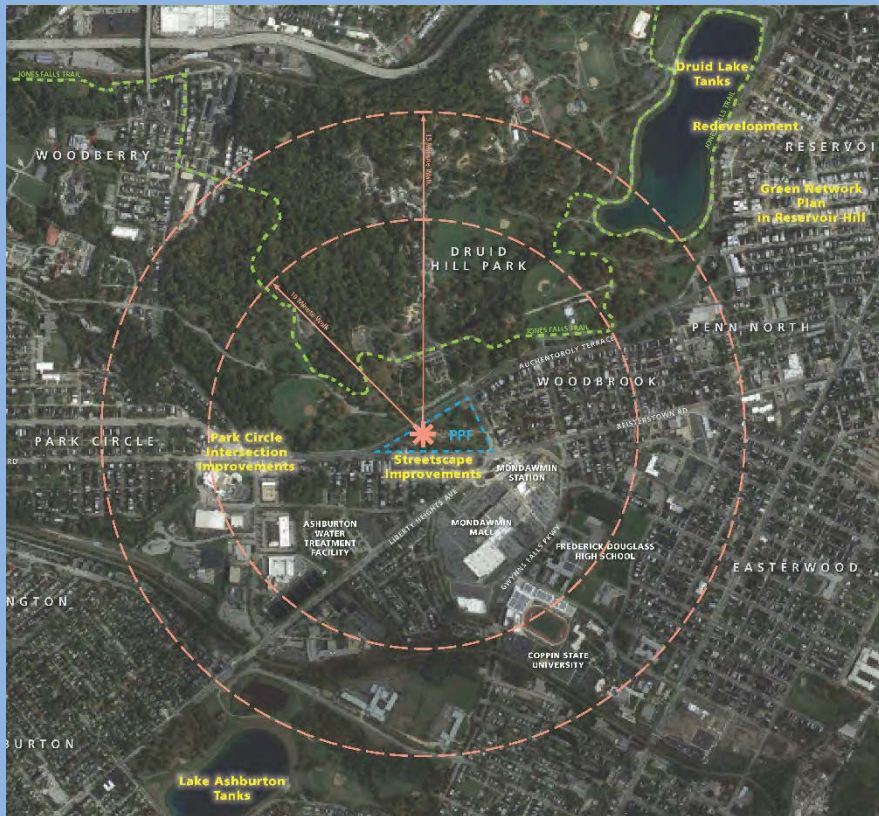
- Integrate natural assets and ecology into the design
- Mitigate and unify the landscape in a functional and aesthetic framework



Conceptual Land Use



- Understand context, opportunities and constraints

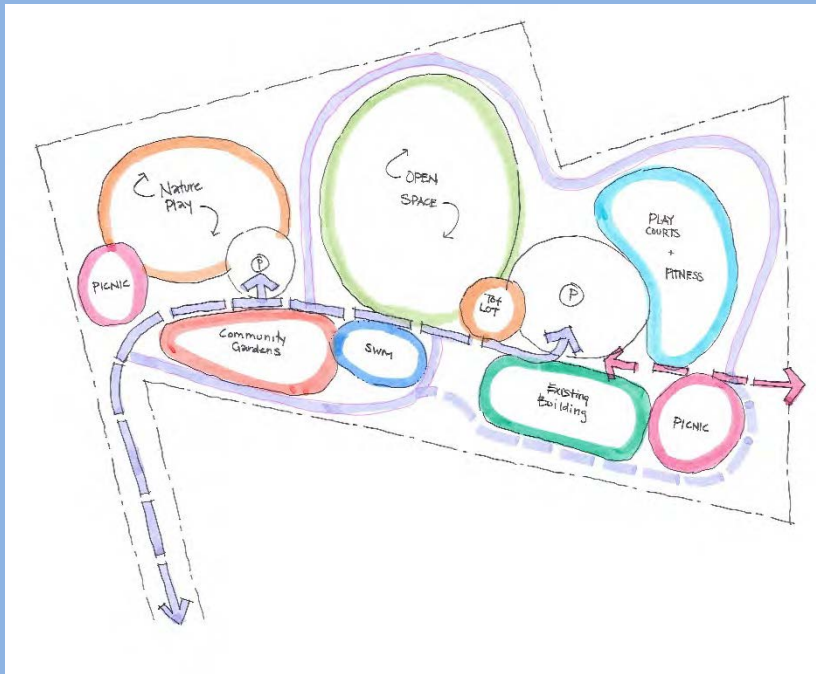


- Site analysis
- Identify range of activities for landfill reuse
- Develop metrics for ranking activities
- Prepare a comparative analysis of activities



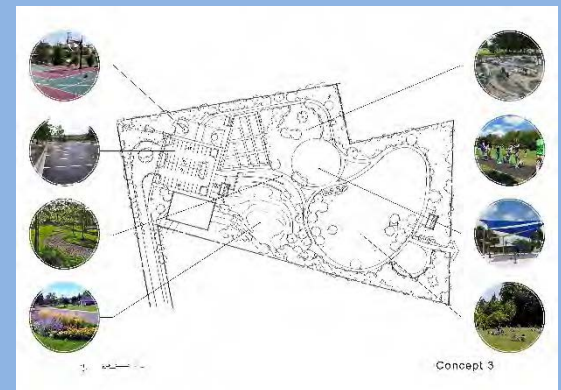
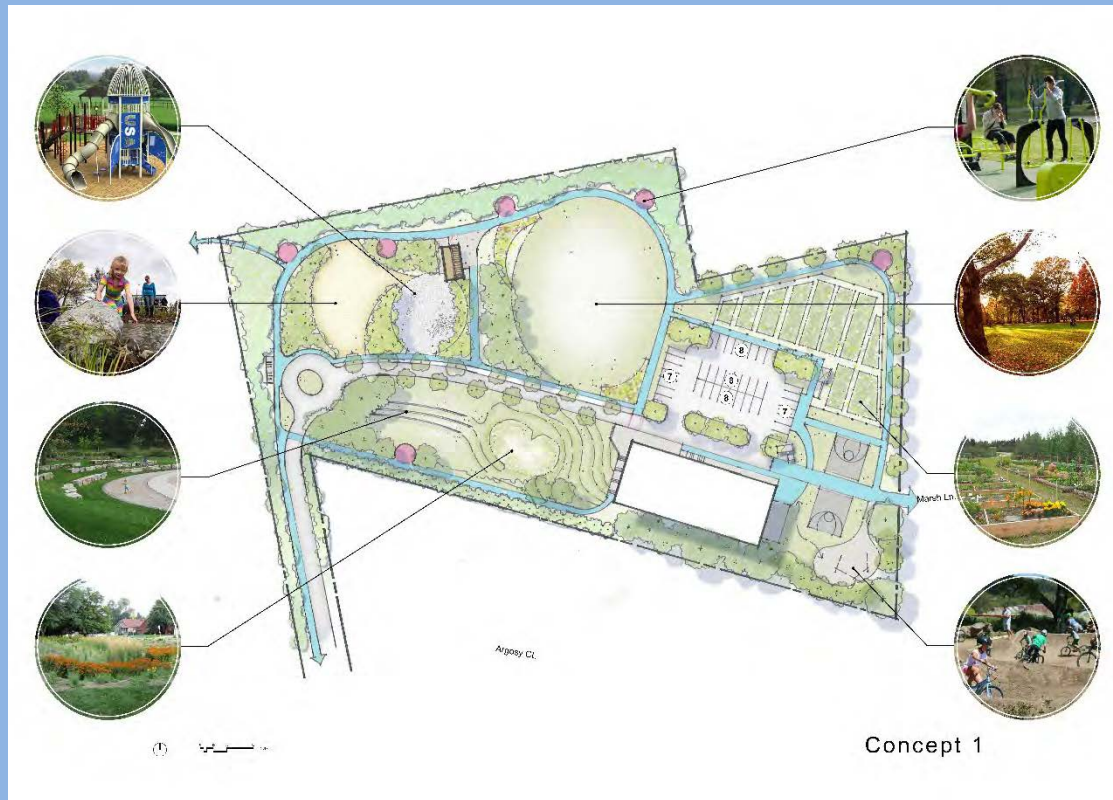
Conceptual Land Use

- Adjacency studies and land use diagrams



Conceptual Land Use

- Concept plan alternatives



Conceptual Land Use



- Select Preferred Design, develop and prepare Summary Report



COMMITTEE RESPONSES

Building

- Like retention of existing building

Access/Connection

- No path behind building
- Like connection to Muddy Branch Trail
- May need drop-off loop in front of building to ease drop-offs

General Layout of Amenities

- Exercise pods could be clustered or spread out
- Move 1/2 BB court from play areas
- Like fitness spread along trail
- Play areas closer together (tot lot and nature play)
- Like location of gardens and public areas
- Flip nature play and garden

Park

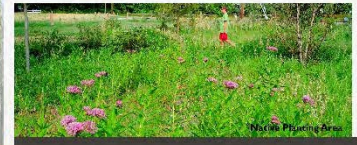
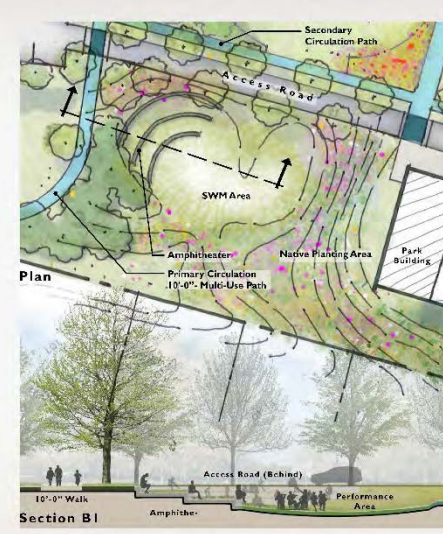
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CONCEPT 1 - Existing building remains

- 44+/- parking spaces
- Pedestrian access from Marsh Lane, no vehicular access
- Westleigh connection
- 2 half-basketball courts



Amphitheater




DEPARTMENT OF ENVIRONMENTAL PROTECTION
MONTGOMERY COUNTY MARYLAND





Septage and Fats, Oil and Grease Handling Facility, Mandatory Referral, MR2018013

 Katherine E. Nelson, Planner Coordinator, Katherine.Nelson@montgomeryplanning.org, (301) 495-4622
Frederick Vernon Boyd, Master Planner Supervisor, Fred.Boyd@montgomeryplanning.org, 301-495-4654
Richard A. Weaver, Chief, Area 3 Planning, Richard.Weaver@montgomeryplanning.org, (301) 495-4575

description

WSSC Facility

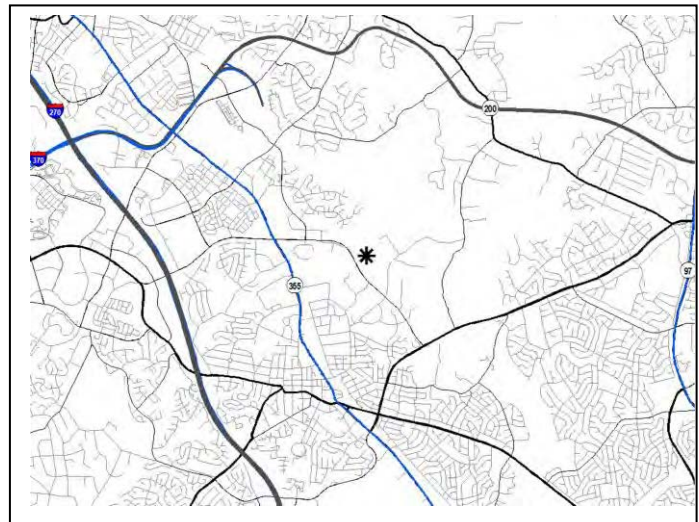
The Washington Suburban Sanitary Commission (WSSC) proposes to construct a Septage and FOG (Fats, Oils, Grease) Discharge Facility at the abandoned Rock Creek WWTP located at 700 East Gude Drive, in Rockville.

Staff Recommendation:

Transmit Comments to WSSC

Master Plan: Upper Rock Creek

- Applicant: WSSC
- Filing Date: April 2, 2018



Summary

Staff recommends approval of the Mandatory Referral with recommendations. This project is located within the Upper Rock Creek Master Plan and in the Gude Drive-Southlawn Lane industrial area. An abandoned Waste Water Treatment Plant will be partially reconstructed and modified to become a Septage and FOG Discharge Facility to treat septage as well as a Fats, Oil and Grease (FOG). This will replace the existing under-sized and outdated facility located on Muddy Branch Road in the City of Gaithersburg.

Recommendations

1. Add landscaping to provide shade over impervious areas.
2. Make efforts to remove property/stream encroachments from adjacent landscape operation.
3. The existing Facility at Muddy Branch should be de-constructed, and the Bank of Muddy Branch restored to a forested condition.

Background

The Washington Suburban Sanitary Commission (WSSC) proposes to reconstruct the abandoned Rock Creek Waste Water Treatment Plant (WWTP) into a Septage and FOG Discharge Facility located at 700 East Gude Drive. Among the facilities and infrastructure provided by WSSC are facilities to receive septage (wastewater) discharges from mobile sources such as septic tank pumping trucks, tour buses and recreational vehicles. These Septage Discharge Facilities provide access to the gravity sewer main system. Septage can be discharged directly into sewers that carry the wastewater to a treatment facility, in this case, the Blue Plains WWTP in Washington, DC. The proposed Septage and FOG



Figure 1: Existing Discharge Facility and Pump Station at Muddy Branch

Discharge Facility will also provide a facility for the receipt, treatment and disposal of used fats, oils and grease from food service establishments.

WSSC currently accepts septage at three sites in its service area. Two are located in Prince George's County. The Montgomery County facility is co-located with the Muddy Branch Wastewater Pumping Station near the intersection of Muddy Branch Road and Conservation Road in the City of Gaithersburg. This existing site is heavily used, but inadequate due to lack of turning space for trucks, absence of stormwater management,

concerns about traffic safety and the inability to pre-treat discharges. In addition, all but a half acre of this 1.78-acre site is within 100 feet of the Muddy Branch mainstem, making it nearly impossible to ensure adequate protection of this important stream. Site constraints prohibit the kinds of improvements that would be necessary to allow continued use of this facility. To address these inadequacies, WSSC evaluated its waste hauler discharge facilities and practices with the participation of the Montgomery County Department of Environmental Protection (MCDEP), DC Water, and the Waste Haulers Advisory Committee. WSSC concluded that the facility at Muddy Branch should be abandoned and a new facility constructed at the abandoned Rock Creek WWTP. This site selection was brought before the Planning Board as an information item on February 18, 2011.

Existing Conditions

The 17.6-acre site is currently an abandoned wastewater treatment plant. The WWTP operated for two years between 1978 and 1980. In 1980 flows from the Rock Creek sewer service area were directed to Blue Plains WWTP. WSSC abandoned this facility after that decision. The site is located in a mixed industrial and commercial area with industrial zoning. The existing facility includes open top tanks, grassy areas, a single floor industrial building and roadways on the site. The Southlawn tributary to Rock Creek runs lengthwise across the site. Thirteen acres are within the buffer of this Use IV stream. The stream valley is deeply incised. This effect has been enhanced by areas of fill, used to level the developed area for the original WWTP.



Figure 2 Existing Abandoned WWTP at Gude Drive

Proposed Improvements/Mandatory Referral Narrative

The proposed location of the Rock Creek - Septage and FOG Discharge Facility will require demolition of five existing sludge tanks. The new facility will consist of:

1. A building to house two discharge stations for treatment of septage discharge from waste haulers and tour buses. Waste haulers and tour buses will be able to pull up on either side of the building to discharge. Pre-treated effluent will be conveyed to an existing sewer on the north side of the site where it will be conveyed by gravity to the Blue Plains WWTP for further treatment.

2. A FOG Discharge Concentrator and holding tanks. FOG discharge will occur in a similar manner to septage discharge. A concentrator with two holding tanks will concentrate solid FOG waste material until it is ready to be transported by truck off-site. The FOG effluent that remains will be discharged into the existing sewer on the north side of the site.

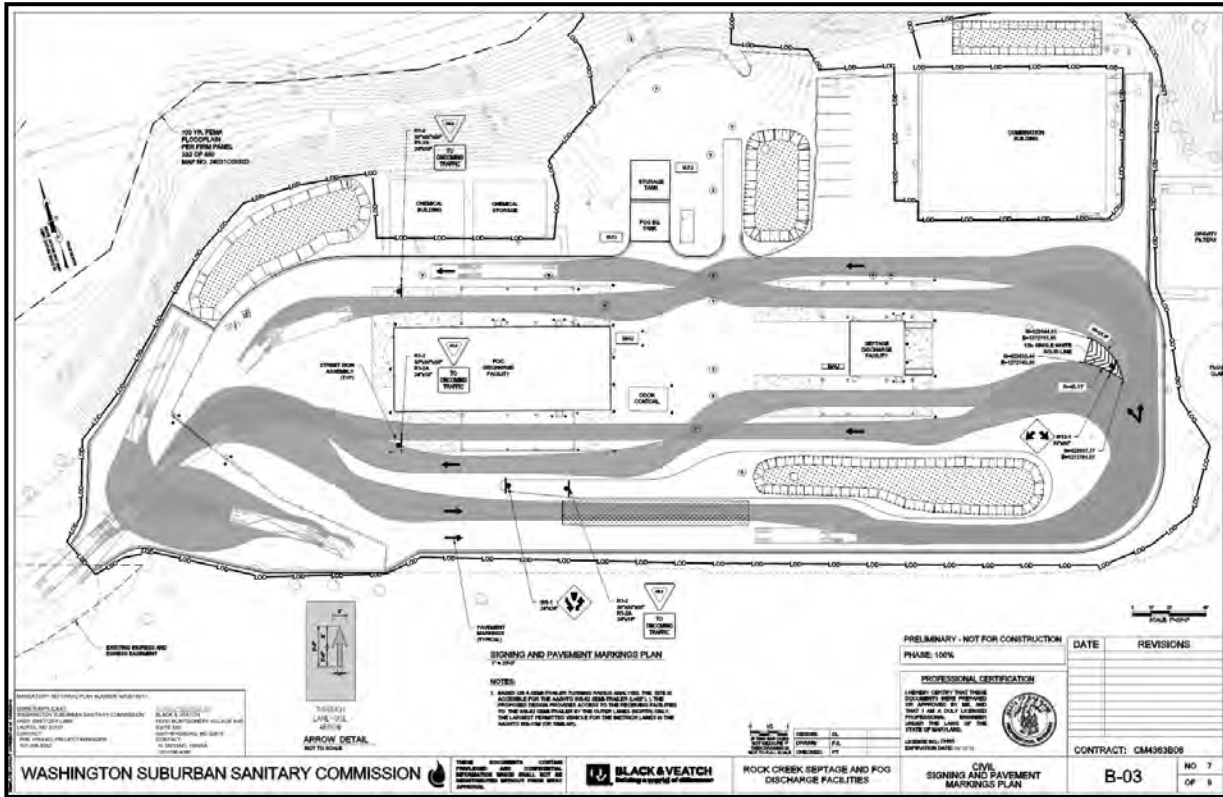


Figure 3 Proposed Septage and FOG Discharge Facility

This is a completely enclosed system that will contain odors and provide for a secure facility. An odor control system will also be provided within the facility. The construction phase will take approximately 18 months beginning in the Spring of 2019.

Environmental Issues

This site has significant environmental constraints. Two perennial tributaries meet on this site. The Southlawn Branch runs nearly the entire west-to-east length of the parcel. This, along with the associated extreme steep slopes leading down to the streams, create a Use IV stream buffer encompassing approximately 72 percent of the site. The existing abandoned WWTP has about 1.2 acres of stream valley buffer encroachment of the 12.6-acre buffer area. Under this proposal, existing structures to remain in use will not be removed from the stream buffer. Approximately 0.25 acres of the existing encroachment area will become stormwater management facilities. In addition to the normal stream buffer, approximately 1.0 acre of forest outside, but adjacent to the normal stream buffer will be permanently protected.

Forest Conservation Plan

Under current law, the Maryland Department of Natural Resources (DNR) reviews and approves forest conservation requirements for WSSC projects. The Forest Conservation Plan (FCP) was approved by the Maryland Department of Natural Resources on September 17, 2017. The FCP proposes to build on the already developed areas of the property. To connect to the existing sewer main, 0.24 acres of forest within the stream valley and one specimen tree will be disturbed. About 7.39 acres of forest will be permanently preserved by a conservation easement held by DNR. The forest conservation easement area excludes a maintenance corridor of approximately 4.4 acres for existing and proposed WSSC sewer mains. Also, there is an encroachment area in the southeast corner of the site that has been excluded from the easement. Efforts should be made to reduce or eliminate this encroachment as it takes place along the banks of a tributary to Rock Creek.

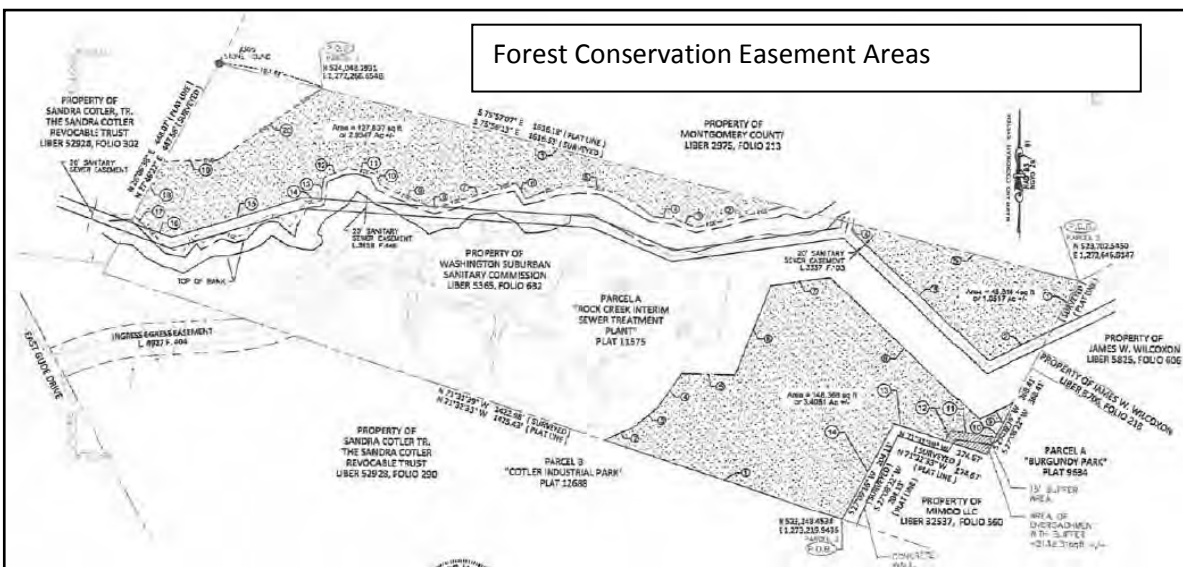


Figure 4 Permanently Protected Forest Areas

The applicant proposes to plant 62 trees in the disturbed forest area and along the steep slopes leading down to the stream valley. Staff also recommends that some plantings take place to provide shade over impervious areas where possible.

Stormwater Management

The existing facility was built without stormwater management facilities. The current impervious level of the site is 9.7 percent of the 17.6-acre site. The proposed development will increase this to 12.3 percent. This site retrofit will include stormwater management for 90 percent of the developed site. The stormwater management plan for this facility was approved by the Maryland Department of Environment on April 24, 2018.

Transportation Issues

The site is land-locked but has a perpetual easement that provides access to East Gude Drive. The facility will operate from 6 AM to 6 PM Monday through Saturday. East Gude Drive, a four-lane divided

highway, is classified as a major highway with a minimum right of way of 150 feet based on the latest Planning Board version of the Master Plan of Highways and Transitways. It serves as a commercial thoroughfare and is designed for the size and weight of the vehicles that will use this facility. WSSC estimates that 20 to 30 vehicles per day would enter the site. The additional traffic generated by these vehicles would not impact the traffic patterns along East Gude Drive. The site provides ample space for waiting vehicles, so there will be no vehicles backed up on East Gude Drive. A preliminary estimate indicates that there will be an additional five to ten trucks per week at the site to remove trash or FOG by-products.

A traffic impact study is not warranted for this project based on the 2017 Montgomery County Local Area Transportation Review Guidelines because the project generates less than 50 total weekday peak hour person trips.

No changes are anticipated in the pedestrian and vehicular circulation pattern outside of the WSSC gate. The facility is not located near residential units, nor is the facility intended as a center of employment that would warrant increased bicycle or pedestrian use. Furthermore, nearly all trips to the site will be arriving by vehicle.

Impacts to Parks

The site borders proposed parkland (former Gude landfill) on the north and west property boundaries. See Figure 6. The proposed park area is currently owned by Montgomery County. There are no plans to improve this property as parkland at this time. The Department of Parks has reviewed the proposed Septage Discharge Facility plans. They have determined that the proposed facility has no impacts to existing or proposed Parks.

Master Plan Consistency



Figure 5 Surrounding Land Use and Zoning Pattern

The 2004 Upper Rock Creek Area Master Plan makes general recommendations for the industrial area along Gude Drive and Southlawn Lane, where the proposed project will be located. This area has had an industrial character for about five decades, and the Plan notes that the Gude-Southlawn area is “the only place in the county with zoning, ownership, and use patterns suitable for a variety of heavy industrial activities.” (p. 33) The recommendations

recognize the long-standing industrial uses in this area by confirming the light and heavy industrial zones applied in this area. As noted above, the proposed facility is will be industrial in character. It is consistent with the 2004 Upper Rock Creek Area Master Plan.

Conclusion

The proposed site modification to accommodate a Septage and FOG Discharge Facility places an industrial use in an area already industrial in character. It will have no impact on residential neighborhoods. It has a state-approved forest conservation plan. It meets the intent of the Upper Rock Creek Master Plan and will have no negative impact on the existing transportation network. Staff recommends approval of this project with recommendations to be transmitted to the WSSC.




OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

June 28, 2017

TO: Roger Berliner, President
Montgomery County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Gude Landfill Remediation and Reuse

I am forwarding to you, consistent with the Consent Order entered into in May 2013 by the County and the Maryland Department of the Environment regarding the Gude Landfill, the recommendations submitted by the Gude Landfill Concerned Citizens (GLCC) concerning potential reuse of the Landfill that the GLCC believes would be acceptable to the Derwood Station community. The GLCC recommendations are attached.

The Department of Environmental Protection (DEP) is committed to ensuring the GLCC recommendations are considered in the design process for the Gude Landfill Remediation project. Specifically, the GLCC recommendations will be provided to the design contractor, once the contractor is selected, for their incorporation, to the extent feasible, into the final design for the landfill remediation.

If you have questions or need additional information, please contact Bill Broglie, Acting Chief of the Division of Solid Waste Services, DEP, at (240) 777-8883.

IL:wb

Attachment

ATTACHMENT

TO: Lisa Feldt, Director
Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, MD 20850

FROM: Gude Landfill Concerned Citizens Committee (GLCC)

CC: Dan Locke, Director, DEP, Division of Solid Waste Services
Don Birnesser, Chief, DEP, Division of Solid Waster Services
Rao Malladi, DEP/DSWS, Senior Engineer
Dan Rogers, DSWS Engineer I
Mark Gutberlet, P.E. – Project Manager, EA Engineering
Derwood Station HOA President Dave Peterson
Derwood Station 2 HOA President Laszlo Harsanyi
Derwood Station South President Charlie Regan
GLCC Members

DATE: December 1, 2016

SUBJECT: Gude Landfill Remediation and Reuse

The GLCC wishes to thank the County for its agreement to fully engage with our community in the planning, design and development of effective remediation and corrective measures at the Gude Landfill that incorporates community desires and considerations for reuse.

We agree strongly with the advice provided in a comprehensive resource regarding community reuse of landfills¹: “The expenditure of some additional resources up front to make a facility more compatible with local residents and businesses could pay off later years in the creation of a facility that provides more benefit to the entire community.”

We look forward to creating a shared vision for the future of Gude Landfill, developing a plan that will allow our community of 500 households to see the landfill as an advantage, rather than a disamenity.

This memorandum sets forth GLCC views on potential reuse of the landfill that we believe would be acceptable to the Derwood Station community. We are, of course, not experts, and the eventual reuse design and development will bear additional study by appropriate experts and incorporate the views of County officials and stakeholders.

The Gude Landfill and Derwood Station – GLCC vision for Reuse

We believe that the reuse of the landfill should recognize and be guided by the overall location of the Gude Landfill within the County. The landfill is surrounded by park land, industrial and commercial operations along Southlawn and Gude Drive, and a single residential community – Derwood Station.

¹ Closed Waste Sites as Community Assets: A Guide for Municipalities, Landfill Owners, and Regulators; Waste Management Branch, Land Remediation and Pollution Control Division, National Risk Management Research Laboratory, Office of Research and Development (Cincinnati, OH) (hereafter, “Community Assets Report.”)

A distinct GLCC concern is that the Gude Landfill is located directly adjacent and very close to our community's back yards; a distance of only 75 yards; well under the 1000 yards considered permissible under current landfill regulations. Not only is our neighborhood closely proximate to the landfill, but over the past years the Derwood Station community has experienced a saturation of commercial enterprises surrounding our neighborhood. The FEDEX facility is a primary example of a shipping enterprise that operates 24/7 and was permitted to develop its facility directly adjacent to our neighborhood. The County's Men Shelter was also placed adjacent to our neighborhood, and has impacted our community.

We understand that it is the intention of the County to develop Gude Drive as an industrial/commercial zone. While this intent is understandable, it has had a disproportionate, adverse effect upon our community.

Given that Gude Landfill is adjacent to current park land, industrial areas, and but one residential community, it seems a proper general conclusion that the reuse of the landfill should reflect a strong connection to the nearby park land and serve to reduce the impact of industrial and commercial growth along the Derwood Station residential perimeter; most importantly, the landfill should not be used for additional active commercial use whatsoever.

Another factor impacting reuse, is that the landfill continues to settle, and will likely continue to do so for 30-50 years, or more. Regular landfill grading and maintenance will likely be required, constant inspection and monitoring of methane exceedances will be necessary, and future significant remediation efforts may arise.

These considerations tend towards the general conclusion that reuse should be focused upon light, passive, non-commercial, non-permanent reuse options.

Because of these considerations, GLCC's overall vision for the Gude Landfill is an area that is quiet, remote, natural, prairie-like, and provides light and low impact uses by the community; while expanding the County's environmental and recreational offerings by offering stronger connections to the Needwood and Rock Creek trail systems. Also, we envision the landfill providing a benefit to the County residents at large, by installing a meaningful array of solar panels to generate electricity; which should prove economical given the current electricity generation facility at the site. Accordingly, and most broadly, we conceive approximately 1/2 of the site devoted to community activities, 1/2 dedicated to solar panel/electricity and open, natural vegetation/habitat.

Finally, we would suggest that long-term engagement with the community and maintenance issues need to be part of the planning. It is important that planning and budgeting for reuse incorporate necessary upkeep and maintenance of any facilities.

Again, thank you for engaging the GLCC and the Derwood Station community. We look forward to working with County and State staff on the multiple issues that will arise. We are especially interested in learning, in the near future, of the County's intentions for reuse.

GLCC PREFERRED REUSE ALTERNATIVES

1. Natural vegetation and habitat

Area: Throughout landfill, all undeveloped space, occupying space between trails and improved areas.

Elements:

- Natural vegetation and habitat conservation environments
- Wildlife and/or bird watching platforms.

As set forth in the Community Assets Report, "The establishment of wildlife habitat areas provides several benefits when compared to the standard closure practice of planting a monoculture of grass on top of the landfill. This practice entails using a variety of vegetation and landscaping features that meet the objectives of the final cover system (minimize infiltration of liquids into the waste and properly controlling storm water), and in addition provide a more natural setting for wildlife and recreational enjoyment. With the selection of vegetation appropriate to the local climate, including native and/or drought-resistant species, this approach offers potential operational cost savings related to vegetation maintenance. Wildlife habitats created to have a natural appearance should have limited mowing needs in comparison to the grass mowing required with closed landfills only covered in grass. The reduced fertilizer needs of wildlife areas additionally may also result in cost savings (Simmons 1999). Some maintenance controls such as weeding, and inspection and removal of invasive plant species may be necessary to maintain natural habitats. To successfully launch habitat creation, a pre-development survey should be conducted. These surveys are intended to identify existing species in the area and to characterize the natural prevailing conditions necessary for the habitat. Once the survey has been performed, restoration of the landfill site will normally follow one of three paths (Simmons 1999). In some cases, the natural regeneration of the habitat takes place with little to no human interference. Alternatively, the basic habitat requirements can be first created, including the establishment of vegetation and related landscape features, and then minimal interference takes place during natural development. Lastly, the habitat features can be established and maintained over time to meet desired outcomes."

We believe input from local naturalists, MDE and DEP environmental experts would prove beneficial to identify appropriate habitat and vegetation.

2. Community Garden Plots

Area: 5 acres

Elements:

- Fenced/protection from deer/animals
- Water
- Distinct/necessary quality top soil
- Shade

- Benches
- Signage
- Controlled Access
- Enhanced protection from methane extraction/water exfiltration

3. Dog Park

A dog park provides many community benefits, such as:

- enabling dogs to legally run off-leash
- socializing and exercising dogs in a safe environment
- promoting responsible pet ownership
- providing a place for owners to meet and make new friends
- providing a place for the elderly and disabled to exercise their dogs
- promoting public health and safety

Area: 2 acres

Elements:

- Two adjacent areas (one for small, one for large dogs)
- Fenced (with required minimum fence height) with double gated entry. Gate design is important. Gate location along the side works best as they don't have a "corner effect". Dogs entering on the side have 180 degrees to travel vs. 90 degrees in a corner entrance. A double gate is a must. If the entrance vestibule of the double gate was out-side the park it would be less prominent and work better.
- Ground cover adequate for dogs, i.e. not grass but other appropriate material such as areas of mulch (needs refreshing, but the County has a large production capacity) and other areas of decomposed granite (this is very durable, but can get hot and dusty in the sun.)
- Signage that specifies hours and rules. There are good examples of posted rules and information at Dog Parks around Montgomery County (Cabin John Park, Black Hills Regional Park, King Farm) Water supply, fountains for people and pets
- Benches – L and U shaped
- Shade provided by shelter, gazebos or tarpaulin structures distributed across the park to provide multiple locations and reduce crowding
- Cleaning supplies to include a pooper scooper bag supply and sturdy refuse containers with good covers (Similar to cleaning and waste supplies at other Montgomery County locations)
- Access controlled – discuss/consider fee access to support waste removal service (Only Montgomery County example is King Farm Dog Park which is limited to Rockville residents.)
- Dog play structures such as ramps, tunnels, jumps, weave poles. Durable construction using stone, masonry, and resin based boards.

4. Model Airplane Area

The Capital Area Soaring Association has conducted activities at the Gude site since 1993. The club currently has 137 members from ages 9 through 88 and only operates aircraft with either electric motors or gliders with no motors. A previous flying club used the Gude site from 1975 to 1985. The club collects dues in order to support mowing and insurance costs. Additionally, members are required to have an individual AMA membership which provides additional insurance. Several members are pilots of regular aircraft and the Association ensures compliance with regulations and local airport activity.

Area: 5-10 acres

Elements:

- Vehicle access, parking [currently there is gravel road access and parking area]
- Gate to control access [to ensure safety and restrict access to qualified, insured members]
- Fence to define flying area [separate flying from spectating]
- Shade [currently have a gazebo, recently re-roofed by the flying club]
- Benches
- Shed/storage [we currently have a storage container, mower, club supplies]
- Electric or solar
- Water or porta potty

5. Walking/Hiking/Biking Trail Systems

Area: Throughout landfill, connecting to Needwood and Rock Creek Trail Systems

Elements:

- Gravel
- Benches
- Biking/jogging trail connection to Needwood and Rock Creek Trail System/ benches
- Signage, to/from Needwood and Rock Creek Trail System
- Adequate width to share the trails for walking/hiking and biking trails
- Consider fitness course along trails

We believe close coordination and incorporating the views of the Maryland National Capital Park and Planning Commission and relevant park land stakeholders would be important.

6. Play Areas and Fields

Area: 5 acres

Elements:

- Open areas
- Child play facilities

- Signage
- Shade
- Water
- Not intended for soccer/baseball/court sports (given likely settling)
- Consider Frisbee golf

7. Solar Panel Array

Area: 30 acres, eastern side, away from community

Elements:

- Electricity production: solar array attached to grid/employing methane station production and connection to grid; establish to benefit County residents' electricity expenses.

6. Other Considerations

- Ingress/Egress from Derwood Station, should allow for walking/biking access from Derwood Station (via Dubuque Court); protect neighboring household privacy.
- Explore other ingress/egress, i.e. from Needwood Park and Rock Creek trail systems.
- Public access and parking: explore modest public access from Southlawn using Incinerator Lane (i.e. for use by plane club, and access point to RCT system); small and much needed parking area.
- Address the need for facilities in community areas (restrooms, water, and shade).
- Establish - early on in the remediation effort - effective screening of the Derwood Station adjoining households from the landfill (i.e., screening trees or plants to mitigate unsightly views from adjacent homes of both the remediation construction efforts and the final, elevated and capped landfill 'mountain').
- Enhance and seek environmental benefit to Rock Creek watershed; employing Maryland DEP Stream Restoration guidelines.
- Enhance and seek environmental benefit to Rock Creek watershed by employing Green Streets principles; increased tree cover, vegetation, avoid 'hot' run-off water and beneficial cooling by establishing increased tree canopy within Derwood Station.
- Consider establishing a Rock Creek Conservation and Rehabilitation Fund.
- Full engagement with Maryland National Capital Park and Planning Commission experts and County environmentalists.
- Consider how to address deer population (presently un-controlled) and potential damage to reuse facilities that are installed; consider need for fencing.
- Consider relationship with County Men's Shelter and Electricity Generation Plant.
- Continued active monitoring of leachate and methane migration into the neighborhood and Rock Creek is anticipated.

- Establish communication protocol to advise community regarding landfill remediation initiatives and progress, start/stop dates of construction, etc. Use of postcards; public mail for routine notices.

7. **Recommendations of 'No' Use**

- No lighting – day use only
- No commercial use
- No commercial yard waste processing
- No hard courts (tennis, basketball)
- No ball/playing fields
- No camping or overnight stay
- No fire pits or barbeques