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at the Farmington Hills Library to learn more about contamination on the property, which is on the southeast corner of the 11 Mile and Halsted intersection.

While they left with some answers, questions still swirl around the controversial 92-acre property, of which 23 acres is an abandoned landfill.

Tests completed by NTH Consultants, hired by the city to conduct a baseline evaluation and additional tests after the property was purchased in 1998, showed petroleum compounds, polychlorinated biphenyls (PCBs), chlorinated solvents and heavy metals in the landfill itself and in the existing cap, which covers all but about 30-40 percent of the surface.

"It's, I guess, nothing shocking," Kitter said, despite the fact that chemical levels exceeded state standards for drinking water and physical contact.

He said he has seen similar levels of contamination in other abandoned landfills. Kitter also noted that soil borings might turn up heavy concentrations of certain contaminants in one area and not another.

"It's largely from the fact these materials were brought in a truckload at a time," he explained.

Variations

Tests also appear to have varied results over time. While higher levels of PCBs were found in testing done during the 1990s, recent tests showed concentrations were very low.

Kitter said tests conducted on groundwater around the perimeter of the property showed only lead and manganese in concentrations slightly above state drinking water standards. Pond water on the property showed no organic compounds, but lead and



Would you? Resident Maryanne Dunleavy asks the DEQ representative if he would choose to live at the Eleven Pines site.

arsenic were found above surface water protection criteria.

"That's pretty typical for ponds in southeast Michigan," Kitter said. "So far as human health goes, the levels of metals in sediment did not exceed standards for human contact."

Groundwater below the landfill is contaminated with petroleum compounds and metals, both in excess of state drinking water standards. Metals were also found in pond sediment, as were low levels of organics, Kitter said.

Arsenic and lead appeared in tests conducted on the landfill cap, a soil cover that varies in depth from non-existent to about two feet. In addition, uncovered areas may pose a physical threat if glass or metal objects are exposed to the surface, Kitter said.

have a handle on the extent and nature of the contamination."

Development

Although some uncertainties will remain unresolved, Kitter feels enough data is available to start making decisions about how the site will be developed. That will include the advisability of capping the landfill with an impervious material and ensuring whatever development occurs won't further spread existing contamination.

Resident Anthony Neely asked what would happen to the cap when the thousands of gallons of water required to maintain the golf course were poured over it. Kitter said consultants would have to perform some additional studies to determine the effects of watering.

City officials have said they are no longer considering their original plan to put more than 500 housing units and a nine-hole golf course on the property. They presented a modified, lower-density development proposal at another packed-house meeting held last Thursday.

Homeowners wanted to know whether development seemed on a faster track than most, and Kitter acknowledged it was moving along more quickly than other brownfield redevelopment projects he's seen.

"Citizens generally have a program in mind by the time they buy the land," he added. "It has been a tad fast. The city has been quicker at getting the data."

But City Manager Steve Brock assured residents the city was in no rush, and they would have many other opportunities to talk and ask questions about Eleven Pines.

"We want to do the right thing," he said.



Results: Steve Kitter (above) of the Department of Environmental Quality discusses landfill test results, while resident George Notarianni (below) offers questions.





Alberto Kelly will be here to represent the Company on Saturday, 10-6pm

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