

Docket Item # 2-B
DEVELOPMENT SPECIAL USE PERMIT #2002-0007
CITY RECYCLING CENTER

Planning Commission Meeting
July 2, 2002

ISSUE: Consideration of a development special use permit, with site plan, for a public recycling center.

APPLICANT: City of Alexandria,
Department of Transportation and Environmental Services
Richard Baier, Director

LOCATION: 4251 Eisenhower Avenue

ZONE: POS/Public Open Space

PLANNING COMMISSION ACTION, JULY 2, 2002: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes and ordinances and the staff recommended conditions, and to add Condition #6. The motion carried on a vote of 7 to 0.

Reason: The Commission endorsed the use of the Eisenhower Avenue site for the recycling use, but believed it should be for an interim period only. The Commission added Condition #6, which limits the time of validity of this permit to five years.

Speakers:

Katy Cannady, 20 East Oak Street, spoke regarding the importance of open space.

Sharon Hodges, Director, Eisenhower Partnership, stated that neither the recycling center nor the mulch pile fit is in the long term vision for Eisenhower Avenue, although the use is acceptable on an interim basis. She also suggested a six month review, instead of one year.

PLANNING COMMISSION ACTION, JUNE 4, 2002: On a motion by Mr. Dunn, seconded by Ms. Fossum, the Planning Commission voted to defer the application. The motion carried on a vote of 7 to 0.

Reason: The Commission was concerned about allowing recycling centers to be located in the POS zones because of the potential loss of open space. It asked staff to reconsider the text amendment, and suggested that there be at least additional limitations and a definition included for any potential recycling use on land zoned for open space.

Speakers:

Troy Englert, president of the Townes of Cameron Parke Homeowners Association, stated that they are strongly opposed to the proposed recycling center due to concerns about dumping non-recyclable materials at the proposed center. He suggested that the City lacks a recycling center on the north side and that the money to provide this center would be better used in that location.

Maria Sabio, 3819 Dominion Mill Drive, opposed the recycling center and recommended that the site be converted to a park.

Pam Streeter, 3803 Watkins Mill Road, opposed the request for a recycling center for reasons of security, aesthetics, and expense; because there are three existing centers in the City; and because residents who live on Eisenhower Avenue pay a private collector to remove recyclables from their development. She expressed concern that the site would not be adequately monitored and that the City had up to one year to install landscaping.

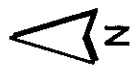
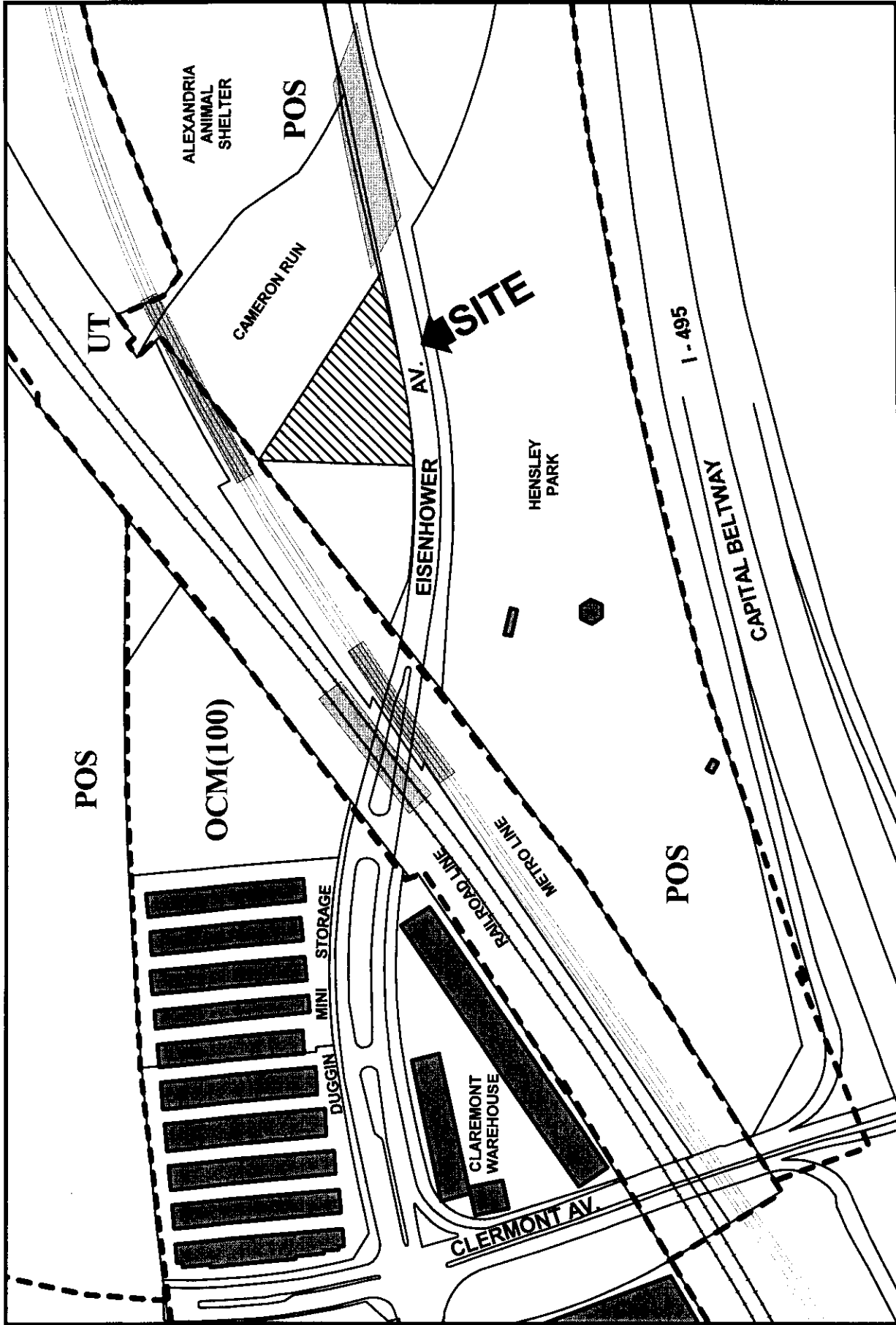
Sharon Hodges, executive director of the Eisenhower Partnership, stated that they support recycling but are concerned about the future use of the site and cautioned the City to think of the existing leaf mulch and proposed recycling center as interim uses. She also expressed concern about the lack of maintenance at the South Whiting Street center and suggested a six month review of the proposed center to ensure that it is well maintained.

Elizabeth Wright, 113 S. Ingram Street, stated that her neighborhood supports the proposed recycling center and noted that not every neighborhood has private collection of recyclable material. She stated that the Wheeler Avenue center is one possible location of the proposed Eisenhower Avenue connector and that the City has lost three recycling centers in the recent past.

Julie Crenshaw stated that she did support not changing the zoning ordinance to allow recycling centers in the POS zones. However, she stated a recycling center is appropriate at this location as long as it is closed at night and kept clean. She requested more restrictions in the proposed text amendment about allowing the use in other parks.

Katy Cannady, 20 E. Oak Street, supported the proposed amendment because recycling provides a public good and the text amendment requires special use permit approval for future recycling centers.

Kenyon Larsen, 107 W. Howell Avenue, stated that he works and lives in the City and that his business does not have a recycling program, so employees do the recycling themselves. He stated that many businesses may not have recycling programs and that there should be more recycling facilities.



07/02/02

DSUP #2002-0007



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant shall install the landscaping, and make the related site improvements, as depicted on the attached landscaping plan within one year of approval and shall maintain the landscaping in good condition to the satisfaction of the Director of Planning and Zoning. (P&Z)
2. All lighting shall be screened and directed downward to prevent glare and spillover onto adjacent properties and public rights-of-way. (P&Z)
3. The parking lot, driveway, street, and sidewalk shall be kept clean and free of recyclable material, litter, and debris at all times, and the applicant shall police these areas daily Monday through Friday in order to insure proper upkeep. (P&Z)
4. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
5. The Director of Planning and Zoning shall review the special use permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)
6. **CONDITION ADDED BY PLANNING COMMISSION:** This permit shall expire five years from the date of this approval.

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit to allow a public recycling center in the POS zone.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

1. The applicant, the Department of Transportation and Environmental Services (T&ES), by Richard Baier, requests approval of a development special use permit, with a site plan, to allow a public recycling center to be located at 4251 Eisenhower Avenue.
2. The subject property is part of one lot of record with approximately 554 feet of frontage on Eisenhower Avenue, and a total lot area of approximately 2.1 acres. The site is developed with a leaf mulch pile. Vehicular access to the property is from Eisenhower Avenue.

To the north of the site is Cameron Run. To the east is the Vola Lawson Animal Shelter. To the south is Hensley Park. To the west are WMATA tracks.

3. This spring, the applicant, the Department of T&ES, began making site improvements, including new pavement, the closure and relocation of curb cuts, and the installation of new fencing, to a portion of the site in anticipation of the proposed public recycling center. Planning staff learned of these improvements and the plan to provide a public recycling center and advised T&ES that the use was not permitted.
4. Currently, recycling facilities are permitted only in the industrial zone. Therefore, the applicant seeks a text amendment to allow public recycling centers to be permitted in the POS zone (see TA #2002-0002) in conjunction with its request for a development special use permit with site plan. These applications are scheduled to be heard concurrently by the Planning Commission in June 2002.
5. According to the application materials, the proposed center will function as a drop-off center for the general public. The City will provide a minimum of three 20 yard containers and may add additional containers as necessary. Cardboard, newspaper and aluminum, plastic, steel, and glass bottles, cans and jugs will be recycled in the proposed containers. Household batteries will also be collected in a 55 gallon drum. No hazardous materials will be recycled on the site. Signage will be installed to clearly identify the types of materials that may be recycled at the center and the civil penalties for dumping refuse or hazardous waste at the site.
6. The center will be open 24 hours a day, seven days a week in order to allow easy access for use by City businesses and residents.
7. Two City employees will empty the recycling containers three times per week and will sweep the site and pick up any litter daily Monday through Friday.
8. The applicant expects approximately 35 to 50 people to use the center daily.

9. The applicant currently operates three similar public recycling centers located at 3540 Wheeler Avenue, Jones Point, and South Whiting Street. The proposed center will provide additional recycling opportunities for businesses and residents near the Eisenhower Avenue corridor and in the west end of the City.
10. As a technical matter, there is no off-street parking requirement for a public recycling center in the zoning ordinance. The applicant has submitted a site plan that depicts a total of five parking spaces. Based on the applicant's experience at its other public recycling centers and given the likelihood that trips to the proposed center will occur throughout any given day, Planning staff believes that the proposed parking spaces will accommodate the demand generated by the proposed center. In addition, staff notes that persons recycling materials at the center will likely drive up to the containers directly and unload their vehicles, rather than park their vehicles and haul the material from the parking area to the containers.
11. Sharon Hodges, executive director of the Eisenhower Avenue Partnership, has submitted a letter expressing concern about trash being dumped at the center and about the appropriateness of a public recycling center, and mulch pile, in a highly visible location and given the future image of the Eisenhower Valley (see attached letter).
12. Zoning: The subject property is located in the POS zone. The zone currently does not permit public recycling centers. A text amendment is required to allow the use in this zone.
13. Master Plan: The proposed use is consistent with the Seminary Hill/Strawberry Hill small area plan chapter of the Master Plan which designates the property for parks and open space use.

STAFF ANALYSIS:

The issues raised by this application include the use of the site for a public recycling center, an issue as to whether the recently installed pavement triggered any Chesapeake Bay regulations, and the applicant's proposed landscaping plan.

POS zone:

The subject site is zoned POS (Public Open Space) which was designed to "preserve and enhance Alexandria's publicly owned open space and recreational areas and to protect the natural and developed amenities they possess by allowing only that development which respects and is consistent with those amenities." Staff notes that, although the land on which the center will be located is zoned POS, the site has been used for many years to store the City's mulch pile. The applicant's proposal is to expand that recycling activity with a series of containers into which recycling material such as cardboard, newspapers, glass, plastic and aluminum may be placed. With adequate screening

and maintenance of the site, staff supports the recycling use because the use serves a public purpose, is appropriate at this location, at this time, and is an extension of the existing recycling (leaf pile) use. In the future, this use may not be appropriate in this location, and the City may wish to consider alternative locations for public recycling centers in this area of the City.

Chesapeake Bay regulations:

T&ES has determined that the area now paved within the resource protection area (RPA) had been paved prior to the implementation of Chesapeake Bay regulations. According to T&ES, prior to 1989, the site was used as a staging area for construction of the Metro crossing over Cameron Run. Due to soil conditions, the City's equipment could not move around on the site, so the City placed stone and milled asphalt on the site thereby creating an impervious surface prior to the adoption of the City's Chesapeake Bay program (see attached memo from Bill Hicks dated April 16, 2002).

Landscaping plan:

The proposed landscaping plan submitted with the preliminary plans depicts a total of nine street trees, shrubs and groundcover to be located along the length of Eisenhower Avenue in front of the newly installed chain link fence. The plan also depicts landscaping at the eastern and western edges of the site and some interior landscaping on the public recycling center portion of the site. Given the long frontage of the property along Eisenhower Avenue and the relatively few trees proposed, Planning staff met with T&ES staff to discuss the provision of additional street trees and some related site improvements. T&ES and Planning staff worked closely and after much discussion, T&ES reviewed their vision clearance measurements and felt comfortable supporting the relocation of some of the proposed trees and the installation of four additional trees. Planning staff believes that these additional trees, along with the other proposed landscaping, will significantly improve the street scape of Eisenhower Avenue in this location and help screen the site to a reasonable extent.

Staff has included conditions designed to improve the appearance of the site and to protect adjacent public and private uses. With these conditions, staff recommends approval of the development special use permit with site plan.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Stephen Milone, Urban Planner;
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The site improvements shall be constructed and installed in full compliance with city standards and to the satisfaction of the Director of T&ES.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- R-1 The lighting for the parking area is to be a minimum of 2.0 foot candles minimum maintained. The lighting plan shown on page 7 of the blueprint meets that standard.

Historic Alexandria (Archaeology):

- F-1 No comments.

SM
KB

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0007

PROJECT NAME: Recycling Center and Lighting in POS Zone

PROPERTY LOCATION: 4251
4215 Eisenhower Avenue

TAX MAP REFERENCE: 03+
69.00-02-04 ZONE: POS

APPLICANT Name: Richard J. Baier, Director, T&ES

Address: 301 King Street, City Hall, Alexandria, VA, 22314

PROPERTY OWNER Name: City of Alexandria

Address: 301 King Street, City Hall, Alexandria, VA, 22314

SUMMARY OF PROPOSAL: Site to be used for drop-off recycling center.

MODIFICATIONS REQUESTED: Lighting, Paving, Recycling Containers

SUP's REQUESTED: Lighting, Recycling Center

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Richard J. Baier
Print Name of Applicant or Agent


Signature

301 King Street, City Hall, Room 4100
Mailing/Street Address

(703) 838-4966 (703) 519-3356
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

April 1, 2002
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____ Received Plans for Completeness: _____
Fee Paid & Date: \$ _____ Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

CITY RECYCLING CENTER

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

☒ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

City of Alexandria (100% Owner)

301 King Street

Alexandria, VA 22314

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia? N/A

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

The site at 4215 Eisenhower Avenue shall be used as a drop-off center for collection of recyclables. The general public will be allowed to use it to drop off recyclables not collected at their business or residential location in the City of Alexandria. Three similar recycling drop-off centers are already open at the following locations: 3540 Wheeler Avenue, Jones Point Drive, and S. Whiting Street. This site will provide additional recycling opportunities for businesses and residents near the Eisenhower corridor and toward the west end of Alexandria.

The City intends to have three 20-yard containers to be placed at the site and expects to add, as-needed, one or two additional 20-yard containers to collect recyclables. One will be used to collect cardboard, one will be used to collect newspaper, and one will be used to collect aluminum, plastic, steel, and glass bottles, cans, and jugs. Additionally, one 55-gallon drum will be labeled and placed on site to collect household batteries for recycling.

Two City employees will empty the recycling containers three times per week. Two City employees will sweep the site and clean up any litter at the site daily, Monday through Friday. Mechanical noise will occur during mid-morning hours while the containers are being removed and emptied.

The recycling center will be open twenty-four hours per day, seven days per week. The site will be open twenty-four hours daily to allow easy access of use by all businesses and residents in Alexandria. Other recycling drop-off centers prove that access is needed on a 24-hour basis for similar reasons. Approximately 35-50 patrons are expected to use the site daily. The site is larger than other drop-off recycling centers already in operation, therefore it should accommodate three to five cars at the site at any given time. Five parking spaces will be provided along the fence for the anticipated use, and

the spaces will be striped to indicate where parking accommodations are made. Adequate lighting will be installed to accommodate evening use.

Signage will be provided at the entrance, identifying the site as the Eisenhower Recycling Center. The signs will be 18 inches by 72 inches, and installed at the entrance to the facility. Signage will also be posted at the entrance to list the recyclable materials collected at the site, and summarize civil penalties for dumping refuse or hazardous waste illegally at the site.

3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

The City expects an average of 25-35 patrons during daytime hours
and 10-15 patrons during evening hours.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

One supervisor checks site at 7:00 a.m. and 2:00 p.m. daily; two staff
empty containers three times per week (morning hours); and two staff clean
the site daily (morning hours).

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
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Daily, Monday-Sunday

24 hours, 12:00 a.m. - 12:00 p.m.

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Noise expected Monday-Friday, when trucks arrive to empty containers.

Minimal noise generated by patrons and traffic at the site.

- B. How will the noise from patrons be controlled?

The City will landscape the site with trees to minimize the usual impact,
as well as a fence at all edges of the property. No significant noise
expected.

7. Describe any potential odors emanating from the proposed use and plans to control them:

No significant odors exist at other recycling centers, and no odor is expected
at the site. The recyclables are containerized so odors are minimized.

8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

No refuse will be disposed there. Two litter cans will be provided

to collect small amounts of refuse.

B. How much trash and garbage will be generated by the use?

None. See above.

C. How often will trash be collected?

The litter cans will be serviced daily, and additional cans
will be added as needed.

D. How will you prevent littering on the property, streets and nearby properties?

All employees servicing the site will clean it daily, and a
supervisor will inspect it daily for cleanliness.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

The Solid Waste Division will post signs summarizing civil penalties for
dumping hazardous waste, and post location of the City's household hazardous
waste collection site.

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

The site will be monitored by City staff, as previously discussed. Adequate
lighting is provided for night use. Adequate lot space is provided for
traffic to safely move through the site. It is also fenced and can
be closed, if necessary, to protect public safety.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes. [x] No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

Three to five spaces, similar to other drop-off sites.

- B. How many parking spaces of each type are provided for the proposed use:

Five Standard spaces
 Compact spaces
 Handicapped accessible spaces.
 Other.

Development Special Use Permit with Site Plan (DSUP) # 2002-0007

- C. Where is required parking located? (check one) ☒ on-site ☐ off-site.

If the required parking will be located off-site, where will it be located:

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use: N/A

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

- B. How many loading spaces are available for the use? _____

- C. Where are off-street loading facilities located? _____

- D. During what hours of the day do you expect loading/unloading operations to occur?

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate at this time.

DSUP 2002-0007



May 16, 2002

Chairman and Members
Of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Special Use Permit #2002-0007
4251 Eisenhower Avenue

Dear Mr. Chairman and Members of the Planning Commission:

The Eisenhower Partnership has had the opportunity to review the Special Use Permit Application filed by the City of Alexandria for a recycling center at 4251 Eisenhower Avenue in connection with the leaf mulch site.

The City of Alexandria recently refurbished the leaf mulch site to include paved parking, new fencing and relocated the entrance drive to a safer place. Prior to improving this area, trash, to include an old appliance, has been dumped at the site even though a "no dumping" sign had been placed on the old fencing. The Partnership is concerned that with the addition of a recycling center at the leaf mulch site, even with the precautions set forth by the City, that trash may once again be left at this location.

In addition, the Partnership has the following comments:

1. A recycling center, as well as the current mulch site, does not fit the future image of the Eisenhower Valley and is incompatible with the rest of the area;
2. A recycling center, as well as the current mulch site, are inappropriate uses for such a highly visible and developable site and as such should be considered interim uses and not "long time uses;"
3. In consideration of numbers 1 and 2 above, that the use of the property be reviewed within the next 3-4 years;
4. Presently there is no landscaping or screening at the site; landscaping and screening should be included during the interim uses; and

5. If the SUP is granted, that a requirement be added to review the SUP in six months to determine if the recycling site is working well, being kept clean and not being used as a dumping ground.

Sincerely,



Sharon B. Hodges
Executive Director

cc: Richard Baier, Director, T&ES

Memorandum of Finding

To: Kim Johnson, Division Chief, Planning

**From: Bill Hicks, Transportation and
Environmental Services**

With D H

Date: April 16, 2002

Regarding: Recycling Facility, Eisenhower Avenue

An issue has risen regarding the new recycling facility on Eisenhower Avenue. This issue is whether or not its construction complies with the City's Chesapeake Bay Program. I have examined the issue and found the following.

The recent conversion of a portion of the leaf mulch site to a recycling facility constituted an allowable redevelopment effort in the Resource Protection Area South and West of Cameron Run.

Prior to 1989 (verified by aerial photography from 1989) the project site was used as a staging area for construction of the Metro crossing of Cameron Run. The soils in the area were problematic and the City's equipment could not move around on-site so the City placed "Crush and Run" stone and milled asphalt on the site thereby creating an impervious surface prior to the adoption of the City's Chesapeake Bay Program. As a result of sediment transport to Eisenhower Avenue a plan was developed in 1993 by the City to further asphalt gravel areas to improve drainage and incorporate a sand filter-type BMP to filter water prior to discharge to Cameron Run. In the survey used for that design the area where the recycling facility is located is listed as an "Asphalt Spoil" area (an impervious surface). That area has most recently been used for the City's leaf mulch pile without changing the impervious nature of the site. In addition to the aforementioned historical evidence, the expected asphalt and subbase material were encountered as auger tailings when the new fence was placed on site.

Therefore, I have concluded that the recent conversion of the easternmost portion of the site to a recycling facility took place on an area of the site that already was impervious. It was done in accordance with Chesapeake Bay Local Assistance Department (CBLAD) guidance in Technical Bulletin Number 4 as an allowable redevelopment effort within an Resource Protection Area. Further, the project has actually reduced the imperviousness nature within the RPA.

The existing BMP as designed will treat the first flush as required by City code.



elizabeth.wright@baes
ystems.com

05/22/2002 04:46 PM

To: Barbara Ross@Alex, Eileen Fogarty@Alex, fossum@rand.org @
INTERNET, erwagner@comcast.net @ INTERNET,
komorosj@nasd.com @ INTERNET, John.Komoroske@nasd.com
@ INTERNET, robinsonjl@aol.com @ INTERNET,
ludgaines@aol.com @ INTERNET, lgaines@MorganLewis.com @
INTERNET, richleibach@aol.com @ INTERNET,
hsdunn@ipbtax.com @ INTERNET, hsdunn@aol.com @
INTERNET

Subject: SUP 2002-002 and 007

Dear Planning Commissioners,

At our April meeting, our civic association discussed, approved, and voted in support of the SUPs 2002-002 and 007, to change the zoning to allow a recycling collection center to be allowed at the "leaf mold and Christmas tree chipper site" on Eisenhower Ave. WTCA encourages and supports recycling. One of the recycling collection sites is around the corner from our neighborhood on Wheeler Ave and we see how well the site is utilized. To provide more sites through out the city is to be encouraged. We believe citizens will use any facility that is provided. We also decided the type of person that is interested in the leaf mulch would also be of the mindset to recycle. The mulch yard is an ideal location for a recycling site.

We applaud T&ES to locate additional recycling sites and hope that the Planning Commission agrees that the mulch yard is an ideal site for recycling. And that the rezoning will be compatible with the overall vision and use of this area. I would like to encourage T&ES to go one step further and consider requesting that our parks and schools place recycling trashcans to encourage that plastic bottles and soda cans are not only thrown away, but recycled. Last year, soon after WTCA requested a trash can at a bus stop on Duke St, we noticed all bus stops in the area received trash cans. All of these trash cans are well used. One can only imagine where the refuse went before. To place recycling type receptacles where specific trash (soda bottles/cans) will be generated (ball fields, parks, etc.) is proactive. The mulch yard exemplifies this mindset.

Thank you for your consideration in this rezoning.

Respectfully yours,

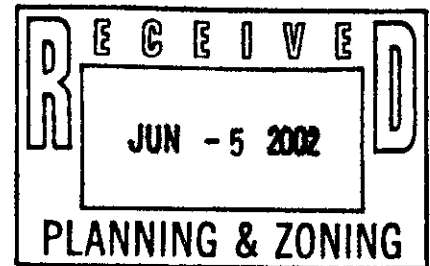
Elizabeth Wright

Wakefield Tarleton Civic Association
from Gordon to Jordan, south of Duke

DSUP 2002-0007
CITY RECYCLING CENTER

May 31, 2002

Chairman and Members of Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22313



RE: Special Use Permit #2002-0007
4521 Eisenhower Avenue
Alexandria, Virginia

Dear Mr. Chairman and Members of the Planning Commission:

After reviewing the Special Use Permit Application for a recycling center at 4251 Eisenhower Avenue, we the residents of the Townes of Cameron Parke have many reservations as to the placement of a 24hour/7day per week/365 day per year un-manned, drop-off recycle center, and are opposed to locating such a facility at this location.

While many improvements have been made to the existing leaf mulch site improving the appearance, locating an un-manned recycle center at this location brings many questions and concerns.

- Currently the three existing recycle centers are within a three-mile radius of the proposed location (the furthest is Jones Point Park) – no north-end center exists. Realizing that all Alexandria residents would be interested in recycling, why add another in such close proximity to existing?
- None of the current locations are on roadways as well used as Eisenhower Avenue. What impact will this have on Eisenhower Avenue? Is the estimated 35-50 patrons an adequate estimate? Is the proposed schedule to empty the site adequate? Perhaps not due to the accessibility and estimated growth of 11-14 million square feet of mixed-use development along the Valley.
- The current and anticipated construction, for the next 5 years, along the Avenue has dramatically increased the traffic flow. This would be one more draw to an under served (ingress/egress) roadway.

- The site abuts a major bicycle and running/walking route for residents on the Avenue, Cameron Station, Wakefield Tarleton neighborhoods, and other Alexandria residents. It is also the location for many community events. While the location is not only inconsistent with that of a recreational area, safety is of major concern 24 hours per day. (An unmanned camera will not offer significant protection).
- Currently the site is being used for overflow parking of the Joseph Hensley Park. At any one time over 20 cars can be found parking there, leaving no room for proposed patrons of a recycle center. This type of usage is far less impactful on the neighborhood, and offers a valuable service to the entire community, particularly on weekends and evenings – presumably the height of recycling activities. Integrating it with recycle “deliveries” most assuredly will be problematic.
- Safety is a concern. The access to the site, not only from Eisenhower, but I495, increase concerns of unlawful and inappropriate dumping of refuse, as well, as an open area potentially harboring unlawful activities, particularly open 24 hours per day, seven days per week. Again, lights and a video camera are not adequate protection.

Those of us at the Townes of Cameron Parke are supportive of environmental efforts and employ a weekly recycling service, as does the City of Alexandria. We applaud the awareness and continual efforts in this direction. However, we believe that the location of the fourth recycle center at 4251 Eisenhower is an inappropriate choice, and do not support this request.

Sincerely,



Kathleen K. Callender
105 Meadows Lane

Please see attached

Proposed Recycle Center
4251 Eisenhower Ave.
SUP#2002-0007

I am opposed to the approval of the above referenced SUP by the Alexandria Planning Commission.


Name: Melanie Knowlton

Address: 103 Meadows Lane

Signature: 

Name: MARIBEL VELAZQUEZ

Address: 105 BROWNS MILL

Signature: 

Name: Stacey Kasoff

Address: 3820 Dominion Mill

Signature: 

Name: Esther Moon

Address: 115 Meadows Lane

Signature: 

Name: MARIA SARIO

Address: 3819 DOMINION MILL DR

Signature: 

Name: Jennifer Boyer

Address: 100 Browns Mill Drive

Signature: Jennifer M Boyer

Name: Patrick Dempsey

Address: 3825 Dominion Mill Dr

Signature: Patrick Dempsey

Name: T Roy Engert

Address: 3825 Dominion Mill Drive

Signature: T Roy Engert

Name: Robert P. Boyer

Address: 100 Browns Mill Dr

Signature: Robert P Boyer

Name: Bennie L Caldwell

Address: 107 Browns Mill Dr

Signature: Bennie L Caldwell

Name: Judy & Jerry Rendich

Address: 3825 Woodlens mill Dr

Signature: J A Rendich

Proposed Recycle Center
4251 Eisenhower Ave.
SUP#2002-0007

I am opposed to the approval of the above referenced SUP by the Alexandria
Planning Commission.

Name: Pam Streeter

Address: 3803 Watkins Mill Dr.

Signature: Pamela G. Streeter

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

Name: _____

Address: _____

Signature: _____

4251 Eisenhower Avenue Recycling Center - Special Use Permit



Transportation & Environmental Services

Current Drop-Off Centers

- Currently operate three drop-off centers at Jones Point, Wheeler Avenue, and Whiting Street
- Recycle 700 tons of material each year



Leaf Mulch Site

- Located at 4215 Eisenhower Avenue
- Recycles 4000 tons of leaves and trees into mulch annually
- Mulch provided free-of-charge to residents for beautification projects around in the City



Recycle Center Site



- Located adjacent to leaf mulch site at 4251 Eisenhower Avenue
- Provides new recycling option for apartments and commercial properties in that area of the City



Proposed Recycling Use

Collect recyclable material:

- Newspapers
- Office Paper
- Cardboard
- Aluminum Cans
- Plastic Bottles
- Glass Bottles



Transportation & Environmental Services

Alexandria Recycling Centers

Design, maintenance, and
improvements to current
recycling centers



Transportation & Environmental Services

Jones Point – 2002



Transportation & Environmental Services

Jones Point - 2002



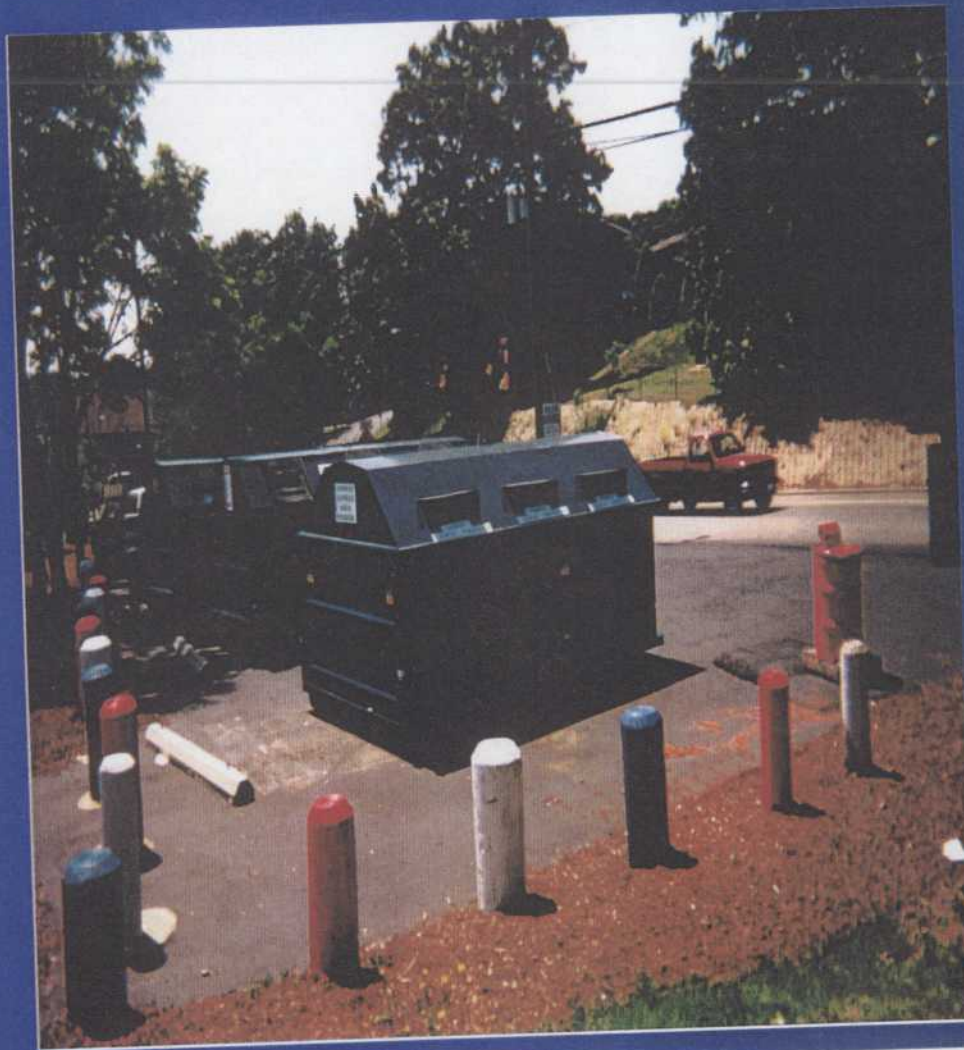
Transportation & Environmental Services

Jones Point – 2001



Transportation & Environmental Services

3540 Wheeler Avenue Site 2002



Transportation & Environmental Services

Wheeler Avenue – May 2002



Transportation & Environmental Services

3540 Wheeler Avenue Site 2001



Transportation & Environmental Services

South Whiting Street



Transportation & Environmental Services

South Whiting Street



Transportation & Environmental Services

Recycle Center Signage



Transportation & Environmental Services

Recycle Center Signage



Transportation & Environmental Services

Recycle Center Improvements

- Landscaping Provided
- Fencing and Lighting Installed
- Recycling Capacity Expanded
- Bilingual Signage Posted
 - Recycling container descriptions
 - Illegal dumping warnings
 - Waste disposal information
- Hydrant
- BMP



Recycle Center Signage



Transportation & Environmental Services

Recycle Center Signage



Transportation & Environmental Services

Recycle Center Improvements

- Landscaping Provided
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- Hydrant
- BMP



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APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2002-0007

PROJECT NAME: Recycling Center and Lighting in POS Zone

PROPERTY LOCATION: 4251
4215 Eisenhower Avenue

TAX MAP REFERENCE: 69.00-02-04⁰³⁺ ZONE: POS

APPLICANT Name: Richard J. Baier, Director, T&ES

Address: 301 King Street, City Hall, Alexandria, VA, 22314

PROPERTY OWNER Name: City of Alexandria

Address: 301 King Street, City Hall, Alexandria, VA, 22314

SUMMARY OF PROPOSAL: Site to be used for drop-off recycling center.

MODIFICATIONS REQUESTED: Lighting, Paving, Recycling Containers

SUP's REQUESTED: Lighting, Recycling Center

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Richard J. Baier
Print Name of Applicant or Agent


Signature

301 King Street, City Hall, Room 4100
Mailing/Street Address

(703) 838-4966 (703) 519-3356
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

April 1, 2002
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: 7/02/02 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 9/14/02PH--CC approved the Planning Commission recommendation.

CITY RECYCLING CENTER