



## ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item  
Meeting of December 13, 2008**

**DATE:** December 4, 2008

- SUBJECTS:**
- A. AN AMENDMENT TO THE RECYCLING PROGRAM IMPLEMENTATION PLAN (RPIP), an element of the County's comprehensive plan, to remove the existing North Arlington recycling facility as described on the RPIP map, and add a proposed facility on the map at the northwest corner of Quincy Park at the intersection of North Quincy Street and Washington Boulevard.
  - B. U-3209-08-1 USE PERMIT for a recycling facility at 1021 N. Quincy Street (RPC #14-030-017).

**Applicant:**

Arlington County Department of Environmental Services (DES)  
Solid Waste Bureau  
4200 29<sup>th</sup> Street South  
Arlington, Virginia 22206

**C.M. RECOMMENDATIONS:**

- A. Adopt the attached resolution to approve the comprehensive plan amendment to the Recycling Program Implementation Plan map to remove the existing North Arlington recycling facility and add a proposed facility at the northwest corner of Quincy Park, the intersection of North Quincy Street and Washington Boulevard.
- B. Approve use permit U-3209-08-1 for a recycling facility at 1021 N. Quincy Street subject to the conditions of this staff report, with a County Board review in one (1) year (December 2009).

**ISSUES:** This is a request to relocate the County's North Arlington recycling facility from its current location to a new proposed location and to amend the County's comprehensive plan to reflect the change in location, and no issues have been identified.

County Manager: \_\_\_\_\_

County Attorney: \_\_\_\_\_

Staff: Matthew Pfeiffer, DCPHD, Planning; Robert Gibson, DES, Transportation Planning; Michael Clem, DES Solid Waste

PLA-5135

**SUMMARY:** The North Arlington Recycling facility is proposed to be relocated from its current location to a new location as required per the approval of Site Plan #413, Founder's Square, which will displace the current facility at North Quincy Street in Ballston. This request includes an amendment to the County's Comprehensive Plan to show the proposed facility on the Recycling Program Implementation Plan (RPIP) map, and a use permit to relocate two (2) to three (3) recycling containers to the northwest corner of Quincy Park, at the intersection of Washington Boulevard and North Quincy Street. Staff recommends adoption of the attached resolution for the approval of a comprehensive plan amendment to the RPIP map to relocate the existing North Arlington Recycling Center and further recommends approval of the use permit for the recycling facility at 1021 N. Quincy St., subject to the conditions of this report, with a County Board review in one (1) year (December 2009).

**BACKGROUND:** Under Section 15.2-2232 of the Code of Virginia, the County must show the location of existing or proposed recycling facilities as an element of its adopted Comprehensive Plan. To comply with this requirement, the County Board adopted the Recycling Program Implementation Plan (RPIP) and map showing the location of existing and proposed recycling centers as an element of the Comprehensive Plan in December 1990. In August 1991, the County Board approved U-2709-91-2 for a recycling center located in the Safeway parking lot at the corner of Lee Highway and North Harrison Street. In April 1995, the Safeway store underwent remodeling, and the County was requested to relocate the recycling facility.

In November of 1996, the County Board approved U-2896-96-1 for a recycling facility at a parking lot on the 2700 block of Clarendon Boulevard. The RPIP map was updated concurrently with this use permit to show the new facility and to remove the previous one. This facility consisted of two roll-on/roll-off containers each approximately 22 cubic yards in size. This facility was located in the Sears parking lot across from the Whole Foods site and was a drop-off point for paper recyclables only. This facility was closed on May 5, 2000, at the request of the owner because of redevelopment on the site (the Market Common project).

In August of 2000, the County Board approved U-2983-00-1 for a recycling facility located on the west side of North Quincy Street, between Wilson Boulevard and North Glebe Road. The RPIP map was again updated concurrently with the use permit to reflect the new location of the facility and remove the previous one. The site was approved for up to four (4) 30-cubic yard roll-on/roll-off containers which accepted a mix of recyclables including glass, aluminum and other metals, plastic, paper, and cardboard.

In July of 2008, Site Plan #413 for the Founder's Square project was approved by the County Board. The Founder's Square site is located at 4000 Wilson Blvd which includes the North Quincy Street Recycling Center's land parcel. As part of the negotiations for the Founder's Square project, the County agreed to a land swap whereby the developer would exchange a piece of land on the east side of North Quincy Street which the County would use to expand Mosaic Park, and in turn the County would give the developer the piece of land on the west side of North Quincy Street that contained the recycling facility. Upon approval of this project, staff was

directed by the County Board to find a new site for this facility, and to prepare a use permit application for its relocation.

The recycling center located in the area of the Founder’s Square redevelopment will be closed in the winter of 2009, with a coordinated opening of the new facility in Quincy Park, should the requests be approved. The opening of the Quincy Park site is contingent on meeting the use permit conditions and receiving a certificate of occupancy.

The Arlington County Department of Environmental Services – Solid Waste Bureau is proposing a relocation of the North Arlington Recycling Center from its current location to an existing parking lot at the northwest corner of Quincy Park, at the intersection of North Quincy Street and Washington Blvd. The site is described as follows:

Surrounding Area: Located at 1021 N. Quincy St., the site is bound:

To the north:	Washington Blvd and single-family detached residences, Interstate-66
To the west:	N. Quincy St., and multifamily apartment dwellings; Washington-Lee High School
To the east:	Quincy Park, N. Nelson St., single-family townhouse dwellings; the Virginia Square metro station area.
To the south:	Quincy Park and Central Library, and the Virginia Square metro station area

Zoning: The site is zoned “S-3A” Special Districts.

Land Use: The site is designated on the General Land Use Plan (GLUP) as “Public—Parks (*local, regional, and federal*), schools (*public*). Parkways, major unpaved rights-of-way. Libraries and cultural facilities.”

Neighborhood: The site is located within the Ballston-Virginia Square Civic Association.

**Existing Development:** Quincy Park contains the Arlington Central Library and associated parking lots at the far southwestern corner of the site; tennis and basketball courts, a softball field, and a baseball field used by the adjacent Washington Lee High School; and a small parking lot at the far northwestern corner of the site.

**Approved Plans and Policies:** The site is within the boundaries of the Virginia Square Sector Plan, as adopted by the County Board December 2002.

## DISCUSSION:

**Analysis of Comprehensive Plan Amendment:** This is a proposal to amend an element of the County's Comprehensive Plan to reflect a change in location of the North Arlington recycling facility. Amending the RPIP to reflect the new site and remove the former site would ensure that the proposed use permit, to be located the facility at Quincy Park, would be consistent with the Comprehensive Plan. The parking lot at the northwest corner of Quincy Park is an ideal location for the North Arlington recycling facility due to its consistency with the General Land Use Plan (GLUP) designation for the site, its proximity to a major commercial core within the Rosslyn-Ballston (R-B) Corridor, and its visibility and accessibility.

The parcels of land are owned by Arlington County. A recycling center would be consistent with the designation of "Public" on the GLUP, as it is a public use, owned and operated by the County Government. Also, as the recycling center would be intended to collect a wide variety of recyclable materials, the Quincy Park site would be an easily-accessible location for many area residents, businesses, and the general public to utilize. Many small businesses within the R-B Corridor currently recycle materials at the existing Founder's Square site. The proposed site would be accessible to these businesses. In addition, the Quincy Park site is in an ideal location to serve both the residents of the multifamily buildings in Virginia Square/Ballston and to the west of the site, and of the single-family detached neighborhoods to the north. Finally, Quincy Park is a recognizable location for residents in other parts of Arlington to utilize the proposed facility.

**Transportation:** The site has frontage on both North Quincy Street and on Washington Boulevard, with access from both streets. The *Master Transportation Plan - Part I* classifies Washington Boulevard as a principal arterial and North Quincy Street as minor arterial. Adjacent to the site both Washington Boulevard and North Quincy Street have a street typology of "Type E-Primary Garden Apartments & Townhouse Neighborhoods". County data indicates that approximately 18,500 vehicles per day use this section of Washington Boulevard and approximately 14,200 vehicles per day use this section of North Quincy Street (source: 2006 DES traffic count data).

Washington Boulevard's typical street section includes two travel lanes in each direction with left-turn lanes provided at intersections. North Quincy Street's typical street section includes a single travel lane in each direction and on-street parking on both sides of the street. At intersections the on-street parking is removed to allow a second travel lane or turn lane.

The primary entrance to the site is located on Washington Boulevard approximately 90-feet east of the intersection with North Quincy Street. Access to the site is also provided from an entrance off North Quincy Street located approximately 90-feet south of the intersection. Both entrances are between 19 and 20 feet wide providing full access and egress to and from the site. Sidewalks are provided around the entire perimeter of the site providing pedestrian access to the site. Patrons using the site would be able to park onsite while dropping off their recyclable materials.

Tests by the Solid Waste Bureau show that there is adequate maneuvering room within the parking lot to serve up to three (3) recycling containers.

**Analysis of Use Permit:** The site consists of a partially-paved lot on the northwestern corner of Quincy Park, owned by Arlington County and operated by the Department of Parks, Recreation, and Cultural Resources (PRCR) as parking for the adjacent ballfield at the park. The Solid Waste Bureau proposes to locate two (2) to three (3) side-loading roll-on/roll-off recycling containers, each approximately 22 cubic yards in size (8' X 24' footprint) on the site. Two of the containers would be placed in the northwestern-most parking spaces on the lot, and a third would be placed one space over. The containers would displace approximately three (3) parking spaces. The containers would be for recycling newspapers, magazines, mixed paper, catalogs, steel and aluminum cans, glass bottles and jars, plastic bottles and jugs, and corrugated cardboard. The materials accepted would include a more diverse array of items than are required by the County's mandatory recycling programs, and are intended for use by residents of multifamily and single-family homes, businesses, and the general public.

Maintenance of the facility would include site inspection, emptying the recycling containers, emptying the trash cans on-site, litter removal around/underneath the containers, landscape maintenance, flushing, container maintenance, the tracking of tonnage of recyclables, and general site maintenance. The Solid Waste Bureau has reported that the existing recycling facility at the Founder's Square site takes in approximately 46 tons of recyclables per month, and operates with approximately 8.2 maintenance truck visits per week. The proposed facility would include approximately 20 hours per week of inspection and maintenance of the site. The Solid Waste Bureau has agreed to submit a site operation plan similar to the one approved for the facility at the Founder's Square site.

The Founder's Square facility provided a container for each type of recyclable. In the proposed facility at Quincy Park, a new strategy called "single-stream" will be utilized whereby all types of recyclables could be placed into a single container and sorted at a later date. This process will improve efficiency for the facility and will be able to accomplish with two (2) to three (3) containers what the Founder's Square facility did with a greater number of containers.

The Department of Parks, Recreation, and Cultural Resources is slated to pave the parking lot with asphalt in early 2009 in an effort to comply with the Americans with Disabilities Act. The containers would be placed on the asphalt after the lot has been paved. Arlington Public Schools (APS) currently has an agreement with the County to use the parking lot as overflow parking for staff and visitors to Washington-Lee High School (located just to the northwest of the site) while it is being renovated (renovation due to be completed in 2009). The site has been approved on the parking plan associated with the use permit for the renovation, but the Schools have communicated to staff that the lot is rarely used. A letter from the Schools, indicating that up to three (3) recycling containers would not significantly impact their use of the site, is attached to this report.

Staff supports the Solid Waste Bureau's proposal for the relocation of the North Arlington Recycling Facility to the subject site at Quincy Park. The site is zoned "S-3A," Special Districts. A recycling facility is permitted in this district with a special exception use permit. Also, the facility would be of minimal impact to the surrounding residences as it will be screened from the north by the existing bus shelter and planned signs. The existing planted area along the intersection of Washington Blvd and North Quincy Street would screen the containers from the west. The Solid Waste Bureau has agreed to submit and obtain approval of a landscape plan to assure that this area remains properly screened.

Lastly, relocation of the North Arlington Recycling Center to the Quincy Park site has received support from a number of organizations. The Ballston-Virginia Square Civic Association has expressed support for the proposed site. In addition, the non-profit group Arlingtonians for a Clean Environment (ACE) voted at their October 14, 2008 meeting to support the relocation of the existing facility to the proposed site.

The Arlington County Environment and Energy Conservation Commission (E2C2), at its September 22, 2008 meeting, voted unanimously to support the subject request. The Solid Waste Bureau has received a letter stating their support.

The Parks and Recreation Commission, at its September 23, 2008 meeting, voted 6 to 3 in favor of the Quincy Park location with the caveat that its use should be reviewed by them after two (2) years of operation. Recycling operations would not interfere with parking for Park use, as the Solid Waste Bureau has agreed to a condition whereby maintenance of the containers would be scheduled around park activities.

The Planning Commission heard this item at its December 3, 2008 meeting. The Commission voted 10-1 to recommend approval of the amendment to the Recycling Program Implementation Plan to remove the existing facility from the RPIP map and add a new location at the northwest corner of Quincy Park at the intersection of North Quincy Street and Washington Boulevard. The Planning Commission found that this request was consistent with the Arlington County Comprehensive Plan.

**CONCLUSION:** The parking lot at the northwest corner of Quincy Park is an appropriate site for the relocation of the North Arlington Recycling Center. It is within the R-B Corridor, is easily accessible and visible to businesses, nearby residents, and the general public; and is consistent with the "S-3A" zoning district and the "Public" GLUP designation. Moreover, the Solid Waste Bureau has agreed to conditions that would mitigate any impacts to the surrounding neighborhood and roads. The Ballston-Virginia Square Civic Association has expressed support for this site, as well as ACE and three advisory commissions. Therefore, staff recommends adoption of the attached resolution for the approval of a comprehensive plan amendment to the RPIP map to relocate the existing North Arlington Recycling Center to the northwestern corner of Quincy Park. Staff further recommends approval of the use permit for the recycling facility at 1021 N. Quincy St., subject to the conditions of this report, and with a County Board review in one (1) year (December 2009).

Amendment to the Recycling Program Implementation Plan  
U-3209-08-1  
Recycling Center

Conditions:

1. The applicant agrees to name a recycling center manager who will maintain a record of hours, maintenance activity, type and tonnage of recycled materials and any additional information as determined by the Director of the Department of Environmental Services. Contact information for the manager as well as hours of operation for the center, should be posted on the Arlington County website and at the recycling center.
2. The applicant agrees to develop and implement a site operation plan. Such plan will be available for review and comment by the public upon five (5) working days notice. The site operation plan should include:
  - a. The hours of operation and a schedule for emptying the receptacles, as well as the location of receptacles
  - b. The route taken by maintenance vehicles into and out of the site
  - c. A site development and landscape plan

## **RECYCLING PROGRAM IMPLEMENTATION PLAN RESOLUTION**

WHEREAS, the County Board of Arlington County (“County Board”) finds that Arlington County Department of Environmental Services (DES) has requested that the Recycling Program Implementation Plan be amended to remove the existing North Arlington recycling facility as described on the Recycling Program Implementation Plan map, and add a proposed facility on the map at the northwest corner of Quincy Park at the intersection of North Quincy Street and Washington Boulevard; and

WHEREAS, on December 3, 2008, the Planning Commission recommended that the proposed changes to the Recycling Program Implementation Plan be approved; and

WHEREAS, the County Manager has recommended that the proposed changes to the Recycling Program Implementation Plan be approved; and

WHEREAS, the County Board held a duly advertised public hearing on the proposed Recycling Program Implementation Plan amendment on December 13, 2008; and

WHEREAS, the County Board has considered the foregoing recommendation and the purposes of the Recycling Program Implementation Plan and the Arlington County Comprehensive Plan as set forth in those documents, the Arlington County Zoning Ordinance and the Code of Virginia; and

WHEREAS, the County Board finds that the proposed changes to the Recycling Program Implementation Plan are consistent with the general planning goals of the Virginia Square Sector Plan.

NOW, THEREFORE, be it resolved that, based on the aforementioned considerations, deliberations and all public comments, the County Board of Arlington County finds that the proposed Recycling Program Implementation Plan amendment to remove the existing North Arlington recycling facility as described on the Recycling Program Implementation Plan map, and add a proposed facility on the map at the northwest corner of Quincy Park at the intersection of North Quincy Street and Washington Boulevard, should be, and hereby is, approved.

PREVIOUS COUNTY BOARD ACTIONS:

December 1990	Approved a Recycling Program Implementation Plan (RPIP) map as an element of the County's comprehensive plan.
August 1991	Approved U-2709-91-2 for operation of a multi-material recycling center including two roll-off containers; one for glass, cans, plastic bottles, and jugs, and one for newspapers; located in the Safeway parking lot at the corner of Lee Hwy and North Harrison St.
August 1991	Approved amendment to RPIP map to show facility location at the corner of Lee Hwy and North Harrison St.
August 1992	Renewed U-2709-91-2 for operation of a multi-material recycling center including two roll-off containers; one for glass, cans, plastic bottles, and jugs, and one for newspapers; located in the Safeway parking lot at the corner of Lee Hwy and North Harrison St.
October 1996	Amended the RPIP map to add a recycling facility in the parking lot on the 2700 block of Clarendon Blvd; and to remove from the map the facility at corner of Lee Hwy and North Harrison St.
October 1996	Deferred U-2896-96-1 for operation of two (2) roll-on/roll-off recycling containers at a parking lot on the 2700 block of Clarendon Blvd.
November 1996	Approved U-2896-96-1 for operation of two (2) roll-on/roll-off recycling containers at a parking lot on the 2700 block of Clarendon Blvd.
November 1997	Renewed U-2896-96-1 for operation of two (2) roll-on/roll-off recycling containers at a parking lot on the 2700 block of Clarendon Blvd.
July 2000	Deferred U-2983-00-1 for a recycling center with two to four roll-on/roll-off containers located at 5 <sup>th</sup> Rd. N, and N. Quincy St.

August 2000	Amended RPIP map to add a recycling facility at 5 <sup>th</sup> Rd. N, and N. Quincy St., and remove from the map the facility on the 2700 Block of Clarendon Blvd.
August 2000	Approved U-2983-00-1 for a Recycling Center with two to four roll-on/roll-off containers located at 5 <sup>th</sup> Rd. N, and N. Quincy St.
July 2001	Renewed U-2983-00-1 for a Recycling Center with two to four roll-on/roll-off containers located at 5 <sup>th</sup> Rd. N, and N. Quincy St.
September 2004	Renewed U-2983-00-1 for a Recycling Center with two to four roll-on/roll-off containers located at 5 <sup>th</sup> Rd. N, and N. Quincy St.