

Virginia Paving Company

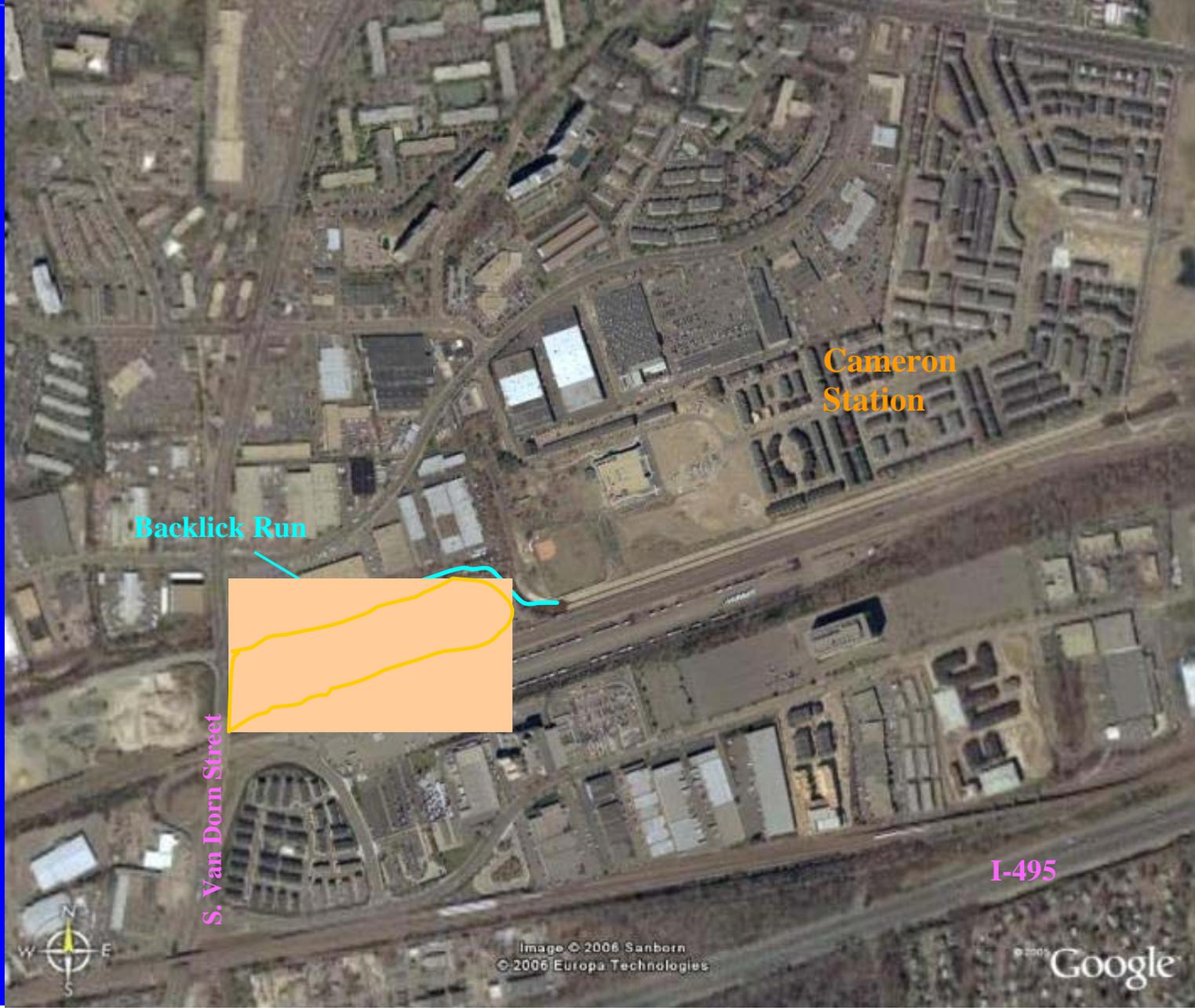
5601 Courtney Ave
Alexandria, Virginia

May 15, 2006

Community Meeting

Beatley Library, 5005 Duke Street, Alexandria, Virginia





Backlick Run

Cameron Station

S. Van Dorn Street

I-495



Image © 2006 Sanborn
© 2006 Europa Technologies

© 2005 Google



BACKGROUND

- **Plant has been in operation at present site since not later than 1960**
- **Current Permits**
 - **State Operating Permit (Feb 17, 2005)**
 - **State Stormwater Discharge Permit (Jul 01, 2004)**
 - **City Special Use Permit (Feb 10, 1960)**
- **Minimal complaints prior to 2000**



BACKGROUND

- **City Special Use Permit (Feb 10, 1960)**

“That no operation of this plant requiring exit or entrance of vehicles be permitted after hours of darkness or during inclement weather or on Sundays or holidays.”

- Not an issue early on – night-time paving not prevalent at time plant was permitted and for many years thereafter.
- Paving practices changed - populations became more dense, traffic increased, paving technology changed and night-time paving became the preferred method.
- City did not enforce prohibition on night-time vehicular traffic – no complaints, plus no awareness of prohibition at time practices changed.



BACKGROUND

- **SUP Enforcement by the City**
 - **Historically complaint-driven – very few complaints regarding plant prior to 2000.**
 - **Current practice - City has changed Special Use Permit enforcement generally. Every site with an SUP will be reviewed for compliance at least once every three years, whether complaints are received or not. Also specialized enforcement terms built in to certain SUP's.**



BACKGROUND

Complaints/Concerns

- After 2000, City began to receive more complaints in general vicinity of plant.
- Primarily odor complaints, not attributing condition to paving plant specifically.
- As time passed, the City also began to receive other complaints about soot, noise, smoke and air quality – again not specific to paving plant.
- City began to look at all sources in area, including paving plant, and City staff “unearthed” the 1960 prohibition on night-time vehicular traffic. At this time, City undertook a comprehensive inspection of the asphalt plant.
- Communicated concerns to plant in October of 2004 – issues regarding compliance with water quality, fire code and other items, as well as 1960 SUP issues regarding night-time operations as well as need for settling basins. Began to work with plant to correct code violations; plant came in with an application to amend its SUP in March of 2005.



BACKGROUND

- **June 2005 - City Council allows limited night-time vehicular traffic to plant.**
 - Specific City paving projects
 - Woodrow Wilson Bridge paving
 - Emergency work



BACKGROUND

■ 14-month process

- Collect information from and share information with communities closest to plant
- Consult with scientific experts
- Research and benchmark with other jurisdictions
- Formulate and negotiate with applicant proposed conditions regarding a proposed amended SUP



BACKGROUND

- Large amount of work by numerous City departments to ensure fair, balanced process for both residents and applicant.
- Hope to make a recommendation to Planning Commission and City Council for an amended SUP that improves operation of plant from both an environmental and operational perspective.



BACKGROUND

City of Alexandria

**Department of Transportation &
Environmental Services**

Division of Environmental Quality



For more information:

www.alexandriava.gov/planningandzoning

