

**From:** Ali Ahmad [<mailto:ali.ahmad@gmail.com>]  
**Sent:** Tuesday, August 26, 2014 5:07 PM  
**To:** Nathan Randall  
**Cc:** [wtca22304@gmail.com](mailto:wtca22304@gmail.com)  
**Subject:** WTCA Opposition to SUP #2013-0059

Dear Mr. Randall:

I write today in opposition to the Special Use Permit #2013-0059, the Wheeler Avenue Recycling facility proposed to be located at 3640 Wheeler Avenue. I understand it is slated to come before the Planning Commission on September 4th.

The Wakefield Tarleton Civic Association (WTCA) is comprised of families and businesses in between Jordan St. and Gordon St., south of Duke St. South Gordon St. intersects with Wheeler Avenue. Cut-through traffic from Industrial Park employees and illegal use of neighborhood roads by large commercial trucks, including 18-wheelers, remains a persistent quality of life issue.

The WTCA will not be able to support the SUP. After reviewing the materials provided in the Meeting Agenda, it is clear that there will be a significant uptick in traffic related to this facility. Individuals needing to access Wheeler Avenue frequently cut-through our neighborhood to avoid traffic lights on Duke St. An additional 130 to 200 vehicle trips per day will generate more cars on our already crowded neighborhood streets. No potential amelioration to this negative impact on our neighborhood is noted in the SUP application.

In addition, we would like to echo concerns expressed by neighboring associations about the noise produced by crushing cars on site, and the facility's proposed hours of operation.

If you have any further questions, the WTCA can be reached at [wtca22304@gmail.com](mailto:wtca22304@gmail.com) and I can be reached by phone at [703.895.9899](tel:703.895.9899).

Sincerely,  
Ali Ahmad, WTCA President

--

Ali Ahmad  
703.895.9899

*"I'm a slow walker, but I never walk back."*  
*Abraham Lincoln*

**From:** Nancy Jennings [<mailto:nrjennings@comcast.net>]

**Sent:** Wednesday, August 27, 2014 8:58 PM

**To:** Derek Hyra; Derek Hyra; Mary Lyman; Eric Wagner; Nathan Macek; Nathan Macek; Stewart Dunn

**Cc:** Carter Flemming; Dick Hayes; Dick (home) Hobson; Jack Sullivan; Lillian Patterson; Richard Hunt; Joe Fischer; Joanne Lepanto; [jlepanto@bostonpacific.com](mailto:jlepanto@bostonpacific.com); Ann Henshaw; Tom and Jeanne fulton-oleary; Frank Putzu; Joe Franklin; Heather Zdancewicz; Boota de Butts; Karl Moritz; [ptharp@jsmith-sons.com](mailto:ptharp@jsmith-sons.com); Alex Dambach

**Subject:** Request to delay consideration of item

Members of the Planning Commission  
City of Alexandria  
Alexandria, VA

Good Evening,

The Board of Directors of the Seminary Hill Association, Inc., (SHA) held a special meeting in August to learn more about the Wheeler Avenue Recycling LLC Proposal—SUP 2013-0059—that would bring recycling of autos, trucks and equipment to the City's lot on Wheeler Avenue. At that time, staff was unable to give us any information about the current levels of traffic and noise or make staff recommendations. This item is on the Planning Commission docket for September 4; item 14 on the consent calendar. SHA asks that you delay consideration of this item until staff can provide citizens with more information from which to make a responsible decision; specifically,

- The staff report, which just became available.
- Traffic volumes presently on the streets that will carry the increase in traffic, such as Wheeler Avenue, Duke Street, and Quaker Lane, which were requested but not yet available.
- Noise levels now emanating from near this site, including those at the intersection of Duke Street and Wheeler Avenue.
- An objective measure of noise levels created by a similar recycling site that Smith Industries.
- A description of the type of noise generated; intermittent, constant, etc.
- Details about the site's topography and Smith's proposed landscaping that is to mitigate noise.

Once more information is available, SHA will consider this proposal again and take a position.

Thank you for consideration of a delay. Regret I lack an email for David Brown and Maria Wasowski, please forward to them.

Sincerely,

Nancy R. Jennings, President  
Seminary Hill Association, Inc.

**From:** Suzanne Morrison <[suzanne@suzannemorrison.com](mailto:suzanne@suzannemorrison.com)>  
**Date:** August 25, 2014 at 11:15:40 AM EDT  
**To:** Alex Dambach <[alex.dambach@alexandriava.gov](mailto:alex.dambach@alexandriava.gov)>, Suzanne Morrison  
<[smorrison@mcenearney.com](mailto:smorrison@mcenearney.com)>  
**Subject: Re: Wheeler Avenue Recycling Yard report**

Hi Alex,

Thank you for the Report and have read it! We are hoping to have a huge crowd on Thursday, Sept 4 at 7pm to support the Report for DENIAL of the Special Use Permit.

Regards,

**Suzanne Morrison**

Realtor, Licensed in Virginia  
McEneaney Associates, Inc  
Office direct 703-286-1200  
Cell 703-863-3110  
E-mail [suzanne@suzannemorrison.com](mailto:suzanne@suzannemorrison.com)

**From:** [collelo@comcast.net](mailto:collelo@comcast.net) [<mailto:collelo@comcast.net>]  
**Sent:** Tuesday, August 26, 2014 10:36 AM  
**To:** Alex Dambach  
**Cc:** board  
**Subject:** Opposition to Proposed Metal Recycling Facility on Wheeler Avenue

Mr. Dambach,

I represent the Colonial Heights Homeowners Association located on Carriage House Circle, off Duke Street. I and several other homeowners would like to speak against the proposed Flippo/Smith junk yard at the 4 September Planning and Zoning Commission meeting.

Thank you,  
Thomas Collelo  
President, Colonial Heights Homeowners Association  
703-370-3492

## Special Use Permit #2013-0059, 3640 Wheeler Avenue - Wheeler Avenue Recycling

Gretchen.Schreiber@AmericanSystems.com

Thu 9/4/2014 8:42 AM

To:PlanComm <PlanComm@alexandriava.gov>;

Dear Planning Commission,

It was brought to my attention that there is a proposal before the City to build a junkyard on Wheeler Avenue, which is located across the tracks from Townes at Cameron Parke, where I am a resident. I oppose this use of the property for a number of reasons.

1. The area is zoned "light industrial" and the type of activity to be conducted at this potential new site is "heavy industrial."
2. Even the company's own noise studies (though showing slightly lower expected noise levels than those measured by members of the Planning Committee at a similar facility) estimate noise levels at such a facility would routinely exceed Alexandria City code allowances for noise pollution.
3. The potential traffic issues with the expected 100-130 daily drop-offs (many from 18-wheelers) next door to the police station concern me. When asked, the Police Department was "unsure" of the potential extra police work within the city and/or required coordination with other jurisdictions to investigate suspected metal thefts. We have no existing metal recycling facility, and cannot estimate the potential time requirement for police resources this might necessitate.
4. The potential environmental impact from water runoff seems to be manageable, but with no absolute solutions or guarantees.
5. The entire application and report appears to equivocate on potential throughput at the facility to downplay the potential impact. I am concerned that throughput would be higher than estimated, with a greater impact on our densely populated city.
6. The proposed facility is directly across the railroad tracks from the east end of my neighborhood. We already have the Beltway on one side of us, and railroad/Metro tracks on the other. Please do not add "heavy industrial" facilities into the mix.

Sincerely,

Gretchen Schreiber  
Owner and Resident, Townes of Cameron Parke

3820 Dominion Mill Drive  
Alexandria, VA 22304  
703-282-3205

**Gretchen Schreiber CF APMP**

Proposal Manager

AMERICAN SYSTEMS

phone: (703) 968-5013 | mobile: (703) 282-3205 | fax: 703-968-5151

Gretchen.Schreiber@AmericanSystems.com | AmericanSystems.com

[twitter](#) | [facebook](#) | [linkedin](#)

LEGAL DISCLAIMER: The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is strictly prohibited and may be unlawful.

**From:** Don Buch [<mailto:dnbuch@hotmail.com>]  
**Sent:** Tuesday, September 02, 2014 2:25 PM  
**To:** Alex Dambach; Nathan Randall  
**Subject:** 3640 Wheeler Avenue - Proposed Recycling Operation

Alex, Nathan –

I won't be at the Planning Commission meeting on Thursday as that is "changing of the guard" (annual election) night for the Cameron Station Civic Association. However, in addition to the very salient points you have made in your report, I would like to add several comments and observations:

1. Number of Trucks per Day: I believe I previously read that this facility might anticipate up to 200 truck deliveries per day but expected to stabilize at about 170. I note you are using a figure of 130. Even at that number, it amounts to 260 truck movements per day. At the same time, one ought to consider the ramifications were the number to be 400 (200 in, 200 out).
2. Traffic Congestion: I believe all trucks using Wheeler are supposed to only enter and leave via the Wheeler/Duke intersection next to McDonald's (and a very short block west of Quaker Lane). Has that impact been evaluated? My personal experience is that the left turn lane into Wheeler from westbound Duke Street is frequently "too short" to accommodate all the vehicles wishing to turn. They then back up, blocking the left through lane of Duke, reducing Duke to one through lane. Sometimes they back up on Duke, across Quaker Lane. Has this been taken into consideration?
3. Timing of the Trucks, Waiting for Access: Assuming the trucks would like to avoid rush hour on Duke Street, I'm guessing the most active hours will be 9:00 am until 4:00 pm. If the arriving trucks were perfectly spaced that is still one every 97 seconds. But trucks will come at will. Thus the fact that "the applicant plans to install the scale in a location on the property that would allow at least one truck to wait on-site while another truck is being weighed" would seem to infer that there will frequently be trucks lined up on Wheeler waiting to get into the yard – hardly a desirable situation. Moreover, it appears each truck will have to be weighed both before and after unloading. Can both of those reasonably be accomplished in a combined total of 97 seconds? Obviously if the number of trucks were to be higher, the issues only become ever more relevant.
4. Piles of "Stacked Metal": I note that in response to your concern that piles of metal could be stacked higher than the screening fence "The applicant reports that it does not anticipate tall piles of metal to accumulate at the site, since it is in their financial interest to move the material out of the facility as quickly as possible." If that is the case then one assumes they would have no problem with you including a maximum height limitation within the regulations?

I had a variety of other questions and concerns when I read the application but believe you have done a great job in addressing them. Thanks!

Don

**From:** John von Senden [<mailto:jvonsenden@comcast.net>]  
**Sent:** Thursday, September 04, 2014 2:06 PM  
**To:** Nathan Randall  
**Cc:** Al Cox; Thomas Collelo  
**Subject:** SUP 2013-0059 "3640 Wheeler Avenue - Wheeler Avenue Recycling"

Mr. Randall,

Regarding tonight's Docket Item 14, which is SUP 2013-0059 "3640 Wheeler Avenue - Wheeler Avenue Recycling" I'm writing in complete opposition to the application. I support the staff recommendation for denial.

1. The proposed use appears to violate the City's Noise Ordinance and will adversely impact a number of residences in the neighborhood. The applicant should provide acoustical mitigation to prevent noise in excess of 50-dB at the exterior of any buildings constructed.
2. The proposed use will adversely impact the traffic on Duke Street, which is already at the failure point. The applicant should provide additional lanes, or other mitigating measures, from the intersection of Wheeler and Duke to the closest interstate exit.
3. The proposed use will adversely impact the late 18th century mill building on the site. The applicant should provide an engineering analysis, from an independent professional engineer showing the noise and vibration from the proposed use will not cause structural distress to the historic fabric.

Please share these comments with the Planning Commission members. Unfortunately, I will be unable to attend tonight's meeting.

If you have any questions regarding my comments, please let me know.

Thanks,  
John C. von Senden, AIA  
18 Carriage House Circle  
Alexandria, VA 22304

My comments/questions would be as follows:

1. How business staff will supervise the acceptance of materials to ensure that no hazardous materials are being transported onto the site. If the use allows for the acceptance of automobiles, engines, and other vehicle components, what method will be in place to ensure that all vehicle fluids have been completely removed and what method will be done to verify that information? Residual flammable and combustible motor fluids would be one of the prime fire concerns in the event that sparks or friction created by the metal moving and crushing process exists to ignite any residual fluids or vapors. Also of concern, would be the storage of such materials inside the building. Depending on current use and size of the building, this may require a change of use and/or the addition of additional fire protection equipment.
2. Minimum spill equipment shall be maintained on site in the event of any spills or leaks of fluids. Such equipment would need to be maintained by the business owner. They should also maintain a licensed environmental contractor on file for response to remediate any hazardous materials incident.
3. How will water run-off be controlled and what preventive systems will be in place to ensure that no residual fluids or products migrate to nearby waterways?
4. No acceptance of flammable or combustible metals, unless specific fire protection equipment is installed on site (special extinguishing media for combustible metals).
5. Applicant would have to comply with all applicable fire code provisions and obtain required fire prevention permits.

I have also consulted with Maurice Jones, Supervisor for our Fire Protection Re-testing Section and Site Plan Coordinator. He will provide any additional comments as needed relating to fire protection issues.

Russell A. Furr  
Assistant Fire Marshal  
Supervisor, Fire Prevention / Environmental Investigations  
Alexandria Fire Department  
Fire Prevention and Life Safety Section  
(703) 746-4247  
[russell.furr@alexandriava.gov](mailto:russell.furr@alexandriava.gov)