

October 2, 2019

Chairman and Members of the Planning Commission
City of Alexandria Virginia

Re: October 3 Docket, Virginia Paving Company Special Use Permit

Mr. Chairman and Members of the Planning Commission:

After reviewing the arguments on both sides of this issue, West End Business Association (WEBA) stands in support of Virginia Paving and strongly opposes the efforts of the City to end their long standing SUP and what follows is a near replication of the Eisenhower Partnership letter on this matter.

In the view of WEBA, while we recognize that there is potential for the City to take in considerably more revenue from new development where Virginia Paving currently is located, currently there is no immediate prospect of that. Further, given the assessment of the work being done by Virginia Paving, including the income from its taxes, the jobs it provides, and its essential proximity to the roads it serves in Alexandria, we have concluded that these benefits far outweigh the speculative benefits anticipated by City staff.

Further, and perhaps most importantly, WEBA is fundamentally opposed with the City dictating the elimination of a business without an overwhelming showing of harm to our citizens or our community. We note that, if as some opponents of Virginia Paving believe, it is not a thriving business but one that is diminishing, it will certainly recognize that and act accordingly. The City has not made a case that it needs to facilitate that.

Finally, we have great respect for the view of the Eisenhower Partnership.

Therefore, as put forward by the Eisenhower Partnership, we state the following:

Alexandria City Council will soon vote on the future of Virginia Paving Company's plant on the West End of Eisenhower. The decision to allow the plant to remain in business or close will be based on a sunset clause in their original special use permit, also known as condition 75.

Value of Virginia Paving to Alexandria

Virginia Paving employs more than 100 people, several of whom live in Alexandria. The plant's location enables Virginia Paving to supply Alexandria with more affordable asphalt and paving, saving the City more than \$300,000 per year. Virginia Paving pays an additional \$300,000 in property, business, sales, and other taxes to the City, making its removal an immediate financial loss with far reaching impacts that will be difficult to recover.

We recommend that the City vote for Virginia Paving to stay in operation with five-year reviews, as they are a responsible steward of our environment and extremely beneficial to Alexandria's workers, drivers, and taxpayers. Forcing its closure is bad for Alexandrians.

Virginia Paving is not preventing new development

In fact, several new residential and retail developments are planned near Virginia Paving. Several industrial uses in this area are planned to remain for the foreseeable future.

Greenhill recently obtained capability development document (CDD) approval for 3 million square feet of new development to the immediate north of Virginia Paving.

The former Vulcan site is under review by Lennar, a national homebuilder.

The Victory Center was recently purchased for homes and retail development. Several warehouses were recently bought by investors holding for future development.

Virginia Paving does not prevent City improvements

The Virginia Paving plant is not preventing Alexandria's efforts to remodel Backlick Run or build a proposed multi-modal bridge. Improvements to Backlick Run are unaffected by continued operation of the plant. The multi-modal bridge is unfunded and several years from construction. It could be built on the eastern edge of the Virginia Paving property without closing the plant.

Regulatory Conditions

Virginia Paving remains well within Environmental Protection Agency and Virginia Department of Environmental Quality standards for emissions.

As part of their special use permit, Virginia Paving operates under careful, welcome regulations. The company has spent more than \$4 million dollars to communicate with the City and to mitigate any environmental impact.

Virginia Paving hosts annual open houses for the community to hear about plant operations, annual inspection results by the City, and any complaints and their resolution.

The City maintains an enforcement officer position specific to Virginia Paving. As part of the special use permit, Alexandria maintains a 24 hour hotline for complaints regarding Virginia Paving. In recent years, the hotline has averaged fewer than two calls a year for odor or noise.

Environmental Impact

The Virginia Paving plant does not adversely affect nearby residential communities to any greater extent than other uses in Eisenhower West including:

- the Covanta Waste to Energy plant,

- the Norfolk Southern Transloading facility, and;

- the Capital Beltway.

Air quality studies demonstrate that other uses are far more responsible for dust. While all of these uses factor into our economy, asphalt is likely the least harmful and most beneficial.

At our request, the Virginia Paving Company provided us with a presentation regarding their company. They responded to our questions regarding the environmental impact of their Alexandria plant with studies and data that reassure us the plant is safe. Based on this information, we support the plant remaining in operation with five-year reviews.

Market Conditions

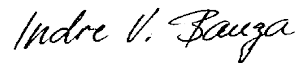
Currently, there is no urgency and little benefit to closing the plant. As Eisenhower West develops, a growing market demand for developable land will likely produce strong offers to buy and redevelop the land currently occupied by the plant. Shutting down the plant without a market for the property may lead to vacancy and urban blight at a disadvantage to all Alexandrians.

In Sum

We strongly believe in the future of Eisenhower West, so we are encouraged by the interest in developing this area beyond industrial use. However, Virginia Paving should be the last industrial property to leave this area as it provides significant benefits to the City with minimal disruption and little or no environmental impact.

We urge the Planning Commission recommend to City Council that the current SUP sunset period be extended and that the plant undergo SUP reviews every five years to ensure it is in compliance.

Sincerely,

A handwritten signature in black ink, reading "Indre V. Bauza". The signature is written in a cursive, flowing style.

Indre Bauza, President
Cc: West End Business Association Board of Directors
Members of Planning Commission
Mayor and Members of City Council

Fwd: Virginia Paving - Please support Staff's recommendation

Karl Moritz

Wed 10/2/2019 10:16 AM

To: Anh Vu <Anh.Vu@alexandriava.gov>; Patrick Silva <Patrick.Silva@alexandriava.gov>; Nathan Randall <Nathan.Randall@alexandriava.gov>

For the Planning Commission.

Karl W. Moritz
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

Begin forwarded message:

From: "Fran Vogel" <fran.vogel@verizon.net>
Date: October 2, 2019 at 10:01:29 AM EDT
To: <justin.wilson@alexandriava.gov>, <elizabeth.bennettparker@alexandriava.gov>, <john.taylor.chapman@alexandriava.gov>, <canek.aguirre@alexandriava.gov>, <amy.jackson@alexandriava.gov>, <mo.seifeldein@alexandriava.gov>, <del.pepper@alexandriava.gov>
Cc: <Karl.moritz@alexandriava.gov>, <mark.jinks@alexandriava.gov>
Subject: Virginia Paving - Please support Staff's recommendation

Dear Mayor Wilson & Council:

I am sending this email on behalf of myself, as an Alexandria resident. I support City Staff's determination that Virginia Paving's heavy industrial use at its asphalt plant located at 5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street in Alexandria ("Virginia Paving") is inconsistent with the Eisenhower West Small Area Plan and with the ensuing and foreseeable development and redevelopment in the West End of Alexandria.

There are additional facts that justify requiring Virginia Paving to cease its heavy industrial uses:

- (1) Virginia Paving's product is no longer in high demand as evidenced by the fact that its annual output has been less than 250,000 of the permitted 980,000 tons in the last several years
- (2) Virginia Paving's site is on the preferred location for the multimodal bridge and its continued presence will impede the building of same
- (3) Redevelopment of Virginia Paving's site would result in an annual net financial benefit to the City of about \$1.9 million which is far greater than the combined total in savings to the City from buying asphalt or collecting taxes from it
- (4) Virginia Paving's operations generate toxic substances that pollute our water and air (e.g. volatile organic compounds, nitrogen oxides, sulfur dioxides and small particulates such as PM2.5 and PM10)
- (5) Virginia Paving has a long history of violating federal state and local environmental and other laws

Since 2004, Virginia Paving has been cited for 29 such violations and it is still encroaching on over 36,000 square feet on a public right of way.

I therefore urge you to invoke the sunset provision contained in item #75 of Virginia Paving's Special Use Permit at your public hearing on October 19th.

Thank-you,

Fran Vogel
41 N. Early Street

From: [Karl Moritz](#)
To: [Anh Vu](#); [Patrick Silva](#)
Cc: [Nathan Imm](#)
Subject: Fwd: Virginia Paving: inconsistent with the Eisenhower West Small Area Plan.
Date: Tuesday, October 01, 2019 4:54:11 PM
Attachments: [Martin_Menez.vcf](#)
[ATT00001.htm](#)

Please share with the Planning Commission.

Karl W. Moritz
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

Begin forwarded message:

From: Martin Menez <Martin.Menez@att.net>
Date: October 1, 2019 at 4:07:18 PM EDT
To: justin.wilson@alexandriava.gov, elizabeth.bennettparker@alexandriava.gov,
canek.aguirre@alexandriava.gov, amy.jackson@alexandriava.gov,
mo.seifeldein@alexandriava.gov, del.pepper@alexandriava.gov,
john.taylor.chapman@alexandriava.gov
Cc: Karl.moritz@alexandriava.gov, mark.jinks@alexandriava.gov
Subject: Virginia Paving: inconsistent with the Eisenhower West Small Area Plan.
Reply-To: Martin.Menez@att.net

Dear Mayor Wilson & Council:

I am a Cameron Station resident who supports City Staff's determination that Virginia Paving's heavy industrial use at its asphalt plant located at 5601 & 5603 Courtney Avenue and 720, 730 & 750 South Van Dorn Street in Alexandria ("Virginia Paving") is inconsistent with the Eisenhower West Small Area Plan and with the ensuing and foreseeable development and redevelopment in the West End of Alexandria.

There are additional facts that justify requiring Virginia Paving to cease its heavy industrial uses:

- (1) Virginia Paving's product is no longer in high demand as evidenced by the fact that its annual output has been less than 250,000 of the permitted 980,000 tons in the last several years;
- (2) Virginia Paving's site is on the preferred location for the multimodal bridge and its continued presence will impede the building of same.;
- (3) Redevelopment of Virginia Paving's site would result in an annual net financial benefit to the City of about \$1.9 million which is far greater than the combined total in savings to the City from buying asphalt or collecting taxes from it.;

(4) Virginia Paving's operations generate toxic substances which pollute our water and air (e.g. volatile organic compounds, nitrogen oxides, sulfur dioxides and small particulates (i.e. PM2.5 and PM10)).;

(5) Virginia Paving has a long history of violating federal state and local environmental and other laws. Since 2004, Virginia Paving has been cited for 29 such violations and it is still encroaching on over 36,000 square feet on a public right of way.

In light of the foregoing, I urge you to invoke the sunset provision contained in item #75 of Virginia Paving's Special Use Permit at your public hearing on October 19th.

Thanks for your consideration,

Martin Menez
4924 Donovan Drive
Alexandria, VA 22304
Mobile: +1-703-609-4560
Email: Martin.Menez@att.net

From: [Karl Moritz](#)
To: [Anh Vu](#)
Cc: [Patrick Silva](#)
Subject: FW: Save the west end!
Date: Tuesday, October 01, 2019 10:44:22 AM

Anh and Patrick,

Please forward to the Planning Commission and include in the record of materials for this case.

Thank you!

Karl

Karl W. Moritz
Planning Director | City of Alexandria
Room 2100 | 301 King Street | Alexandria, VA 22314
Desk: 703-746-3804 | Cell: 571-329-3052

From: Sarah Tressler <sarahdc77@gmail.com>
Sent: Tuesday, October 01, 2019 10:27 AM
To: Karl Moritz <Karl.Moritz@alexandriava.gov>
Subject: Save the west end!

Dear Mayor Wilson & Council:

I am an Alexandria resident who supports City Staff's determination that Virginia Paving's heavy industrial use at its asphalt plant located at 5601 & [5603 Courtney Avenue](#) and 720, 730 & [750 South Van Dorn Street in Alexandria](#)("Virginia Paving") is inconsistent with the Eisenhower West Small Area Plan and with the ensuing and foreseeable development and redevelopment in the West End of Alexandria. There are additional facts that justify requiring Virginia Paving to cease its heavy industrial uses: (1) Virginia Paving's product is no longer in high demand as evidenced by the fact that its annual output has been less than 250,000 of the permitted 980,000 tons in the last several years; (2) Virginia Paving's site is on the preferred location for the multimodal bridge and its continued presence will impede the building of same.; (3) Redevelopment of Virginia Paving's site would result in an annual net financial benefit to the City of about \$1.9 million which is far greater than the combined total in savings to the City from buying asphalt or collecting taxes from it.; (4) Virginia Paving's operations generate toxic substances which pollute our water and air (e.g. volatile organic compounds, nitrogen oxides, sulfur dioxides and small particulates (i.e. PM2.5 and PM10)).; (5) Virginia Paving has a long history of violating federal state and local environmental and other laws. Since 2004, Virginia Paving has been cited for 29 such violations and it is still encroaching on over 36,000 square feet on a public right of way. In light of the foregoing, I urge you to invoke the sunset provision contained in item #75 of Virginia Paving's Special Use Permit at your public hearing [on October 19th](#).

From: [Karl Moritz](#)
To: [Anh Vu](#); [Patrick Silva](#); [Nathan Randall](#)
Subject: Fwd: Asphalt Plant
Date: Monday, September 30, 2019 6:46:08 PM

For the Planning Commission.

Karl W. Moritz
Planning Director
City of Alexandria, Virginia
Office: 703-746-3804
Cell: 571-329-3052

Begin forwarded message:

From: Claudia Munoz <munozct@gmail.com>
Date: September 30, 2019 at 6:14:31 PM EDT
To: mark.jinks@alexandriava.gov, karl.moritz@alexandriava.gov,
justinwilson@alexandriava.gov, elizabeth.bennettparker@alexandriava.gov,
john.taylor.chapman@alexandriava.gov, canek.aguirre@alexandriava.gov,
amy.jackson@alexandriava.gov, del.pepper@alexandriava.gov,
mo.seifeldein@alexandriava.gov
Subject: Asphalt Plant

Dear Mayor Wilson & Council:

I am an Alexandria resident who supports City Staff's determination that Virginia Paving's heavy industrial use at its asphalt plant located at 5601 & [5603 Courtney Avenue](#) and 720, 730 & [750 South Van Dorn Street in Alexandria](#) ("Virginia Paving") is inconsistent with the Eisenhower West Small Area Plan and with the ensuing and foreseeable development and redevelopment in the West End of Alexandria. There are additional facts that justify requiring Virginia Paving to cease its heavy industrial uses: (1) Virginia Paving's product is no longer in high demand as evidenced by the fact that its annual output has been less than 250,000 of the permitted 980,000 tons in the last several years; (2) Virginia Paving's site is on the preferred location for the multimodal bridge and its continued presence will impede the building of same.; (3) Redevelopment of Virginia Paving's site would result in an annual net financial benefit to the City of about \$1.9 million which is far greater than the combined total in savings to the City from buying asphalt or collecting taxes from it.; (4) Virginia Paving's operations generate toxic substances which pollute our water and air (e.g. volatile organic compounds, nitrogen oxides, sulfur dioxides and small particulates (i.e. PM2.5 and PM10)).; (5) Virginia Paving has a long history of violating federal state and local environmental and other laws. Since 2004, Virginia Paving has been cited for 29 such violations and it is still encroaching on over 36,000 square feet on a public right of way.

In light of the foregoing, I urge you to invoke the sunset provision contained in item #75 of Virginia Paving's Special Use Permit at your public hearing [on](#)

[October 19th.](#)

Thank you.

Claudia Munoz
5234 Bessley Pl, Alexandria



September 27, 2019

Chairman Nathan Macek and Members
Alexandria Planning Commission
Room 2100
301 King Street
Alexandria, VA 22314

Re: October 3 Docket, Virginia Paving Company Special Use Permit #2017-0097

Dear Chairman Macek and Members of Planning Commission:

Carlyle Council is writing to support the continued operations of Virginia Paving Company that is under consideration by the Planning Commission as Condition 75 of its Special Use Permit. We appreciate the benefits to the Carlyle area and citywide that Virginia Paving provides by its proximity to our roads and streets. They are an established presence in Eisenhower West.

Since the 1990s, Carlyle Community Council (CCC) has represented property owners for Carlyle, a 76-acre mixed use, transit-oriented community located on the east end of Eisenhower Avenue. Carlyle is home to the highest concentration of workers in the City as well as several multi-unit residential properties. Across the street from Carlyle is Alexandria Renew, the City's wastewater treatment facility. We have long had a collaborative relationship with them, they are a vital part of the fabric of greater Carlyle while providing an essential service for the City, its residents, workers and businesses. Its presence has not impacted development nearby.

The Eisenhower Avenue corridor is several miles long and home to a mix of land uses, residential, commercial and industrial. It is beneficial for an urban area, such as Alexandria, to have essential services located in or near its border. We followed the development of the Eisenhower West Small Area Plan and its Implementation Advisory Group. While Eisenhower East has been the epicenter of development along the corridor, the future of the Eisenhower West area allows for the flexibility of new development as market conditions change. Of note, a surge of new development is happening in Eisenhower East currently, although the Eisenhower East Plan was adopted many years ago.

Virginia Paving is not the only industrial use operating in Eisenhower West. These entities include the Covanta Waste to Energy Plant and the Norfolk Southern Transloading facility. To our knowledge, there are no plans for the City to require they cease their operations.

Virginia Paving has been a valuable corporate citizen for the community employing over 100 people in the City while supplying asphalt for the City's paving needs. They have implemented upgrades and improvements to make their facility state of the art in the industry. And the company pays property, BPOL, sales, and other taxes to the City.

Mr. Nathan Macek
September 27, 2019
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In our view, this is not the time for the City to take action to close the Virginia Paving Plant. As Eisenhower West develops, market demands may result in Virginia Paving deciding to sell its land on its own. However, for all the reasons stated above, Virginia Paving should be allowed to continue its operations in its current location for the foreseeable future.

Again, we ask the Planning Commission to recommend to City Council that the current SUP sunset period be extended and that the plant undergo SUP reviews every five years. Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Morgan Babcock". The signature is fluid and cursive, with the first name "Morgan" being more prominent than the last name "Babcock".

Morgan Babcock

Council Manager and TMP Coordinator