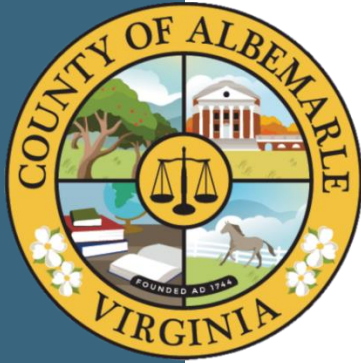


Northern Convenience Center

Places 29-North CAC Presentation
June 13, 2024



Agenda

Project Team / Background

Why are Convenience Centers Needed?

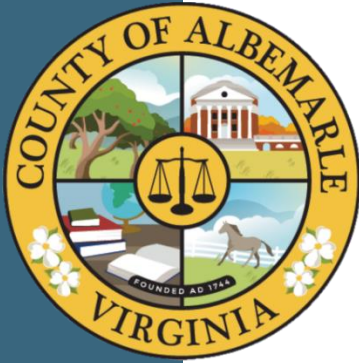
What is a Convenience Center?

Proposed Location

Proposed Site Plan

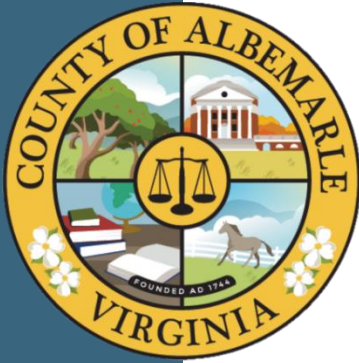
What Will It Look Like?

Next Steps



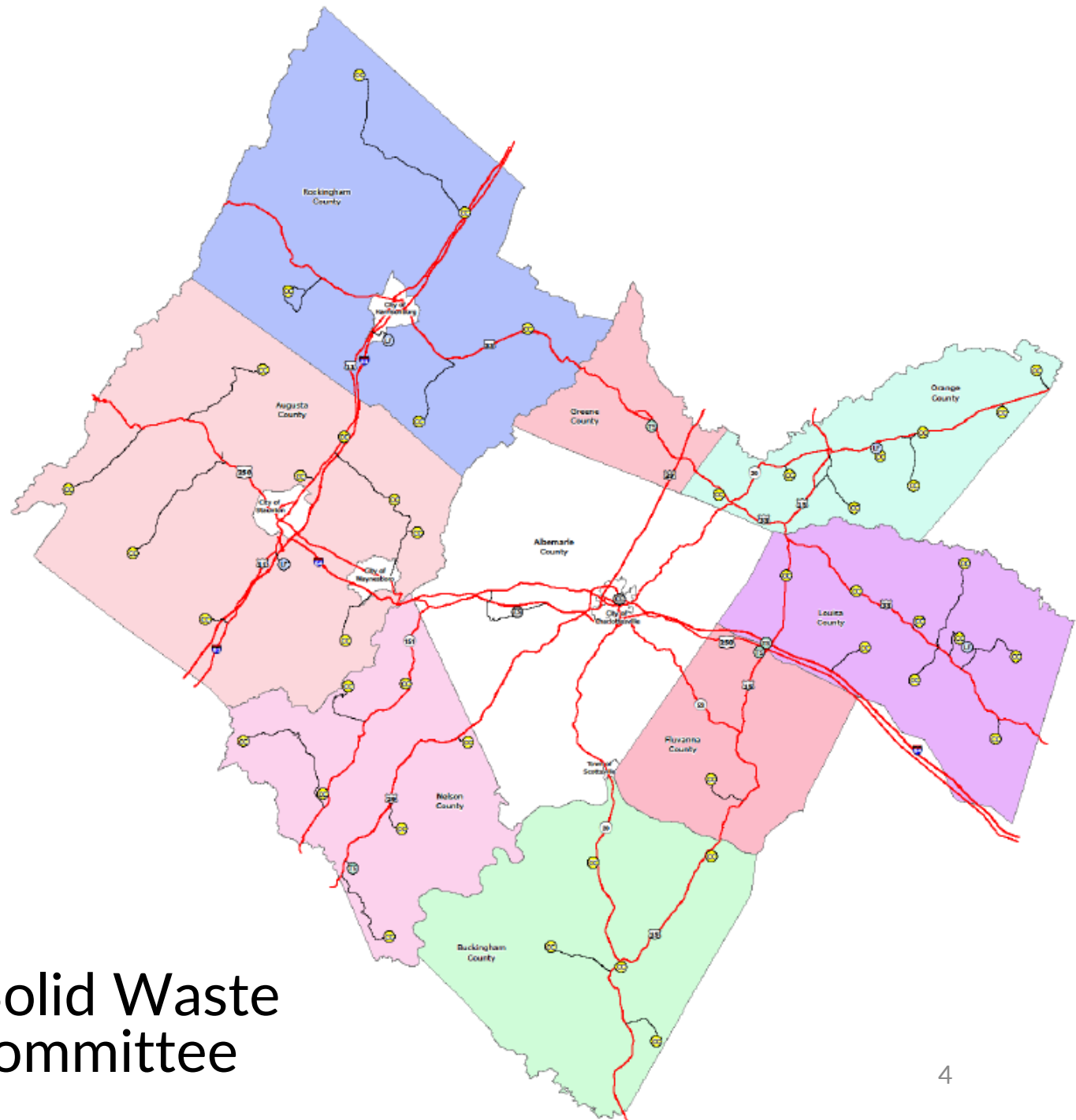
Project Team

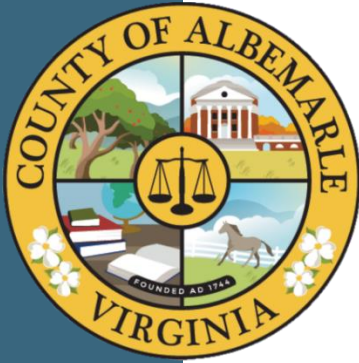
- Phillip McKalips, Director of Solid Waste, Rivanna Solid Waste Authority
- Santino Granato, PE, Senior Civil Engineer, Rivanna Water and Sewer Authority
- Wendy Karably, PMP, Program Manager, TRC
- Jeff Dumars, Deputy Director, Facilities & Environmental Services, Albemarle County



Convenience Centers in Surrounding Counties

2015 – Long Range Solid Waste Solutions Advisory Committee



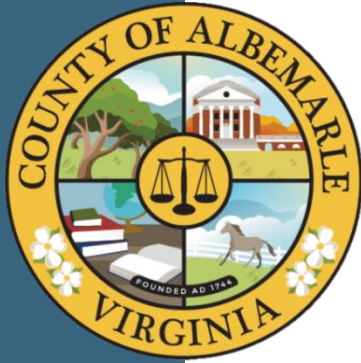


Subsequent Solid Waste Investments

- Ivy Transfer Station – 2019
- Ivy Convenience Center – 2021
- Southern Convenience Center – 2023



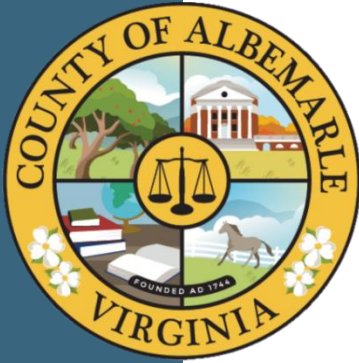
Southern Convenience Center



Northern Convenience Center Funding

- FY 24-28 CIP
 - Design – Approved in FY25 Budget
 - Construction – Anticipated in FY27*
- Desired site traits
 - Easily accessed
 - Strategically located within service area
 - Limited impact to surrounding properties

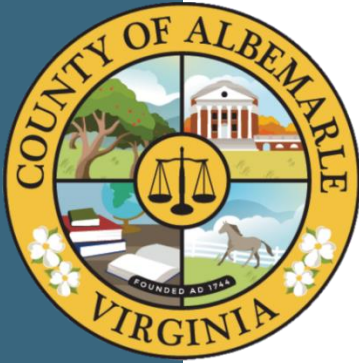
*Contingent on future BOS budget processes and approvals



A Convenience Center is a Place To Take...

- Bagged Household Waste
- Compostable Food Waste
- Recyclables, including:
 - Glass
 - Plastics
 - Paper and Cardboard
 - Tin and Other Metals
- Special Waste Streams (hazardous waste, e-waste) may be offered





Tag-a-Bag Household Trash

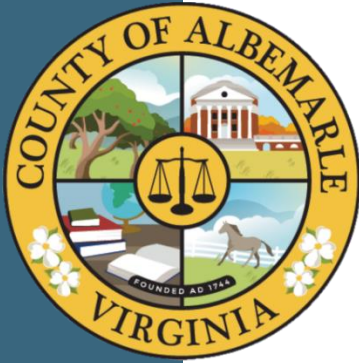
- Compacted and removed daily
- “Cost Convenient”
 - Dropped at Convenience Center: \$2.00 per 32-gallon bag
 - Average local hauler \$31 per month curbside
- Tags available to purchase from local merchants or by mail



Sam is 5'8"

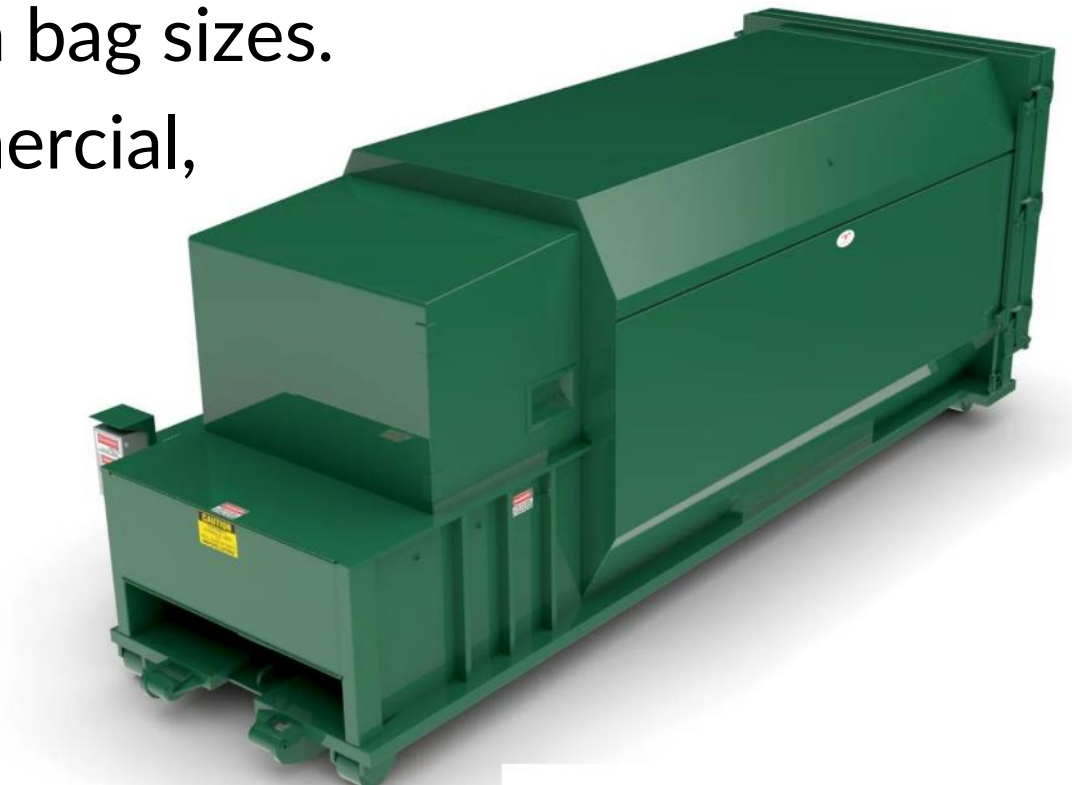


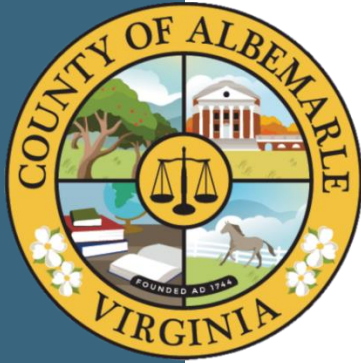
32 Gallon



MSW Self-Contained Compactor

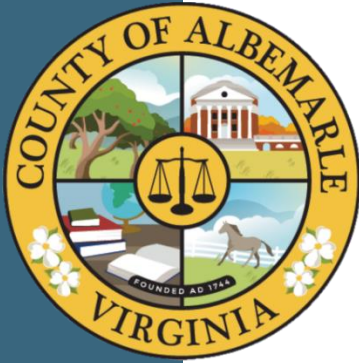
- Door on feed shoot generally limits waste to trash bag sizes.
- Won't accept commercial, construction waste





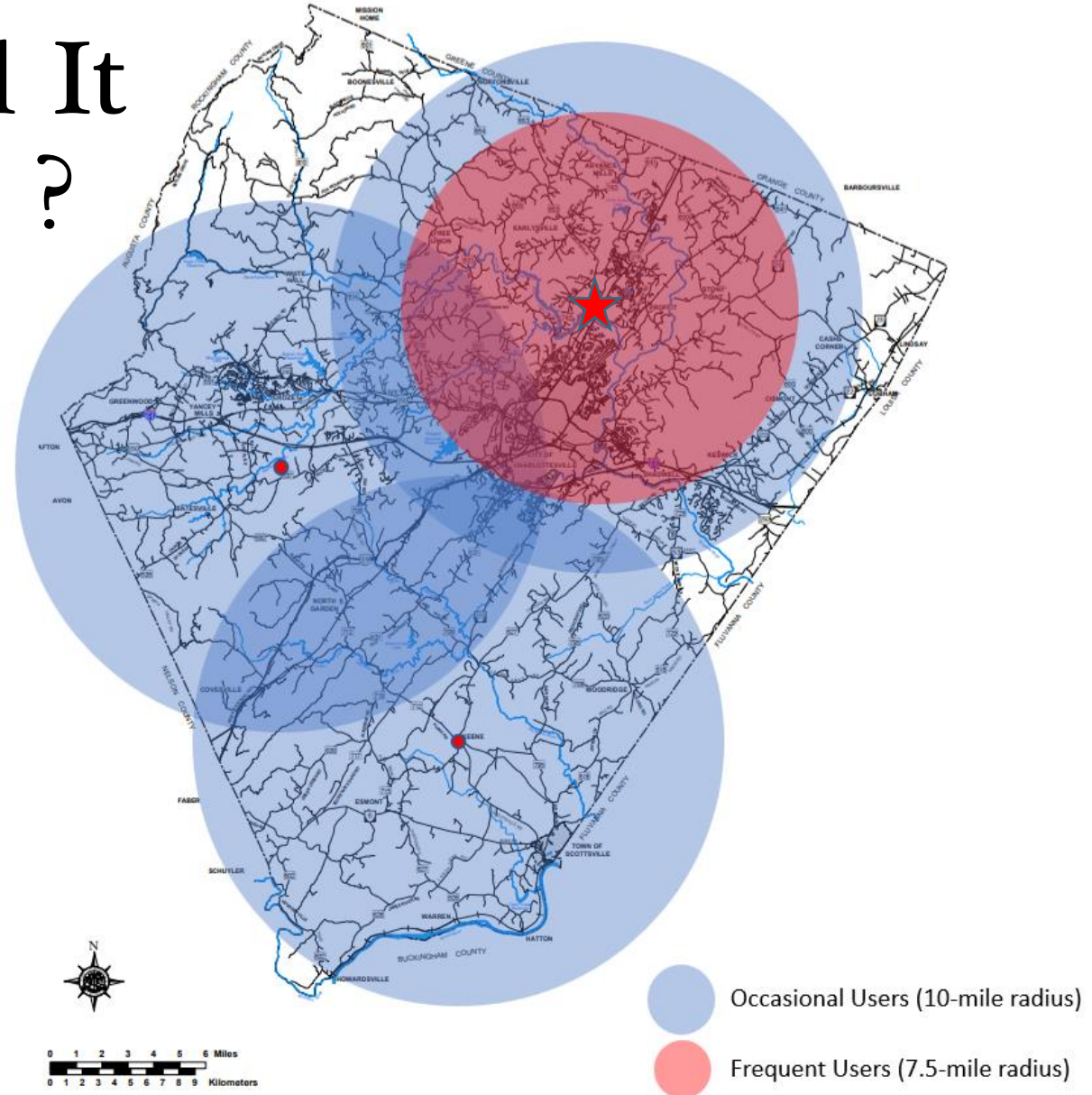
Hours of Operation

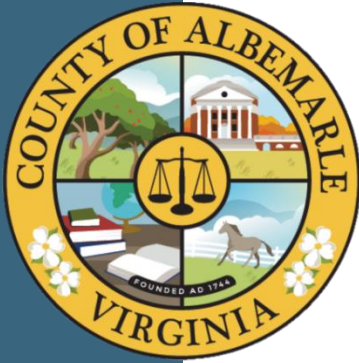
- Service Days: Six days a week in coordination with the other service centers
- Operations closed one day a week to facilitate emptying site containers, site cleaning and maintenance, anticipated closed day being Wednesday at the NCC
- Service Hours: 8am to 5pm



Where Will It Be Located ?

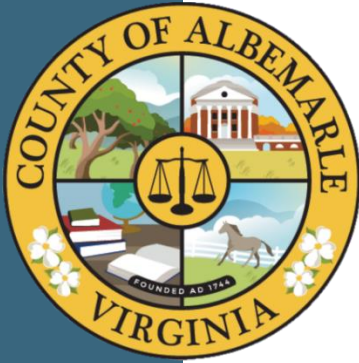
- Off Rio Mills Road, adjacent Berkmar Drive, north of the South Fork Rivanna
- Brookhill Development proffer #8
- Undeveloped land (parcels 46-18B and 46-18D)
- Zoned Rural Areas



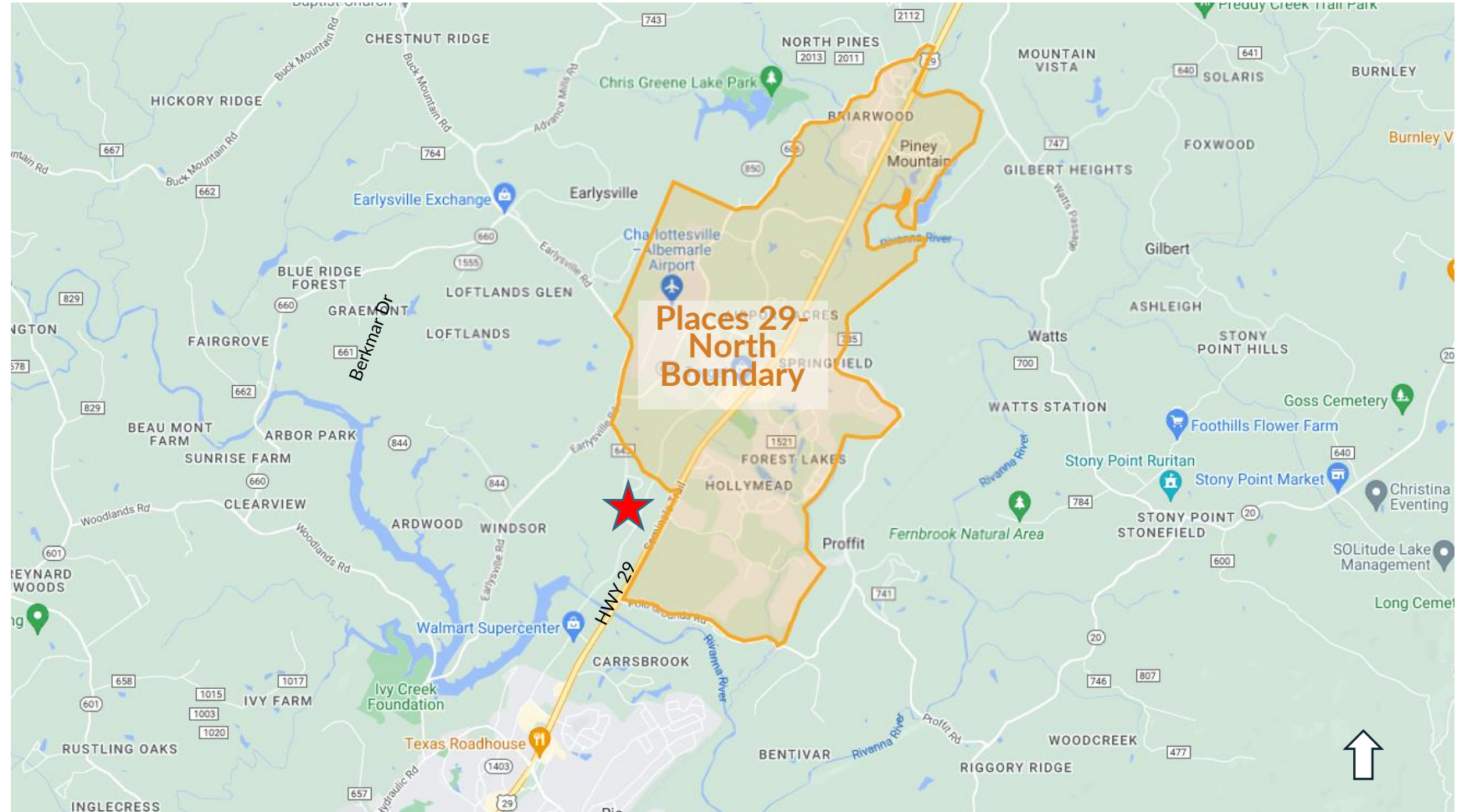


Community-wide Benefits

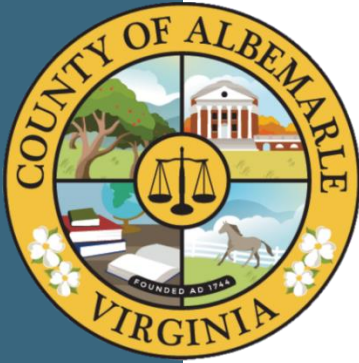
- Access to residential bagged waste and recycling disposal for rural residents in the northern portion of Albemarle County, currently without a facility within 7-10 miles.
- Convenience centers proven to reduce illegal dumping
- Convenience centers proven to curbs open burning



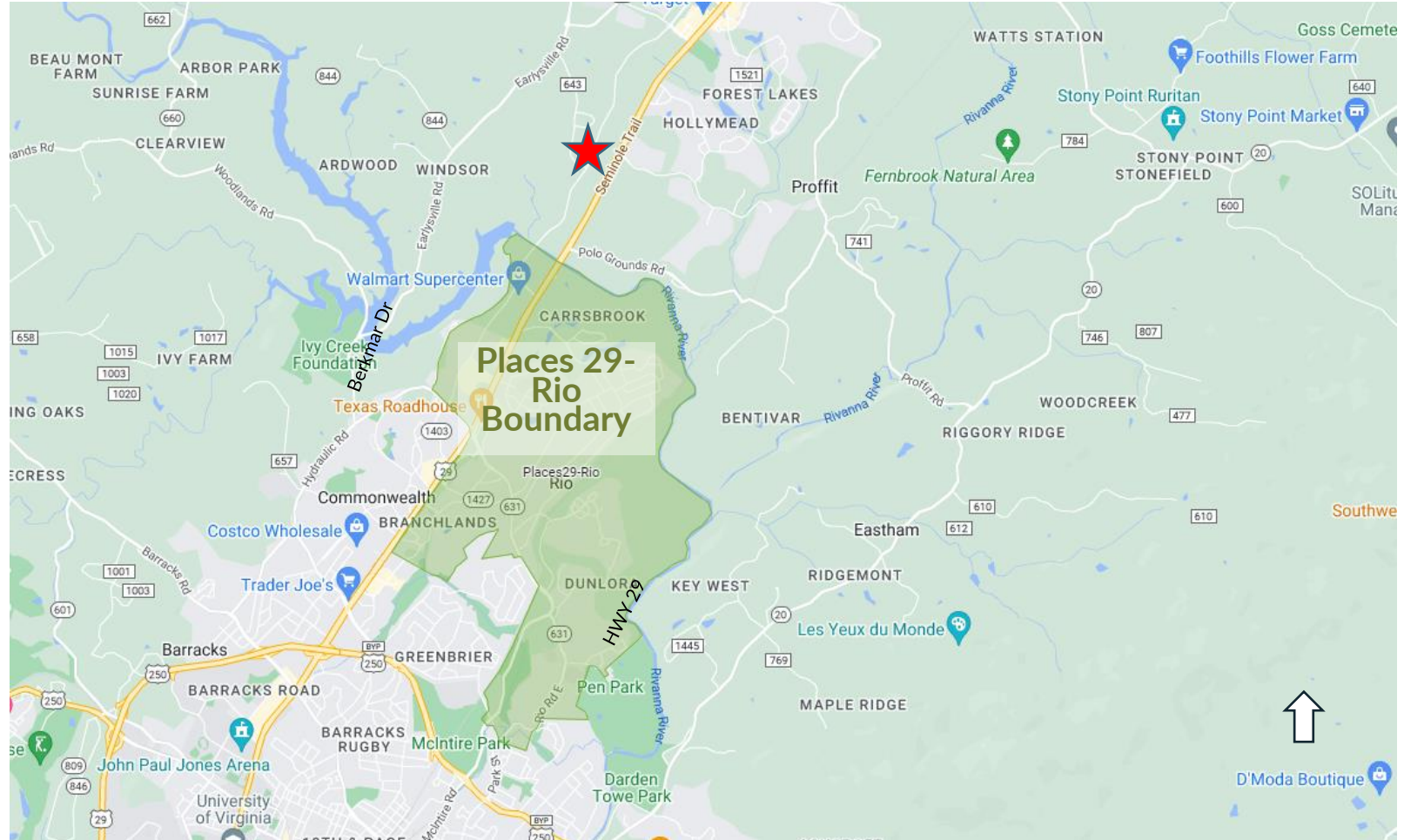
Proposed Site



Adjacent to Places 29–North CAC



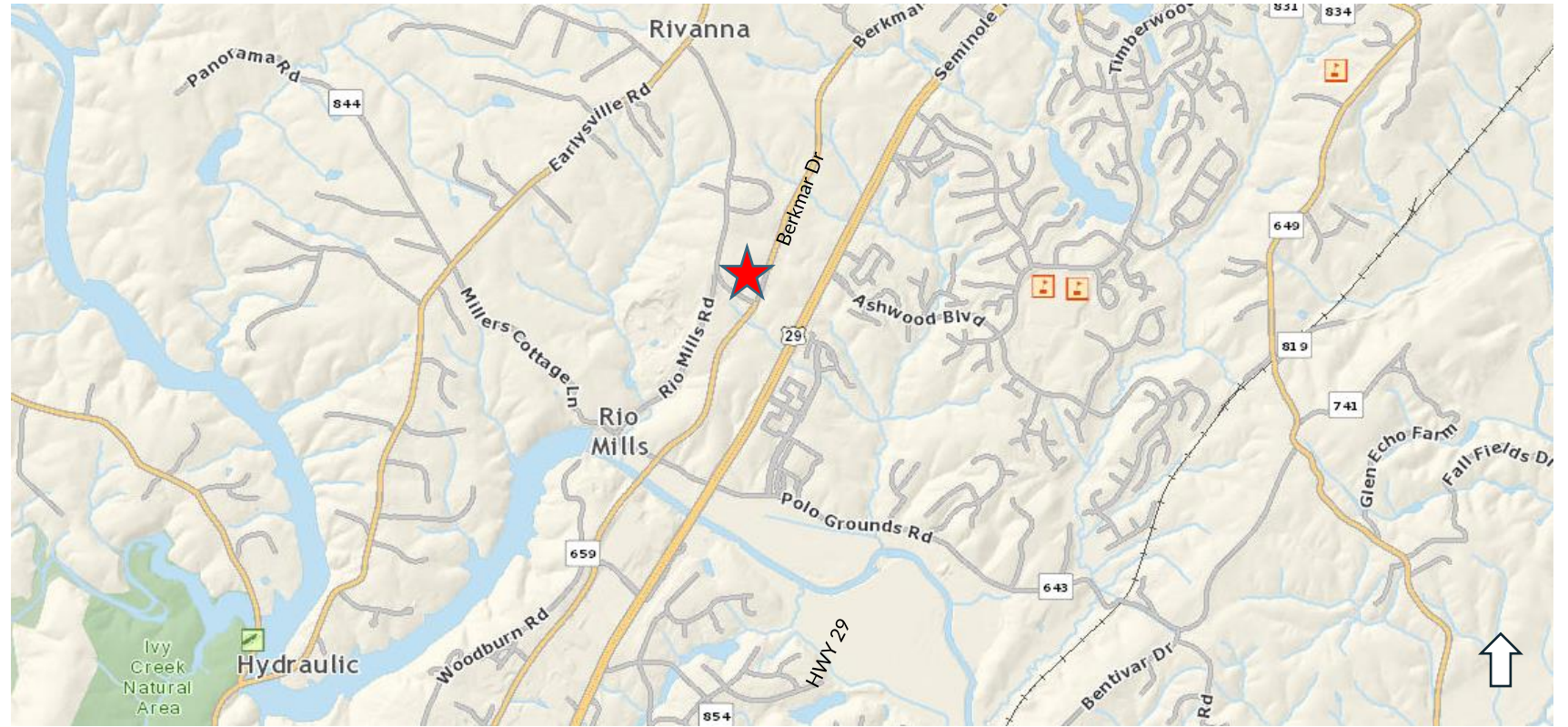
Proposed Site



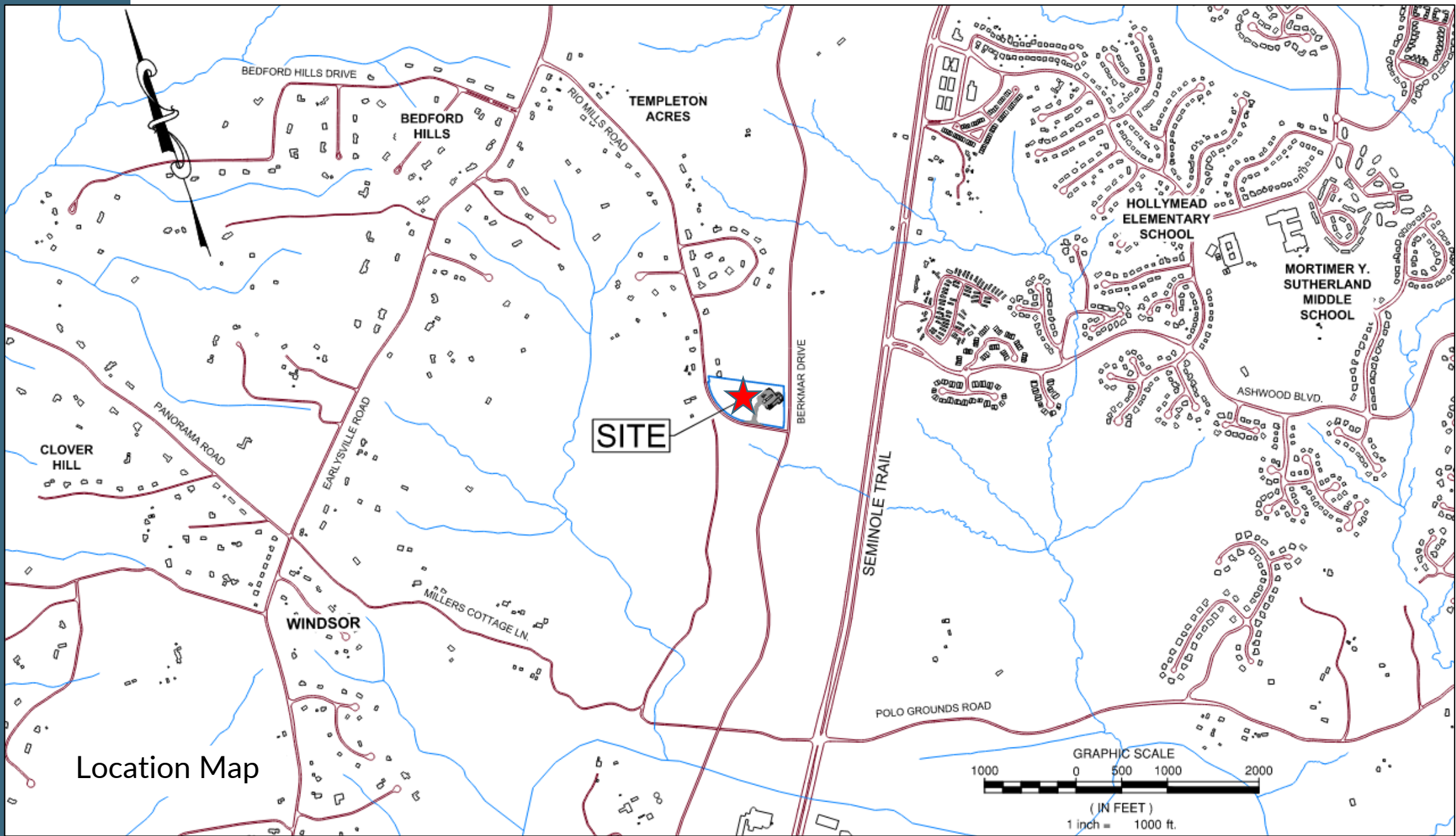
Adjacent to Places 29-Rio CAC



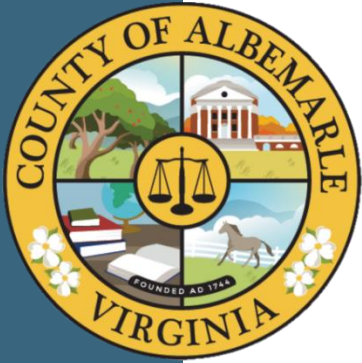
Proposed Site



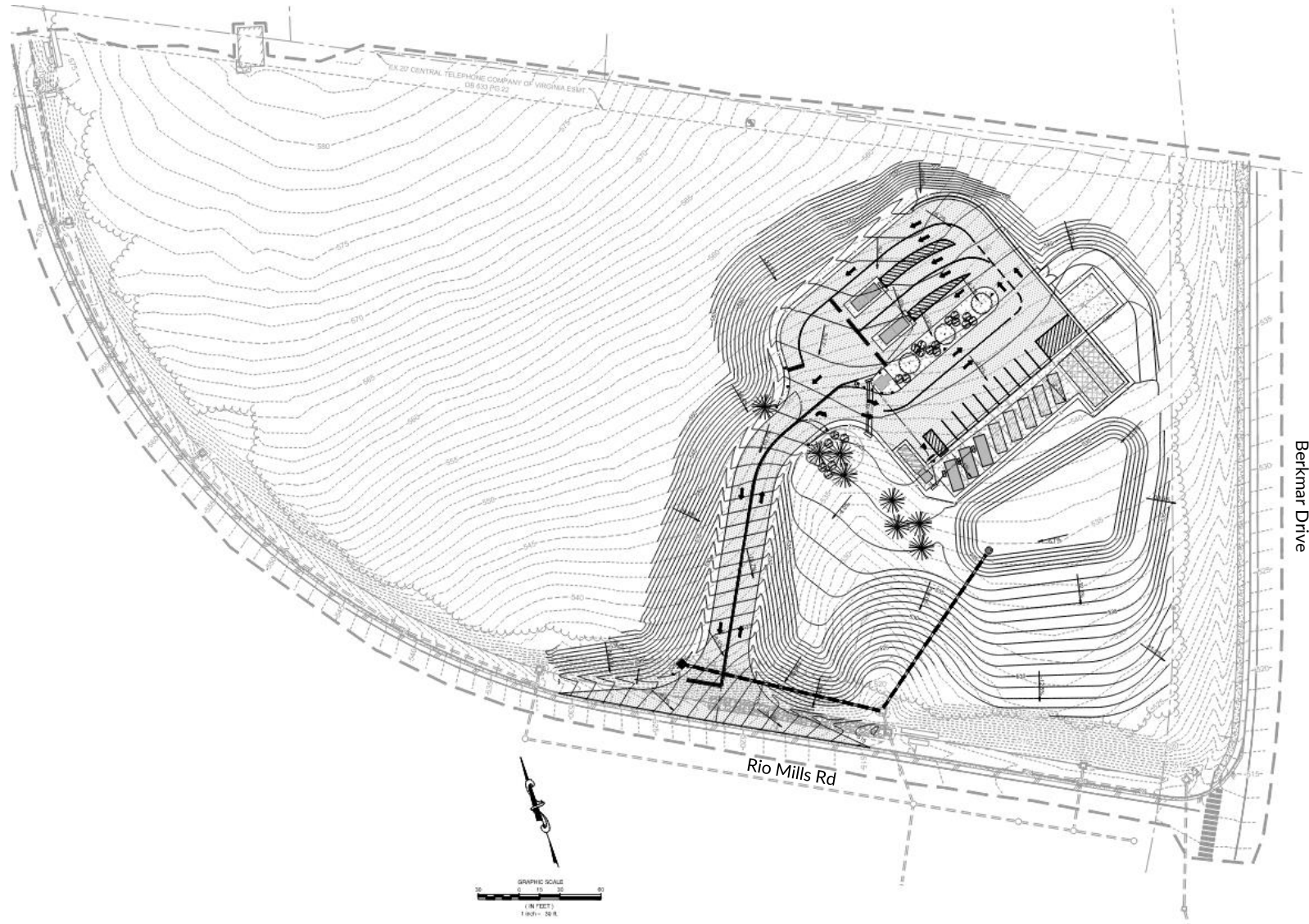
Vicinity Map



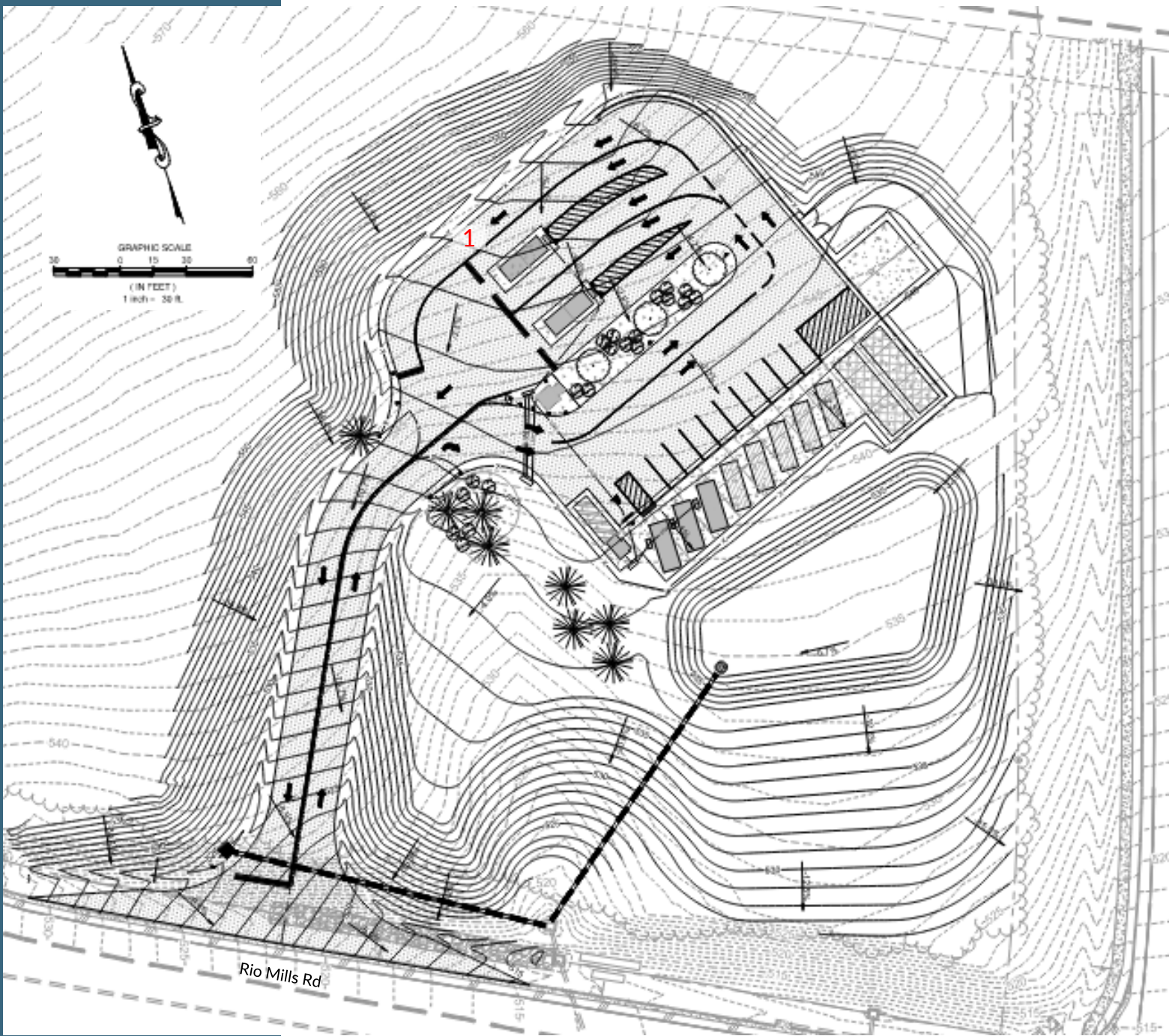
Location Map



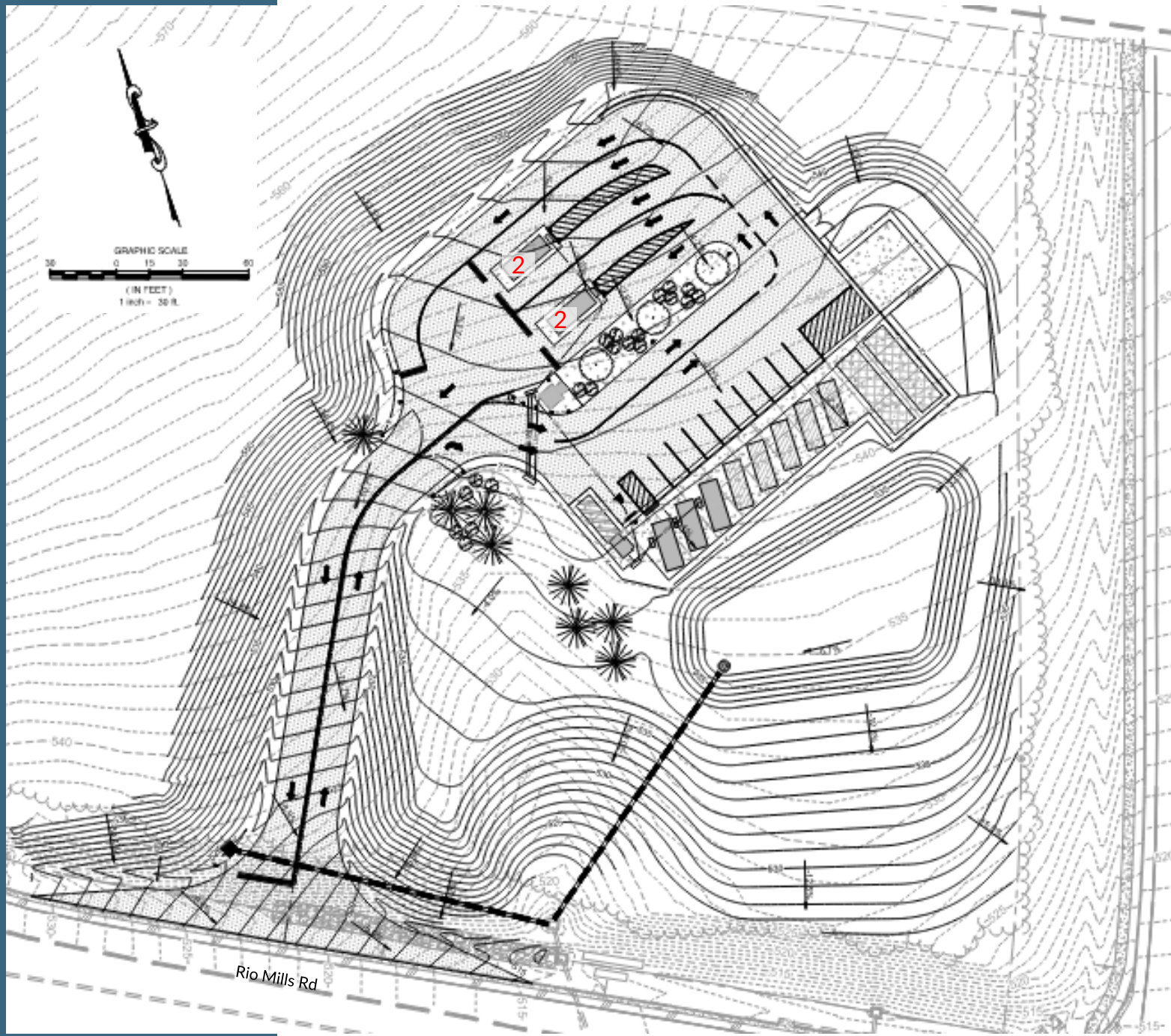
Site Plan



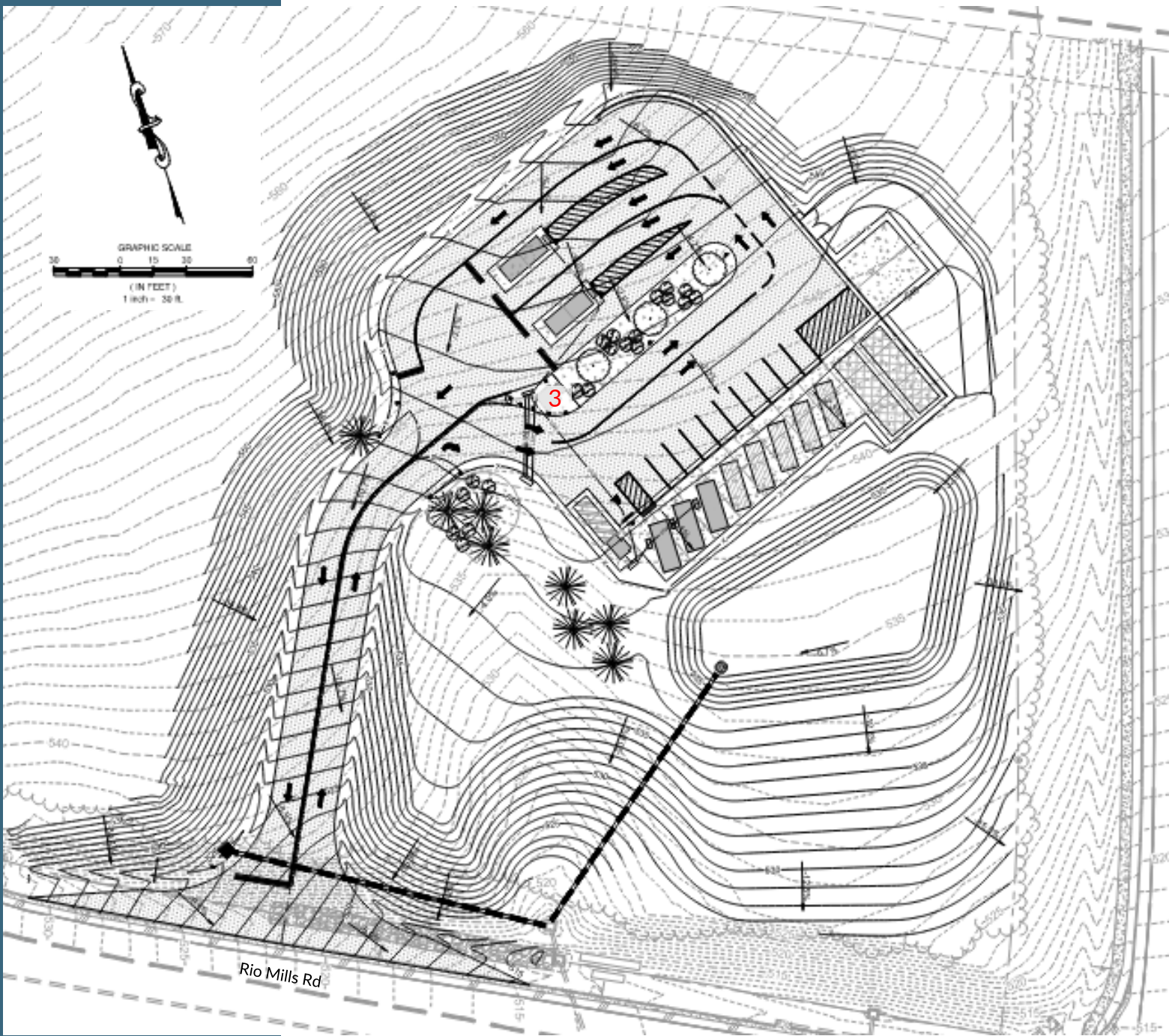




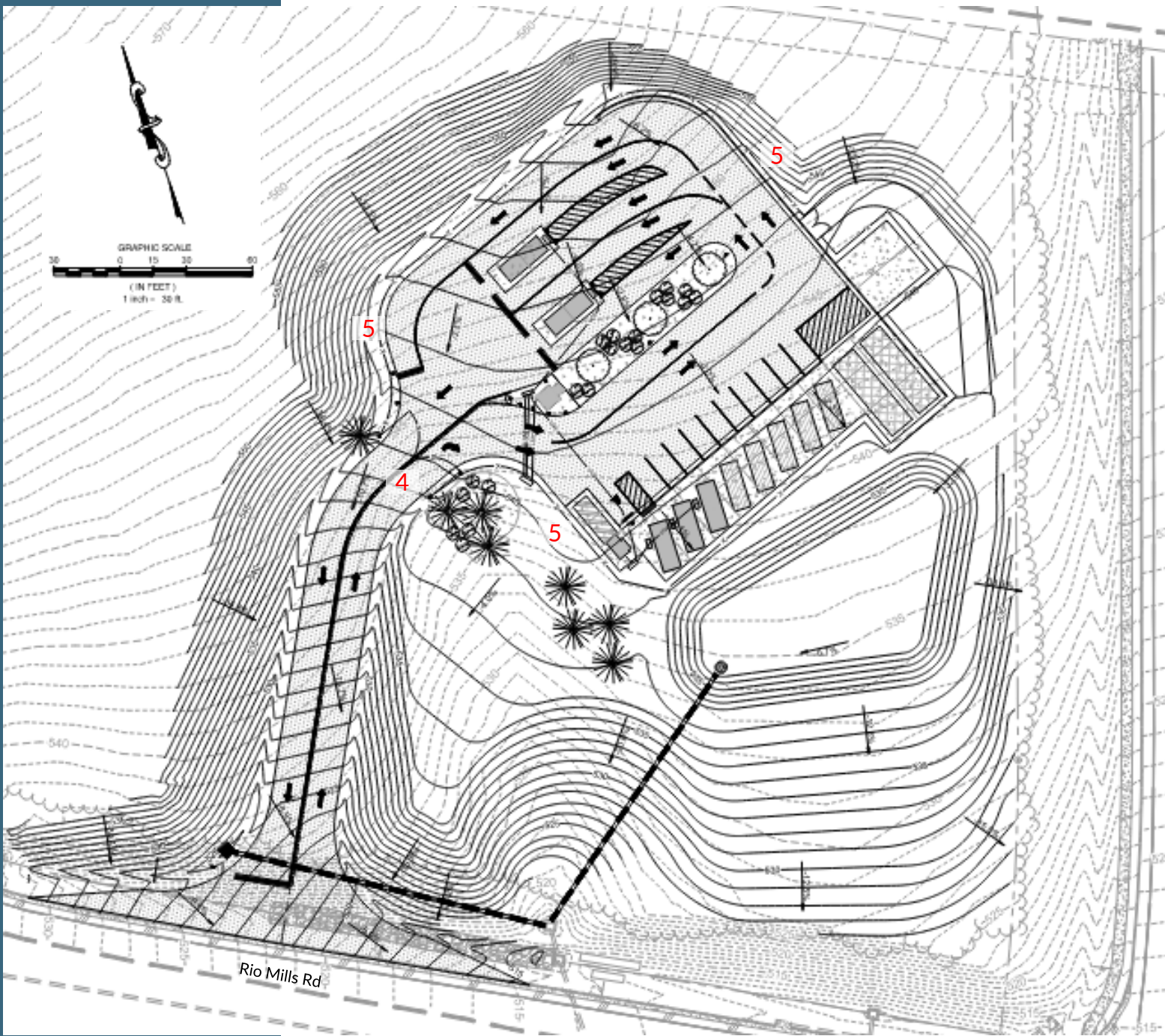
1. Bypass Lane



1. Bypass Lane
2. Two (2) Self Contained Compactors for Municipal Solid Waste



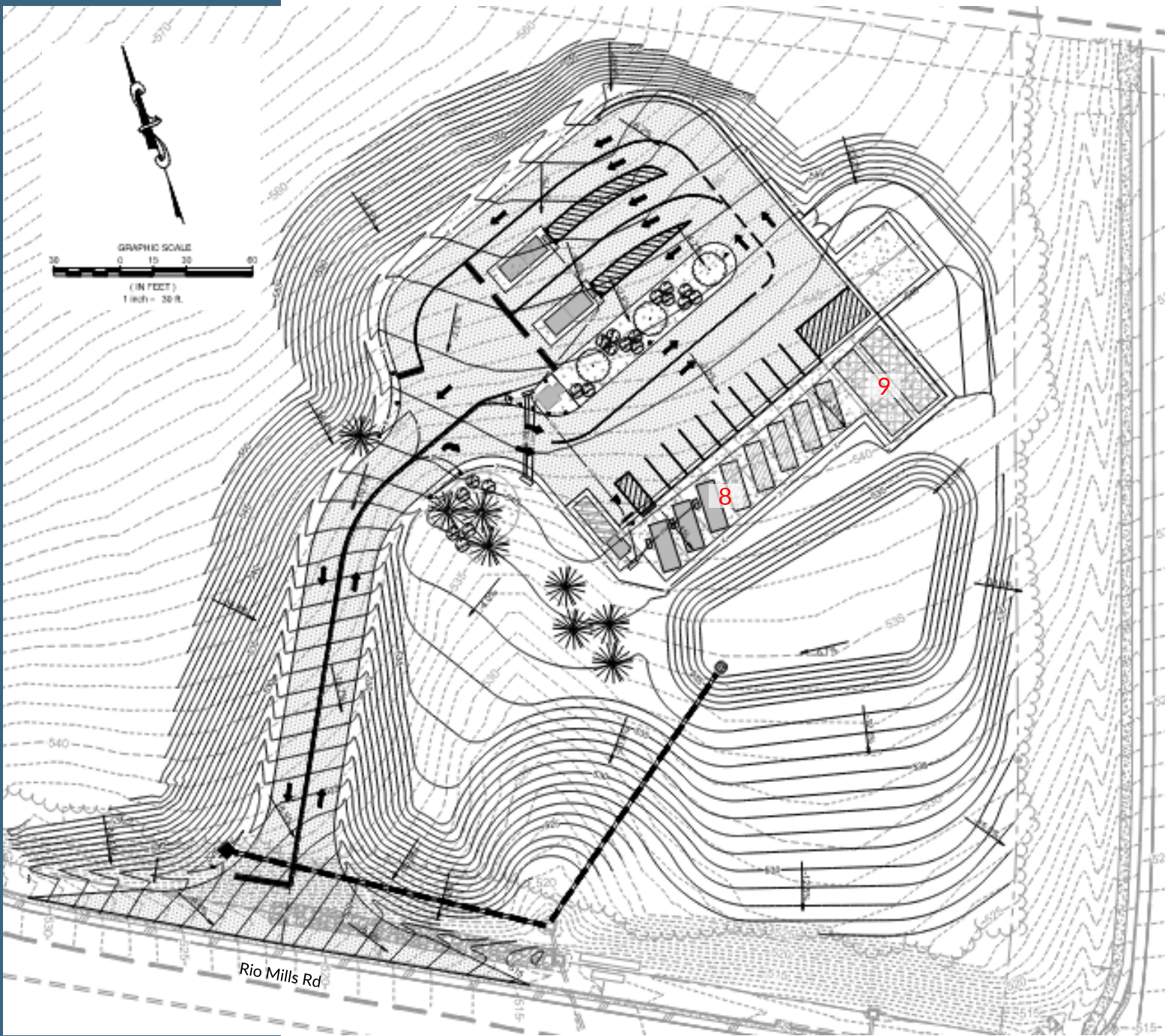
- 1. Bypass Lane
- 2. Two (2) Self Contained Compactors for Municipal Solid Waste
- 3. Attendant Station



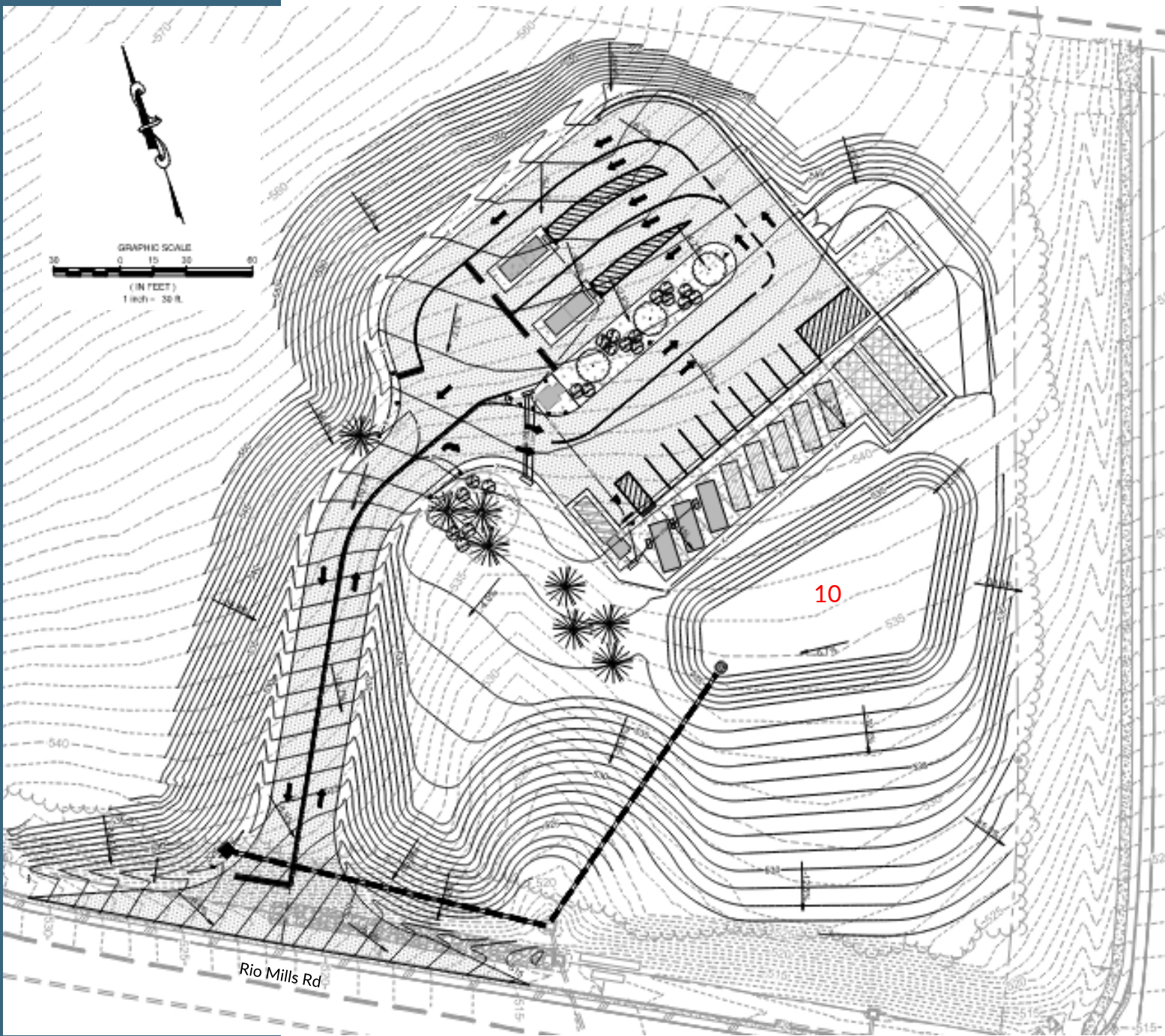
1. Bypass Lane
2. Two (2) Self Contained Compactors for Municipal Solid Waste
3. Attendant Station
4. 30' Wide Entrance
5. Security Fencing Around Perimeter



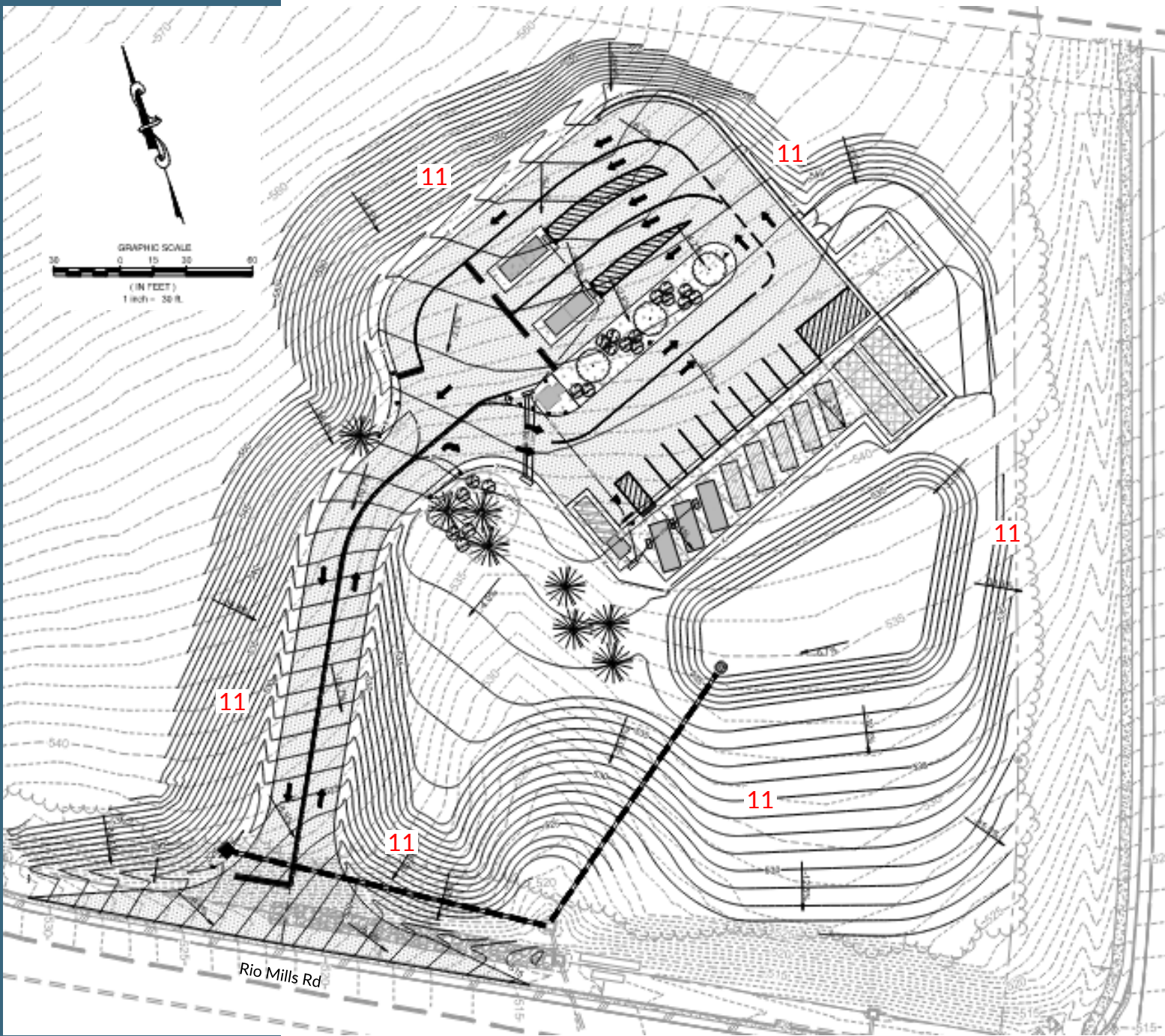
1. Bypass Lane
2. Two (2) Self Contained Compactors for Municipal Solid Waste
3. Attendant Station
4. 30' Wide Entrance
5. Security Fencing Around Perimeter
6. Ten (10) Parking Spaces
7. One (1) Accessible Van Space



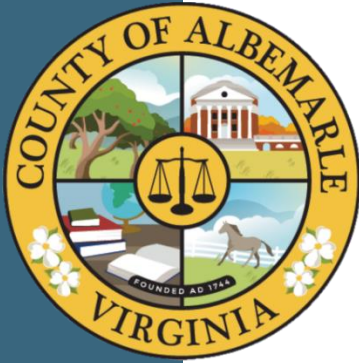
1. Bypass Lane
2. Two (2) Self Contained Compactors for Municipal Solid Waste
3. Attendant Station
4. 30' Wide Entrance
5. Security Fencing Around Perimeter
6. Ten (10) Parking Spaces
7. One (1) Accessible Van Space
8. Eight (8) Standard Recycling Containers for Glass, Plastic & Paper
9. Two (2) 80CY Recycling Containers



1. Bypass Lane
2. Two (2) Self Contained Compactors for Municipal Solid Waste
3. Attendant Station
4. 30' Wide Entrance
5. Security Fencing Around Perimeter
6. Ten (10) Parking Spaces
7. One (1) Accessible Van Space
8. Eight (8) Standard Recycling Containers for Glass, Plastic & Paper
9. Two (2) 80CY Recycling Containers
10. Stormwater Facility



1. Bypass Lane
2. Two (2) Self Contained Compactors for Municipal Solid Waste
3. Attendant Station
4. 30' Wide Entrance
5. Security Fencing Around Perimeter
6. Ten (10) Parking Spaces
7. One (1) Accessible Van Space
8. Eight (8) Standard Recycling Containers for Glass, Plastic & Paper
9. Two (2) 80CY Recycling Containers
10. Stormwater Facility
11. Edge Sloped Planted with Native Trees as Visual Buffer

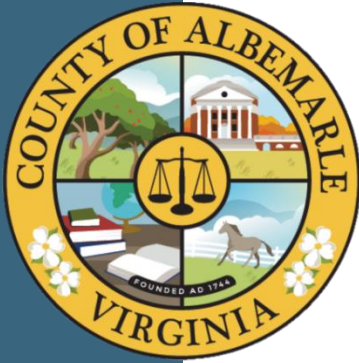


What Will It Look Like?

RSWA Northern Convenience Center (NCC) - Visual Renderings
Rio Mills Road, Albemarle County, VA



Visual Renderings
RSWA Northern Convenience Center (NCC)
Rio Mills Road, Albemarle County, VA



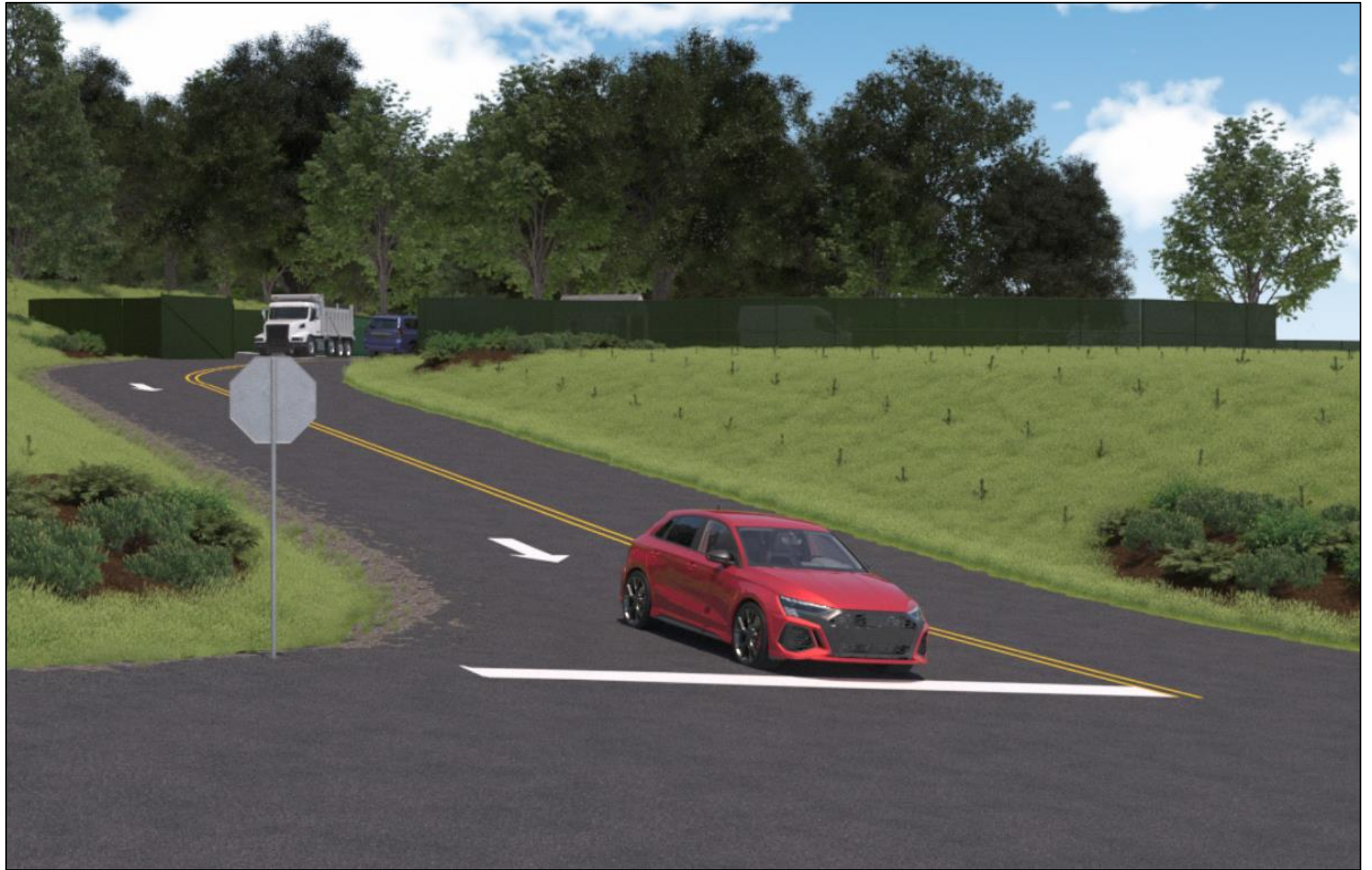
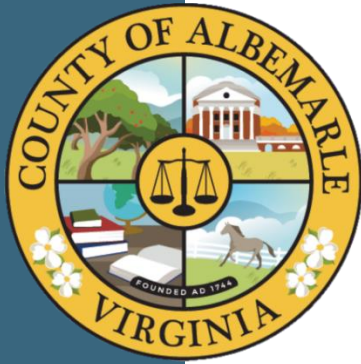
Visual Simulation #1

RSWA Northern Convenience Center (NCC) - Visual Renderings
Rio Mills Road, Albemarle County, VA

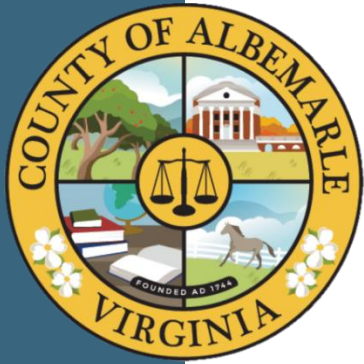


Visual Renderings
RSWA Northern Convenience Center (NCC)
Rio Mills Road, Albemarle County, VA

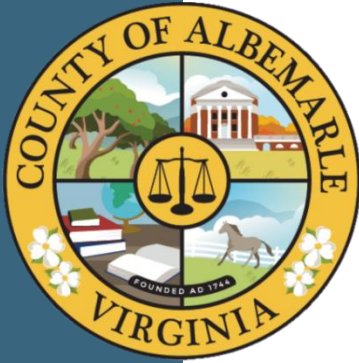




Visual Simulation #1 – From Rio Mills Rd Entrance at Construction Completion



Visual Simulation #1 – From Rio Mills Rd Entrance with Forest Regeneration



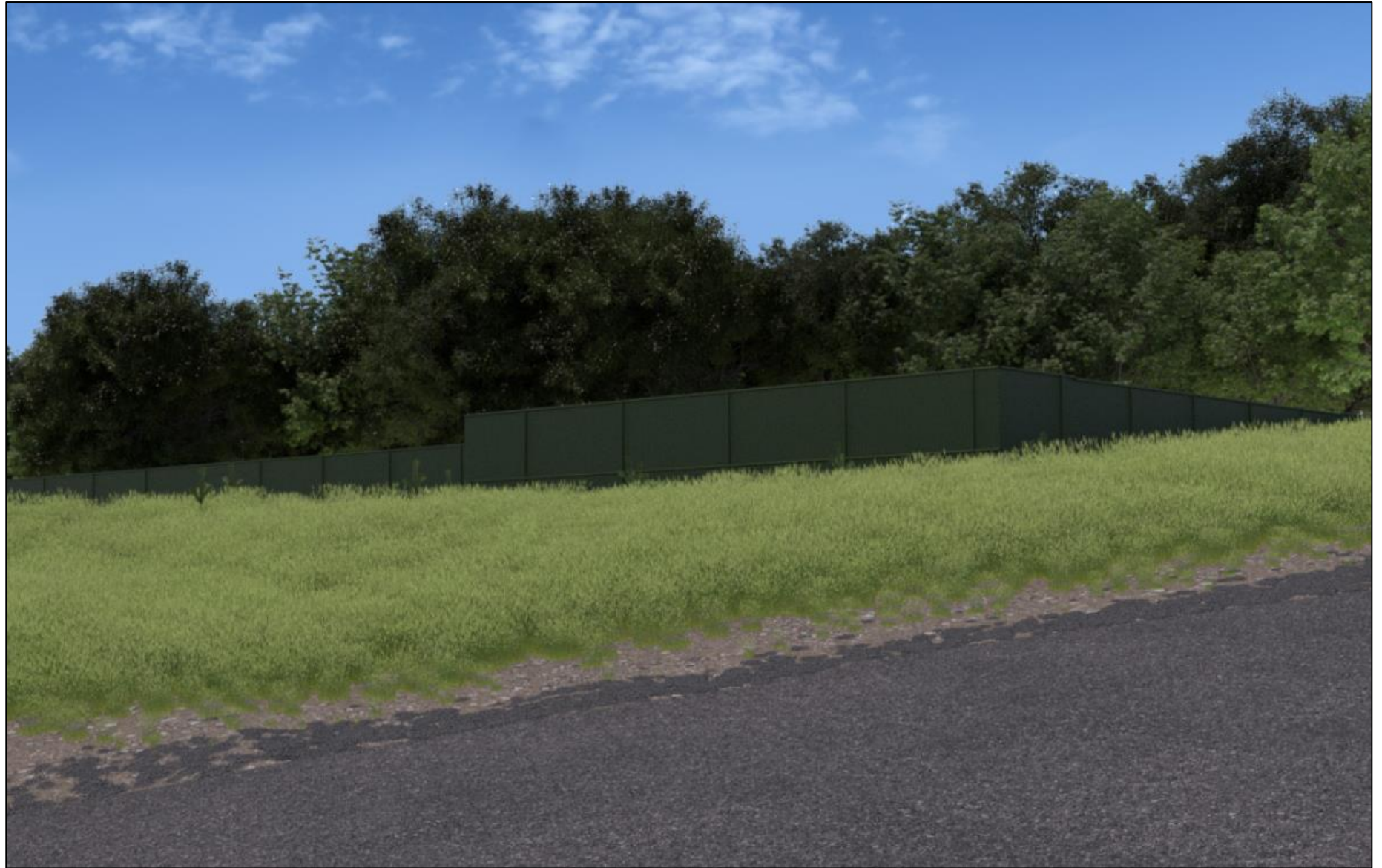
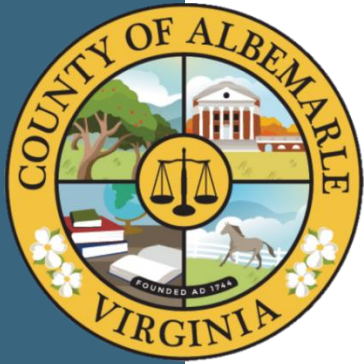
Visual Simulation #2

RSWA Northern Convenience Center (NCC) - Visual Renderings
Rio Mills Road, Albemarle County, VA

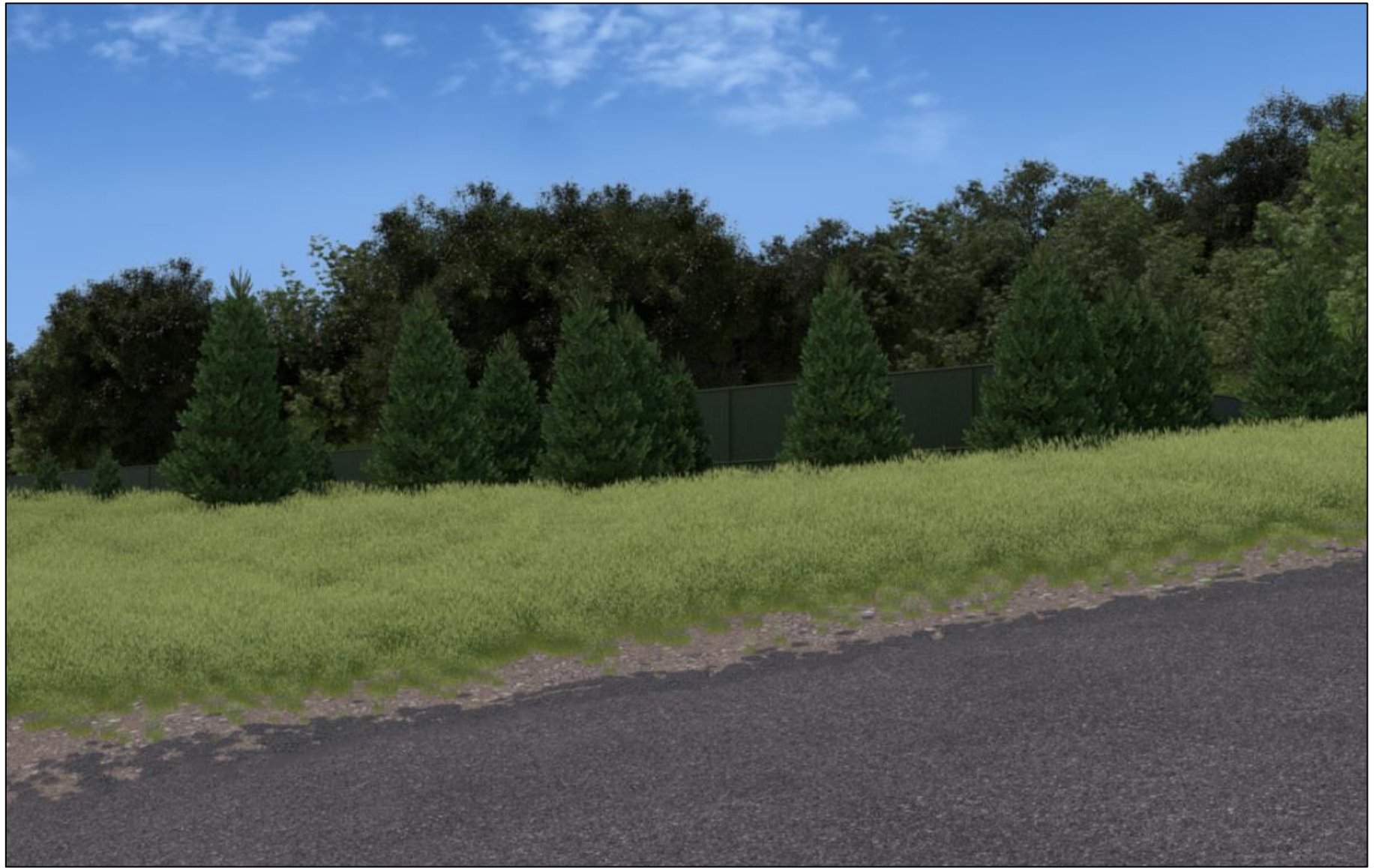


Visual Renderings
RSWA Northern Convenience Center (NCC)
Rio Mills Road, Albemarle County, VA

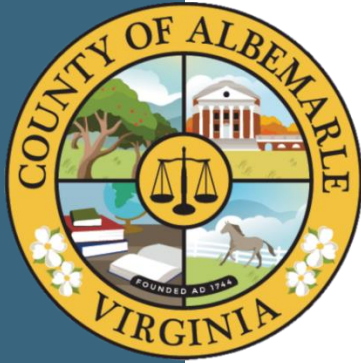




Visual Simulation #2 – From Berkmar Drive at Construction Completion

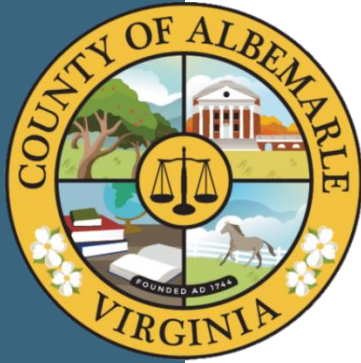


Visual Simulation #2 – From Berkmar Drive with Forest Regeneration



Next Steps

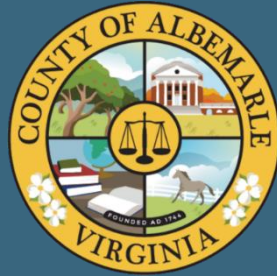
1. Receive Community Input at Places 29-North and Places 29-Rio CACs
2. Finish Preliminary Design Work Incorporating Feedback
3. Complete Comprehensive Plan Compliance Review
4. Planning Commission Review



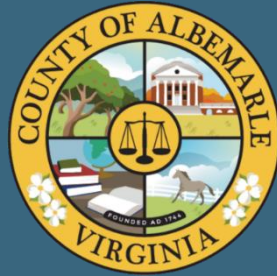
Comp. Plan Compliance Review

Northern Convenience Center

- Proposal to establish a convenience center for domestic solid waste management.
- Proposed activity/use is considered a public use per the County's Zoning Ordinance.
- Public uses are permitted by-right in all zoning districts.
- If proposed public use is not identified in the Comprehensive Plan/Land Use Plan, a review for the proposal's compliance with the Comp Plan is required (Required by Va. Code 15.2-2232).
- The CCP review determines if the location, character, and extent of the use is in substantial accord with the County's Comp Plan.
- County staff reviews the proposal, makes recommendation to Planning Commission.
- The Planning Commission acts on the proposal—makes of finding of substantial accord (or not in substantial accord) with the Plan.
- No action is required of the Board of Supervisors.



Questions?



Thank You