

Memorandum



CITY OF DALLAS

DATE August 8, 2008

TO Members of the Economic Development Committee:
Ron Natinsky (Chair), Tennell Atkins (Vice Chair), Dwaine Caraway, Jerry R. Allen, Sheffie Kadane, Mitchell Rasansky, Linda Koop, and Steve Salazar

SUBJECT Recycle Bin Screening

On August 4, 2008 discussion of this item was held under advisement to the August 15, 2008 Economic Development Committee meeting. Attached is the briefing from the August 4th Economic Development Committee briefing as well as current code requirements for the screening of garbage storage areas. Staff will be ready to continue discussion on this item at the August 15, 2008 meeting.

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to be 'A. D. Gonzalez'.

A. D. Gonzalez
Assistant City Manager

C: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge Jay E. Robinson
Ryan S. Evans, First Assistant City Manager
Chief David Brown, Interim Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
David K. Cook, Chief Financial Officer
Theresa O'Donnell, Director of Development Services
Helena Thompson-Stevens, Assistant to the City Manager



Recycle Bin Screening

City Council Economic Development
Committee

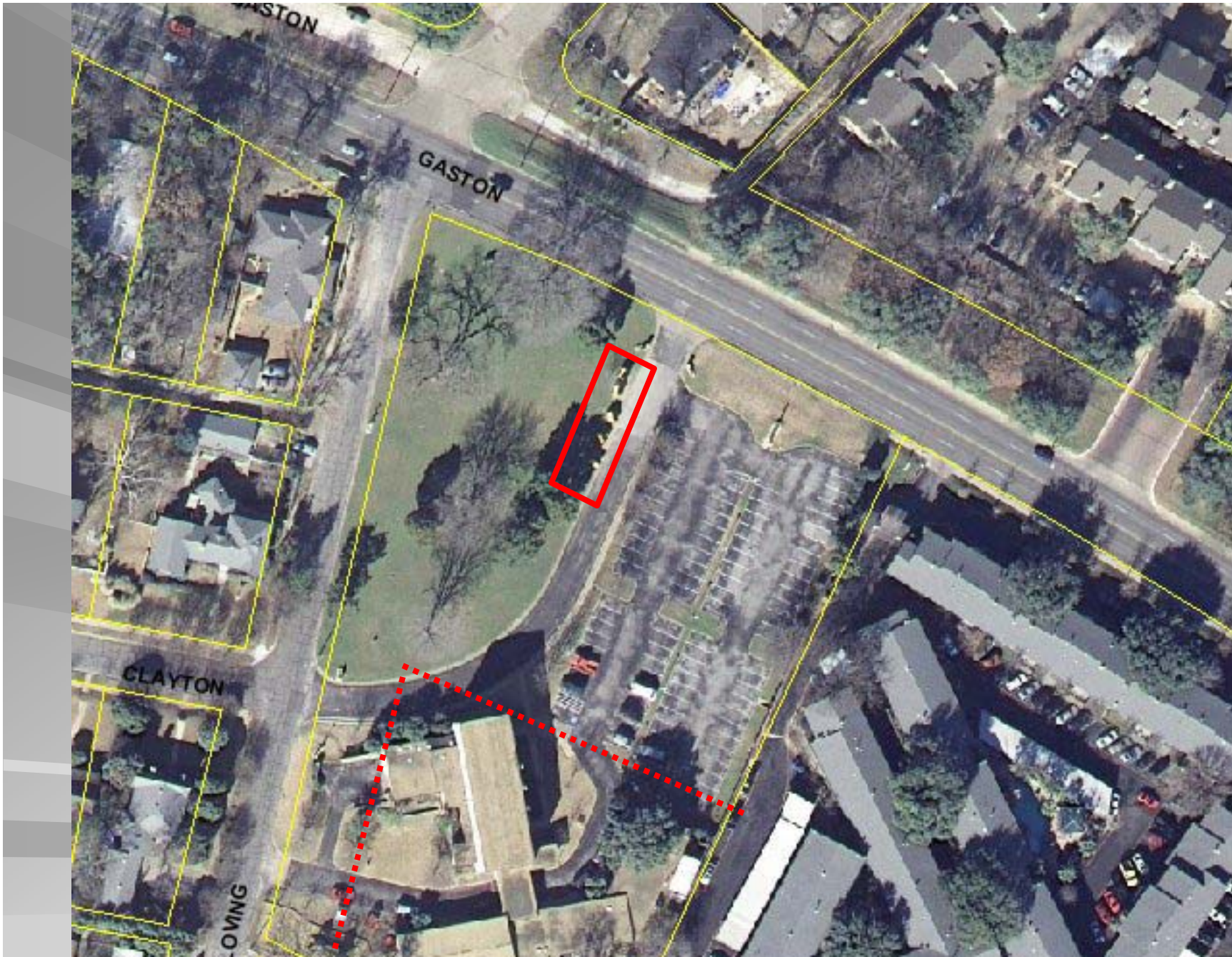
August 15, 2008



Issues

- Neighborhood impact/aesthetics
- Service for institution (including fund raising)
- Service for citizens
 - Convenience
 - Availability to multifamily residences
- Savings for city – landfill diversion
- Safety of individuals utilizing bins
- School concerns with screening











Options Considered

- Status Quo
- Require screening and/or setback similar to garbage storage areas
- Require Setback with no screening
 - Minimum setback (i.e. 50ft)
 - Setback relative to primary structure
(Recommended)
 - Percentage of lot (i.e. cannot be in front 50%)

Code Regulations on Screening of Garbage Storage Areas

- Garbage storage areas must be screened on ANY side visible from a street or adjoining property;
- A garbage storage area may remain unscreened if it is 200 feet or more from the street or adjoining property; and
- Allows a screening that is within one-foot above ground to be 50% open for air circulation and visibility purposes.

Private Recycle Bin Information

Provided by ABITIBI

- Approximately 522 containers at 293 separate locations
- 70 DISD Locations
- Raises “thousands” of dollars annually for schools and other entities

City Program

- Approximately 33 sites currently
- Additional 37 sites to be deployed by September



Staff Conclusions

- Success of recycling program requires that recycling locations be
 - Easy to identify
 - Convenient
 - Safe
- Acceptance of recycling program requires that locations
 - Not negatively impact surrounding properties
 - Be kept clean and free of debris

CPC Recommendation

- Recycle bins must be located on an improved surface
- Recycle bins may not be located in the area between a building and a street or in front of a line extending along the front face of a building, extending to side property lines

City Plan Commission Recommendation

(iii) No more than six containers are permitted on a building site. Five of the containers may have no more than 3.5 cubic yards of storage capacity. One container for paper collection may have no more than 20 cubic yards of storage capacity. No container may exceed six feet in height. All deposit openings must be designed to prevent dispersion of the container's contents, or the container must be staffed at all times when collection may occur. Containers must be constructed of solid materials and placed on concrete paving, hot mix asphalt paving that consists of a binder and surface course, or a material that has equivalent characteristics.

(iv) Containers may not occupy required off-street parking spaces, [or] impede free traffic flow, or be located in a yard that abuts a street. For purposes of this provision, yard means the area extending length of the lot between a main structure and a street.

SEC. 51A-4.602. FENCE, SCREENING AND VISUAL OBSTRUCTION REGULATIONS.

(6) Garbage storage areas must be visually screened on any side visible from a street or an adjoining property by a brick, stone, concrete masonry, stucco, concrete, or wood wall or fence or by landscape screening. Screening is not required on a side adjacent to an alley or easement used for garbage pick-up service. Screening is not required if the garbage storage area is 200 feet or more from the street or adjoining property. To allow air circulation and visibility, the screening from grade to one foot above grade may be up to 50 percent open. Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced.