

# Memorandum



CITY OF DALLAS

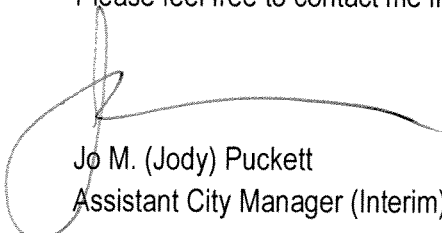
DATE January 16, 2018

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scot Griggs, B. Adam McGough, Omar Narvaez

SUBJECT City of Dallas Zero Waste Plan: Multi-family/Commercial Update

On Monday, January 22, 2018, you will be briefed on the City of Dallas Zero Waste Plan: Multi-family/Commercial Update. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.



Jo M. (Jody) Puckett  
Assistant City Manager (Interim)

[Attachment]

c: Honorable Mayor and Members of City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Biliera Johnson, City Secretary (Interim)  
Daniel F. Solis, Administrative Judge  
Kimberly Bizar Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# City of Dallas Zero Waste Plan: Multi-family/Commercial Update

Quality of Life, Arts &  
Culture Committee

January 22, 2017

Danielle McClelland  
Zero Waste Program Manager  
Sanitation Services



**City of Dallas**

# Presentation Overview

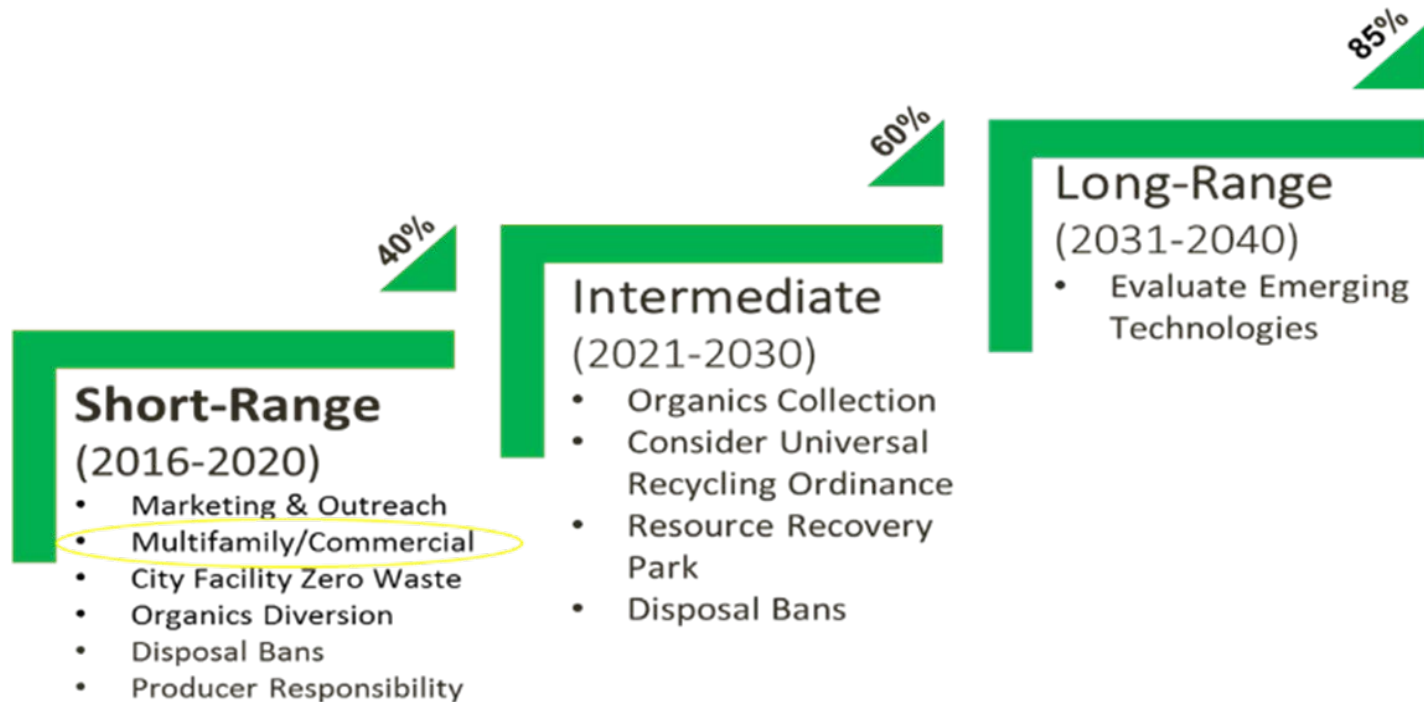
- Provide update on availability of recycling services for Multi-family and Commercial tenants
- Discuss Multi-family recycling ordinances and compare ordinances of other large Texas cities
- Provide considerations for a potential Dallas Multi-family recycling availability ordinance
- Receive committee feedback

# Background

- City Council adopted the City's Zero Waste Plan (Plan) in February 2013 to strive for sustainability, reduce waste and maximize diversion
- The City's Plan includes short-range, intermediate, and long-range goals.
  - The plan sets increasing diversion goals/percentages
  - Initiatives include voluntary programs (short-range), accessibility mandates, disposal bans and review of advanced waste technologies
  - Programs target residential, multi-family and commercial

# Background, cont'd

## Zero Waste Plan Goals



# Background, cont'd

- Zero Waste Plan (Plan) – Multi-family and Commercial
  - Availability of recycling services to tenants is voluntary, but Plan recommends stakeholders work together to advance recycling and diversion goals
  - The Plan states Council could consider a mandatory recycling accessibility ordinance in 2019, if significant progress is not made with voluntary efforts
- Why is multi-family and commercial recycling important?
  - Approximately 50-55% of the population in Dallas lives in multifamily units, which generates over 25% of annual waste
  - Commercial sector represents over 50% of the waste generated annually

# Multi-family and Commercial Recycling Update

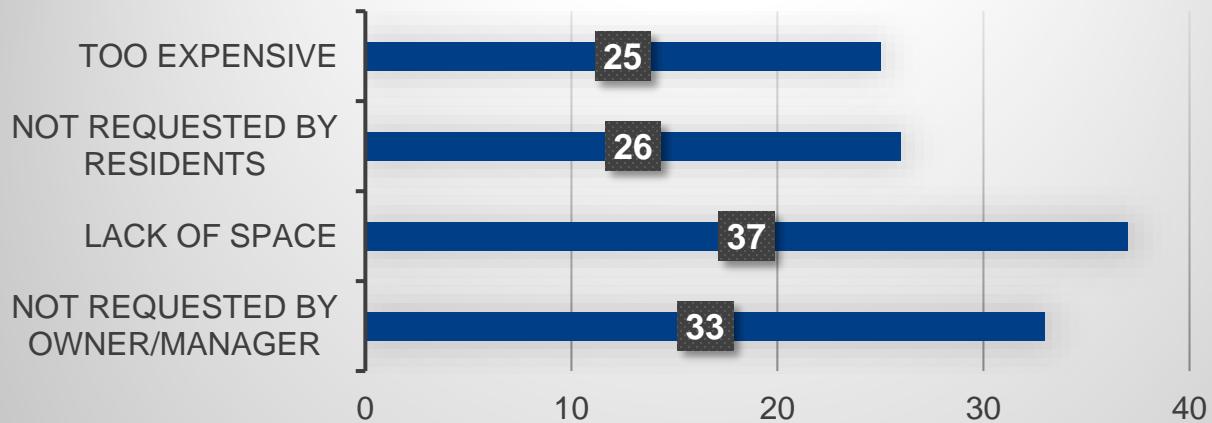
- Sanitation staff and stakeholders have been working over the last several years to advance recycling programs and their availability
  - Apartment Association of Greater Dallas (AAGD), Hotel Association of North Texas (HANTx), Building Office Managers Association (BOMA) Dallas, and Texas Campaign for the Environment (TCE)
- Staff has conducted surveys with stakeholders over last 4 years to assess progress (latest in August 2017):
  - Medium to large commercial properties have good participation
  - Hotels are making progress on participation
  - Apartment participation progress has been slow

# Multi-Family and Commercial Path Forward

- Efforts indicate limited progress towards recycling access at multi-family properties
  - Only 24% of the properties registering online for their multi-family permits, indicate they provided recycling service to tenants
- Based on survey data, availability of recycling services to multi-family tenants isn't expected to increase significantly
  - To change this trend, Council may want to consider implementing a multi-family recycling ordinance



## Barriers to Offering Recycling Service



*Note: 2017 Survey - Respondents could select more than one reason for not offering recycling services. The chart represents the number of times a barrier was selected by 93 respondents.*

# Other Texas Cities – Recycling Ordinances: Effective Date & Implementation

- Cities such as Austin, San Antonio, and Fort Worth require recycling services to be made available to multi-family tenants

City	Ordinance Passed	Multi-family	Other Commercial	Method of Implementation
Austin	2011	Yes	Yes	Phased over 5 years, based on number of units (75+, 50-77, 25-49, 10-24, and 5-9)
San Antonio	2010	Yes	No	Phased in 12 months, based on number of units
Fort Worth	2014	Yes	No	Phased in 12 months, starting in 2014



# Other Texas Cities – Recycling Ordinances: Required Materials & Capacity

City	Required Materials	Minimum Capacity	Complex Size
Austin	Plastics 1 & 2, cardboard, aluminum, glass <i>(substitutions are allowed)</i>	6.4 gallons per unit per week	5 or more units <ul style="list-style-type: none"> <li>• City can serve small properties</li> <li>• Exemptions allowed</li> </ul>
San Antonio	All recyclables (Plastics 1-7, tin, aluminum, glass, mixed paper, and cardboard)	6 gallons per unit per week <i>(suggested, not required)</i>	3 or more units <ul style="list-style-type: none"> <li>• City can serve small properties</li> <li>• Exemptions allowed</li> </ul>
Fort Worth	Any recyclables	Not specified	8 or more units <ul style="list-style-type: none"> <li>• Exemptions allowed</li> </ul>

# Multi-Family Properties in Dallas

## Multi-family properties (by size)\*

Number of Properties	Property Size	Total Units	Percent of Total Units
1,005	3-19	7,944	3.8%
349	20-49	10,462	5.1%
212	50-99	15,021	7.2%
344	100-199	50,132	24.1%
421	200+	124,229	59.8%
2,331	--	207,788	100%

\*Based on multi-tenant property inspection data – October 2014 – September 2017.

# Recycling Ordinance Best Practices

- Cities

- Many cities phase in based on property size (units), with largest properties first
- Cities should commit to an ongoing investment in outreach, education, and technical support

- Multi-family Properties

- Properties should provide ongoing education to tenants and staff
- Signage on both recycling and garbage containers should be required (bilingual preferable)
- Valet service for residents reduces contamination and increases participation
- Many ordinances require co-located waste and recycling, but staff research shows that this can lead to higher contamination

# Considerations for a Dallas Ordinance

- Require recycling service availability for all property sizes
  - Optional requirements could exempt smaller properties
    - Example: Properties with 3-19 units represents 1,005 properties (43%), but only 3.8% of the total multi-family units in Dallas
- Implement program over multiple years:
  - Year 1 – Properties with over 200 units
  - Year 2 – Properties with 100 to 199 units
  - Year 3 – Properties with 20 to 99 units
  - Year 4 – Properties with 3 to 19 units
- Require acceptance of materials that are highly recyclable and readily accepted by material recycling facilities
  - Plastics #1, #2, Aluminum, Tin/metal cans, mixed paper, and corrugated cardboard
  - Optional requirements: glass, plastics #3 - #7, and rigid plastics

# Considerations for a Dallas Ordinance, cont'd

- Require recycling capacity requirements that are similar to other Texas Cities
  - 6-7 gallons, per unit - per week
    - Example: a 200 unit property would be required to provide a 6 - 8 cubic yard dumpster that would be collected weekly
- Require recycling only collection service providers to be permitted and require annual reporting
  - Currently recycling only collection companies are exempt from franchise agreements, but could be permitted to operate in Dallas
- Allow exemptions for plan submittals and annual reporting if a property utilizes City of Dallas recycling services or if a property can demonstrate the need for an exemption

# Considerations for a Dallas Ordinance, cont'd

- Require recycling dumpster screening, equivalent to trash dumpster screening requirements
  - Potentially allow a grace period to install
- Allow a parking space special exception to meet recycling container capacity requirements
- Incorporate post-implementation inspections into current Multi-family inspection program
  - Additional funding to Code Enforcement may be required during initial implementation
- Formally add recycling space requirements into the next update of the Dallas Building Code
  - Recycling accessibility ordinance serves as guidance until update



# Other Implementation Considerations

- Increase landfill fees to support program management
- Need to develop staffing models to:
  - Manage implementation
  - Provide ongoing program management
  - Provide ongoing enforcement
- Review and cross reference ordinance with other City ordinances and the Development Code

# Next Steps

- Receive input and feedback from this committee to continue voluntary program efforts or began development of multi-family recycling ordinance.
- Continue to collaborate with stakeholders on efforts to increase sustainability initiatives

# City of Dallas Zero Waste Plan: Multi-family/Commercial Update

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Culture Committee

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Sanitation Services



**City of Dallas**

# Appendix



# Multi-family and Commercial Recycling (City and Stakeholder Efforts)

20



# Multi-family and Commercial Recycling

- Zero Waste Plan passed in 2013
  - 1/26/15 update to Quality of Life (ZW Plan)
  - 11/14/16 update to Quality of Life (ZW Plan)
- Quarterly Stakeholder Meetings since 2013
  - Apartment Association Greater Dallas
  - Building Owners & Managers Association (Dallas)
  - Hotel Association North Texas
  - Texas Campaign for the Environment
- Completed four Annual Recycling Surveys

# Multi-family and Commercial Recycling

## (Voluntary Initiatives Since Plan Adoption)

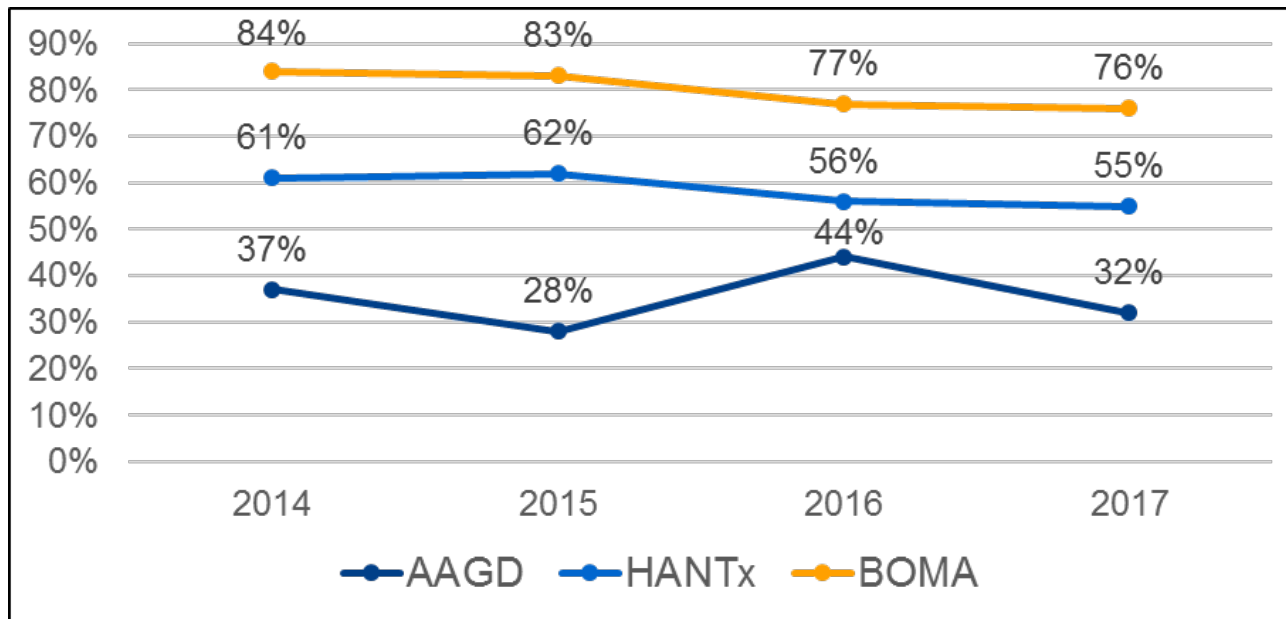
- Stakeholders have:
  - Distributed information and encouraged to their members to increase recycling participation
  - Worked with City staff to identify and address barriers to recycling
  - Coordinated distribution of annual surveys to their membership
  - Established recycling participation goals
- Sanitation Services staff have:
  - Provided technical assistance and developed literature, recycling guides and posters for commercial properties (including e-literature for reuse)
  - Implemented a commercial “recycling only” roll-cart service for small to medium sized properties with limited space
  - Implemented a Green Business Leaders certification program to encourage and recognize leaders
  - Attended stakeholder trade shows and events
  - Collaborated with Code Compliance to add a recycling participation question to the annual multi-family registration permit

22

# Multifamily and Commercial - Survey

- Survey overview

- Properties providing single-stream recycling services (based on respondents).





# Multifamily and Commercial - Survey

## Survey Response Rates



891 potential respondents

	Response Rate	Respondents
2014	24%	161
2015	27%	195
2016	22%	179
<b>2017</b>	<b>19%</b>	<b>167</b>



114 potential respondents

	Response Rate	Respondents
2014	14%	24
2015	27%	43
2016	19%	39
<b>2017</b>	<b>42%</b>	<b>48</b>

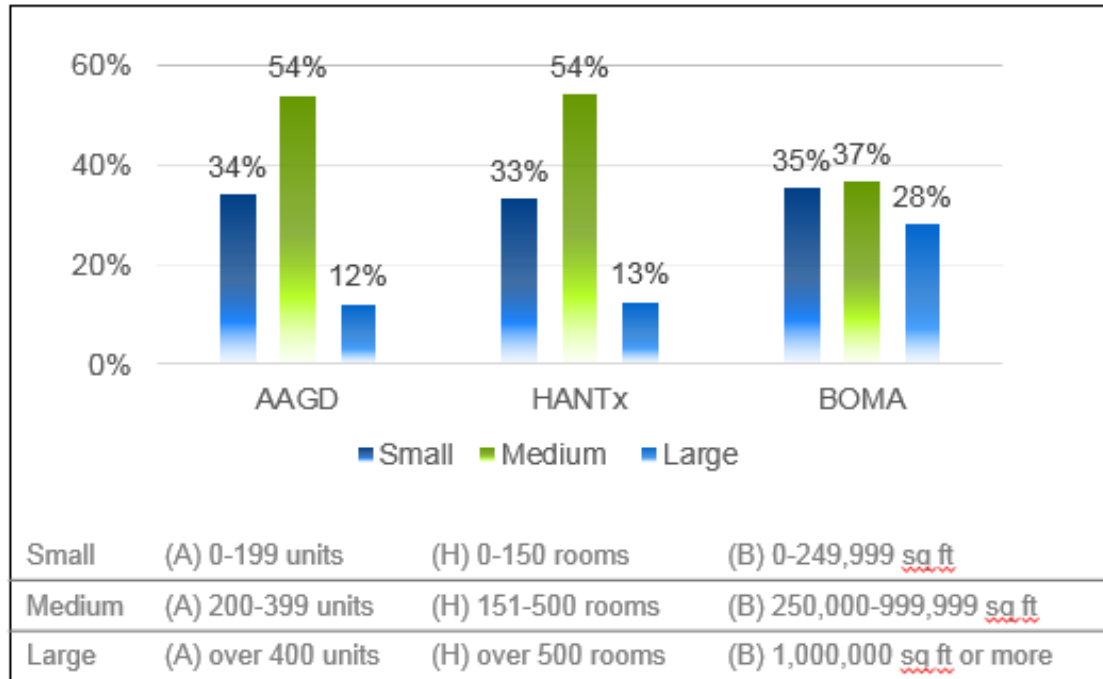


202 potential respondents

	Response Rate	Respondents
2014	21%	44
2015	23%	46
2016	41%	85
<b>2017</b>	<b>46%</b>	<b>93</b>

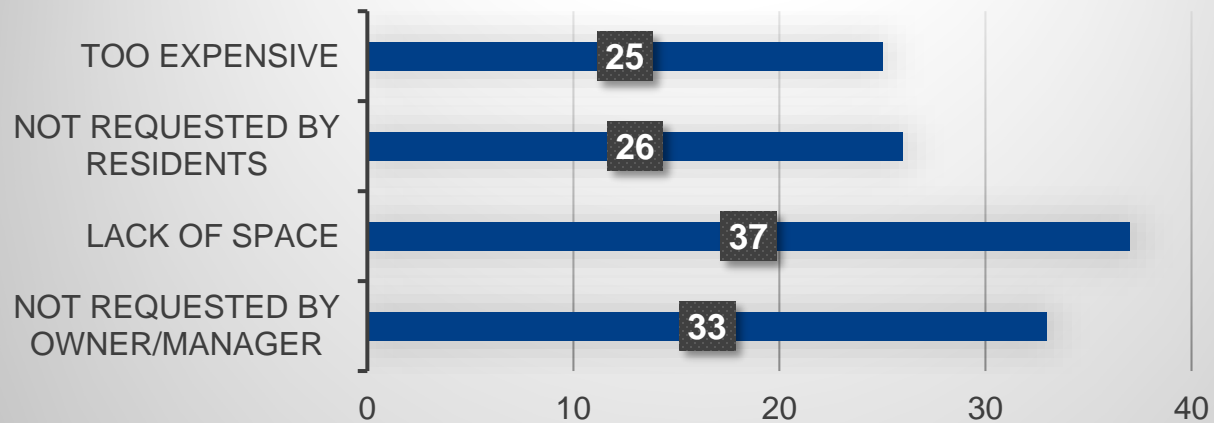
# Multifamily and Commercial - Survey

- Percentage of Responses by Property Size (2017)



This property is serviced by two 8-yd dumpsters and three recycling roll carts.

## Barriers to Offering Recycling Service



*Note: 2017 Survey - Respondents could select more than one reason for not offering recycling services. The chart represents the number of times a barrier was selected by 93 respondents.*

# Sources

- City of Austin

- Universal Recycling Ordinance: [https://library.municode.com/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT15UTRE\\_CH15-6SOWASE\\_ART5UNRE](https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT15UTRE_CH15-6SOWASE_ART5UNRE)
- Administrative Rules for Solid Waste Services Ordinance [https://library.municode.com/tx/austin/codes/administrative\\_rules\\_for\\_solid\\_waste\\_services?nodeId=CH15-6SOWASEDMRU\\_8.0UNREORURRU](https://library.municode.com/tx/austin/codes/administrative_rules_for_solid_waste_services?nodeId=CH15-6SOWASEDMRU_8.0UNREORURRU)
- Austin Resource Recovery (Sanitation Department) <http://www.austintexas.gov/department/austin-resource-recovery>
- Interviews with ARR staff
- Site visits to properties

- City of San Antonio

- Multi-family Recycling Ordinance: [https://library.municode.com/tx/san\\_antonio/codes/code\\_of\\_ordinances?nodeId=PTIICO\\_CH14SOWA\\_ARTIVREPELI\\_S14-43MUMIRE](https://library.municode.com/tx/san_antonio/codes/code_of_ordinances?nodeId=PTIICO_CH14SOWA_ARTIVREPELI_S14-43MUMIRE)
- Solid Waste Management Department <http://www.sanantonio.gov/swmd>
- Interviews with SWMD staff
- Site visits to properties

- City of Fort Worth

- Building, Common Area, and Operational Standards for Multifamily Dwelling Complexes Ordinance: [http://library.amlegal.com/nxt/gateway.dll/Texas/ftworth\\_tx/cityoffortworthtexascodeofordinances/partiicitycode/chapter7buildings?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:fortworth\\_tx\\$sanc=JD\\_7-411](http://library.amlegal.com/nxt/gateway.dll/Texas/ftworth_tx/cityoffortworthtexascodeofordinances/partiicitycode/chapter7buildings?f=templates$fn=default.htm$3.0$vid=amlegal:fortworth_tx$sanc=JD_7-411)
- Code Compliance Department <http://fortworthtexas.gov/solidwaste/>
- Interviews with Code Compliance and Sanitation division staff
- Site visits and interviews with property managers

# Examples of Recycling Access (Other Texas Cities)

This property is serviced by two 8-yd dumpsters and three recycling roll carts.

28

## Contractor Service w/Roll Carts



This property has 163 units and is serviced by four 8-yard garbage dumpsters and 14 recycling roll carts.



## Container labels and other access

This property has 163 units and is serviced by four 8-yard garbage dumpsters and 14 recycling roll carts.



30

# Contractor Service w/Dumpster

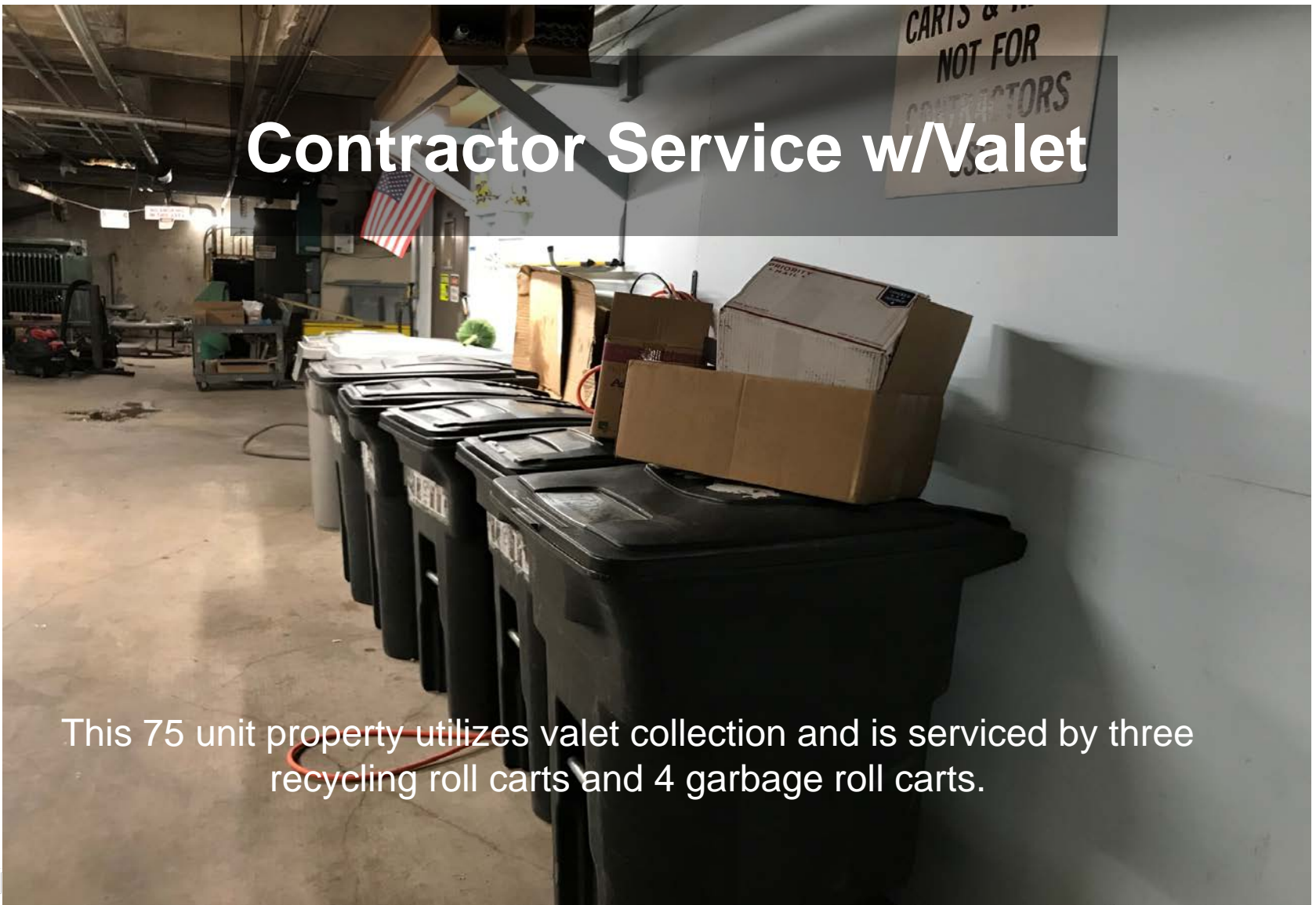


This property has 358 units and is serviced by two 40-yard garbage compactors and two 8-yard recycling dumpsters.

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# Contractor Service w/Valet



This 75 unit property utilizes valet collection and is serviced by three recycling roll carts and 4 garbage roll carts.

# Dallas Properties Serviced by City “Recycle Only” Service



This property has 218 units with valet collection and is serviced by 17 recycling roll carts and a 40-yard garbage compactor.



This property has 186 units with valet collection and is serviced by 10 recycling roll carts, two 2-yard “cardboard only” dumpsters, and three 6-yard garbage dumpsters.