

APPENDIX

## Crozet Implementation Projects

| Implementation Strategy   | Estimated Cost/Funding                                    | Responsible Department/ Division   | Issues to Be Addressed<br>Actions Required   | Milestones  | Timing<br>Short-term (FY11 to FY14)<br>Mid-term (FY15 to FY19)<br>Long-term (FY19 and out)                                   |
|---|---|------------------------------------|--|---|--|
| <b>COMMUNITY LIFE</b>   |   |                                    |  |   |  |
| Crozet Community Advisory Council   | Included in Community Relations/CDD budget for staff time | Crozet Planner/Community Relations | <ul style="list-style-type: none"> <li>Continues community-County dialogue and community involvement in master plan implementation</li> </ul>  | <ul style="list-style-type: none"> <li>Periodic meetings of CCAC</li> </ul>   | Ongoing  |
| Crozet Neighborhood Planner   | Included in CDD budget for staff time                     | CDD                                | <ul style="list-style-type: none"> <li>Monitors plan implementation</li> <li>Staff facilitates plan implementation initiatives (ZTAs, studies, capital project planning, etc.), as necessary</li> <li>Staff pursues new federal, state, and other funding sources for transportation projects and other projects, as needed</li> <li>Staff conducts five-year plan review and update, in conjunction with the Planning Commission and the CCAC.</li> <li>Staff monitors development review projects for conformity with the Plan.</li> </ul> | <ul style="list-style-type: none"> <li>Administration/management begins when Master Plan is adopted</li> <li>Periodic written reports on progress will be prepared for the Planning Commission</li> <li>Planning for five-year review will begin in year 4 of each five-year cycle</li> </ul> | Ongoing  |
| Fairs/Festivals/Events  | Community initiative                                      | Community                          | <ul style="list-style-type: none"> <li>Continue community tradition of events</li> <li>Celebrates Crozet history</li> </ul>  | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>  |
| Historic/Cultural Resources programs Interpretation Opportunities                           | not known at this time                                    | Community/Historic Pres Committee  | <ul style="list-style-type: none"> <li>Evaluate opportunities for interpretation of area history</li> </ul>  | <ul style="list-style-type: none"> <li>Investigate support to provide locate history interpretation at local institutions</li> </ul>  | Short to mid-term  |
| <b>TRANSPORTATION</b>   |   |                                    |  |   |  |
| Jarman's Gap Road   | \$16 million  | VDOT and County-OFD                | <ul style="list-style-type: none"> <li>Provide a safer &amp; efficient vehicle, bicycle, and pedestrian corridor</li> <li>Between Crozet Avenue and Old Trail Drive</li> <li>Improvements include curb, gutter, bike lanes, and sidewalks on north side only</li> </ul>  | <ul style="list-style-type: none"> <li>Design/ROW complete</li> <li>Utility relocation</li> <li>Bid</li> <li>Construct</li> </ul>   | <i>UNDERWAY</i><br>Short-term-Advertisement date January 2011  |
| Crozet Streetscape Enhancement Project-Phase 2<br><br>Includes Main Street at Crozet Avenue | \$3. million (\$550,000 VDOT grants)<br><br>\$ 760,000    | County-OFD                         | <ul style="list-style-type: none"> <li>Relocation of overhead utilities</li> <li>New Stormwater drainage system</li> <li>A portion of New Main Street to library entrance, design to High Street</li> <li>Pedestrian/Vehicular improvements to Crozet Avenue from the Square to Tabor Street</li> <li>This project will include alley improvements between Main Street and The Square.</li> </ul>  | <ul style="list-style-type: none"> <li>Design</li> <li>Bid</li> <li>Construct</li> </ul>  | <i>UNDERWAY</i><br>Short-term<br><br>Construction – mid to long term; construction prior to improvement to US 250 in Pantops |
| Crozet North Sidewalk   | \$610,000 (\$190,000 grant)                               | County-OFD and VDOT                | <ul style="list-style-type: none"> <li>Pedestrian safety and drainage improvements on west side of Crozet Avenue from St. George Avenue to Crozet Elementary School and continue to Ballard Drive (crosswalks at school)</li> <li>Safe Routes to School grant received to extend to Ballard Drive (\$190,000)</li> </ul>   | <ul style="list-style-type: none"> <li>Final Design plans under review</li> <li>Design completion</li> <li>Construct</li> <li>Expect to Fall 2010</li> </ul>  | <i>UNDERWAY</i><br>Short -term   |
| Eastern Avenue-Alignment  | Currently unfunded  | County-OFD                         | <ul style="list-style-type: none"> <li>Location and cross-section concept completed</li> <li>Refine the alignment and cross-section for the north-south connector road "Eastern Avenue"</li> <li>Explore funding opportunities for the road, including proffer funds</li> </ul>  | <ul style="list-style-type: none"> <li>Hire surveyor to provide boundary and topographic survey as basis for official map of road alignment</li> </ul>  | Short-mid-term   |

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|--|---|---|---|---|---|
| Eastern Avenue Construction  | \$9.5million ('04)  | Private Development/<br>County-OFD  | <ul style="list-style-type: none"> <li>Evaluate function/capacity benefit of roundabout over signal</li> </ul>  | <ul style="list-style-type: none"> <li>Periodic monitoring and evaluation of intersection</li> </ul>  | Long - term   |
| Crozet Plaza Streetscape Study<br><br><i>Provides for recommended Downtown Community Green</i>   | \$350,000<br><i>(design and construct)</i>  | Private Development/<br>County-OFD  | <ul style="list-style-type: none"> <li>Provides Downtown community green/plaza</li> </ul>   | <ul style="list-style-type: none"> <li>Location</li> <li>Design study</li> <li>Construct Improvements</li> </ul>  | Short-term-mid-term   |
| Main Street Extensions   | \$2.5 million (04)  | County/Private development  | <ul style="list-style-type: none"> <li>Determine alignment from library site/alley to connect to Park Ridge Drive (Foothill Crossing Roads)</li> <li>Provide additional east-west access in Downtown area as an alternative to Three Notch'd Road</li> </ul>  | <ul style="list-style-type: none"> <li>Design for road sections</li> <li>Construct</li> </ul>   | Design – mid-term<br><br>Construction – mid to long term; depends on pace of new development  |
| Railroad Avenue Sidewalk   | \$67,000 ('04)  | OFD/Private Development   | <ul style="list-style-type: none"> <li>Improves pedestrian safety</li> </ul>  | <ul style="list-style-type: none"> <li>Design</li> <li>Obtain any needed easements</li> <li>Construct</li> </ul>  | Long-term   |
| Bike Network<br><br>All new streets include bike facilities or accommodate bike travel<br><br>Priority upgrades to existing streets:<br>-Railroad Avenue<br>-Route 810/Crozet Avenue<br>-Crozet Avenue<br>-Three Notch'd Road<br>-Route 684/Mint Springs | Variable  | Private development/VDOT/O FD   | <ul style="list-style-type: none"> <li>Add/upgrade bike lanes and sidewalks as components of all new and expanded public road projects.</li> <li>Correct existing gaps in bicycle and pedestrian facilities and improve existing crosswalks</li> <li>Require construction of bike and pedestrian connections with development projects</li> </ul> | <ul style="list-style-type: none"> <li>Completed segments of bike improvements</li> </ul>   | Ongoing   |
| Park and Ride Lots<br>-Upgrade Downtown lot<br>-Route 250 West/near I-64<br>-Three Notch'd Road near employment area   | Variable depending on location, property ownership, etc.                                    | RideShare/TJPDC/<br>County-Crozet Planner   | <ul style="list-style-type: none"> <li>Lots provide an option for single occupant vehicle travel/commuting</li> <li>Reduces demand on existing road networks</li> </ul>   | <ul style="list-style-type: none"> <li>Identify new locations</li> <li>Establish as designated park/ride lot</li> </ul>   | Short to mid-term-Provide additional park and ride lots<br><br>Ongoing-Rideshare  |
| “Regional” Transit- Express Bus (to CTS) - Regional – but includes Village   | Capital: \$305,000 to \$575,000<br><br>Operation: \$200,000 to \$400,000/yr                 | County/CTS/possibly JAUNT or future Transit Authority or equivalent organization                      | <ul style="list-style-type: none"> <li>Provide alternatives to auto travel, reduce future auto trips on Rt 250</li> </ul>   | <ul style="list-style-type: none"> <li>Establish RTA or an equivalent planning/management organization</li> <li>Implement service</li> <li>Pursue commuter service through JAUNT when viable</li> </ul>   | Short term – establish regional planning/management process (RTA)<br><br>Short to Mid-term priority (w/in next 5-10 years), next regional transit plan update.<br><br>Long-term Implementation (after 2017) depending on study results. |
| <b>PARKS AND GREEN SYSTEMS</b>   |   |   |   |   |   |
| Greenway completion<br>-Connections to Downtown<br>-Connections to Schools<br>-Connections to Parks  | Variable  | Private developer contributions with rezonings<br>Parks & Rec./Planning/CTC/<br>neighborhood assoc.'s | <ul style="list-style-type: none"> <li>Provide passive recreation opportunity &amp; alternate pedestrian-bike route.</li> <li>Interpret cultural and natural sites</li> </ul>   | <ul style="list-style-type: none"> <li>Identify more precise location for trail connections</li> <li>Design and consider with development proposals.</li> <li>Easements/property obtained</li> <li>Complete Trail Construction</li> <li>Complete Connections made between neighborhoods and to greenway/public lands</li> </ul> | Short and mid-term timeframe.<br><br>Ongoing planning/ acquisition/construction throughout length of corridor in strategic locations  |
| Western Park   | \$4.1 million total (construction will be phased; \$50,000 proffered for park improvements) | County/private developer contributions  | <ul style="list-style-type: none"> <li>Provide community park consistent with Western Park Master Plan</li> </ul>   | <ul style="list-style-type: none"> <li>Acquire additional land or easements</li> <li>Construction Western Park according to master plan for park</li> </ul>   | Mid-term  |
| Neighborhood Parks   | Unfunded  | Private Development   | <ul style="list-style-type: none"> <li>Provide amenities and greenspace within new developments in Crozet</li> </ul>  | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   | Ongoing   |
| Trailhead Park   | Unfunded  | County Parks & Rec./Private Development.  | <ul style="list-style-type: none"> <li>Provide access point to greenways network</li> </ul>   | <ul style="list-style-type: none"> <li>Determine location</li> <li>Design</li> <li>Construct</li> </ul>   | Long-term   |
| Neighborhood Trails  | Not known at this time/variable   | Private developer contributions with rezonings<br>Parks & Rec./Planning/<br>neighborhood assoc.'s     | <ul style="list-style-type: none"> <li>P &amp; R/ Crozet planner to coordinate assistance to neighborhoods to construct trails</li> </ul>   | <ul style="list-style-type: none"> <li>Connections made between neighborhoods and to greenway/public lands</li> </ul>   | Ongoing, initiative; trails may be public or private  |

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|--|--|--|---|---|--|
| Eastern Park   | \$4 million  | Private development/<br>Planning/Parks & Rec.              | <ul style="list-style-type: none"> <li>Provide additional public community park to serve eastern Crozet</li> </ul>  | <ul style="list-style-type: none"> <li>Acquire property</li> <li>Design</li> <li>Construct</li> </ul>   | Mid-term to Long-term  |
| <b>LAND USE &amp; DESIGN</b>   |  |  |   |   |  |
| Master Plan Implementation   | Included in CDD budget for staff time                    | County   | <ul style="list-style-type: none"> <li>Implements land use recommendations of master plan</li> </ul>  | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   | Ongoing  |
| New Development  | Included in CDD budget for staff time                    | Private Developments/Crozet Planner/PC/BOS                 | <ul style="list-style-type: none"> <li>Monitor capacity of infrastructure to support new development</li> </ul>   | <ul style="list-style-type: none"> <li>No additional residential units until transportation improvements are made</li> </ul>  | Short and mid-term   |
| “Transition” Zoning District for Mixed Use Areas   | Included in CDD budget for staff time                    | Crozet Planner/  | <ul style="list-style-type: none"> <li>Create new zoning district to allow for transitional mixed use areas around Downtown Crozet</li> </ul>   | <ul style="list-style-type: none"> <li>Resolution of Intent</li> <li>Amend Zoning Ordinance</li> </ul>  | Short-term   |
| Water Protection Ordinance Amendment   | Included in CDD budget for staff time                    | County Engineer/Water Resources/Crozet Planner             | <ul style="list-style-type: none"> <li>WPO amendment to allow in return for stream buffer modifications in certain areas identified on land use map only</li> <li>Allows redevelopment and reclamation/replanting of buffers</li> </ul>                   | <ul style="list-style-type: none"> <li>Resolution of Intent</li> <li>Amendment process</li> <li>WPO Amended</li> </ul>  | Short-term   |
| LI Zoning Text Amendments  | Included in CDD budget for staff time                    | BFD/County   | <ul style="list-style-type: none"> <li>Supports Crozet LI uses/employers</li> </ul>   | <ul style="list-style-type: none"> <li>Resolution of Intent</li> <li>Amend Ordinance</li> </ul>   | Underway/Short-term  |
| Crozet Historic District   | Community initiative                                     | Community  | <ul style="list-style-type: none"> <li>Listing potential Crozet Historic District on the State and National Register</li> </ul>   | <ul style="list-style-type: none"> <li>Submit for listing</li> <li>Listing approved</li> </ul>  | Short-term   |
| ARB Corridor Specific Design Guidelines  |  | Design Planner/ARB   | <ul style="list-style-type: none"> <li>Provide design guidelines specific to Crozet's uniqueness for Route 250 and Route 240</li> </ul>   | <ul style="list-style-type: none"> <li>Study</li> <li>Design Guidelines developed</li> <li>Adopted</li> </ul>   | Mid-term   |
| Easements  |  | Crozet Planner   | <ul style="list-style-type: none"> <li>Ensures protection of environmental, scenic, and historic resources in Crozet</li> </ul>   | <ul style="list-style-type: none"> <li>ID easement/protection programs</li> <li>Promote these with property owners</li> <li>Properties are placed under easement</li> </ul>   | Ongoing  |
| <b>BUSINESS DEVELOPMENT</b>  |  |  |   |   |  |
| Business Development Facilitator (BDF)   | Included in CDD budget for staff time                    | BDF  | <ul style="list-style-type: none"> <li>Continue dialogue with business community in Crozet, including Crozet Business Networking Group (CBNG) and Downtown Crozet Association (DCA), Nelson and Charlottesville-Albemarle Chambers of Commerce</li> </ul> | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   | Ongoing  |
| Employment/<br>Business Tracking<br><br>Attract new employers to areas designated on master plan   | Included in CDD budget for staff time                    | BDF  | <ul style="list-style-type: none"> <li>Maintain data that is updated annually to determine business employment trends and needs in County, including Crozet</li> <li>Ensures jobs/housing balance and economic vitality in Crozet</li> </ul>              | <ul style="list-style-type: none"> <li>Ongoing</li> </ul>   | Ongoing  |
| Downtown/Priority Areas:<br><br>Infill/New Business Downtown (including adjacent Mixed Use Area)<br><br>Evaluate need to designate Three Notch'd Corridor Mixed Use  | Included in CDD budget for staff time                    | Private developers/BDF<br><br>Crozet Planner/County        | <ul style="list-style-type: none"> <li>Improve Downtown economic vitality</li> <li>Allows for future additional area to provide for new business development in support of Downtown and employment area</li> </ul>  | <ul style="list-style-type: none"> <li>Economic measures</li> <li>Vacancy rate/etc.</li> <li>Increased revenue</li> <li>Consider with update of master plan in 5 years</li> </ul>   | Short-term<br><br>Mid-term   |
| Tourism/Agribusiness   | Included in CDD budget for staff time                    | BDF/Private Developers/CBNG/DCA/Convention-Visitors Bureau | <ul style="list-style-type: none"> <li>Expansion and promotion of tourism in Crozet and Western Albemarle</li> </ul>  | <ul style="list-style-type: none"> <li>Identify new products, such, emphasis on Crozet history, destinations/tours (Current Ex. Brew Ridge and Artisan Trails)</li> </ul>   |  |
| Marketing Plan for targeting areas:<br><ul style="list-style-type: none"> <li>Downtown</li> <li>Employment</li> <li>Tourism</li> <li>Adjacent Rural Areas</li> </ul> | Variable depending on scope of project and grant funding | BDF/DCA/CBNG   | <ul style="list-style-type: none"> <li>Improve Crozet's economic vitality</li> </ul>  | <ul style="list-style-type: none"> <li>Complete marketing plan</li> <li>ID specific strategies for each targeted area</li> <li>Implement plan</li> <li>Seek funding sources/grants for promotional activities/products</li> </ul> | Short-term to Mid-term   |

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|---|---|--|---|--|---|
| <p>Development of Crozet Website</p> <p>Consider programs such as:</p> <ul style="list-style-type: none"> <li>▪ Virginia Main Street Program</li> </ul> <p>Seek Grants</p> <ul style="list-style-type: none"> <li>▪ CDGB</li> <li>▪ Other</li> </ul>        |   | BDF/DCA/CBNG                                 |   |  | Ongoing   |
| <b>COMMUNITY FACILITIES &amp; SERVICES</b>  |   |  |   |  |   |
| Existing Library Service  |   | JMRL Board, Facilities staff                 | <ul style="list-style-type: none"> <li>▪ Continue to consider facility needs w/ long range planning process of the JMRL Board.</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Evaluate facility needs</li> </ul>  | Short-term  |
| New Library site parking lot  | \$750,000 (construction)  | OFD  | <ul style="list-style-type: none"> <li>▪ Provides parking for Downtown, in advance of library building construction</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Site Development Plan Approval</li> <li>▪ Bid</li> <li>▪ Construct</li> </ul>   | Underway/Short-term   |
| <p>Crozet Train Depot (existing library)</p> <ul style="list-style-type: none"> <li>▪ Continue use as Crozet library until library relocates</li> <li>▪ Reuse for when library moves</li> </ul>   |   | JMRL/County                                  | <ul style="list-style-type: none"> <li>▪ Ensures continued use and reuse of train depot</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Library relocates</li> <li>▪ Determine future use(s)</li> <li>▪ Remodel/Adapt depot</li> </ul>  | <p>Continue use-Short-term</p> <p>Re-use of depot- Mid-term-long-term</p>   |
| <p>Old Crozet School</p> <ul style="list-style-type: none"> <li>▪ Continue to lease to tenants for the Old School until a decision on the permanent use of the building is made.</li> <li>▪ Fully renovate building for community preferred uses</li> </ul> | <ul style="list-style-type: none"> <li>▪ No cost</li> <li>▪ Estimate \$6-8.3 million dollars ('08) depending on various factors and project conditions</li> </ul> | General Services                             | <ul style="list-style-type: none"> <li>▪ Ensures continued use and reuse of Old Crozet School consistent with Old Crozet School Reuse Study</li> <li>▪ Meets long-term community needs (preferred concept for community center type uses)</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Lease agreements with tenants approved by Board of Supervisors</li> <li>▪ Future uses identified</li> <li>▪ Design</li> <li>▪ Bid</li> <li>▪ Construct</li> </ul> | <p>Short-term</p> <p>Long-term</p>  |
| <p>Schools -- monitor needs</p> <p>Additional elementary school</p>   | Undetermined  | Crozet Planner/Dept of Ed., Facilities staff | <ul style="list-style-type: none"> <li>▪ Continue to consider facility needs w/ long range Planning Committee.</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Evaluate facility needs</li> <li>▪ Site Acquisition</li> <li>▪ Design</li> <li>▪ Construct</li> </ul>   | <p>Ongoing yearly evaluation of school growth and facility needs with long range Planning Committee.</p> <p>Long-term/when needed</p> |
| Downtown Stormwater Project   | \$1.2 million   | OFD/Water Resources                          | <ul style="list-style-type: none"> <li>▪ Provide stormwater management/water quality measures for water protection to serve the Downtown drainage area</li> <li>▪ Facility will also serve as possible greenspace amenity.</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Property Acquisition (completed)</li> <li>▪ Easements</li> <li>▪ Design (completed)</li> <li>▪ Establish service district</li> <li>▪ Construct</li> </ul>         | Short-term  |
| Water and Wastewater Expansion of water treatment plant   | Need estimate from RWSA   | ACSA/RWSA                                    | <ul style="list-style-type: none"> <li>▪ Monitor water usage in Crozet to ensure capacity is adequate for future population</li> <li>▪ When demand reaches 80% of capacity, begin design for expansion</li> <li>▪ The size of the WTP expansion will be dependent on the projected demands and uses.</li> <li>▪ Ensures adequate water supply for Crozet</li> </ul> | <ul style="list-style-type: none"> <li>▪ Capacity of existing water treatment plant reaches 80%</li> <li>▪ Design</li> <li>▪ Bid</li> <li>▪ Construct</li> </ul>   | Long-term   |

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| Wastewater   | Need estimate from RWSA   | ACSA/RWSA                                    | <ul style="list-style-type: none"> <li>▪ Ensures adequate waste water capacity to serve Crozet.</li> <li>▪ Continue long-term planning for sewer improvements based upon sewer system studies currently being conducted by the ACSA and the RWSA. New sewer connections would be based on the ACSA's first come first served basis policy.</li> </ul> | <ul style="list-style-type: none"> <li>▪ Study/Monitor</li> <li>▪ Design</li> <li>▪ Construction</li> </ul>   | <p>Mid-term-long term</p> <p>Mid-term</p>  |
| Eastern Crozet Elementary School site Construction | \$12.3 million ('04)  | Crozet Planner/Dept of Ed., Facilities staff | <ul style="list-style-type: none"> <li>▪ To address future school capacity needs in Crozet</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Acquire site through proffers</li> <li>▪ Determine need</li> <li>▪ Design</li> <li>▪ Build</li> </ul>          | Long-term  |
| Fire/Rescue Service                                | Region is served by Crozet Volunteer Fire Department and Western Albemarle Rescue Squad | Crozet Planner/Fire Rescue/ Facilities staff | <ul style="list-style-type: none"> <li>▪ Monitor any needs/support from County</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Ongoing</li> </ul>   | Ongoing  |
| Police Service<br>Police Office in Downtown Area   | Undetermined  | Crozet Planner/Police/OFD                    | <ul style="list-style-type: none"> <li>▪ Provides improved work space for beat officer</li> <li>▪ Improve response times to meet Development Area standards</li> <li>▪ Provides for improved police service to Crozet/Western Albemarle</li> </ul>  | <ul style="list-style-type: none"> <li>▪ Identify office space</li> <li>▪ Locate police in satellite office</li> </ul>                                  | Ongoing yearly evaluation of population growth and facility needs.                             |
| Recycling Programs                                 | \$250,000-\$500,000 – to be determined on revised regional solid waste plan             | RSWA/County (General Services, Planning)     | <ul style="list-style-type: none"> <li>▪ Provide convenient drop center. RSWA Solid Waste Mgt Plan</li> <li>▪ Review may indicate different approach to recycle (curbside may be considered)</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Review w/ RSWA during update of Solid Waste Plan. Funding requested in CIP.</li> <li>▪ Construction</li> </ul> | Dependent on implementation recommendations of Solid Waste plan as recommended in adopted plan |