GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



D.C. OFFICE OF PLANNING
2003 OCT 10 PM 4:41

Office of the Director

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Andrew Altman
Director

DATE: October 10, 2003

SUBJECT: Case No. **ZC-03-28**: Setdown and Supplemental Report for a Map Amendment for a Consolidated Planned Unit Development and a related map amendment to assign the M District to a portion of the Fort Totten Solid Waste Transfer Station Center property (PAR 123/56 and 123/57), filed by the DC Department of Public Works.

RECOMMENDATION

The Office of Planning recommends setdown for a Consolidated Planned Unit Development (PUD) and related map amendment to assign the M District to a portion of the Fort Totten Solid Waste Transfer Station property on PAR 123/57 and 123/57.

BACKGROUND

The D.C. Department of Public Works (DPW) has requested rezoning of the portion of the site of the Fort Totten Solid Waste Transfer Facility, a D.C. government facility. The site is currently split zoned between the M (general industry) District and the R-5-A (low density general residence) District. It is the R-5-A zoned portion of the site that the applicant has requested be rezoned to the M District and the PUD is requested for the entire site. According to the application, the subject property had been an incinerator prior to the mid 1970's. At that time the incinerator was demolished and a stationary compactor transfer facility was constructed in its place. The compactor transfer operation is no longer used and the site operates today as a solid waste transfer facility. Solid waste transfer facilities are permitted by special exception within the M District but are not permitted within the R-5-A District, either by right or by special exception. The remainder of the site is located within the M District and within the Fort Totten Overlay District.

A solid waste facility permit, which requires a minimum 500 foot setback from any property line (or alternatively from the nearest dwelling), is not required for this project. Government owned facilities are not required to obtain this permit.

ZONING COMMISSION
District of Columbia
Case 03-28
Exhibit 10

ZONING COMMISSION
District of Columbia
CASE NO.03-28
EXHIBIT NO.10

In 1958 the City Council determined that City and federal land shall not be subject to zoning. City facilities have historically been a government use on City or federal lands and therefore were not subject to zoning. However, in 1990 the City Council reconsidered the issue and passed legislation requiring that city properties be subject to zoning. Therefore, in order to modernize the facility the use must conform to the zoning on the property.

The area has been identified on the Generalized Land Use Map as mixed use, which is described as *"[a] combination of land use categories are depicted in areas where a variety of uses are to be encouraged. Mixed use areas include existing commercial areas and areas proposed for significant land use changes."* The two land use categories comprising the mixed use designation are "medium density commercial" and "production and technical employment."

Medium Density Commercial- "*Shopping and service areas that generally offer a large concentration and variety of goods and services outside the Central Employment Area are the predominant uses. Most customers arrive by car, bus or subway.*"

Production and Technical Employment- "*Restructured industrial land intended to encourage growth industries and industries with a high ratio of employees to land area occupied, such as office support systems, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services; warehousing; and other commercial activities that generally do not occur to substantial degree in other commercial areas are the predominant uses.*"

DPW proposes to make repairs to and modernize the existing building, including an upgraded storm water system, new odor and dust control mitigation system, new ventilation system and new signage and lighting. Alterations and repairs to the building will improve environmental controls associated the facility, including the relocation of solid waste handling to the inside of the building to eliminate blowing litter. The upgraded storm water system will achieve proper storm water quality management. DPW also proposes to construct a 14,500 square foot building addition, 28.8 feet in height, to accommodate larger refuse trucks.

The site will be designed to accommodate periodic citizen drop-offs of household hazardous wastes, recyclables and bulk solid waste items.

ZONING

The subject property is split zoned between the R-5-A and the M Districts. It is surrounded by a variety of uses. To the north is Super Concrete, Inc., a concrete batching operation located within the M District and the Fort Totten Overlay District. To the east are two sets of railroad tracks; one owned by CSX and used for freight and commuter trains (MARC Brunswick Line), and the other by Metro and operated as the eastern leg of the Red Line. To the south, across Bates Road, N.E., are athletic fields on the campus of Catholic University located within the R-5-A District. To the east is unzoned National Park Service land that is wooded and comprising Fort Totten Park.

The existing operation on the site is a solid waste transfer facility that will continue under the proposed PUD. Because the use is municipal it was not originally subject to zoning. The building was originally in and continues to be in the portion of the site zoned R-5-A. This portion of the site abuts the Fort Totten Park to the west.

In order to modernize the operation a building addition is necessary. This addition will also be within the R-5-A District. As waste transfer facilities are not permitted with the R-5-A District, the applicant proposes to extend the M District boundary to include the entire site and develop as a Planned Unit Development.

The proposed building addition is 50 feet in depth, 291 feet in length and only 28.8 feet in height, less than the maximum 90-foot building height permitted by the M District. The proposed floor area ratio (FAR) is less than 1.0, far less than the maximum 6.0 permitted and the rear yard setback is proposed to be 66 feet, in excess of the minimum 12 feet required by the M Zone District.

	PROPOSAL	REQUIRED/PERMITTED BY M DISTRICT
Maximum Building Height	28.8 feet	90 feet
Maximum FAR	less than 1.0	6.0
Minimum Rear Yard	66 feet	12 feet

The applicant will also need Zoning Commission approval of a special exception for the use as a waste transfer station, required by § 822.3. The Office of Planning will work with the applicant to determine any relief needed under § 822.3 for the final report.

Section 820 of 11 DCMR sets forth the intent of the M District:

820 GENERAL INDUSTRY DISTRICTS (M)

820.1 The General Industry (M) Districts are designed to provide areas suitable for development as heavy industrial sites, but at the same time protect those industrial developments from the intrusion of non-industrial uses that impede the full utilization of properly located industrial sites.

Section 1561 of 11 DCMR sets forth the intent and purposes of the FT Overlay District:

1561 FORT TOTTEN OVERLAY DISTRICT (FT)

1561.1 The Fort Totten (FT) Overlay District is established to allow existing industrial businesses to remain and expand and to propose land use control policies to further implement the Comprehensive Plan.

1561.3 The purposes of the FT Overlay District are to:

(a) Encourage a scale of development and a mixture of building and land uses as generally required by the Comprehensive Plan;

(c) Protect surrounding residential areas from the adverse impacts of existing industrial support uses by means of the buffering standards provided in this overlay district.

Due to the public nature of the facility the application proposes no amenities. The modernization of this existing facility will provide many public benefits to the City in the form of a modern, environmentally improved solid waste transfer facility. It will also benefit the surrounding community through improved litter, odor and dust control, and reduced environmental impacts through upgraded storm water management.

COMPREHENSIVE PLAN

The map amendment is not inconsistent with the Comprehensive Plan Generalized Land Use Map and the following objectives and policies, including:

404 SOLID WASTE MANAGEMENT

404.1 The objective for solid waste management is to develop safe and effective methods for reducing, collecting, recycling, and disposing of solid waste and sewage sludge.

404.2 The policies established in support of the solid waste management objective are as follows:

(a) Develop and implement a reliable program of solid waste and sludge management that is cost-effective, environmentally sound, and fully coordinated with all responsible jurisdictions and regulatory bodies;

404.3 The Department of Public Works shall enforce adopted noise regulations pertaining to the operation of solid waste hauling equipment in or near residential neighborhoods by limiting vehicular operating permits to the restricted hours and locations set forth in the regulations.

406 ENVIRONMENTAL HEALTH AND SANITATION

406.2 The policies established in support of the environmental health and sanitation objective are as follows:

(c) Develop, implement, and maintain programs to manage the use, handling, transportation, storage and disposal of harmful chemical, biological, and radioactive materials (hospital wastes, radioactive materials used in research and medical treatment, hazardous organic and inorganic chemicals are of special concern) including expanded enforcement of local regulations and the establishment of a training program on the handling of hazardous materials and on emergency planning;

(d) Develop a program to safely collect and dispose of household hazardous wastes, including batteries, paints, household cleaners, and other harmful wastes generated by residential properties; and

(e) Develop a program to safely collect and dispose of household hazardous wastes, including batteries, paints, household cleaners, and other harmful wastes generated by residential properties; and

1612 WARD 5 ACTIONS IN SUPPORT OF ENVIRONMENTAL PROTECTION

1612.1(d)(2) Recommended actions:

(I) Inform residents of the dangers of household hazardous wastes such as motor oil, paints, detergents, and cleansers, and establish collection areas and schedules, convenient to all residents, for disposal of these wastes; and

CONCLUSION

OP believes the proposed PUD and related map amendment is not inconsistent with the above objectives and policies of the Comprehensive Plan and would result in the expedited achievement of many. Specifically, the proposed PUD and related map amendment will result in the ability of DPW to modernize the operation of this solid waste transfer facility.

AGENCY COMMENTS

The Department of Public Works has requested the PUD and map amendment be setdown.

RECOMMENDATION

The Office of Planning recommends the Zoning Commission setdown for public hearing the proposed PUD and related map amendment.

AA/sjm,AICP



Feature Key

Zoning Boundaries
Square Index

Ortho-Photography was taken in 1999.

Zoning Commission
Case No. 03-28

DC Office of Planning
October 10, 2003

Scale 1:2049

N

25 0 25 50 75 Feet

Attachment 1