SCS ENGINEERS

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Fort Totten
Solid Waste Transfer Facility
4900 Bates Road, N.E.

Prepared for:

Office of the Zoning Commission
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

July 2003

ZONING COMMISSION
District of Columbia
Case 03-28

ZONING COMMISSION
District of Columbia
CASE NO.03-28
EXHIBIT NO.1

TABLE OF CONTENTS

SECTION A PUD APPLICATION CONTENTS

PUD Stage 1
- Purpose
- Background
- Project Description
- Planning and Zoning Issues

PUD Stage 2
- Section 2406.12 Requirements

SECTION B SELECTED PHOTOGRAPHS OF THE PROPERTY

Front View of Fort Totten Solid Waste Transfer Facility
Side View of Fort Totten Solid Waste Transfer Facility
Rear View of Fort Totten Solid Waste Transfer Facility

EXHIBITS

Exhibit 1	Z.C. Form # 5 (6-94)
Exhibit 2	Zoning Map
Exhibit 3	Site Plan
Exhibit 4	Circulation Plan
Exhibit 5	Landscape Plan
Exhibit 6	Erosion and Sediment Control Plan
Exhibit 7	Floor Plans and Elevations
Exhibit 8	Notice to Adjacent Property Owners
Exhibit 9	Plat for Building Permit of Parcels 124/174, 124/175, 123/57, and 123/56

D.C. OFFICE OF ZONING
2008 JUL 28 PM 2:11

SECTION A

PUD APPLICATION CONTENTS

PLANNED UNIT DEVELOPMENT
REQUEST FOR ZONING MAP AMENDMENAT AND SPECIAL EXCEPTION
AT 4900 BATES ROAD, N.E.

SUMMARY

The applicant seeks consolidated approval of a Planned Unit Development (PUD) for the modification of the District of Columbia's Fort Totten Solid Waste Transfer Station and a Map Amendment for M zoning for a potion of the property. The modification will provide the community with a modern, environmentally-improved solid waste transfer facility, as well as a citizens convenience center to allow local drop-off of waste and recyclable materials.

BACKGROUND

The proposed modification will be consistent with the current use.

The existing Fort Totten Transfer Station was built in the mid-1970's as a "stationary compactor transfer facility" on a site previously occupied by an incinerator. The incinerator was demolished to make way for the transfer station. The transfer operations at Fort Totten have been modified over time. The compactor transfer operation is no longer used. Currently, a front-end loader is used to push refuse that has been deposited on the tipping floor onto a chute where the refuse is directed into a transfer trailer parked on the pavement below.

The facility has continued to date to operate in this manner. For most of 2002, incoming refuse vehicles currently have been limited to DPW vehicles only, with an average receiving rate of approximately 600 tons of solid waste per day. Limited use of the facility by private contractors was reinitiated in the last quarter of 2002, and consequently, the average receiving rate has increased to approximately 800 tons of solid waste per day.

Although this property has been used for solid waste transfer since the mid-1970s and as a waste incinerator prior to that, the zoning a portion of the property is R-5-A. As part of this application, the applicant is requesting a Map Amendment to the zoning of M zoning. This is discussed in more detail in the Map Amendment section of this report.

PROJECT DESCRIPTION

The District of Columbia Department of Public Works (DPW) operates and maintains the Fort Totten Solid Waste Transfer Facility. The intent is to continue the facility's use as a solid waste transfer facility. The need for an efficient and clean solid waste disposal system in the District has been addressed by the Solid Waste Transfer Facility Site Selection Advisory Panel and in the following publications:

- Report to the Council of the District of Columbia of the Solid Waste Transfer Facility Site Selection Advisory Panel, Final Report. November 10, 2000.

- Needs Assessment for Municipal Solid Waste Transfer for the District of Columbia. October 2000.

Beginning in 2003, DPW intends to make certain alterations and repairs to the facility to:

- Improve the efficiency and reliability of the waste transfer operations
- Return use of the facility to both public and private sector refuse vehicles and to operate within the original design capacity
- Improve environmental controls associated with the facility
- Allow for periodic citizen drop-off of household hazardous wastes, recyclables, and bulk solid waste items.

To this end, an addition to the facility is planned for the east side of the existing building. The footprint of this addition is 14,500 square feet. The existing roof over the tipping floor will be removed and the proposed new roof (reflective type, industrial system) over the tipping floor will be 9 feet higher. The added floor space and new roof will encompass an addition to the existing tipping floor so as to allow: a) refuse discharge on the floor by today's larger refuse vehicles and b) material inspections prior to loading into the transfer trailers. Also, a loading tunnel for the solid waste transfer trailers will be constructed below the new tipping floor expansion so as to allow efficient top loading into the trailers.

Alterations and repairs of the facility will include improvements to certain environmental controls, including:

- Upgrades to the existing storm water system;
- New odor and dust control mitigation system;
- New ventilation system; and
- New signage and lighting.

A citizens' drop-off area is planned on the south side of the property to allow incoming passenger vehicles (District residents only) to dispose of recyclables, household hazardous waste, and bulk solid waste item on a periodic basis.

PLANNING AND ZONING ISSUES

The property addressed, as 4900 Bates Road, N.E. is approximately 6.6 acres, and according to the Office of Planning, the transfer station property actually is made up of four parcels, two of the parcels are zoned M and part of the Fort Totten Overlay District and the other two parcels are zoned R-5-A.

The District owns approximately four acres that includes PAR 123/56 and 123/57. In addition to the four acre property that the District owns, the Washington Metropolitan

Area Transit Authority (WMATA) owns approximate two acres (parcels 124/74 and 124/75), and granted the District specific right-of-entry in December 1975 to build and operate the transfer station. Generally, the Fort Totten facility operates on an approximate 6.6-acre plot.

The site is bordered on the north by a concrete batch operation (owned by Silver Hill Concrete Company, operating as Super Concrete Inc.), on the east by a Metro-rail and CSX right-of-way, on the south by Bates Road and athletic fields of Catholic University, and on the west by Fort Totten Park.

As stated above, PAR 123/57 and 123/56 currently are zoned R-5-A (See Exhibit 1). A request for a Map Amendment is being submitted as pat of this application to amend the zoning to M which is consistent with the parcels to the North that are part of the Fort Totten Trash Facility (124/174 and 124/175).

The following table summarizes the FT/M zoning regulations as they apply to the proposed renovation:

	Proposed Property Renovations	Permitted/Required FT/M	Exceedence
Maximum Height	28.8 ft	80 ft	--
FAR	< 1.0	5.0	--
Rear Yard	66 ft	>12 ft	--

FIRST STAGE PUD (Section 2406.11)

(a) Completed Application Form

See ***Exhibit 1.***

(b) Map

Exhibit 2 provides the location of the subject property, the existing zoning for the property, the zoning of adjacent properties, and the area (lots) proposed for change of zoning.

(c) Statement of Purpose and Objectives of the Project

A statement of the purpose and objectives of the project, including the proposed form of development, is summarized below:

The Fort Totten facility will be modernized to better serve the District of Columbia by incorporating aesthetic and environmental improvements. The building will be expanded so the all solid waste transfer operations move inside, air handling and odor control systems will be installed, stormwater quality management will be added, and a citizens convenience center will be added for solid waste, recycling and household hazardous waste drop off.

The use will remain consistent with the current use. As stated above the building will be expanded so the solid waste transfer operations move inside. A tunnel will be constructed for the solid waste transfer trucks and the tipping floor will be expanded to allow for top loading of the transfer trailers.

Changes will be made in traffic flow so that the collection trucks and the transfer trucks have separate traffic patterns. The truck scales and trucks will be using an auto ID system to reduce truck-weighing times. Both of these measures will reduce / eliminate queuing onto the roadways.

The existing citizen drop-off pull-out area will be renovated as a new citizens convenience center. This space will provide the community with a place to pull into the facility so as to dispose of bulk solid waste items, recyclable materials, and household hazardous waste. The center will be landscaped for aesthetics and provide an accessible, secure area for the community.

A detailed statement elucidating how the application meets the PUD evaluation standards in Section 2403 is summarized below:

(a) Urban design, architecture, landscaping, or creation or preservation of open spaces;

Currently, a front-end loader is used to push refuse that has been deposited on the tipping floor onto a chute where the refuse is directed into a transfer trailer parked on the pavement below. The modifications of the Fort Totten facility will greatly improve the aesthetics since the current solid waste slide will be eliminated and replaced with a building expansion. In addition, the site will be landscaped to provide screening for the building.

(b) Site planning, and efficient and economical land utilization;

The size of the site will remain the same, but improvements to traffic flow will reduce or eliminate roadway queuing.

(c) Effective and safe vehicular and pedestrian access, transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

Traffic flow will be changed to separate the transfer trailers from the solid waste collection vehicles. Roadway queuing will be reduced or eliminated. Furthermore, all collection vehicles will be equipped with an auto ID system to facilitate automatic weighing at the truck scales.

(d) Historic preservation of private or public structures, places, or parks;

The existing site does not include any historic structures, places, or parks.

(e) Employment and training opportunities;

The current employees will undergo training associated with the operation and maintenance of full-scale, modern solid waste transfer stations, including waste screening training.

(f) Housing and affordable housing;

Not applicable.

(g) Social services/facilities;

This project will provide a critical service to the District of Columbia. The project is the modernization of an existing solid waste transfer facility. Currently, solid waste is being loaded into transfer trailers via a slide out of the building and into the top of the trucks. The loading of the solid waste is out in the open and susceptible to producing odors and blowing litter. The new design will move all solid waste handling into the building. Air handling and odor control systems will further reduce odors. Blowing litter should be eliminated because operations will be inside the building.

(h) Environmental benefits, such as stormwater runoff controls and preservation of open space or trees;

The site requires significant improvements to achieve proper stormwater quality management. Stormwater quality management will be provided for paved areas that will provide an environmental benefit. In addition, as mentioned above, blowing liter will be reduced.

(i) Uses of special value to the neighborhood or the District of Columbia as a whole.

The need for an efficient and clean solid waste disposal system in the District has been addressed by the Solid Waste Transfer Facility Site Selection Advisory Panel and in the following publications:

- *Report to the Council of the District of Columbia of the Solid Waste Transfer Facility Site Selection Advisory Panel, Final Report. November 10, 2000.*

- *Needs Assessment for Municipal Solid Waste Transfer for the District of Columbia. October 2000.*

This facility will be one of two modern transfer stations that will handle solid waste generated in the District of Columbia. The modernization will reduce the impacts to the environment by moving the handling of solid waste inside the facility and by stormwater quality management. The facility also will offer a citizens drop off area for solid waste, recyclables and household hazardous waste.

(j) Other public benefits and project amenities and other ways in which the proposed PUD substantially advances the major themes and other policies and objectives of any of the elements of the Comprehensive Plan.

The map amendment is not inconsistent with the Comprehensive Plan 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.*

404.4.1 *Prohibit the sitting of Solid Waste/Trash Transfer Stations in, adjacent to, or near (within 500 feet) of*

any other use. All such facilities should possess valid (permanent) Certificates of Occupancy and any other necessary operating permits.

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;

(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

(d) General Site, Landscape, and Development Plan

A general site, landscape, and development plan indicating the proposed use, location, dimensions, number of stories, and height of each building, and the exact area of the total site is shown in ***Exhibit 3***.

(e) Tabulation of Development Data

Area and dimension of the lot (total area for site)	232,706 sq. ft., 400 ft by 582 ft
Percentage of lot occupancy of building	21%
Gross floor area and floor area ratio (all the same use)	41%
Circulation plan, including location of all vehicular and pedestrian access ways and the location and number of all off-street parking spaces and loading berths, including an indication of which spaces are designed for which use.	See ***Exhibit 4***
Existing topography of the development area; the location of all major natural features, including trees of 6-inch (6 in.) caliper or greater; and the location and elevation of public or private streets, alleys, or easements bounding or traversing the site, including an indication of which of the rights-of-way or easements are to be continued, relocated, or abandoned.	See ***Exhibit 3***
Estimated quantities of potable water required by the project, and of sanitary sewage and storm water to be generated, including the methods of calculating those quantities.	The site is already fully developed and connected to existing water and existing storm and sanitary sewers. The project will not change the water or sewer consumption rates. Based on historical data from the site for domestic usage, spray and truck wash water consumption, existing average sewage flow is approximately 3.5 GPM and the peak sewage flow is approximately 8.5 GPM.
Any other information needed to understand the unique character of the problems	

SECOND STAGE PUD (Section 2406.12)

(c) Completed Application Form

See ***Exhibit 1.***

(d) Detailed Statement of Uses

A detailed statement as to the uses to be located in the project, including the location, number, size, and types of stores, offices, residential, institutional, industrial, and other uses is summarized below:

The uses for this project will be consistent with the existing use. The site is currently used as a solid waste transfer facility. Solid waste collection vehicles arrive at the site and dispose of their load onto the tipping floor, the waste is then pushed onto a slide and loaded into a transfer trailer for transfer out of the District of Columbia to a solid waste disposal facility. The site will continue to

be used as a solid waste transfer facility, but the facility will be modernized to better serve the community.

Solid waste will continue to be delivered to the site via solid waste collection vehicles. The facility will be expanded to accommodate a tunnel for the transfer trucks and larger tipping floor. This expansion will move all solid waste transfer operations inside the building thus improving the aesthetics and environmental impacts to the community. The transfer trucks will line up in the tunnel underneath designated holes in the tipping floor. The solid waste collection vehicles will dispose of their loads onto the tipping floor. Solid waste will then be pushed via a front loader or pick up and placed via stationary cranes into the holes in floor and into the transfer trailers parked in the tunnel.

No stores, offices, residential or institutional uses will be located on the site.

(c) Detailed Site Plan

A detailed site plan, showing the location and external dimensions of all buildings and structures, utilities and other easements, and driveways is shown in ***Exhibit 3***. Note this site does not contain walkways, plazas, arcades, or open spaces.

(d) Detailed Landscape and Grading Plan

A detailed landscaping and grading plan, showing all existing contour lies, landscaping to be retained, grades, planting, and landscaping is shown in ***Exhibit 5***. Note this site is not creating any grades exceeding fifteen percent (15%). The plan also shows the proposed drainage for the site, including the location of the building, roads, water and sewer lines, inlets and basins, and connection to public water and sewer lines. In addition, proposed erosion control measures are shown on ***Exhibit 6***.

(e) Typical Floor Plans and Architectural Elevations

Typical floor plans and architectural elevations for the building, sections for the building and the project as a whole are shown in ***Exhibit 7***.

(f) Final Detailed Circulation Plan

Exhibit 4 provides a final detailed Circulation Plan, showing all driveways (including curb widths and grades), as well as detailed parking plans. Note this project does not include walkways, curb cuts or loading areas.

(g) Other Information

No other information is needed.

(h) Statement Showing Accordance with Intent and Purpose of Title

A statement showing how the second-stage plans are in accordance with the intent and purposes of this title, the PUD process, and the first-stage approval is summarized below:

This combined application is in accordance with the intent and purposes of Title 11 Chapter 24, and with the PUD processes outlined in sections 2406.11 and 2406.12.

SECTION B

SELECTED PHOTOGRAPHS OF THE PROPERTY







EXHIBITS

EXHIBIT 1

Z.C. FORM #5

Z.C. Form #3 (6-94)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations request is hereby made for consolidated Approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
123/57		R-5-A	M
123/56		R-5-A	M

Address or description of the premises: _____

Area of the site: 4 square feet or acres.

Baist Atlas No. A+T, Page 3472-0, 3495-J

Brief description of the proposal: DPW PROPOSES TO MAKE ALTERATIONS AND REPAIRS TO THE EXISTING FORT TOTTEN SOLID WASTE TRANSFER STATION BUILDING.

D.C. OFFICE OF ZONING
2003 JUL 18 PM 2:11

The above information and attached documents are true to the best of my knowledge.

Thomas M. Henderson — Owner's Signature

July 18, 2003 — Date

THOMAS HENDERSON, DEPARTMENT OF PUBLIC WORKS
Owner's Printed Name

Person to be notified of all actions:

CHRISTINE DAVIS, DEPARTMENT OF PUBLIC WORKS — Name
202-671-2406 — Telephone Number

2000 14TH STREET, NW 6TH FLOOR, WASHINGTON, DC — Address
20009 — Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 5,000 sq ft pursuant to Section 2401 of the Zoning Regulations.

Thomas M. Henderson
Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z. C. Case No. _____

INSTRUCTIONS

Any application for preliminary approval of a planned unit development that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of the Zoning Commission, Room 11-A, District Building. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. Eight (8) copies of Zoning Commission Form #2, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #2 for each ownership).

2. Eight (8) copies of a statement clearly indicating the nature of the planned unit development, including the objectives of the proposed development, the types of uses and the approximate number of square feet to be devoted to each use. For residential uses, the number and types of units proposed shall be indicated. The statement shall also indicate the proposed height and FAR of all structures, the overall FAR, the percentage of lot occupancy and the number of off-street parking and loading spaces. The statement shall also clearly set forth the reason why the application should be granted. Additional information, exhibits or photographs may be attached if desired, provided they are no larger than this form.

3. Eight (8) copies of a key map, showing the subject property outlined in red and the zoning of the surrounding area, at a scale of one inch to 400 feet and trimmed to the same size as this form. Appropriate maps are available in the Office of the Zoning Commission.

4. A certified plat of the property prepared by the Office of the Surveyor.

5. A plat plan drawn on Mylar, linen or other permanent transparent and reproducable material at a scale of 100 feet to the inch. It shall be drawn in ink and show all the current lot lines, lot numbers and street numbers for the square(s) within which the subject property lies, and for two squares in each direction, and show the squares in outline form only for an area extending 1,000 feet in all directions from the edge of the property involved. All street names and square numbers shall be indicated. The scale and source shall be indicated. A space should be left for the case number when it is assigned.

All applications that are accepted for filing will be processed in accordance with the Rules of Practice and Procedure Before the Zoning Commission of the District of Columbia (D.C. Register, Special Edition, Title 20, August 3, 1972).

EXHIBIT 2

ZONING MAP

CASE 03-28

EXHIBIT 1

ZONING MAP

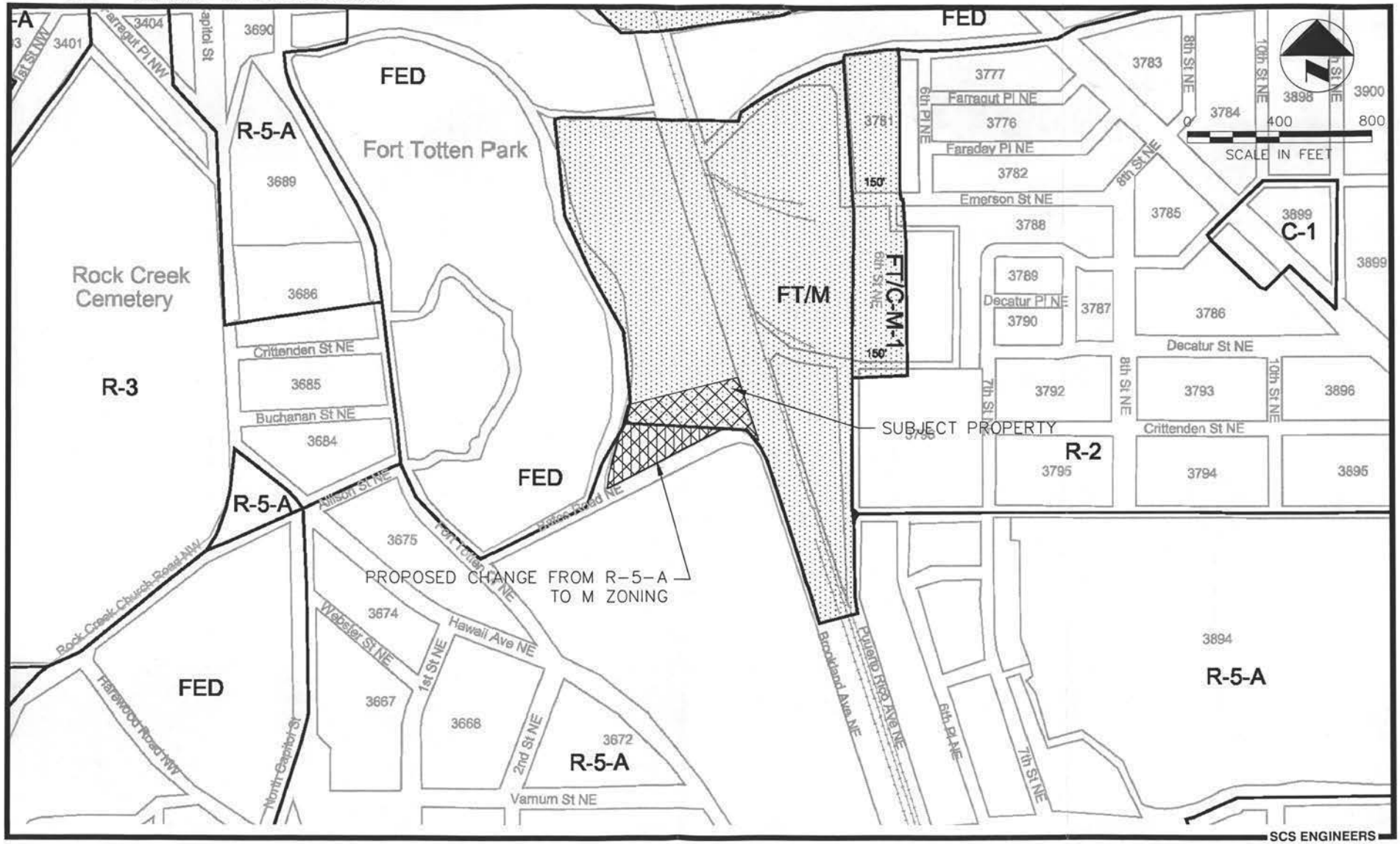
HAS OVERSIZED DOCUMENT

SEE FILE AT ZONING COMMISSION

EXHIBIT 3

SITE PLAN

DRAWN BY: MAK DATE: 4/2/03 FILE NAME: 02200070.05\EX_2



SCS ENGINEERS

EXHIBIT 2 - ZONING MAP

EXHIBIT 4

CIRCULATION PLAN

DRAWN BY: MAK DATE: 4/3/03 FILE NAME: 02200070.05/ZONING/E..._4

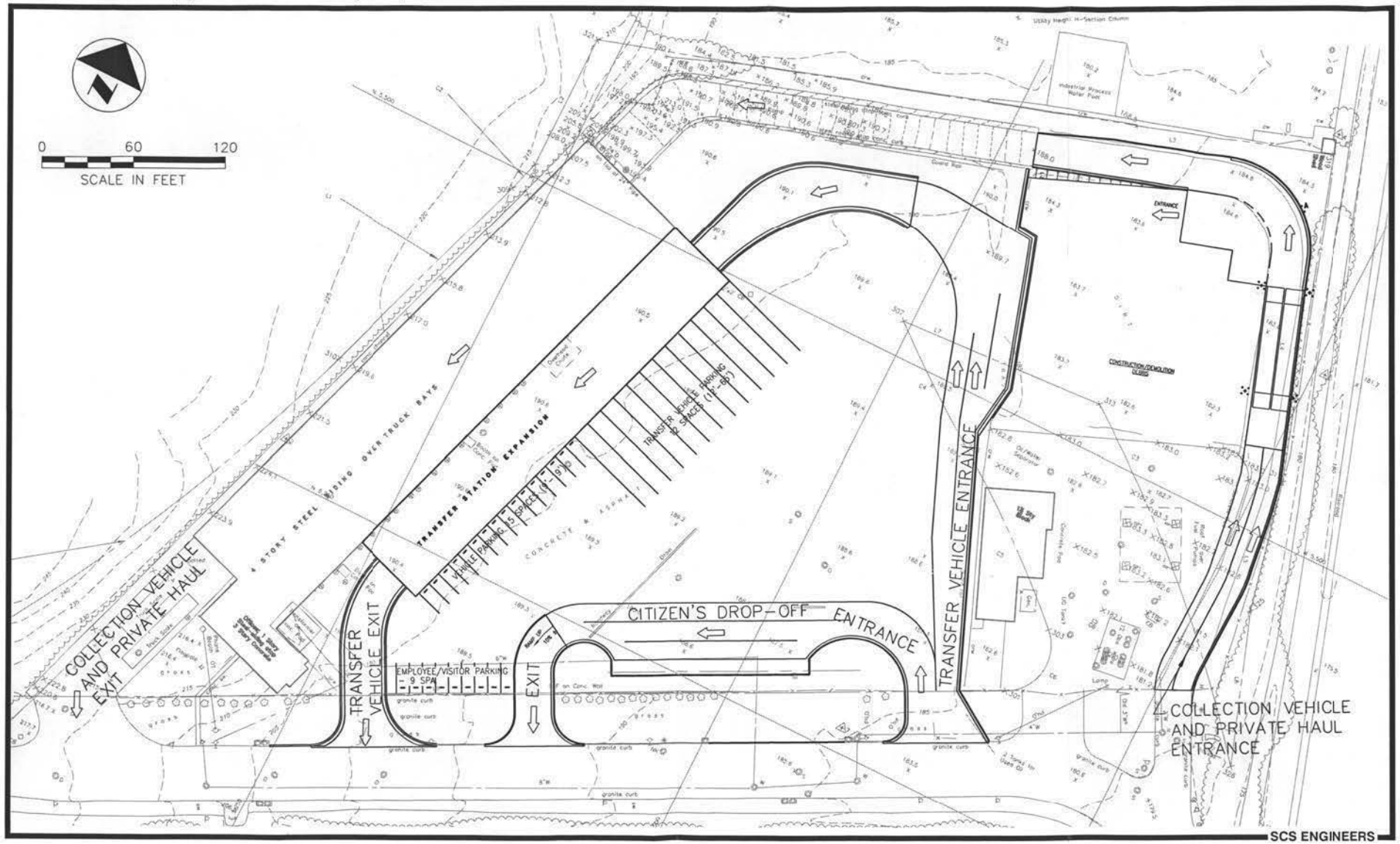


EXHIBIT 4 - CIRCULATION PLAN

EXHIBIT 5

LANDSCAPE PLAN

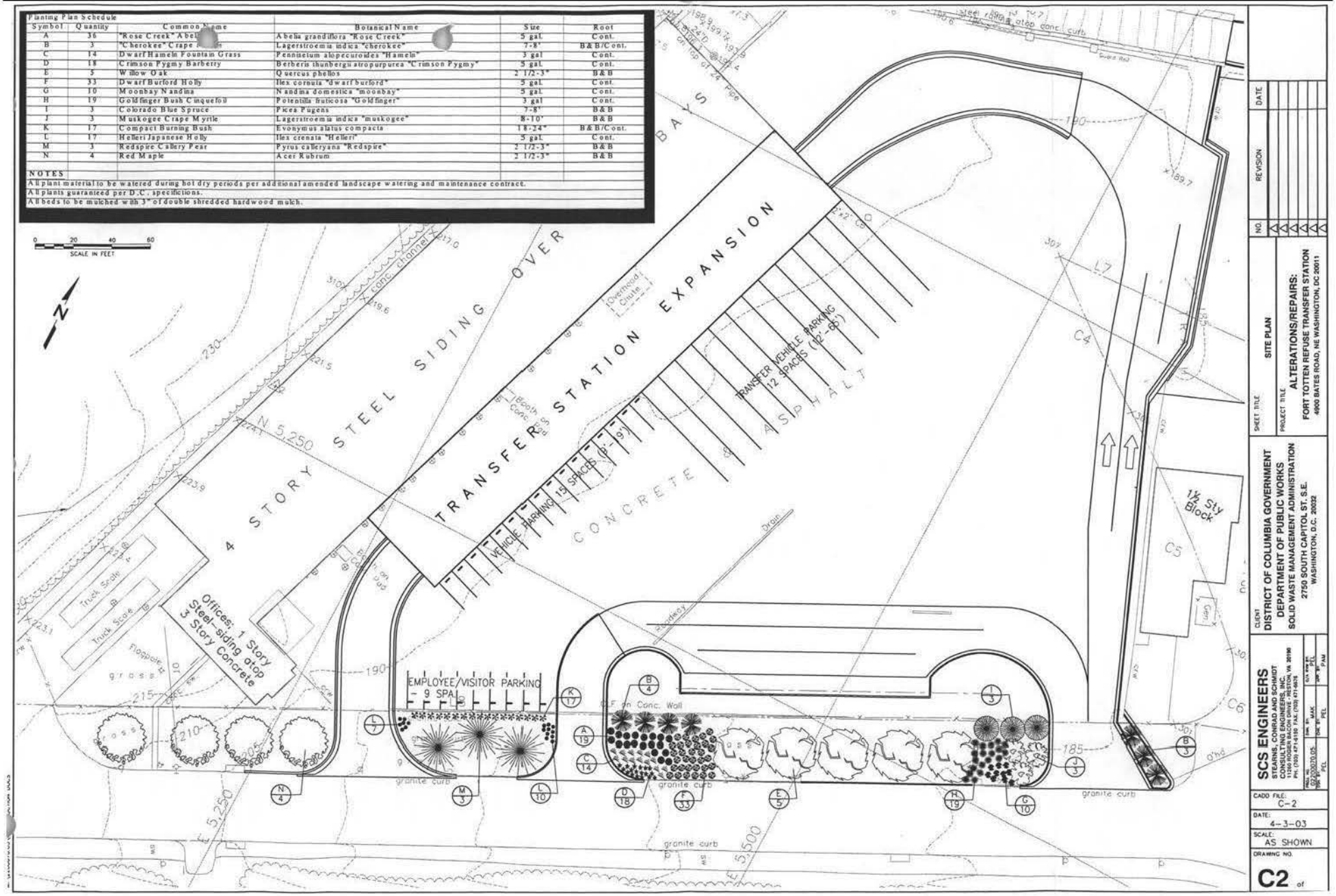

Planting Plan Schedule
Symbol | Quantity | Common Name | Botanical Name | Size | Root
A | 36 | "Rose Creek" Abelia | Abelia grandiflora "Rose Creek" | 5 gal. | Cont.
B | 3 | "Cherokee" Crape Myrtle | Lagerstroemia indica "cherokee" | 7-8' | B&B/Cont.
C | 14 | Dwarf Hameln Fountain Grass | Pennisetum alopecuroides "Hameln" | 3 gal | Cont.
D | 18 | Crimson Pygmy Barberry | Berberis thunbergii atropurpurea "Crimson Pygmy" | 5 gal. | Cont.
E | 5 | Willow Oak | Quercus phellos | 2 1/2-3" | B&B
F | 33 | Dwarf Burford Holly | Ilex cornuta "dwarf burford" | 5 gal. | Cont.
G | 10 | Moonbay Nandina | Nandina domestica "moonbay" | 5 gal. | Cont.
H | 19 | Goldfinger Bush Cinquefoil | Potentilla fruticosa "Goldfinger" | 3 gal | Cont.
I | 3 | Colorado Blue Spruce | Picea Pugens | 7-8' | B&B
J | 3 | Muskogee Crape Myrtle | Lagerstroemia indica "muskogee" | 8-10' | B&B
K | 17 | Compact Burning Bush | Evonymus alatus compacta | 18-24" | B&B/Cont.
L | 17 | Helleri Japanese Holly | Ilex crenata "Helleri" | 5 gal. | Cont.
M | 3 | Redspire Callery Pear | Pyrus calleryana "Redspire" | 2 1/2-3" | B&B
N | 4 | Red Maple | Acer Rubrum | 2 1/2-3" | B&B
NOTES
All plant material to be watered during hot dry periods per additional amended landscape watering and maintenance contract.
All plants guaranteed per D.C. specifications.
All beds to be mulched with 3" of double shredded hardwood mulch.
0 20 40 60
SCALE IN FEET
N
4 STORY STEEL SIDING OVER CONCRETE & ASPHALT
TRANSFER STATION EXPANSION
TRANSFER VEHICLE PARKING 12 SPACES (12' - 6")
VEHICLE PARKING 15 SPACES (9' - 9")
Booth on Conc. Pad
Overhead Chute
Truck Scale
Truck Scale
Offices: 1 Story Steel-siding atop 3 Story Concrete
EMPLOYEE/VISITOR PARKING - 9 SPACES
Roadway
Drain
C.F. on Conc. Wall
granite curb
granite curb
granite curb
granite curb
1½ Sty Block
Gen.
Steel rail on 16" conc. curb
Bates Rd
Top of Slope
Conc. channel
Flagpole
grass
N 5,250
E 5,500
E 5,250
C4
C5
C6
L7
SCS ENGINEERS
STEARNS, CONRAD AND SCHMIDT
CONSULTING ENGINEERS, P.L.L.C.
11260 ROGER BACON DRIVE • RESTON, VA 20190
PH: (703) 471-6180 FAX: (703) 471-6676
CLIENT
DISTRICT OF COLUMBIA GOVERNMENT
DEPARTMENT OF PUBLIC WORKS
SOLID WASTE MANAGEMENT ADMINISTRATION
2750 SOUTH CAPITOL ST. S.E.
WASHINGTON, D.C. 20032
PROJECT TITLE
ALTERATIONS/REPAIRS:
FORT TOTTEN REFUSE TRANSFER STATION
4900 BATES ROAD, NE WASHINGTON, DC 20011
SHEET TITLE
SITE PLAN
NO. REVISION DATE
CADD FILE: C-2
DATE: 4-3-03
SCALE: AS SHOWN
DRAWING NO.
C2 of

EXHIBIT 6

EROSION AND SEDIMENT CONTROL PLAN

CASE 03-28

EXHIBIT 1

EROSION AND SEDIMENT CONTROL

PLAN

HAS OVERSIZED DOCUMENT

SEE FILE AT ZONING COMMISSION

EXHIBIT 7

FLOOR PLANS AND ELEVATIONS

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_8

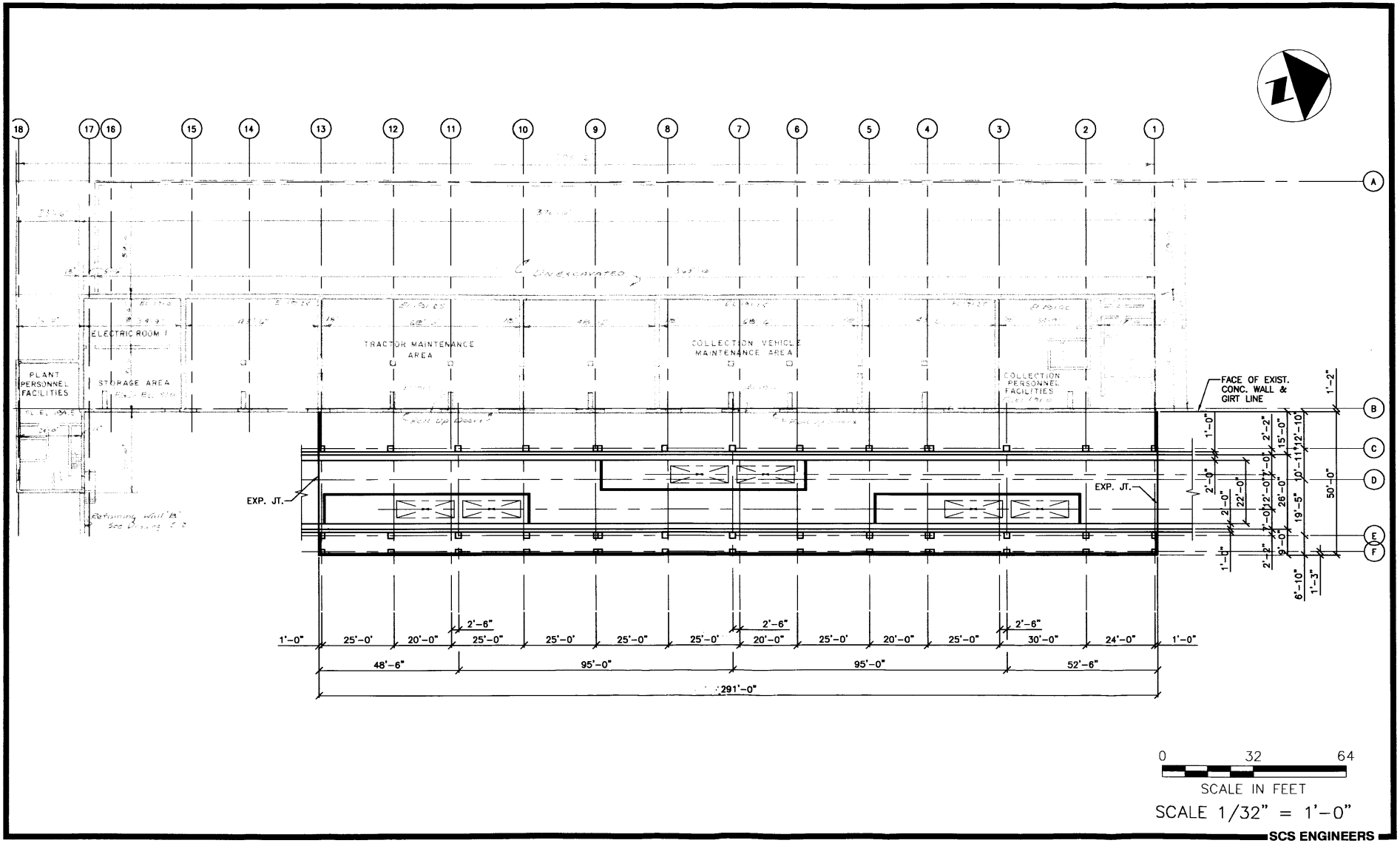
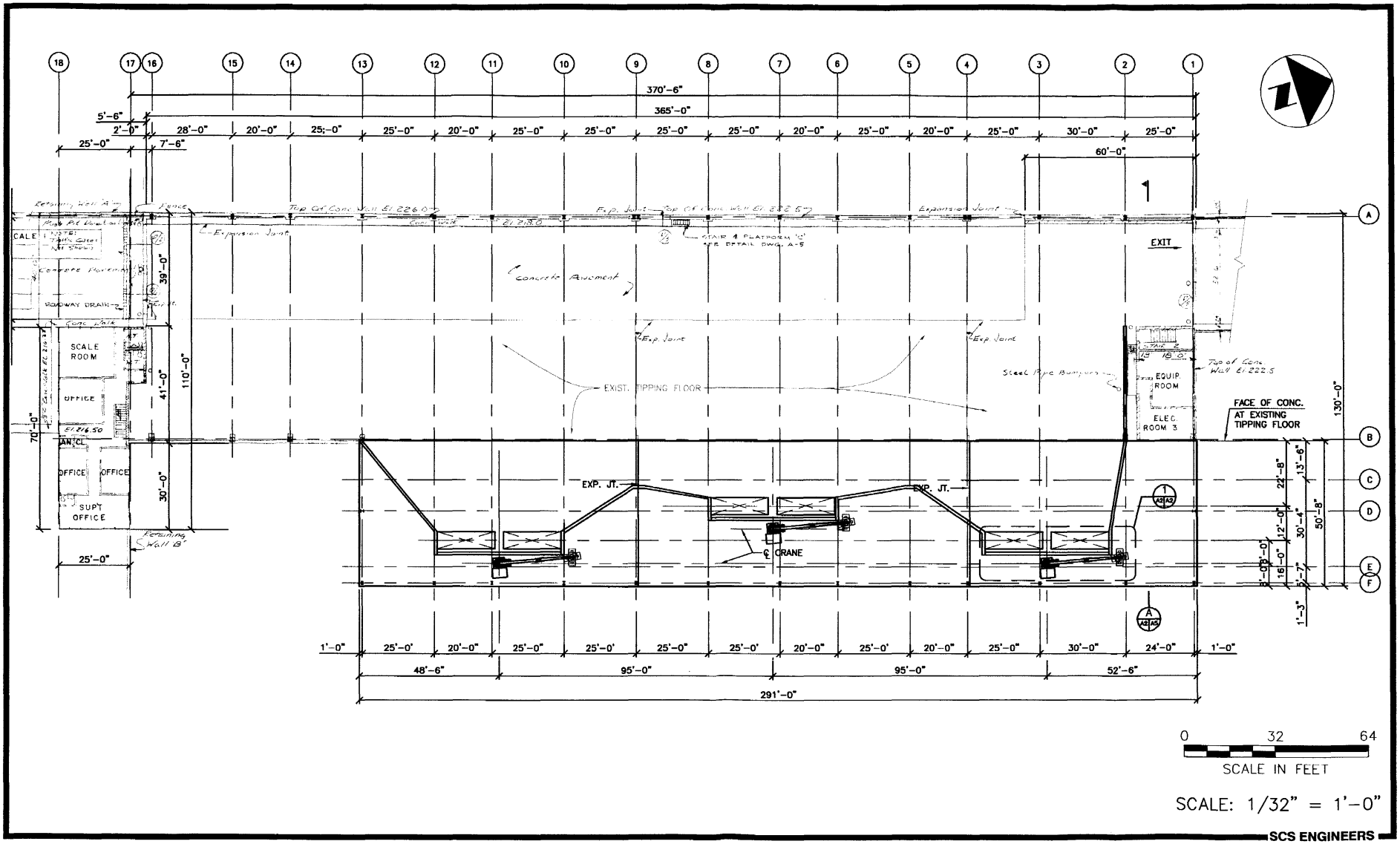


EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - BASEMENT PLAN

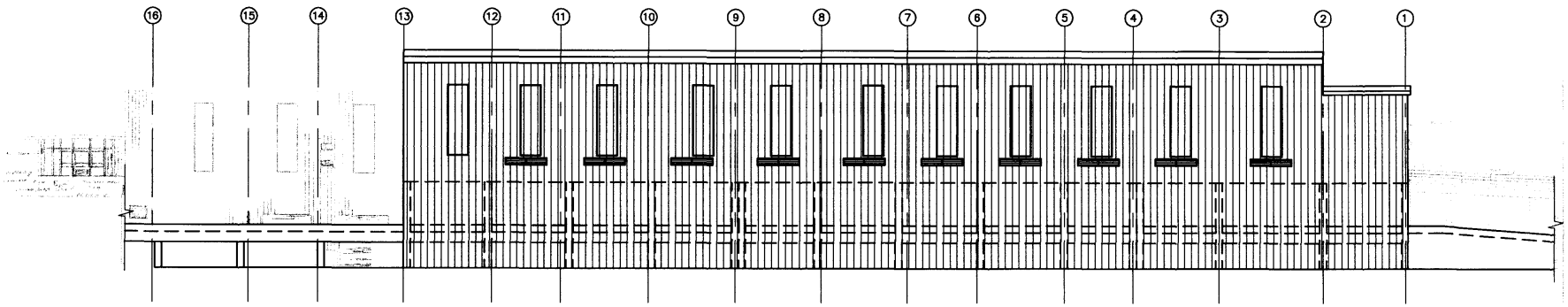
DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_9



SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - TIPPING FLOOR PLAN

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_10



EAST ELEVATION

0 32 64

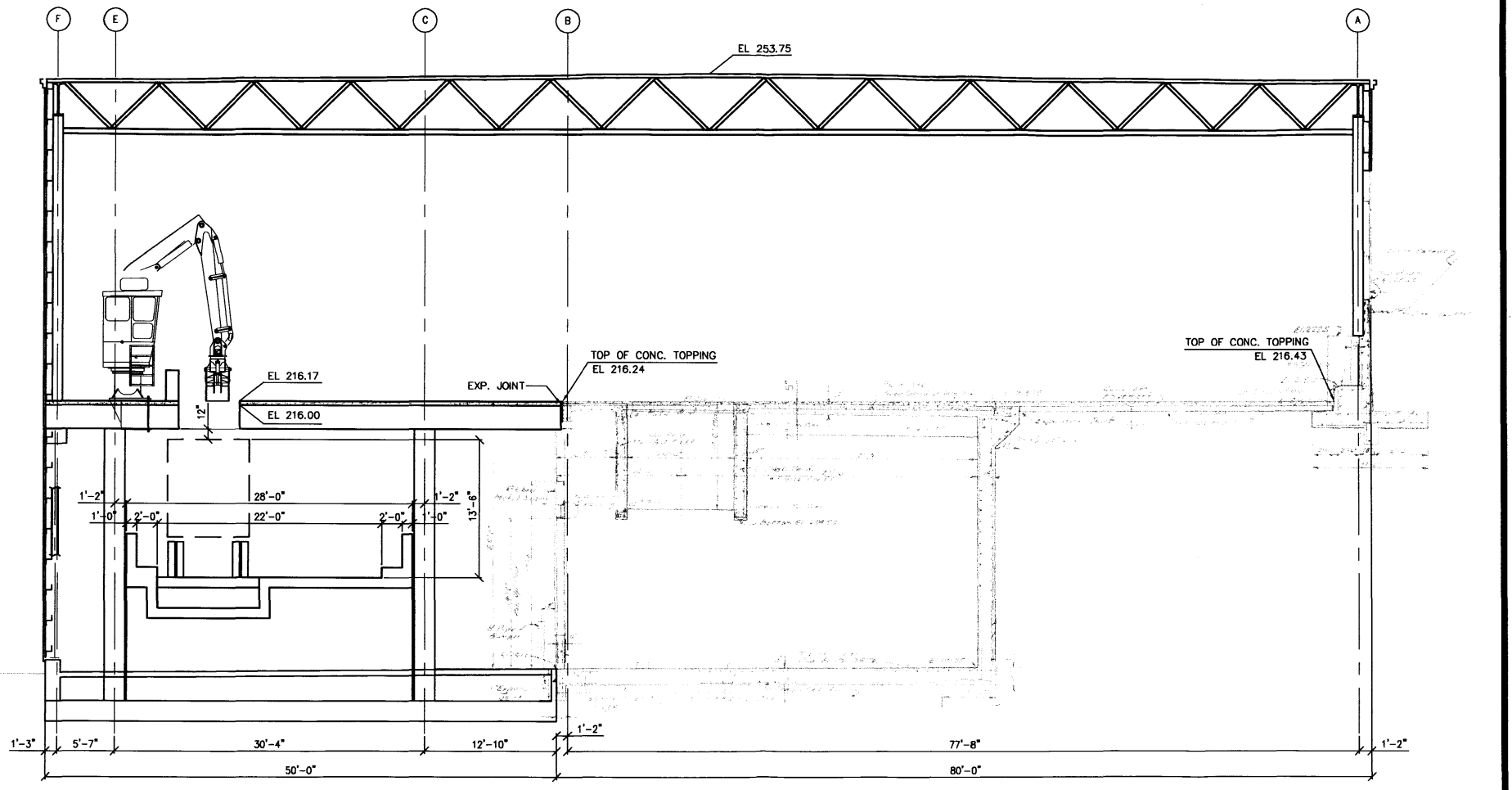
SCALE IN FEET

SCALE: 1/32" = 1'-0"

SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - EAST ELEVATION

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_12

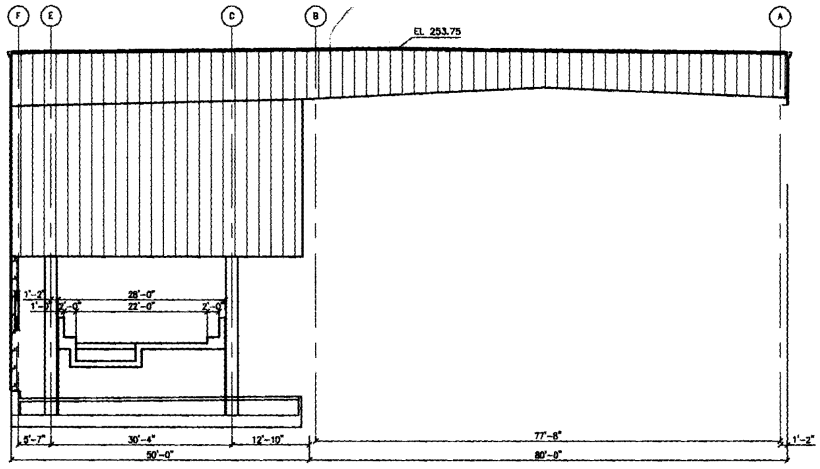


SCALE: 1" = 10'

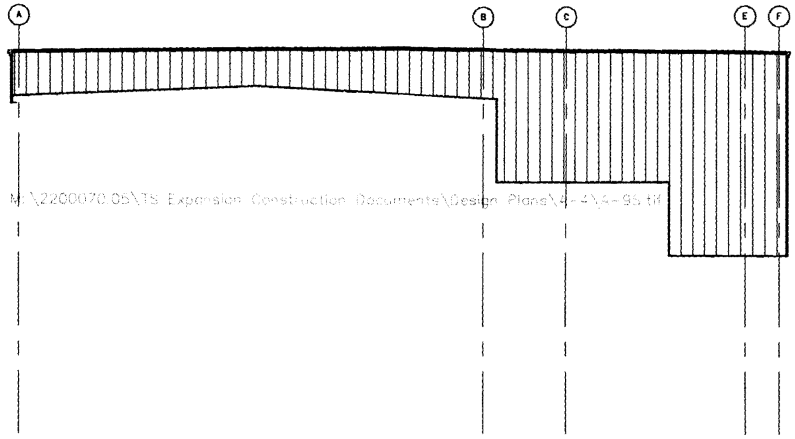
SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - BUILDING SECTION

DRAWN BY: MAK DATE: 7-9-03 FILE NAME: 02200070.05/ZONING/EX_11



NORTH ELEVATION



SOUTH ELEVATION

0 20 40

SCALE IN FEET

SCALE: 1" = 20'

SCS ENGINEERS

EXHIBIT 7 - FLOOR PLANS AND ELEVATIONS - NORTH AND SOUTH ELEVATIONS

EXHIBIT 8

NOTICE TO ADJACENT PROPERTY OWNERS

DEPARTMENT OF PUBLIC WORKS FOR THE DISTRICT OF COLUMBIA
NOTICE OF INTENT TO FILE AN APPLICATION TO
THE ZONING COMMISSION

TIME AND PLACE: **By April 15, 2003**
DC Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Zoning Map Amendment and PUD application for the Fort Totten Transfer Station Parcels 124/174, 124/175, 123/56, and 123/57 – 4900 Bates Road, N.E.

PROJECT DESCRIPTION

The District of Columbia, Department of Public Works Solid Waste Administration (DPW) is requesting a Zoning Map Amendment for the property located at 4900 Bates Road, N.E. (PAR 123/57 and 123/56) from R-5-A to M, and a Special Exception Permit through a Plan Unit Development Application.

The existing Fort Totten Transfer Station was built in the mid-1970's as a "stationary compactor transfer facility" on a site previously occupied by an incinerator. The incineration was removed to make way for the transfer station. The transfer operations at Fort Totten have been modified over time.

DPW proposes to make alterations and repairs to the existing building, including an upgraded storm water system, new odor and dust control mitigation system, new ventilation system and new signage and lighting. DPW also proposes to construct a 14,500 square foot building addition, 6 feet higher than the existing building, to accommodate today's larger refuse trucks, and to move the solid waste transfer operations fully under roof. In addition, the site will be redesigned to accommodate periodic citizens drop-offs of household hazardous wastes, recyclables and bulk solid waste items.

ZONING

The subject property is approximately 6.6 acres, and according to the Office of Planning, the transfer station property actually is made up of four parcels, two of the parcels are zoned M and part of the Fort Totten Overlay District and the other two parcels are zoned R-5-A.

The District owns approximately four acres that includes PAR 123/56 and 123/57. In addition to the four acre property that the District owns, the Washington Metropolitan Area Transit Authority (WMATA) owns approximate two acres (parcels 124/74 and

124/75), and granted the District specific right-of-entry in December 1975 to build and operate the transfer station.

The site is bordered on the north by a concrete batch operation (owned by Silver Hill Concrete Company, operating as Super Concrete Inc.), on the east by a Metro-rail and CSX right-of-way, on the south by Bates Road and athletic fields of Catholic University, and on the east by Fort Totten Park.

DPW is requesting a zoning of M to be extended to the two parcels on the south end of the property currently zoned R-5-A. Zoning of M is not inconsistent with the adjacent property to the North. In addition, with M Zoning, the existing building will be in conformance with bulk regulations required within M district for the Fort Totten overlay. The existing building is 28.8 feet in height, in conformance with the maximum 80-foot building height permitted within the M/FT district. The proposed building height is 37.3 feet in height.

QUESTIONS

Any questions about the project can be addressed to:

SCS Engineers
11260 Roger Bacon Drive
Reston, VA 20190
(703) 471-6150
Fax (703) 471-6676

Greg Vogt
Dana Murray
Mike Kalish

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

WASHINGTON METROPOLITAN AREA
TRANSIT AUTHORITY
600 5TH STREET, NW
WASHINGTON, DC 20001
ATTN: MICHAEL HARRISON

4a. Article Number: 7002 0860 0004 7243 4762

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

5. Signature (Addressee): Michael Harrison 04/04/02

6. Signature (Agent)

7. Date of Delivery

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

SUPER CONCRETE CORP
C/O BARDON INC
6401 GOLDEN TRIANGLE DR #200
GREENBELT, MD 20770

4a. Article Number: 7002 0860 0004 7243 4809

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

5. Signature (Addressee): Cereese Wills

6. Signature (Agent)

7. Date of Delivery: 4-1-03

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

ATTN: DIR CARL PETCHEK
CATHOLIC UNIVERSITY
PLANNING, DESIGN & CONSTRUCTION
ALUMNI CTR
620 MICHIGAN AVE, NE
WASHINGTON, DC 20064

4a. Article Number: 7002 0860 0004 7243 478

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☑ Return Receipt for Merchandise

5. Signature (Addressee)

6. Signature (Agent)

7. Date of Delivery: 4-2-03

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Dept. of Parks + Recreation
3149 16TH STREET, NW
WASHINGTON, D.C. 20010
ATTN: ARTHUR DOCKERY

4a. Article Number

7002 0860 0004 7243 4779

4b. Service Type
- ☐ Registered
- ☐ Insured
- ☑ Certified
- ☐ COD
- ☐ Express Mail
- ☑ Return Receipt for Merchandise

7. Date of Delivery

4/2/03

5. Signature (Addressee)

Felicia McCormick

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆ U.S.G.P.O.: 1992-307-530 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Re Receipt Service.

EXHIBIT 9

PLAT FOR BUILDING PERMIT OF PARCELS

- 124/174
- 124/175
- 123/57
- 123/56

CASE 03-28

EXHIBIT 1

PLAT FOR BUILDING PERMIT OF

PARCELS

124/174 123/57

124/175 123/56

HAS OVERSIZED DOCUMENT

SEE FILE AT ZONING COMMISSION