NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 03-28

MAR - 8 2005

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Planned Unit Development for the Fort Totten Solid Waste Transfer Facility in Parcels 123/56, 123/57, 124/174 and 124/175 located at 4900 Bates Road, NE, Washington, D.C. and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Patricia E. Gallagher, AICP
Executive Director

Enclosure

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D.C. OFFICE OF ZONING
2005 MAR 10 PM 3:03

ZONING COMMISSION
District of Columbia
CASE NO. 03-28
EXHIBIT NO. 39

ZONING COMMISSION
District of Columbia
CASE NO.03-28
EXHIBIT NO.39

NCPC File No. ZC 03-28

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

PLANNED UNIT DEVELOPMENT AND RELATED MAP AMENDMENT FOR THE FORT TOTTEN SOLID WASTE TRANSFER FACILITY
PARCELS 123/56, 123/57, 124/174 AND 124/175
4900 BATES ROAD, NE
Washington, D.C.

Delegated Action of the Executive Director

FEB 25 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development (PUD) for the Fort Totten Solid Waste Transfer Facility in Parcels 123/56, 123/57, 124/174 and 124/175 located at 4900 Bates Road, NE, Washington, D.C., and a related Map Amendment to modify the portion of the site zoned R-5-B District to M District, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve the Planned Unit Development (PUD) for the Fort Totten Solid Waste Transfer Station located at 4900 Bates Road, NE. The site is bounded to the north by a concrete batch operation (Super Concrete Inc.), to the east by Washington Area Transit Authority (Metro Rail) and CSX right-of-way, to the south by Bates Road, NE and the Catholic University athletic fields, and to the west by Fort Totten Park (National Park Service). The proposed PUD will allow modernization of the existing facility to better serve the District of Columbia Department of Public Works (DPW) by incorporating aesthetic, environmental and operational improvements. A proposed 14,550-square-foot building addition to the existing transfer station building will internalize all transfer operations. A loading tunnel, below the building addition tipping floor, will allow transfer trailers to be top loaded by solid waste transfer trucks. The project will include installation of air handling and odor control systems. The existing citizens' drop off area located along Bates Road, NE will be improved and provide two parallel rows of disposal containers for solid waste, recyclables, and household hazardous waste. Improved on site truck traffic patterns and operations equipment will reduce and/or eliminate queuing onto adjacent roadways. Vehicular circulation will be modified to clearly separate truck operations from the public use areas. Site

improvements will include storm water management, landscape plantings along the north and south perimeter of the site, landscape plantings adjacent to the building addition and site lighting.

Zoning on the 6.6 acre site is currently split between the M District (general industrial) on Parcels 124/174 and 124/175 and the R-5-A District (low density general residence) on Parcels 123/56 and 123/57. Parcels 124/174 and 124/175 are included in the Fort Totten Overlay District. 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. Since the current site operations and functions will remain the same, the applicant is requesting a Map Amendment to modify the parcels zoned R-5-A to M. This modification will require a special exception from the zoning regulations to allow a solid waste transfer station to operate in this district.

Patricia E. Gallagher, AICP
Executive Director