GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

Office of the Director



RECEIVED
D C OFFICE OF ZONING
2004 NOV 22 PM 4:00

November 22, 2004

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

Re Z.C Case No 04-11 (Rocky Gorge)
7th and Emerson Streets, N.E

Dear Commissioners:

The Office of Property Management (OPM) for the District of Columbia is **opposed** to the approval of the captioned Planned Unit Development (PUD).

As you are aware, the proposal in this case is for a PUD-related map amendment that would rezone the 5.87-acre site from its current designation of FT/M (2.82 acres), FT/C-M-1 (1 32 acres), and R-2 (1 73 acres) to R-4. The proposed development would consist of 75 residential townhouse units.

The District Department of Transportation (DDOT) already operates a salt dome facility that is immediately adjacent to this site on the north, and OPM is negotiating on behalf of the Metropolitan Police Department to acquire all or part of the Thomas Somerville site to the south. The instant proposal -- to effectively insert a peninsula of residential zoning into an enclave of land that is already clearly industrial -- does not promote appropriate land use policy. There are already many examples of incompatible adjacencies between residential and industrial land in Ward 5 This proposal would create a narrow strip of residential development flanked on the north and south by on-going industrial uses with a limited buffer.

ZONING COMMISSION
District of Columbia
Case 04-11
Exhibit 26

ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.26

The Office of Planning (OP) and the Commission acknowledged the necessity several years ago to undertake a comprehensive analysis to determine the need for industrial land within the District's boundaries and to determine where this land is best situated (The District government is a significant user of industrial land in the City.) This analysis has not yet been completed, in the meantime, however, many acres of industrial-zoned land have been rezoned to other uses. It is becomingly increasingly difficult for OPM to find sites on which to locate certain District government uses with the on-going loss of industrially-zoned land – a problem that the industrial land use study was intended to address.

Notwithstanding the proximity of the subject property to the Fort Totten Metro Station and its partial inclusion within the Fort Totten Overlay District, industrial uses will continue to exist in this area for the foreseeable future To encourage this particular development at this time would ill-serve the future residents of the development and create unnecessary and undesirable adjacency problems.

Thank you for considering our perspective

Respectfully,

Joseph Wolfe
Senior Project Manager

441 4th Street, N W., Washington, D.C 20001 (202) 724-4400 (Fax) (202) 727-9877