NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Council of the District of Columbia
The Honorable Linda W Cropp

Executive Director
Patricia E Gallagher, AICP

IN REPLY REFER TO
NCPC File No Z C 04-11

APR 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 Consolidated Planned Unit Development for 75 townhouse units in Square 3788, part of Lot 811, located at 611 Emerson Street, NE, Washington, D.C , and a related map amendment to modify the portion of the site zoned R-2, FT/C-M-1, FT/M, (Commercial-Light Manufacturing) District to an R-4 (Residential) District 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

[illegible]
[illegible] of Columbia
CASE NO. 04-11
EXHIBIT NO. 57

ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.57

NCPC File No. ZC 04-11

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

EMERSON PARK
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
611 Emerson Street, NE
Washington, D.C.

Delegated Action of the Executive Director

MAR 31 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Consolidated Planned Unit Development (PUD) for 75 townhouse units in Square 3788, part of Lot 811, located at 611 Emerson Street, NE, Washington, D.C. and a related map amendment to modify the portion of the site zoned R-2, FT/C-M-1, FT/M, (Commercial-Light Manufacturing) District to an R-4 (Residential) 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 Consolidated Planned Unit Development (PUD) for Emerson Park, a multi-family housing project at 611 Emerson Street, NE.

The PUD and related map amendment involve property that was formally commercial in nature and was zoned for industrial and manufacturing activity east of the CSX Railway right-of-way. The portion of Lot 811 involves approximately 5.89 acres and is about 1,200 feet south of the Fort Totten Metrorail Station. Surrounding development consists of the District of Columbia Department of Transportation (DDoT) salt dome complex and nearby semi-detached two-story dwellings on private lots to the north. To the south are warehousing activities and to the east are residential structures. Directly west are the north bound rails of the CSX railway and the metrorail tracks.

This PUD proposal would develop a residential subdivision consisting of 75 townhouses and a private street and alley system with ingress and egress along Emerson Street, NE. The project

would also provide two minimally sized residential green space areas, an internal sidewalk system, and extensive landscaping to buffer the housing from the rail right-of-way.

The nearest federal interest area is the eastern leg of Fort Totten Park, under the jurisdiction of the National Park Service, which extends east of the Fort Totten Metrorail Station toward South Dakota Avenue, NE. However, intervening residential land and the DDoT site are situated between the parkland and the PUD with no adjacent connection. Consequently there are no direct views or adjoining relationship of the parkland to the planned housing, and there would be no associated environmental or planning impacts from the PUD involving the NPS property.

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director