

Peter Bishop
4943 6th St. NE
Washington, DC 20017
July 28, 2015

Zoning Commission
Case No. 15-04 (Comstock Sixth St, LLC - Consolidated PUD)
441 4th St. NW, Suite 220
Washington, DC 20001

Statement of Support

As a resident of Emerson Park, I support the PUD as presented.

I especially want to support the pedestrian/bicycle path as planned that would prevent use of a portion of 6th St by vehicular traffic. This will create a very attractive and safe route for pedestrian and bicycle traffic to the Fort Totten Metro Station from as far as Buchanan street. Opening this road to vehicular traffic will reduce the attractiveness and safety for pedestrian and bicycle travel on this route.

When KHovnanian began construction of Emerson Park, the part of 6th St going up the hill to the Thomas Somerville properties was used occasionally for heavy construction vehicles, especially toward the end of construction, after KHovnanian had finished paving the lower portion of 6th St. After construction, Thomas Somerville closed the gate at the top of the hill. It has been closed ever since. Nothing has been done to clear out fallen trees on this roadway from the forest on both sides of the street.

Thus, this street has been closed for nearly 6 years, and was only occasionally open during construction of Emerson Park.

This has created a very desirable cul-de-sac element to the Emerson Park development, which most of the residents of Emerson Park value. In addition, the forest surrounding this street is a very attractive part of Emerson Park. Emerson Park has worked to cause the forest to be slightly larger than it was before, especially along the parking lot of the Capital Area Food Bank. This forest is an attractive part of the property for the Comstock development as well. Its attractiveness is enhanced if there is no vehicular traffic on the road through the forest.

The lower section of 6th St (connecting the Comstock portion of 6th St. ending at Ava Way to Emerson St.) is a private road within Emerson Park. The Emerson Park Homeowner's Association is responsible for snow removal, paving, maintenance, and storm water management on this street. This street has not been built to support large trucks, since no industrial traffic was anticipated to run on this street.

Although Google Maps does not show 6th St connecting Emerson Park to the Capital Area Food Bank, most GPS systems show the street to be open. Most GPS systems

recommend using Puerto Rico and 6th St to reach Emerson Park from anywhere south or east of Emerson Park.

In discussions within our Single Member ANC District, the people who live on 6th Street across from the Capital Area Food Bank explained that they wanted to reduce traffic in front of their homes.

I have watched many large trucks trying to use 6th St to reach the Capital Area Food Bank, even though the Food Bank designed their truck receiving to depend upon Puerto Rico. These trucks are larger than the Emerson Park road was designed for.

I believe that if 6th St. is opened to vehicular traffic, the traffic on 6th St. at the Capital Area Food Bank will be larger than if the current plan of preventing vehicular traffic on 6th St. is followed. Some of the people who today want to open 6th St to vehicular traffic will be very disappointed if it is opened.

I am looking forward to having the Zoning Commission and DDOT recognize that 6th St is not open to vehicular traffic. I believe this will result in GPS systems recognizing that this street is not open to vehicular traffic, and will thus significantly reduce the number of vehicles that approach the gates that close this street and turn around. Signage is quite clear at Buchanan and 6th St. that 6th St does not continue to Emerson St.

Many of the other people who have expressed interest in opening 6th St. to vehicular traffic do not live very close to 6th St. Their interest appears to be a desire to see reduced traffic on their streets. I believe that opening 6th St. will hardly reduce traffic on 7th St at all, since 8th St is the main artery connecting Buchanan to South Dakota Ave.

I discovered that if I told people to set my address at 625 Emerson St., which is at 6th Place and Emerson St, then their GPS's stopped telling them to go past the Capital Area Food Bank. Thus, 6th Street will not be used by very many people. Most people will continue to use Buchanan or perhaps 8th St to get to South Dakota Ave. Much of the traffic using the portion of 6th street under consideration will be people going to and from Emerson Park itself or coming from Maryland to the Capital Area Food Bank. But the residents of Emerson Park wish to have this street closed to vehicular traffic, and the private portion of 6th St in Emerson Park cannot handle the large truck traffic for the Capital Area Food Bank.

Thank you,
Peter Bishop
Treasurer, Emerson Park Homeowner's Association
(for information purposes)