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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 08-25

MAY 12 2009

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

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the Consolidated Planned Unit Development for a 100-room, four-story apartment building and a two-story community services center and a related map amendment to change the zoning from R-5-A to C-2-A to allow retail use in the community center is not inconsistent with the Comprehensive Plan for the National Capital nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

**Marcel C. Acosta
Executive Director**

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia

CASE NO. 08-25
EXHIBIT NO. 42

**CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND RELATED MAP AMENDMENT
SQUARE 5868**

2616 Martin Luther King, Jr. Avenue, SE
Washington, DC

Referred by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

APR 30 2009

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Consolidated Planned Unit Development for a 100 room, four-story apartment building and a two-story community services center development at 2616 Martin Luther King, Jr. Avenue, SE, Washington, D.C. and a related map amendment from R-5-A to C-2-A to allow retail use in the community center is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a 100 unit, four-story apartment building and a two-story community services center development with a related map amendment from R-5-A to C-2-A to allow retail use in the community services center.

Matthews Memorial Church has submitted this project to the Zoning Commission to provide affordable housing and community services for the surrounding neighborhoods. The site is located along Martin Luther King, Jr. Avenue, SE and the local neighborhood consists of mostly low density residential uses with some retail. Barry Farms is located due west of the site, across Martin Luther King, Jr. Avenue, SE. This site is northeast of the St. Elizabeths campus, the future home of the Department of Homeland Security. Suitland Parkway lies the east of the site.

The four-story apartment building would house three target populations: the elderly, families who qualify for public housing, and families whose incomes are 60% below the area medium income. The residential building would also include a community room, a meeting room, and a terrace courtyard. The proposed community services building would contain a community meeting room, a dining room, a social services center, a bookstore/café and a medical clinic. Only the bookstore and dining room will be open to the public; the remainder of the building will be available only for church-related uses.

Martin Luther King, Jr. Avenue, SE varies in width and at this location is 60 feet wide. According to provisions of the Height of Buildings Act of 1910, as amended, a building height of 60 feet is allowed. The proposed building heights are 41 feet for the residential building and 30 feet for the community services building, and therefore do not exceed the height limitation set forth by the Height of Buildings Act. The proposed map amendment will allow the retail use to be located in the community services building.

Perspective Rendering

Martin Luther King, Jr. Avenue façade



The proposed PUD and related map amendment is not inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

Marcel C. Acosta
Executive Director