NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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JUN 10 2003

IN REPLY REFER TO:
NCPC File No. Z.C. 02-15

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Jose L. Galvez, III

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Mayor
District of Columbia
The Honorable Anthony A. Williams

Chairman
Council of the District of Columbia
The Honorable Linda W. Cropp

Executive Director
Patricia E. Gallagher, AICP

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 delegation of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment to the Zoning Regulations of the District of Columbia concerning Public Recreation and Community Centers and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of 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

ZONING COMMISSION
District of Columbia
Case 02-15
Exhibit 58

ZONING COMMISSION
District of Columbia
CASE NO.02-15
EXHIBIT NO.58

NCPC File No. ZC 02-15

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA CONCERNING PUBLIC RECREATION AND COMMUNITY CENTERS

Delegated Action of the Executive Director

MAY 3 0 2003

Pursuant to the Commission's delegation of authority adopted on August 6, 1999, I find that the proposed text amendment to the Zoning Regulations of the District of Columbia concerning Public Recreation and Community Centers would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

* * *

The proposed text amendment amends several sections of the Zoning Regulations of the District of Columbia so as to provide regulations and standards for the construction of Public Recreation and Community Centers. Any project initiated by a District of Columbia agency is required by law to conform to the District of Columbia Zoning Regulations and this text amendment seeks to provide proper standards for the development of these public facilities.

The text amendment entails adding a specific definition of Public Recreation and Community Centers to Section 199 (Definitions) of the Zoning Regulations. The definition lays out a specific description of the Public Recreation and Community Center use and states that these type of facilities include, but are not limited to, auditoriums, multipurpose rooms, gymnasium, meeting space, open space, playground, playing court, playing field, or swimming pool. The definition also specifies that the facility must be "under the jurisdiction of a public agency" and be used for "community recreation activities" such as those named above.

The proposed Zoning Commission text amendment goes on to establish standards for the public uses by generally making them matter of right in residential, mixed-use and waterfront areas. By the nature of the Zoning Regulations, this then gives this use matter-of-right status in Commercial and Special Purpose districts as well.

In general, the proposed text amendment establishes the following height and bulk standards for Public Recreation and Community Centers:

- Maximum height of 40 feet
- Maximum Lot Occupancy of 20 percent
- Not to exceed 40,000 square feet in gross floor area
- In low to mid-density residential areas, Floor-to-Area (FAR) not to exceed 0.9
- In high-density residential areas, FAR not to exceed 1.8
- In Special Purpose Districts, FAR not to exceed 3.0
- In Waterfront Districts, FAR not to exceed 6.0

The text amendment does allow for these standards to be exceeded, but only after approval by the District of Columbia Board of Zoning Adjustment through a special exception process. Furthermore, the proposed Zoning Commission action amends Chapter 21 (Off-Street Parking Requirements) so as to provide for parking standards for Public Recreation and Community Centers and specifically sets standards for Bleachers, Ball Fields, Basketball Courts and Tennis Courts.

It is my conclusion that this proposed Zoning Commission action would assist and improve the development of Public Recreation and Community Centers. I find that the proposed location, height and bulk standards for these uses as outlined in the proposed action will not adversely affect the federal interests, nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director