GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: D.C. Zoning Commission

FROM: Andrew Altman
Director

DATE: April 3, 2002

SUBJECT: Case No. **ZC-02-18**: Setdown and Supplemental Report for a Map Amendment to assign the R-1-B zone district to the Kenilworth Recreation Center (U.S. Reservation 343), filed by the DC Parks and Recreation Department.

RECEIVED
D.C. OFFICE OF ZONING
2002 APR -9 PM 8:10

RECOMMENDATION
The Office of Planning recommends setdown and final approval of the proposed map amendment to assign the R-1-B zone district to the Kenilworth Recreation Center property on U.S. Reservation 343.

This hearing report also serves as OP's supplemental filing provided for in 11 DCMR 3013.

BACKGROUND
The DC Department of Parks and Recreation (DPR) has requested permanent zoning for the Kenilworth Recreation Center. In 1958 the City Council determined that city and federal land shall not be subject to zoning. The city's community and recreation centers have historically been a government use on city or federal lands and therefore were not subject to zoning. In 1990 the City Council reconsidered the issue and passed legislation requiring that city property be subject to zoning. Section 106.5 of 11DCMR sets out the applicability of zoning to city-owned properties and Section 106.5 (b) identifies the zoning requirement for construction projects. It reads in part "...any change or expansion in the use of land or building, or any new construction or additions to buildings shall be subject to zoning;"

Working with the Office of Zoning (OZ) and the Department of Parks and Recreation (DPR), it was determined that the Kenilworth Recreation Center property has no zoning classification and that Section 106.5 prohibited the renovation of the property without a zoning classification. Therefore, DPR requested a proposed map amendment to zone the property R-1-B, consistent with the surrounding neighborhood.

ZONING COMMISSION
District of Columbia
Case 02-18
Date

ZONING COMMISSION
District of Columbia
CASE NO.02-18
EXHIBIT NO.1

ZONING

The current zone classification in the surrounding neighborhood is R-1-B, low density residential. Based on the emergency text amendment adopted by the Zoning Commission on February 11, 2002, publicly owned parks, community center and recreation center are permitted as a matter of right use in the R-1 and all subsequent R, Residence zones. Allowing the public recreational uses as a matter of right allows the publicly funded renovations and construction of city-owned recreation centers to continue on a critical time schedule, avoiding costly delays.

All of the existing municipal recreation and community centers have existed as matter-of-right uses, the overwhelming majority for at least forty years. The Department of Parks and Recreation reports that the use of this site as a municipal park and recreation center began after 1959 and therefore has never been assigned a zone district.

The Kenilworth Park is on the western side of Anacostia Avenue, NE, directly adjacent to the Kenilworth Aquatic Gardens and just north of the Watts Branch tributary of the Anacostia River. The surrounding residential neighborhood on the eastern side of Anacostia Avenue is zoned R-1-B. OP recommends the R-1-B district be extended to the park property. It is not only compatible with the adjacent residential area, it is also the lowest density zoning category which is advantageous for this environmentally sensitive area.

Section 200 of 11 DCMR sets forth the intent if the R-1 zones:

> 200 R-1 DISTRICTS: GENERAL PROVISIONS
>
> 200.1 The R-1 district is designed to protect quiet residential areas now developed with one-family detached dwellings and adjoining vacant areas likely to be developed for those purposes.
>
> 200.2 The provisions of this chapter are intended to stabilize the residential areas and to promote a suitable environment for family life. For that reason, only a few additional and compatible uses shall be permitted.

COMPREHENSIVE PLAN

The map amendment is not inconsistent with the Comprehensive Plan goals including:

CHAPTER 1 GENERAL PROVISIONS

102 STABILIZING AND IMPROVING THE DISTRICT'S NEIGHBORHOODS

102.3 Many city neighborhoods also include integral commercial and institutional uses that contribute to their character. Neighborhood businesses, schools, park and recreational facilities, churches, and other public facilities all add to the livability of our communities. These uses too must be protected, stabilized, and improved.

CHPATER 6 PUBLIC FACILITIES

601 Provide adequate and energy-efficient public facilities in good condition to support the cost-effective delivery of municipal programs and services, and to support economic development and neighborhood improvement objectives…

604 Improve the cost-effectiveness of public facility construction, maintenance, and rehabilitation…

CHPATER 11 LAND USE

1100.2 District neighborhoods are the cornerstones of the District's social and physical environments:

(a) Land use policies must ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs. These policies must also ensure that the historic, cultural, and design qualities that make neighborhoods unique and desirable are maintained and enhanced. ***Adequate recreational opportunities and access to cultural and educational facilities are also necessary ingredients of neighborhood vitality***; (emphasis added)

CHAPTER 18 - WARD SEVEN PLAN; The Ward Seven Plan includes several references regarding support for maintenance and development of parks and recreation centers:

1812 (b) Develop recreational facilities and programs for Ward 7 similar to efforts underway in Wards 2 and 6 to develop recreation facilities on the east bank of the Anacostia River

1812 (h) Expand improvements of park and recreation facilities and increase the maintenance and upkeep along Pope Branch, Watts Branch and other tributaries of the Anacostia River…

1816.6 In general, the public facility recommendations support upgrading of certain facilities, improving accessibility for the handicapped and better maintenance of parks, playgrounds and recreation centers.

CONCLUSION

OP believes the proposed map amendment is not inconsistent with the above goals and objectives of the Comprehensive Plan and would result in the expedited achievement of many. Specifically, the proposed map amendment will result in the ability of DPR to continue with the capital improvement schedule.

AGENCY COMMENTS

The Department of Parks and Recreation requested the map amendment be approved.

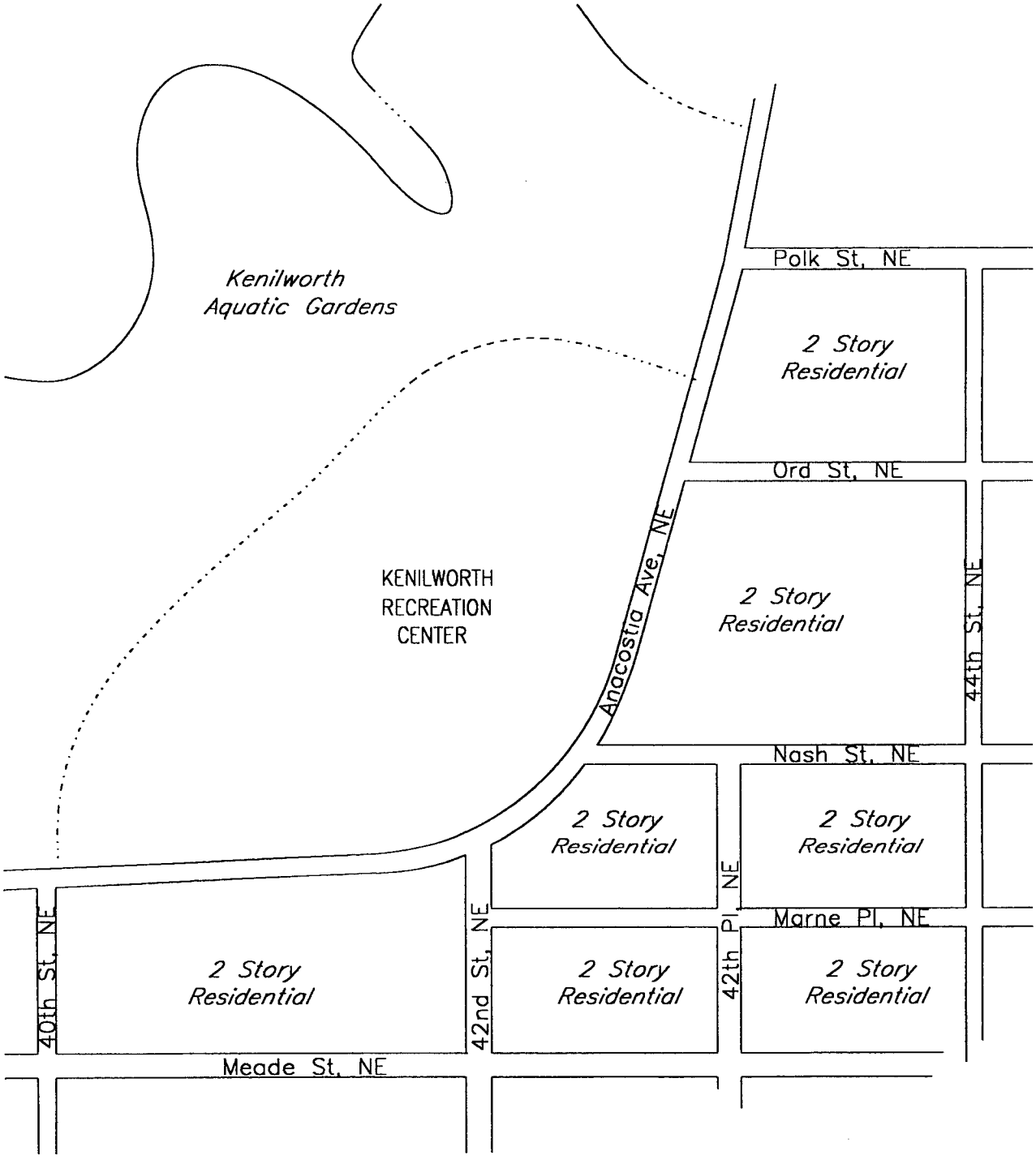
RECOMMENDATION

The Office of Planning recommends setdown and final approval of the proposed map amendment to assign the R-1-B zone district to the Kenilworth Recreation Center property on U.S. Reservation 343.

This hearing report also serves as OP's supplemental filing provided for in 11 DCMR 3013.

AA/jls$_{AICP}$

PROJECT TITLE	COMPUTED	PROJECT NUMBER
Kenilworth Recreation Center		512401-01
SUBJECT	**CHECKED**	**DATE**
EISF		01/25/02
		PAGE 1 **OF** 1 **PAGES**



DC Parks and Recreation

The Temple Group, Inc.
1120 CONNECTICUT AVENUE, NW
WASHINGTON, DC 20036
PHONE: 202.822.6600 FAX: 202.822.6603

LEO A DALY
PLANNING/ARCHITECTURE/ENGINEERING/INTERIORS
10th FLOOR
1201 CONNECTICUT AVENUE, NW
WASHINGTON, DC 20036
PHONE: 202.861-4600 FAX: 202.872.8530

KENNILWORTH-PARKSIDE RECREATION CTR.

