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August 16, 2005

Carol Mitten
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Second Floor
Washington, DC, 2001

RE: Zoning Commission 04-35 The Salvation Army PUD

Dear Chairperson Mitten,

At the hearing on July 7, 2005, Commissioner Jeffries asked what the design philosophy behind the East of the River Community Corps Center was and how it might impact future development along Martin Luther King Avenue in the vicinity of Morris Road.

The immediate vicinity has been the subject of promising planning efforts on the part of the city including the Anacostia Waterfront Initiative, the Transit Area Strategic Investment and Development Plan, the Great Streets program and The Main Street Initiative.. These plans call for general revitalization, significant improvements to Martin Luther King Avenue, substantial joint development at the Anacostia Metro stations and connections to Poplar Point and the Anacostia River. All of them invoke mixed use development and the design and re-design of new and existing buildings. The goal is to create an exciting street life, a rewarding community experience and an exceptional architectural environment.

Market demand tempered by zoning will shape future development. Market demand is growing in Anacostia and the opportunity for residential, retail and office development is increasing. The area will be a mix of residential types, retail, commercial office and institutional uses.

The Salvation Army Corps Center will impact future development positively. As indicated in testimony before the Commission, the intent is to announce the mission of the Salvation Army in Anacostia, its respect for the community and its strong belief in the future. The Army's values are spiritual and redemptive and its efforts go beyond individuals to entire neighborhoods and communities. The Salvation Army is about revitalization. It wants to be in the vanguard - in mission, in urban design and in architecture. It believes that thoughtful, good quality and innovative architecture will best realize the urban revitalization proposed in the planning efforts listed above.

The Core Center will be iconic and arresting. It will be composed of elements that respond to the residential and commercial scales of the intersection and the Avenue today and in the future. There will be a sidewalk presence of storefront and service use with clear points of entry.

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The building will present a materiality that is compatible (brick) with the community, yet fresh and innovative (metal and textured block). The sidewalk design will complement the building façade.

By virtue of its mission and its location at an important intersection between the two Metro Stations, it will serve as a foreground building. It will not, however, suggest that every building be iconic. Rather, as a model, the Corps Center will suggest fresh and innovative design, respect for community scale, appropriate choice of materials and lively mixed use with an appealing sidewalk presence. The Corps Center will encourage thoughtful design and will set a helpful standard for development to follow.

Sincerely,



Colden Florance, FAIA