NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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Executive Director
Patricia E. Gallagher, AICP

IN REPLY REFER TO:
NCPC File No. Z.C. 04-35

NOV 8 2005

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

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Members of the Commission:

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Consolidated Planned Unit Development for the East of the River Corps Community Center at 2301-2310 Martin Luther King, Jr. Avenue, SE and found that the proposal would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

for Patricia E. Gallagher, AICP
Executive Director

Enclosures

[redacted]
District of Columbia
CASE NO. 04-35
EXHIBIT NO. 32

NCPC File No. Z.C. 04-35

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

EAST OF THE RIVER CORPS (SALVATION ARMY) COMMUNITY CENTER
CONSOLIDATED PLANNED UNIT DEVELOPMENT
Square Number 5805, Lots 222 – 226 & 813
2301-2310 Martin Luther King, Jr. Avenue, SE
Washington, D.C.

Delegated Action of the Executive Director

OCT 27 2005

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the Consolidated Planned Unit Development (PUD) for the East of the River Corps Community Center at 2301-2310 Martin Luther King, Jr. Avenue, SE, on Lots 222-226 and 813 in Square 5805, would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Zoning has referred a proposed Consolidated Planned Unit Development (PUD) for the Salvation Army's East of the River Corps Community Center to NCPC for federal interest review and comment. The 20,200-square-foot site at the southwest corner of the intersection of Martin Luther King (MLK) Jr. Avenue and Morris Road, SE, is undeveloped, zoned C-2-A; situated adjacent to land zoned C-3-A, and abuts an unpaved public alley and residential (R-3 & 4) uses to the southeast. The Salvation Army proposes a mixed-use community center designed to serve area needs. The facility would provide ground floor retail, job training and office space, a health and wellness center, a childcare facility, family development program, and worship space in four and one half levels, with approximately 50 feet above ground, and 34 parking spaces below the building. Metro accessible, the Center has an agreement with a church to use 200 parking spaces located several blocks to the north for overflow occasions. The main pedestrian entry would be on Martin Luther King Jr. Avenue, with a drive aisle from Morris Road for access to the underground parking garage, designed with a roundabout for drop-off/pick-up of children at the daycare. The project would improve a vacant site abutting public space, providing benefits to an underserved area, and would improve the public space with a sidewalk on Morris Road. The request was submitted by the Salvation

Army (Army), a non-profit organization, and will be funded by a donation that the Casey Mansion Foundation made to the Army in 2004.

The applicant has requested some flexibility regarding the FAR and the roof structure requirements. Current zoning for a C-2-A PUD allows an FAR of 2.0 as defined for commercial uses, according to the Office of Planning with an additional 5 percent increase. The applicant believes that the zoning regulations for commercial uses do not limit the FAR for community centers, and that they allow an FAR up to 3.0. The development proposed under the PUD would achieve an FAR of 2.57, which is greater than would be allowed under the proposed zoning. Regarding the roof, the limited size of the building, the need for separate access to the retail portion of the ground floor, and the need to provide recreational uses on the roof would not allow the requirements for roof structure setback of 1:1 and enclosure of equal heights to be met. Proposed flexibility would not diminish the intent to provide uniformity of the structure and to reduce the impact of the perceived building height.

The applicant has presented the project to Advisory Neighborhood Commission (ANC) 8A and the Ward 8 Business Council and other community organizations on several occasions. The neighborhood organizations have supported the project. ANC 8A voted to support the project at their June 2005 meeting. The District of Columbia Office of Planning (DCOP) reviewed the project on June 27, 2005. DCOP strongly supports the proposed construction, which would enable D.C. Housing Authority to allocate its housing resources to other residents they serve, and believes that the proposal is not inconsistent with the Comprehensive Plan. Staff concurs with the conclusions of the DCOP that the project is not inconsistent with the Comprehensive Plan, and finds that it would not adversely affect any federal interests.

Patricia E. Gallagher, AICP
Executive Director