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The Honorable Muriel Bowser

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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 19-17

September 2, 2020

Zoning Commission of the District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Map Amendment at Square 6070 located at 3703-3715 Martin Luther King, Jr. Avenue, SE, Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning
Mr. Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT

Map Amendment at Square 6070

3703-3715 Martin Luther King Jr. Ave, SE
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 19-17

NCPC MAP FILE NUMBER

10.30(06.00)45186

DETERMINATION

Approval of Report to the Zoning
Commission of the District of
Columbia

REVIEW AUTHORITY

Advisory per 40 U.S.C. § 8724(a)
and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred a proposed map amendment for increased density on Martin Luther King, Jr. Avenue, SE in Washington, DC. The request consists of four lots with existing commercial buildings, surrounded by residential to the northeast, low density mixed use to the south and federal property to the northwest. The applicant is proposing to change the zoning from MU-3A to MU-4 which would slightly increase the building height and the floor area ratio. The Future Land Use Map designation for the site is low density commercial and the Policy Map designates it as a Neighborhood Commercial Center. The District of Columbia Office of Planning determined that the proposed amendment is consistent with the Generalized Policy Map of the Comprehensive Plan and adjacent development on the corridor. The proposal is supported by the local ANC.

The map amendment will allow increased density and height to facilitate redevelopment of the parcels. The maximum height will increase from 40 feet to 50 feet, and the maximum floor area ratio (FAR) will increase from 1.0 to 2.5 (or 3.0 with inclusionary zoning). The allowed height is not inconsistent with the Height of Buildings Act. Further, no federal properties in proximity to the site will be adversely affected by the change. As such, the proposed map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.



Figure 1: Properties subject to map amendment request.

	Existing Zone: MU-3A	Proposed Zone: MU-4
Permitted Uses:	MU Use Group D Multifamily, residential, office, retail, and services uses	MU Use Group E Multifamily residential, office, retail, and service uses
Height:	40 feet max.	50 feet max.
Floor Area Ratio:	1.0 (1.0 non-residential) 1.2 with inclusionary zoning	2.5 (1.5 non-residential) 3.0 with inclusionary zoning
Penthouse Height:	12 ft habitable 15 ft. mechanical	12 ft habitable 15 ft. mechanical
Lot Occupancy:	60% 60% (IZ)	60% 75% (IZ)
Rear Yard:	20 feet min.	15 feet min.
Green Area Ratio:	0.3 min.	0.3 min.

Figure 2: Comparison of existing and proposed zoning for the site.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Map Amendment at Square 6070 (ZC 19-17) to establish the MU-4 Zone on 3703-3715 Martin Luther King Jr. Avenue, SE in Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and would not adversely impact any other identified federal interests.



Marcel Acosta
Executive Director



Date