



Delegated Action of the Executive Director

PROJECT

Zoning Map Amendment Petition to Re-Map 2601 and 2641 Virginia Avenue, NW from RA-5 to MU-2 - DC Boathouse, LLC
2601 and 2641 Virginia Avenue, NW
Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 16-25

NCPC MAP FILE NUMBER

23.00(06.00)44533

ACTION TAKEN

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 has referred an application for a map amendment (RA-5 to MU-2) for 2601 and 2641 Virginia Avenue, NW for review and comment. The two buildings that currently occupy these lots include a former dormitory for the George Washington University and a gas station respectively, and the lots are collectively 24,110 square feet in size. The applicant plans to modernize the dormitory building, and construct an addition to create a mixed use residential building with ground floor retail, which would not be allowed in the existing RA-5 zone. No changes are proposed for the gas station.

The requested change is consistent with future land use maps developed by the District of Columbia Office of Planning, which call for high-density residential and commercial uses on these lots, and is also reflective of the zoning for the Watergate Complex across Virginia Avenue. Both zones have a 90 foot maximum height, and a maximum FAR of 6.0. The MU-2 zone, however, allows for a bonus FAR of up to 7.2 for inclusionary zoning.

Virginia Avenue has a right-of-way of 120 feet in this area of the city, which would allow a maximum building height of 120 feet under the Height of Buildings Act of 1910. The height limit of 90 feet in the MU-2 zone is well within this allowable height. Therefore, the proposed zoning map amendment would not be inconsistent with the 2016 Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interests.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the proposed Zoning Map Amendment Petition to Re-Map 2601 and 2641 Virginia Avenue, NW from RA-5 to MU-2 would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

//Original Signed//

Marcel Acosta
Executive Director

April 27, 2017

Date