



Delegated Action of the Executive Director

PROJECT
Map Amendment from RF-1 to ARTS-2,
Square 361, Lot 827, Ward 1 - Community
Three Development, LLC
 1925 Vermont Avenue, NW
 Washington, DC

REFERRED BY
 Zoning Commission of the District of Columbia

NCPC FILE NUMBER
 ZC 18-01

NCPC MAP FILE NUMBER
 31.20(06.00)44773

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 map amendment for a District owned property that will change the underlying zoning from RF-1 to ARTS-2 located in Square 361, Lot 827 at 1925 Vermont Avenue, NW. The Office of Planning report, dated May 28, 2018 stated that development rights for the site were awarded to a group known as Community Three Development after the Deputy Mayor for Planning and Economic Development issued a request for proposals (RFP) for the site. There is an existing building complex on this site known as the Grimke School. The Grimke School site consists of the main school building and a rear gym. The main building has two full floors above ground, and one story partially below grade. DC government offices most recently used the main building following the closure of the school; however, it is now vacant. The gym at the rear of the site fronts on 9½ Street, the named public alley east of the site. The gym houses the African American Civil War Museum (AACWM). The main building is contributing to the historic district and will be retained; the gym is non-contributing and will be demolished.

Summary Table – Existing vs. Proposed Zoning

	RF-1 Zoning District	ARTS-2 Zoning District
Height	<i>35 feet, 3 stories</i>	<i>65 feet (70 feet with inclusionary zoning)</i>
FAR	<i>Not regulated (1.8 effective FAR)</i>	<i>3.5 base FAR (4.5 max with bonuses)</i>
Lot Occupancy	<i>60%</i>	<i>80%</i>
Rear Yard	<i>20 feet</i>	<i>15 feet</i>
Uses	<i>Primarily rowhouses</i>	<i>Multifamily, residential, arts, commercial</i>

While the site was initially zoned for low-density residential uses, the RFP noted that the AACWM would be maintained on the site, and that office and arts uses could be potential uses, given the adjacent ARTS zoning and the mixed-use Comprehensive Plan designation for this site. Community Three's selected proposal includes a mix of museum, arts and office uses in the main school building, and housing on the site of the current gym. There is also the African American Civil War Memorial, operated by the National Park Service, located across Vermont Avenue at its intersection with U Street, NW. This memorial will not be impacted by this zoning change as it is across the street. There are no other federal interests identified in this area.

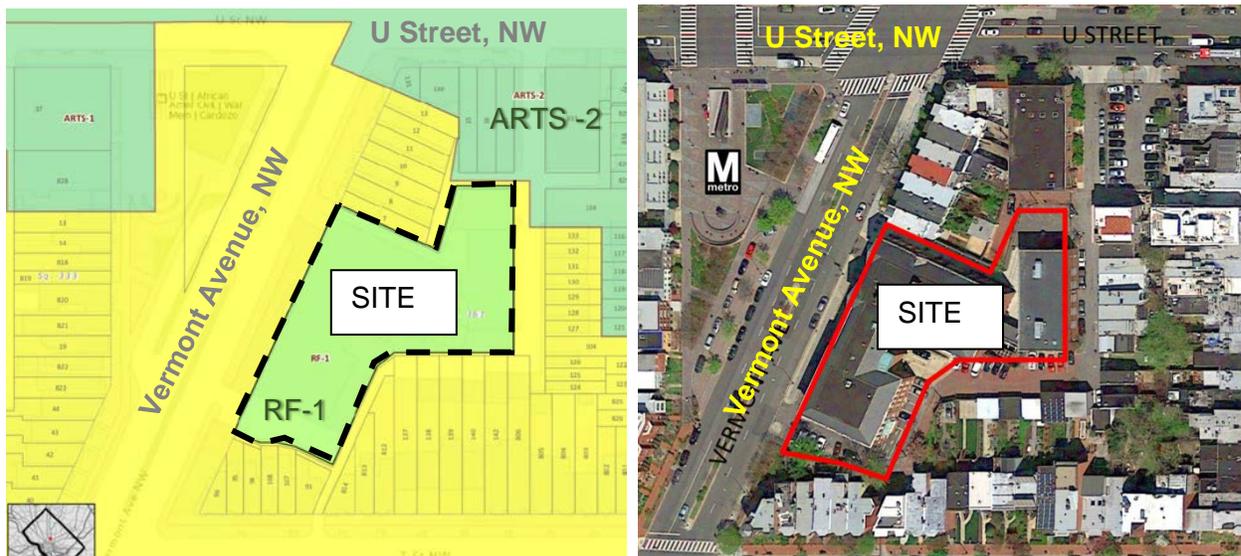


Figure 1 - Zoning Map (left); Aerial Photo of Site (right)

Staff has reviewed this map amendment and finds that it will not be inconsistent with the Historic Preservation Element of the Comprehensive Plan and will not affect any federal interests.

* * *

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 that the map amendment to change the zone for the site located at 1925 Vermont Avenue, NW from RF-1 to ARTS-2 will not be inconsistent with Comprehensive Plan or any other federal interests.

// Original Signed //	July 5, 2018
_____ Marcel Acosta Executive Director	_____ Date