



## Delegated Action of the Executive Director

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**PROJECT**

**Map Amendment at Square 1193**

1051 - 1055 29th Street, NW  
Washington, DC

**REFERRED BY**

Zoning Commission of the District of Columbia

**NCPC FILE NUMBER**

ZC 19-08

**NCPC MAP FILE NUMBER**

71.10(06.00)45008

**DETERMINATION**

Approved 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)

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The Zoning Commission of the District of Columbia has referred a proposed map amendment submitted by Georgetown 29K Acquisition, LLC (the applicant) to establish a MU-13 zone for Square 1193, Lots 800-804, 45 and 46 at 1051-1055 29th Street, NW. The property is located in the Georgetown area, and is approximately two acres in size. The site is generally bounded by 29th Street, NW on the west, Rock Creek on the east, the Chesapeake & Ohio (C&O) Canal on the north, and K Street, NW on the south. The property is currently occupied by the West Heating Plant (WHP), which is an individual historic landmark and a contributing building in the Georgetown Historic District.

The site was previously owned by the federal government, and the WHP was operated as a coal-powered steam heat plant for federal buildings. The WHP was decommissioned in 2000, and the property has been abandoned and vacant since that time. The applicant acquired the property from the General Services Administration (GSA) in 2013. Because the site was previously federally-owned, it was not zoned or subject to local zoning. The applicant seeks to develop a multi-family residential building with the height, bulk and mass of the historic building while partially retaining portions of the WHP façade. Part of the site would also be retained as open space. Given the proposed use, the applicant requires the property to have a zoning designation. This request is consistent with other sites that have left federal ownership.

The surrounding area is a mix of residential, commercial, and open space uses. Properties to the west are developed with row dwellings and a multifamily condominium building. Properties to the southwest are developed with commercial buildings. Across the C&O Canal to the north is the Four Seasons Hotel. To the east and the south are Rock Creek and Rock Creek Park. The properties to the north (across the C&O Canal), west, and southeast are zoned MU-13. As such, the proposed zone is generally consistent with the surrounding context. The immediate neighbors and the Advisory Neighborhood Commission (ANC) have expressed support for the application.

In general, the map amendment is necessary to allow for reuse of the property as a residential building. The height, bulk and uses for any proposed development will then be consistent with the MU-13 zone, and also consistent with the Height of Buildings Act.

The subject property is generally located south and east of the Canal wall, and does not extend into the Canal itself, which is controlled by the National Park Service (NPS). Staff notes the applicant will need to update any maps and surveys to accurately depict the property boundaries. The developer will also complete a subdivision to combine all of their property into one lot before they can get a building permit. The Canal is currently in a planning and design process for future improvements that will require coordination between NPS and the landholder. The developer has indicated that coordination is on-going. These efforts will continue beyond the map amendment process. As such, the proposed map amendment would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely effect any other federal interests.



Figure 1: Property Site Plan

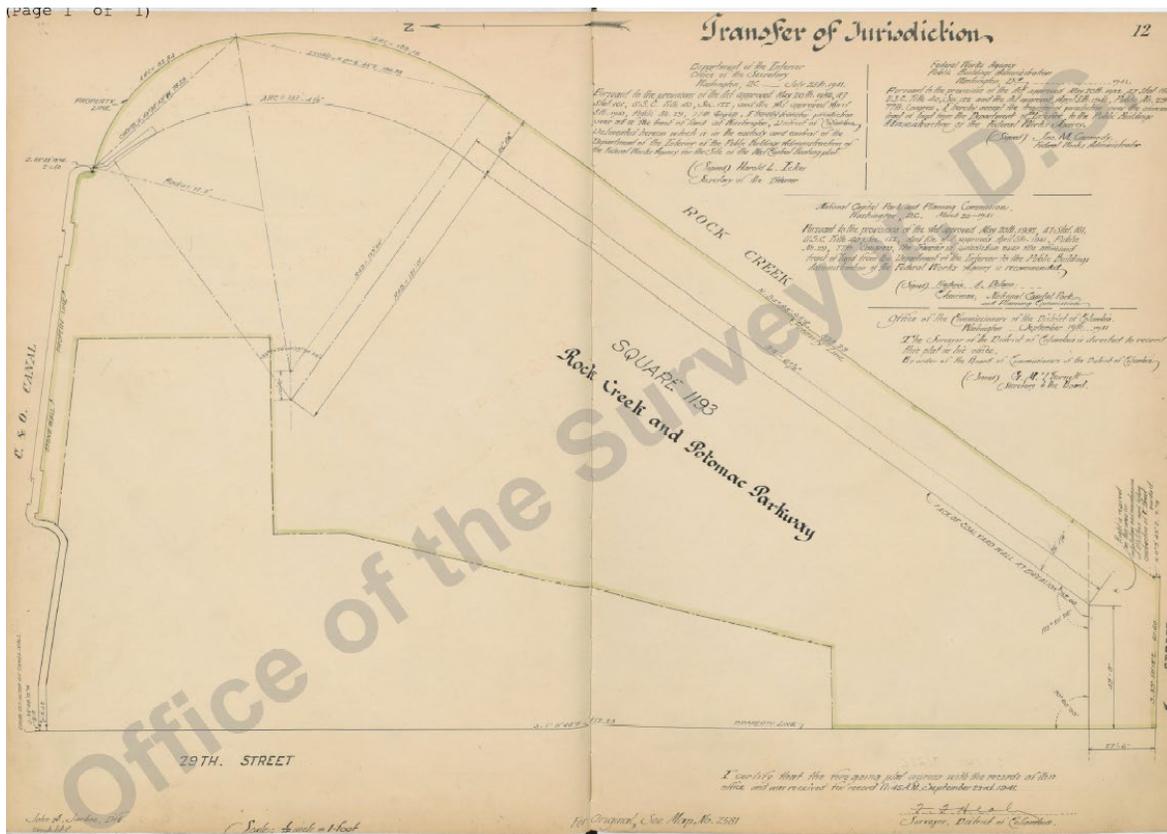


Figure 2: Transfer of Jurisdiction between NPS and GSA (later conveyed to developer).

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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 1193 (ZC 19-08) to establish the MU-13 Zone at Lots 800-804, 45 and 46, 1051-1055 20<sup>th</sup> Street, NW, by Georgetown 29K Acquisition, LLC in Washington, DC, is not inconsistent with the Comprehensive Plan for the National Capital and would not adversely impact any other identified federal interests.

// Original Signed //	September 26, 2019
Marcel Acosta Executive Director	Date