GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

DATE: October 18, 2002

TO: District of Columbia Zoning Commission

FROM: Andrew Altman, Director
Office of Planning

SUBJECT: Setdown Report for Zoning Commission **Case No. 02-30**;
Map amendment to zone un-zoned waterfront parkland to W-1, filed by Georgetown University and the National Park Service, to permit the construction of a Georgetown University Rowing Club Boathouse.

I. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission set down for public hearing a proposed map amendment for the Georgetown University Boathouse site for initial zoning of W-O, a new zone proposed by the Office of Planning.

In the alternative, should the Zoning Commission wish to proceed with the applicant's proposal to zone the unzoned lands to W-1, the Office of Planning recommends that the Zoning Commission set down for public hearing a proposed map amendment for the Georgetown University Boathouse site, for initial zoning of W-1.

II. PROPOSAL

The applicant, Georgetown University along with the National Park Service, is requesting initial zoning of W-1 for an area of land referred to as Tract 102-114 (also referred so as "a portion of Parcel 300/1, Square 1179). The National Park Service (NPS) administers the 1.09 acres piece of vacant, waterfront Federal land as well as the surrounding park land. Georgetown University (G.U.) wishes to construct a 33,200 square foot boathouse on this property, for use by the University's rowing and sailing programs. The designer of the proposed boathouse is the firm of Muse Architects. There would be no on-site parking.

The NPS would exchange this site with G.U. for another waterfront property to the west of this site, currently owned by the University. The exchange will occur following the establishment of zoning for the property. The Exchange Agreement restricts the use of the land to the intended use - a boathouse for non-motorized vessels, for the use of the University's rowing program.

The applicant has proposed that the unzoned property be zoned to W-1. The boathouse as proposed would be non-conforming for parking and lot frontage requirements. To address this, NPS and G.U. have also filed for amendment to Zoning Regulation text to define a boathouse, and to eliminate parking and street frontage requirements (Zoning Commission Case #02-31).

The Office of Planning has reviewed the proposed W-1 map and amendments, and has concerns that this would permit a higher level of use than permitted by the Exchange Agreement or anticipated for waterfront areas such as this parcel. OP notes that a new W-O zone is also being proposed for Zoning Commission consideration. The W-O zone would be specifically for low

ZONING COMMISSION
District of Columbia
Case 02-30
Exhibit 14
ZONING COMMISSION
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CASE NO.02-30
EXHIBIT NO.14

intensity open space and maritime waterfront uses such at the proposed boathouse, would establish basic criteria for uses such as a boathouse, and would provide for Zoning Commission simultaneous review of special exceptions for proposals when initial zoning is also being established, as would be the case with the G.U. boathouse. OP feels that it would be appropriate to establish the W-O zone and consider the W-O zone for this property, rather than the applicant's proposed W-1 zoning with zoning text amendments to accommodate the boathouse.

However, should the Zoning Commission wish to proceed with review of W-1 zoning for the site, an alternative has been presented. Text amendments as proposed by the applicant are evaluated as part of the Zoning Commission Case #02-31 report.

III. AREA DESCRIPTION

The subject property faces onto the Potomac River, directly to the south of Georgetown University. To the north is the Capital Crescent Trail, then, at the top of an embankment, the C & O Canal and Canal Road. The site is located about ¼ mile west of Key Bridge, and is immediately to the west of the existing Washington Canoe Club boathouse. To the east is a narrow strip of undeveloped parkland between the trail and the rivers edge. There is no vehicular access directly to the site. The site is located in Ward 2; ANC 2E.

IV. COMPREHENSIVE PLAN

The subject site is designated as "Parks, Recreation and Open Space" on the General Land Use Map, the dominant uses being "parks and recreation centers, cemeteries, and the National Capital Open Space System." The proposed use of a private, non-profit boathouse for the G.U. rowing teams, is considered consistent with this designation. The subject lot is adjacent to the Washington Canoe Club, also identified as "Parks, Recreation and Open Space", and adjacent to Georgetown University, identified as "Institutional". The use of the property as a boathouse for the Georgetown University rowing and sailing clubs does not appear inconsistent with the Generalized Land Use Map or Comprehensive Plan.

The proposal also supports a number of Comprehensive Plan District-wide and Ward 2 objectives and proposed actions:

507 Waterfront Transportation

507.1 The waterfront transportation objectives are to support use of the rivers for transportation and recreation purposes and to ensure that waterways and water travel are fully integrated into the intermodal transportation plan that is being developed for the District and the Washington Metropolitan Area.

507.2 The policies established in support of the waterfront transportation objectives are as follows:

(a) Encourage better docking and mooring facilities in waterfront areas, including launching ramps for boats to encourage and promote increased use of waterfront area for transportation and recreation purposes.

1314 Ward 2 Actions In Support Of Public Facilities Objectives

(e)(3) Encouraging the Department of Recreation and Parks and the National Park Service ("NPS") to continue to work together to foster use of federal park and recreational facilities in Ward 2.

1347 Ward 2 Objective For Waterfront Development

1347.1 The objective for waterfront development is to realize the full potential of Ward 2 waterfront areas in terms of public access to the waterfront, recreation space, and adjacent mixed-use

development.

1348 Ward 2 Actions In Support Of The Waterfront Development Objective

(a) Complete improvement of the Georgetown waterfront with park space along the river; encourage the development of non-motorized boating facilities at appropriate locations along the Georgetown waterfront west of the Washington Harbour complex to meet the increasing demand for non-motorized boating and as a component of a program to increase public access to the river for recreation purposes, to include fishing;

V. ZONING REGULATIONS

The property is currently unzoned Federal property. There is some W-1 zoned property to the east of this site. Most existing boathouse facilities are also on unzoned land or in the W-1 zoning district. The applicant proposes to rezone the site to W-1, although the boathouse as proposed would be non-conforming in that it would not have lot frontage on a street and would not provide on-site parking.

The W-1 zone permits a "boat club / marina" and a "private club", along with other uses, but does not specifically permit a "boathouse". "Boathouse" is not defined in the Zoning regulations, and is not a listed use in any zone. The NPS has submitted a separate application (Zoning Commission Case #02-31) to amend the W-1 Zoning District to define a boathouse, to specifically include it as a permitted use in the W-1 zone, and to amend regulations to eliminate parking and street frontage requirements. That proposal is analyzed under separate cover.

OP has, under separate cover, proposed a W-O zone, which could be applied along appropriate sections of the Potomac and Anacostia riverfronts, to provide for low intensity open space and waterfront-oriented recreation uses such as boathouses. OP proposes that this new zone be established and considered for this piece of property, rather than the suggested W-1 zone.

VI. ANACOSTIA WATERFRONT INITIATIVE

The Anacostia Waterfront Plan is a joint District / Federal initiative to improve the character, use and environment of the waterfront throughout the District. Although the subject site is located on the Potomac River, the addition of the proposed boathouse would appear to conform to the goals and objectives for the AWI Plan, particularly the goals of animating the river and increasing maritime activities.

VII. COMMISSION OF FINE ARTS

The Shipstead-Luce Act of 1930 gave the Commission of Fine Arts authority to review the designs of private construction projects within certain areas of the National Capital, including within the Rock Creek and Potomac Parkways. The applicant presented the proposed boathouse design to the CFA at its October 18, 2001 meeting. The CFA "enthusiastically approved" the concept design.

VIII. OLD GEORGETOWN BOARD

The Old Georgetown Act of 1950 gave the Commission of Fine Arts the authority to appoint an advisory committee, the Old Georgetown Board, to conduct design reviews of semipublic and private structures within Georgetown's boundaries. The Old Georgetown Board reviewed and approved the proposed boathouse design at its October 04, 2001 meeting.

IX. COMMUNITY COMMENTS

At its October 02, 2001 meeting, ANC 2E voted as part of its consent calendar to "not oppose" the boathouse design.

X. AGENCY REFERRALS

This application is being referred to the following District government agencies for review and comment:

- Department of Consumer and Regulatory Affairs (DCRA).
- Department of Parks and Recreation;
- Department of Public Works (DPW);
- DPW Tree and Landscape Division;
- District Department of Transportation (DDOT);
- Environmental Health Administration;
- Fire and Emergency Medical Services Department;
- Metropolitan Police Department; and
- Water and Sewer Agency (WASA).

XI. RECOMMENDATION

The Office of Planning has, at this time, no major concerns or issues with the proposed boathouse design, although it is noted that a detailed landscape plan has not yet been provided so site design and impacts have not been evaluated.

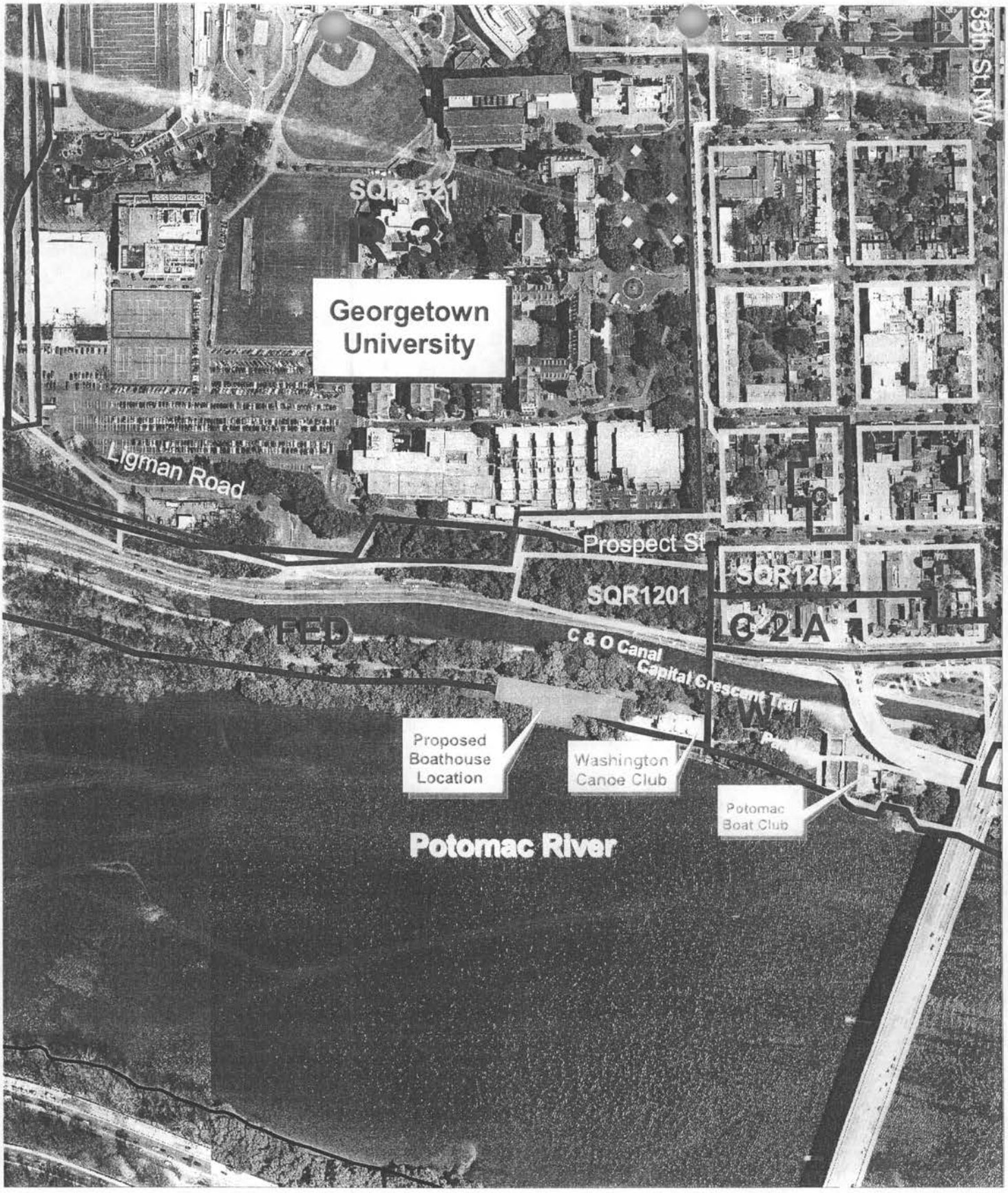
OP recommends that Zoning Commission consideration run in tandem with consideration of the newly proposed W-O waterfront open space zoning district, as described in the separate report from the Office of Planning, and that the two issues be set down for Public Hearing at the same date. This action would be consistent with the Comprehensive Plan, the Land Use Map, and the Anacostia Waterfront Initiative.

In the alternative, the Commission could set the application down for consideration of rezoning to W-1, as proposed by the applicant, in which case OP recommends that consideration run in tandem with amendments to the W-1 zone, as described in the OP report pertaining to ZC Case # 02-31, and that the two issues be set down for Public Hearing on the same date.

AA/jl

ATTACHMENTS:

1. Aerial Photo
2. Site and Building Plans
3. Project Profile



Feature Key

Zoning Boundaries
Square Index

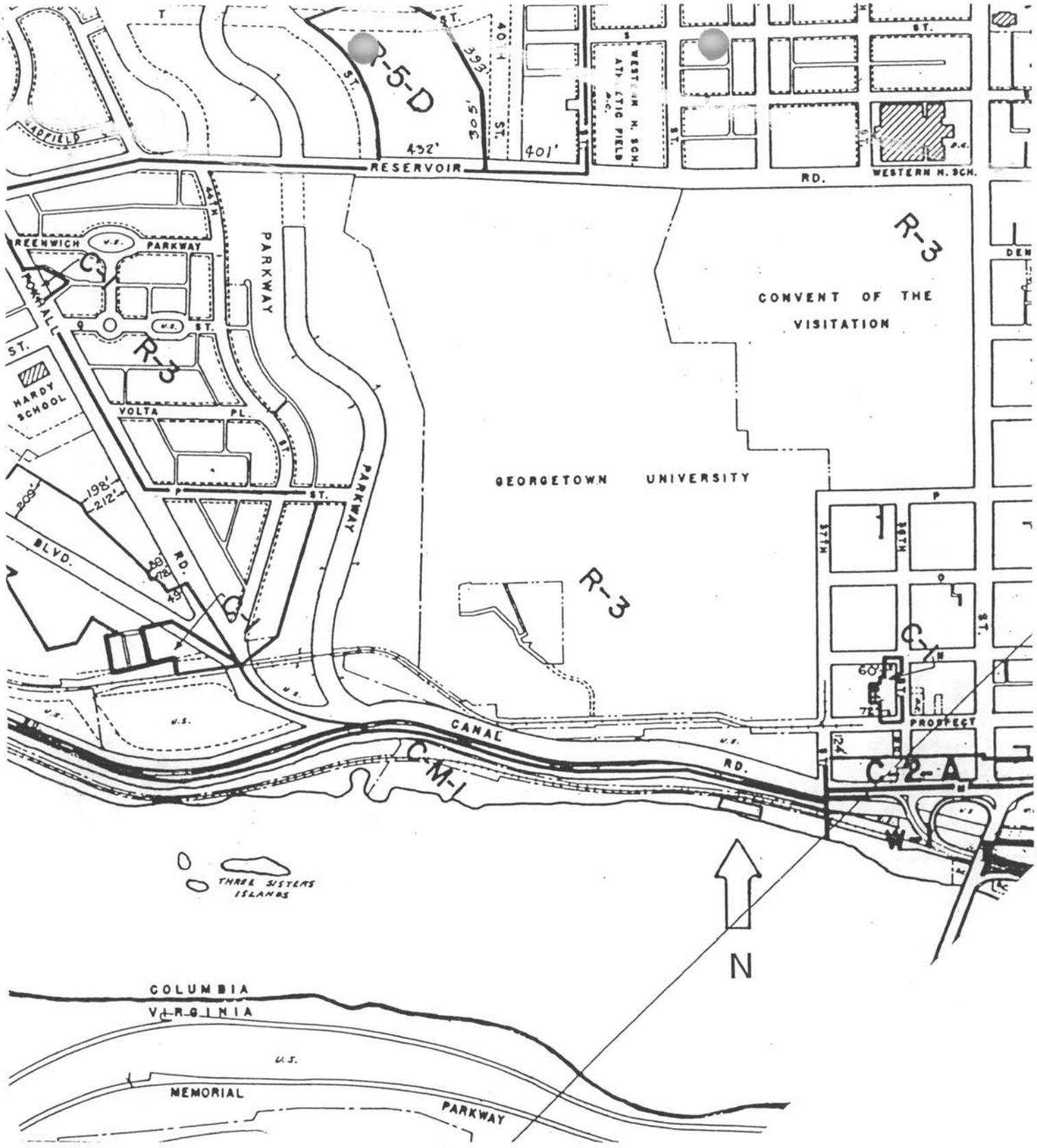
Zoning Commission

Case No. #02-30, Georgetown University Boathouse

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DC Office of Planning
October 16, 2002

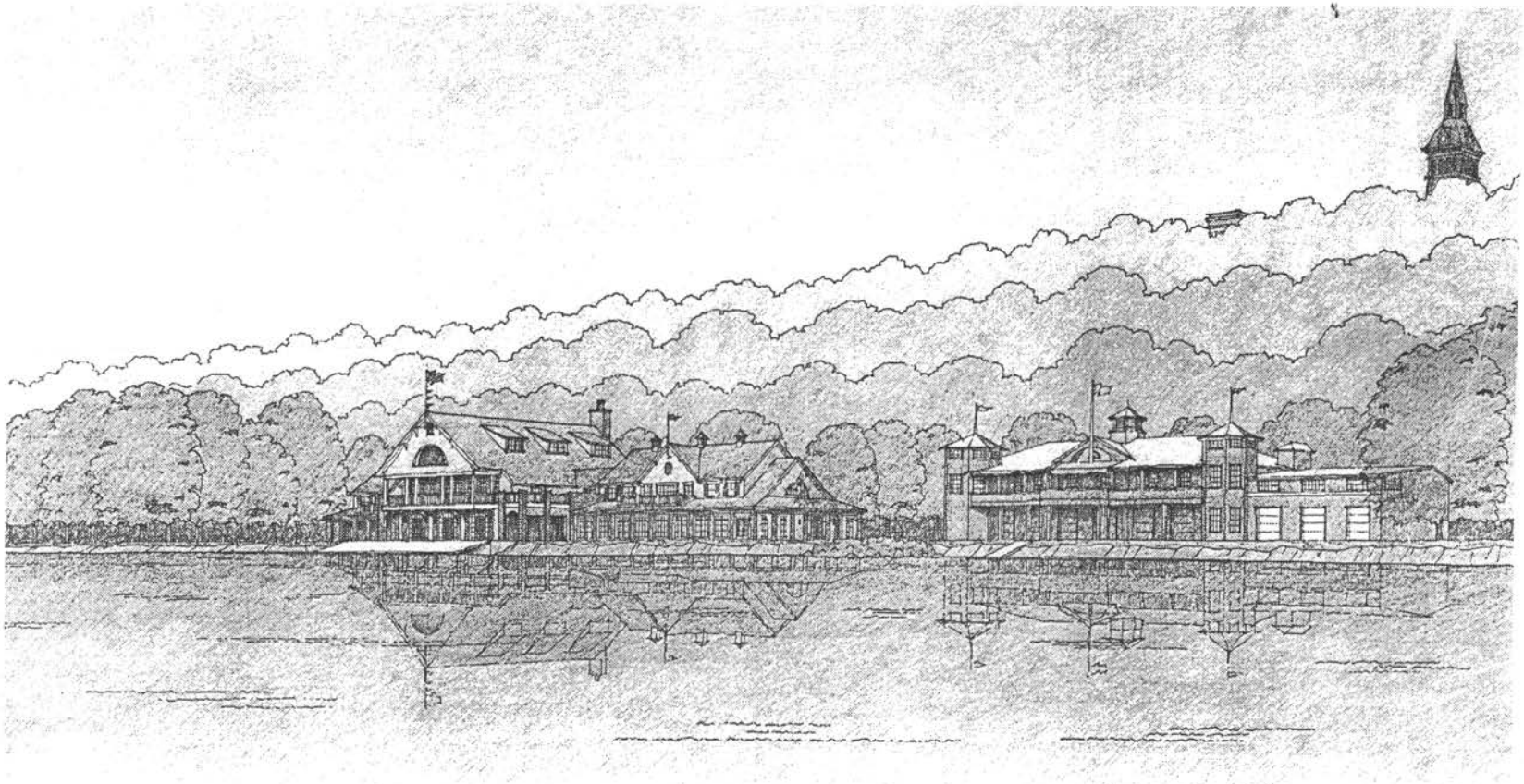
Attachment 1



Zoning and Site Location Map

The Georgetown University Boathouse Site

Tract 102-114



GEORGETOWN UNIVERSITY

NEW NON-MOTORIZED BOATHOUSE

WATER STREET, N.W. WASHINGTON D.C.

MUSE ARCHITECTS

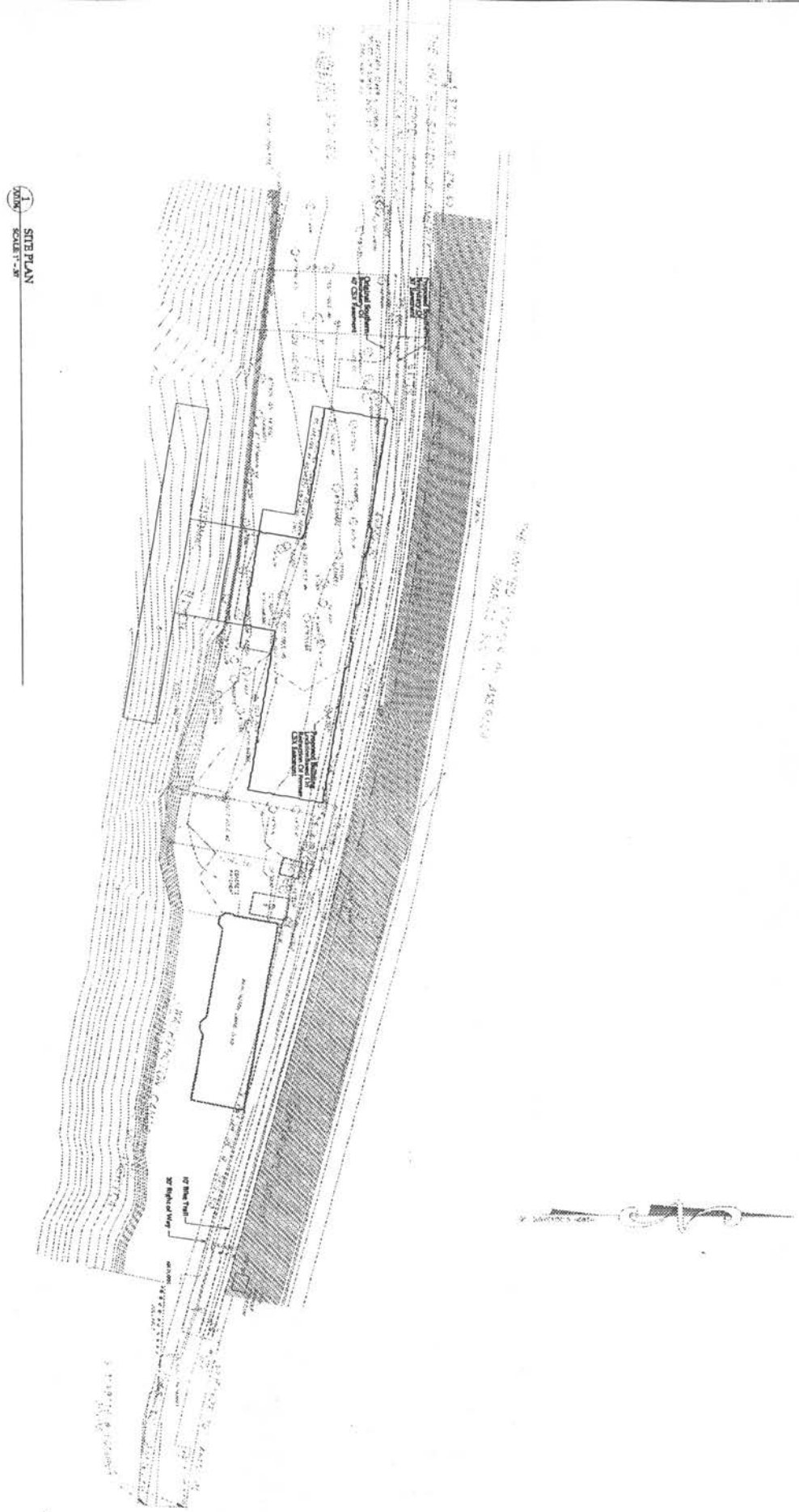
GEORGETOWN UNIVERSITY
NEW NON-MOTORIZED BOATHOUSE
WATER STREET, N.W. WASHINGTON D.C.

JULY 11, 2002

COVER SHEET

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ATTACHMENT 11



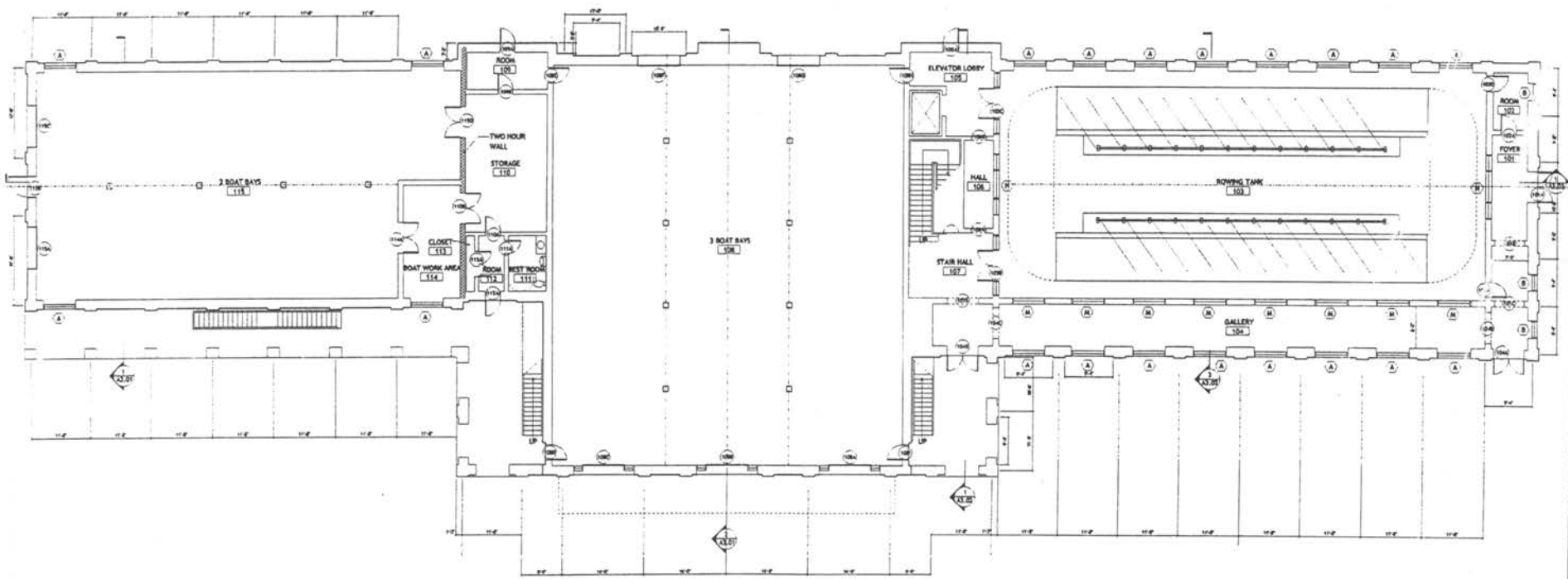
1 SITE PLAN
SCALE: 1" = 30'

SITE PLAN
SCALE: 1" = 30'

A0.0

GEORGETOWN UNIVERSITY
NEW NON-MOTORIZED BOATHOUSE
WATER STREET, N.W. WASHINGTON D.C.

MUSE ARCHITECTS
5630 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 202.966-6266



1 A1.01 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

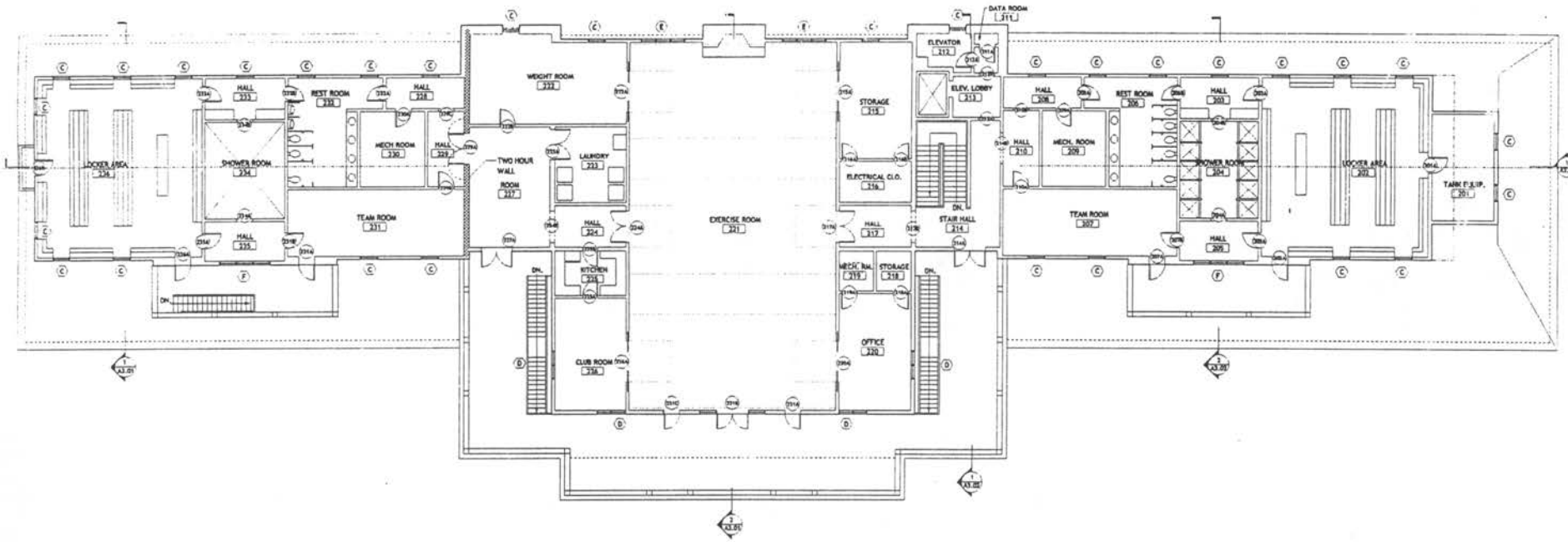
ARCHITECTS
3600 CONNECTICUT AVE., NW, [illegible] 202.966.6266
GTOOMEY GRAHAM LANDSCAPE ARCHITECTURE - 229 Prince St., [illegible] - TEL 301.838.0330
RUETHERDAVIS, PC - Structural Engineering Consultant - 1601 Duke Street, Suite 200, Alexandria, [illegible] - TEL 703.837.9002
AJ BOICOURT, INC. - Mechanical Engineering Consultant - 1300 Spring Street, Suite 500, Silver Spring, MD 20910 - TEL 301.565.4500
THOMAS & ASSOCIATES (Civil Engineering Consultant) - 1220 19th Street, Northwest, Suite 400, Washington, DC 20036 - TEL 202.331.7960

GEORGETOWN UNIVERSITY
NEW BOATHOUSE
WATER STREET, N[illegible] [illegible]ASHINGTON D.C.

JANUARY 28, 2002
MARCH 26, 2002
APRIL 18, 2002
APRIL 30, 2002
MAY 14, 2002
JUNE 10, 2002
JULY 11, 2002

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1.01



1 A1.02 SECOND FLOOR PLAN
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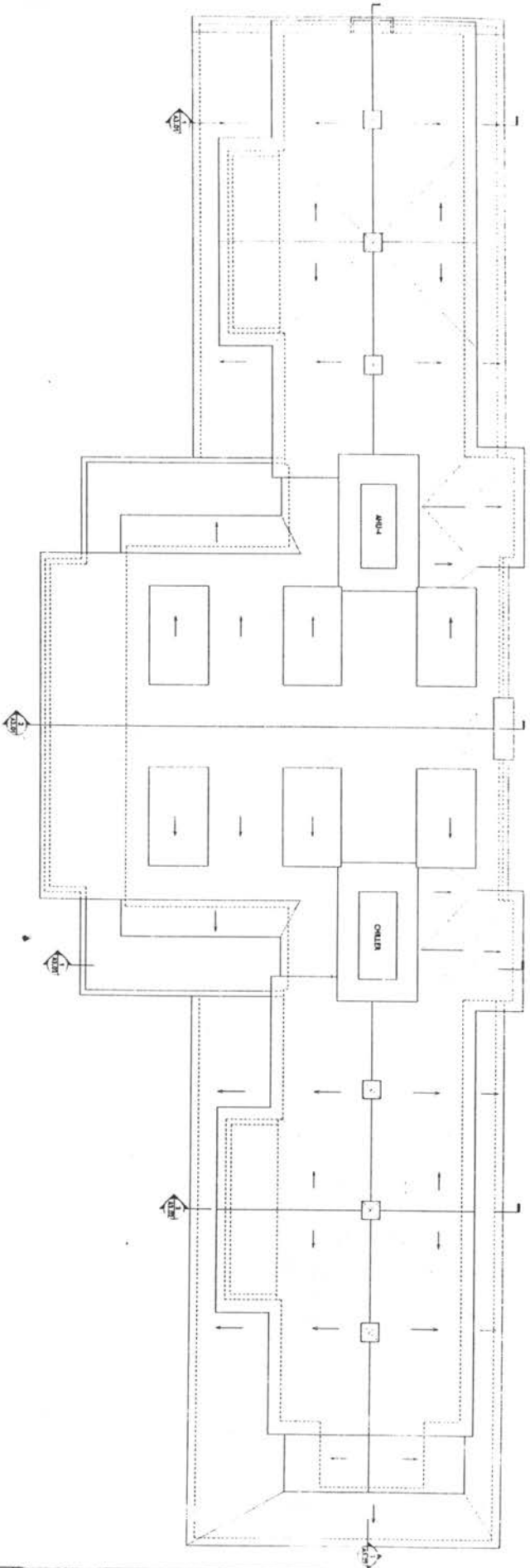
MUSE ARCHITECTS

GEORGETOWN UNIVERSITY
NEW NON-MOTORIZED BOAT CENTER
WATER STREET, N.W. WASHINGTON D.C.

FEBRUARY
MARCH
APRIL
MAY
JUNE
JULY

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A1.02



1 / A1.03 ROOF PLAN
SCALE: 1/8" = 1'-0"

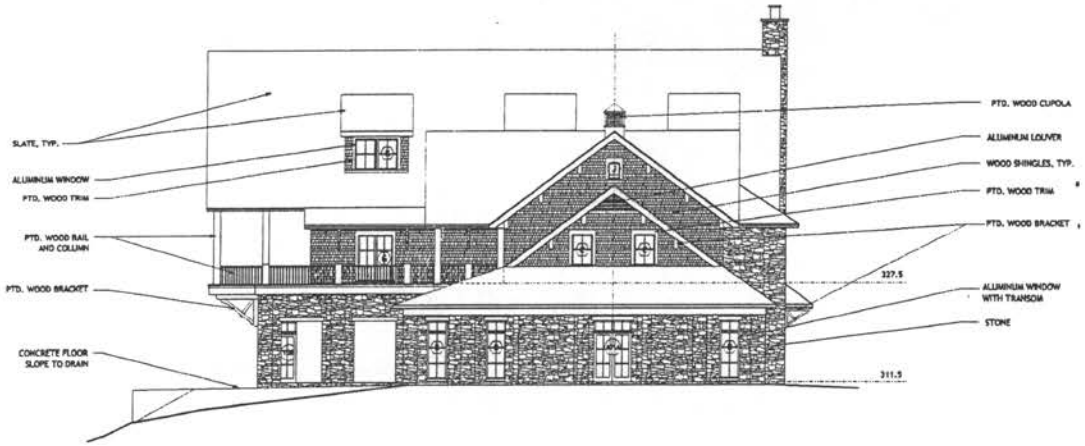
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ROOF PLAN

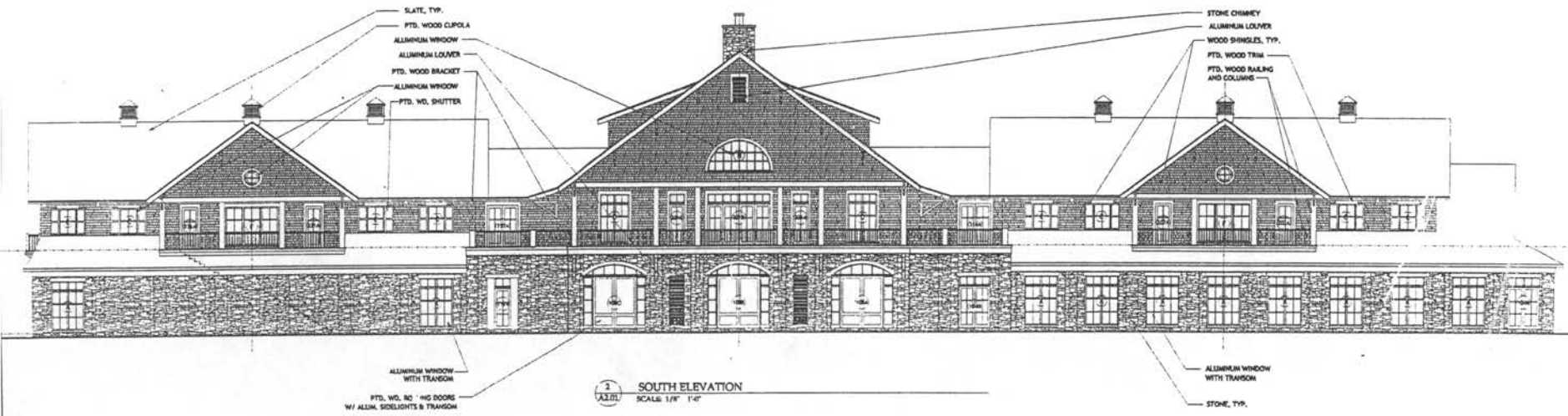
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GEORGETOWN UNIVERSITY
NEW MOTORIZED BOATHOUSE
WATER STREET, N.W. WASHINGTON D.C.

MUSE ARCHITECTS
900 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 202.966-6266



1 A2.01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MUSE
3636 CONNECTICUT AVE., NW, WASHINGTON, DC 20008 202.966.6266
OTHERSEN GRAHAM LANDSCAPE ARCHITECTS: 229 Prince Street, Alexandria, ...
BELLE ISTRATA, P.E.: Mechanical Engineering Consultant: 1401 Dolley Madison Blvd, Ste 220, McLean, VA 22101 ...
TYLER, P.E.: Electrical Engineering Consultant: 1401 Dolley Madison Blvd, Ste 220, McLean, VA 22101 ...
T & ASSOCIATES (Civil Engineering Consultant): 12250 Technical Parkway, Rockville, MD 20850 ...

GEORGETOWN UNIVERSITY
NEW NON-MOTORIZED BOAT HOUSE
WATER STREET, N.W. WASHINGTON D.C.

MARCH 26, 2012
APRIL 16, 2012
MAY 16, 2012
JUNE 18, 2012
JULY 11, 2012

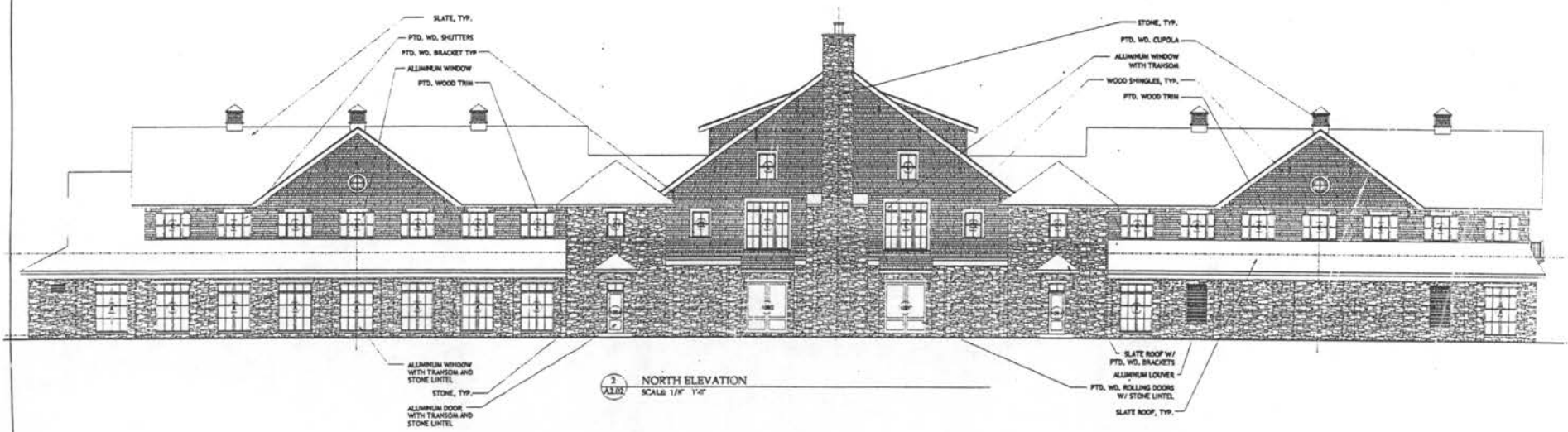
ELEVATIONS

SCALE: 1/8" = 1'-0"

A2.01



1 A2.02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A2.02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MUSE ARCHITECTS

GEORGETOWN UNIVERSITY
NEW NON-MOTORIZED BOATHOUSE
[illegible]TER STREET, N.W. WASHINGTON D.C.

APRIL [illegible]
MAY [illegible]
JUNE [illegible]
JULY [illegible]

ELEVATIONS

SCALE: 1/8" = 1'-0"

A2.02

ATTACHMENT III

ZC Case #02-30, Georgetown University Rowing Club Boathouse

Project Profile Information supplied by the applicant

Standard	Zone – W-1 proposal	Proposal[1]	Proposed W-O Zone[2]
Lot Area:	Not regulated	1.09 acres ; 47,480 sq.ft.	Not regulated
Frontage: (§3202.3)	No lot width requirement, §3202.3 requires the creation of a conforming lot prior to the issuance of a building permit for any construction	**The lot would not provide street frontage, so would not be a conforming lot**	No lot width requirements; zone would provide for Special Exception review.
Floor Area Ratio:	2.5 max; 1.0 max. for non-residential uses	.69	.75
Square Footage:	118,701 sq.ft. max. / 47,480 sq.ft. non-residential max.	33,199 gross sq.ft.	35,610 sq.ft.
Assembly area	Not regulated	2,880 sq.ft.	Not regulated
Lot Occupancy:	80%	41%	50%
Setback from edge of river:	Not regulated – 12' min. rear yard required	25'[3]	40', subject to Special Exception review
Setback from Trail:	Not regulated	20'	Not regulated
Side Yard Setbacks:	Not required; 8' minimum if provided.	50' on East Side, 60' on West Side	12' minimum
Approx. setback from Canoe Club:	Not regulated	95' between buildings	Not regulated
Height:	40 feet max.	40 feet to the ceiling of the uppermost floor, per Zoning definition.	40 feet
Stories:	Not regulated	2 stories	3
Parking:	No directly relevant regulations[4]; Boat club – 1 space / 4 berths Recreation buildings – 1 / 2,000 sq.ft.	**None**	the lesser of 1 space for every 2,000 square feet of building area or one space for every 10 club members
Boat Storage Bays[5]:	Not regulated		Not regulated
• Internal:	Not regulated	60-80 shells	Not regulated
• External:	Not regulated	0	Not regulated

1 Information provided by applicant.
2 Draft proposal, subject to review and amendment.
3 To the building, the dock would extend out from the building over the surface of the water.
4 ZC Case # 02-31 proposes to eliminate parking requirements for boathouses for not for profit groups.
5 Anticipated number of boats stored.