GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

SUPPLIMENTAL REPORT

DATE: May 29, 2003

TO: District of Columbia Zoning Commission

FROM: Andrew Altman
Director, Office of Planning

SUBJECT: Final Report for Zoning Commission **Case No. 02-30;**

Map amendment to zone un-zoned waterfront parkland to W-0, filed by Georgetown University and the National Park Service, to permit the construction of a Georgetown University Rowing Club Boathouse on the Potomac River.

As requested by the Zoning Commission at the Public Hearing for Case # 02-30, Georgetown University Rowing Club Boathouse proposal on the Potomac River, attached are comments received to date by the Office of Planning from District agencies and departments. In summary, the following comments have now been received:

- Department of Housing and Community Development –indicated support for the proposed zoning.
- Department of Parks and Recreation - supports the application for the map amendment permitting construction of the Georgetown University Rowing Club Boathouse as it enhances the use of the Potomac Riverfront for recreational purposes.
- Metropolitan Police Department – The MPD notes that the proposal would not bring additional traffic or concerns, and would provide an enhancement to the area waterway and adjoining lands.
- Water and Sewer Agency (WASA) – WASA did not express opposition to the proposal in concept, but noted that review of detailed plans and engineering requirements is required, including 15-year peak flow; proposed locations of the storm/sanitary sewers and water lines connection; future average and maximum daily water demand and wastewater discharge; erosion and sediment control plan approval from DOH; and adequate protection must be provided for the 84" sewer over which the new building will be erected.
- Fire and Emergency Medical Services Department - An additional fire hydrant is required close to the boathouse. In conformance with other Fire Department requirements, an on-site fire truck turn-around and fire truck access would be provided.
- Department of Health Bureau of Environmental Quality - A detailed EIS may be required under the DC Environmental Policy Act of 1989, to review potential impacts on wetlands, upland terrestrial habitat, and aquatic habitat.
- District Department of Transportation (DDOT) – DDOT endorses the parking management as a workable plan that will minimize automobile traffic while having little to no impact on area residential parking. The proposed service road will provide service and emergency vehicle access. DDOT has no objection to the proposal, but recommends that on-site bicycle parking and storage be increased.

AA/jl

ATTACHMENTS

ZONING COMMISSION
District of Columbia
Case 02-30
Exhibit 236

ZONING COMMISSION
District of Columbia
CASE NO.02-30
EXHIBIT NO.236

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Office of the Director

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Stanley Jackson
Director

DATE: May 2, 2003

SUBJECT: Zoning Commission Cases No. 02-30 – Georgetown University Boathouse Map Amendment and No. 02-31 – W-1 Text Amendment to Define Boathouse

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As requested in an Office of Planning memorandum dated April 2, 2003, the D.C. Department of Housing and Community Development (DHCD) has reviewed the above referenced Zoning Commission Cases and supports whichever of the two identified procedural approaches identified by the Office of Planning which the Zoning Commission chooses to use to achieve the approval of the zoning needed for the construction of the proposed boathouse by Georgetown University. DHCD offers the following reasons in support, based upon the specific information presented in the application:

1. The Applicants, the Georgetown University and the National Park Service, have filed the above referenced Zoning Cases in order to apply W-1 zoning with text and map changes that will permit the construction of a 33,200 square foot boathouse on undeveloped Potomac River waterfront land.

2. The Office of Planning has indicated to the Applicants that the use of the new proposed W-0 zone, will allow development of the boathouse by right, without the need to use W-1 zoning text and map changes. The Applicants have indicated to the Office of Planning that use of the W-0 zoning would be an acceptable means to achieve the development of the boathouse.

3. If the Zoning Commission chooses to proceed with the approval of the W-1 map amendment (Case No. 02-30), and the W-1 text amendment (Case No. 02-31), then the alternative text amendment language recommended by the Office of Planning, will permit the development of the Georgetown University boathouse, without establishing a precedent that would permit broader commercial development of other boathouse facilities on the waterfront.

Whichever procedural approach the Zoning Commission chooses to pursue, the development of the Georgetown University boathouse, will be permitted without creating a precedent for other commercial more intensive waterfront boating facility uses.

1. The proposed boathouse development is consistent with the Generalized Land Use Map and actions and objectives of the Comprehensive Plan, specifically the Waterfront and Ward 2 actions and objectives.

2. The Commission of Fine Arts approved the boathouse design concept at its October 18, 2001 meeting and the Old Georgetown Board approved the boathouse design at its October 4, 2001.

DC Parks and Recreation Department
3149 16th Street, NW
Washington, DC 20010

April 28, 2003

Joel Lawson, Development Review Specialist:

re: Zoning Commission Case # 02-30, Proposed Georgetown University Rowing Club Boathouse

I reviewed your April 2nd memorandum and request for comments. The DC Parks and Recreation Department supports the application for the map amendment permitting construction of the Georgetown University Rowing Club Boathouse as it enhances the use of the Potomac Riverfront for recreational purposes.

Thank you for requesting our comments.

Theodore Pochter
Chief, Planning and Design
DC Parks and Recreation Department

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Office of the Director

Memorandum

MAY 27 2003

TO: Joel Lawson
Development Review Specialist
Office of Planning

FROM: Kenneth Laden, Associate Director
Transportation Policy and Planning Administration

SUBJECT: Zoning Commission Case No. 02-30 application for Map amendment from unzoned to W-O

We have reviewed the application of Georgetown University and the National Park Service to establish a W-O zoning district from an unzoned, vacant parcel along the Potomac River near the University. If the request is granted, the University will construct a boathouse for use by the University crew team, a limited sailing program and by young day campers during three to four weeks of the summer.
According to the University, approximately 150 students per day will use the facility during the spring and 200 students in the fall season. The activity will be spread out throughout the day.

Because the facility cannot provide on-site parking to accommodate the proposed activity, the University proposed a parking management plan consisting of:

- All students and Georgetown's crew team will either walk or bicycle to the site
- Visitors and visiting crew will be shuttled to the end of K Street, a short walking distance to the boathouse along the Capital Crescent Trail
- The shuttles will run as continuously as required by the demand, leaving the campus every fifteen minutes, dropping patrons off and picking up others to return to campus.
- The team bus of visiting crews will park on campus for the duration of the regatta after dropping off team members.
- Patrons will be encouraged to park on campus and utilize the shuttle or walk to the boathouse from the campus via the C & O Canal tunnel or the stairwell located across from the Car Barn.

The Department endorses the University parking management as a workable plan to minimize, if not eliminate, the need to use automobiles to and from the site by students and patrons. Thanks to the existing Capitol Crescent Trail adjacent to the site, pedestrian and bicycle traffic will have adequate access to the boathouse. Accordingly, we recommend that the University increase bicycle parking and storage at the site.

The Department notes that the non-provision of an automobile parking facility will have little or no parking impact on the residential neighborhood in the area. As regard to access for service and emergency vehicles, the Capitol Crescent Trail will serve both needs for an access route with the coordination and cooperation of the National Park Service whose jurisdiction extends over the park.

In conclusion, the Department believes that the University's proposed Parking Management Plan will work, and therefore, has no objection to the proposal.

Metropolitan Police Department

Regional Operations Command – North

2002 DEC 30 PM 2:37

December 27, 2002

MEMORANDUM

TO: Executive Assistant Chief of Police
Office of the Executive Assistant Chief of Police

SUBJECT: Waterfront Zoning

This is in response to the request for comment concerning the proposed zoning changes involving the waterfront areas within the District of Columbia. I have reviewed these proposals and find no impact within Regional Operations Command (ROC) North.

Specifically, it is my sense that the Georgetown University Boat House Project will not bring any additional traffic or concerns, but rather provide an enhancement to the area waterway and adjoining lands. Additionally, there appears to be no other impact or concerns related to ROC-North.

I have attached a copy of the original memorandum for reference. Should you have any questions concerning this matter, or wish to discuss it further, please contact me on 576-6600.

Ronald C. Monroe
Assistant Chief of Police

Attachment

MEMORANDUM

April 24, 2003

TO: Joel Lawson, Development Review Specialist
Office of Planning

FROM: James J. Shabelski, Supervisor
Water and Sewer Design Section, WASA

SUBJECT: **Zoning Commission Case # 02-30-** Map amendment to permit the construction of a Georgetown Rowing Club Boathouse on the Potomac River, and **Case #02-31-** possible text amendments to the W-1 zone.

The District of Columbia Water and Sewer Authority (DC WASA) has reviewed the information for the above referenced project. Before the consultants initiate a building design, WASA will have to carefully review the hydraulic loading that will be placed on the storm and sanitary sewers from each new building. Therefore, DC WASA will require the following:

- A right-of-way (**ROW**) before changing to private use.
- 15-year peak flow for post development condition.
- Proposed locations of the storm/sanitary sewers, and water lines connection.
- Future average and maximum daily water demand.
- Future average and maximum daily wastewater discharge from the new buildings.
- Water flow requirements for fire protection will be needed to evaluate impact of the new development on the water system.
- Erosion and sediment control plan approval from DOH.
- All new water and sewer facilities designed for public space must meet the DC WASA design criteria and specifications, including all requirements discussed with your representatives during our previous meetings.
- Adequate protection must be provided for the 84" sewer over which the new building will be erected.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

MEMORANDUM

TO: Andrew Altman
Director
Office of Planning

FROM: Richard D. Fleming
Acting Battalion Fire Chief

DATE: April 28, 2003

SUBJECT: Zoning Case No. 02-30 and 02-31

The D.C. Fire and EMS Department has reviewed the above zoning case.

After an onsite visit to this property, the D.C. Fire and EMS Department have the following concerns:

1. The property is somewhat isolated in that there are no roads that would lead up to the property.

2. The property is bounded by water on the south side, National Parkland and the Chesapeake Trail to the north, the Washington Canoe Club to the west and National Parkland to the east.

3. Fire Department access is restricted by one entry point along the Chesapeake Trail on the north side and fireboat access on the south side. Access by the fireboat would take a minimum of 15 minutes on a good day.

4. The nearest hydrant is located approximately 590 feet from the western boundary of the property.

If a boathouse is to be built on this site, the D.C. Fire and EMS Department would require the following:

1. An additional hydrant within close proximity to the boathouse.

2. Provide access to the Chesapeake Trail for Fire and Emergency Medical vehicles at all times.

3. Provide a fire department turnaround from the site, otherwise apparatus would have to back out in excess of 600 feet.

4. The building is to be built and maintain per building and fire codes for the class and occupancy use of the structure.

If you have any questions concerning this review, please contact my office at 727-3659.

TO: Joel Lawson, Development Review Specialist, Office of Planning

FROM: Jim Collier, P.E., Chief, Bureau of Environmental Quality

DATE: May 14, 2003

SUBJECT: Zoning Commission Case #02-30—Map amendment to permit the construction of a Georgetown University Rowing Club Boathouse on the Potomac River, and Case #02-31—possible text amendments to the W-1 zone.

The District of Columbia Environmental Policy Act of 1989 states:

> Whenever the Mayor or a board, commission, authority, or person proposes or approves a major action that is likely to have substantial negative impact on the environment, if implemented, the Mayor, board, commission, authority, or person shall prepare or cause to be prepared, and transmit, in accordance with subsection (b) of this section, a detailed EIS at least 60 days prior to implementation of the proposed major action....

We believe that the project concerned in the above two cases falls under this Act. Further, it appears that the proposed boathouse project has the potential to negatively affect wetlands, upland terrestrial habitat, and aquatic habitat.

The Office of Planning is tasked with upholding the goals of the District's Comprehensive Plan and we note that the proposed boathouse project would not further the goals and objectives of the Comprehensive Plan. Important goals of the Comprehensive Plan are for District residents to increase use of the river for recreation and transportation, and for residents of Ward 2 specifically to increase their use of the river. A private boathouse will not provide increased opportunities for the general public to boat on the river. Building a private boathouse on what is now public access open space will, in fact, decrease such opportunities.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Office of the Director

Memorandum

MAY 27 2003

TO: Joel Lawson
Development Review Specialist
Office of Planning

FROM: Kenneth Laden, Associate Director
Transportation Policy and Planning Administration

SUBJECT: Zoning Commission Case No. 02-30 application for Map amendment from unzoned to W-O

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The Department notes that the non-provision of an automobile parking facility will have little or no parking impact on the residential neighborhood in the area. As regard to access for service and emergency vehicles, the Capitol Crescent Trail will serve both needs for an access route with the coordination and cooperation of the National Park Service whose jurisdiction extends over the park.

In conclusion, the Department believes that the University's proposed Parking Management Plan will work, and therefore, has no objection to the proposal.