ZONING MAP AMENDMENT FROM UNZONED TO W-1

APPLICATION TO THE

DISTRICT OF COLUMBIA ZONING COMMISSION

D.C. OFFICE OF ZONING
2002 JUL -9 PM 2:13

Application of:
U.S. National Park Service
Washington, D.C.

The President and Directors of
Georgetown College
Washington, D.C.

By:
Arnold & Porter
Cynthia A. Giordano
Nathan W. Gross

July 30, 2002

ZONING COMMISSION
District of Columbia
CASE NO.02-30
EXHIBIT NO.2

STATEMENT IN SUPPORT OF APPLICATION TO AMEND THE ZONING MAP FROM UNZONED TO W-1 FOR TRACT 102-114

U.S. NATIONAL PARK SERVICE AND GEORGETOWN UNIVERSITY, APPLICANTS

July 30, 2002

2002 JUL 30 PM 2:13

I. INTRODUCTION

This statement is submitted in support of an application by the President and Directors of Georgetown College, also known as Georgetown University ("Georgetown," or the "University"), and the National Park Service ("NPS," or the "Park Service") (the "Applicants") to establish W-1 zoning on an unzoned, vacant parcel along the Potomac River near the University. The United States government (with NPS control) owns the property and has entered into an Exchange Agreement with the University to exchange it for another waterfront property currently owned by Georgetown farther to the west.[1] The property exchange will occur if and when certain conditions, including the establishment of zoning on the property, are met. The Exchange Agreement restricts the University's use to that of a non-motorized boathouse, which the University wishes to establish for the use of its crew program and limited use for the sailing program, as described later in this statement.

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[1] The parcel owned by Georgetown and which would be acquired by the Park Service in the exchange, is approximately one mile to the west of Key Bridge and is identified as Tract # 102-109.

The vacant parcel in question is identified as Tract 102-114[2], owned by the U.S. Government and currently in use as open space between the Potomac River and the Capital Crescent (biking/hiking) Trail. The parcel has a land area of approximately 1.09 acres and is located approximately one-fourth of a mile west of Key Bridge and immediately to the west of the existing boathouse of the Washington Canoe Club. The latter boathouse is licensed from the National Park Service. The site is long and narrow, being approximately 440 feet in length and of variable width in the range of 94 to 127 feet. The site is vacant and covered with grasses and a few small trees. The firm of Muse Architects, retained by the University, has completed schematic designs of the boathouse. On October 18, 2001 the Commission of Fine Arts ("CFA") approved the design in concept.

As a companion action to this requested map amendment, the Applicants have also submitted a Petition to the Zoning Commission for a zoning text amendment that will facilitate the development of this boathouse and potentially other non-motorized boathouses along the Potomac and Anacostia Rivers. The proposed text amendment would only affect locations where the waterfront site has no street frontage, is surrounded by public parkland and where public policy favors establishment of a boathouse.

II. THE SITE AND THE SURROUNDING AREA

A. The Site. The northern boundary of Tract 102-114 is the southern boundary of the former CSX railroad right-of-way. When this right-of-way was abandoned, title was acquired by the U.S. Government under Park Service control,

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[2] A recent survey by Rice Associates submitted as part of this application depicts a slightly amended site, with the northern boundary extended and identified as "A portion of Parcel 300/1, Square 1179."

resulting in the creation of part of the Capital Crescent Trail, which extends from the Georgetown waterfront area to Bethesda, Maryland and beyond via Northwest Washington. The trail consists of a hard, bituminous surface with grass on either side.

The southern boundary of Tract 102-114 is the shoreline of the Potomac River. The eastern boundary is a line 45 feet west of the west wall of the Washington Canoe Club and parallel with that wall. The site extends approximately 440 feet in the east-west direction along the river and varies from approximately 94 feet to approximately 127 feet in width. The land area is approximately 1.09 acres. A sewer line runs through the property in an east-west direction. See the Zoning and site Location Map in *Exhibit A* and the photographs in *Exhibit B*.

B. The Surrounding Area. The property fronts on the Potomac River and is part of federal parkland and open space along the river controlled by the Park Service. Immediately to the north of the parcel is the Capital Crescent Trail, and beyond that, the C & O Canal, flanked by the Potomac Heritage Trail. The C & O Canal and associated lands are also federal parkland and a national historic landmark maintained by the Park Service. Continuing to the north, the land rises up to Canal Road, a major arterial street, followed by Georgetown University located up a steep rise from Canal Road. Thus, the boathouse site is within convenient walking distance of the University.

The public park/open space land use pattern described above continues to the west and the east along the Potomac River for some distance. Immediately to the east of the property, as mentioned previously, is the boathouse of the Washington Canoe Club, an attractive wood-frame structure. Several hundred feet farther to the east is the dead end of K Street, the nearest point of vehicular access. Some surface parking exists at this

location. Still farther to the east, and approximately one-fourth of a mile from the Property, K Street passes under Key Bridge and continues through the remainder of the Georgetown waterfront area.

The nearest developed areas to the Property are the Georgetown waterfront (commercial and residential uses) to the east, the Georgetown residential neighborhood to the northeast, the Georgetown University campus due north beyond Canal Road, and the Palisades neighborhood to the northwest.

III. THE PROPOSED BOATHOUSE

After conceptual design and feasibility studies by Robert A.M. Stern Architects confirming the feasibility of the use, the University selected Muse Architects in Washington, D.C., to design the new boathouse. Muse Architects undertook extensive field studies of the boathouses referenced above and others. The Historic Preservation Review Board, the Old Georgetown Board and the Commission of Fine Arts approved the resulting design with extremely favorable comments. A copy of the Commission of Fine Arts' conceptual approval letter is in *Exhibit C.*

The proposed building's massing was conceived as three parts, in deference to the smaller structures adjacent to the site. Gabled roofs, materials of shingle and stone, and porches and decks link this new boathouse to the boathouse traditions of the past and create a handsome complement to the adjacent boathouse of the Washington Canoe Club. Because of topography and the low building scale, the proposed boathouse will be virtually invisible from points inland from the shore and primarily viewable from the Potomac River, the Virginia shore and from the Capital Crescent Trail. See the plans, site plan, rendering and elevation in *Exhibit D.*

Functional areas in the boathouse will include: racing shell storage, repair bay, rowing tank (for indoor practice in inclement weather), showers/locker rooms/restrooms, ante room with kitchen, multi-purpose area for exercise and training, observation deck, coach's office, and a dock and ramp for water access. Because the site is nine feet below the 100-year flood plain elevation, the design will allow floodwaters to enter the first floor but not reach the upper floors. After floods, the mud will be cleaned from the ground floor to make the structure ready for use again. Because its location on a flood plain, the D.C. Environmental Health Administration and Watershed Protection Division will review the project.

The zoning computations for the boathouse are as summarized below, subject to relatively minor modifications:

▪ Land Area	1.09 acres, or 47,480 s.f.
▪ Gross floor area	33,199 s.f.
▪ FAR	0.69 vs. 1.0 nonresidential allowed in W-1
▪ Lot Occupancy	41% vs. 100% allowed for nonresidential buildings in W-1
▪ Height	40 feet to ceiling of uppermost story vs. 40 feet allowed in W-1

IV. THE PROPOSED ZONING MAP AMENDMENT

As federally owned property devoted to a federal public use, the subject site is currently unzoned, as specified in the Zoning Regulations at 11 DCMR § 106.4: "Properties owned by the government of the United States and used for or intended to be used for a federal public building or use . . . shall not be included in any zone district." Subsection 106.7 prescribes simply that "Zoning shall be established after a public

hearing in the manner prescribed by the Zoning Act . . ." Subsection 106.6 prohibits the issuance of a building permit or use of privately-owned, unzoned property until the Zoning Commission has established zoning on it. Thus, the requested W-1 zoning is needed before the proposed boathouse can be constructed and used. The Exchange Agreement between the University and NPS provides, among other things, that the Property exchange will only occur after the Property is zoned.

The W-1 zone is requested because the Waterfront ("W") zones are designed specifically for mapping along waterfronts and include an appropriate mixture of uses for that purpose. Water-oriented uses such as marina and boat club are allowed as a matter of right. The W-1 District is proposed because it allows the lowest height and bulk of buildings of the three W zone classifications. The proposed boathouse can be constructed within the maximum permitted height of 40 feet, the maximum nonresidential floor area ratio ("FAR") of 1.0 and other standards regulating lot occupancy and setbacks. The Applicants are not aware of any reason to consider any other zone district given the suitability of the W-1 classification for development of a boathouse as to both use and height, bulk and area standards.

The text amendment proposed by the Applicants in the companion case provides that no parking shall be required where a boathouse is surrounded by public parkland and a public body of water and where there is no street access. It should also be noted that the Exchange Agreement precludes the University from providing parking spaces on the site.

V. PUBLIC PURPOSE RATIONALE IN SUPPORT OF THE PROPOSED MAP AMENDMENT

1. Low-Impact Recreational Use of the Waterfront; No Adverse Effects on Neighboring Property. The proposed boathouse will help animate this part of the waterfront while generating no motor vehicle traffic and providing no paved surface for parking. The boathouse will be an environmentally "friendly" use on the waterfront and will not adversely affect the use and enjoyment of neighboring properties.

The members of the crew team will walk to the boathouse, either from the Georgetown University campus immediately to the north of the site or from the end of K Street after arriving there by minivan. The rowing shells will initially be brought to the boathouse from the end of K Street via the Capital Crescent Trail. The trail will also serve as emergency access. In addition to use by the University's crew team, the boathouse will be used for a limited sailing program and by young day campers during three to four weeks of the summer. Thus, the facility will provide for healthy, outdoor activity for university students and, during the summer, a few younger students.

Very little noise will be generated by the activities on site, although a few coaches launches will be used during crew practice for water safety and to supervise rowing. The proposed activities are highly desirable on the Potomac River, especially given the fact that Washington's riverfronts are inaccessible to the public or underutilized for recreation in all too many places. Because the boathouse property fronts on the Capital Crescent Trail, the proposed use will also add visual and recreational interest for hikers and bikers on this part of the trail. As mentioned previously, there will be no parking or vehicular traffic at the site because of lack of street access and prohibition of parking under the terms of the land exchange. Finally, under the terms of the Exchange Agreement, "The

University agrees to maintain as much of the site as possible in a naturally landscaped condition." Thus, the site will continue to be part of the park environment along the Potomac River.

2. Consistency with the Comprehensive Plan. The Home Rule Act provides that zoning shall not be inconsistent with the *Comprehensive Plan for the National Capital* (the "Plan"). The requested map amendment is fully consistent with, and advances relevant policies of, the Comprehensive Plan.

a. Waterfront Planning, Recreation and Environment. The District Elements of the Plan, at 10 DCMR 1115.1(c) under "Public and Institutional Land Use Objectives" calls for the District to engage in waterfront planning and to capitalize on "unrealized opportunities for creating exciting and imaginative water-focused recreation . . . and cultural development along the Anacostia and Potomac Rivers and [to ensure] that new development enhances the physical and environmental quality of the rivers and adjoining areas." The proposed W-1 zoning and non-motorized boathouse use would advance this public objective.

b. Ward Two Element – Urban Design, Recreational Use. The Ward Two Element of the Plan, under Urban Design objectives at 10 DCMR 1317.1(d) states:

> *Emphasize superior design of new development and open space along Ward 2 waterfront areas as follows:*
>
> *(1) The city, working with the National Park Service, shall ensure that Ward 2 waterfront areas, including Georgetown, Maine Avenue, Buzzard Point and along the Anacostia, provide public access and use.*

The proposed boathouse as designed can accurately be described as being of superior design quality. In granting conceptual design approval on October 18, 2001, the

Commission of Fine Arts members were generous in their praise of the design, its suitability for the waterfront site and the manner in which it enhances and is compatible with the design of the adjacent Washington Canoe Club boathouse.

This positive result began with the mandate of the Park Service in the Exchange Agreement that the boathouse design must be generally consistent (other than in size) with the design of either "Boathouse Row" on the Schuylkill River in Philadelphia or the boathouses of Northeastern University. Muse Architects went well beyond this level of field work, examining these and several other boathouses, including those in Cambridge, Massachusetts. The resultant design uses gabled roofs, materials of shingle and stone, and porches and decks to link this new boathouse to the boathouse traditions of the past and create a handsome complement to the adjacent Washington Canoe Club structure.

c. Federal Element – Natural Features and Recreation on Waterfronts. The Federal Elements of the Comprehensive Plan include the following policy statement under "Natural Features, Shorelines and Waterfronts:"

> *All lands within 150 to 200 feet of the water's edge along the Potomac and Anacostia Rivers should be managed in a manner that will encourage the enjoyment and recreational use of water resources, while protecting the scenic values of the waterways.*

The Applicants believe that the requested W-1 zoning, the boathouse use and continued open space use will advance this public policy. The boathouse design will enhance the appearance of the site and complement the adjacent boathouse, while maintaining the remainder of the site in its natural condition as open space.

d. Generalized Land Use Map – Land Use Element. The Generalized Land Use Map of the District's Land Use Element designates the subject site for use as "Parks, Recreation and Open Space." This designation is mapped in a continuous pattern of

varying width along the Potomac River, the Washington Channel and the Anacostia River. Clearly, the proposed zoning and restricted recreational and open space use of the site are consistent with the "Parks, Recreation and Open Space" land use designation.

VI. CONCLUSION

For the reasons presented in this statement, the Applicant respectfully requests that the Zoning Commission schedule a public hearing to consider approving the requested map amendment from "unzoned" to W-1 for the subject property -- Tract 102-114 -- along the Potomac River. The proposed zoning will serve the purposes of the Zoning Regulations, "to promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and development as the national capital," as required by the Zoning Act. The proposed zoning of the property is also "not inconsistent" with the Comprehensive Plan, as required by the Home Rule Act. In pragmatic terms, the requested zoning will help achieve the objectives of the U.S. Park Service regarding establishment of non-motorized boathouses in certain locations along the city's riverfronts, together with maintenance of open space use of the land, and will enable Georgetown University to more conveniently and effectively accommodate the needs of its crew team and a limited sailing program.

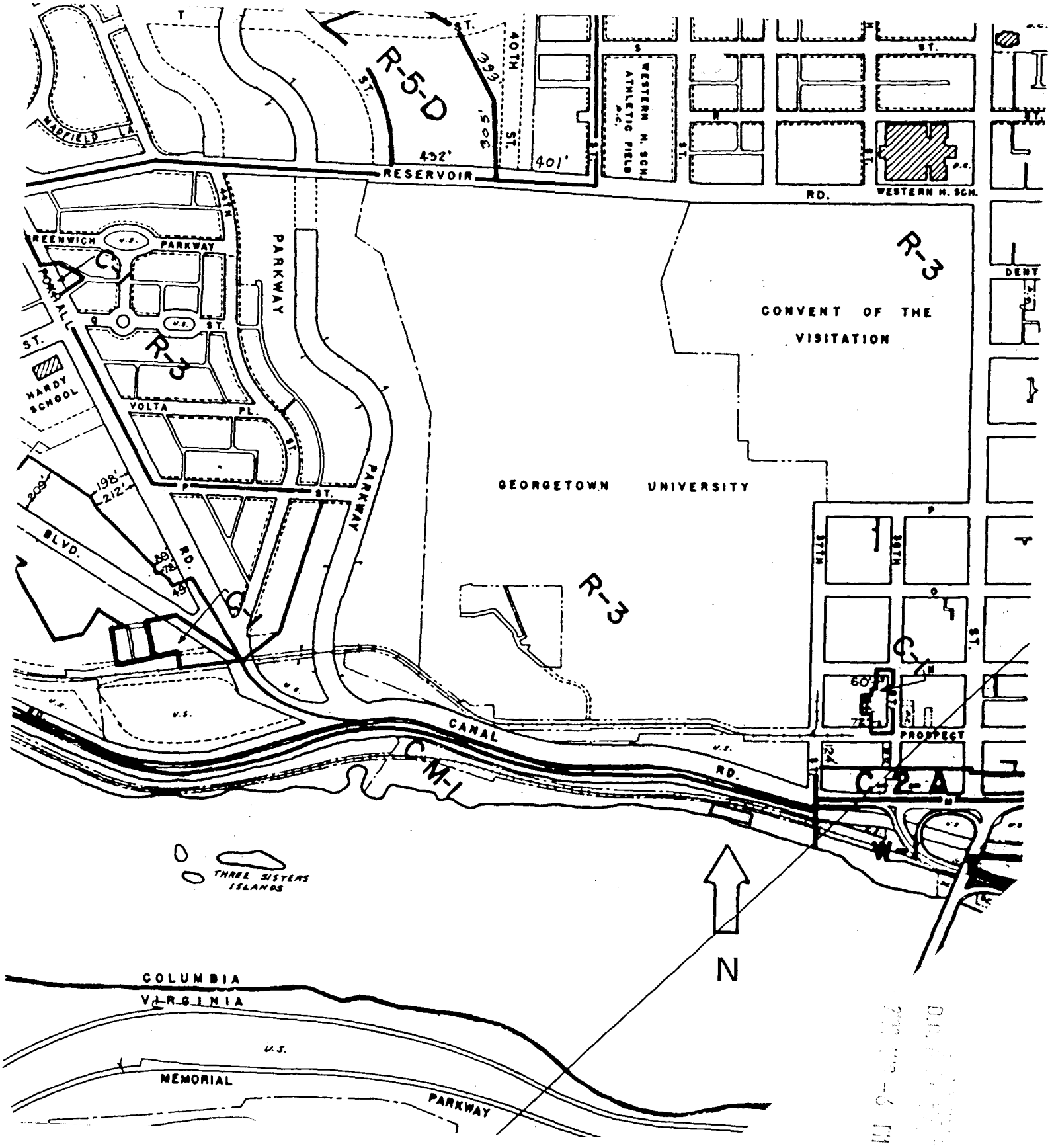
Respectfully Submitted,

Nathan W. Gross, AICP

Cynthia A. Giordano

Attachments

EXHIBIT A: Site Context and Zoning Map



Zoning and Site Location Map

The Georgetown University Boathouse Site

Tract 102-114

EXHIBIT B: Photographs of the Site and Environs:

First Page:

Top - Aerial view of the site, looking over the Potomac River from the south, with the Washington Canoe Club boathouse along the water and immediately east of the subject site, and the Georgetown University campus at the top of the photograph, at a higher elevation.

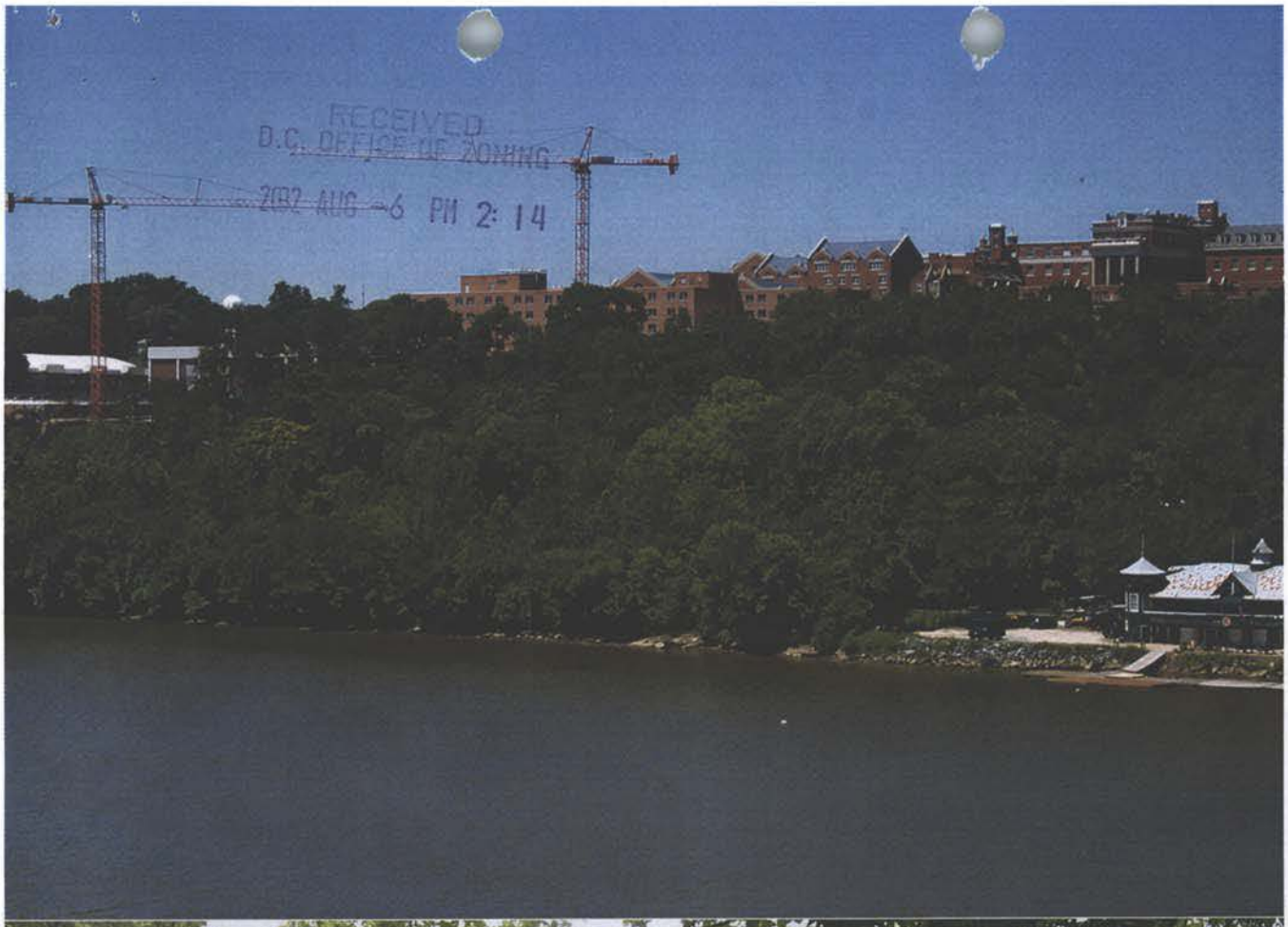
Bottom – Photograph showing part of the subject site with Key Bridge in the background approximately ¼ mile to the east.

Second Page:

Top – View of Capitol Crescent Trail at the nearest point of vehicular access to the subject site, at the end of K Street, N.W. In the foreground at left is the Washington Canoe Club's boathouse.

Bottom – Photograph looking east from similar vantage point as above, showing parking lot accessed from K Street and Key Bridge in the background.

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2012 AUG -6 PM 2:14







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EXHIBIT C: Commission of Fine Arts, Conceptual Approval

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

31 October 2001

Dear Mr. Parsons:

During its meeting on 18 October 2001, the Commission reviewed and enthusiastically approved the general concept design for the proposed boathouse facility for Georgetown University to be built on the Potomac up stream from the Washington Canoe Club. The design was also warmly received by the Commissions' Old Georgetown Board who reviewed the concept design at its meeting on 4 October 2001. We understand a land swap between the Park Service and the University is needed to make this property available for the boathouse.

We look forward to the review of the development of the design and details. As always, the staff is available to assist in the review process.

Sincerely,

J. Carter Brown
Chairman

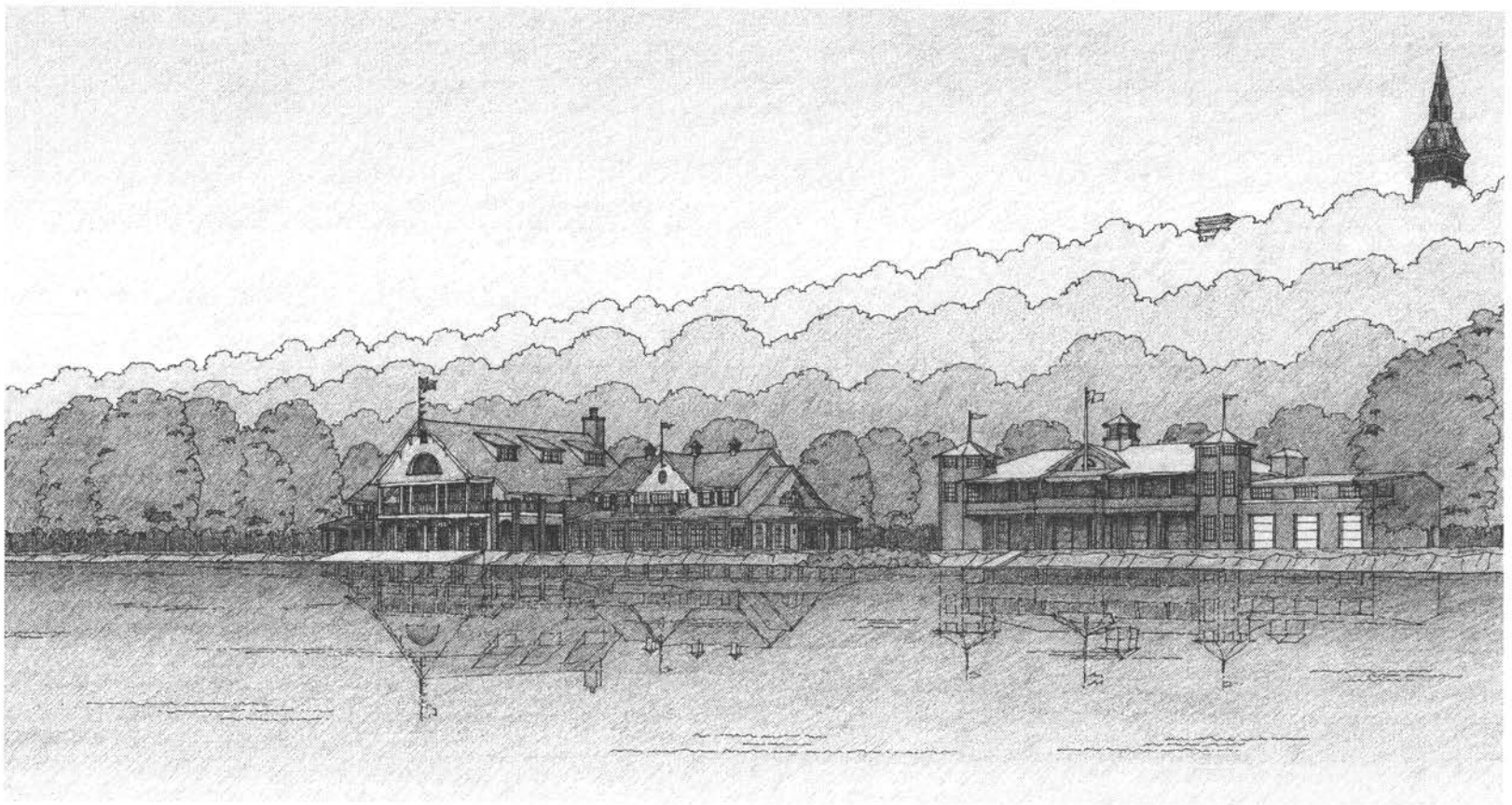
Mr. John Parsons
Acting Regional Director
United States Department of the Interior
National Park Service
National Capital Region
1100 Ohio Drive, SW
Washington, DC 20242

cc: Alan Brangman, Georgetown University
Stephen Muse, FAIA, Muse Architects

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JUL-25-02 05:49PM FROM-MUSE ARCHITECTS

EXHIBIT D: Plans, Drawing, Elevation



GEORGETOWN UNIVERSITY

NEW NON-MOTORIZED BOATHOUSE

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

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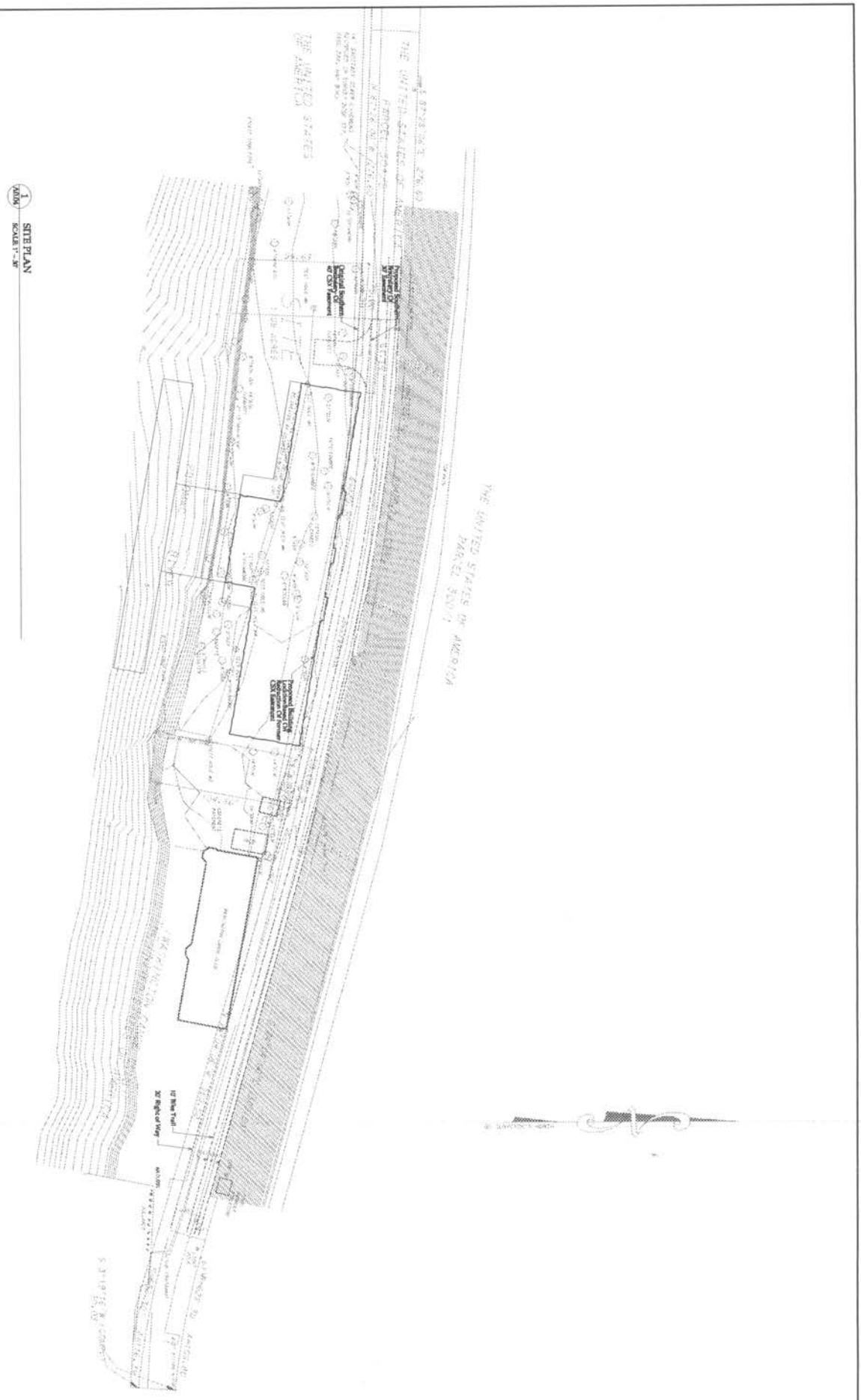
MUSE ARCHITECTS
3030 CONNECTICUT AVE., NW, WASHINGTON, DC 20013 202.966-4266
ODONESTY GRAHAM LANDSCAPE ARCHITECTURE - 229 Prince Street, Annapolis, MD 21401 - TEL 301.858-3330
RISE ENGINEERING, INC. (Mechanical Engineering Consultant) - 4301 Daingerfield Road, Alexandria, VA 22314 - TEL 703.836-4333
THOMAS & ASSOCIATES (Civil Engineering Consultant) - 12701 Twinbrook Parkway, Rockville, MD 20852 - TEL 301.881.2345

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

JULY 11, 2002

COVER SHEET

A0.01



A0.04

SITE PLAN
SCALE: 1" = 30'

MARCH 12, 2002
APRIL 16, 2002
MAY 3, 2002
MAY 16, 2002
JULY 11, 2002

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

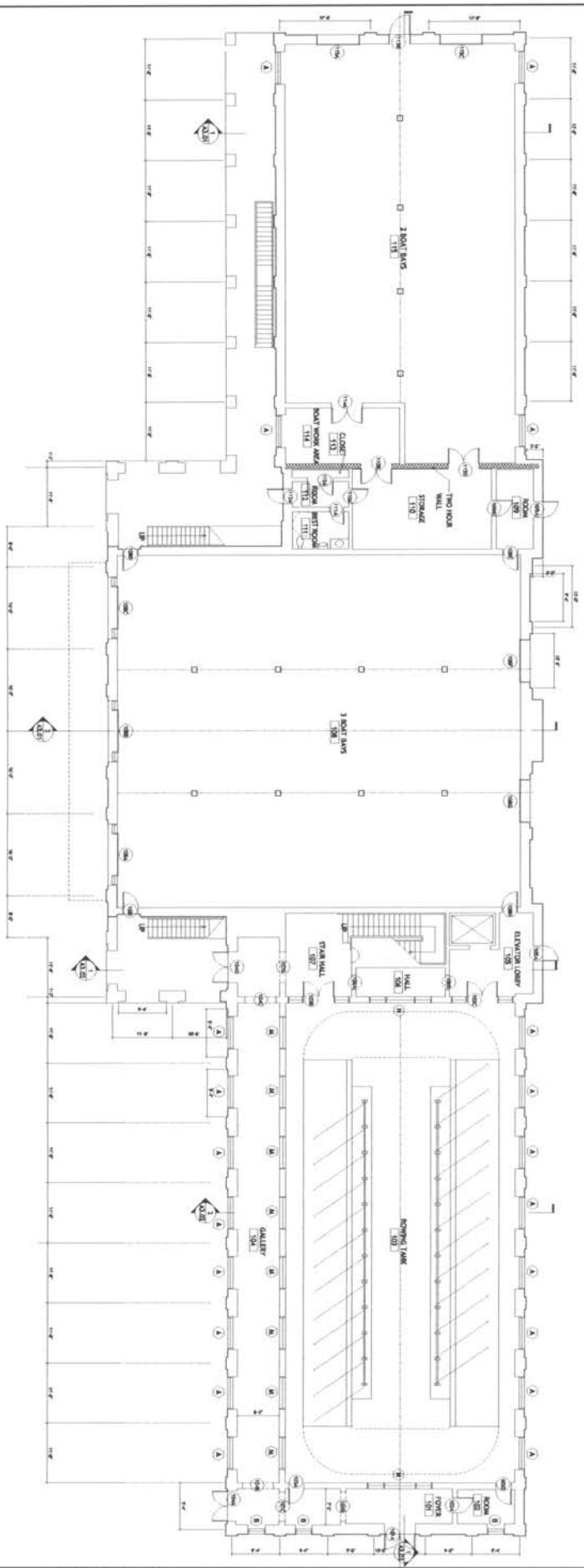
MUSE ARCHITECTS
5630 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 202.966-6266

[illegible] HERTY GRAHAM LANDSCAPE ARCHITECTURE - 229 Prince Street, Annapolis, MD 21401 - Tel. 301.858-5350

[illegible], INC. (Structural Engineering Consultant) - 1451 Dolley Madison Blvd, #220, McLean, VA 22101 - Tel. 703.827.9252

A[illegible] INC. (Mechanical Engineering Consultant) - 4306 Evergreen Lane, Suite 204, Annandale, VA 22203 - Tel. 703.914.3434

A. MO[illegible] & ASSOCIATES (Civil Engineering Consultant) - 12750 Twinbrook Parkway, Rockville, MD 20852 - Tel. 301.881.3565



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

A1.01

FIRST FLOOR PLAN

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

JULY 15, 2002	
JUNE 10, 2003	
MAY 16, 2003	
APRIL 18, 2003	
APRIL 16, 2003	
MARCH 24, 2003	
FEBRUARY 26, 2003	

GEORGETOWN UNIVERSITY

NEW NON-MOTORIZED BOATHOUSE

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

MUSE ARCHITECTS

3600 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 202.966-6266

OTTERTY GRAHAM LANDSCAPE ARCHITECTURE - 229 Prince Street, Annapolis, MD 21401 - Tel. 301.858-5330

[illegible] D.C. (Structural Engineering Consultant) - 1401 Dolley Madison Blvd, #220, McLean, VA. 22101 - Tel. 703.827.9552

AJ [illegible] C. (Mechanical Engineering Consultant) - 4304 Evergreen Lane, Suite 204, Annandale, VA. 22003 - Tel. 703.914.1416

A. MOR[illegible] & ASSOCIATES (Civil Engineering Consultant) - 12730 Twinbrook Parkway, Rockville, MD 20852 - Tel. 301.881.2545

1 A1.02 SECOND FLOOR PLAN
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A1.02

SECOND FLOOR PLAN

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

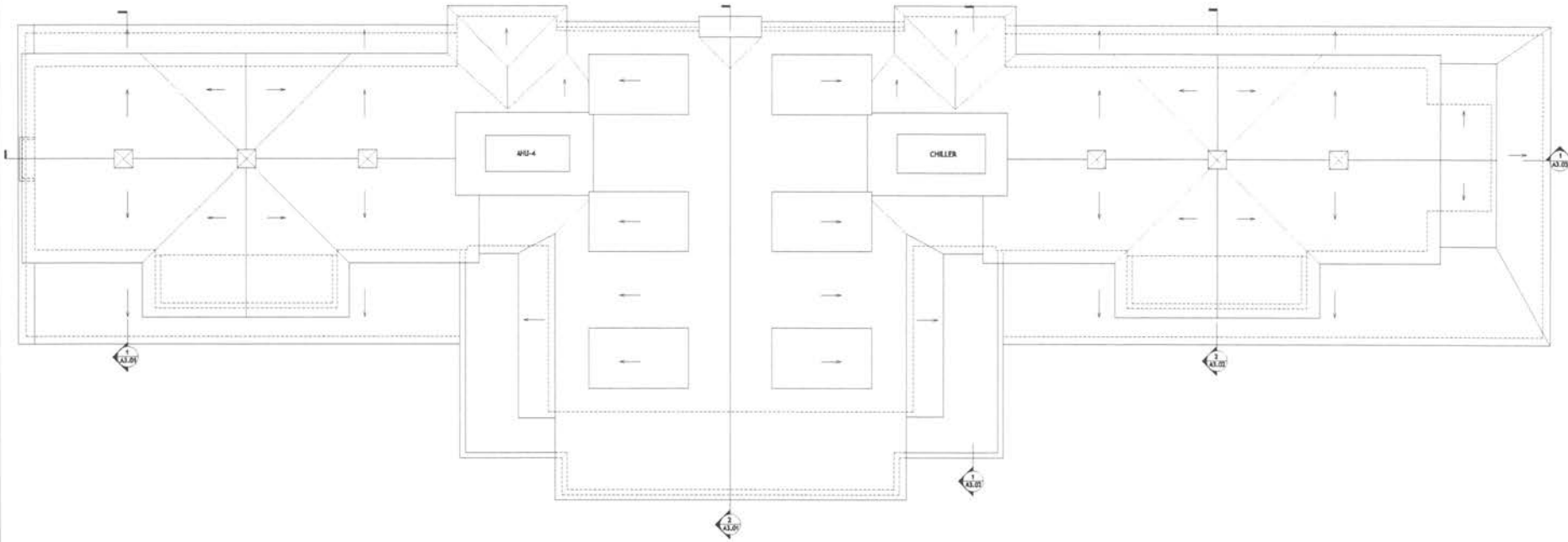
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JUNE 30, 2003	
MAY 16, 2003	
APRIL 16, 2003	
MARCH 24, 2003	
FEBRUARY 26, 2003	

GEORGETOWN UNIVERSITY

NEW NON-MOTORIZED BOATHOUSE

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

MUSE ARCHITECTS
3030 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 202.966-6266
[illegible] (Landscape Architecture) - 229 Prince Street, Annapolis, MD 21401 - Tel. 301.858-5330
[illegible] DVC (Structural Engineering Consultant) - 3401 Dolley Madison Blvd, #220, McLean, VA 22101 - Tel. 703.827.9052
AJ [illegible] INC. (Mechanical Engineering Consultant) - 4304 Evergreen Lane, Suite 204, Annandale, VA 22203 - Tel. 703.914.1436
A. MC[illegible]AS & ASSOCIATES (Civil Engineering Consultant) - 12730 Twinbrook Parkway, Rockville, MD 20852 - Tel. 301.881.2545



1 A1.03 ROOF PLAN
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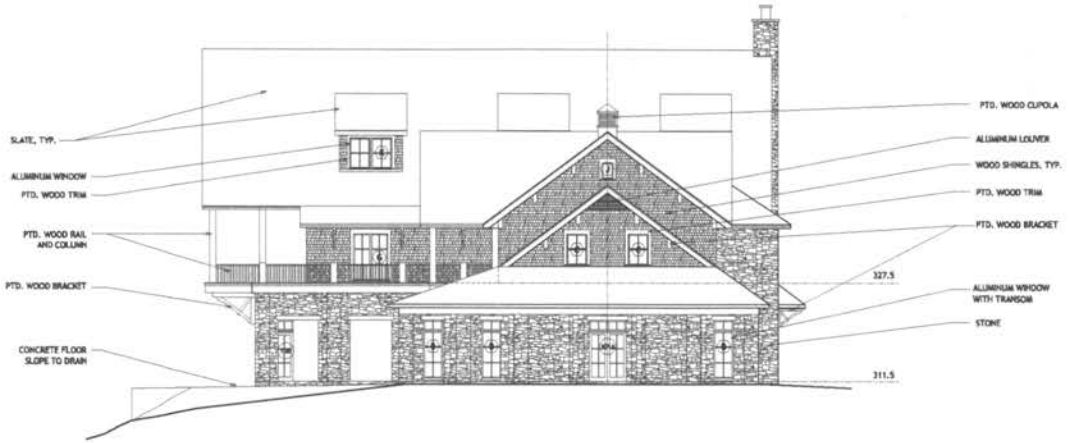
MUSE ARCHITECTS
3636 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 202.966-6266

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

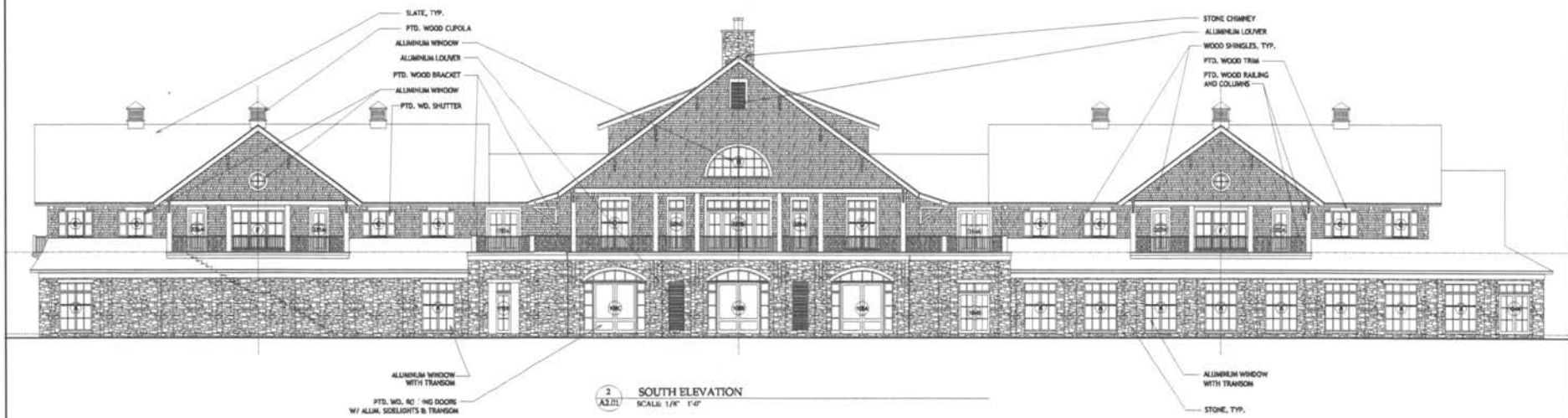
MAY 6, 2021
MAY 16, 2022
JUNE 16, 2022
JULY 11, 2022

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

A1.03



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



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

MUSE ARCHITECTS
SUITE CONNECTICUT AVE., NW, WASHINGTON, DC 20015 - 202.966-0266
CIVIL/STRUCTURAL GRAHAM LANDSCAPE ARCHITECTURE - 329 Prince Street, Annapolis, MD 21401 - TEL 301.858-0329
M.E.P. (Electrical Engineering Consultant) - 2451 Crofton Lane, Suite 270, Crofton, MD 21114 - TEL 410.451.9502
(Mechanical Engineering Consultant) - 4201 Evergreen Lane, Suite 204, Annandale, VA 22003 - TEL 703.914.9310
ASSOCIATED (Civil Engineering Consultant) - 10270 Pebblebrook Parkway, Rockville, MD 20852 - TEL 301.881.3350

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

MARCH 24, 2011
APRIL 18, 2011
MAY 16, 2011
JUNE 16, 2011
JULY 11, 2011

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
5630 CONNECTICUT AVE., NW, WASHINGTON, DC 20015 - 202-966-0266
"HERTY GRAHAM WLANDSCAPE ARCHITECTURE - 229 Prince Street, Alexandria, VA 22314 - TEL 703.836.8796
M.V. INC. (Structural Engineering Consultant) - 3403 Dalby Madison Blvd, #220, Madison, VA 22505 - TEL 703.827.9552
INC. (Mechanical Engineering Consultant) - 4366 Evergreen Lane, Suite 204, Annandale, VA 22003 - TEL 703.914.9454
& ASSOCIATES (Civil Engineering Consultant) - 12270 Parklawn Parkway, Rockville, MD 20852 - TEL 301.881.2949

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

APRIL 18, 2001
MAY 16, 2001
JUNE 13, 2001
JULY 11, 2001

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

A2.02