

June 23, 2026

VIA IZIS

Anthony Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 16-18I: Georgetown University – Application for Amendment to and Further Processing of the 2017 Campus Plan (“Application”) – 3500 Water Street, NW (Square 1179, Lots 805, 806, 812, 813 and a portion of 35th Street to be closed) (the “Property”) – Pre-Hearing Submission

Dear Chairperson Hood and Members of the Commission:

In accordance with Subtitle Z § 401.5 of the Zoning Regulations, the University hereby submits this pre-hearing submission in advance of the public hearing to be held on July 23, 2026. Georgetown University (the “**Applicant**” or “**University**”) filed the above-referenced application on April 23, 2026 and seeks (i) amendment of the 2017-2036 Georgetown University Campus Plan to designate the Property as a development site for campus life /athletic use and (ii) further processing to authorize construction of a non-motorized boathouse (the “**Project**” or “**Boathouse**”) as well as related special exception and variance relief. Set forth below are updates regarding the Application.

I. Updated Plans

Attached hereto as Exhibit A are updated plans that reflect changes made after consultation with DOEE regarding the applicability of the District’s floodplain regulations. These include an increase in height by approximately a foot to elevate the occupiable floor area above the design flood elevation for a “Tidal Shoreline Buffer” site and the addition of flood vents at the lower portion of the Boathouse to allow for hydrostatic relief for the storage areas in the event of a flood.

II. Proposed Conditions of Approval

The University has drafted proposed conditions of approval, which are attached as Exhibit B. These conditions include specific areas of flexibility tied to the unique nature of the Project and its anticipated further permitting reviews by not only the District’s Department of Buildings but also by federal and local historic preservation, floodplain, and in-water permitting agencies.

III. Flood Evacuation Plan

Attached hereto as Exhibit C is a flood evacuation plan, pursuant to Subtitle C § 1102.5(a)(3), describing the protocols that will be put in place to monitor for and safely evacuate the Boathouse before or during the course of a flood event.

IV. Transportation Statement

Attached hereto as Exhibit D is the University's Transportation Statement, prepared by Wells + Associates. The resume of Jami L. Milanovich, the Applicant's proffered expert in transportation, is attached as Exhibit F.

V. Community Outreach

Following filing, the University presented the Application to ANC 2E on May 4, 2026 and June 1, 2026. ANC 2E has submitted two letters of support at Exhibits 5 and 9 of the record. The latter letter of support, dated June 3, 2026, also includes the ANC's support for the University's applications to (1) close a paper street constituting a portion of 35th Street, NW, and (2) the Public Space Committee for site access to the Boathouse from Water Street, NW.

The University also presented the Application to ANC 3D at a regularly scheduled monthly meeting on May 6, 2026. ANC 3D filed a letter at Exhibit 11 of the record memorializing its vote of 5-0-0 to recommend that the Commission approve the Application.

VI. Proposed Witness Testimony

The University requests a total of 30 minutes for its presentation of the Application at the public hearing. The University expects that the following witnesses will present testimony at the public hearing:

- Representative of the Office of the Deputy Mayor for Planning and Economic Development, and David Green, Executive Vice President and Chief Operating Officer, Georgetown University, Representatives of the Applicant
- William Kirwan, Principal, Muse|Kirwan Architects; **Expert in Architecture**
- Jami L. Milanovich, Principal, Wells + Associates; **Expert in Transportation Engineering**

Outlines of the proposed witness testimony are included as Exhibit E and resumes for the proffered expert witnesses are included as Exhibit F. In addition, the University may ask other members of the design team to respond to questions, including Chris DePascale, Senior Vice President, Dewberry, and Mark Pirrello, Vice President and Managing Principal, Coastal and Water Resources, Moffat & Nichol.

VII. Exhibits

The following exhibits are attached to this submission:

- Exhibit A: Updated Plans
- Exhibit B: Proposed Conditions
- Exhibit C: Flood Evacuation Plan
- Exhibit D: Transportation Statement
- Exhibit E: Outlines of Witness Testimony
- Exhibit F: Expert Resumes

VIII. Conclusion

Please do not hesitate to contact David Avitabile at 202-721-1137 or Lee Templin at 202-721-1153 if you have any questions. We greatly appreciate the Commission's consideration of the Application and look forward to presenting at the upcoming public hearing.

Sincerely,

/s/ David M. Avitabile

David M. Avitabile

/s/ Lee S. Templin

Lee S. Templin

Enclosures

Certificate of Service

I hereby certify that copies of the foregoing documents were sent via First Class or electronic mail to the following addresses on July 23, 2026.

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/s/ David Avitabile
David Avitabile