

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Shepard Beamon, Development Review Specialist
MBR Maxine Brown-Roberts, Associate Director, Development Review

DATE: July 16, 2026

SUBJECT: ZC Case 16-18I – Amendment to the approved Georgetown University Campus Plan to designate the property as a development site for campus life/athletic use and further processing to authorize construction of a non-motorized boathouse at 3500 Water Street NW.

I. BACKGROUND

On behalf of the Department of Energy and Environment (DOEE), the Office of Planning (OP) submits the following comments received from DOEE as a supplemental report. OP continues to recommend **approval** of the requested campus plan amendment and further processing, and areas of zoning relief for the Georgetown University 2017-2036 Campus Plan, as shown in [Exhibit 15](#).

II. DOEE DEVELOPMENT REVIEW COMMENTS

The following recommendations are intended to assist the applicant in complying with District laws and incorporating strategies that will minimize the building's impact on the environment, in line with the [Sustainable DC 2.0](#) and [Clean Energy DC](#) plans. Please contact kate.tanabe@dc.gov with any questions.

Flood Plain, Stormwater Management, and Underground Storage Tank

The proposed boathouse is situated within the 100-year flood plain and within a Tidal Shore Buffer area. In line with the updated flood hazard regulations, DOEE applauds the applicant's siting of mechanical equipment above the 500-year floodplain. The applicant has coordinated with DOEE regarding the boathouse's location within the 100-year flood plain, flexibility with stormwater management requirements, and the underground fuel storage tank. The proposed design will be reviewed in more detail by DOEE's regulatory review team during permitting, but DOEE welcomes additional coordination with the applicant as the design progresses. The boathouse is required to comply with all sections of Chapter 31, Flood Hazard Rules of Title 20 DCMR, Environment. In particular, DOEE would like to emphasize section § 31110 Non-Residential Structures and reiterate that all occupied portions of the structure must be elevated above the design flood elevation (DFE); and § 3106.4 (f) that requires No Adverse Impact and requires the submittal of a hydrologic and hydraulic (H&H) analysis.

Streams and Wetlands

DOEE would also like to confirm that compliance with Chapter 26, Critical Areas, Wetlands and Streams, of Title 21 DCMR, Water and Sanitation is also required, with emphasis on §2608.1 that

states, “If a proposed project results in unavoidable impacts to wetlands or streams after first trying to avoid and then attempting to minimize such impacts, the applicant shall develop and implement a mitigation plan.”

Green Building Certification

DOEE commends the applicant's commitment to LEED Silver certification. DOEE recommends that the applicant review USGBC’s registration and certification [guidance](#) regarding the sunset of LEED v4 and v4.1.

Net-zero Energy: Energy Efficiency, Electrification, and Renewable Energy

Pending legislation will likely prohibit gas for space and water heating for building permits submitted in 2027. The District will also adopt a net-zero energy building code within the next few years. DOEE strongly encourages the applicant to remove any gas-powered space and water heating systems and consider a full all-electric design. DOEE recommends that the applicant explore opportunities for renewable energy procurement if unable to install renewable energy onsite.

Net-zero energy buildings are highly energy-efficient and generate enough on-site renewable energy or procures acceptable off-site renewable energy to meet or exceed the annual energy consumption of its operations. Net-zero energy buildings benefit both owners and tenants through lower operating costs, improved occupant comfort, and better indoor air quality.