

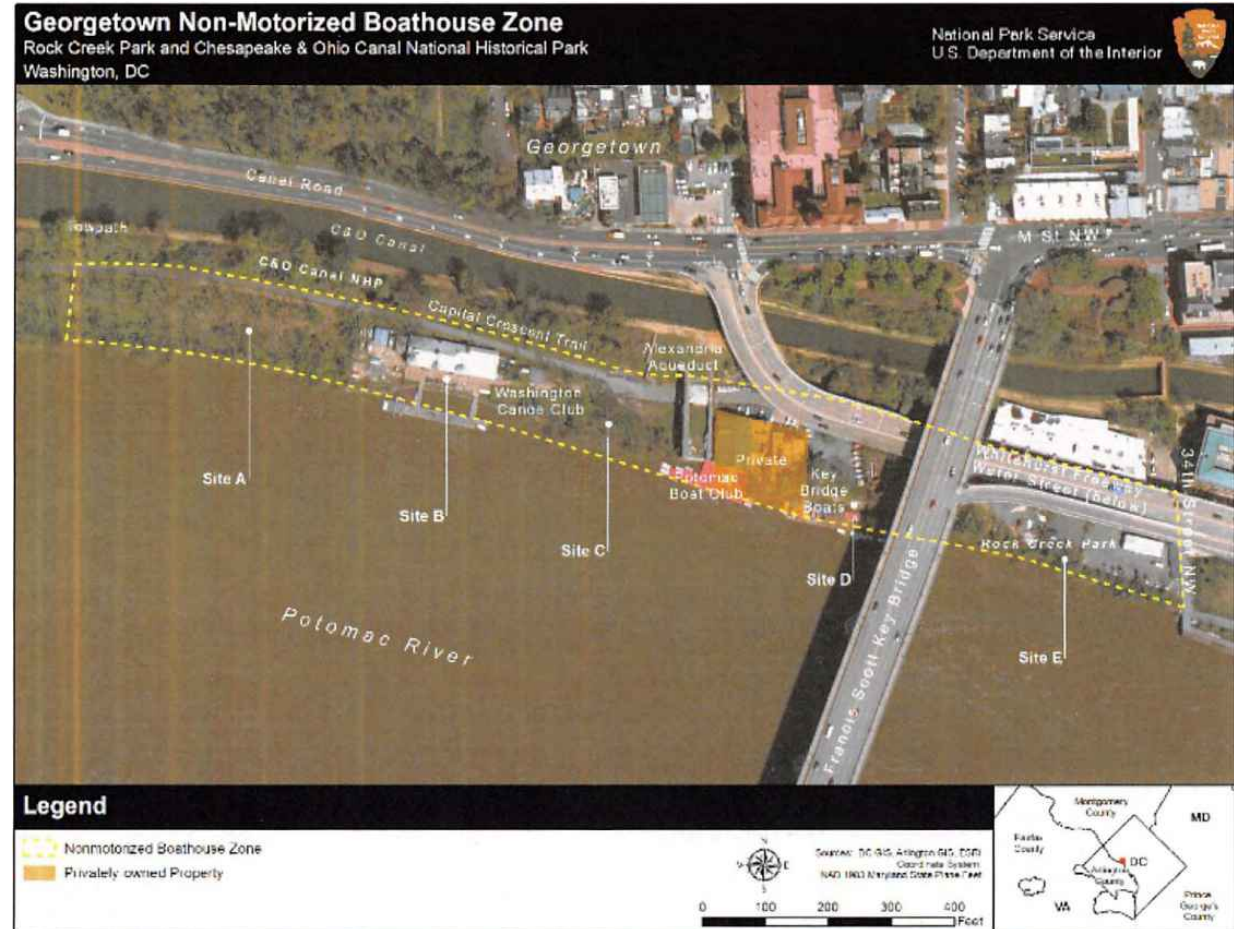
Zoning Commission Case No. 16-18I: Presentation by Georgetown University

- Background
 - *NPS Boathouse Study*
 - *Land Assemblage*
- Overview of the Boathouse Project
 - *Georgetown U. Rowing Programs*
 - *Agency and Community Collaboration*
 - *Public Benefits*
- Boathouse Design and Operations
 - *Building Design*
 - *Areas of Zoning Relief*
 - *Transportation Evaluation*



NPS Non-Motorized Boathouse Zone Study

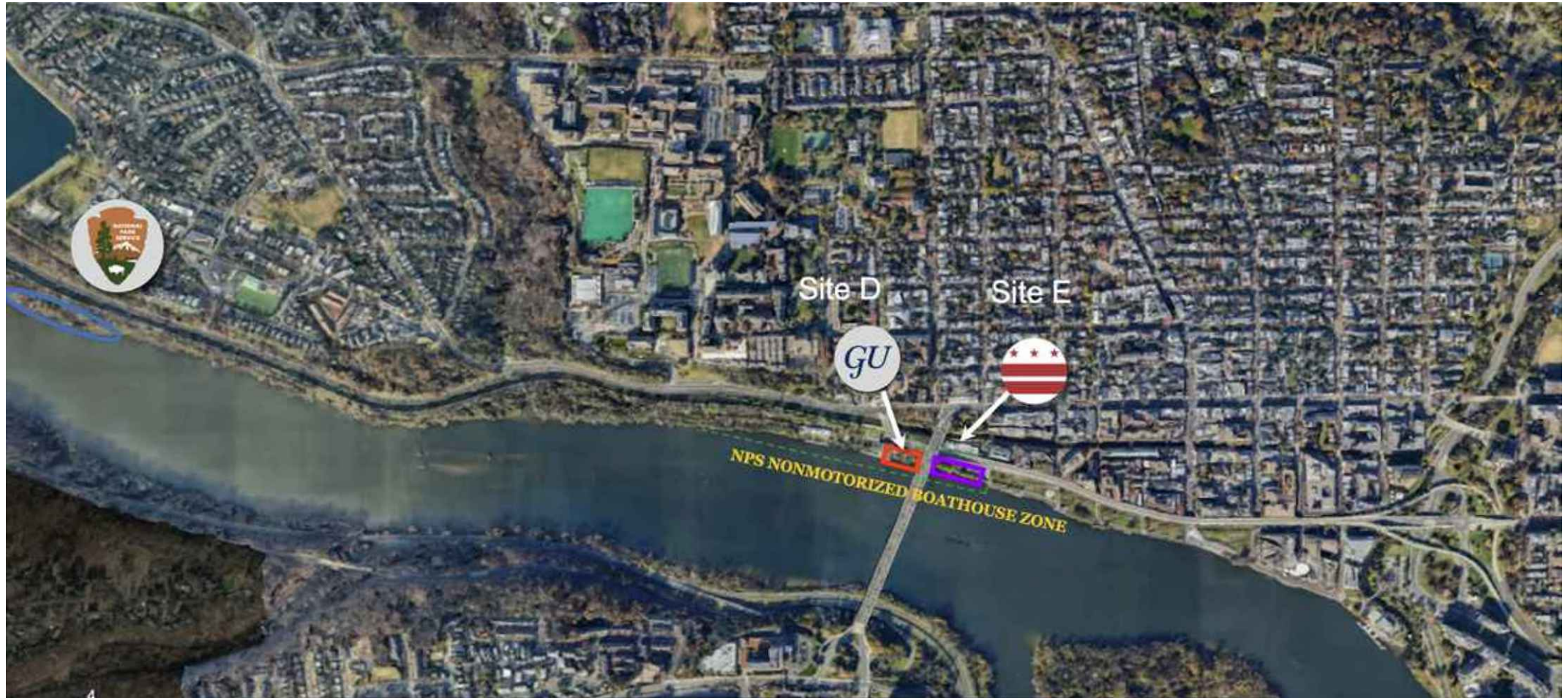
- 2017 Study explored creating a zone along the Potomac River to support nonmotorized recreation
- Identified five potential sites
 - *Site D – immediately west of the Key Bridge*
 - *Site E – immediately east of the Key Bridge*



Land Transaction – Existing Parcels



Land Transaction – Proposed Parcels



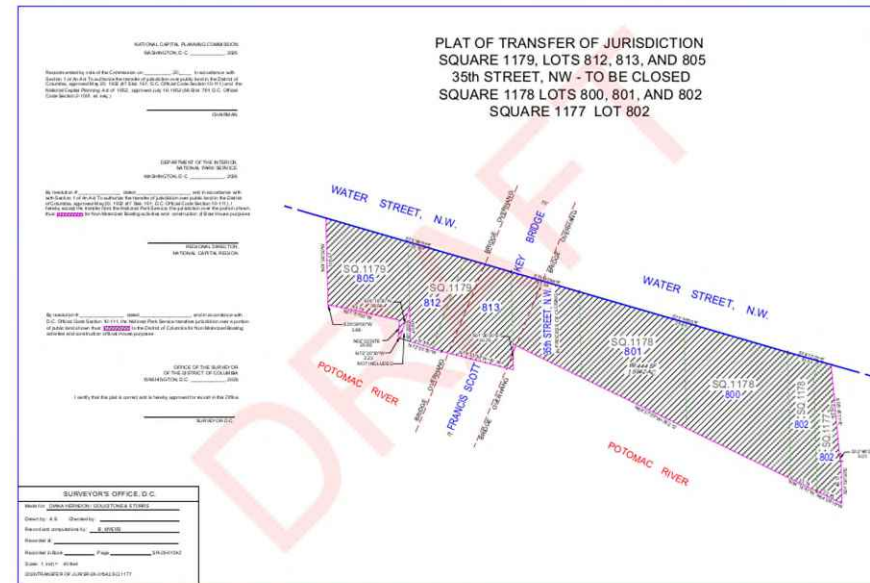
Need for a Boathouse

- Georgetown University Men's and Women's Rowing Programs
 - Four squads
 - Over 130 student-athletes
- Only program of its size and scale without a dedicated boathouse
- 40-year effort to identify and acquire a site, and then secure approval for a dedicated boathouse



Agency and Community Engagement

- Regular meetings with DMPED and NPS to negotiate the land transaction and related legislation
- Review and approval by OGB and CFA
 - Concept approval (March 2026)
 - Revised concept approval (July 2026)
- Close coordination with OP, DDOT, and DOEE on building and site design
- Regular engagement with GCP, ANC 2E, ANC 3D, and other neighbor stakeholders



Phil Mendelson
Chairman Phil Mendelson
at the request of the Mayor

A BILL
—
IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
—

To declare surplus and authorize the disposition by the Mayor of District-owned or administered real property known for tax and assessment purposes as Lots 805, 812, and 813 in Square 1179.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Georgetown Bathhouse Surplus Declaration and Disposition Approval Act of 2024".

Sec. 2. Definitions.

For the purposes of this act, the term:

(1) "Act" means An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (23 Stat. 1211; D.C. Official Code § 18-801 et seq.).

(2) "CBE Act" means the Small and Certified Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.03 et seq.).

(3) "Certified Business Enterprise" means a business enterprise or joint venture certified pursuant to the Small and Certified Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 et seq.).

TERM SHEET
Georgetown Tri-Party Land Disposition

Date	
Parties	NATIONAL PARK SERVICE (the "NPS"), an agency of the United States Department of the Interior acting through the Regional Director of the NPS's National Capital Region; District of Columbia (the "District"), acting by and through the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"), and GEORGETOWN UNIVERSITY, a federally chartered non-stock corporation (the "University").
Property	Parcel 1A, Parcel 1B, a portion of Parcel 1C (collectively, the "Bathhouse Parcel"); Parcel 2A, Parcel 2B, Parcel 2C, Parcel 2D, Parcel 2E, and the 13 th Street NW Street Closure Parcel (collectively, the "East Parcel"); and Parcel 3 (the "Upper Parcel"), together with licenses and easements, each Parcel described fully in Exhibit A (see attached).
Land Disposition Agreement	All of the terms and conditions of the conveyance of the Bathhouse Parcel will be governed by the terms of a Land Disposition Agreement ("LDA") by and between the Parties.
Method of Disposition	The NPS shall transfer its administrative jurisdiction to Parcels 1A-1C and 1A-2E to the District. The District shall (i) convey (in fee simple) to the University all of the District's right, title, and interest in and to Parcel 1A; (ii) grant lease Parcel 1C to the University for a period of ninety-nine (99) years, (iii) grant a License to the University to occupy Parcel 2A for the term of the Ground Lease. The University shall: (i) donate the Upper Parcel with its access easement to the NPS, (ii) convey to the District a non-exclusive Easement on Parcel 1A and 1C for the term of the Ground Lease, and (iii) receive from the District a License on Parcel 2A for the term of the Ground Lease.
Consideration	As consideration for the District conveying (in fee simple) Parcel 1A and ground leasing Parcel 1C to the University at Closing, the University will develop the Bathhouse Project in accordance with the terms and conditions of this LDA, the Ground Lease, and the Conveyance and Use Covenant.
The Project	The Bathhouse Parcel will be developed into a bathhouse, consistent with the terms of the LDA.
Conditions of Closing	The District's obligation to convey Parcel 1A and ground lease Parcel 1C to the University shall be conditioned on the conditions to closing set forth in the LDA.
Green Building Requirements	The University shall construct the bathhouse on the Bathhouse Parcel in compliance with the Green Building Act of 2006, D.C. Official Code §§ 16-1431.01 et seq., as amended, and the regulations promulgated thereunder.

Public Benefits

- Public Access for Non-Motorized Paddler Boats
 - Dedicated paddler launch
 - Public use of main dock when not in use by GU rowing teams
- Increased Capacity at Thompson's Boathouse
- Donation of Upriver Parcel to NPS

Georgetown Anticipated Boathouse Hours

ACADEMIC YEAR

August 15-June 15

Georgetown University use of main dock

6:30 - 11:30 a.m. Monday - Saturday

Public use of main dock

11:30 a.m. - 30 minutes before sunset
Monday - Saturday; all day Sunday

Public use of paddler launch

30 minutes after sunrise to 30 minutes
before sunset - 7 days/week

Note

Public use likely restricted from
Nov. 1 - March 1 per harbormaster's
discretion (similar to Key Bridge Boats
and Thompson's)

SUMMER

June 15-August 15

Georgetown University use of main dock

None

Public use of main dock

During weeks without Learn to Row
camp, main dock available 30 minutes
after sunrise to 30 minutes before sunset
- 7 days/week

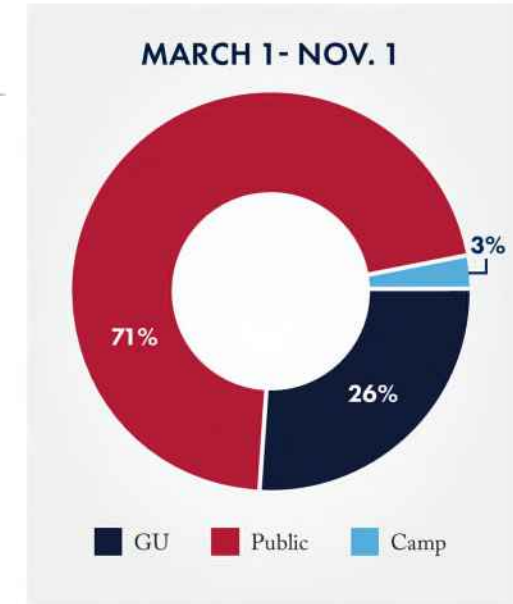
Public use of paddler launch

30 minutes after sunrise to 30 minutes
before sunset - 7 days/week

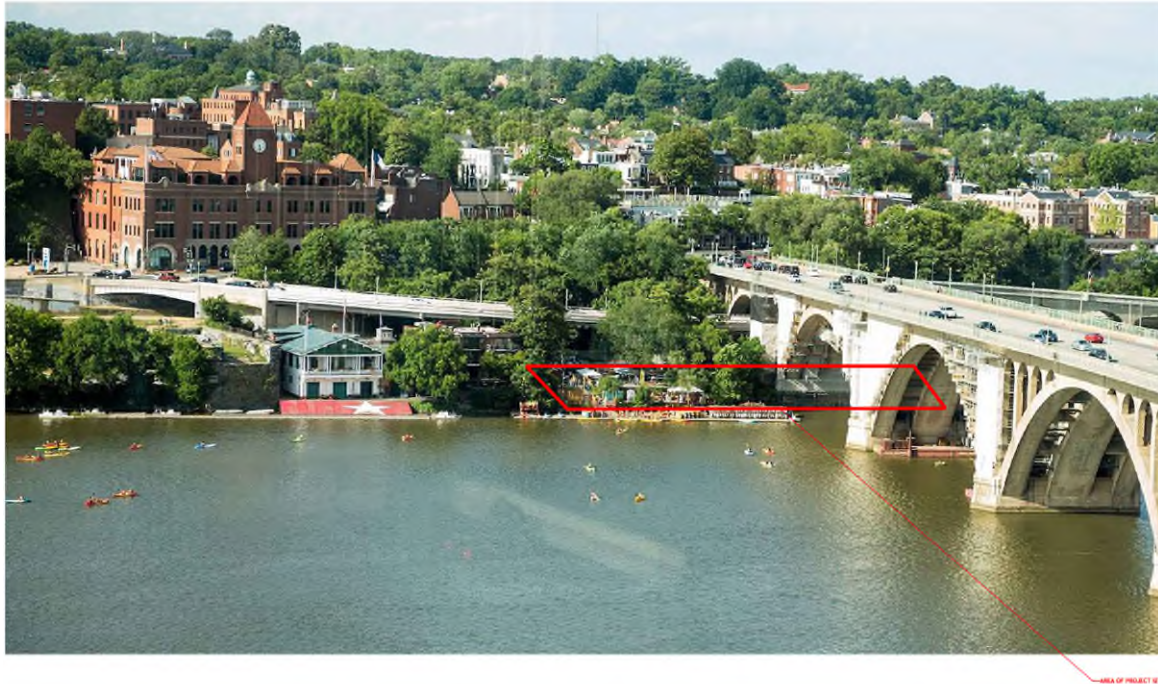
TBD

(Weeks of Learn to Row camps)
8:30 a.m. - 3 p.m. Monday-Friday

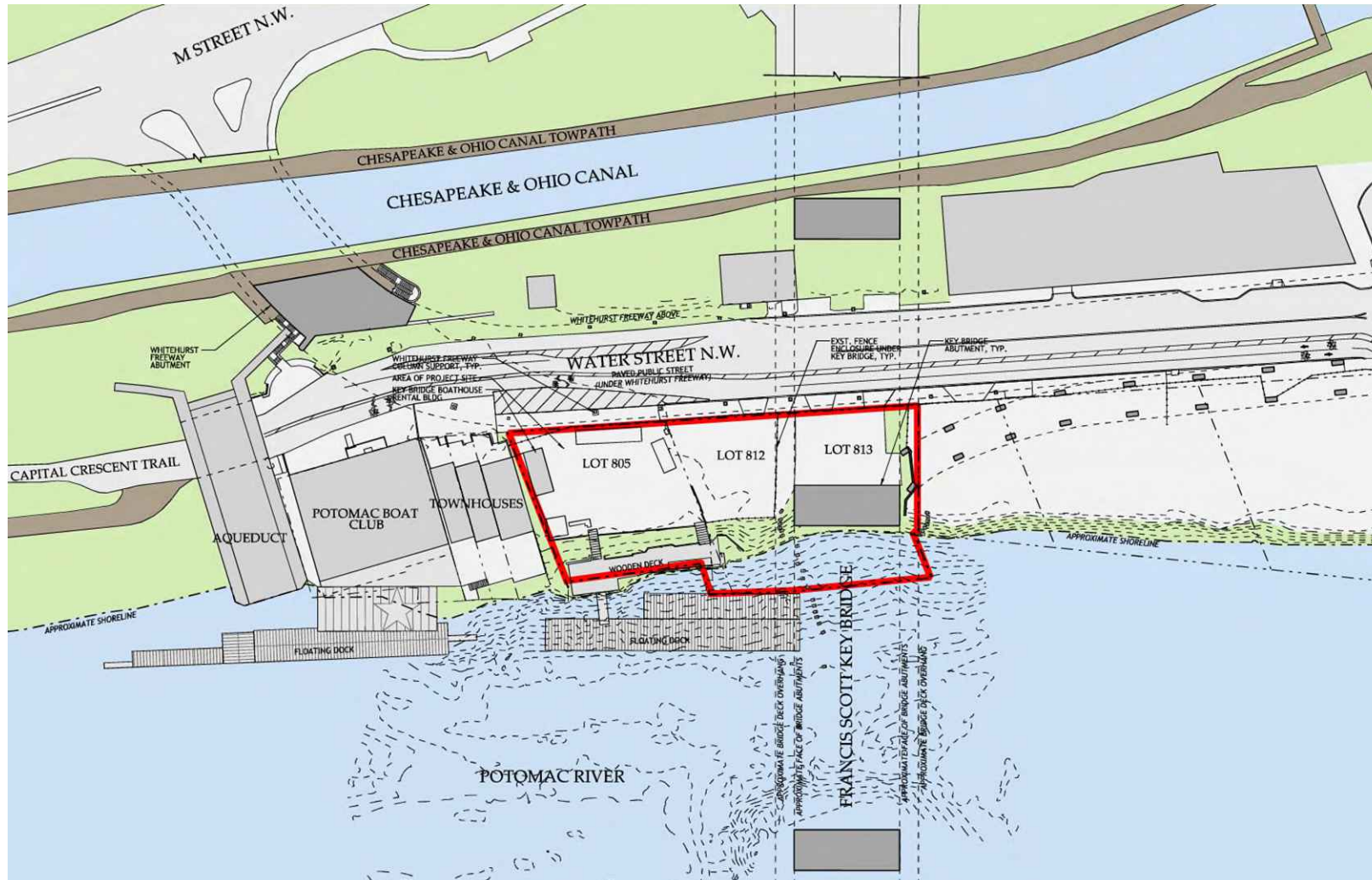
74% of the time, the boathouse main dock
will be available to the public.



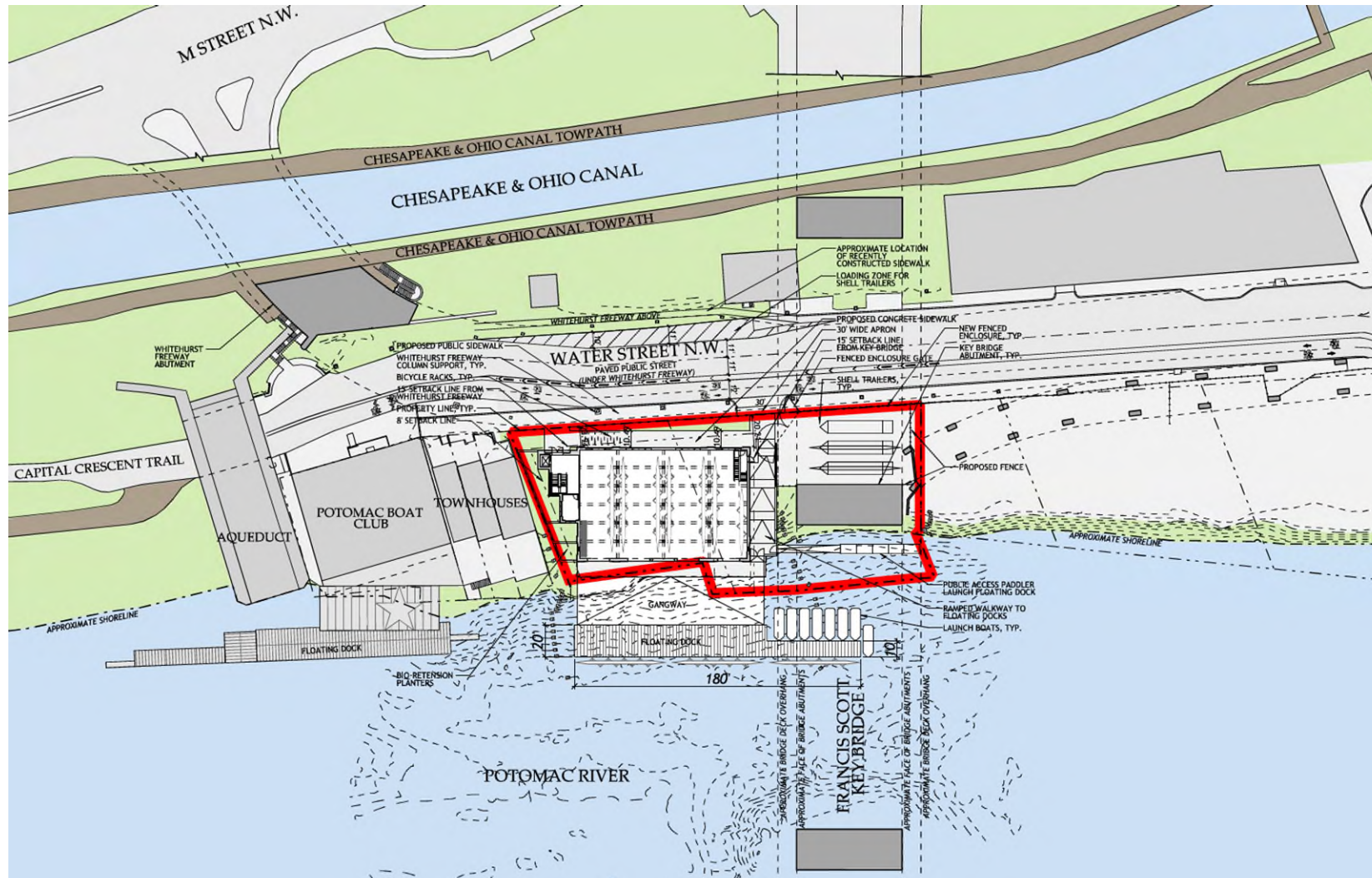
Proposed GU Boathouse Site – “Site D”



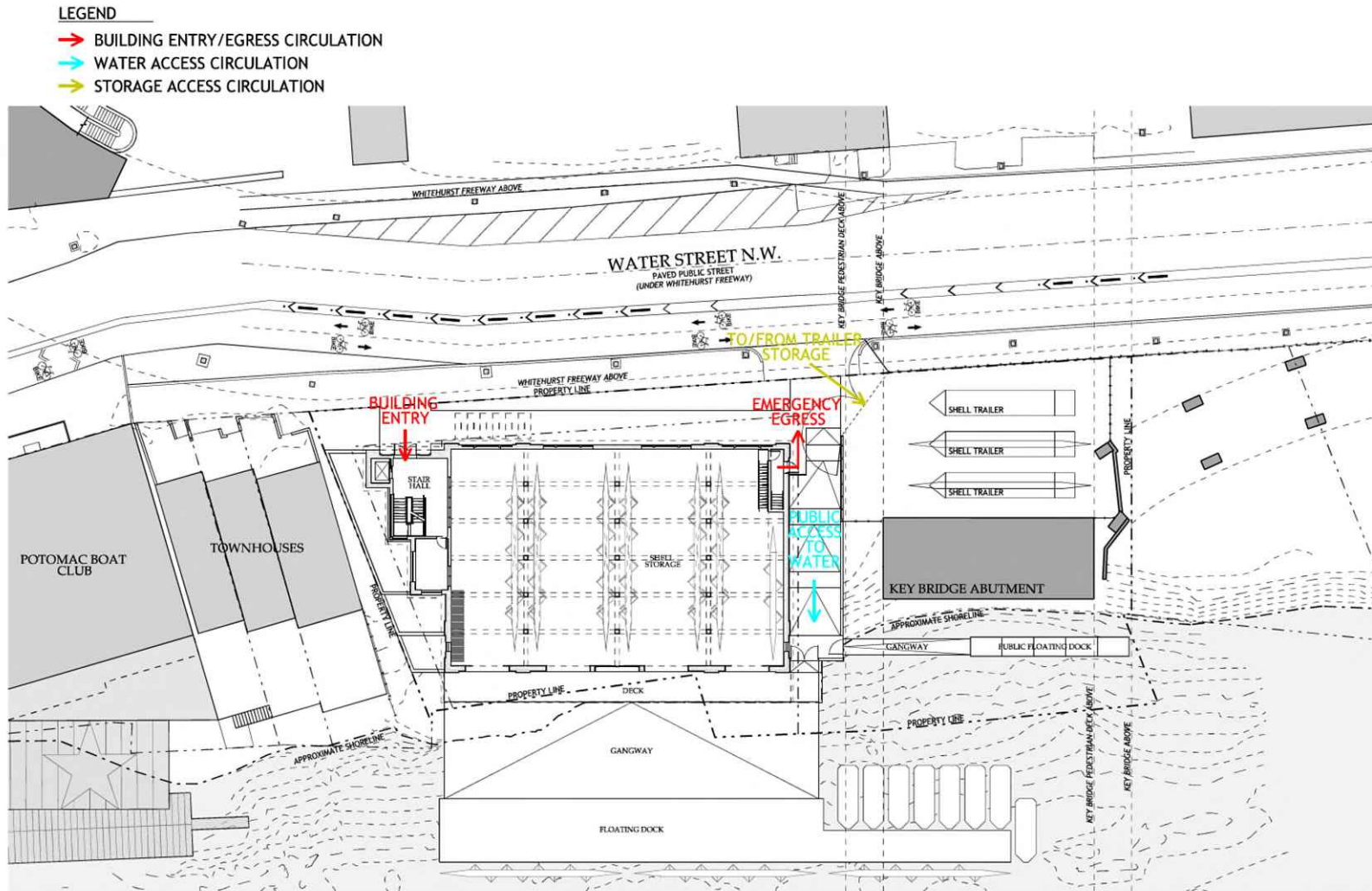
Existing Site Plan



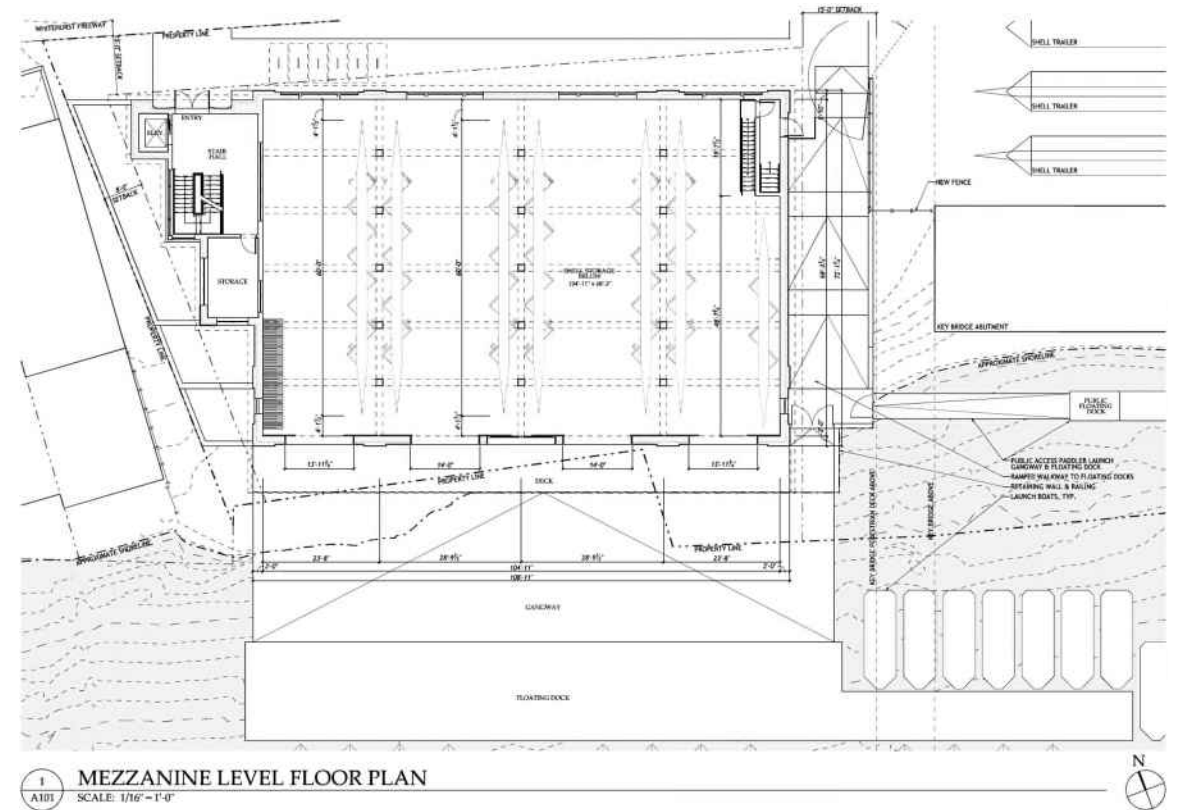
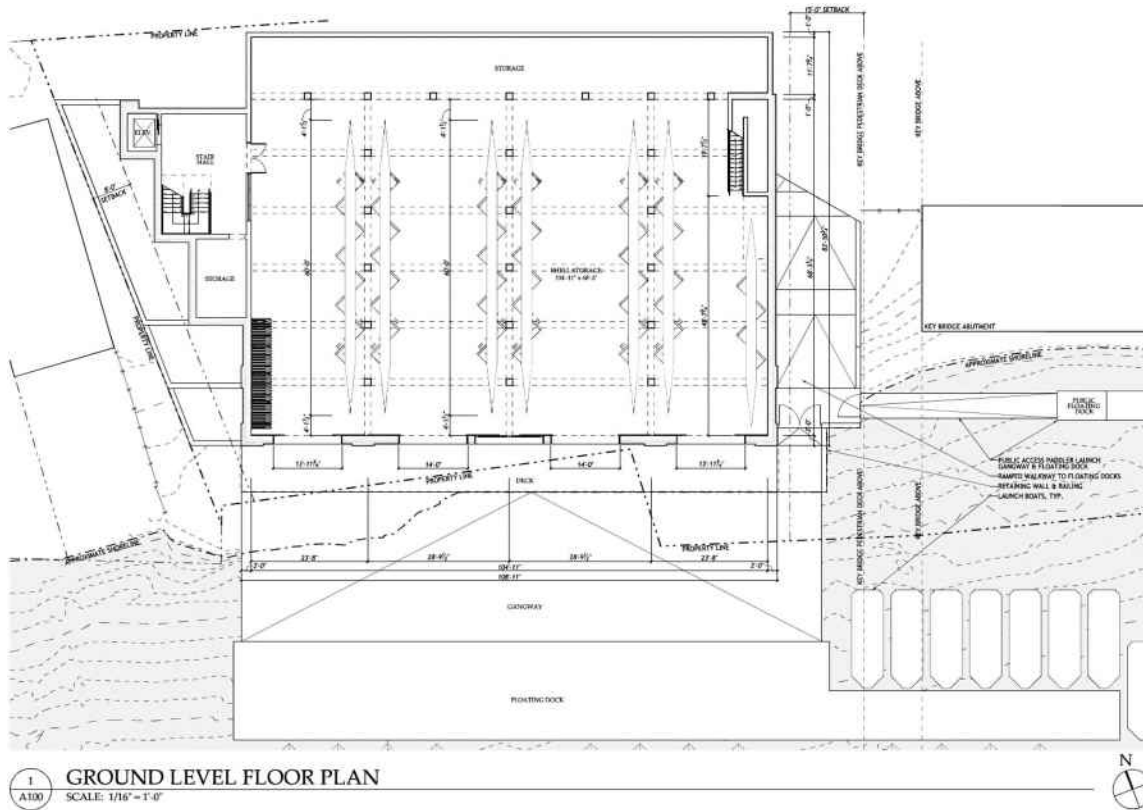
Proposed Site Plan



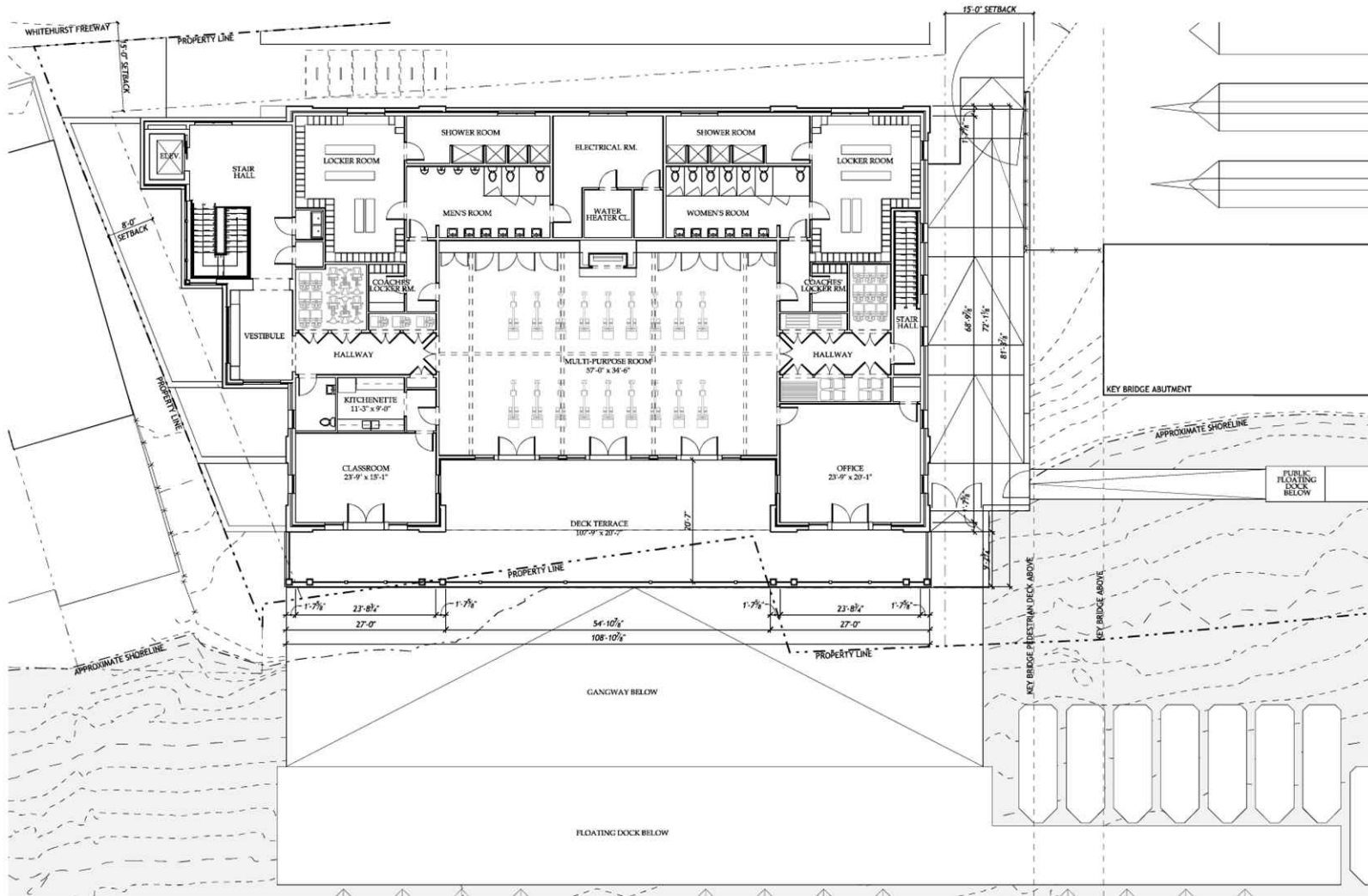
Circulation Plan



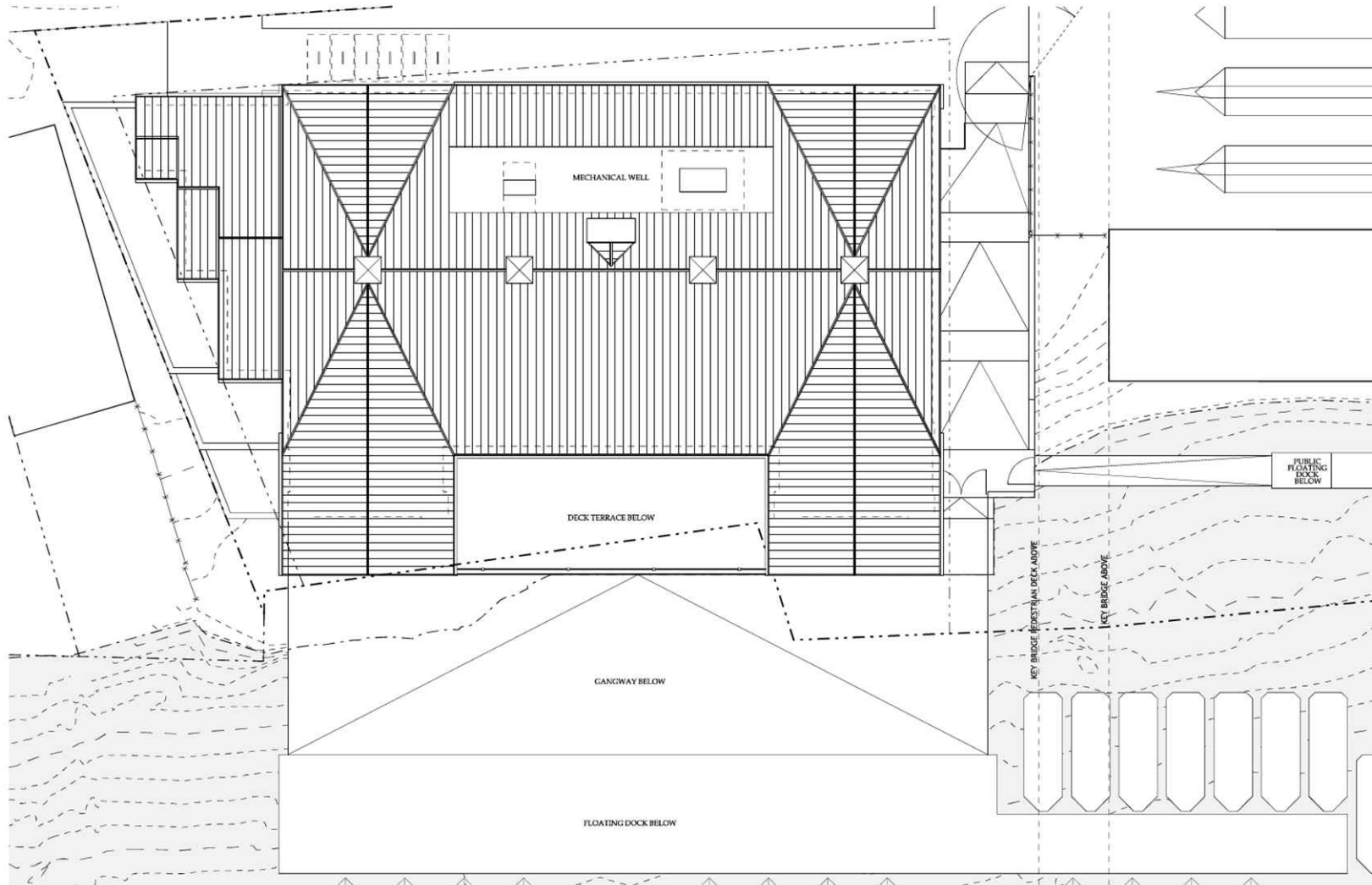
Floor Plans: Ground and Mezzanine Levels



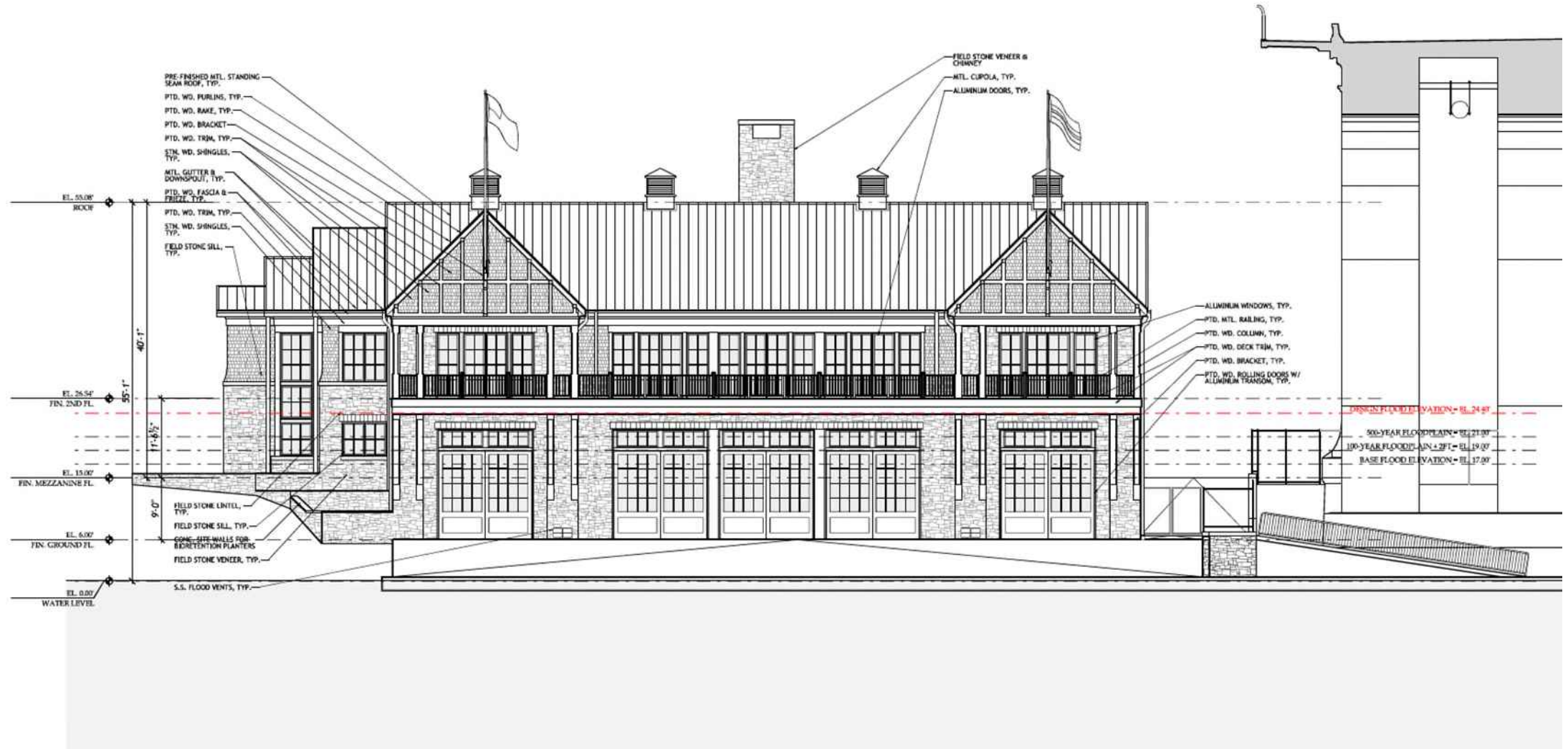
Floor Plans: Second Level



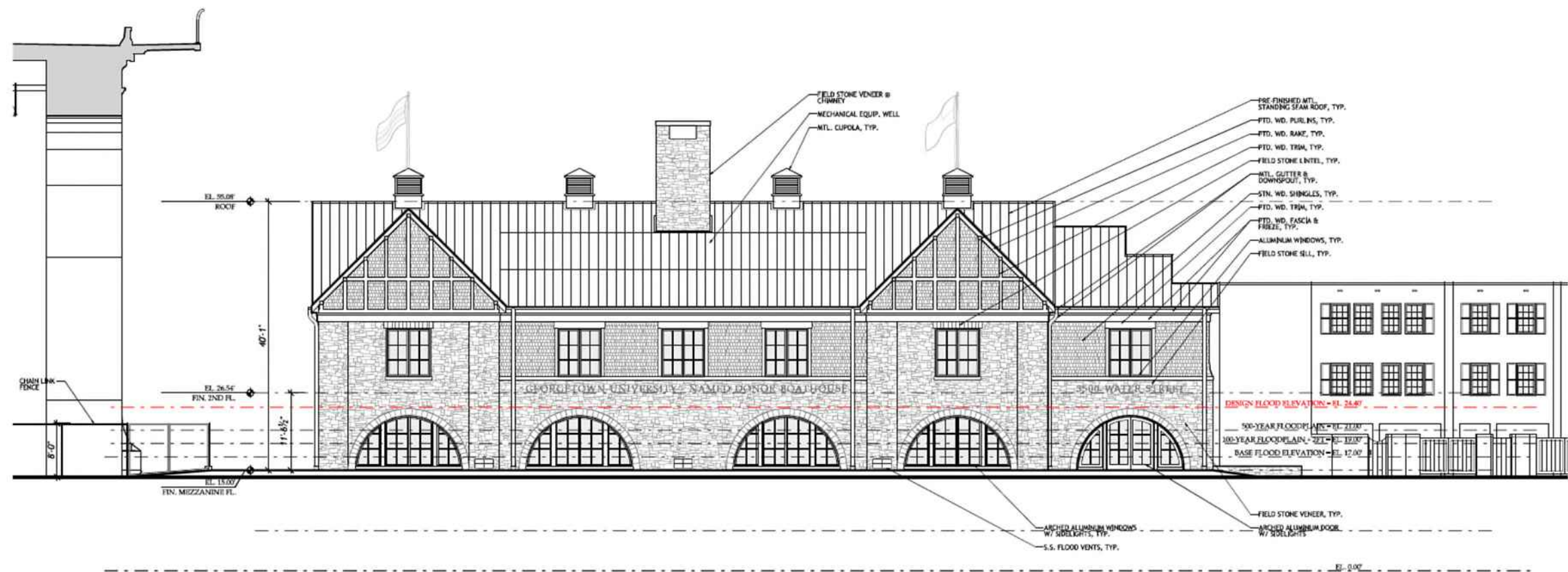
Floor Plans: Roof Level



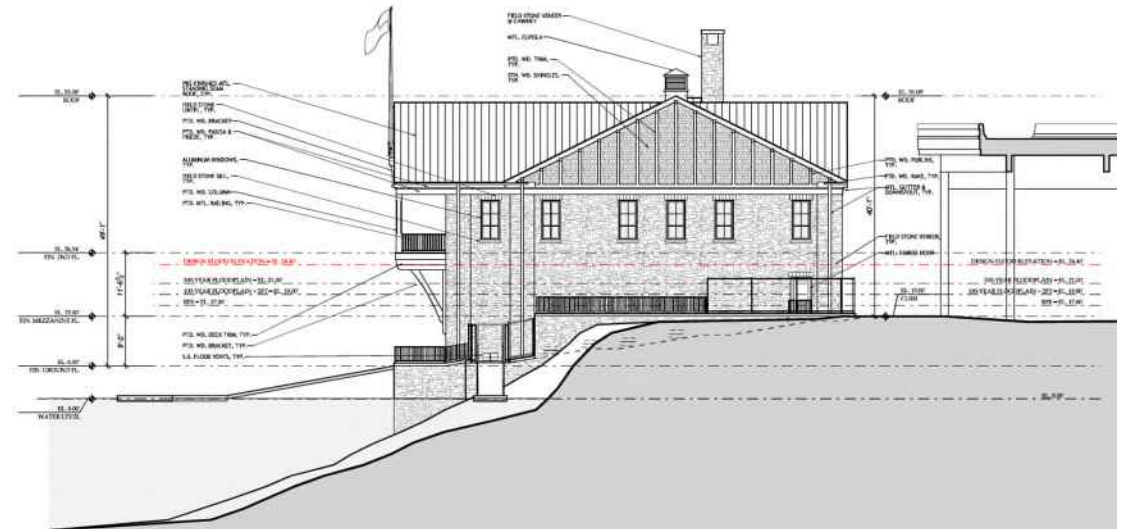
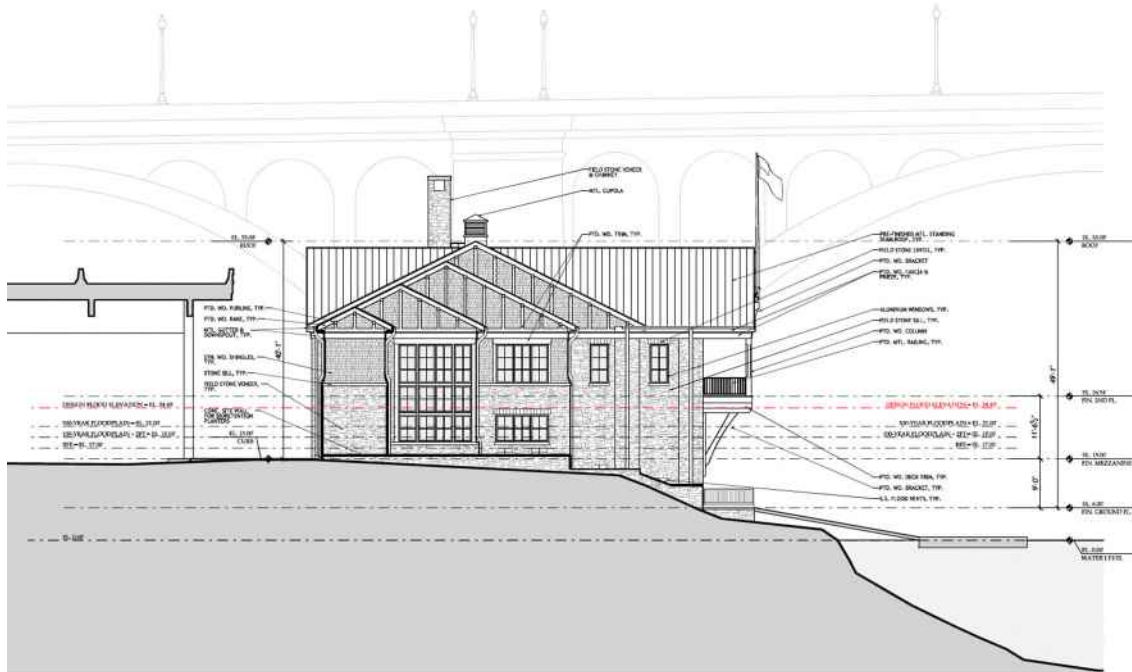
Elevations: South Elevation



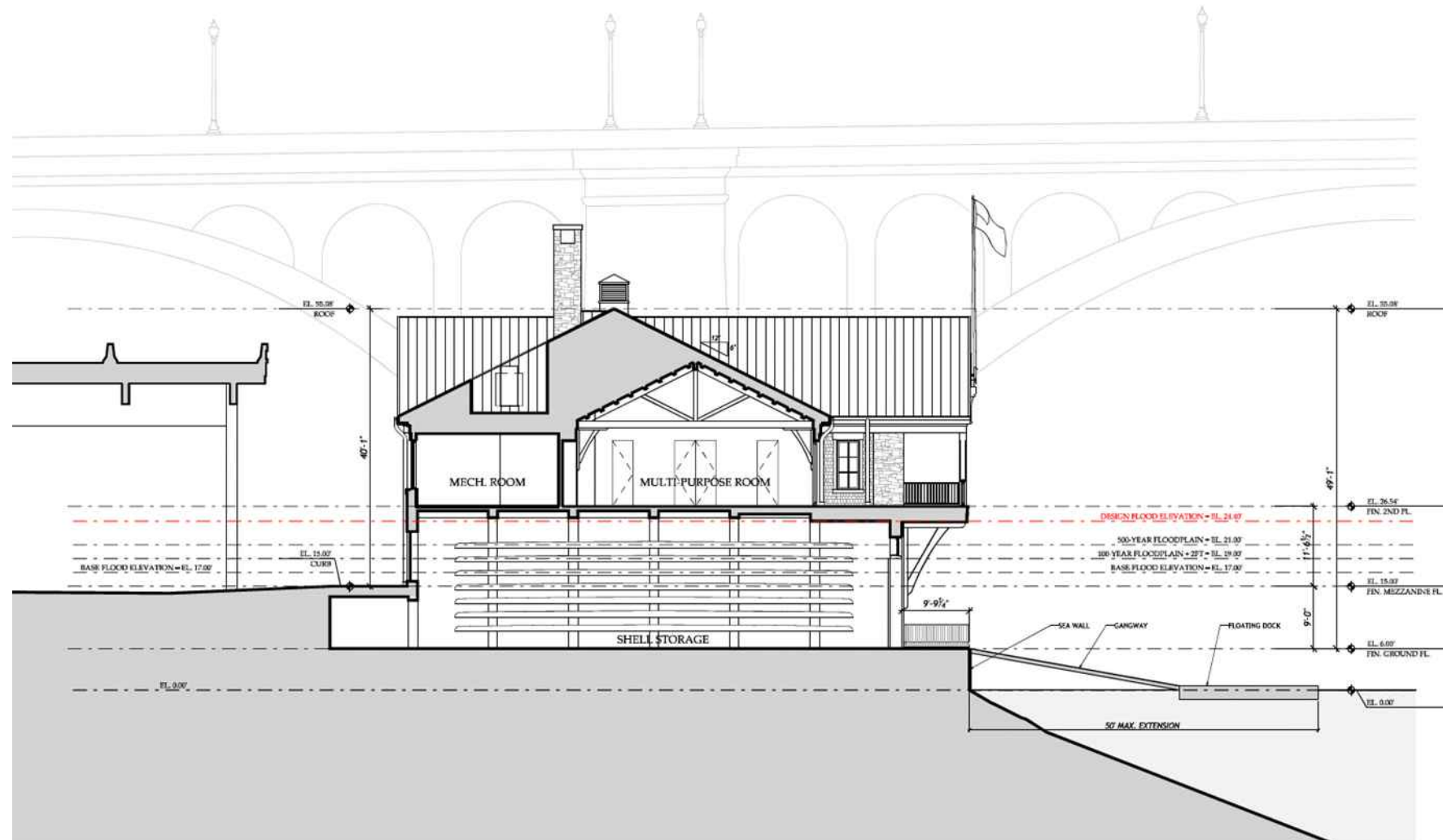
Elevations: North Elevation



Elevations: West and East Elevations



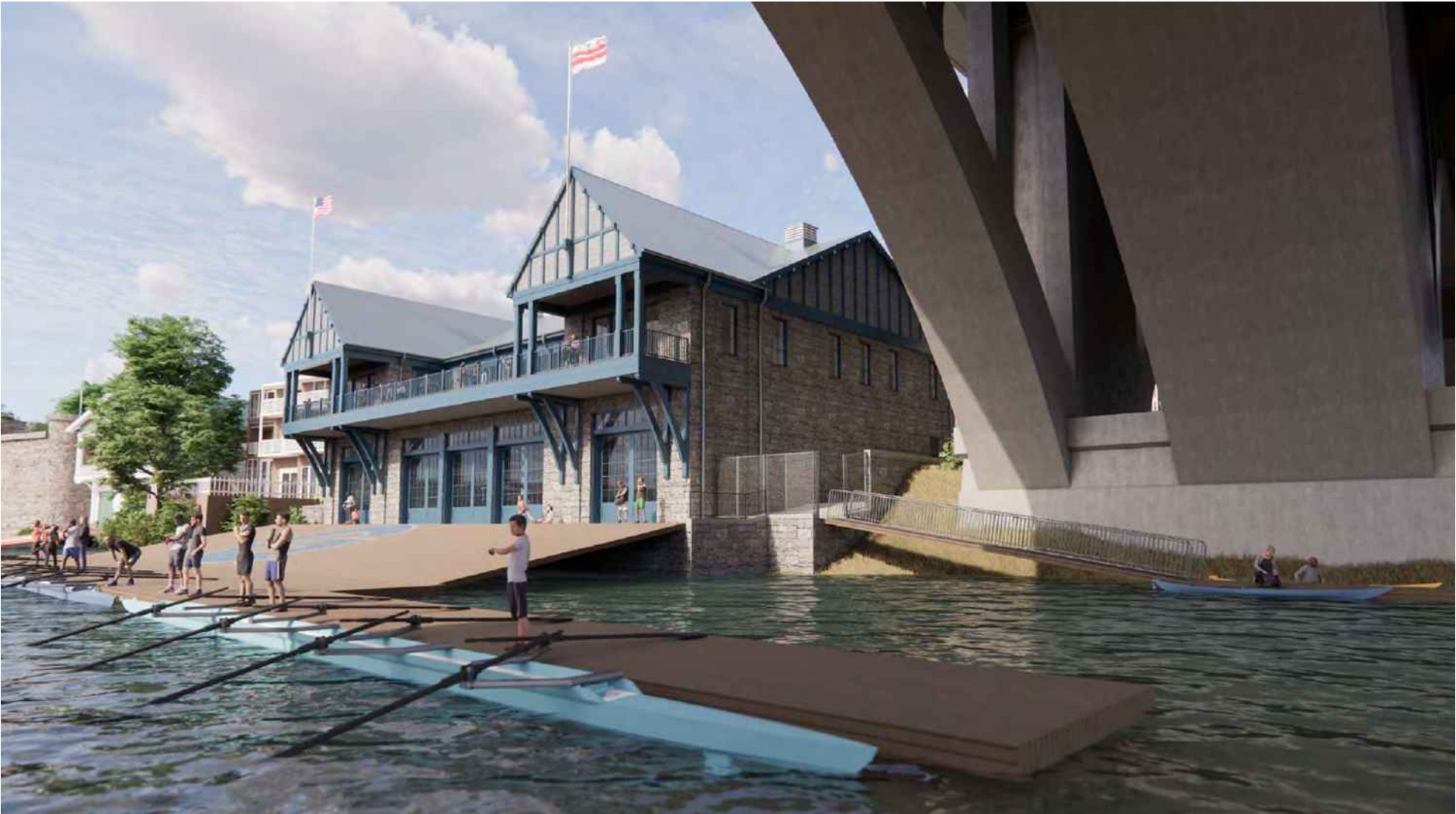
Building Section



View from Potomac River



View from Potomac River



View from Water Street



View from Water Street



View from Water Street



View from Water Street





WA

2



- Four squads with about 30 to 35 athletes per squad (about 130 total), supported by 14 coaches and staff
- Practice held March through November in the morning (on a staggered schedule)
- During University use, public use limited to paddlers launch (not the main dock)
- No on-site parking, boat rentals, or private boat storage (rentals will be available at the NPS parcel west of the aqueduct)
- For away meets, trailers will be maneuvered in and out of the storage area using a mechanical dolly, and shells will be loaded and unloaded from the trailers in the “No Parking” zone

Anticipated Boathouse Mode Splits

Mode	Anticipated Mode Splits	
	Coaches	Students
Auto	100%	0%
Transit	0%	0%
Bike/Scooter	0%	15%
Pedestrian	0%	85%

- Four squads with 30 – 35 student athletes per squad (approximately 130 total)
- 14 coaches and staff

Anticipated AM Peak Hour Trips by Mode

User	AM PEAK HOUR		
	Enter	Exit	Total
Person Trips	108	0	108
<i>Auto</i>	8	0	8
<i>Transit</i>	0	0	0
<i>Bike/Scooter</i>	15	0	15
<i>Pedestrian</i>	85	0	85
Vehicle Trips	7	0	7

Off-site Parking Availability

- Five parking garages and lots are located within a five to seven minute walk
 - Total of approximately 696 spaces
 - Three of the garages have both daily and monthly parking options, one has daily parking only, and one has only monthly parking options
- Another three garages and lots are located within a seven to 10 minute walk
 - Total of approximately 1,030 spaces

Transportation Management

As part of the Georgetown University Campus, the proposed boathouse will be subject to the University's Transportation Demand Management (TDM) Plan.

The University will also implement a Loading Management Plan for the Boathouse, including:

- Temporary advanced warning signs posted in the eastbound and westbound directions prior to initiating loading/unloading activities
- Trailer loading and unloading shall occur outside of the weekday morning and afternoon peak periods, when feasible
- University-designated Traffic Control Officer (TCO) will direct vehicular, pedestrian, and bicycle traffic when trailers and rowing shells are removed from or stowed in storage areas
- Once trailer(s) are removed from or returned to the storage area, the gate to the storage area should be immediately closed
- At least one spotter is required to assist with trailer maneuvering into or out of the storage area
- All temporary signs removed at the end of loading/unloading
- At start of each season, spotters and shell handlers will receive training from coaching staff

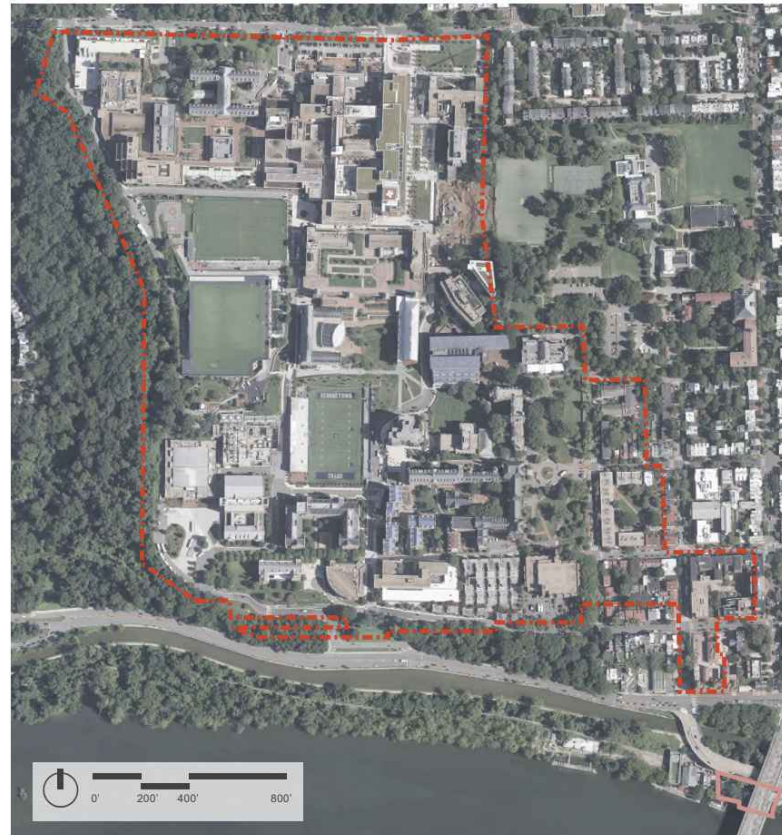
Zoning Approvals and Relief

- Special Exception: Campus Plan Amendment & Further Processing
- Special Exception: Education Use in a 100-Year Floodplain
- Special Exception: Relief from 75-foot Waterfront Setback Requirements
- Variance Relief:
 - Relief from 25-foot Waterfront Setback Requirements
 - Relief from Green Area Ratio Requirements



2017 Hilltop Campus Plan Amendment

- Campus Plan Boundary:
Amend the Plan boundary to add the Boathouse Parcels
- Development Plan:
Designate the Parcels as proposed development parcels



--- Current Campus Plan Boundary
— Adjusted Campus Plan Boundary



--- Current Campus Plan Boundary
— Adjusted Campus Plan Boundary
■ Proposed Building or Addition

2017 Hilltop Campus Plan Amendment

- Land Use Plan:
Designate the Parcels for campus life / athletic use
- Athletic Facilities Plan:
Incorporate the Parcels into the Athletic Facilities Plan



- Current Campus Plan Boundary
- Adjusted Campus Plan Boundary
- academic / administrative
- residential / campus life / athletic
- medical / health care
- commercial



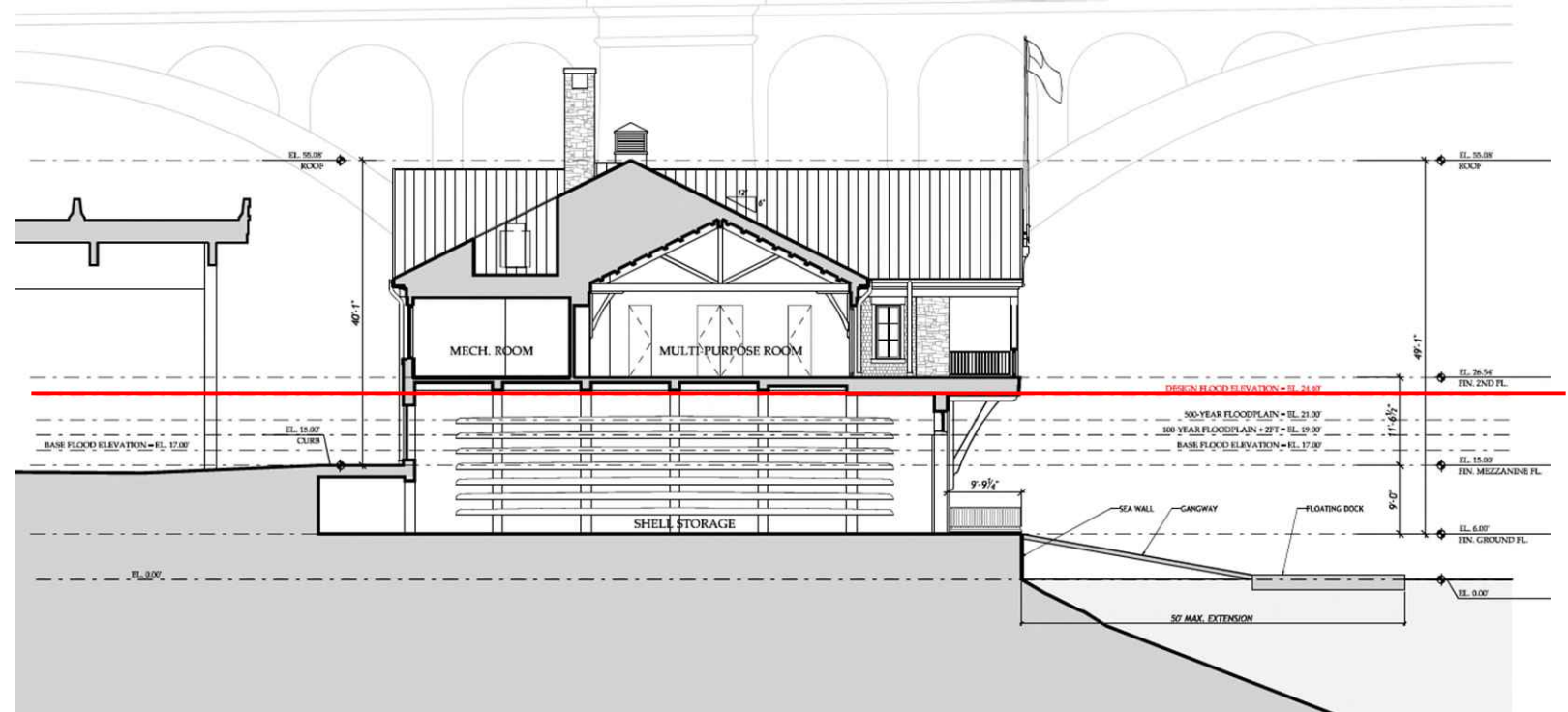
- Current Campus Plan Boundary
- Adjusted Campus Plan Boundary
- Athletics facilities under construction
- Proposed new athletic facilities
- Existing athletic facilities to remain

EXHIBIT C REFERENCE	EXISTING (2016) ATHLETIC FACILITIES	ATHLETIC FACILITIES 2016 STATUS	ATHLETIC FACILITIES 2026 STATUS	NEW ATHLETIC FACILITIES PROPOSED IN CAMPUS PLAN
5	Multi-sport Field	(2) Cooper Field in design	(2) Cooper Field improvements completed in 2021	(1) Replacement Yates; tennis courts potentially on roof
54	Shaw Field		Shaw Field lighting installed in 2025	(1) New athletic fields
63	Yates Field House			(1) New athletic fields
63	Kahoe Field	Kahoe Field decommissioned in 2016	Kahoe Field reopened in 2021 for intramural and recreational sports	(1) New athletic fields
30	(4) McDonough Gymnasium			
56	Tennis Courts (decommissioned in 2014)	(3) Thompson Athletic Center under construction	(3) Thompson Athletic Center completed in 2019	
N/A	Boathouse		New boathouse proposed in 2026	(5) New boathouse

Special Exception for Education Use in a 100-Year Floodplain: Floodproofing Design

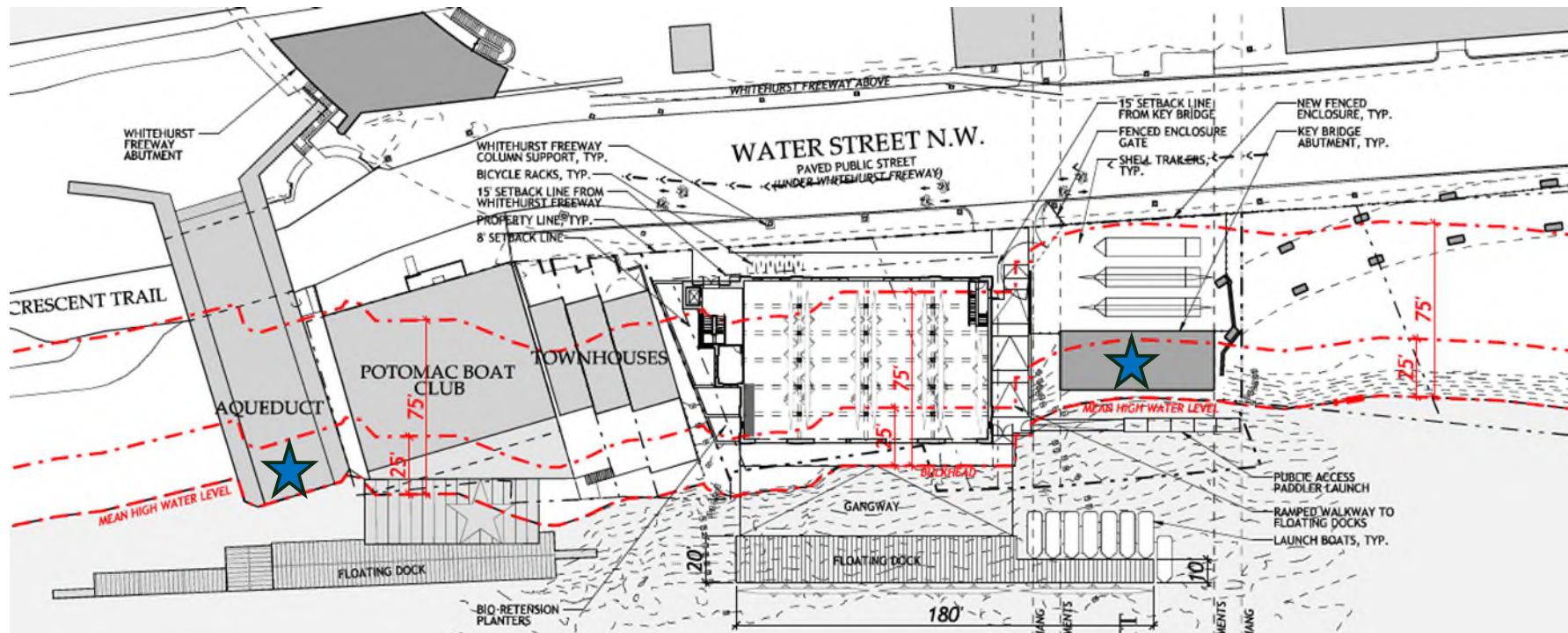
Floodproofing Measures:

- Elevation of habitable space above Tidal Shoreline Buffer Design Flood Elevation
- Wet-Floodproof Design for portions below DFE



Waterfront Setback Requirement Relief

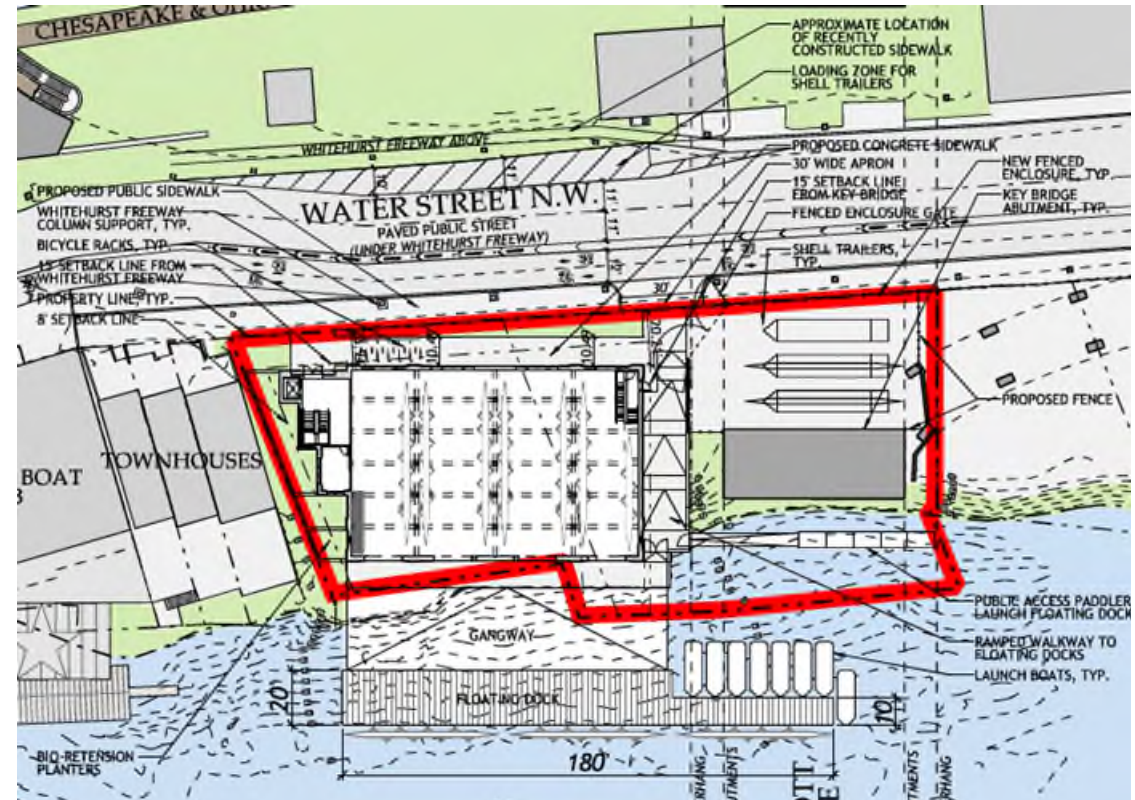
- Special Exception from the 75-foot setback requirement
- Variance relief from the 25-foot trail reservation requirement



Waterfront Setback Requirement Relief

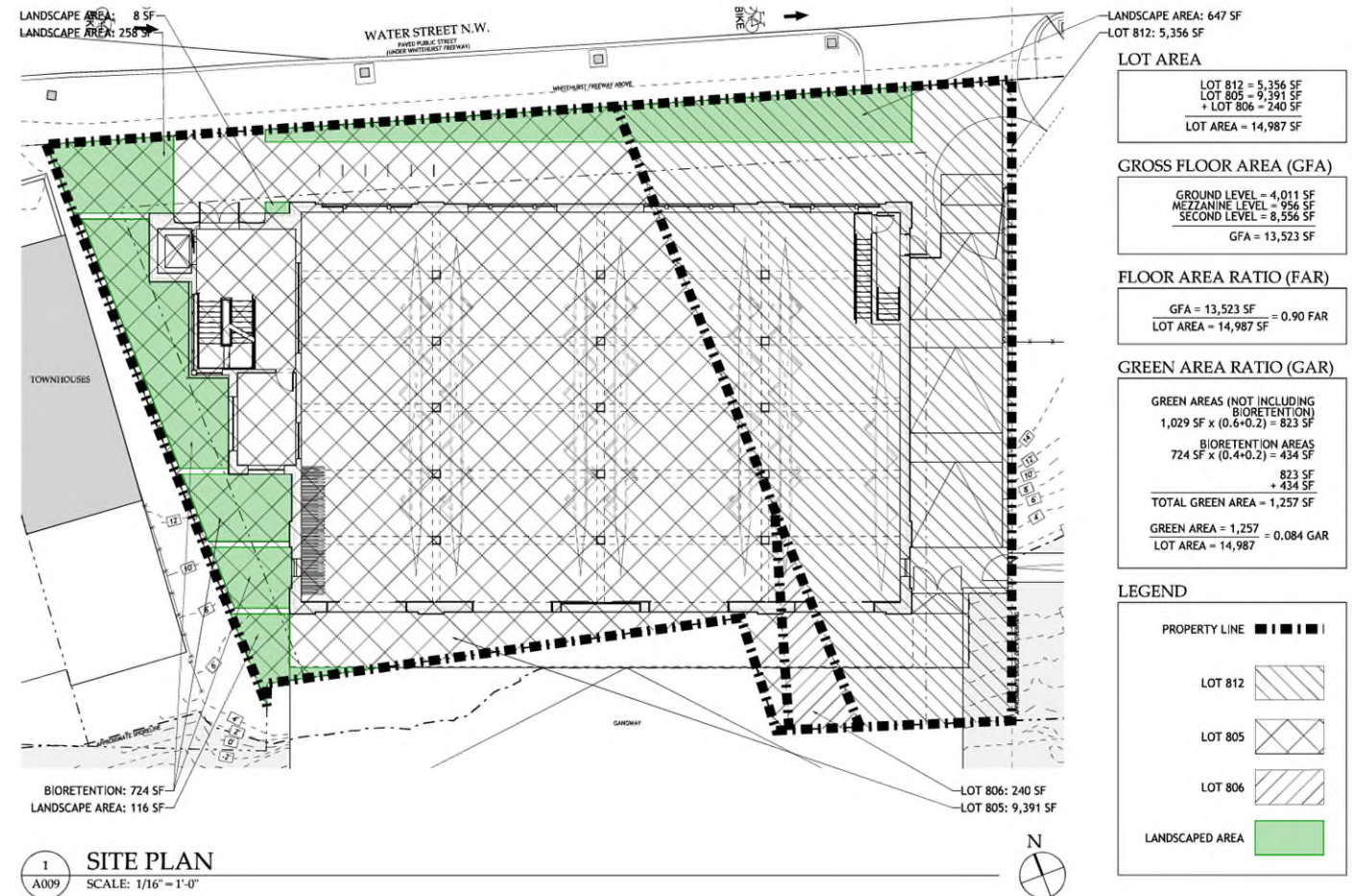
C 1102.1(g)

- Enhances public recreational opportunities along the water
- Minimizes adverse impacts on the river
- Does not limit public access to the water
- Minimizes impervious surfaces and runoff into the river
- Storage area designed to minimize impacts on the water



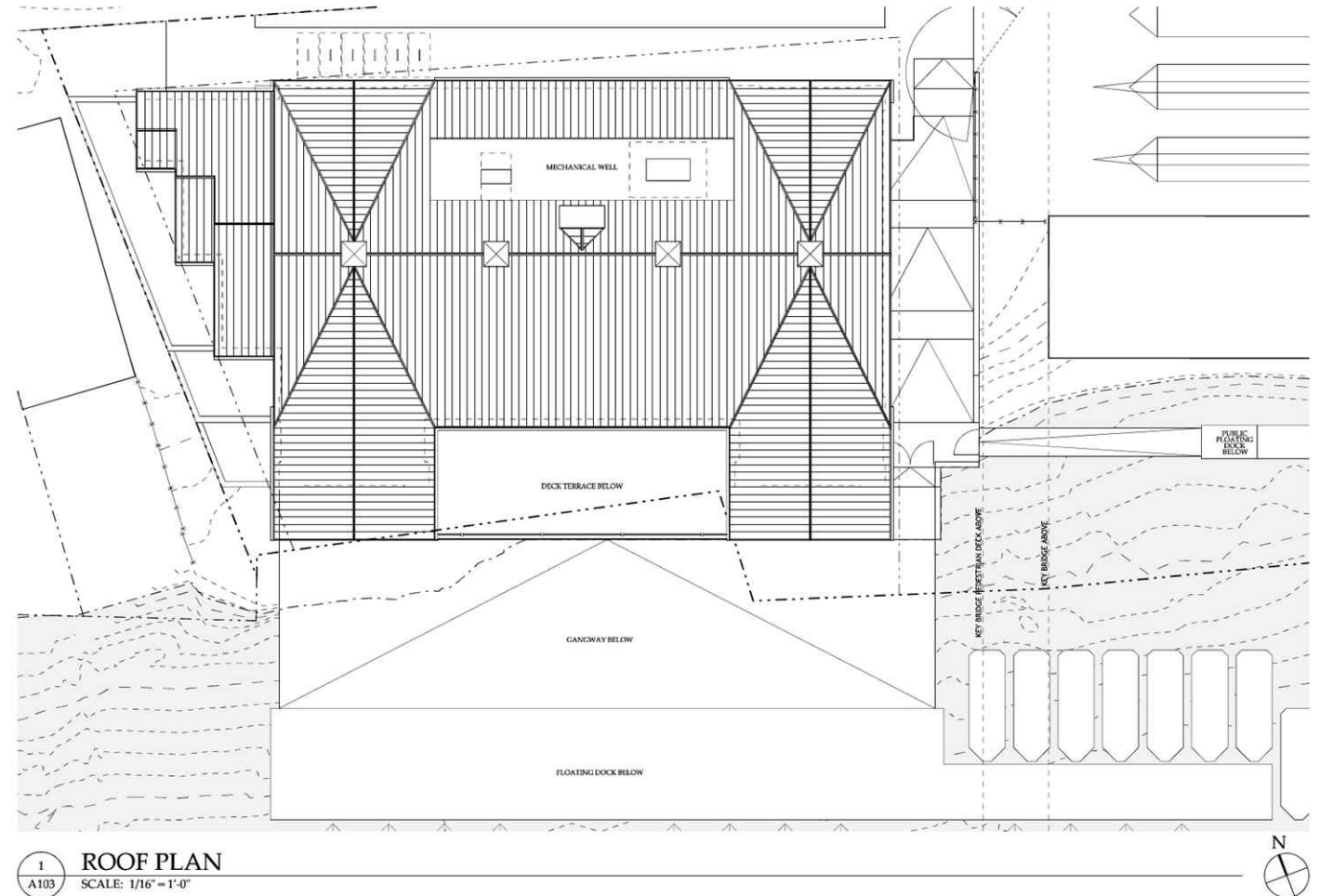
Variance Relief - Green Area Ratio

- GAR Requirement: 0.3
- Achievable GAR: 0.08
- Challenges:
 - **Program Needs**
 - **Limited Site Area**
 - Sloped Roof



Variance Relief - Green Area Ratio

- GAR Requirement: 0.3
- Achievable GAR: 0.08
- Challenges:
 - Program Needs
 - Limited Site Area
 - **Sloped Roof**



Conclusion

- OP Report – *in support*
- DDOT Report – *in support*
- DOEE Comments
 - Floodplain – *in compliance*
 - Streams and Wetlands – *will comply*
 - LEED Silver – *in support*
 - All-Electric Design – *in compliance*
 - Renewable Energy – *University-wide efforts*
- Georgetown Community Partnership – *in support*
- ANC 2E Report – *in support*
- ANC 3D Report – *in support*



APPENDIX

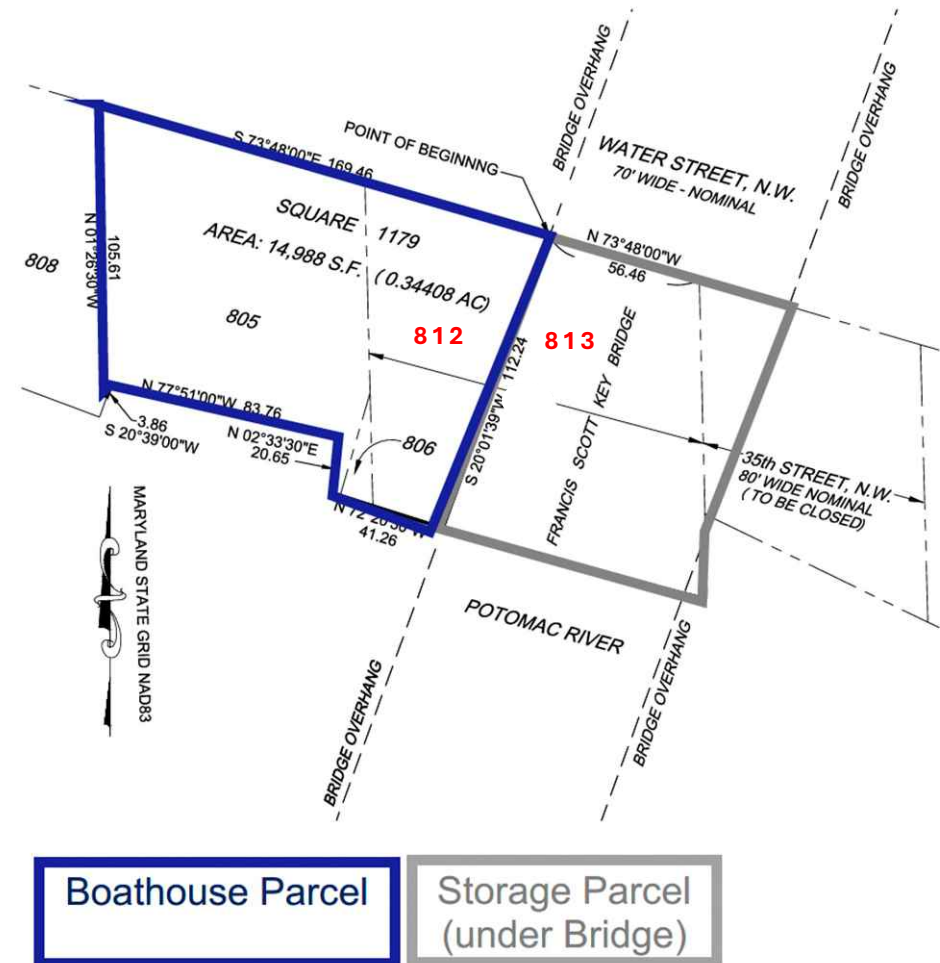
Site D Assemblage

"Boathouse Parcel"

- Lot 805 – District Land Disposition (in fee)
- Lot 812 – District Land Disposition (by ground lease)
- Lot 806 – Private Acquisition

"Storage Parcel"

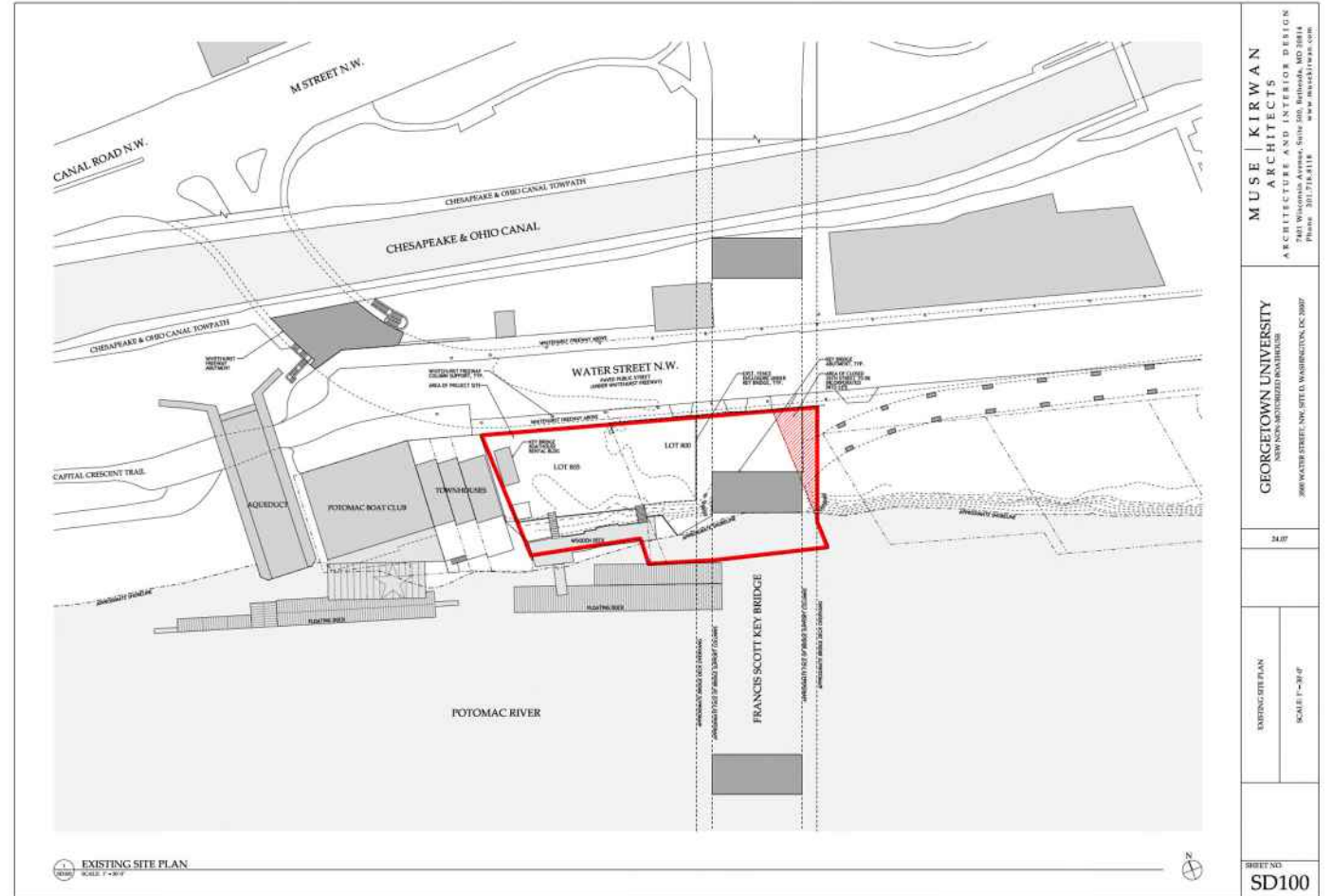
- Lot 813 and Portion of 35th Street - License from District



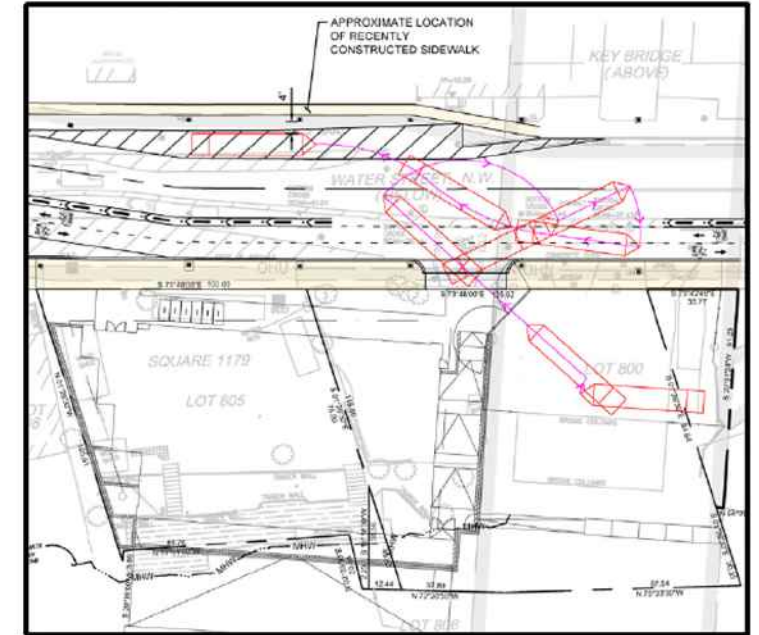
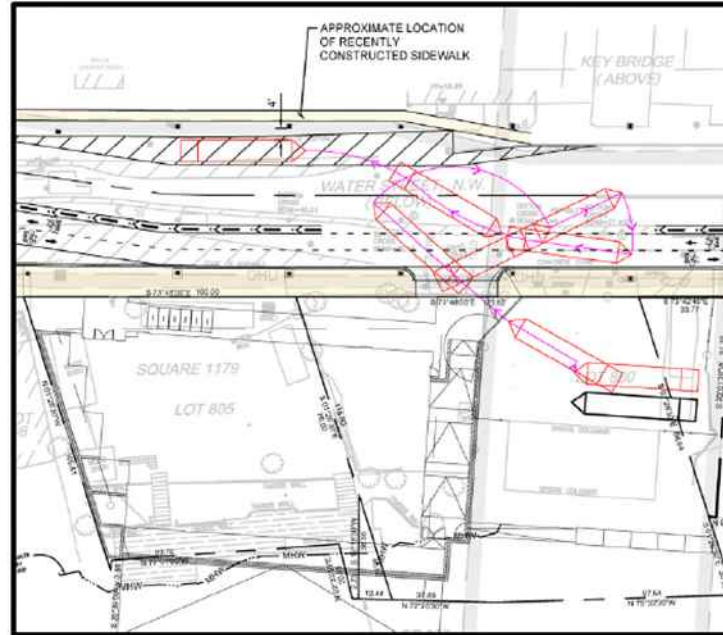
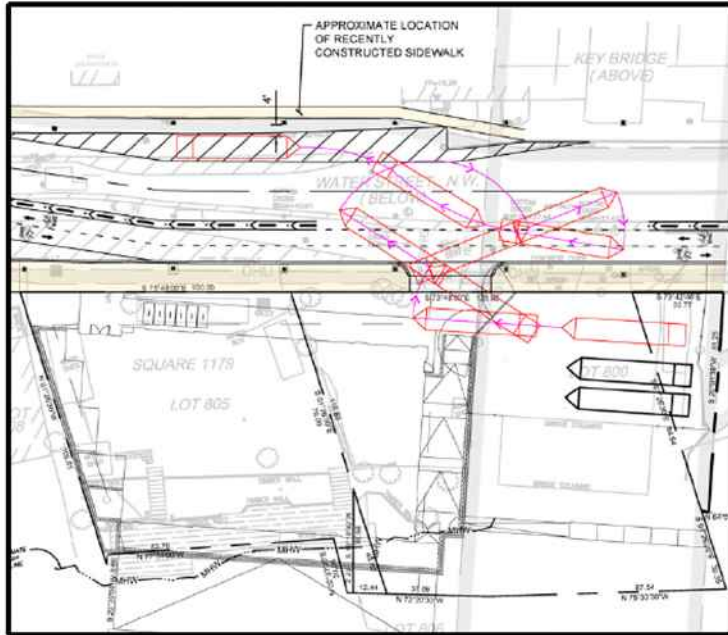
Assemblage – Street Closing

Closure of 35th Street

- Paper Street; not improved or used for street purposes
- Western portion under bridge becomes part of GU trailer storage area
- Eastern portion becomes part of "Site E" (District property)

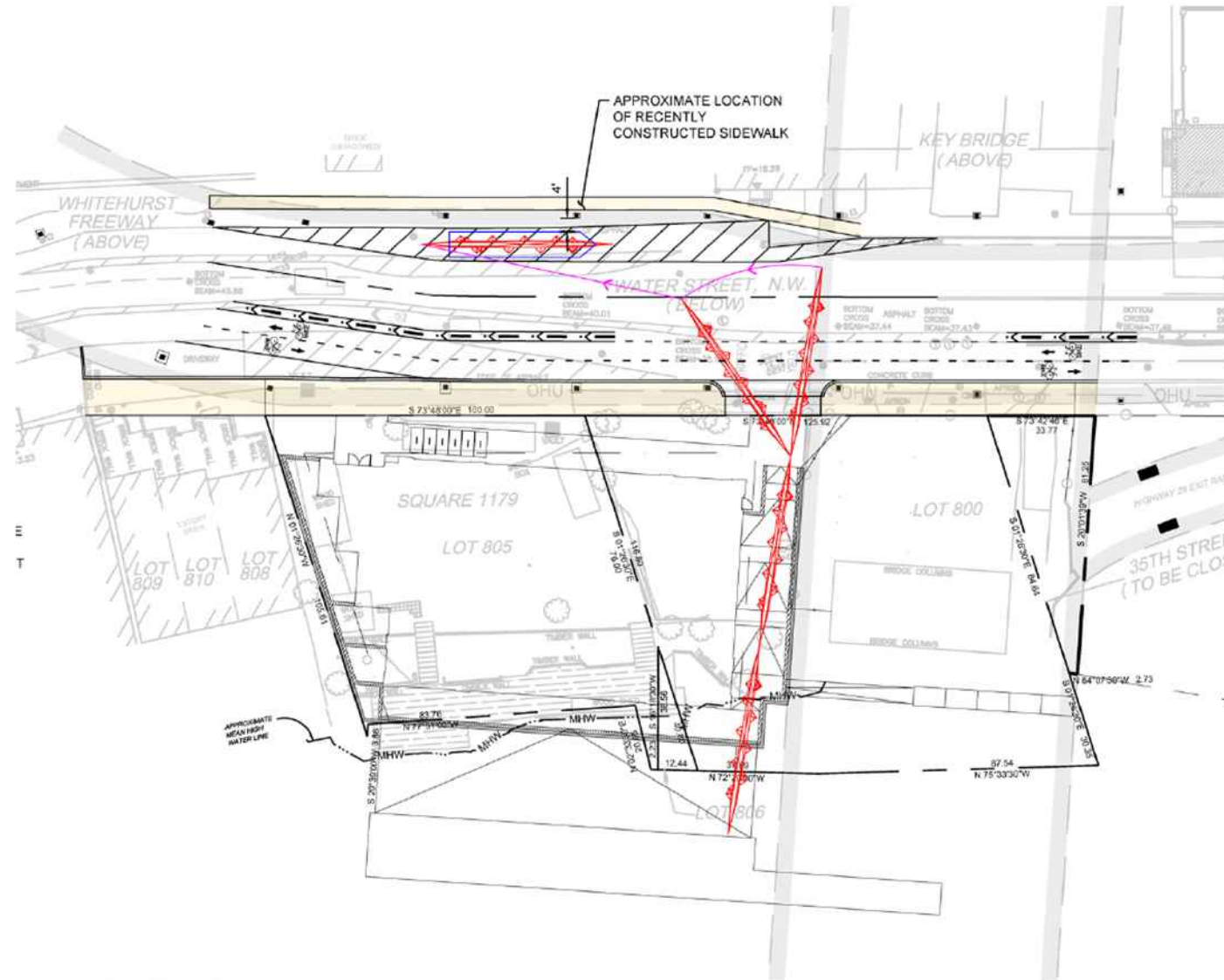


Trailer Maneuvering Concept



Source: Dewberry

Boat Maneuvering Concept



Source: Dewberry