

APPLICANT'S PROPOSED DRAFT ORDER

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 16-18I
Z.C. Case No. 16-18I
Georgetown University
(Amendment to and Further Processing of an Approved Campus Plan and
Related Special Exception and Variance Relief
@ Square 1179, Lots 805, 806, 812, 813, and a portion of 35th Street to be closed
[3500 Water Street, N.W.]
July 23, 2026**

Pursuant to notice, at its July 23, 2026 public hearing, the Zoning Commission for the District of Columbia ("Commission") considered the application ("Application") of Georgetown University ("Applicant" or "University"), on behalf of the District of Columbia ("District") and the National Park Service ("NPS"), for the following approvals under the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all subsequent citations refer unless otherwise specified):

- Amendment of the University's 2017-2036 Campus Plan ("Campus Plan") approved by Z.C. Order No. 16-18, as amended by Z.C. Order Nos. 16-18A through 16-18H (collectively, the "Order"), pursuant to Subtitle X § 101.1, to add the property located at 3500 Water Street, NW (Square 1179, Lots 805, 806, 812, 813, and a portion of 35th Street to be closed) (collectively, the "Property") to the University's Hilltop Campus¹ ("Campus") and designate it as a development site for campus life / athletic use ("Campus Plan Amendment");
- Further processing of the Campus Plan, pursuant to Subtitle X § 101.9, to authorize the construction of a new non-motorized boathouse ("Project" or "Boathouse") on the Property; and
- Related special exception and variance relief to accommodate the design of the Boathouse, including: (i) special exception approval for education use within the 100-year floodplain, pursuant to Subtitle C § 1102.5; (ii) special exception approval for structures located within the 75-foot waterfront setback, pursuant to Subtitle C § 1102.1(g); (iii) variance relief from the 25-foot required waterfront setback to be reserved for a public pedestrian and bicycle

¹ The Hilltop Campus consists of property located in Squares 1203, 1222, 1223, 1226, 1248, and 1321.

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trail along the waterfront of Subtitle C § 1102.1(e); and (iv) variance relief from the Green Area Ratio ("GAR") requirements of Subtitle G § 211.1.

The Property is located immediately west of and underneath the Francis Scott Key Memorial Bridge along the Potomac River in the MU-12 Zone District. The Commission reviewed the Application pursuant to the Commission's Rules of Practice and Procedures, which are codified in Subtitle Z. For the reasons stated below, the Commission **APPROVES** the Application.

SUMMARY ORDER

BACKGROUND

1. Pursuant to Z.C. Order No. 16-18 ("Campus Plan Order"), the Commission approved the 2017-2036 Campus Plan. The Campus Plan was subsequently amended by Z.C. Order Nos. 16-18A through 16-18H. The Property was not included within the boundaries of the Campus Plan prior to this Application.
2. The Application arises from the Georgetown Nonmotorized Boathouse Zone Development Plan and Environmental Assessment prepared by NPS in 2017 ("NPS Boathouse Study"), which identified the Property as "Site D" — one of five potential boathouse sites along the Potomac River. To implement the NPS Boathouse Study, NPS, the District, and the University have agreed to undertake a series of land transactions that will facilitate the development of the Boathouse on the Property, allow the District to develop Site E east of the Key Bridge, and enhance NPS's control and operations of the Chesapeake and Ohio Canal National Historic Park.

PARTIES

3. The parties to the Campus Plan included Advisory Neighborhood Commission ("ANC") 2E and ANC 3D, as well as the Citizens Association of Georgetown ("CAG"), the Burleith Citizens Association ("BCA"), the Foxhall Community Citizens Association ("FCCA"), and the Georgetown University Student Association ("GUSA") (together, the "Campus Plan Parties").
4. In addition to the Applicant, the parties to this Application were: ANC 2E and ANC 3D, each ANCs in which portions of the Hilltop Campus are located and, therefore, each an "affected ANC" pursuant to Subtitle Z §§ 101.8 and 403.5(b). The Property is located within the boundaries of ANC 2E. No other requests for party status were received.

NOTICE

5. Pursuant to Subtitle Z § 302.6, the Applicant mailed a Notice of Intent to file the Application on February 27, 2026 to the Campus Plan Parties as well as the owners of all property within 200 feet of the Property. (Exhibit ["Ex."] 3D.) On April 23, 2026, the Applicant served the Application on the Office of Planning ("OP"), District Department of Transportation ("DDOT"), and the Campus Plan Parties, attested to by the certificate of service included in the pre-hearing submission. (Ex. 13.)

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6. Pursuant to Subtitle Z § 402, the Office of Zoning ("OZ") sent notice of the July 23, 2026 public hearing to:
- Applicant;
 - ANC 2E;
 - ANC 3D;
 - ANC Single Member District ("SMD") Commissioners 2E05;
 - Councilmember Brooke Pinto, the Ward 2 Councilmember, and Councilmember Matt Frumin the Ward 3 Councilmember, in whose Wards the Campus is located;
 - CAG;
 - BCA;
 - FCCA;
 - GUSA;
 - Office of ANCs;
 - OP;
 - DDOT;
 - Department of Buildings ("DOB");
 - Office of Zoning Legal Division ("OZLD");
 - Department of Energy and the Environment ("DOEE"); and
 - Chairman and At-Large Members of the D.C. Council; and x Owners of all lots within 200 feet of the Property and the lessees located on the Property.
- (Ex. 7, 8.)
7. In accordance with Subtitle C § 1102.5(b), by letter dated May 8, 2026, OZ referred the Application for review and comment to:
- DOEE;
 - D.C. Metropolitan Police Department ("MPD");
 - D.C. Fire & Emergency Medical Services ("FEMS"); and
 - D.C. Homeland Security & Emergency Management Agency ("HSEMA").
- (Ex. 4.)
8. OZ also published notice of the July 23, 2026 public hearing in the D.C. Register, *D.C. Register* (73 DCR 007819 *et seq.*) as well as on the calendar on OZ's website. (Ex. 6, 7.)
9. Pursuant to Subtitle Z §§ 402.8 - 402.10, the Applicant submitted affidavits of posting and maintenance dated June 15, 2026 and July 17, 2026, respectively, confirming that all posting and maintenance requirements were met. (Ex. 10, 17.)

THE APPLICATION

10. On April 23, 2026, the Applicant filed the Application requesting:

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- An Amendment to the Campus Plan to add the Property to the Campus and designate the Property as a development site for campus life /athletic use;; and
 - Further processing approval to authorize construction of the Boathouse;
 - Related special exception and variance relief to accommodate the design of the Project, including:
 - Special exception approval to allow educational use within the 100-year floodplain, pursuant to Subtitle C § 1102.5;
 - Special exception approval to allow the Boathouse to be located within the 75-foot waterfront setback, pursuant to Subtitle C § 1102.1(g);
 - Variance relief from the 25-foot required waterfront setback to be reserved for a public pedestrian and bicycle trail along the waterfront of Subtitle C § 1102.1(e); and
 - Variance relief from the GAR requirements of Subtitle G § 211.1. (Ex. 3.)
11. On June 23, 2026, the Applicant submitted a Transportation Report prepared by Wells + Associates, dated June 8, 2026 (“Transportation Report”), concluding that the Application would not create an adverse impact on campus or on the surrounding community. (Ex. 13D.)
12. On June 23, 2026, the Applicant submitted a prehearing statement and supporting documentation, including updated plans to reflect (a) an increase in height to elevate the occupiable floor area above the design flood elevation for a “Tidal Shoreline Buffer” site, and (b) the addition of flood vents at the lower portion of the Boathouse to allow for hydrostatic relief for storage areas in the event of a flood; proposed conditions; a Flood Emergency Evacuation Plan; the Transportation Report; Outlines of Witness Testimony; and Expert Resumes. (Ex. 13 – 13F.)

APPLICANT'S JUSTIFICATION

13. The Applicant asserted that the Application met the requirements for amendment to and further processing of a campus plan pursuant to Subtitle X, Chapter 1, and for the related special exception and variance relief, for the following reasons:
- a. The University is chartered as an educational institution of higher learning (*X § 101.1*);
 - b. The use is not likely to become objectionable to surrounding residential property due to noise, traffic and parking, number of students, or other objectionable conditions because the Boathouse aligns with the current and historic aquatic recreational use of the Property and nearby properties, the Application will not impact the number of students enrolled at the University, and students are expected to walk or bike to the Boathouse such that the projected traffic and parking impacts are minimal (*X § 101.2*);
 - c. The Campus Plan remains in compliance with the maximum bulk requirement, as the Project is located in a MU zone and will not affect the FAR for the residentially-zoned portions of the Campus (*X § 101.7*);

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- d. The Application was preceded by approval of the Campus Plan as a plan for developing the Campus as a whole, and the Application includes updated exhibits to the Campus Plan that reflect the Campus Plan Amendment (*X § 101.9*);
- e. The Application does not propose an interim use of land for university use and does not propose the relocation of a major development site to an off-campus location (*X § 101.11*);
- f. The Application is not inconsistent with the relevant policies of the Citywide Elements of the Comprehensive Plan, including when viewed through a racial equity lens. The use of the Property as an athletic facility for university athletic programs is consistent with the Property's Parks, Recreation, and Open Space designation on the Future Land Use Map, and the Application has a neutral impact on racial equity (*X § 101.12*);
- g. The Campus remains within the FAR limit for the campus as a whole (*X § 101.13*);
- h. The Application was referred to OP, DDOT, and DOEE for review and comment (*X § 101.14*);
- i. The Application is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map because the Boathouse's use, massing, and height are within the matter-of-right limits for the MU-12 Zone and do not impact the limits prescribed by the Campus Plan. The Application will not tend to adversely affect the use of neighboring properties because the aquatic recreational use is consistent with the riverfront location and the projected traffic, parking, and noise impacts are minimal (*X § 101.15*);
- j. The Application satisfies the standards for special exception approval for education use within the 100-year floodplain pursuant to Subtitle C § 1102.5, because the Boathouse has been designed to withstand potential flood risks, with all non-storage program areas elevated above the design flood elevation, mechanical equipment located within a well in the roof, and lower-level storage designed to wet floodproofing standards;
- k. The Application satisfies the standards for special exception approval for structures located within the 75-foot waterfront setback pursuant to Subtitle C § 1102.1(g), because the Boathouse will enhance visual and public recreational opportunities along the waterfront, has been designed to minimize adverse impacts on the river and riverbank areas, and will not limit public access along the waterfront other than directly in front of the Boathouse, consistent with the allowance for water-dependent uses;
- l. The Application satisfies the standards for variance relief from the 25-foot waterfront setback trail reservation requirement of Subtitle C § 1102.1(e) and from the GAR requirements of Subtitle G § 211.1, because (i) the Property is affected by exceptional conditions, including its irregular shape, shallow depth, significant slope, location within the 100-year floodplain, the presence of the Key Bridge over

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the eastern portion of the Property, and the design expectations of the Georgetown Historic District; (ii) the Applicant would face practical difficulties in complying with these requirements due to the design and operational needs of the Boathouse which preclude the necessary area to meet the GAR requirements and the positioning of the Boathouse which precludes a waterfront pedestrian and bicycle trail connection; and (iii) the granting of such relief will not cause substantial detriment to the public good or substantially impair the intent, purpose, or integrity of the zone plan, as the Boathouse promotes aquatic recreational activity and incorporates public access to the waterfront.

RESPONSES TO THE APPLICATION

14. By letter dated March 26, 2026, the U.S. Commission of Fine Arts ("CFA") approved the concept design of the Project and adopted the report of the Old Georgetown Board ("OGB") dated March 19, 2026, which recommended no objection to the concept design for the new boathouse. At the public hearing, representatives for the Applicant testified that the Applicant had also received approval for the revised concept design in July 2026. (Ex. 3I; Transcript ["Tr."] [REDACTED].)
15. By report dated July 13, 2026, OP concluded that the Application meets the requirements of the Zoning Regulations and recommended approval of the Application, including the Campus Plan Amendment, further processing, and all requested areas of special exception and variance relief. OP concluded that the proposed Boathouse is consistent with the surrounding waterfront context, that the building has been designed to withstand potential flood risks in the 100-year floodplain, and that the Application would not be inconsistent with the Zoning Maps and written elements of the Comprehensive Plan. OP also found that the Application would advance equitable development by providing public access to the Potomac River waterfront. (Ex. 15.)
16. By report dated July 10, 2026, DDOT expressed no objection to the approval of the Application, provided that the Applicant implement the Loading Management Plan ("LMP") proposed in the June 8, 2026 Transportation Statement (Ex. 13D) for the life of the Project. DDOT concluded that the Project would generate a minor amount of additional vehicle trips during the morning peak hour, that the proposed public space improvements would improve safety and multimodal operations at the western terminus of Water Street, NW, and that the proposed 12 short-term bicycle parking spaces exceed the minimum zoning requirement. DDOT further noted that it was supportive of the Applicant's request to close a portion of 35th Street, NW. (Ex. 14.)
17. By supplemental report dated July 16, 2026, OP, on behalf of the Department of Energy and Environment ("DOEE"), submitted comments commending the Applicant's siting of mechanical equipment above the 500-year floodplain and the commitment to LEED Silver

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certification, and noting that the Boathouse is required to comply with all applicable provisions of Chapter 31, Flood Hazard Rules of Title 20 DCMR, and Chapter 26, Critical Areas, Wetlands and Streams, of Title 21 DCMR. DOEE also strongly encouraged the Applicant to pursue an all-electric design and to explore opportunities for renewable energy procurement. (Ex. 16.)

18. By report dated May 7, 2026, ANC 2E stated that at its May 4, 2026 regularly-scheduled and duly-noticed public meeting, with a quorum present, it voted unanimously (5-0-0) to support the Application. ANC 2E submitted a supplemental report dated June 3, 2026, further supporting the University's applications to close a portion of 35th Street, NW, and to obtain Public Space Committee approval for site access to the Boathouse from Water Street, NW. (Exs. 5, 9.)
19. By report dated May 6, 2026, ANC 3D stated that at its May 6, 2026 regularly-scheduled and duly-noticed public meeting, with a quorum present, it voted unanimously (5-0-0) to recommend that the Commission approve the Application. ANC 3D found the proposal to be modest and unlikely to negatively impact the use and enjoyment of the riverfront. (Ex. 11.)
20. By letter dated July 21, 2026, the Georgetown Community Partnership ("GCP") submitted a letter in support of the Application, finding that the Boathouse project will result in shared benefits for the University, the residents of the Georgetown neighborhood, and the District. (Ex. 18.)

CONCLUSIONS OF LAW

1. The Commission is authorized under the Zoning Act, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code § 6-641.01 (2018 Repl.)) to grant campus plan approvals consistent with the requirements set forth in Subtitle X §§ 101 and 102 and Subtitle Z § 302. Pursuant to Subtitle X § 101, the Commission shall evaluate an application for an amendment of a campus plan and further processing as a special exception:

Education use by a college or university shall be permitted as a special exception subject to review and approval by the Zoning Commission under Subtitle X, Chapter 9 after its determination that the use meets the applicable standards and conditions of this chapter. (Subtitle X § 101.1.)

Approval of a campus plan shall be based on the determination by the Zoning Commission that the application will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect

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adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps, subject to the special conditions specified in this section. (Subtitle X § 101.15.)

2. Section 8 of the Zoning Act (see also Subtitle X § 901.2) establishes that the Commission may grant a special exception upon its determination that the special exception:

- *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map;*
- *Will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map; and*
- *Complies with the special conditions specified in the Zoning Regulations.*

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the relief requested are met. In reviewing an application for special exception relief, the Commission's discretion is limited to determining whether the proposed exception satisfies the requirements of the regulations and "if the applicant meets its burden, the [Commission] ordinarily must grant the application." (*First Washington Baptist Church v. D.C. Bd. of Zoning Adjustment*, 432 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. D.C. Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)).)

3. Section 8 of the Zoning Act (see also Subtitle X § 1000.1) establishes that the Commission may grant variance relief where:

"By reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the original adoption of the regulations or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property," the strict application of the Zoning Regulations would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, provided that relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

(D.C. Official Code § 6-641.07(g)(3)). The District of Columbia Court of Appeals has held that "an exceptional or extraordinary situation or condition" may encompass the buildings on a property, not merely the land itself, and may arise due to a "confluence of factors." (See *Clerics of St. Viator v. District of Columbia Bd. of Zoning Adjustment*, 320 A.2d 291 (D.C. 1974); *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1168 (D.C. 1990).) The Court of Appeals has further held that the Commission may be

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"more flexible" in applying the three-part variance test when the applicant is a non-profit organization, "especially where the organization is seeking the zoning relief in order to meet a public need or serve the public interest." *Neighbors for Responsive Government, LLC v. D.C. Board of Zoning Adjustment*, 195 A.3d 35, 56 (D.C. 2018).

4. Based on the record before the Commission, the Commission concludes that the Applicant has met the burden of proof and that the requested approvals and relief can be granted. The Application satisfies the special exception standards for the requested Campus Plan Amendment and the further processing thereof, as well as for the special exception for education use within the 100-year floodplain and the special exception for structures within the 75-foot waterfront setback. The Application also satisfies the standards for variance relief from the 25-foot waterfront setback trail reservation requirement and from the GAR requirements.

"GREAT WEIGHT TO THE WRITTEN REPORT OF OP"

5. The Commission must give "great weight" to the recommendation of OP pursuant to § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163); D.C. Official Code § 6-623.04 (2018 Repl.) and Subtitle Z § 405.9 (See *Metropole Condo Ass'n v. D.C. Bd. of Zoning Adjustment*, 141 A.3d 1079, 1087 (D.C. 2016).)
6. The Commission finds persuasive OP's analysis that the Application satisfies the requirements of the Zoning Regulations for the Campus Plan Amendment, further processing, special exception, and variance relief, and the Commission concurs with OP's judgment.

"GREAT WEIGHT TO THE WRITTEN REPORT OF THE ANC"

7. The Commission must give "great weight" to the issues and concerns raised in a written report of the affected ANC that was approved by the full ANC at a properly noticed meeting that was open to the public pursuant to § 13(d) of the Advisory Neighborhood Commissions Act of 1975, effective March 26, 1976 (D.C. Law 1-21); D.C. Official Code § 1-309.10(d) (2012 Repl.); see Subtitle Z § 406.2. To satisfy the great weight requirement, the Commission must articulate with particularity and precision the reasons why an affected ANC does or does not offer persuasive advice under the circumstances (*Metropole*, 141 A.3d at 1087). The District of Columbia Court of Appeals has interpreted the phrase "issues and concerns" to "encompass only legally relevant issues and concerns." (*Wheeler v. D.C. Bd. of Zoning Adjustment*, 395 A.2d 85, 91 n.10 (D.C. 1978) (citation omitted).)
8. The Commission finds persuasive the support of ANC 2E and ANC 3D, each of which was provided in a written report approved by the respective ANC at a duly noticed public meeting with a quorum present, and the Commission concurs with each ANC's support.

SUMMARY ORDER

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9. Since no persons or parties appeared in opposition to the Application, a decision by the Commission to grant this Application would not be adverse to any party. Indeed, both ANC 2E and ANC 3D, parties to the original Campus Plan proceeding, supported the Application, and the GCP, which is comprised of representatives of not only the ANCs but also the other Campus Plan Parties, supported the Application. Therefore, pursuant to Subtitle Z § 604.7, the Commission authorized a Summary Order in this case and determined it may waive the requirement that findings of fact and conclusions of law accompany the Order because such waiver will not prejudice the rights of any party.

DECISION

In consideration of the record and the Findings of Fact and Conclusions of Law herein, the Commission concludes that the Applicant has satisfied its burden of proof and therefore APPROVES the Application subject to the following conditions:

1. **Campus Plan Amendment - Exhibits.** The following Campus Plan exhibits of the record in Z.C. Case No. 16-18, and as previously amended, are replaced with the corresponding exhibits in Exhibit 3H of the record in Z.C. Case No. 16-18I:
 - a. Exhibit B of the Campus Plan (Aerial Photograph / Campus Boundary) of Z.C. Case No. 16-18;
 - b. Exhibit K of the Campus Plan (Development Program Summary) of Z.C. Case No. 16-18;
 - c. Exhibit L of the Campus Plan (Proposed Twenty-Year Development Plan) of Z.C. Case No. 16-18;
 - d. Exhibit M of the Campus Plan (Proposed Twenty-Year Development Plan Land Uses) of Z.C. Case No. 16-18; and
 - e. Exhibit P (Athletic and Other Recreational Facilities) of Z.C. Case No. 16-18.
2. **Campus Plan Amendment - Conditions of Approval.** Condition 36 of the Campus Plan approved in Z.C. Order No. 16-18, as amended in Z.C. Order No. 16-18H, is hereby revised and replaced as follows (additions in **bold underline**; deletions in **~~bold strikethrough~~**):

36. The Campus Plan boundary shall be that boundary depicted on **Ex. 3H of the record in Z.C. Case No. 16-18I** **~~Ex. 3I of the record in Z.C. Case No. 16-18G.~~**
3. **Project Development.** The Project shall be built in accordance with the plans and elevations marked as Exhibits 13A1 - 13A2 of the record ("Final Plans"), and with special exception approval of education use within the 100-year floodplain, special exception approval of

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structures located within the 75-foot waterfront setback, variance relief from the 25-foot required trail reservation within the waterfront setback, and variance relief from the green area ratio requirements, subject to the following areas of flexibility:

- a. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structure;
- b. To vary the colors of the exterior materials based on availability at the time of construction, provided such colors are within the color ranges proposed in the Final Plans or as approved by the Old Georgetown Board ("OGB"), the U.S. Commission of Fine Arts ("CFA"), or their respective staff;
- c. To make minor refinements to the locations and dimensions of exterior details that do not substantially alter the exterior design shown on the Final Plans, or to otherwise revise the exterior design of the Project as required to secure final approval from the OGB/CFA or their respective staff;
- d. To vary the final streetscaping and landscaping materials as shown on the Final Plans based on either (i) availability and suitability at the time of construction, (ii) approval by the OGB/CFA, or their respective staff, or (iii) otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DOB, or other applicable regulatory bodies;
- e. To vary the amount, location and type of bioretention areas and paved areas, including the footprint of the basement level of the Project, to meet stormwater requirements and sustainability goals or otherwise satisfy permitting requirements;
- f. To vary the final design and layout of the mechanical well and other mechanical equipment areas to accommodate changes to comply with Construction Codes, to adhere to floodplain regulations and requirements, or address the structural, mechanical, or operational needs of the building uses or systems;
- g. To modify the final building designs to the extent necessary to achieve compliance with applicable floodplain regulations;
- h. To modify the final design and layout of the outdoor ramp, gangway, and docks to the extent necessary to accommodate (i) approval by OGB/CFA or their respective staff, (ii) permitting requirements of DOEE, DOB, the U.S. Army Corps of

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Engineers, or other applicable regulatory bodies, (iii) ongoing coordination with DDOT regarding the maintenance of the adjacent Key Bridge and Whitehurst Freeway, or (iv) operational needs of the Project;

- i. To vary the final design and layout of the outdoor trailer storage area, including its fencing, lighting, paving, and security elements, to satisfy any permitting or operational requirements of DDOT, DOEE, DOB, or other applicable regulatory bodies; and
 - j. To vary the final font, message, logo, and color of the signage, provided the final design complies with the requirements of the Construction Codes and approval by OGB/CFA.
4. Flood Emergency Action Plan. For the life of the Project, the University shall maintain a flood emergency action plan ("EAP") consistent with that provided in Ex. 13C of the record, except that the University shall be permitted to update the EAP in consultation with DOEE to maintain compliance with applicable floodplain regulations and accommodate changes in the operational needs of the Project.
 5. Bicycle Parking. The Project shall provide a minimum of 12 short-term bicycle parking spaces.
 6. Loading Management Plan. For the life of the Project, the University shall adhere to the loading management plan set forth as Attachment C of Exhibit 13D of the Record.
 7. The application approved by this Commission shall be valid for a period of two years from the effective date of this Order. Within such time, an application for building permit must be filed as specified in 11-Z DCMR § 702.2. Construction must begin within three years after the effective date of this Order. (11-Z DCMR § 702.3.)

VOTE (July 23, 2026): 5-0-0 (Joseph S. Imamura, Tammy Stidham, Anthony J. Hood, Robert E. Miller, and Gwen Wright and to **APPROVE**)

In accordance with the provisions of Subtitle Z § 604.9, this Order No. 16-18I shall become final and effective upon publication in the *DC Register*; that is, on [REDACTED].

ANTHONY J. HOOD
CHAIRMAN
ZONING COMMISSION

SARA A. BARDIN
DIRECTOR
OFFICE OF ZONING

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IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.