

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (“Notice”) for an Amendment to the Georgetown University 2017-2036 Campus Plan (the “2017 Campus Plan”) and Further Processing Approval of a New Campus Building (the “Application”) for Georgetown University (the “University” or “Applicant”) to authorize construction of a non-motorized boathouse (the “Boathouse” or “Project”) was mailed to Advisory Neighborhood Commission (“ANC”) 2E, ANC 3D, the Citizens Association of Georgetown, the Burleith Citizens Association, the Foxhall Community Citizens Association, the Georgetown University Student Association, and to the owners of all property within 200 feet of the perimeter of the subject property on February 27, 2026 at least 45 calendar days prior to the filing of this application as required by Subtitle Z § 302.6 of the Zoning Regulations of the District of Columbia. A copy of the Notice is attached hereto.

The University has presented the Application to ANC 2E and ANC 3D and has discussed the Boathouse with immediate neighbors as well as the Georgetown Community Partnership, and other stakeholders including the Georgetown Business Improvement District, the Potomac River Access Coalition, and Georgetown Heritage. The University has also met with representatives of the Office of Planning, the District Department of Transportation, and the Department of Energy and the Environment to discuss the Boathouse. The University presented the Boathouse to the Old Georgetown Board on July 3, 2025 and again on March 5, 2026, at which point OGB recommended concept approval. Based on this recommendation, the University received concept approval for the Boathouse from the U.S. Commission of Fine Arts on March 19, 2026.

The University will continue to consider and address comments from the community and agencies throughout the application process.

/s/ Lee S. Templin
Lee S. Templin

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR AMENDMENT TO AN APPROVED CAMPUS PLAN AND FURTHER PROCESSING APPROVAL OF A NEW CAMPUS BUILDING

Square 1179, Lots 800, 805, and 806, and a portion of 35th Street to be closed

February 27, 2026

Georgetown University (the “**Applicant**” or “**University**”) hereby submits this notice of its intent to file an application for review and approval of (1) an amendment to the 2017 Hilltop Campus Plan and (2) further processing approval of a new campus building to facilitate the construction of a non-motorized boathouse (the “**Boathouse**” or “**Project**”). The Zoning Commission approved the 2017 Campus Plan in Z.C. Order No. 16-18 (the “**Campus Plan**”).

The property that is the subject of the application consists of Square 1179, Lots 800, 805, and 806, and a portion of 35th Street to be closed (the “**Property**”). Lot 800 is owned by the National Park Service (“**NPS**”), Lot 805 is currently owned by the District of Columbia (the “**District**”) and subject to administrative jurisdiction by NPS, and Lot 806 is owned by the University. The total land area for the Property in the aggregate is approximately 25,105 square feet. The Property is surrounded by Water Street to the north, the Potomac River to the south, vacant land owned by the District and subject to NPS administrative jurisdiction to the east, and three low-scale buildings to the west. The Property is located in the Parks, Recreation, and Open category on the Future Land Use Map of the District of Columbia Comprehensive Plan. The Property is located in the MU-12 Zone District.

The Project will facilitate the implementation of NPS’s 2017 Non-Motorized Boathouse Study (the “**Study**”), which identified a series of sites along the Potomac River, including the Property, as potential sites to expand non-motorized boating activities along the river. The Property that is the subject of the application, identified as “Site D” in the Study, will be assembled after several land transfers. The University recently acquired Lot 806 in Square 1179. NPS will transfer administrative jurisdiction over Lot 805 and Lot 800 in Square 1179 to the District and the District will, in turn, convey Lot 805 to the University and ground lease a portion of Lot 800 west of the Key Bridge to the University for construction of the Boathouse. The remainder of the Property, which is located under the Key Bridge, will be used by the University pursuant to a license agreement with the District. As a part of the land transfers, NPS will also transfer administrative jurisdiction over property east of the Key Bridge identified as “Site E” in the Study to the District (to be administered by the Deputy Mayor for Planning and Economic Development (“**DMPED**”)), and the University will donate an upriver parcel of land to NPS that will be added to the Chesapeake and Ohio Canal National Historic Park.

In the forthcoming application, the University proposes to amend the 2017 Campus Plan to add the Property to the Campus Plan and designate the Property as a development site for campus life / athletic use. Concurrent with the amendment, the University will also seek further processing approval to construct the Boathouse and associated storage area. The Boathouse will be used by the University’s men’s and women’s crew program, including crew shell storage on the

lower level and program space on the upper level. Space under the Key Bridge will be used as open storage for trailers for crew shells. The Project will also feature two in-water improvements: a primary dock that will be used by the University for crew-related launches (and available for public use during hours when not in use by the University) and a separate dock for smaller paddler float launches (e.g kayaks and paddleboards) that will be available for public use at all times.

The Boathouse will be constructed to a proposed height of approximately 39 feet with a total gross floor area of approximately 13,523 square feet, which equates to a 0.90 FAR when measured against the anticipated “Boathouse Parcel.” The Boathouse will occupy approximately 57% of the lot on which it will be constructed. In addition to special exception approval for the campus plan amendment and further processing, the University anticipates requesting approval for an education use within a 100-year floodplain as well as relief from the waterfront setback requirements, the GAR requirements, and other relief to be identified in the application.

The Property is located within Advisory Neighborhood Commission (“ANC”) 2E; the Hilltop Campus is located within ANC 2E and ANC 3D. The University presented the Project to the Old Georgetown Board (“OGB”) for concept review in July 2025 and, prior to the OGB presentation, presented the Project to ANC 2E at a regularly-scheduled public meeting on June 30, 2025. The University intends to return to OGB in March 2026 and will request an opportunity to present both the revised concept design of the Project and introduce this zoning application at an upcoming ANC 2E meeting. The University will also request an opportunity to introduce this zoning application at an upcoming ANC 3D meeting. The University has also discussed the zoning application to the Georgetown Community Partnership (“GCP”) and will continue to engage with a group of neighborhood stakeholders regarding the Project. In addition to close collaboration with NPS and DMPED on the land transfers and planning for the Project, the University has and will continue to engage with the Office of Planning (“OP”), the District Department of Transportation (“DDOT”), and other federal and District agencies.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 1 and Subtitle Z, Section 302 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this notice, which is given pursuant to Subtitle Z, Section 302.6 of the Zoning Regulations. The project architect is Muse Kirwan Architects, and land use counsel for the University is Goulston & Storrs. If you require additional information regarding the application, please contact David Avitabile at 202-721-1137 or Lee Templin at 202-721-1153.