

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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REGULAR PUBLIC HEARING
CASE NO. 16-18I

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THURSDAY

JULY 23, 2026

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The Public Hearing of the District of Columbia Zoning Commission convened via teleconference, pursuant to notice, at 4:00 p.m. EDT, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman
ROBERT E. MILLER, Vice Chair
JOSEPH IMAMURA, Commissioner
GWEN WRIGHT, Commissioner
TAMMY STIDHAM, Commissioner

OFFICE OF ZONING STAFF PRESENT:

PAUL YOUNG, Zoning Data Specialist
SHARON S. SCHELLIN, Secretary

OFFICE OF ZONING LEGAL DIVISION STAFF PRESENT:

HILLARY LOVICK, ESQUIRE

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ALSO PRESENT:

DAVID M. AVITABILE, ESQUIRE, Goulston and Storrs
LEE S. TEMPLIN, ESQUIRE, Goulston and Storrs
DAVE GREEN, Georgetown University
JENNA BOLINO, Georgetown University
CHRIS DEPASCALE, Dewberry
JACK STORY, Dewberry
WILLIAM KIRWAN, Muse Kirwan Architects
ERIK WEAVER, Muse Kirwan Architects
NICOLE SHAW, Moffatt and Nichol
DOUG HUGGETT, Moffatt and Nichol
JAMI MILANOVICH, Wells and Associates
SHEPARD BEAMON, DC Office of Planning
ERKIN OZBERK, DC Department of Transportation
GILLES STUCKER, Office of the Deputy Mayor for Planning
and Economic Development

The transcript constitutes the minutes from the
Regular Public Hearing held on July 23, 2026.

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Case No. 16-18I

Georgetown University and National Park Service

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(4:00 p.m.)

CHAIRMAN HOOD: Good afternoon, ladies and gentlemen. We are convening and broadcasting this public hearing by videoconferencing. My name is Anthony Hood, and I'm joined by Vice Chair Miller, Commissioners Wright, Imamura, and Stidham. We're also joined by the Office of Zoning staff, Ms. Sharon Schellin, and our Office of Zoning Legal Division, Ms. Hillary Lovick, as well as Mr. Paul Young, who will be handling all of our virtual operations. I will ask all others to introduce themselves at the appropriate time.

The virtual public hearing notice is available on the Office of Zoning's website. This proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live. The video will be available on the Office of Zoning's website after the hearing. Accordingly, all those listening on Webex or by phone will be muted during the hearing, and only those who have signed up to testify will be unmuted at the appropriate time. When called, please state your name before providing your testimony. When you are finished speaking, please mute your audio.

If you experience difficulty accessing Webex or with your telephone call-in, then please call our OZ Hotline number at 202-727-0789 to receive Webex log-in or call-in instructions or if you have not signed up to testify. All persons planning

1 to testify must sign up in advance and will be called by name at
2 the appropriate time. At the time of signup, all participants
3 will complete the oath or affirmation required by Subtitle Z-
4 408.7. If you wish to file written -- if you wish to file written
5 testimony or additional documents -- supporting documents during
6 the hearing, then please be prepared to describe and discuss it
7 at the time of your request when testifying.

8 The subject of this evening's hearing is Zoning
9 Commission Case Number 20 -- I mean -- I'm sorry -- 16-18I,
10 Georgetown University and National Park Service, Campus Plan
11 amendment and further processing at Square 1179, Lots 805, 806,
12 812, and 813. Again, the address is 3500 Water Street Northwest.
13 Again, today's date is July the 23rd, 2026.

14 The hearing will be conducted in accordance with the
15 provisions of 11-Z DCMR, Chapter 4, as follows: preliminary
16 matters; the applicant's case -- the applicant has up to 60
17 minutes; I don't believe we have any -- a whole lot of opposition
18 or a lot of issues; I would ask that they hit the highlights and
19 hit the important parts and just give us a brief background of
20 the case, and if they could do that in 15 minutes, I think that
21 will be good for our benefit, and we can ask our questions --
22 report of other government agencies; we will have the
23 Department -- we will have the report of other government
24 agencies; then we'll have the Department of Transportation;
25 report of the Office of Planning; and report of the ANC -- the

1 ANC in this case is 2F -- no -- yeah, 2E -- I'm sorry -- testimony
2 of organizations and individuals -- each will have five and three
3 minutes, respectively -- and we'll hear in the order from those
4 in support, opposition, and undeclared; then we'll have rebuttal
5 and closing by the applicant. At this time, the Commission will
6 consider any preliminary matters. Does the staff have any
7 preliminary matters?

8 MS. SCHELLIN: Yes, sir. I'm going to keep my camera
9 off, because I'm having issues. I was on -- logged on twice.
10 Chairman Hood, I don't know if it's me or if everyone is having
11 an issue, but you're very spotty on -- for me, so, I don't know,
12 is anybody else having issues or is it just me, because you're
13 coming -- I may have to log off of this after we get started, so
14 I'm going to keep my camera off tonight.

15 Very briefly, there -- the two expert witnesses have
16 both been accepted previously. First one, William Kirwan. He's
17 being proffered as an expert in architecture, if you will accept
18 him in that field. And Jami Milanovich from Wells and Associates
19 being proffered in transportation. So if the Commission would
20 just agree to accept them as experts in this case before I go to
21 the other items.

22 CHAIRMAN HOOD: Okay. First, let me address the spotty
23 issue. My colleagues, am I spotty? I don't -- I don't know what
24 spotty means. I'm looking --

25 COMMISSIONER IMAMURA: You are not, Mr. Chairman.

1 You're very clear.

2 VICE CHAIR MILLER: You're not spotty yet.

3 MS. SCHELLIN: Spotty is the sound is in and out. Maybe
4 it's a country term. I don't know. Okay.

5 CHAIRMAN HOOD: Oh, spotty, I was thinking something
6 else, so, anyway, thank you, Ms. Schellin. So you may need to
7 log off and log back in. I thought you were calling me a bad
8 name. Any objections to --

9 MS. SCHELLIN: No. I will log off after the applicant
10 begins.

11 CHAIRMAN HOOD: All right.

12 MS. SCHELLIN: As you said, it is ANC 2E in support.
13 Their report's at --

14 CHAIRMAN HOOD: Yeah, you're definitely -- you're
15 definitely spotty, too, because I'm having to look at -- any
16 objections to --

17 MS. SCHELLIN: You can't hear me?

18 CHAIRMAN HOOD: No. Hold on one second.

19 MS. SCHELLIN: Oh, I'm sorry.

20 CHAIRMAN HOOD: Any objections to continuing the expert
21 status?

22 COMMISSIONER IMAMURA: No objections.

23 CHAIRMAN HOOD: Okay. All right. Ms. Schellin --

24 MS. SCHELLIN: Okay. I'm sorry. I thought we were
25 past that. Okay. So, as you stated, ANC 2E is the first ANC

1 that the project's in, and they submit a report at Exhibits 5
2 and 9 in support of this case -- this request. ANC 3D also
3 submitted a report in support at Exhibit 11. The OP report is
4 at Exhibit 15, recommending approval. And then they -- OP
5 provided a supplemental report on behalf of DOEE, who's
6 recommending some compliance requirements that the applicant has
7 to make, of course, or I believe more federal. They may be state
8 also or District requirements. And then the DDOT report at
9 Exhibit 14. They are -- they have no objection. The U.S.
10 Commission of Fine Arts and Old Georgetown Board concept approval
11 at Exhibit 31 that was approved (indiscernible due to
12 connectivity issue). I'm going to turn it over to you. That's
13 all I have. Thank you.

14 CHAIRMAN HOOD: Thank you, Ms. Schellin. What I'm
15 going to ask is if we bring everyone up, Mr. Young, and when
16 they -- everybody gets up, I'm going to ask Commissioner
17 Stidham -- I know she has an announcement she wants to make at
18 the very beginning. Okay. So we have Mr. Avitabile and Ms.
19 Templin, but before you all get started, I'm going to turn it
20 over to Commissioner Stidham.

21 COMMISSIONER STIDHAM: Great. Thank you, Chair Hood.
22 I just wanted to disclose that my (indiscernible) and my role in
23 the National Park Service has had involvement with this project
24 for a long number of years, and I just want to disclose that,
25 but I also want to state that I do plan to participate in the

1 case, because I believe my previous involvement will not affect
2 my impartiality or my decision on this case, and that my vote
3 and decision will be based exclusively on the record that has
4 been supplied.

5 CHAIRMAN HOOD: Okay. Thank you, Commissioner Stidham.
6 Any objections, colleagues, to Commissioner Stidham? I certainly
7 don't have any objections.

8 VICE CHAIR MILLER: No, agree with her conclusion that
9 she will be impartial.

10 CHAIRMAN HOOD: Okay. All right. Not hearing any
11 objections, we will proceed in that fashion, and let the record
12 reflect that she has done the disclosure. Okay. Mr. Avitabile,
13 it looks like you're sitting closer to the mic, so I guess you're
14 going to take the lead.

15 MR. AVITABILE: Yes, that's right. Thank you, Chairman
16 Hood and members of the Commission. David Avitabile with Goulston
17 Storrs, joined by my colleague, Lee Templin, here on behalf of
18 the University. We had a presentation for you this evening --
19 this afternoon. We'll go ahead and skip it, and I'll just give
20 the highlights, as you as you requested, but this is a project
21 that has been decades in the making, plural, and this particular
22 iteration of the project, building Georgetown University a
23 boathouse on the Potomac River, has been in the works for a decade
24 itself. So we're here after a lot of work with many stakeholders,
25 and I'm happy that we're here with enthusiastic support from all

1 of those stakeholders. Briefly, the University has been working
2 carefully and closely with both the National Park Service and the
3 District of Columbia through the Office of the Deputy Mayor for
4 Planning and Economic Development on putting together a land
5 transaction that would give the University control of the site
6 on the Potomac River where we can build this boathouse. As a
7 result of that transaction, we will also donate a piece of land
8 to the Park Service that they will get upriver and will also
9 allow them to extinguish a mile-long easement along the
10 Chesapeake and Ohio Canal National Historic Park. And then the
11 District of Columbia will get control of another site just on the
12 other side of the Key Bridge, where they will develop for
13 additional waterfront recreation uses. And this is all in
14 fulfillment of the National Park Service's non-motorized
15 boathouse study that identified these boathouse locations along
16 the Potomac River.

17 The zoning application this evening is part of one of
18 the many pieces that we need to fulfill this vision, and it
19 consists of a few areas of relief; Campus Plan amendment and
20 further processing approval to bring this into the Campus Plan
21 and allow University use within the zone. We are also seeking
22 special exception approval to have an education use within a
23 hundred-year floodplain.

24 We have worked closely with DCEE. They've been
25 incredibly helpful in helping us to figure out how to best fit

1 | this on the site. We are located not only in a hundred-year
2 | floodplain, not only in a 500-year floodplain, but in a relatively
3 | new area that was added in the current version of the floodplain
4 | regulations, the Tidal Shoreline Buffer Area. And so our building
5 | is elevated so that all of the habitable space is well above the
6 | required design flood elevation. We've cleared out everything
7 | in the lower level, where the boat storage is, so that space can
8 | be truly wet floodproof, so that, in the event of flooding, the
9 | water can flow in and then flow back out. And we've also provided
10 | the evacuation plan that they requested and as part of the
11 | regulations, So we meet that special exception.

12 | We're also seeking a special exception and variance
13 | relief to locate the building within the required waterfront
14 | setback. It's a little bit of a -- just a quirk of the
15 | regulations that a water-dependent use, like a boathouse, is
16 | still technically subject to these -- the waterfront setback
17 | requirements, but we believe we meet the standards, and we've
18 | submitted that in the record, and the Office of Planning has
19 | agreed with our evaluation.

20 | And then, finally, the last area of relief is relief
21 | from the Green Area Ratio requirements, which is an unusual
22 | request for that variance, but it is driven by the small size of
23 | the site, the program needs of the boathouse, which needs to have
24 | the boathouse be a certain size to accommodate the storage of the
25 | boats within it. And I should add, we've designed the boathouse

1 to meet the minimum needs of the program. This is not a boathouse
2 that has extra room to grow. We've calibrated it to meet the
3 minimum needs of the program, but we believe we meet that standard
4 as well.

5 Again, we are here with support from the Office of
6 Planning, as you've heard, from the District Department of
7 Transportation. We worked closely with DOTT throughout the
8 history of this project in coordinating with them, not only on
9 zoning, but also on how the site will work within the context of
10 Water Street; the relationship of the site to both the Key Bridge
11 and the Whitehurst Freeway, and they have been excellent partners
12 in all of this.

13 As I mentioned, we've also worked closely with DCEE.
14 We reviewed their additional comments, many of which we have been
15 working with them on. As they mentioned, we have designed the
16 building to LEED Silver. They're happy for that. The building
17 is an all-electric building, so we've addressed their
18 question -- a comment about that. They mentioned in their report
19 an inquiry of accommodating renewable energy solar panels on the
20 site. We've actually tried to do that. We initially proposed
21 using a unique solar shingle technology on the roof of the
22 building, but the Commission of Fine Arts asked us to just use
23 traditional shingles, so we are unable to accommodate renewable
24 energy onsite. However, the University has separately been
25 engaged in efforts over the last year to add solar to a number

1 of buildings on campus. We can speak to more detail about this,
2 but I believe it's six buildings up on the hilltop and then
3 another two buildings downtown at the Capitol Campus. So we're
4 actively seeking to accommodate renewable energy wherever we can

5 And I think, finally, the last thing noted in the DOE
6 report was a requirement to comply with the requirements around
7 streams and wetlands. We'll, of course, comply with any and all
8 regulations. We're not aware of any wetlands on this particular
9 site, and their map doesn't show any, but we'll certainly work
10 with them on that piece, as we have with all of the other pieces.

11 And then, lastly, noting we are very happy to be here
12 with support of both ANC 2E and ANC 3D. We've met with both ANCs
13 multiple times. I think the most recent time we met with ANC
14 2E, they were appreciative and asked us to please not come back
15 again, because we've been before them so many times, but they've
16 been, as always, excellent partners, and, really, all the members
17 of the community partnership.

18 And then, lastly, as Ms. Schellin noted, we do have the
19 support of the Old Georgetown Board and the Commission of Fine
20 Arts for the concept design. And, in fact, since then, just this
21 month, we received approval for the revised concept design, and
22 that's the plans that you have before you tonight. So we're here
23 with support from all of the stakeholders.

24 We are joined by members of the design and development
25 team, the University's Chief Operating Officer, Dave Green; we're

1 also joined by Gilles Stucker from the Office of the Deputy Mayor
2 for Planning and Economic Development. And the entire team is
3 here and happy to answer any questions. Thank you.

4 CHAIRMAN HOOD: Thank you, Mr. Avitabile. Who was the
5 other ANC; 3D? I must have missed that. Was it 3D you said?

6 MR. AVITABILE: Yes, 3D as well. If you recall, ANC
7 3D is the western portion of the campus, and so, since this was
8 a Campus Plan amendment, we presented it to them as well, but
9 they also are the neighborhood that's immediately sort of
10 uptrail -- upstream from our site as well, and so we worked
11 carefully with them, as well as with ANC 2E, which is the ANC in
12 which the boathouse sits.

13 CHAIRMAN HOOD: And 2E asked you not to come back.

14 MR. AVITABILE: Yes, politely, and with appreciation
15 for the many times we did go to them.

16 CHAIRMAN HOOD: Okay. That's good. I haven't heard
17 that before. That's good. I'm glad 2E asked you not to come
18 back, because they probably have other issues they need to deal
19 with. All right. My colleagues, I want to make sure I don't
20 slight them on the presentation. Does anybody want to hear more,
21 because I know the -- Okay. Vice Chair Miller, you want to hear
22 something more?

23 VICE CHAIR MILLER: I might want to just see -- I think
24 I have it in their PowerPoint presentation, but if we could just
25 see -- and for the public and again for me, even though I think

1 I have a printed copy here somewhere -- what it looks like from
2 the river. It looks like a very attractive building. I just
3 wanted everybody to be able to see the boathouse.

4 MR. AVITABILE: Certainly. Mr. Young, if you could
5 bring up the presentation please.

6 (Applicant's PowerPoint presentation shared on the
7 screen.)

8 MR. AVITABILE: We have it right there on the cover
9 page, Chairman Miller -- or Commissioner Miller. There's the
10 view of the boathouse and river. And if you flip -- I'm sorry --
11 if you could flip, oh, let's say, 20 pages or so ahead, we'll
12 get to the full renderings of the building. There we go
13 (indicating). So this is -- this is the view from the Potomac
14 River underneath the Key Bridge.

15 If you can go back one slide, that's the view sort of
16 head on, and you can see there we are. There are three townhouses
17 to our left, and then the Potomac Boat Club, and then to the far
18 left there, that's the remnant of the old Aqueduct Bridge. And
19 then if we keep going up two slides, this is now a view of the
20 bridge from Water Street, underneath the Whitehurst Freeway.
21 And, again, going forward, here's, again, a head-on view of the
22 boathouse from Water Street.

23 And one more slide please. And then that's a view sort
24 of from the other side, and you can see that's where the primary
25 entrance is into the boathouse, and you can see how we've set

1 back the building eight feet from the property line. This came
2 at the request of the Office of Planning to create some visual
3 veracity between us and our neighbor to the -- to the west.

4 VICE CHAIR MILLER: Thank you. I appreciate you
5 sharing those images this evening.

6 CHAIRMAN HOOD: Okay. Also, could the
7 representative -- I forgot exactly who was from the Deputy
8 Mayor's Office. We appreciate them coming, so we want to make
9 sure they have an opportunity to say something if they would
10 like.

11 MR. AVITABILE: So that would be Gilles Stucker. I do
12 see him in the attendee's piece of it.

13 CHAIRMAN HOOD: Okay.

14 MR. AVITABILE: There we go.

15 CHAIRMAN HOOD: Okay. Mr. Stucker, do you have anything
16 you'd like to say or are you good? If you're good, you're good.
17 If you want to -- I don't want to not have you speak, since you
18 showed up.

19 MR. STUCKER: Very briefly, Chairman Hood.

20 CHAIRMAN HOOD: Sure.

21 MR. STUCKER: Thank you for the opportunity to present
22 before the Commission. The Deputy Mayor's Office is delighted
23 to be before you today. We've been working with Georgetown and
24 the National Park Service for decades; myself, five, six years
25 with this project. We're excited to be here with a project that

1 is -- meets the community's needs, meets Georgetown's needs, the
2 Park Service, and the city's. Thank you.

3 CHAIRMAN HOOD: Thank you. And the other person is the
4 representative from Georgetown, if you want to say something.
5 Once you start these things, you got to finish them. I want to
6 make sure anybody who wants to say something, coming to the
7 hearing -- we appreciate you being here -- you have an
8 opportunity to say something now.

9 CHAIRMAN HOOD: All right. Mr. Green, you're up, if
10 you'd like to speak.

11 MR. GREEN: Thank you, Chairman Hood. Thank you, David.
12 It was said very well. I appreciate all the support; appreciate
13 the brevity of this presentation, this representation of the work
14 that's gone in; Appreciate the support of all the folks on here.
15 Just say that, you know, one of the largest programs in the
16 country, very successful, nationally-ranked programs in the
17 country, and the coach wanted me to say, among the highest
18 academically-achieving athletes on our campus and, therefore, in
19 the country. So everyone appreciates the support of this group.
20 Thank you.

21 CHAIRMAN HOOD: Okay. Anyone else that I may have left
22 out who won't be speaking?

23 (No response.)

24 CHAIRMAN HOOD: Okay. All right. Colleagues, any
25 further questions or comments? I'm looking. Vice Chair Miller,

1 | you're on mute, if you want to -- Vice Chair Miller, you're on
2 | mute.

3 | VICE CHAIR MILLER: Sorry. Sorry. I'm deferring to
4 | Commissioner Imamura.

5 | CHAIRMAN HOOD: Oh, Commissioner Imamura.

6 | COMMISSIONER IMAMURA: Well, that's very kind of you
7 | Vice Chair. Yes. Thank you, Mr. Chairman, and thank you, Vice
8 | Chair Miller. Mr. Avitabile, thank you for -- I agree with Mr.
9 | Green -- the brevity of your presentation. I am, however, a
10 | little disappointed. You didn't leave me much room to ask any
11 | questions. And I also want to compliment Mr. Kirwan on a very
12 | nice design, and so there's not much to ask about that as well.
13 | It was very thorough, complete, and, obviously, has gone through
14 | the Old Georgetown Board, CFA, so I think it's reached a nice
15 | conclusion.

16 | You might have mentioned this, Mr. Avitabile, so this
17 | is my only time for my 15 seconds here. It looks like DOEE --
18 | you did address the solar panels -- they encouraged renewable
19 | energy procurement. So I just want, for the record if, you've --
20 | if the applicant has considered that. And then the other comment
21 | they made was to, obviously, remove any gas-powered space and
22 | water heating systems, but, really, the focus was on all-
23 | electric. And so I just wanted to ask either you or Mr. Kirwan,
24 | A, if it's all-electric; B, if you've run down or run to ground
25 | the renewable energy procurement question.

1 MR. AVITABILE: Thank you. I might ask Ms. Bolino to
2 speak to that, and maybe to the University's overall efforts on
3 that regard.

4 MS. BOLINO: Yeah, sure. So just to answer quickly on
5 the heating and cooling, the building is all-electric. We will
6 have a -- storage tanks for gasoline for just the lead ships that
7 work with the row teams, but that's it. There won't be any gas
8 that's serving the building directly. That'll be a tank that
9 gets refilled. It's not connected to Washington Gas.

10 And then, for solar energy, we did pursue a solar
11 system, and OGB was actually in support of it, and I was
12 surprised. And then we went to CFA, and they did not want us to
13 pursue it any further from that. So disappointing on our end,
14 because we thought it was a really great opportunity, especially
15 because there's nobody blocking us on the south side, so we would
16 have had a lot of nice sun. But, otherwise, we are pursuing
17 several solar projects that were recently approved, actually, at
18 OGB for on campus, at Lauinger Library, Building D, the TAC
19 Building, Healey Family -- we have a lot -- Hariri. And then we
20 have two of our Capital Campus projects that are also getting
21 solar projects within the next 18 months that will be going under
22 permitting soon as well. So we are very committed to the
23 renewable energy path everywhere we can, especially if we can get
24 support, but it just wasn't in the cards here.

25 COMMISSIONER IMAMURA: Terrific. Thank you for that

1 explanation.

2 MS. BOLINO: You're welcome.

3 COMMISSIONER IMAMURA: Again, I think this is a really
4 great project. It's exciting, and, as mentioned from the
5 beginning, decades in the making. So for everybody who has worked
6 on this, including our fellow Commissioner, congratulations to
7 everybody to finally bring this across the finish line almost.
8 So, I think, you certainly have my support, and I imagine maybe
9 my fellow Commissioners, so we're almost there. I yield back.
10 Thank you, Mr. Chairman.

11 CHAIRMAN HOOD: Okay. Thank you. Any further
12 questions, colleagues, or comments anybody? Commissioner Wright.

13 VICE CHAIR MILLER: I'll go -- I'll defer to
14 Commissioner Wright.

15 CHAIRMAN HOOD: Commissioner Wright.

16 COMMISSIONER WRIGHT: I don't have any questions. I
17 just want to make the comment that this is the kind of -- I'm
18 always delighted when we have a project that comes in that has
19 been thought through so carefully, that has support from all of
20 the parties. I appreciate Georgetown in working with the
21 community and with the ANCs and with the environmental issues,
22 and, you know, really, it sounds like you've covered every base.

23 I love the design -- Hi Bill Kirwan. Great to see you,
24 and it's a really wonderful design. It sort of reminds me of,
25 you know, sort of the beginnings of the wonderful boathouses

1 along the Schuylkill in Philadelphia. And, you know, I think,
2 again, it has the potential, with the other boathouse, to, you
3 know, become a very special little place along the Potomac River.
4 So I don't have any questions. My only comment is, fantastic
5 project and congratulations to everyone who's worked on it.

6 CHAIRMAN HOOD: Okay. Any other question? Vice Chair
7 Miller, you had something?

8 VICE CHAIR MILLER: Yeah. Well, I certainly share the
9 comments of my colleagues, and that's why I wanted them to speak,
10 so I didn't have to say all the things that they said, which were
11 great. Yeah, and I especially -- I agree with Commissioner
12 Wright's comment about the Schuylkill River boathouses. You
13 know, when you take the Amtrak train up to Philadelphia or New
14 York, you see them all the time. And one of my cousins, deceased
15 now, but was a rower at UPenn, and there's a building there that's
16 dedicated by his son in his honor, so it's special, and they're
17 beautiful. They really are beautiful, and it enhances the whole
18 riverfront experience. So I'm totally supportive of the Campus
19 Plan amendment, the further processing, the special exceptions,
20 and variances that are needed here.

21 Just out of curiosity, how many students annually are
22 in the men's and women's crew programs -- rowing programs?

23 MR. AVITABILE: It varies from year to year, but
24 approximately 130 and change, so it's a sizable number of
25 students.

1 VICE CHAIR MILLER: And, as I recall from watching --
2 well, it -- and they're usually in the morning, as I recall --

3 CHAIRMAN HOOD: That's correct.

4 VICE CHAIR MILLER: -- from watching my niece when she
5 was in high school on the -- on a rowing team -- crew team. And
6 how many coaches are involved here?

7 MR. AVITABILE: That varies too. I think we estimate,
8 sort of when this is an operation, it'll be up to 14 coaches.

9 VICE CHAIR MILLER: Yeah. And you said there's no one
10 there's no on-street -- onsite parking, and you'd expect, because
11 of its proximity to the campus, that the team members would walk
12 there, but there was some reference to offsite parking for the
13 coaches and maybe in a nearby garage. Maybe Ms. Milanovich can
14 address -- has that been identified? Is that really necessary
15 even?

16 MR. AVITABILE: Yeah, I'll start, Jami, and you can
17 jump in. We -- one of the questions that came up in our
18 conversations with ANC 2E was about where the coaches would park.
19 And so, early in those conversations, we agreed that we would
20 procure parking for coaches, should they want it and need it, in
21 one of the nearby garages along Water Street and K Street.

22 VICE CHAIR MILLER: Okay. Thank you. And this -- I'm
23 sorry to prolong this, and it's not necessary for my own support
24 of this project, but the status -- and maybe our fellow
25 Commissioner Stidham would know this better. Well, let me ask

1 the applicant team, Mr. Avitabile, what's the status of the paper
2 street closing that's necessary to facilitate this?

3 MR. AVITABILE: So we've been through all of the
4 agencies. Every agency and utility is in support. NCPC is in
5 support. And Councilmember Pinto just introduced the legislation
6 last week, so it'll be heard most likely this fall, along with
7 the transfer of jurisdiction that's also needed from the Park
8 Service to the District. And then the land disposition
9 legislation was also introduced within the last two weeks. That
10 will also, knock on wood, be heard this fall as well.

11 VICE CHAIR MILLER: Yeah, I'm familiar with all those
12 types of legislation, so -- but I just didn't know where they
13 were in the process, but, like everything in DC, you got to go
14 through a lot of different reviews and approvals. We got to find
15 a way to streamline all of this. I mean, we've been trying to
16 do that in our zoning rewrite in the omnibus text, but there's a
17 lot of work to do to streamline our review and approval processes.
18 I mean, that's just on a District level. I mean, we won't have
19 any control over the federal level, and they kind of control our
20 DC level most -- a lot of the time, too, unfortunately.

21 So I just want to thank you, as my fellow Commissioners
22 did, all the community engagement, 2E, 3D, the Georgetown
23 Community Partnership, which has been a model that the -- that
24 the Chairman has cited to other universities, as how to kind of
25 work together to keep the community engaged and consulted and

1 notified. Okay. That reminds me of what's -- one other question.
2 There's the three townhomes -- single-family town homes nearby.
3 I didn't even know that. Were they notified -- consulted? Is --
4 I know you made reference to -- well, have -- what's the -- what's
5 the engagement been with them, if anything?

6 MR. AVITABILE: Yeah, we have engaged with the -- with
7 the adjacent owners. The -- two of the three are owned by the
8 same owner. They're not -- they're not living in them. The
9 owner isn't living in them as a single-family home, but we've
10 been in discussions with that owner over our project in
11 coordination with them. And, Jenna, you can correct me if I'm
12 wrong, I believe we've also, at least, reached out to the third
13 owner. You're on mute.

14 COMMISSIONER STIDHAM: You're on mute.

15 MS. BOLINO: Sorry. Yes. And I believe it's owned,
16 if I'm not mistaken, by GW, if I'm --

17 MR. AVITABILE: Once upon a time they owned it.

18 MS. BOLINO: Okay. Okay.

19 MR. AVITABILE: Yes, we have -- we have. We can confirm
20 we have.

21 MS. BOLINO: Yes.

22 CHAIRMAN HOOD: So we reached out to everyone. One of
23 the things we did is, in addition to bringing this through the
24 usual community partnership, we sort of formed a second group of
25 stakeholders, since we were down on Water Street, and worked with

1 the BID, the -- some of the people involved in sort of looking
2 at the river. We've, of course, also spoken with the Potomac
3 Boat Club, which is just on the other side of those rowhouse
4 buildings. So we've worked with everyone in the immediate area.

5 VICE CHAIR MILLER: Well, thank you for all of your
6 work at Georgetown and the applicant team on this project and
7 DMPED and the DC agencies and Commissioner Stidham, with all your
8 work over the past I don't know how many decades on this, but we
9 haven't heard from you yet, so maybe you'll speak to that.

10 COMMISSIONER STIDHAM: No, absolutely. You know, to
11 give you a little bit of context, the Park Service, working with
12 the District, came up with a plan to revitalize this whole section
13 of the waterfront, going back to the late 80's, that included
14 really the development of Georgetown Waterfront Park as sort of
15 the first piece of that; and the second piece of that being the
16 development of the non-motorized boathouse zone, which,
17 basically, picks up from 34th Street and goes upriver until you
18 hit the C and O Canal, and includes, you know, filling in those
19 spaces between the Washington Canoe Club and the Potomac Boat
20 Club, where this area once had a number of boathouses that, over
21 the years, have -- you know, no longer exist. There was the
22 Dempsey's boathouse right next to Washington Canoe Club. So
23 looking to, you know, provide that access back to the river that
24 is so essential and important to the community.

25 And to give you a sense of involvement, Commissioner

1 John Parsons was involved in this work; Commissioner May was
2 involved in this work; and I inherited it from both of them, so,
3 you know, my involvement, alone, has been at least 20 years, so
4 it's been a very long time in coming to where we are today, so
5 it's great to be here. It's a great project. It's great for
6 the community, so I'm definitely prepared to support.

7 VICE CHAIR MILLER: Well, I thank you for -- as I'm
8 sure we all do, for all of your work on it. And I think, in my
9 previous life roles on the NCPC, I may --

10 COMMISSIONER STIDHAM: Oh, for sure, yeah.

11 VICE CHAIR MILLER: -- I probably touched on this
12 project as well.

13 COMMISSIONER STIDHAM: Many times.

14 VICE CHAIR MILLER: And I didn't disclose -- I didn't
15 disclose that, and I don't even remember what exactly was before
16 us. It might have been the boathouse study or the transfers
17 or -- I don't know, but I disclose it now, and I'm not recusing
18 myself either.

19 CHAIRMAN HOOD: All right. Again, if there are no
20 other comments from my colleagues, I want to thank this whole
21 team. It really shows, when everyone works together, what outcome
22 you have, because, when I look at cases, the first thing I
23 actually start doing, I'm looking for opposition. I work from
24 opposition back. I didn't have any opposition, so I didn't have
25 anything to -- it kind of goes to what Mr. Avitabile said about

1 the ANC told not to come back. I didn't have them to go back
2 to. So this just shows me the work that you all have done. I
3 want to commend everybody who's worked on this.

4 And, before I mess it up, we're going to keep moving.
5 All right. Ms. Schellin, do we have anyone from ANC 2E? Hold
6 on. Is it 2 -- whatever the ANC is, 2E, and forgive me for not
7 remembering right off.

8 MS. SCHELLIN: Sure. I'm going to look one more time,
9 because we didn't have anyone signed up, but let me just refresh
10 it one last.

11 CHAIRMAN HOOD: It's ANC 2E. I'm sorry. Topher --
12 Commissioner Matthews. Yeah, Matthews.

13 MS. SCHELLIN: They didn't sign up, but let's see if
14 anybody is online. Sometimes they forget to sign up. I didn't
15 see anyone early.

16 CHAIRMAN HOOD: I guess if they told y'all not to come
17 back, they're not coming, so we'll just -- we'll read what they
18 have in support. I'm going ask the Vice Chair to get ready for
19 that.

20 MS. SCHELLIN: Right. I don't see anyone.

21 CHAIRMAN HOOD: Okay. All right. Ms. Schellin, do we
22 have any other -- anyone here from any other -- besides the Deputy
23 Mayor's Office, any other government agencies that -- not
24 Transportation or Office of Planning, but any other government
25 agencies?

1 MS. SCHELLIN: Yes, just those two.

2 CHAIRMAN HOOD: Okay. Let's go to Department of
3 Transportation. I think I did see Mr. Ozberk. I know he was
4 potentially not going to make it.

5 MS. SCHELLIN: He is -- he did make it.

6 CHAIRMAN HOOD: Okay. So he made.

7 MS. SCHELLIN: He did make it.

8 CHAIRMAN HOOD: Okay. Mr. Osberk, you may begin.

9 MR. OZBERK: Thank you. Can folks hear me?

10 CHAIRMAN HOOD: Yes, we can hear you.

11 MR. OZBERK: Great. Good evening, Chairman Hood,
12 members of the Commission. For the record, my name is Erkin
13 Osberk with the District Department of Transportation.

14 DDOT is supportive of the applicant's application. In
15 our July 10th, 2026 report, which is in the record, we recommended
16 approval with only one condition, to implement the Loading
17 Management Plan, as proposed in the applicant's Transportation
18 Statement, also in the record.

19 As you heard in their brief highlights presentation,
20 they have agreed to this condition with the Loading Management
21 Plan, including the zoning order. DDOT has no objection to the
22 approval of the application, and we look forward to continuing
23 to work with the applicant on finalizing their public space
24 permitting. It's really going to make a big improvement along
25 Water Street underneath the Whitehurst Freeway. Thank you, and

1 I'd be happy to answer any questions.

2 CHAIRMAN HOOD: Thank you. Mr. Ozberk. We appreciate
3 the report. Let's see if we have any questions or comments.
4 Colleagues, any questions?

5 (No response.)

6 CHAIRMAN HOOD: I'm seeing no. Okay. I'm going to ask
7 Vice Chair, do you want to thank Mr. Ozberk for his report?

8 VICE CHAIR MILLER: I was going to, but I thought I've
9 talked too much, but thank you, Mr. Ozberk, for your report.

10 MR. OZBERK: You're welcome. Thanks.

11 CHAIRMAN HOOD: Actually. Mr. Ozberk, we really want
12 to thank you as well, but I make sure the Vice Chair does it, so
13 when we have to answer to that, we're able to have our answers
14 together, so thank you, Mr. Ozberk, as well. Mr. Avitabile, you
15 have any questions for Mr. Ozberk?

16 MR. AVITABILE: No.

17 CHAIRMAN HOOD: Okay. Thank you again, Mr. Ozberk. We
18 appreciate your report. I think the Office of Planning -- Ms.
19 Schellin, I think we have Mr. Beamon.

20 MS. SCHELLIN: Correct.

21 CHAIRMAN HOOD: -- or Ms. Brown-Roberts. Okay. Mr.
22 Beamon.

23 MR. BEAMON: Thank you, Chair Hood, and good afternoon,
24 Commissioners. For the record, I'm Shepard Beamon with the DC
25 Office of Planning. And OP recommends approval of Zoning Case

1 16-18I for an amendment and further processing of the Georgetown
2 University Campus Plan to allow a non-motorized boathouse at 3500
3 Water Street Northwest. OP also recommends approval of the
4 requested special exception and variance relief to allow
5 educational use and new development in the floodplain and
6 waterfront setback, as well as the relief from the Green Area
7 Ratio requirements.

8 The Comprehensive Plan's Future Land Use Map identifies
9 the site as Parks, Recreation, and Open Space, while the
10 Generalized Policy Map identifies the site as Neighborhood
11 Conservation and Resilience Focus Areas. The proposed boathouse
12 and associated uses would not be inconsistent with either of
13 those. The proposed modifications would further citywide
14 elements related to land use, environmental protection, parks and
15 open space, educational facilities, urban design elements, as
16 well as the Near Northwest Area Element.

17 When viewed through a racial equity lens, the proposed
18 zoning action should not result in displacement of tenants or
19 residents. The proposal would not result in -- sorry. The
20 proposal would result in changes to the physical environment,
21 including public space and streetscape improvements along Water
22 Street, as well as incorporation of stormwater management where
23 there was none previously. However, we don't anticipate either
24 of those would result in negative impacts.

25 And, lastly, we find the proposal meets the zoning

1 criteria for both the special exception and variance reviews.
2 Therefore, OP supports the proposed Campus Plan amendments --
3 amendment, zoning relief, and further processing for the proposed
4 boathouse, with the conditions proposed by the applicant. Also,
5 OP would like to applaud the applicant for their continued
6 coordination with the relevant federal and District agencies, as
7 well as their public outreach to address their comments and
8 concerns. And, with that, I will conclude OP's presentation --
9 or testimony, and I'm available for any questions.

10 CHAIRMAN HOOD: Thank you, Mr. Beamon. Again, a job
11 well done. We appreciate the report. Let's see if we have any
12 questions. Colleagues -- I'm looking at my colleagues -- any
13 questions?

14 VICE CHAIR MILLER: Well, to be consistent with your
15 testimony before the Council at oversight and confirmation
16 hearings, I thank you, Mr. Beamon.

17 CHAIRMAN HOOD: Mr. Beamon, I, too, want to thank you.
18 We do a lot of thank yous, because we get accused of not thanking
19 people, so -- and I know we thank them, so we're going to make
20 sure that they know that we appreciate it. Whether you're pro
21 or con or whatever the case is, that's why we do this. We're
22 kind of making it a joke now, but it's actually very serious, so
23 thank you, Mr. Beamon. Mr. Avitabile, you have any questions?

24 MR. AVITABILE: No, sir.

25 CHAIRMAN HOOD: Okay. Again, I don't believe we have

1 Commissioner Matthews. I don't think we have him here today. If
2 we do, somebody let me know. All right. Ms. Schellin, let's go
3 to the ANC report, unless -- if the ANC person's here, Ms.
4 Schellin. If not, I'm going ask the Vice Chair to just give us
5 what the ANC has not -- if you could do that.

6 MS. SCHELLIN: Commissioner Matthews is not on.

7 CHAIRMAN HOOD: Okay. Vice Chair Miller.

8 VICE CHAIR MILLER: Okay. Thank you, Mr. Chairman.
9 Yeah, so, as previously noted by yourself and by Secretary
10 Schellin, we have exhibits in the record in support from the
11 Georgetown ANC 2E at Exhibits 5 and 9; you know, the most recent
12 letter, Exhibit 9, was dated June 3rd, 2026, from -- signed by
13 Topher Matthews, who I think is the Chair, saying that they
14 adopted a resolution, five to zero, unanimously in support of
15 this proposal. And, similarly, at Exhibit 11, from Advisory
16 Neighborhood Commission -- the nearby Advisory Neighborhood
17 Commission 3D, we have a letter dated May 6th, at Exhibit 11,
18 from Bernie Horn, the Chair of 3D, by a five-to-two-zero vote,
19 saying that they approved of this proposal.

20 CHAIRMAN HOOD: Okay. Thank you, Vice Chair. We want
21 to thank ANC 2E and 3D for all the work you do as well, so thank
22 you. Ms. Schellin, do we have anyone who's here in support,
23 opposition, or undeclared?

24 MS. SCHELLIN: No, sir. There is no one in any of the
25 three categories.

1 CHAIRMAN HOOD: Okay. Again, hats off to the applicants
2 and all those who worked on this. This truly shows, through your
3 work -- the work that you all have done, by no one having any
4 concerns and everything being in order, so, again, thank you on
5 behalf of the Commission. Mr. Avitabile, do you have any closing?

6 MR. AVITABILE: The only thing I would like to just
7 reiterate again is our appreciation on behalf of the entire
8 University team for both the Deputy Mayor for Planning and
9 Economic Development and all of their time and attention on this
10 and, of course, Commissioner Stidham and the National Park
11 Service, and, at least in my experience, Commissioner May as
12 well, who I got to work with on this. Really just appreciate
13 everyone's extensive time. This is an incredibly complex, if not
14 complicated, transaction, but we have figured out, hopefully, how
15 to make it work, and look forward to delivering the first new
16 boathouse. Thank you.

17 CHAIRMAN HOOD: Okay. It sounds good. Unless my
18 colleagues have anything else, we will close the record. Is this
19 a two-vote case, Ms. Schellin or somebody?

20 MS. SCHELLIN: One.

21 CHAIRMAN HOOD: One vote. Okay. There's no sense in
22 holding this up. Colleagues, I think this is pretty
23 straightforward. Unless you all disagree, I would like to ask
24 someone to make a motion. Who did I call -- oh, we didn't call
25 on nobody first, but I think -- who was it? Nobody? I usually

1 go by who I call on first, but, anyway, I'm going ask Commissioner
2 Imamura if he could make a motion.

3 COMMISSIONER IMAMURA: Thank you, Mr. Chairman. I'd
4 be glad to make a motion for the Zoning Commission to approve
5 Case Number 16-18I, Georgetown University and National Park
6 Service, Campus Plan amendment and further processing to allow a
7 boathouse at 3500 Water Street Northwest, Square 1179, Lots 805,
8 806, 812, and 813, to include the special exceptions -- the two
9 special exceptions and the two variances as well, and ask for a
10 second.

11 COMMISSIONER STIDHAM: Second.

12 CHAIRMAN HOOD: Okay. It's been moved and properly
13 seconded. Any further discussion?

14 (No response.)

15 CHAIRMAN HOOD: Not hearing any, Ms. Schellin, would
16 you do a roll call vote please?

17 MS. SCHELLIN: Commissioner Imamura.

18 COMMISSIONER IMAMURA: Yes.

19 MS. SCHELLIN: Commissioner Stidham.

20 COMMISSIONER STIDHAM: Yes.

21 MS. SCHELLIN: Commissioner Hood.

22 CHAIRMAN HOOD: Yes.

23 MS. SCHELLIN: Commissioner Miller.

24 VICE CHAIR MILLER: Yes.

25 MS. SCHELLIN: Commissioner Wright.

1 COMMISSIONER WRIGHT: Yes.

2 MS. SCHELLIN: So the vote is five to zero to zero to
3 approve final action in Zoning Commission Case Number 16-18I.
4 And if we could get a -- an order, I'm assuming draft, if it's
5 appropriate. They'll work with OZLD and -- in two weeks.

6 MR. AVITABILE: Certainly. And, sorry, Ms. Schellin,
7 a summary order; would that be okay?

8 MS. SCHELLIN: That's why I said if you can work with
9 OZLD. I'm asking the Commission, is that okay, a summary order?

10 CHAIRMAN HOOD: Yes, that's fine. That's good, unless
11 I hear any objections, yes.

12 MS. SCHELLIN: Okay. Thank you.

13 MR. AVITABILE: Thank you.

14 CHAIRMAN HOOD: Okay. Ms. Schellin, do we have anything
15 else?

16 MS. SCHELLIN: No, sir, not unless -- and I don't
17 believe OZLD thought a closed meeting was necessary for next
18 Thursday. Mr. Ritting, do you know otherwise?

19 CHAIRMAN HOOD: It's Ms. Lovick.

20 MS. SCHELLIN: She's on? Okay. I'm sorry. I couldn't
21 see.

22 MS. LOVICK: Hi. Yeah, I think we need a closed meeting
23 probably.

24 CHAIRMAN HOOD: So we need a closed meeting for next
25 Thursday, right?

1 MS. LOVICK: Yes, sir.

2 CHAIRMAN HOOD: So Monday we have a hearing. I'm going
3 to do it Monday, because I've been instructed by Ethics to make
4 sure I do it at the beginning of the meeting, so we have time to
5 do it on Monday.

6 MS. SCHELLIN: We do. We have a hearing on Monday.

7 MS. LOVICK: That's correct.

8 MS. SCHELLIN: That's two days' notice. We're fine.
9 Yes, I see that. Thank you.

10 CHAIRMAN HOOD: Okay. All right. So unless I'm
11 misunderstanding what I'm reading, the Zoning Commission will
12 meet again on these same platforms on this coming Monday, July
13 the 27th, Zoning Commission Case 26-05. This is the BXP 2100M,
14 LLC, voluntary design review, and we'll be on these same
15 platforms. I want to thank everyone for their participation
16 tonight and all the hard work that's been done. And, with that,
17 this hearing is adjourned. Good night.

18 (Whereupon, the above-entitled public hearing was
19 adjourned at 4:48 p.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

In the matter of: Public Hearing - Case No. 16-18I

Before: DC Zoning Commission

Date: 07-23-26

Place: Webex Videoconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Deborah B. Gauthier