ARNOLD & PORTER

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May 28, 2003

Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 02-30 (Georgetown University Boathouse Map Amendment)

Dear Ms. Mitten:

Enclosed are the items the Zoning Commission requested from the Applicant at the close of the May 19, 2003 public hearing on this case. After consultation with the Secretary of the Zoning Commission, the Applicant will submit 3-4 of the new renderings requested of the architects on May 30 or June 2. These are the view of the boathouse from behind the Capitol Crescent Trail and views and photomontage from the C & O Canal Tow Path. The Applicant will also submit a short video showing operations in the early morning within Thompson's Boathouse and carrying and launch shells on its ramp and dock. The Applicant notified the parties by telephone of this schedule.

Enclosed are the following items, arranged so that oversized items are at the end:

1. A drawing of the proposed Georgetown University boathouse looking east along the Capitol Crescent Trail, with Key Bridge in the background.

2. A National Park Service Schematic Plan of part of the Georgetown Waterfront Park, showing the reconfiguration of K Street with a turnaround under Key Bridge and public parking.

   Regarding the turnaround issue, Georgetown University will use two sizes of shuttle busses for those infrequent events that require transportation from the Main Campus to the proposed boathouse. The busses are rated to carry 28 to 32 passengers. The larger of the two busses has a turning radius of 32.5 feet. K Street, where the small shuttle busses will turn around, is approximately 47 feet wide with numerous driveways and no parking areas, thereby providing an additional 12 to 15 feet in width with ample space for these busses to turn around. In general, K Street to the west of Key Bridge carries low levels of traffic.

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Exhibit 233

ZONING COMMISSION
District of Columbia
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EXHIBIT NO.233

3. Copies of the photographs displayed at the public hearing, plus additional photographs of the Georgetown University boathouse site and surroundings.

4. A copy of part of the National Park Service's 1986 "Plan for the Georgetown Waterfront Park and C & O National Historic Place." Number 14 along the waterfront depicts the Non-Motorized Boathouse area.

5. A copy of the National Park Service's 1997 "Georgetown Waterfront Park Plan." Number 2 is again the Non-Motorized Boathouse area, and Number 8 indicates proposed parking area adjacent to Key Bridge.

6. Drawing of proposed Georgetown University boathouse side-by-side with Washington Canoe Club as viewed from the Potomac River.

7. Three elevations of proposed Georgetown University boathouse: south (from water), east and north (from Capitol Crescent Trail).

8. Site Plan (Schematic Layout Plan), including access road, dimensioned turnaround area for delivery and emergency vehicles, and landscaping. Georgetown will be happy to work with the Washington Canoe Club on the landscaping of the area between the two boathouse structures.

9. Aerial photograph showing the race courses and paddling lanes in the Potomac River and the location in the Palisades Gorge area of Georgetown's existing boathouse site.

10. Floor Plans: Ground Floor and Upper Floor, as displayed at the May 19, 2003 public hearing.

We hope that the Zoning Commission will find these exhibits worthwhile in deciding the case.

Respectfully submitted,
ARNOLD & PORTER

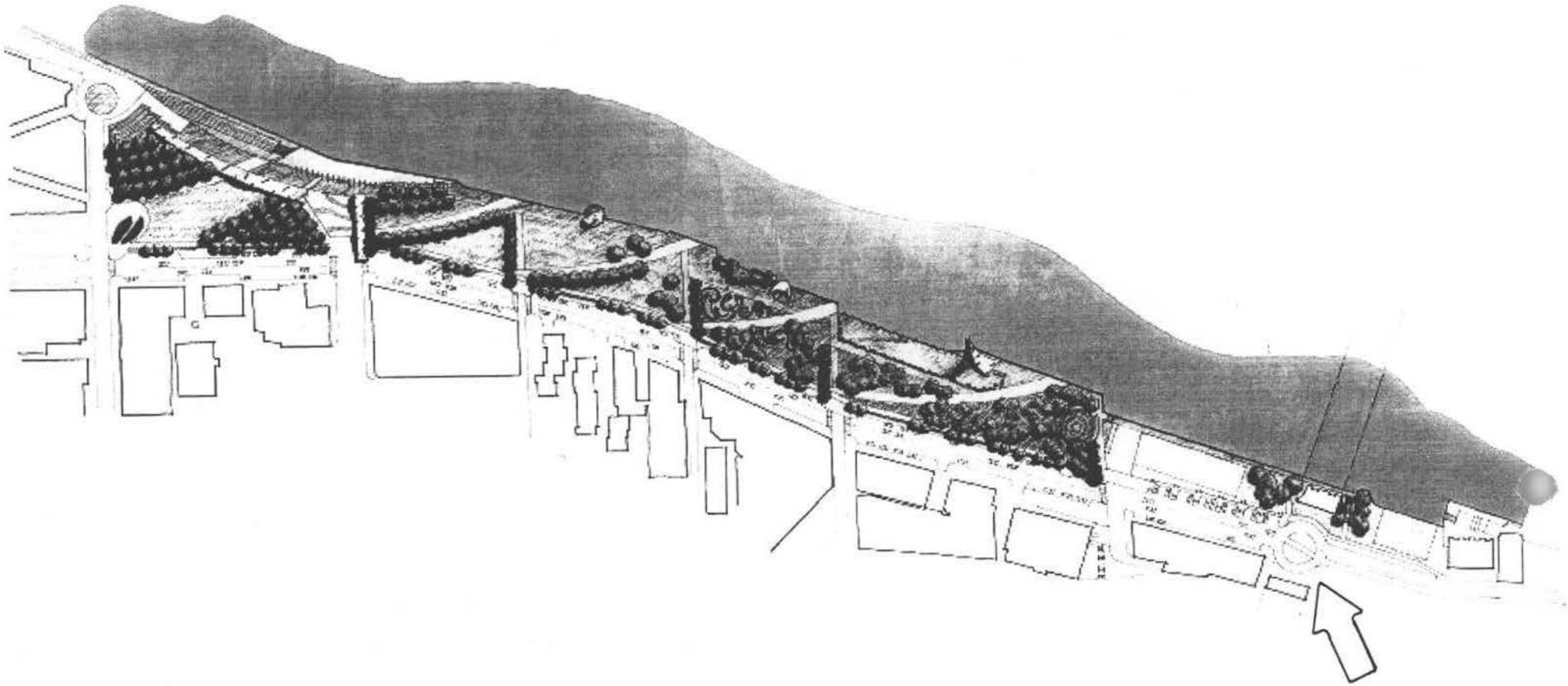
Nathan W. Gross, AICP

Cynthia A. Giordano

Cc: Advisory Neighborhood Commission 2E
Washington Canoe Club
C & O Canal Association
Coalition for the Capitol Crescent Trail



Proposed Georgetown University Boathouse
Viewed from west along Capitol Crescent Trail
with Key Bridge in the Background



National Park Service Schematic Plan showing the reconfiguration of K Street with a turnaround under Key Bridge (arrow) and public parking east of Key Bridge





Panoramic views from Canal Road towards proposed site.




Views from Canal Road towards proposed site, looking South.



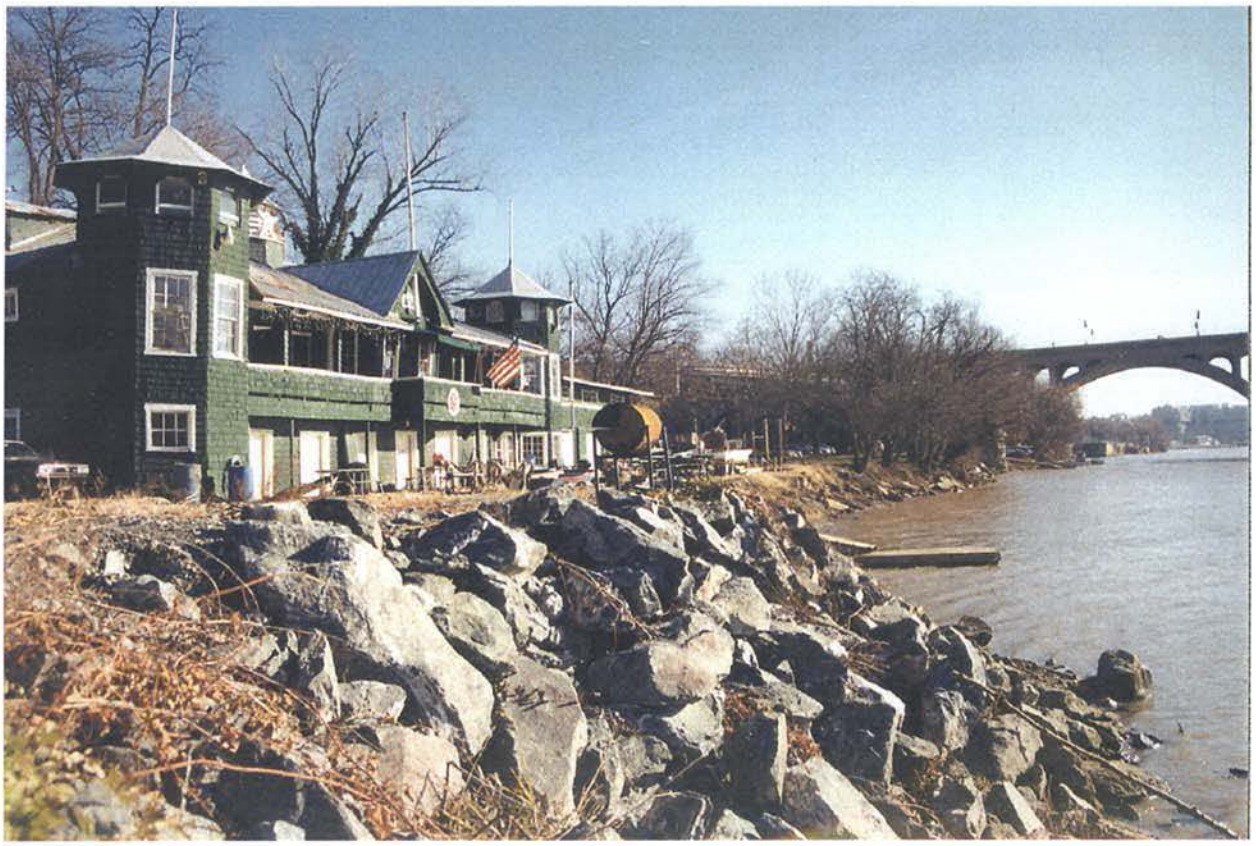

Views from C & O Canal Towpath, behind proposed site.



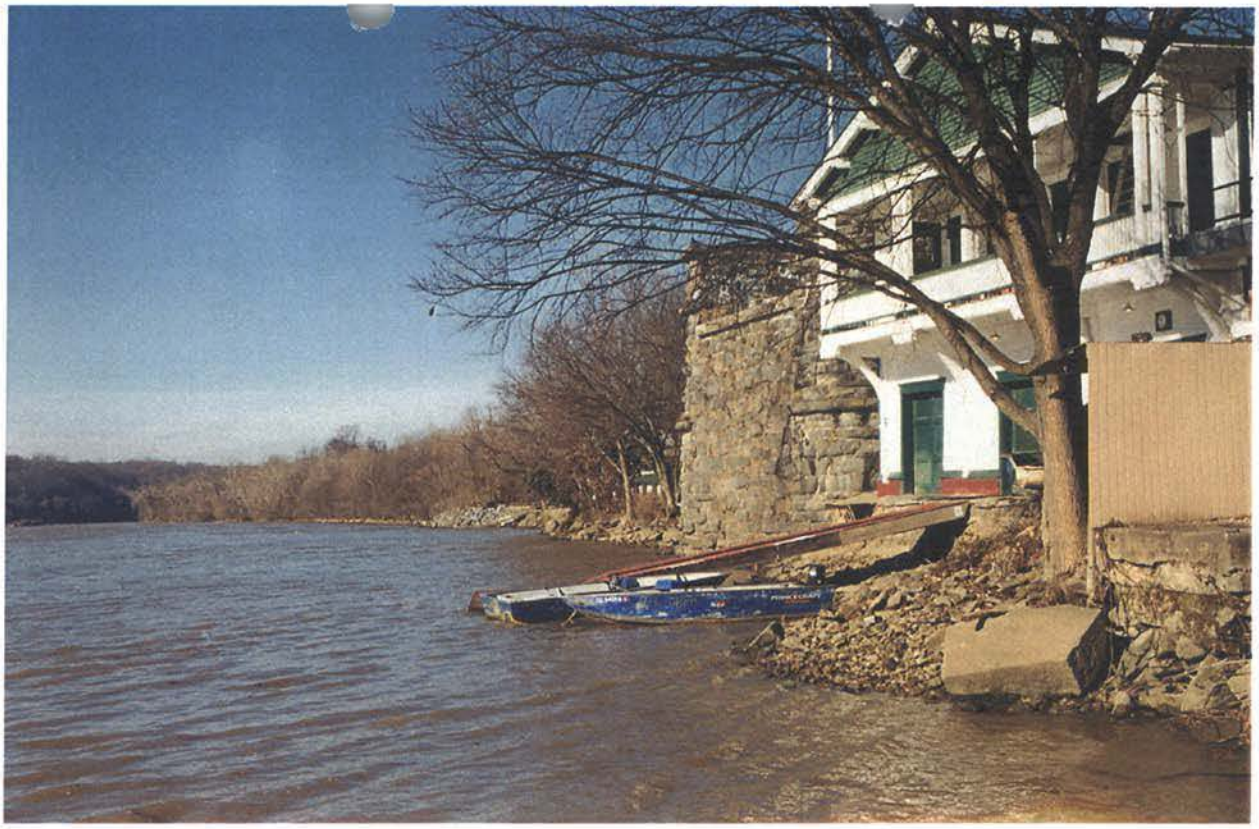
View of East Entrance to
Capital Crescent Trail.



View along proposed site shoreline, looking East.



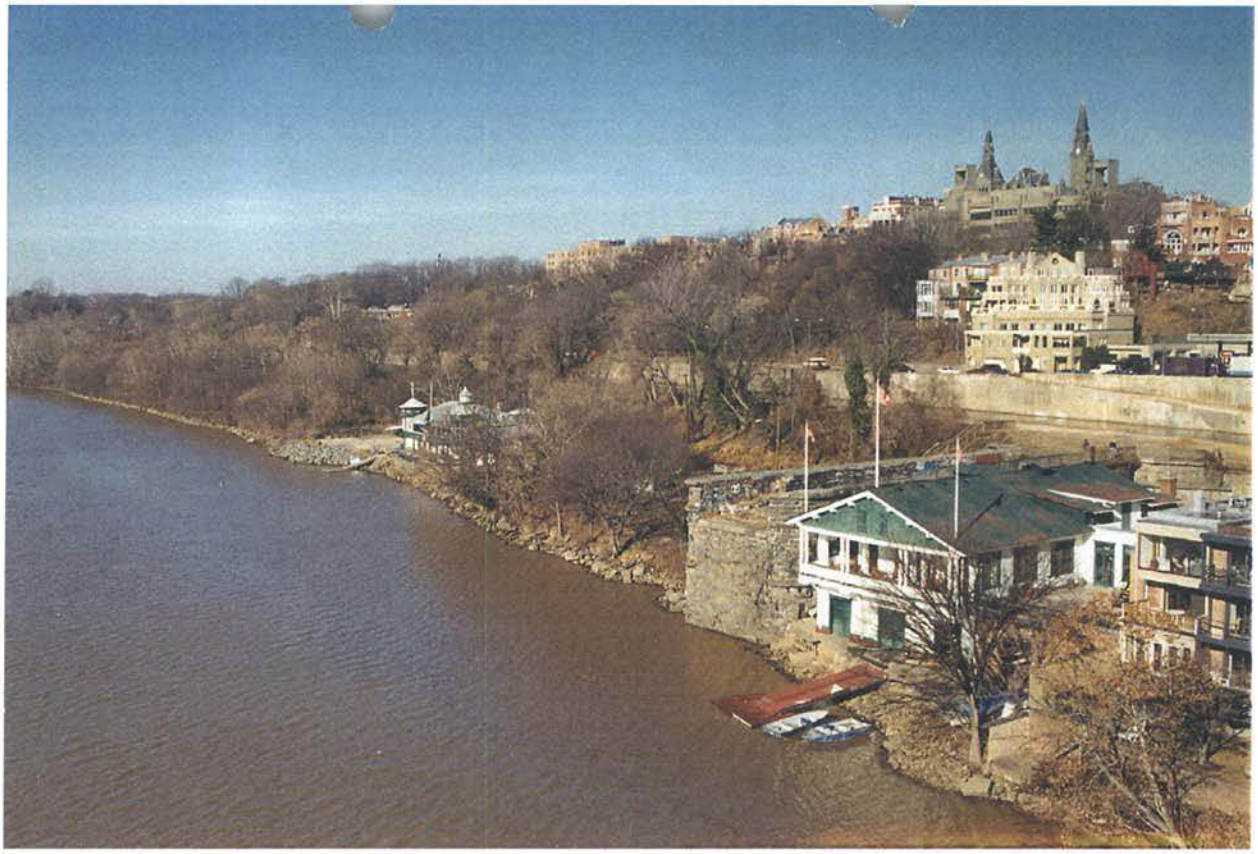
View from Southeast corner of proposed site, looking East.



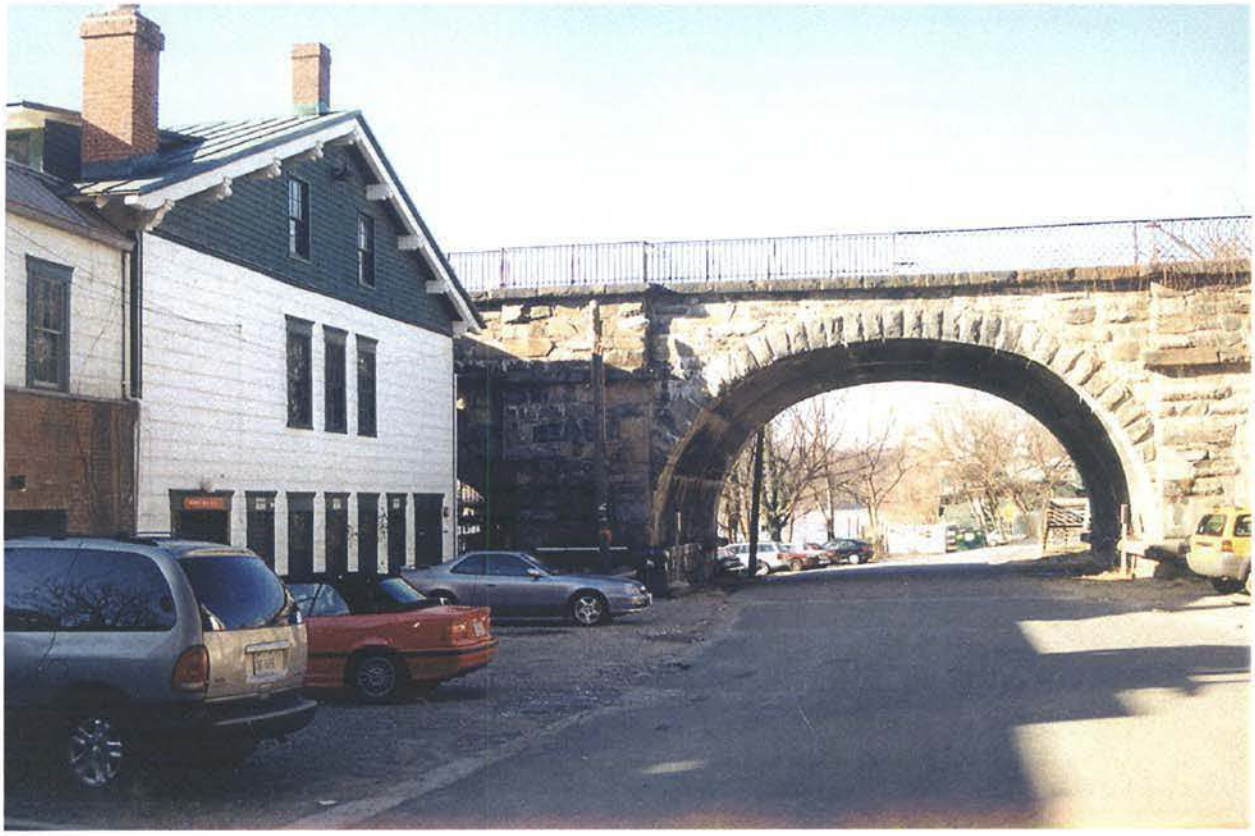
View from base of Key Bridge, looking West.



View from Capital Crescent Bicycle Trail, looking West.

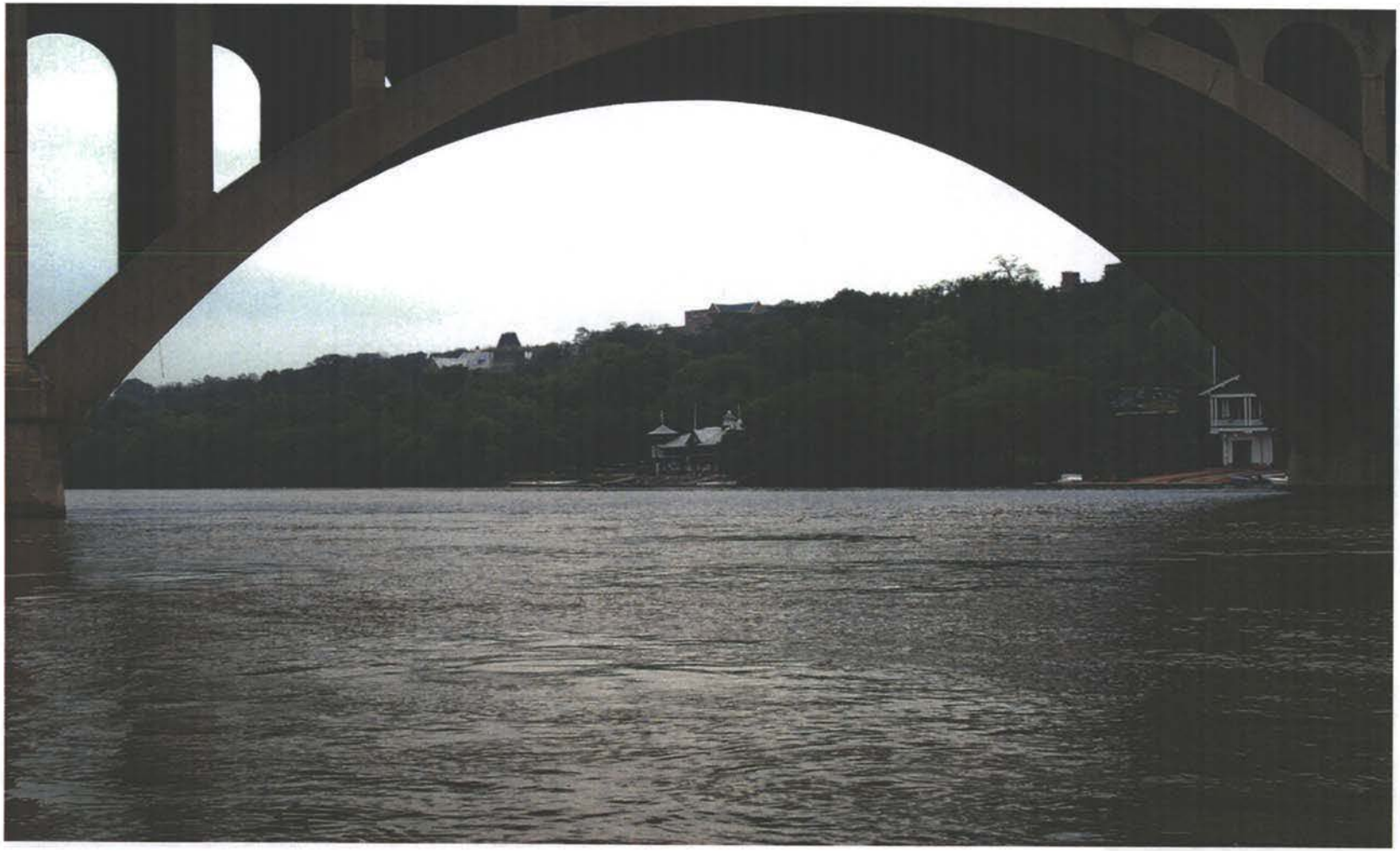


View of Potomac River front from Key Bridge.



View from Water Street, looking West.

Site (left of Washington Canoe Club) viewed through Key Bridge Arch.



East end of site from river.



Site from down river.



Site from up river showing Washington Canoe Club & G.U. buildings in background.



Site & Washington Canoe Club from up river.



View west up river from point down river of Washington Canoe Club dock. Note proposed new boathouse site is in a natural cove down the river from a point of land opposite of The Three Sisters Islands.



End of Water Street & start of Capital Crescent Trail.



Georgetown University Boathouse
Site

View from east property line along the Capital Crescent Trail.
The entrance to the proposed building will be in the center of this photo.



Future view between new proposed G.U. Boathouse & existing Washington Canoe Club Structure towards Key Bridge.



View west along C & O Canal up hill from the site.



View east along C & O Canal up hill from the site. Note the wall & structures To the north of the canal.



View east on C & O Canal uphill from the site. Note heavy vegetation between site & Tow Path.



View to site from Prospect Street on Georgetown Campus across Canal Road & C & O Canal.

