Georgetown Boathouse

Good evening, Madam Chairman and members of the Commission

I'm John Goodrow and I live at 906 Turkey Run Road in McLean, VA. I am the current President of "Friends of the Washington Canoe Club".

I would like to bring-up the following points:

(1) There appears to be some confusion about the location of the site to be zoned. The hearing notice merely identifies the site as tract 102-114. The notice is not posted on the site, but is posted on a telephone pole located about 400 feet from the site and is adjacent to a site east of WCC. One woman thought that the notice was identifying the site east of WCC as the site to be zoned. In an article of the Georgetown Current Wednesday, June 4, 2003 it was stated that the site was also located east of the W.C.C. If the notice was posted properly on the site, more park users might be here in opposition to this zoning petition. Where is tract 102-114? The requested area to be zoned for the Boathouse has grown from 1000 feet up river from the Key Bridge to about 1250 feet.

(2) The Commission's statement that maintaining the site as "unzoned" is not an appropriate legal option is disconcerting. When the site is given a zoning classification, privatization of parkland naturally occurs. When parkland is given to private interests, the people of the District lose. The National Park's land swap would violate the Public Trust. The park service should not give land to private interests, especially when the land was taken by eminent domain from private landowners. Taxpayers once owned the land now owned by GU and site 102-114. It was taken from the taxpayers by the railroad to build a rail line for the public good. When the railroad stopped using the line, the land was sold, not to the taxpayers that lost the land, but to NPS

4

ZONING COMMISSION
District of Columbia
Case No. 02-30
EXHIBIT NO. 348

holder for USA NP.

in 1990 and the remaining portion was gifted by CSX to GU in 1991. The NPS's land swap is not in the interest of the public of this nation, or of the District. The public loses. The land, which was taken from taxpayers by eminent domain, must not be put into a private holding. The swap of parkland has no demonstrable benefit to the District of Columbia. There will be ten times more District park users than Georgetown boaters affected by your decision here. To sum-up in the words of Stewart L. Udall, the secretary of the Interior under the Kennedy and Johnson administrations, in an article on the land swap on the Crystal River in Michigan, "[t]his is an attempt to set a bad policy that is not in the national interest . . . This is a sellout to a fat cat." In the same article, Michigan Democratic Congressman Bart Stupak , who stopped the swap, stated "I think it is wrong to take land held by the National Park Service and give it to a private developer.

(3) The surrounding lands and the historic WCC's building, which is on the National Registry of Historical Buildings could be seriously affected by the building of the Georgetown boathouse. This site has an 84-inch sewer, known as the Potomac Interceptor. The sewer conveys 50 million gallons of wastewater per day. The effects of even a small crack in the sewer would have devastating results. The Potomac Interceptor is already under repair in other sections and could easily be cracked during the construction of large structures, such as the extremely large Georgetown boathouse. The site was created by placing the aqueduct bridge pilings demolished in 1962 in the river bottom next to the existing shoreline. Large rocks were put on the shore and fill was put on top so as to create about an 80-feet extension of the shoreline into the river. Note the photo from 1926. The District of Columbia Water and Sewer Authority (WASA) have not seen the plans for the Georgetown boathouse and cannot estimate the number of the piles needed for the humongous structure. Because the Potomac Interceptor cannot be disturbed, an auger must be used instead of a pile driver, according to the WASA. This means that a lot of dirt will have to be removed and taken off site. Putting a

structure over the pipe is like building a house of cards on a mattress. The number of trucks needed to remove the soil will be a strain to the environment. If the river should flood during this process, we will have an environmental catastrophe. The site should have an EA with the Georgetown boathouse plan included. The EA has not been done with any structure of any size, and EIS would be good for the Historic WCC. The WASA wants the Interceptor to have two manholes for access to correct any erosion of the pipe's cement. Erosion of the pipe is now occurring upriver and repairs are being done on the sewer line. At each connecting joint of the Interceptor there will a concrete encasement. Each joint will be dug up, a concrete collar will be put around the pipe, and the dirt created by this process will have to be trucked off site. This project will also required 25,000 cu. ft. of clean dirt for back-fill that will have be to trucked in. To accommodate the many heavy trucks needed to haul dirt back and forth for the WASA project and the Boathouse, a well-engineered road will be needed. That road most likely will be constructed in a narrow space adjacent to the Historic Washington Canoe Club. This is of great concern because the vibrations from the traffic might cause serious structural damage to the Club.

If the land is not zoned to the petitioners' liking, the NPS stated that it would forgo the exchange of lands and seek an appropriation of public funds to develop tract 102-114 as a recreational boathouse, or seek a concessionaire to develop a boathouse facility on this site in order to meet the identified need of a boathouse for the surrounding high schools and universities. This would be a far better deal for all the District boaters and park users.

In summery

An EA is needed and an EIS is requested.

The impact survey of any building on Historic park or property is needed.

The beauty of the river and the surrounding parkland should not be marred by the presence of an unsettling

large boathouse

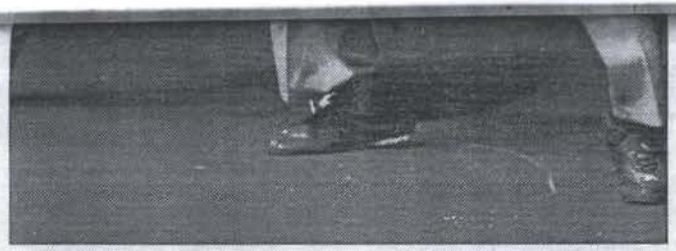






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See **911**/Page 27



Bill Petros/The Current

Renee Hutchinson, left, and Joseph Anderson, students at the Jhaolin Wi Shu Academy of Martial Arts, demonstrate the art of Kung-Fu during Sunday's 2003 World Culture Open on the campus of George Washington University.

By BETH COPE
Current Staff Writer

The D.C. Board of Zoning Adjustment postponed a vote Tuesday on the Tudor Place Foundation's request to continue operating its historic mansion as a museum. The board members called for the Georgetown museum to develop a traffic and parking management plan before they take action at next month's meeting.

Tudor Place, at 1644 31st St., is in a residential neighborhood and operating as a museum, which requires a "special exception" under zoning regulations. In bringing its request to the zoning board, the museum has tussled with some neighbors frustrated with traffic and parking problems caused by receptions, weddings and fund-raisers held on the site. The museum staff members say such special events are necessary to keep Tudor Place fiscally afloat, and they also point to the support of others in the neighborhood.

On Tuesday, board member
See **Tudor**/Page 14

INSIDE

Week

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seating at
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property
ws, Page 3.
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ceipts on
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Northwest Sports

Sidwell Friends, Princeton standout gets offer to play baseball in London league

Page 13

Index

In Your Neighborhood/8	Police Report/6
Marketplace/9	Real Estate/21
Opinion/10	Service Directory/31
Passages/15	Sports/13

us at 202-244-7223 or send e-mail to current@erols.com

ANC gives nod again to GU boathouse

Current Staff Report

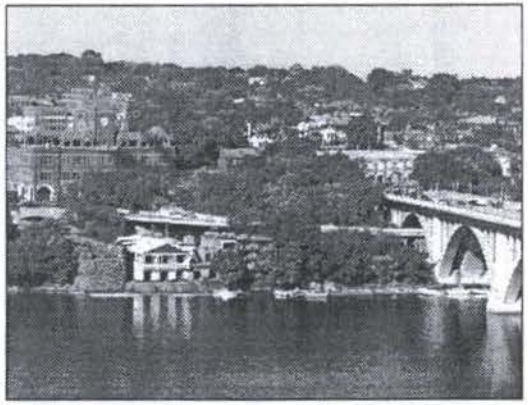
The proposed Georgetown University boathouse received unanimous "enthusiastic support" for a third time from the Georgetown advisory neighborhood commission at Tuesday's meeting.

The opponents — who had packed a Zoning Commission hearing two weeks earlier to oppose what they claimed was an oversized building eating up parkland for private convenience — did not speak at the meeting.

The Zoning Commission is scheduled to take up the university's request to zone the currently unzoned parcel on Thursday.

Alan Brangman, the university's architect, reminded the commission Tuesday that it had backed the building's design in October 2001. The Old Georgetown Board and the Commission of Fine Arts followed suit, he noted.

The parcel, which is owned by the National Park Service, is unzoned, Brangman explained, and would be traded for a parcel over a mile upriver now owned by the university and zoned for a boathouse.



Current File Photo

The university is seeking to zone land east of the Washington Canoe Club for use as a boathouse.

Brangman said that most people do not understand how a boathouse serves the oarsmen and women who race up and down the Potomac.

See **Boathouse**/Page 22

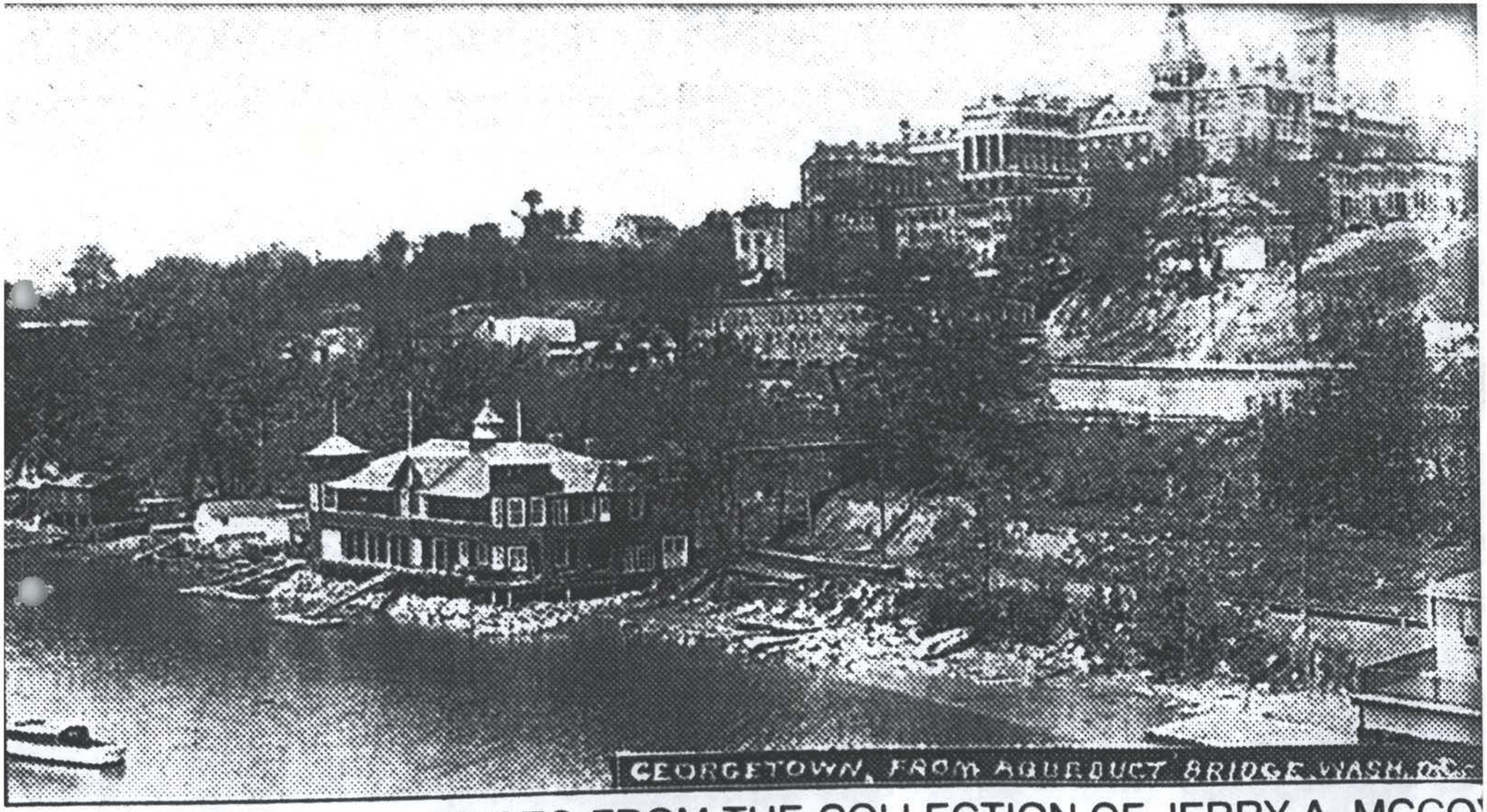


PHOTO FROM THE COLLECTION OF JERRY A. MCCO

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