Good evening. My name is Mary Garland. I reside at 1730 N. Wayne St., Arlington, Virginia. Thank you for the opportunity to testify this evening.

I have been a resident of Arlington for over 40 years, and a member of the Washington Canoe Club for over 30 years. As others have testified, the Georgetown waterfront and the Potomac River have undergone many changes in that time. As a river user, the improvements in the quality of the water are most certainly appreciated. The replacement of the rendering plant and general improvements of the K–Water Street area are recognized and appreciated as well. The plans of the Waterfront Commission to continue park development along the Potomac River in the Georgetown area are commendable.

My concerns address the scope and location of the proposed Georgetown University Boathouse. Not a Georgetown Boathouse, but Georgetown University Boathouse.

The Waterfront Park plan established a 'boathouse zone' extending to 1,100 feet west or upriver of Key Bridge. New construction was to be compatible with the existing boathouses along the river, primarily the Potomac Boat Club and the Washington Canoe Club.

The land swap agreement between Georgetown University and the National Park Service sets a 15,000 square foot building footprint for the proposed boathouse, as does the 106 agreement between National Park Service and DC SHPO (State Historic Preservation Office). Information provided concerning the zoning of Tract 102-114 shows a proposed building footprint of approximately 19,500 square feet, extending past the defined boathouse zone, exceeding the height of the Washington Canoe Club (the closest neighbor) by 25 feet, requesting a very substantial setback variance for construction, and impacting the Capital Crescent Trail and possibly the support bank of the historic C&O Canal and Towpath.

My concern is the appropriateness of this site for this building. The size of the proposed boathouse exceeds the scale of boathouses located in Philadelphia and Boston. It would be the largest boathouse on the East Coast. More importantly, this magnitude is not in keeping with the boathouses on the Georgetown waterfront.

The Environmental Assessment on the proposed land swap between Georgetown University and the National Park Service was over the suitability of the land exchange itself, and did not include an assessment of the construction of the boathouse and its accompanying docks.

The concept of the design and construction of the Georgetown University Boathouse has been reviewed and approved by several organizations, commissions, etc. It is unclear if the actual design of the boathouse, including elevations from all directions, has received the same endorsements and approvals.

The crowding problems facing the scholastic and collegiate rowers in the D.C. area are clear even to those of us who paddle rather than row—possibly a subtle difference to those not involved in the sports but of great distinction to those of us who are. It is obvious that additional boathouses are needed to alleviate this congestion and continue increased non-motorized use of this part of the river. I have no interest in the scholastic, or other, rowers being forced from the Potomac River due to lack of storage and access. I am very concerned, however, about the encroachment on undeveloped National Park land for a private boathouse and the extension of the urban aspect of the riverfront further upriver into the Palisades.

Thanks you for your time.

ZONING COMMISSION
District of Columbia
Case 02-30
Exhibit 358

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EXHIBIT NO.358