Washington Canoe Club
3700 WATER STREET, NW
WASHINGTON, D.C. 20007

5/2/2003

D.C. OFFICE OF ZONING
2003 MAY -2 PM 4:44

Director, Office of Zoning
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

REF: **Case No. 02-30 (Georgetown University & U.S. National Park Service)**

Sirs:

This letter is to notify you that as President of the Washington Canoe Club, I request "Party Status" in the matter of the GU Boathouse - Case 02-30. In the event that Party Status is denied, I wish to register as an organization, namely the Washington Canoe Club. The Washington Canoe Club was designated a District of Columbia landmark in January 1973. In March 1991, it was designated an historic building with the National Register of Historic Places, and placed on the D. C. inventory of historic sites in the United States.

(a) My name is Larry Schuette, President of Washington Canoe Club, PO BOX 25449, Washington DC, 20007. Work phone # is 202 767-6814.

(b) This request is to appear and participate as a party, and if denied Party Status to serve as a registration as an organization.

(c) I will appear as an opponent of the GU Boathouse and the effort to zone the property.

(d) I will represent myself on behalf of the Washington Canoe Club.

(e) At this time I expect to call no witness, but request 15 minutes to present the case of the WCC.

(f.1,2,3) I'm the President of the Washington Canoe Club. Founded and constructed in 1904, the WCC is located at 3700 Water Street. It is within 200' of the tract of land known as Map reference: 102-114. WCC is the only permanent structure within 1200' of the Map Reference, and thus it is logical that if any Party were granted status, it would be WCC. As mentioned previously WCC is a registered historic building, originally constructed on leased Rail Road land, and now situated within the C&O Canal Historic Park. I am the current President of the Club and I have been authorized by the Board of Governors to represent the Club.

(f.4 and synopsized testimony) The Zoning Commission Public Hearing Notice is inaccurate. Case 02-30 states in part: "The property that is the subject of this application consists of Tract 102-114. The subject property is a vacant parcel fronting on the Potomac River, approximately ¼ mile west of the Key Bridge. The subject property is approximately 440 feet in length and 94-127 feet in width." Ten percent of the property is not vacant, and has been in use and lease by WCC for 99 years. The action contemplated by the applicants is to remove from WCC use land that is not vacant, but rather is in active use.

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Exhibit 70

ZONING COMMISSION
District of Columbia
CASE NO.02-30
EXHIBIT NO.70

There is a strong possibility and probability of damage to the WCC if the zoning action is undertaken. Until additional studies are undertaken, it is requested that the land remain unzoned. The applicants agreed to undertake these studies, which to the NPS "seemed reasonable". In particular at a December meeting with GU and NPS WCC requested the following:

1) a hydrological study regarding the flow of the river at flood and the impact of the new structure on the ability of WCC to withstand a flood - which heretofore has withstood floods because of the Parkland upstream from the club,

2) an assessment of the possibly damaging increase in sedimentation of the river given the 240' length and 25' width of the proposed docks,

The NPS and GU agreed to these requests, and we anxiously await the results. The zoning and subsequent development of the Tract should not occur if the results of the hydrological study do not concur that there is no increase of flood risk to the historic WCC structure. Additionally, we relayed our concerns on the impact of construction traffic and processes upon the historic WCC Boathouse during the construction period.

Additionally, from an aesthetic perspective the proposed building is out of line with existing and proposed boathouses on the Potomac, in particular the WCC, which is situated within 100' of the proposed GU Boathouse. The proposed boathouse has a footprint of approximately 18,000 ft^2. This is substantially larger than WCC, with approximately 6-8 times the size of WCC, Potomac Boat Club, Alexandria Rowing Club or the proposed Arlington Boat House. The cost of this is an imbalanced structure that doesn't complement the shoreline, but rather dominates the shoreline so as to tie in with Georgetown University on the bluff above.

The social cost of this is incalculable. The general public, and WCC members, who flock to the C&O Canal, will find their view of Key Bridge and the scenic Potomac blocked by this monstrosity. One of the purposes of the W-O zone was to preserve river views. The 40' height allowed within the W-O zone completely removes the river view and replaces it with nearly 100 yards of roofline. Worse, because of the angle of the C&O canal the impact on hikers is much greater than the 100 yards of structure. Neither the Environmental Assessment nor the Finding of No Significant Impact (FONSI) refer to the loss of scenic view from the C&O Canal. Either of the W-1 and the W-0 zoning proposals would allow this significant view to be removed from the Public Trust.

The Capital Crescent Trail is jammed up against the structure, which will substantially block the sun, in particular during the winter months. This will increase the probability of ice on a trail that is increasingly seen and used as a valuable commuter alternative. Additionally, because of the narrow space between WCC and the C&O canal, both cars and cyclists will have to share a small tract of land. While it may be possible to separate the cars/truck traffic from the cyclists this will come at the expense placing the vehicle traffic close to the foundation of the WCC building with it's 100 year old heritage.

(f.5) As indicated, we have historically leased a portion of the land proposed in the swap, and thus no one else could be considered as impacted as the WCC.

VR & thank you very much,

L. C.

Lawrence C. Schuette
President, WCC
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