# ARNOLD & PORTER

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May 9, 2003

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

D.C. ZONING COMMISSION
2003 MAY -9 AM 10:45

Re: Zoning Commission Cases 02-30 and 02-31 (Georgetown University Boathouse)

Dear Ms. Mitten and Members of the Commission:

The Applicant in this case herewith transmits the three attached letters for inclusion in the record of the above-referenced cases and for the Zoning Commission's consideration. The first letter is from the National Park Service (NPS) to the Washington Canoe Club (WCC). The letter is in response to concerns expressed by WCC to NPS. A number of Canoe Club members and some others have submitted letters in opposition to the above-referenced cases. The letter responds in some detail to the principal concerns expressed in the letters. The Applicant will address these concerns in greater detail in its presentation at the public hearing on May 19, 2003.

The second letter is from the U.S. Army Corps of Engineers to the National Park Service, indicating that there are no jurisdictional wetlands on the Georgetown University Boathouse site. The third letter is from the Superintendent of the C & O Canal National Historic Park to Georgetown University, commenting on the preliminary design and setting forth four goals for design work related to the boathouse site.

We hope these letters will help address issues that have been raised in this case.

Sincerely,
ARNOLD & PORTER

Cynthia A. Giordano

Nathan W. Gross, AICP

ZONING COMMISSION
District of Columbia
Case 02-30
Exhibit 92



ZONING COMMISSION
District of Columbia
CASE NO.02-30
EXHIBIT NO.92

United States Department of the Interior

NATIONAL PARK SERVICE
National Capital Region
1100 Ohio Drive, S.W.
Washington, D.C. 20242

IN REPLY REFER TO

L14 (NCR-LRP)

MAY 7 2003

Mr. Lawrence C. Schuette
President, Washington Canoe Club
P.O. Box 25449
Washington, D.C. 20375

Re: Georgetown University Boathouse

Dear Mr. ~~Schuette~~ LARRY:

I apologize for the long delay in responding to your letter dated January 1, 2003. The National Park Service (NPS) would like to express our appreciation to you and your membership for meeting with us and Georgetown University to review the plans for their proposed boathouse on December 11, 2002.

We realized before the meeting that your membership might have questions about the project and it was our hope that we would have been able to answer as many of those questions as possible through such a meeting. From your letter, you have also either asked for further clarification or raised a number of issues which we will respond to under the same headings within which you raised them.

As you know Georgetown University owns land up river west of the Washington Canoe Club (WCC) which is the subject property for the exchange with the Park Service for the site adjacent to you. We deem the up river site more desirable for addition to our parkland holdings and not for development as a boathouse site. The University also holds a number of easements appurtenant to that site which we believe would be much more disruptive to the waterfront and to the Capital Crescent Trail than the site adjacent to the WCC.

**"Concerns regarding the effect of new construction to our Historic Building"**

You have raised a number of concerns related to site excavation, building foundations, construction vehicles, service roads, etc. and their potential affect on the WCC.

Unlike the Ritz Carlton project, which you may be familiar with, that has recently been completed along K/Water Street, the Georgetown Boathouse will not require deep excavation since the majority of the foundation system is slab on grade. The only portion of the project that

The dimension that the boat ramp and dock will extend into the river depicted on the drawings is approximately 70 feet rather than the 100 feet that your letter references. The University has little ability to control this dimension. It is a function of the size of the crew shells, the height of the deck grade above the water, and maximum desired slope of the access ramp to ensure that rowers would be able to manage their launches and retrieval of their shells.

In summary, we believe that this proposed boathouse will not cause or contribute to many of the issues originally outlined in your correspondence to me. We feel that the Georgetown University Boathouse will be an added value to the Potomac waterfront and will be an appropriate neighbor to the WCC for many years to come. We hope that we have addressed your concerns and look forward to your support as we move forward with this important project. I would be pleased to schedule a meeting with you and/or club members to further discuss the proposal.

Sincerely,

John G. Parsons
Associate Regional Director
Lands, Resources and Planning

cc:
Alan Brangman
Georgetown University

bcc:
NCR-Surname/File
C&O Canal – Supt. Faris
C&O Canal – K Brandt
NCR-LRP-Parsons
NCR-LRP-File
JGParsons:gdp:619-7025:May 7, 2003:WCC Response Letter v4.doc

DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203-1715

REPLY TO
ATTENTION OF

OCT 16 1995

Operations Division

Subject: CENAB(NATIONAL PARK SERVICE/D.C./JD)1995-00036-3

NATIONAL PARK SERVICE
Attn: Glenn M. DeMarr
1100 Ohio Drive, S.W.
Washington, D.C. 20242

Dear Mr. DeMarr:

This is in response to your request of 22 September 1995 for a jurisdictional determination of waters of the United States, including jurisdictional wetlands, on property adjacent to the Washington Canoe Club at 3700 K Street, N.W., on the Potomac River, Washington, D.C..

I have reviewed the information you provided and other available pertinent information concerning the site in question. A field inspection was made on 13 October 1995. The review indicates that there are no jurisdictional wetlands on the site and the Army Corps of Engineers jurisdiction is confined to that portion of the property fronting the Potomac.

Although a small area of the site is a wetland, it is not jurisdictional because the circumstances creating the wetland are not valid causes. That is, the hydrology is the result of the C&O Canal leaking and the 84 inch sewer line acting as a subsurface dam. If either condition were removed, the soil would not have sufficient hydrology to maintain the wetland.

This jurisdictional determination superceeds the one for the same parcel for Georgetown University boathouse, dated 11 Ferruary 1993 (CENAB-OP-RP-1993-00376-3). If you have any questions concerning this matter, please call me at (410)962-6002.

Sincerely,

George Harrison
Ecologist
Potomac River Basin Permit Section

# United States Department of the Interior

NATIONAL PARK SERVICE
C&O Canal National Historical Park
1850 Dual Highway, Suite 100
Hagerstown, Maryland 21740

IN REPLY REFER TO:
D18 (CHOH)

November 4, 2002

Mr. Chris Jordan
3700 O Street, NW
Basement, New South Building
Washington, D.C. 20057

Dear Mr. Jordan:

We have completed our review of your preliminary design for accommodation of the Georgetown University Boathouse along the Capital Crescent Trail. We understand the need to develop a 30-foot emergency access right-of-way and have four general goals for your design work:

- Maintain and enhance access to the Capital Crescent Trail
- Maintain, to the greatest extent possible, horizontal and vertical alignment of the Trail
- Enhance visitor safety and experience through articulation of vehicular and pedestrian circulation
- Create a sense of entry to the Capital Crescent Trail

More specifically, the National Park Service believes that two asphalt access drives, separated by a visual and slight textural buffer with sufficient stabilized turf shoulder on the boathouse side to achieve the 30-foot right-of-way, best serves park visitors and boathouse users. Alignment transitions should be more shallow/gentle than those shown. The interface with the Washington Canoe Club entrance drive, the end of K Street, and incorporation of pedestrian circulation down the stairs and from under the aqueduct should be articulated even if it is not fully constructed now. In addition, the design should show how the area can become an entry point to the Capital Crescent Trail and create a sense of arrival. This would involve the design of a small paved area to one side of the trail to include an emergency call box, water fountain, a large trail identification sign, as well as two vertical wayside panels with a locator map and area interpretive and trail etiquette information.

We are trying to locate the environmental and cultural resource compliance that was apparently done some years ago. If we can relocate that documentation and it is applicable to your current proposal and contemporary standards, we will not have to repeat those steps.

We believe it is essential that informational meetings be held with the Washington Canoe Club and the Coalition for the Capital Crescent Trail. We are pleased to provide you with these comments and are willing to meet with you directly to discuss them in more detail or assist your design team. Please contact Assistant Superintendent Kevin Brandt at (301) 714-2202 to continue your project coordination.

Sincerely,

Douglas D. Faris
Superintendent

cc:
Sally Blumenthal – NCR LRP
Lynne Wigfield – CHOH Compliance

KDBrandt:glk:F:\Users\Files\comments on G-town Boathouse 11-4-02