4000 Massachusetts Avenue, N.W., #1510
Washington, DC 20016
April 25, 2003

Ms. Carol Mitten, Chair, DC Zoning Commission
441 4th St., N.W., Suite 210
Washington, DC 20001

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Dear Ms. Mitten and District of Columbia Zoning Commission Members:

Subject: Zoning Case Numbers 02-30 and 02-31
Rezoning U.S. National River Parkland for development

The proposed Georgetown boathouse site (Tract 102-114) should **remain <u>unzoned</u>**. Neither the W-O zone nor the W-1 zone is appropriate for this undeveloped open space parkland. We should not remove open space from our Potomac River corridor bit by bit.

Furthermore, this zoning change requires a thorough review of the environmental impacts that will occur from this specific boathouse proposal on the site. **The 1995 Environmental Assessment (EA) for this project is outdated.** Regulations require the thorough review of any EIS more than 5 years old. There are many environmental impacts to address.

- The construction of a boathouse and placement of riprap along the shore will significantly alter the hydrology of the adjacent land and have serious detrimental effects on the Washington Canoe Club, a registered historical landmark.

- The chemicals that would be stored on the site would pose significant security and safety issues as well as raise environmental concerns regarding the impact of such chemicals on the Potomac River during flooding.

- Most importantly, the size of the proposed boathouse will have significant visual impact on the users of the historical C&O Canal Parkland, Capital Crescent Trail, and the river.

Please leave parkland upstream of the Washington Canoe Club as open space for future generations to enjoy.

Sincerely,

Gerardine Albers

Gerardine Albers

ZONING COMMISSION
District of Columbia
Case 02-31
Exhibit 36

ZONING COMMISSION
District of Columbia
CASE NO.02-31
EXHIBIT NO.36