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D.C. OFFICE OF ZONING
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Carol Mitten
Chairwoman
DC Zoning Commission
441 4th Street, NW
Suite 210
Washington DC 20001

Dear Chairwoman Mitten:

This letter is in regards to Zoning Tract 102-114.

As a nearby resident who utilizes the trails in this area, and as a resident who has serious concerns about the increased traffic and congestion along the M Street, Canal Road corridor, I am writing you to express my concern about the proposed private development of this tract as a private boathouse for Georgetown University.

I ask that the DC Zoning Commission zone the entire Chesapeake and Ohio Canal National Historic Park riverfront from the Key Bridge west to the District line to eliminate the possibility of any new development.

We need to protect our valuable parklands and wetlands. First, there is so little parkland left along the river that we must do all we can to conserve and preserve what is left so that future generations of Washingtonians can enjoy the outdoors and the beauty of this riverfront area. Second, increased development will not only lead to the loss of this treasured wild space, but also bring about additional congestion and environmental pressure on the remaining wild spaces surrounding the proposed boathouse and dock. Third, traffic is bad enough and will only get worse as development increases. Fourth, increased traffic and the construction will increase wear-and-tear on the surrounding infrastructure and result in substantial infrastructure replacement costs. Fifth, Georgetown University has not been a "good neighbor," based on past and on-going experiences. For instance, Georgetown University is constructing a huge parking facility and other buildings just off of Canal Road. Construction traffic has not only lead to lengthy travel delays, but also to severe deterioration of the pavement on Canal Road (and the underlying water mains). I have driven on roads in Central and Latin America that are in much better condition than Canal Road. Washington DC, in the midst of a financial crisis, cannot afford to continue to subsidize this type of purely private development. Sixth, there is no public gain in developing this beautiful space that is now used by all.

I would like to testify before the DC Zoning Commission hearing on this matter on May 19.

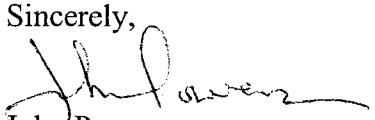
ZONING COMMISSION
District of Columbia
Case 02-30-02-31
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ZONING COMMISSION
District of Columbia
CASE NO.02-31
EXHIBIT NO.45

I ask that the DC Zoning Commission deny Georgetown University's development proposals (Cases 02-30 and 02-31) and rule that tract 102-114 be zoned to prevent any development and preserve this beautiful wild space for all.

If you have any questions, please contact me at (202) 965-2373.

Sincerely,



John Powers