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Subject: Fwd: PN 11-50: CENAB-OP-RMS(SOUTHWEST WATERFRONT, REDEVELOPMENT/THE WHARF)  
2011-00766-M07

From: Bill Trayfors <btrayfors@wdsg.com>

Date: Fri, Jul 15, 2011 3:40 pm

To: Sandi <samendola@wdsg.com>

FYI

----- Original Message -----

Subject: PN 11-50: CENAB-OP-RMS(SOUTHWEST WATERFRONT, REDEVELOPMENT/THE WHARF)  
2011-00766-M07

Date: Fri, 15 Jul 2011 15:39:33 -0400

From: Bill Trayfors <btrayfors@wdsg.com>

To: maria.teresi@usace.army.mil

RECEIVED  
U.S. OFFICE OF ZONING  
2011 JUL 18 AM 9:51

Dear Ms. Teresi,

I would like to register my concerns with the proposed plan to de-Federalize one half of the Washington Channel, and to make extensive changes to its physical layout. I am a member of Capital Yacht Club (since 1983) and am an active boater. I hold a 100-ton master's license (inland and offshore) and have been a cruising sailor for several decades.

My concerns are the following:

1. **The Existing Chart is inaccurate re: the "existing mooring field".** In fact, there is no mooring field, and yachts anchor in the Channel. I believe this has already been brought to your attention.
2. **The proposed new mooring field (2-pt mooring 30' spacing) is unworkable and dangerous.** Two-point mooring of sizable yachts in the Washington Channel with 30' spacing is asking for trouble both in terms of the difficulty of boats picking up moorings and leaving the field, and in terms of the sometimes violent weather which besets the Channel. Anchored or moored boats are much better off being able to swing to the wind.
3. **In effect, the proposal will deny visiting cruisers – U.S. and foreign – the ability to anchor in Washington near the museums and other attractions.** The newly proposed anchoring area is clearly an afterthought. It is more open to the weather, it is a long way from the available dingy docks, from the Metro, etc.
4. **The proposed public-access piers ("City Pier" and "7th St. Pier") are potentially troublesome and dangerous.** The present arrangement allows visitors to walk along the waterfront seawall all the way from the Fish Market to the outer wall of the National War College...about a mile. Fishing is very common along that seawall. The fact that the average citizen cannot "go out on the docks" is really a good thing. Docks can be dangerous for non-boaters, particularly for those who have been partying. Note that Washington Harbor, National Harbor, and Baltimore's Inner Harbor all do NOT have a public pier, i.e., a dock allowing the public to wander out over the water. In the case of the Washington Channel, public piers are just asking for trouble.

In addition to these four main concerns I would like also to register my strong disagreement with the details and thrust of the letter sent you by the Capital Yacht Club Board of Trustees (BOT) purporting to represent the view of the Club. In fact, the details of the plan have never been fully discussed with the general membership, nor has the membership had opportunity to discuss and to vote on an endorsement of the proposed plan.

The letter also included a misstatement, "anchoring in a Federal Channel is illegal". That is patently untrue. In fact, boats of all types – pleasure, commercial, fishing, etc. -- have successfully anchored in the Washington Channel for well over 100 years.

Overall, while I believe that the redevelopment of the Washington Waterfront is a good idea and will benefit many people, think that plans for the resizing and redevelopment of the Washington Channel itself are misguided and fraught with problems. The Washington Channel was authorized by the Congress in the 19th Century and has remained pretty much as originally envisaged for well over 100 years! I see no good reason to make extensive changes to that plan, especially changes which will deny access to visiting cruising boats.

ZONING COMMISSION  
District of Columbia

7/15/2011 5:05 P

CASE NO. 11-02  
EXHIBIT NO. 52

With respect and in hopes the Corps will take these views into consideration before issuing a permit,

William H. Trayfors  
Capital Yacht Club  
1000 Water Street, SW  
Washington, DC 20024

Tel: 703-838-8784 ofc  
202-374-8289 cell

A handwritten signature in dark ink, appearing to read "William H. Trayfors", with a long horizontal flourish extending to the right.

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