

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

FOR THE PURPOSE OF
CONSIDERING THE FOLLOWING:

Georgetown University and U.S. Case No. 02-30
National Park Service - Map
Amendment

Thursday,
June 19, 2003

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 02-30 by
the District of Columbia Zoning Commission convened at
6:30 p.m. in the Office of Zoning Hearing Room at 441
4th Street, Northwest, Washington, D.C., Anthony Hood,
Vice Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY HOOD	Vice Chairperson
JAMES HANNAHAM	Commissioner
PETER MAY	Commissioner

COMMISSION STAFF PRESENT:

Sharon Sanchez
Alberto Bastida

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Georgetown University Boathouse:

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P-R-O-C-E-E-D-I-N-G-S

(6:41 p.m.)

1
2
3 VICE CHAIRPERSON HOOD: I'm going to ask
4 that we all come to order.

5 First of all, let me say good evening. We
6 are reconvening Zoning Commission Case Number 02-30,
7 the Georgetown Boathouse.

8 Joining me are Commissioner Hannaham and
9 Commissioner May. Chair Mitten will be reading the
10 record and will be voting when we finalize the case.
11 And as everyone is already clear -- knows that
12 Commissioner Parsons has recused himself.

13 Staff, do we have any preliminary matters?

14 MR. BASTIDA: Mr. Chairman, staff has no
15 preliminary matters. Thank you.

16 VICE CHAIRPERSON HOOD: Let me just say
17 we're going to pick right up where we left off. I've
18 asked that the clock be set for a one-minute time
19 ending, so when you hear the one-minute sound go off
20 the first time get ready to close out, because when
21 the second one cuts off I'm going to ask that you stop
22 immediately.

23 We have a number of people who want to
24 finish -- continue to testify, and I'm going to ask
25 that we be courteous, because if you look around the

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1 room when you're up here testifying, I'd like for you
2 to think about those who are sitting here who also
3 want to be heard.

4 I have clear instructions from the
5 Chairperson to finish this tonight, so we're going to
6 make sure we finish. And we're going to finish in a
7 timely manner.

8 We're going to continue right with the
9 persons in opposition, and I'm going to ask that Mr.
10 Jonathan West, Pope Barrow, and Ms. Barbara Zartman
11 come to the front, if they are present. Jonathan West
12 -- okay, you have to come to the mike. Okay.
13 Jonathan West, Pope Barrow, and Barbara Zartman.
14 Okay. I don't see Mr. West, and I don't see Ms.
15 Zartman.

16 And if I call your name and it doesn't
17 sound like your name, it probably is your name, so
18 just come forward.

19 (Laughter.)

20 Carol A. Linden -- Carl A. Linden, Faith
21 Wheeler -- and I guess we can get four at the table --
22 Carl Linden?

23 MR. LINDEN: Yes.

24 VICE CHAIRPERSON HOOD: Faith Wheeler.
25 Faith Wheeler? Robert Johnston and Thomas West. Is

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1 Thomas West present? Mr. West? Amber Jones. Amber
2 Jones? Ms. Jones is coming. Okay. We finally have a
3 full table. I thought we were going to get finished
4 even earlier.

5 I'm going to ask Mr. Barrow to start. And
6 actually, I'm going to ask that you start in the order
7 in which you came up.

8 Thank you.

9 Yes, just push the button. Right. You
10 can see it.

11 MR. BARROW: Can I provide copies of my
12 written testimony to --

13 VICE CHAIRPERSON HOOD: You can pass that
14 in to staff.

15 MR. BARROW: Okay.

16 VICE CHAIRPERSON HOOD: If you'd get
17 someone else to pass that in for you. Okay. Thank
18 you.

19 MR. BARROW: Thank you for the opportunity
20 to present testimony on this proposal to build a
21 boathouse. I'm a canoeist, bicyclist, and a D.C.
22 resident and voter. My address is 816 E Street, S.E.

23 I'm strongly opposed to the Georgetown
24 University Boathouse proposal and to the rezoning of
25 land that's necessary to build this boathouse. There

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1 are many reasons to be opposed to this oversized and
2 poorly situated structure. Most of these have been
3 well articulated in previous meetings, so I'll just
4 focus on one that I don't think has been adequately
5 considered at this point.

6 This facility -- and I'm reluctant to call
7 it a boathouse, since it contains so many things other
8 than boats -- rowing tanks, training facilities, fund-
9 raising cocktail lounges, and so forth -- is in the
10 wrong location. It should be located downstream of
11 the Washington Canoe Club, not upstream, in an area
12 that presently contains vegetation and streamside
13 habitat.

14 Construction will present a serious threat
15 to the physical stability of the historic old
16 Washington Canoe Club Building. Both the pier and the
17 placement of hard structural surface upstream will
18 cause changes in the water flow during flood events,
19 increase erosion and sediment patterns downstream in
20 this project.

21 The historic structure of the Washington
22 Canoe Club, which has withstood flooding for many
23 decades, would suddenly become vulnerable to
24 devastating flood damage during high water occasions.

25 Right now, trees, underbrush, and poor

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1 soil upstream protect the Canoe Club. Replacing this
2 environment with a hard surface of asphalt, bricks,
3 concrete, and piers, will alter the flow of the river
4 in flood stages in many ways, all devastating to the
5 Canoe Club.

6 There will be nothing upstream to absorb
7 the impact of flood waters and protect the Canoe Club
8 as presently exists. Without the existing vegetative
9 and soil barrier, the club will wind up sitting in a
10 gigantic whirlpool of flood water filled with trees
11 and debris until it is ultimately battered to pieces.

12 For anyone who has ever seen the
13 irresistible power of the Potomac River in flood, this
14 is not an idle concern.

15 Secondly, building anything in a location
16 that replaces streamside vegetation with bricks,
17 concrete, and manmade structures, will always have a
18 negative effect on the river environment and water
19 quality, and eventually on the Chesapeake Bay.

20 The negative effects of allowing
21 structures, and even farm animals, in this zone has
22 been recognized for a long time. That's the reason
23 the Federal Government, the State of Maryland, and
24 other agencies are willing to pay farmers to fence
25 their streams, to keep their cows and horses out of

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1 this kind of zone.

2 Under the Conservation Reserve Program,
3 for example, the Department of Agriculture actually
4 pays landowners to fence these kinds of areas off and
5 put trees and brush in these zones.

6 So with one hand the government pays
7 people to stay out of the river bank and streamside
8 areas, and keep buildings and domestic animals out of
9 there, and plant vegetation, and with the other hand
10 this Commission may allow Georgetown to do just
11 exactly the opposite.

12 It's no wonder people find our government
13 policies so confusing.

14 I urge the Commission to protect the
15 public interest by rejecting this zoning variance
16 request. Georgetown should build this facility in one
17 of the already devegetated areas downstream.

18 Thank you for the opportunity to present this
19 testimony.

20 VICE CHAIRPERSON HOOD: Thank you, Mr.
21 Barrow.

22 I'm going to ask staff if we can make sure
23 that we get the -- we want to start off right. The
24 first warning sound went off. The second one --
25 again, I want to make sure they conclude. It didn't

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1 go off, but I want to make sure, so that we can hear
2 from everyone tonight, and we can finish.

3 So I don't know if it's working correctly,
4 or let me know and we will monitor -- I'm going to ask
5 you to help me monitor time.

6 MS. SCHELIN: I think at this point we
7 either get a buzzer for the one-minute warning or
8 either we get one when it's over. So we can't -- it's
9 not going to buzz twice for some reason.

10 VICE CHAIRPERSON HOOD: It doesn't -- it's
11 not doing both. Okay. I'll tell you what, let's keep
12 the one-minute warning. And I'll just be the buzzer.
13 So forgive me up front for being rude. I'll be the
14 last buzzer.

15 MR. BARROW: Did I go over? I thought
16 I --

17 VICE CHAIRPERSON HOOD: Yes, you went
18 over. But that's our fault.

19 MR. BARROW: Sorry about that. I didn't
20 hear any second buzzer.

21 VICE CHAIRPERSON HOOD: That's fine.
22 Okay. Thank you, Mr. Barrow. You just keep your
23 seat.

24 I'm going to ask the next person, Carl
25 Linden.

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1 MR. LINDEN: Yes. All right. I'll read
2 this quickly. I've traveled the towpath over many
3 years, enjoying the scenic beauty of the Canal River.
4 I've walked all the way down from Cumberland to
5 Georgetown three times.

6 A culminating moment comes when you leave
7 the canal's natural surroundings and round the last
8 big curve of the towpath, and you see the traffic
9 light there at the intersection with Foxhall and
10 Canal. As you proceed a bit further, a splendid view
11 of the river and the arches of Key Bridge opens up on
12 your right heralding the approach of the nation's
13 capital.

14 The Key Bridge is the worthy replacement
15 of the Alexandria aqueduct that once came into view at
16 about the same location as canal boatmen when they
17 finished their journey from Cumberland. This classic
18 view of the river and the Key Bridge, which all the
19 many walkers, joggers, and hikers now enjoy is to be
20 obstructed by a behemoth of a boathouse, whose peaked
21 roofs rise above the towpath and block the view.

22 The result will be nothing less than a
23 scenic larceny stolen from our C&O Canal National
24 Historical Park, and the many citizens who travel the
25 towpath. The university's writeup on the boathouse

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1 boasts of the view of the river and the Key Bridge
2 that students, parents, and alumni of Georgetown will
3 enjoy through the boathouse's picture windows.

4 Yes, but at our park's and the public's --
5 at the public's expense. Our C&O Canal National
6 Historical Park was designed to protect all of the
7 scenic treasures along the whole length of the canal
8 and river. The Park Service fails in its manifest
9 duty when it is ready to yield up such treasures for
10 private enjoyment of the view, and at the public's
11 cost.

12 This is the core issue before us. The
13 boathouse project, if realized, invades our vulnerable
14 public park land. How can a Park Service
15 representative dare say that this is but a tiny piece
16 of our 185-mile park, of no consequence? Not only
17 does it set a bad precedent, allowing the taking of
18 park land for private use, it also runs counter to the
19 long-term park policy of land acquisition along the
20 narrow ribbon of canal right-of-way to provide a
21 buffer of protection against the very kind of
22 encroachment the boathouse plan exemplifies.

23 What was the university thinking when this
24 massive four-story boathouse was designed, and then to
25 be wedged into the narrow strip of park land between

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1 the Crescent Trail and the C&O Canal on the one side
2 and the Potomac shoreline on the other. Further, it
3 invades park land not only at a point of very
4 constricted land access, but a poor point of access to
5 the river close by the rocky shallows of the Three
6 Sisters outcroppings.

7 The real solution is clear: prevent the
8 loss of park land and the obstruction of the grand
9 view from the Canal Historical Park by locating the
10 boathouse site in the section the NPS is reserving for
11 water activities between Key Bridge and 34th Street.

12 If necessary, the Park Service could
13 extend this section a bit to accommodate the
14 Georgetown Boathouse. Access to the river is far
15 better in this section of riverfront, and the view,
16 incidentally, superb.

17 VICE CHAIRPERSON HOOD: Thank you. Good
18 timing.

19 Next? Mr. Johnston?

20 MR. JOHNSTON: I'd like to begin with --
21 my name is Robert Johnston. I'd like to begin with a
22 quote from the National Park Service's web page on the
23 C&O Canal. "Many of the park's three million annual
24 visitors come here to enjoy the outdoors access to the
25 river, hike, and bike, jog, ride horses, and observe

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1 wildlife. The natural resources of the park provide
2 scenery and backdrop to our daily lives."

3 The scenery and backdrop to our daily
4 lives. For three million visitors, the entrance to
5 the park will be forever altered if the proposed
6 Georgetown University Boathouse is built on the
7 rezoned park land. The scenery and backdrop of our
8 daily lives will become a 60-foot high, 300-foot long
9 building that obstructs views from Washington of the
10 river and dominates the view from the Virginia side to
11 the District.

12 How could such a fitting error occur? To
13 find that answer, I went to the Commission of Fine
14 Arts, and to the Advisory Council on Historic
15 Preservation. Size restrictions and more thought on
16 the impact of any boathouse construction on this
17 property was more deeply considered in 1997 and 1998
18 when a memorandum of agreement was assigned by the C&O
19 Canal National Historical Park, the Advisory Council
20 on Historic Preservation, National Capital Region, the
21 National Park Service, and the State Historic
22 Preservation Officer.

23 They agreed -- and it's stipulated -- that
24 the boathouse facility's footprint or aggregate
25 footprints are not more than 15,000 square feet for a

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1 building raising no more than 40 feet above the grade.

2 A copy of this agreement is attached to my testimony.

3 This building that is proposed is a
4 violation of this agreement. It does not meet the
5 stipulations. It is over twice the size that was
6 agreed upon.

7 Who loses because of this carelessness?
8 Well, is it the Georgetown crew, which clearly does
9 need a boathouse? Is it the high school rowers, which
10 will be displaced? Is it the Washington Canoe Club
11 with over 100 years of historic and distinguished
12 participation in paddle sports?

13 They all lose, but so does the public, and
14 the public becomes the biggest loser in this area.

15 The District's gateway to the Potomac
16 River gorge will become another overdeveloped area. A
17 view of the Potomac River from the towpath and the
18 Capital Crescent Trail -- gone. Future users of the
19 towpath and the trail will be greeted by blocked river
20 views, increased asphalt, and service vehicles.

21 And without an accurate environmental
22 impact statement, because we now know there is none,
23 it is not possible to determine what additional damage
24 will occur under this proposed building.

25 Finally, I simply must mention that there

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1 is no firm parking or traffic plan in place.

2 VICE CHAIRPERSON HOOD: Excuse me. Thank
3 you, Mr. Johnston.

4 Ms. Amber Jones?

5 MS. JONES: Amber Jones, 816 E Street,
6 S.E.

7 Thank you for your attention to this
8 request. The following are factors I hope you will
9 consider.

10 Open space -- the federal, state, and D.C.
11 city governments have worked hard to preserve green
12 space and undeveloped riverfront in this area with
13 parks and other public uses. These include the C&O
14 Canal Historic Park, Roosevelt Island, and Anacostia
15 Park. Using part of this space for a private
16 boathouse and exercise facility is not in keeping with
17 these efforts. Instead, it would destroy open space
18 that has been deliberately preserved.

19 Ecosystem impact -- the environmental
20 assessment found that this land includes trees,
21 vegetation, and wetlands. These provide wildlife
22 habitat, control flooding, reduce water pollution, and
23 prevent shoreline erosion. This land contains grasses
24 and bushes used as nesting sites and food. There are
25 always birds in the trees and ducks in the shallows.

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1 The vegetation and wetlands absorb flood
2 waters and reduce water flow along the banks.
3 Streamlining the land with a building, manicured land,
4 and pavement would increase water flow and threaten
5 buildings downstream.

6 The vegetation and wetlands catch and
7 filter pollutants washed down the hill from Georgetown
8 and Canal Road. Cut grass and pavement would mean
9 more of these pollutants flow into the river.

10 Traffic congestion -- a major drawback
11 would be increased traffic and congestion on K Street.

12 Although Georgetown students may walk or bicycle to
13 the boathouse, visitors would arrive by road to watch
14 and compete in races. There is no place under the Key
15 Bridge to park buses and boat trailers while
16 unloading, nor to turn them around.

17 Crowded boating areas -- I am one of the
18 many casual boaters on the Potomac River who has
19 learned to stay out of the way of the competitive
20 boaters. The Three Sisters Islands is a favorite
21 destination.

22 As long as Georgetown practices downstream
23 of the Key Bridge, and the Washington Canoe Club
24 practices upstream, there is plenty of room for all of
25 us. But if both teams end up north of the Key Bridge,

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1 I'm concerned that casual boaters will be completely
2 displaced from that section of the river.

3 Georgetown said that its practices are
4 limited to early morning hours. Well, I only paddle
5 after work and on weekends, and I have encountered
6 them several times.

7 Views -- vegetation is more attractive
8 than a large building. The boathouse would dwarf
9 other buildings next-door and tower over people using
10 the trails and river. The size appears to be partly
11 due to the exercise room and rowing tank, which could
12 be sited on campus.

13 The worst part might be that users of the
14 river and trail would be subjected to views of people
15 exercising in what is essentially a glass front gym.

16 Environmental assessment -- the EA was
17 prepared eight years ago. During that time,
18 vegetation and wildlife have increased, use of the
19 hiking and biking trails have increased, and the river
20 has experience several large floods. I am concerned
21 that the analysis of the site is outdated.

22 An environmental assessment is supposed to
23 address both environmental impacts and social and
24 economic issues, such as open space, public use,
25 parking, traffic, and impact on historic structures.

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1 The environmental assessment does not do this.

2 Thank you.

3 VICE CHAIRPERSON HOOD: Thank you.

4 Colleagues, do we have any questions of
5 this panel?

6 Commissioner May?

7 COMMISSIONER MAY: Yes. Mr. Barrow, you
8 raised questions with regard to the effect of the
9 boathouse on flood waters and how that would have some
10 damaging effect on the Washington Canoe Club. And I'm
11 just wondering what your particular expertise is in
12 that area that allows you to make that statement, or
13 did you consult with people who could tell you that,
14 in fact, it would have this effect based on the
15 design? Or is it simply your opinion?

16 MR. BARROW: Well, it's my opinion based
17 on 25 years of kayaking the Potomac River, including
18 being on the water in high flood periods and rescuing
19 people on the water and being there to see what the
20 river does at high flow conditions.

21 COMMISSIONER MAY: Okay. But you're not
22 --

23 MR. BARROW: My first experience with a
24 flood was the Agnes flood many years ago, and I can
25 tell you that vegetation -- you can see it. It

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1 provides enormous protection for any of the structures
2 downstream.

3 COMMISSIONER MAY: Okay.

4 MR. BARROW: I mean, it's not rocket
5 science. Anybody can see it with their own eyes.

6 COMMISSIONER MAY: Okay. And I have to
7 say that some of your comments about the inconsistency
8 of allowing this and making it parallel with fencing
9 off farm animals, it doesn't make sense to me. I'm
10 wondering --

11 MR. BARROW: What I'm talking about is if
12 the Federal Government and the state governments are
13 making big efforts to keep vegetation in streamside
14 areas because that vegetation has a protective and
15 cleansing effect on the waterways and the Chesapeake
16 Bay downstream, what sense does it make for the
17 government to come in and then say, "Oh, no. Well,
18 forget that now. With the Zoning Commission, we're
19 going to put buildings in there instead."

20 You know, that's not providing the kind of
21 protection for this -- the waters of the Potomac and
22 the streamside areas that give you the environmental
23 protection that the Chesapeake Bay needs and river
24 areas downstream. That's the connection I'm making.

25 COMMISSIONER MAY: Okay. Thank you for

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1 clarifying that.

2 MS. JONES: May I address the flooding
3 question?

4 COMMISSIONER MAY: Sure.

5 MS. JONES: Pardon me for stepping in.
6 I've worked as a writer for many years on
7 environmental issues. The Corps of Engineers has more
8 or less reversed a previous policy whereby it used for
9 flood control measures seawalls and concrete banks,
10 and so forth, and is now returning lands to their
11 natural state with wetlands and vegetation in order to
12 absorb flood waters.

13 This is a big issue along the Mississippi
14 River, and they're finding this new method to be very
15 successful. Or I should say old method.

16 COMMISSIONER MAY: Okay. Thank you.

17 VICE CHAIRPERSON HOOD: Any other
18 questions? Commissioner Hannaham?

19 COMMISSIONER HANNAHAM: I've just seen for
20 the first time I believe the agreement that one of you
21 gentleman mentioned between the Park Service and
22 several other parties, the Advisory Council on
23 Historic Preservation, forwarding a memorandum of
24 agreement which includes virtually all of the parties,
25 including Park Service.

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1 And there's a stipulation here that says
2 that the footprint, the facilities footprint, or
3 aggregate footprints are not more than 15,000 square
4 feet for a building rising no more than 40 feet above
5 grade. And then there are other consequences to this
6 that all of the parties, you know, signatories here
7 seem to be principals from all of these organizations.

8 And this dates back to 1997.

9 I'm just curious as to how this fits. I
10 mean, what happened? There are provisions in this
11 agreement for the parties to make adjustments.

12 MR. JOHNSTON: I think clearly when this
13 -- I'm sorry. Are you asking me the question?

14 COMMISSIONER HANNAHAM: It was you who
15 brought --

16 MR. JOHNSTON: Yes. I really -- I can't
17 explain where the additional 15,000 square feet came
18 in the intervening six or seven years, because clearly
19 when this agreement was written there was thought to
20 the effect of a boathouse on this property, and they
21 had considered the Washington Canoe Club and other
22 places.

23 The decision to add an additional 15,000
24 square feet in additional height is something really
25 that only Georgetown can answer. I mean, I really do

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1 not have the answer, and it's not in the files of the
2 Advisory Council on Historic Preservation. They have
3 no drawings for the proposed boathouse in their files.

4 COMMISSIONER HANNAHAM: Okay. And the
5 parties to this agreement are the Superintendent of
6 C&O Canal, National Park, Historical Park, the
7 Regional Director of National Park Service, National
8 Capital Region, the State Historic Preservation Office
9 for the District of Columbia, and the Executive Office
10 of the Advisory Council on Historic Preservation.

11 MR. JOHNSTON: That's correct.

12 COMMISSIONER HANNAHAM: I'm curious as to
13 what the gap is in between and how the adjustment came
14 about, and the fact that this agreement exists.

15 MR. JOHNSON: As I said, I really can't
16 answer that question. You would have to talk to them.

17 COMMISSIONER HANNAHAM: We'll make further
18 inquiries, then.

19 Mr. Chairman, thank you.

20 VICE CHAIRPERSON HOOD: Good. Thank you.

21 Let me think -- oh, excuse me. It's been
22 a while since I did this. Does the applicant have any
23 cross examination?

24 Okay. Let me go down my list here. Mr.
25 Bill Starrels from the ANC. Please -- hold your seats

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1 for a second, please. Let me find out who is here,
2 just do attendance. Mr. Starrels from the ANC. Is
3 Mr. Starrels present? Okay. Thank you. Do we know
4 whether or not he's coming. Okay.

5 Mr. Schuete, do you have any cross
6 examination of this panel?

7 MR. SCHUETE: No, sir. Thank you.

8 VICE CHAIRPERSON HOOD: Okay. Mr. Mopsig?

9 MR. MOPSIG: No, thank you.

10 VICE CHAIRPERSON HOOD: And Mr. Ernie
11 Brooks? Mr. Brooks?

12 MR. BROOKS: No, thank you.

13 VICE CHAIRPERSON HOOD: No cross? Okay.

14 Thank you for your testimony.

15 Next we're going to have Ms. Barbara
16 Zartman, Mr. Herb Howell, and this next one I can't
17 really make out, but it looks like Paige Bayno or
18 Paige Bayne. And forgive me if I destroyed your name.

19 Is Mr. Howell here? Mr. Herb Howell?
20 Paige Bayno -- is Paige Bayno here? Mr. Bill Caspar?

21 Come forward. The last name is spelled Wetchman, W-
22 E-T-C-H-M-A-N, first name looks like Susie. Have a
23 seat.

24 Okay. Could you come to the mike and tell
25 me -- if this will help me further, get along a little

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1 faster.

2 MR. SCHUETE: Yes. I'm sorry, sir. Susan
3 Welchman will not be speaking.

4 VICE CHAIRPERSON HOOD: Okay. She will
5 not be speaking. Maybe it will be easier if I just
6 ask who is going to be speaking. No, I'm just --

7 (Laughter.)

8 Let me ask everyone who has testified
9 prior, and those who will be testifying in the future,
10 and those now, make sure that we get the cards -- the
11 two cards to the Court Reporter, so we can have an
12 accurate accounting.

13 Okay. Let me see who else we can get to
14 join us at the table. Mr. Michael Harbold? Okay,
15 come forward. Ariel Farrar-Wellman. Do we have four
16 at the table? Ms. Zartman will be getting five
17 minutes.

18 And, Ms. Zartman, if you could begin.

19 MS. ZARTMAN: Thank you, Mr. Chairman.

20 My name is Barbara Zartman, and I'm here
21 representing the Committee of 100 on the Federal City,
22 whose vice chairman I have the pleasure to be, and I
23 also chair the Zoning Subcommittee.

24 As we commented in the rulemaking case for
25 waterfront open space, the committee had real concerns

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1 about the original proposal to create this zoning
2 window applicable to the Potomac and Anacostia
3 waterfronts -- concerns about height, about
4 development on both sides of the water's edge, about
5 vague descriptions of special exception uses and
6 others.

7 This case is the first test of the new
8 zoning classification. And especially in light of the
9 plans to build additional boathouses in the immediate
10 area, we believe it's very important to get it right
11 even if it takes a little more time.

12 The loss of river access in front of all
13 boathouses built or to be built on the waterfront is a
14 tremendous loss to the public and defeats the oft-
15 repeated goal of assuring pedestrian access and the
16 commitment to protect and expand open space.

17 Seeing the river from the rump end of a
18 row of boathouses is not what most people have in mind
19 when they think river promenade. This particular
20 proposal before you tonight emphasizes the concerns we
21 had -- 300 feet of the shoreline would be unavailable
22 to the public, a 40-foot structure would block views
23 of the Potomac from important park areas, and large
24 docks would affect the public's use of the river.

25 Despite all of the testimony in this case,

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1 there are still many unanswered questions. Are there
2 limitations on social or developmental uses of the
3 facility? The only evidence in the file is the
4 suggestion from GU to NPS that it has no intention to
5 use this attractive athletic facility sitting on a
6 precious and beautifully visible site on the Potomac
7 for social purposes.

8 Will the NPS prohibition on consumption of
9 alcohol on NPS property be vacated with the title
10 transfer? Nothing in the proposal before you limits
11 such activity in any way.

12 Georgetown has recently proposed moving
13 development social activities that used to be housed
14 within the campus to a small group of townhouses on
15 the very eastern edge of its campus -- 100 events each
16 year in a residential area. Could or will some of
17 them be moved onto the river property?

18 The observations of how attractive the
19 facility is must be examined. Surely Steve Muse has
20 designed a beautiful facility, but that should not be
21 the end of the discussion. These concept drawings in
22 no way guarantee what will be built once title passes,
23 and they cannot, of course, constitute a justification
24 for zoning relief.

25 Nonetheless, to address the design we have

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1 all run afoul of changes made ostensibly in the name
2 of value engineering, which has come to mean cost-
3 cutting and the elimination of amenities, quality
4 materials, fenestration elements, and the like.

5 And sometimes there are outright decisions
6 to build other than what has been approved. And worst
7 of all, the four words "our needs have changed."

8 I hate even to contemplate the thought,
9 but there's no guarantee that the architect who
10 prepares a concept design will be the architect who
11 completes a project. NPS offers assurances that it
12 will hold easements to limit disappointments, but the
13 Park Service is poorly positioned to deal with
14 enforcement matters.

15 As to the zoning provisions particularly,
16 we cannot seriously consider the circular logic
17 suggested by the applicant through counsel. The WO
18 provision was created with this site in mind. Its
19 details are very specifically related to the
20 boathouse, though it would now be applicable more
21 broadly.

22 But we should not be asked to find that
23 the boathouse meets the test of consistency with the
24 zoning regulations when these are the very zoning
25 regulations written to accommodate it. As to the

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1 variance, we cannot see how this self-imposed hardship
2 can meet the test for a variance.

3 In New York, we had a shorthand parlance.

4 You can't buy a hardship. Surely the dimensions of
5 the property were and are known to the applicants.
6 The university is not being compelled to gain title to
7 this property. Indeed, Georgetown's architect has
8 frequently been quoted as saying they could build the
9 property on their own parcel farther upriver.

10 I'd like to make a couple of suggestions,
11 because we question whether the applicant has met its
12 burden of demonstrating it is unlikely to become
13 objectionable for nearby properties. Is the absence
14 of parking on the site -- and there is a communication
15 from NPS indicating there will be 100-car public
16 parking lot under the Whitehurst. We have seen no
17 inclusion of that in the work for this park.

18 Have they met the -- have the applicants
19 met the burden of demonstrating that denial of public
20 access in order to assure private access is unlikely
21 to become objectionable? Many of those giving
22 testimony appear to have already voiced their
23 objections.

24 We would suggest that the size of the
25 facility be reduced, the need to have the rowing tank

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1 unique within the region by the testimony of
2 Georgetown zone expert, cannot be considered
3 essential, with other amendments to the building
4 volume, elimination of the tank, and reestablish some
5 of the view sheds.

6 I have four other suggestions if you would
7 like to hear them.

8 VICE CHAIRPERSON HOOD: Ms. Zartman, I can
9 tell you that I'm looking through your -- we have your
10 testimony in our hand. I think you have some good
11 things in here. I would ask that you end now, because
12 I want to make sure that we're fair to everyone else.

13 But we have it, because I have a question for you
14 after -- on your testimony.

15 MS. ZARTMAN: Very well. Thank you.

16 VICE CHAIRPERSON HOOD: So next I'm going
17 to ask Mr. Caspar.

18 MR. CASPAR: My name is Bill Caspar, and
19 I'm a -- I was born and raised in Palisades. I still
20 live there. I was born in Georgetown Hospital, and I
21 am currently the Vice President of the Washington
22 Canoe Club.

23 I'd like to touch on something that hasn't
24 really been mentioned, and that's ethics. And I'd
25 like each of you to kind of imagine yourselves

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1 landowners on a ridge, and you overlook a valley and a
2 river, and your family has enjoyed this for decades.

3 And then a big powerful university buys
4 all the land in between your property and the river,
5 and they build, you know, gargantuan structures. You
6 can no longer see the valley or the river. That's the
7 case of the Georgetown Boathouse.

8 And, you know, it's perfectly legal what
9 they did, but it is also 100 percent unethical. And
10 basically, you know, ethics is doing what's right.
11 And, you know, everyone in this room I really feel
12 that they know the boathouse doesn't belong on that
13 plot of land. And I say that because it's just common
14 sense.

15 You know, would you build your house, you
16 know, on top of a sewer pipe? On a plot of land
17 that's too small, you know, on a -- very poor access?

18 I mean, there's a dozen more reasons. I don't want
19 to, you know, repeat, you know, the things that people
20 have said. But would you build your house there? You
21 know, it's in a flood plain. You know, I highly doubt
22 it.

23 And, actually, I'd like to address a
24 question that you had, Mr. Hood. The first night you
25 were wondering why all of a sudden, you know, you were

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1 getting, you know, opposition to this at such a -- you
2 know, last minute. And basically, the reason for that
3 is, you know, Georgetown misrepresented the size of
4 the boathouse.

5 You know, we were all dumb-founded when we
6 found out how large it was going to be. And plus the
7 magnitude of the entire project. And, you know,
8 that's the reason, you know, for all of the last-
9 minute opposition.

10 Basically, you know, I support a
11 Georgetown Boathouse, but not in that location. It
12 should be downriver. I'd be glad to speak in support
13 of that and would do so if that was to come about.

14 You know, there are far too many questions
15 that are unanswered for this project to continue.
16 And, you know, I feel like it's up to the Zoning Board
17 to uphold some sort of ethical values and, you know,
18 make a precedent of this case.

19 VICE CHAIRPERSON HOOD: Okay. Okay.

20 MR. CASPAR: Thank you.

21 VICE CHAIRPERSON HOOD: Okay. Thank you.

22 Next, Mr. Harbold.

23 MR. HARBOLD: Yes, sir. My name is
24 Michael Harbold. I live at 4424 P Street, N.W. I
25 currently am one of the volunteer coaches at

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1 Washington Canoe Club. In addition, I'm the commodore
2 of the Canoe Club, which basically means that I get to
3 fix all the broken equipment.

4 What I'd like to do is turn your attention
5 to this brief presentation I have about the Canoe Club
6 and some of the impact, as well as the solution, to
7 our current problem. As you know, the Washington
8 Canoe Club was founded in 1904. It's also credited
9 with starting the Olympic sport of canoe-kayak in
10 1924.

11 Here is a picture of the first Olympians
12 and also our club. I'm sorry, that was very quick.
13 Our club members have been on almost every Olympic
14 team since then. As you see, we go through 1964,
15 1968, 1972, 1976, 1980, 1984, 1988 -- and that's my
16 name, by the way -- 1992, my name again --

17 (Laughter.)

18 -- and then, finally, in 1996. And what
19 makes Washington Canoe Club sell is the water. And
20 that's our club right there, as it stands, about maybe
21 a year ago.

22 It's calm and out of the main channel of
23 where the rowers train. As you see in this diagram,
24 we have the rowers' course. This is the upstream lane
25 for them. Here we have the downstream lane, and

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1 clearly defined is our 500-meter course as well as the
2 start for the 200 and the 1,000-meter course.

3 In addition, on this drawing I have the
4 Georgetown Boathouse proposed site as well as their
5 docks. This is all to scale. I used some software
6 provided by the Geological Survey.

7 Again, here is another illustration of
8 what I just said. Potomac River Safety Committee,
9 which is a committee that helps pick out safety rules
10 for the Potomac, has clearly defined the rowing and
11 canoe-kayak lanes on the Potomac.

12 In its handout, it shows here on the
13 bottom right-hand side -- it says, "Note: The D.C.
14 shore from the Washington Canoe Club to the Hens and
15 Chickens is reserved for paddlers and kayakers.
16 Shells should follow the traffic pattern," which again
17 is clearly shown.

18 The users of the agree -- or the users of
19 the area agree to the local practices, and that's the
20 Safety Committee. It's composed of Georgetown, George
21 Washington, Potomac Boat Club, Thompson's Boat Center,
22 the Washington Canoe Club, and also some other
23 individuals.

24 My name is on there as well as Tony
25 Johnson's and a few others that are a little difficult

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1 to see right now. But, again, it says the river and
2 traffic patterns, "Paddlers are asked to use the river
3 closest to the D.C. shore from Keebler's to Fletcher's
4 Cove, and to use the prescribed traffic patterns
5 downstream."

6 Okay. He's another illustration of what's
7 going on currently. Upstream of the club it says
8 that, "Crews must be aware that the river area 250
9 meters from the D.C. shore is used by, and the domain
10 of, canoes and kayaks." This is from the Potomac Boat
11 Club website.

12 VICE CHAIRPERSON HOOD: Okay.

13 MR. HARBOLD: I have more information that
14 might be significant to this.

15 VICE CHAIRPERSON HOOD: I don't know how
16 you -- maybe you can make a presentation, or copies of
17 it, and submit that to us --

18 MR. HARBOLD: Okay.

19 VICE CHAIRPERSON HOOD: -- to the record.

20 MR. HARBOLD: To me, though, the most
21 important thing to recognize --

22 VICE CHAIRPERSON HOOD: Let me just cut
23 you off, because -- let me be the rude -- I'm going to
24 be the rude one this evening, because I'm doing that
25 with everybody.

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1 MR. HARBOLD: Okay. May I say just one --

2 VICE CHAIRPERSON HOOD: No.

3 MR. HARBOLD: -- last thing?

4 (Laughter.)

5 VICE CHAIRPERSON HOOD: No. If I start it
6 now --

7 MR. HARBOLD: Thank you.

8 VICE CHAIRPERSON HOOD: -- we'll be back
9 here. But believe me, when you submit it, like -- as
10 I stated earlier, we will take consideration of your
11 submittal. So we ask that you do that.

12 MR. HARBOLD: Thank you.

13 VICE CHAIRPERSON HOOD: Okay. Thank you.

14 Ms. Wellman?

15 MS. FARRAR-WELLMAN: My name is Ariel
16 Farrar-Wellman. I live at 4452 Reservoir Road,
17 Washington, D.C., which is just upstream of where the
18 Washington Canoe Club and the proposed boat club are
19 going to be located.

20 I am a kayaker at the Washington Canoe
21 Club. Like all other kayakers and canoers and
22 recreational paddlers, my training will suffer from
23 the proposed GU Boathouse. This is a very personal
24 issue for me. I have paddled competitively for seven
25 years and raced at six national championships. And

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1 this year I'm training for a chance to compete at
2 Junior Worlds in Komatsu, Japan.

3 While training on the river, which I do
4 twice every day, there is a constant fear of the
5 enormous crew boats. A crew boat -- a Crew Eight is
6 60 feet long, while a single kayak, which is the boat
7 that we use most frequently, is only 17 feet long.
8 The crew boats are much less maneuverable than the
9 kayaks. Thus, when they stray onto our course, which
10 does happen, the paddlers are put in danger. A
11 collision is far more detrimental to a kayaker than a
12 rower, being much lighter and smaller.

13 Not only the boats themselves but their
14 wakes are detrimental to sprint kayaks and canoe
15 training. The many launches and large eights that
16 create wake in this non-wake zone make flatwater
17 racing difficult and cause people to fall into the
18 water very frequently.

19 I understand that the high schools and the
20 university students need their own space to train and
21 keep their boats. I understand it all too well,
22 considering if the boathouse is built it will be in
23 direct conflict to all other forms of non-motorized
24 boat activity, including my training.

25 I do not understand why they should have

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1 the right to label rowing superior to kayaking.
2 Unfortunately, the Washington Canoe Club is the only
3 competitive sprint kayak and canoe team within 200
4 miles. This makes it all the more important to
5 protect Virginia, Maryland, and D.C. residents' only
6 access to the Olympic sports of flatwater kayak and
7 canoe.

8 Please protect -- please choose to protect
9 these wonderful sports, which deserve an equal chance
10 to flourish.

11 VICE CHAIRPERSON HOOD: You still have a
12 minute. That was your warning.

13 MS. FARRAR-WELLMAN: Yes. No, it's okay.
14 I'm done.

15 VICE CHAIRPERSON HOOD: Okay. Good.
16 Thank you. Thank you.

17 Colleagues, any questions of this panel?
18 No questions? I have a few.

19 Commissioner May?

20 COMMISSIONER MAY: I would like to see
21 that slide again that had the aerial view with the
22 different courses laid out on it.

23 MR. HARBOLD: Yes, sir. Is this the view
24 you were asking for?

25 COMMISSIONER MAY: Yes, I think so.

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1 MR. HARBOLD: Okay. Would you like that
2 larger, sir?

3 COMMISSIONER MAY: If you would, please.

4 MR. HARBOLD: One moment.

5 COMMISSIONER MAY: That's very difficult
6 to see anyway.

7 MR. HARBOLD: I understand. Let me --
8 I'll just run through very quickly. I'm sorry.

9 COMMISSIONER MAY: That's okay. We're
10 getting all of it.

11 MR. HARBOLD: Okay. Now, this is the
12 course that was prescribed by the Potomac River Safety
13 Committee, and --

14 COMMISSIONER MAY: I'm sorry, but I need
15 to ask a really stupid question.

16 MR. HARBOLD: Yes, I'm sorry.

17 COMMISSIONER MAY: A rower is a crew boat,
18 right?

19 MR. HARBOLD: Yes, sir. Yes, sir.

20 COMMISSIONER MAY: Okay. And then, what
21 are the -- okay, so the crew boats are going upstream
22 there.

23 MR. HARBOLD: Yes, sir.

24 COMMISSIONER MAY: Downstream there.

25 MR. HARBOLD: Yes.

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1 COMMISSIONER MAY: And is that the same
2 one that was shown in their aerial view?

3 MR. HARBOLD: It was a little squished, I
4 would say. It was similar. These --

5 COMMISSIONER MAY: Okay.

6 MR. HARBOLD: You know, in my opinion,
7 these are very accurate.

8 COMMISSIONER MAY: Okay. And you're going
9 to submit this for the record?

10 MR. HARBOLD: Yes, sir, I would like to.

11 COMMISSIONER MAY: Okay. Because then
12 we'll be able to look at them side by side. Then,
13 what's the rest of that? We're seeing --

14 MR. HARBOLD: Okay. The area here, this
15 yellow area that you see here, is our 500-meter
16 course. And the standard lane size is nine meters
17 wide by nine lanes, so that's the minimum size, and
18 that's exactly where we're at right now. It's 81
19 meters. The maximum size is 13.5 meters.

20 So we are currently at our minimum width
21 to accommodate the rowers and their needs to have a
22 safe area to travel upstream.

23 The biggest issue with rowing and kayaking
24 is that we face in opposite directions as we're moving
25 forward. Rowers face backwards, and we face forwards.

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1 So there is a huge potential for collisions. If you
2 have a boat that's traveling forward -- say if a
3 rowing shell is traveling forward and it's behind a
4 kayak as we're both traveling upstream, the chance for
5 collision is very great, because we cannot see each
6 other at all. That is why the Potomac River Safety
7 Committee has defined these areas quite specifically.

8 COMMISSIONER MAY: Okay. And so how much
9 is the overlap of their dock and your course?

10 MR. HARBOLD: Their dock looks like it
11 comes in about maybe 10 feet or so, but that in itself
12 pretty much takes away the entire racecourse, because
13 what's going to happen -- and I have a future slide to
14 show you the traffic pattern that I foresee happening.

15 Would you be willing to look at that?

16 COMMISSIONER MAY: If you're going to
17 submit it for the record, then we'll just look at that
18 one.

19 MR. HARBOLD: Okay. But what's going to
20 happen is the rowers at Georgetown University are
21 going to be sitting here. They're going to need to
22 leave and come into this area and continue upstream.
23 When they come in, they're going to have to come into
24 this area and then park.

25 What's going to happen is this entire area

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1 here is going to be nullified for use. It's also
2 going to become quite a dangerous area. It'll be like
3 the mixing bowl, except the bus drivers will be facing
4 backwards and the car drivers will be facing forwards.

5 So it --

6 (Laughter.)

7 COMMISSIONER MAY: Okay. Thank you very
8 much.

9 I'd like to ask -- I'm sorry, I didn't get
10 everybody's name. Bill Caspar, right?

11 MR. CASPAR: Yes, sir.

12 COMMISSIONER MAY: Okay. You raised the
13 -- or you made the statement that one of the reasons
14 why the opposition came up most recently, or why we're
15 -- this is a rising tide of opposition, has to do with
16 the fact that you feel you were deceived about the
17 size of the boathouse.

18 MR. CASPAR: That's correct.

19 COMMISSIONER MAY: Okay. The size of the
20 boathouse -- I mean, I -- even if that -- regardless
21 of whether or not that is -- well, regardless of that
22 assertion, I guess what I'm -- I look at this, and I
23 think, well, there's always been a conflict between
24 their activity and your activity, based on this plan.

25 Why was it that before when the boathouse was smaller

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1 this traffic was not a problem then?

2 MR. CASPAR: Well, actually, I'm not that
3 familiar with the traffic patterns, like Mike is.

4 COMMISSIONER MAY: Okay.

5 MR. CASPAR: You know, he's on the river
6 more than I am. What I do is I basically maintain the
7 building. I get on the water, you know, when I can.
8 So probably not even -- less than a year ago, you
9 know, when Georgetown started to move forward with
10 this, you know, we were really unaware of the size of
11 the boathouse. You know, they --

12 COMMISSIONER MAY: Okay. Well, you made
13 that point. I'm just wondering why, you know --

14 MR. CASPAR: Well, I mean, I wasn't --

15 COMMISSIONER MAY: -- the boats didn't
16 change size. It's just the boathouse may have.

17 Then, I'll ask Mr. Harbold. I mean, did
18 you have an issue with this boathouse from the very
19 beginning?

20 MR. HARBOLD: Yes, sir.

21 COMMISSIONER MAY: Because of the traffic?

22 MR. HARBOLD: Yes, sir. My primary
23 concern is that of the athletes and the people who use
24 the water for racing and --

25 COMMISSIONER MAY: No. I understand what

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1 your concern is, but I'm just wondering why, again, if
2 the issue -- if this traffic issue existed all along,
3 why is it that it is only surfacing now?

4 MR. HARBOLD: Well --

5 COMMISSIONER MAY: I hate using these
6 water puns over and over again, but --

7 (Laughter.)

8 MR. HARBOLD: I think it's because
9 Georgetown has not given us a forum to express this.
10 This is the first public forum that we've had as a
11 group. There has never been a public forum.

12 COMMISSIONER MAY: This has been going on
13 for how many years? Ten years?

14 MR. HARBOLD: And they've never brought it
15 forward to the Zoning Commission.

16 COMMISSIONER MAY: And there's never been
17 a forum for this?

18 MR. HARBOLD: I'm sorry, sir?

19 COMMISSIONER MAY: And there's never been
20 a forum for this in 10 years, or whatever?

21 MR. HARBOLD: Not that I have been aware
22 of. I know that the ANC has approved it, and I know
23 that the Fine Arts Commission has approved something.
24 But they've never seen any plans.

25 There has never been an invitation put out

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1 to the members of Georgetown University to come and
2 speak where it seemed like there would be any impact.

3 This is the first opportunity that I feel that I have
4 been able to make a difference in this. Every time we
5 speak to Georgetown, which is I think three times now,
6 we've raised these issues. And the pat response is,
7 "Well, we'll deal with it. We'll put some buoys out
8 there, and that will be fixed."

9 COMMISSIONER MAY: Well, I trust that as a
10 result of your testimony that they'll probably have
11 some response and explanation of how they think this
12 will actually work very well.

13 MR. HARBOLD: Well, I hope so, sir. And I
14 think that, you know, the Rivers and Harbors Act of
15 1899 has quite a bit of bearing on this subject
16 itself. And the Corps of Engineers would also need to
17 be consulted prior to any installation of a dock or
18 weir or any type of thing in that water at all.

19 COMMISSIONER MAY: Okay. Well, we'll let
20 them handle that one.

21 MR. HARBOLD: Thank you.

22 COMMISSIONER MAY: Thank you.

23 VICE CHAIRPERSON HOOD: Commissioner
24 Hannaham?

25 COMMISSIONER HANNAHAM: I was very

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1 interested to know that there was such a thing as the
2 Potomac River Safety Committee. And it seems as
3 though it's made up of -- Georgetown is a member of
4 that Safety Committee, right?

5 MR. HARBOLD: Yes, sir.

6 COMMISSIONER HANNAHAM: Okay. So there
7 should have been a dialogue with you along the way as
8 to what the plans were. The other thing that I was
9 wondering about is that there's an inland waterway.
10 You know, a governmental entity certainly is going to
11 have an interest here, too.

12 MR. HARBOLD: Yes, sir.

13 COMMISSIONER HANNAHAM: And I like the
14 schematics that have been shown, but they don't seem
15 to me to be the kind of quality navigational aids that
16 you expect, you know, when you're dealing with public
17 safety -- safety in the water. Are there such
18 instruments, like whatever NOAA does now, Corps of
19 Engineers maybe, or Coast Guard? Don't these people
20 ever set forth very specific navigation requirements
21 in the inland waterways?

22 MR. HARBOLD: There is a known channel
23 in --

24 COMMISSIONER HANNAHAM: Is there a map?
25 Is there a navigational --

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1 MR. HARBOLD: There is a navigational map,
2 but the scale is so small that you can't get the
3 detail of the area that we're speaking about. It is
4 -- the resolution on that would negate any discussion
5 about that area. It only shows, in general terms, the
6 area that we're speaking about specifically. And I
7 was able to go to the U.S. Geological Survey and get
8 these aerial images, as well as use their software to
9 develop this.

10 But for the rowers and for the kayakers
11 that use this area, it's so well-known that only the
12 simple description that was shown on the Potomac River
13 Safety Committee handbook would be enough for
14 everybody who uses that water. We use this water over
15 and over again. It's --

16 COMMISSIONER HANNAHAM: I understand that.
17 Who puts up the buoys?

18 MR. HARBOLD: Who picks up the buoys?

19 COMMISSIONER HANNAHAM: Who puts them out
20 there?

21 MR. HARBOLD: Who puts them out there?

22 COMMISSIONER HANNAHAM: Who measures and
23 determines where they should -- what the layout should
24 be?

25 MR. HARBOLD: Each group would. Each

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1 group would put it in for their specific use.

2 COMMISSIONER HANNAHAM: And then they take
3 them away?

4 MR. HARBOLD: And they take them away.

5 COMMISSIONER HANNAHAM: Oh, okay. That's
6 strange. It seems like it's pretty hectic. That
7 seems very haphazard when you're considering the
8 safety issues that you raised earlier.

9 MR. HARBOLD: Yes, sir. And it does,
10 though, relate back to the history of the area. You
11 know, the rowers and the kayakers have had a long
12 history together, and we have always used the same
13 water but with quite a bit of respect for each other
14 and the known dangers of the two sports.

15 And so even with the broadest sense, we
16 are aware of our area and where it's safe for us to
17 paddle, and the rowers are as well.

18 COMMISSIONER HANNAHAM: Okay. I know we
19 discuss this further, and I don't want to just extend
20 this. I know the chair is trying to wrap up this
21 phase.

22 VICE CHAIRPERSON HOOD: Please feel free
23 to ask your questions, Commissioner Hannaham.

24 COMMISSIONER HANNAHAM: I'm really
25 concerned that if there's going to be this heightened

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1 degree of activity in this area that we look at the
2 whole stretch of the Potomac, all the way down to
3 Haines Point if necessary, as an operating area.

4 MR. HARBOLD: Yes, sir. And the Potomac
5 River Safety Committee does cover that area as well,
6 and only the area between Key Bridge and the Hens and
7 Chickens, which is about two miles upstream, is
8 specifically set out for canoe-kayak in their
9 guidebook.

10 And the area below Key Bridge to Haines
11 Point, all the way down, I believe, to the Alexandria
12 Boathouse is a mixed-use area, basically, you know,
13 "watch your back" area. You've got to -- you always
14 have to keep your eyes behind you. You have to keep
15 turning constantly, because the rowing shells are very
16 fast.

17 And they sometimes will watch out,
18 sometimes they'll have a coach with them, sometimes
19 they won't, and so it's very risky. We try to keep
20 ourselves as close to the D.C. shore in our area as
21 possible, so that there is no conflict. It is very,
22 very dangerous for rowers and kayakers to be heading
23 in the same direction on the same piece of water at
24 any time.

25 COMMISSIONER HANNAHAM: Okay. Thank you.

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1 Thank you.

2 VICE CHAIRPERSON HOOD: Ms. Zartman --
3 actually, I have a question for every member of this
4 panel. Ms. Zartman, let me just ask -- I noticed as I
5 was skimming through your submittal that you mentioned
6 about the reduction in size. At an earlier hearing I
7 asked about that, and I was informed by the subject
8 matter experts -- is what I like to call it -- is that
9 that would be I guess moving in a different direction
10 for these type of facilities.

11 That would not be what they actually need,
12 and you mentioned the elimination of the row tanks.
13 Let me just -- if -- let me back up. You're not in
14 opposition to the site of where the boathouse is.
15 You're just in opposition to the size, or the
16 committee is in opposition to the size of the
17 boathouse.

18 MS. ZARTMAN: The committee is in
19 opposition to anything that undermines the zoning
20 protections that all of the properties have. We have
21 a concern that this is the first of at least another
22 boathouse being built. We have a concern that if you
23 add two 35,000 square foot buildings --

24 VICE CHAIRPERSON HOOD: Excuse me. Can I
25 get you gentlemen to turn your mikes off? Thank you.

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1 Excuse me.

2 MS. ZARTMAN: If you add two or more
3 35,000 square foot buildings with huge wharfs in front
4 of them, you're changing the character of the
5 riverfront. The elimination of the access --
6 pedestrian access along the riverfront is something
7 that we view as very, very important.

8 At lunch today we had a presentation on
9 the current status of the Anacostia Waterfront
10 Initiative, which right now I'm wishing were ready for
11 use, because it's got some of the best water in the
12 region. But that's not here yet. This is the only
13 property. I somehow don't have a picture in my mind
14 of Steve Tractenburg saying, "George Washington wants
15 a smaller, less modern boathouse than Georgetown has."

16 (Laughter.)

17 And I think I'm asking you to consider the
18 overall development on the waterfront as you use this
19 new zoning instrument for the first time, and make
20 sure that all of the T's are crossed and the I's
21 dotted, that all of the environmental reports are in,
22 that all of the protections you can give to pedestrian
23 access to the rivers edge be there, because if we
24 can't do it here this first time we're never going to
25 have it.

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1 If you lose the 20-foot setback here on
2 the first project, we're never going to ever look at a
3 100-foot setback. And we'll have trouble protecting
4 even a 20. And there's a qualitative difference in
5 how people can edge that way.

6 I'm hoping that as we enliven the
7 waterfront it will be possible to deal with safety
8 issues and still have public access to the water
9 whenever crews are not actively using their
10 boathouses.

11 VICE CHAIRPERSON HOOD: Okay. Thank you,
12 Ms. Zartman.

13 Mr. Harbold, I would hope that you would
14 give us, if anything, at least that particular slide
15 that I see here, if not the whole presentation.
16 Unfortunately, you didn't have enough time, but I was
17 very interested. I like to look at pictures, so I can
18 make sure I understand exactly what I'm considering.

19 And, Mr. Caspar, what I understand from
20 you is that you live in the area.

21 MR. CASPAR: Yes, sir. I've lived on
22 MacArthur Boulevard, Palisades, all my life.

23 VICE CHAIRPERSON HOOD: And you can I
24 guess see the waterfront from your house.

25 MR. CASPAR: Oh, no. I'm not that close,

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1 no.

2 VICE CHAIRPERSON HOOD: Okay. I
3 misunderstood you, okay.

4 MR. CASPAR: No, no, sir.

5 VICE CHAIRPERSON HOOD: I thought you were
6 talking about the view, you made an investment, okay,
7 so I'm totally wrong.

8 MR. CASPAR: No, sir.

9 VICE CHAIRPERSON HOOD: Okay.

10 MR. CASPAR: No, no. Actually, what I
11 meant was I wanted each of you to just kind of imagine
12 yourselves as property owners, that you were looking
13 over -- you know, you're on a ridge and you were
14 looking at this view of a valley and a river, and then
15 all of a sudden somebody builds a house in front of
16 you, and you can no longer see any of it. You know?

17 And to me, you know, perfectly legal, but
18 purely unethical.

19 VICE CHAIRPERSON HOOD: Right. I
20 understand.

21 MR. CASPAR: Okay.

22 VICE CHAIRPERSON HOOD: Ms. Wellman, let
23 me just ask you, if you were able to use this
24 facility, would you still have the same comments about
25 its I guess interfering with your training? And I

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1 guess can you all coexist, in your opinion, if you
2 were able to use it? Would you have a different --

3 MS. FARRAR-WELLMAN: Absolutely not. I
4 would --

5 VICE CHAIRPERSON HOOD: You wouldn't have
6 a different opinion?

7 MS. FARRAR-WELLMAN: I would not have a
8 different opinion at all, because I -- well, kayaking
9 is mainly a summer sport, so the twice a day training
10 happens on the water every day during the summer,
11 starting in about March when it's really cold and
12 ending in about November/December when it's really
13 cold. But we only have a couple of months where we
14 stay indoors.

15 And we have a really small club, but we
16 use all the space we can, and we just make do with
17 that. We do our weight training, we do our cross-
18 training, we do our running out on the crescent trail.

19 We don't see the need for a big tank to come in and
20 -- which would really be destroying a lot of the
21 environmental balances that are right now there.

22 VICE CHAIRPERSON HOOD: Okay. Thank you.

23 And, Ms. Zartman, let me just go back to
24 that setback. You mentioned about the setback -- we
25 won't be able to protect it. I can assure you that in

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1 our deliberations I will definitely be looking at
2 that. We don't want to set a precedent.

3 And as you mentioned, I think you brought
4 a good scenario where Mr. -- I don't want to call his
5 name -- they are competitive, and I understand that.
6 So we want to make sure that we don't create
7 something. We also want to make sure that we don't
8 miss out. At least that's my point of view.

9 Okay. Let me thank the panel. Oh, any
10 cross examination from the applicant?

11 MR. JOHNSON: Thank you.

12 VICE CHAIRPERSON HOOD: Could you identify
13 yourself, please?

14 MR. JOHNSON: I'll make this as brief as I
15 can. I'm Tony Johnson, and I wanted to talk, Mike,
16 about the racecourse. The white is a 1,000-meter
17 course, I take it?

18 MR. HARBOLD: Yes, sir.

19 MR. JOHNSON: And the yellow is the 500?

20 MR. HARBOLD: Yes, sir.

21 MR. JOHNSON: And is it a common finish
22 line?

23 MR. HARBOLD: Yes, sir.

24 MR. JOHNSON: And how is the racecourse --
25 could you describe the racecourse?

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1 VICE CHAIRPERSON HOOD: Could you talk
2 closer to the microphone? Maybe it's not on. Is the
3 battery dead? Maybe we didn't put it in correctly, if
4 we can check that. Just bear with us one moment,
5 please. Yes, there we go. Thank you.

6 MR. JOHNSON: The racecourse -- I mean, I
7 am assuming the racecourse is an exact rectangle.

8 MR. HARBOLD: It is nine parallel lines.

9 MR. JOHNSON: All the lines are parallel.

10 MR. HARBOLD: Yes, sir.

11 MR. JOHNSON: Then, if those white lines
12 and yellow lines aren't parallel, how can the finish
13 line be the same?

14 MR. HARBOLD: Because of the space between
15 the Three Sisters Islands and the shore, we've had to
16 diminish the width of our racecourse. Traditionally,
17 we used to come diagonally across from the Canoe Club
18 here with our 1,000-meter course.

19 But what has happened over time is the
20 rowing traffic has increased so much that we've had to
21 eliminate the first three lanes of our racecourse, so
22 that we only race with a six-lane course here between
23 the Hens and Chickens and our 1,000 meters. So we've
24 had to make some accommodation to the explosive growth
25 of rowing, just for safety sake.

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1 MR. JOHNSON: But I don't understand, if
2 the course is a rectangle, and the finish line is the
3 same, why those yellow lines and white lines aren't
4 parallel.

5 MR. HARBOLD: If we follow the angle here,
6 we know that this is parallel and this is parallel,
7 and we see how it goes diagonally across here.

8 MR. JOHNSON: So --

9 MR. HARBOLD: I can --

10 MR. JOHNSON: -- it's not a rectangle,
11 it's a parallelogram?

12 MR. HARBOLD: It does appear that way.

13 MR. JOHNSON: I'm sorry. I don't want to
14 take the time of the panel.

15 VICE CHAIRPERSON HOOD: Mr. Johnson, let's
16 ask him the question. Let's give him time to respond.

17 MR. JOHNSON: Right.

18 MR. HARBOLD: The racecourse itself, we
19 have the nine-lane racecourse which is the 500-meter
20 course right here, as my device dies. Okay. So these
21 lines are parallel, these lines are parallel. I know
22 that for a fact. I race it every day.

23 I also know that the lines here are
24 parallel to the lines that will end here. If you'd
25 like I could zoom out and show you a different view.

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1 MR. JOHNSON: No, I --

2 MR. HARBOLD: That would show you the
3 complete racecourse. But, really, it's about the
4 accommodation that we've made in this area. I do have
5 documents that show the older racecourse that comes
6 diagonally across this area, as well as photographs
7 that show the racers coming through. But because of
8 the explosive growth of rowing, we've been pushed off
9 to the side.

10 MR. JOHNSON: That has nothing to do with
11 the boathouse. Is the white line of your 1,000-meter
12 racecourse -- does that -- and this diagram cuts
13 across the dock that you've drawn in?

14 MR. HARBOLD: Yes, sir. If you see down
15 here on this corner --

16 MR. JOHNSON: Right.

17 MR. HARBOLD: -- that these two lines do
18 converge here at this point.

19 MR. JOHNSON: At the last meeting when
20 Blaise and your paddlers spoke, and there was a finish
21 line out -- two buoys marking the finish line -- and I
22 asked the question if that was the finish line, and
23 Blaise said it was, would that be -- the red buoy,
24 would that be the same corner?

25 MR. HARBOLD: Well, it's -- obviously, Mr.

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1 Rhodes, former President Rhodes, would have misspoken
2 in this particular thing. And the reason why I took
3 such time to develop this information here is because
4 it just seemed to fit too perfectly. I was very
5 concerned about that.

6 MR. JOHNSON: Right.

7 MR. HARBOLD: So what I did -- and I do
8 have closer pictures. What our finish line is is a
9 line that goes from the peak of our roof through the
10 gable here and then straight across the river.
11 There's a white pipe that was measured I believe in
12 the '40s by the Corps of Engineers, but it
13 conveniently lines up with the corner of the hotel
14 that's across the river.

15 So what I did when I drew this was I used
16 that as the baseline, and then drew everything off
17 that. So it's very, very accurate according to the
18 United States Geological Survey.

19 MR. JOHNSON: I guess my question is --
20 the corner of your racecourse there that is closest to
21 Washington Canoe Club, that corner --

22 MR. HARBOLD: Yes, sir.

23 MR. JOHNSON: -- is that the same spot
24 that the red buoy was out there at the last hearing
25 when Blaise said that was the corner of the

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1 racecourse?

2 MR. HARBOLD: I'm not sure exactly.

3 MR. JOHNSON: Right. That was not a
4 conflict. That's not a question. How often is the
5 500-meter racecourse used as a racecourse?

6 MR. HARBOLD: It's used as a racecourse
7 in, I would believe -- well, the area itself is used
8 quite a bit in daily training. But in addition to
9 that, we have about monthly a five-kilometer race that
10 starts in this area and goes upstream. So that would
11 be use of that area.

12 In addition to that, we have several
13 regattas every year. We have the middle states
14 regatta. We have the annual regatta. And I believe
15 we have one more, which -- as well as the masters --
16 the U.S. Masters or the Canadian Masters Invitational.
17 And we use this area as a racecourse. But on a daily
18 basis, we do train in this area because it is the only
19 safe area from rowers.

20 MR. JOHNSON: I understand. But the
21 question of how often the nine lane, nine meter wide
22 racecourse is used is three or four times a year? As
23 a racecourse. As a racecourse.

24 MR. HARBOLD: It's used every day. You
25 know, yesterday we were doing -- as preparation for

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1 the Junior World championship team, which we're taking
2 eight of our athletes to the team trials for that, we
3 were using the 200-meter course, the 500-meter course,
4 as well as the 100-meter course, which conveniently is
5 about the midsection of the Georgetown docks.

6 So on a daily basis we are using this in
7 our training, and for significant regattas we use it
8 as well. Our club does not have the resources of many
9 of the schools, so it is our general principle to
10 throw out as many buoys as we can to indicate a
11 racecourse, but we don't have nine lanes that we
12 stretch out. We don't have the money to do that.

13 What we do is we line up an outline marker
14 here, and then we put middle -- hatch marks in the
15 middle, as well as towards the finish, so the athletes
16 know what lane they're in. But we don't have the
17 resources to make the stainless steel cables for the
18 1,000 or even the 500.

19 We're hoping to host the nationals in
20 2004, and that would generate the revenue to put that
21 stuff in.

22 MR. JOHNSON: I'll let it go and --

23 VICE CHAIRPERSON HOOD: Okay. Okay.
24 Thank you.

25 ANC, Mr. Starrels? Mr. Schuete?

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1 MR. SCHUETE: No, sir. Thank you.

2 VICE CHAIRPERSON HOOD: Mr. Mopsig?

3 MR. MOPSIG: No.

4 VICE CHAIRPERSON HOOD: Mr. Brooks?

5 Thank you, panel. Appreciate your
6 testimony.

7 Ms. Holly Pollinger, Carolyn Brosis or
8 Brosis -- Broweosis? Anyone -- okay. This looks
9 like Bill Dulin. Mr. Bill Dulin? And John Liddener.
10 And you are Ms. Pollinger?

11 MS. POLLINGER: Yes.

12 VICE CHAIRPERSON HOOD: Okay. Carolyn
13 Broweosis? Again, if it sounds close, come forward.
14 It's probably -- Mr. Bill Dugan? Mr. Dugan? John
15 Liddener? Obviously, he's not here because he would
16 have corrected me by now.

17 Natalie Carver. It looks like Nathan
18 Friedman. Do we have three? Let's get one more.
19 Linda Brackett. Ms. Brackett is representing Foxhall
20 Village, so she will get five minutes, and we will --
21 she will go last.

22 Let me also ask -- and I think we've been
23 doing it, but I haven't asked that you give your
24 address when you introduce yourself. So let's begin
25 with Ms. Pollinger.

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1 MS. POLLINGER: My name is Holly
2 Pollinger. I live at 3713 Fulton Street, N.W., in
3 Washington. I'm here tonight as a private citizen.

4 I've lived in Washington for 30 years, and
5 during that time have enjoyed the river in all
6 seasons. I've watched Washington grow from a sleepy
7 southern town into a modern city.

8 Planners for Washington have been mostly
9 excellent and used good moral judgment when it came to
10 balance what kind of development the city needs and
11 what kind of development enterprising developers want.

12 There has been a tendency recently,
13 however, for redevelopment of homes and buildings to
14 be constructed and renovated without the best
15 interests of the community in mind. In particular, we
16 have all seen lovely old homes torn down and duplexes
17 or new houses built that overwhelm the space they are
18 in, and the neighborhoods where they are situated.

19 Some call them McMansions. Others call
20 them starter castles. But whatever they are called,
21 they are essentially based on a type of greed and
22 arrogance with disregard for the surrounding community
23 and for the greater architectural beautification of
24 Washington.

25 This is what I believe has overtaken

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1 Georgetown University Boathouse planners. The
2 boathouse, as it is designed now, is probably mostly
3 legal, uses lovely materials, and the shape of the
4 boathouse reflects an old world design. But this
5 boathouse is just too big for the neighborhood. It
6 has become a McBoathouse.

7 And the reason it got so big was this
8 creeping type of greed and arrogance -- a reflection
9 of what Georgetown University wants and not what it
10 needs, a reflection of the attitude that bigger is
11 better and the community be darned.

12 We ask you to please scale it back to fit
13 its environment, to be good stewards. Nestle it into
14 the river bank, and let it serve the kids in a way
15 that everyone can be pleased with it, environmentally,
16 functionally, and as a source of pride for all the
17 future generations of Georgetown University students.

18 Thank you.

19 VICE CHAIRPERSON HOOD: Thank you, Ms.
20 Pollinger.

21 Next, Ms. Carver?

22 MS. CARVER: Hello. My --

23 VICE CHAIRPERSON HOOD: Push your button.

24 MS. CARVER: Hi. My name is Natalie
25 Carver, and I'm 14 years old. I live at 3406 North

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1 3rd Street in Arlington, Virginia. I am an athlete on
2 the junior team from the Washington Canoe Club. I
3 have been paddling with the junior team for four
4 years.

5 I first became involved with the team
6 through a summer camp open to anybody who wanted to
7 join. I fell in love with the sport and even quit
8 soccer, my passion for eight years, to further pursue
9 paddling. Since then, I have trained hard with the
10 help from excellent coaches and great teammates.

11 I participated at the national competition
12 last year in Georgia and did well. I am hoping that
13 this year I will do even better.

14 Now our wonderful community is being
15 threatened by the colossal rowing boathouse Georgetown
16 University wants to build directly upriver from our
17 historic club. I feel that my paddling career will be
18 forever changed by the construction of this boathouse.

19 It would completely transform the river and its
20 surrounding shores that we have grown to know and
21 love.

22 Incoming and outgoing boat traffic that
23 the boathouse would generate would potentially create
24 dangerous collisions. Although our voice is small, we
25 would be the ones facing the consequences of the

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1 proposed boathouse for generations to come.

2 A logical compromise would be to build the
3 Georgetown Boathouse downriver from Key Bridge.
4 Currently, the land is being used for storage of
5 construction and traffic equipment. It would be an
6 ideal location for a reasonably-sized boathouse.
7 Georgetown could still expand its rowing program
8 without causing further dispute with the Washington
9 Canoe Club.

10 Thank you.

11 VICE CHAIRPERSON HOOD: Thank you.

12 Next?

13 MR. FRIEDMAN: My name is Nathan Friedman.

14 I live at 4627 47th Street in Washington, D.C. I'm a
15 sprint canoe and kayak athlete at the Washington Canoe
16 Club on their junior team.

17 I've been paddling for many years, and my
18 main concern is the size of the Georgetown docks and
19 the danger that their docks and their boats pose to
20 our rowing -- our kayaking course. It pretty much
21 totally obstructs the course, as my coach has already
22 shown you, and there is really no other place to move
23 it.

24 And it's -- the rowing shells are also a
25 danger to the course. I mean, even if the docks

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1 weren't to be there -- weren't to be that far out, the
2 rowing shells would still be a danger to paddlers
3 coming down or up the course.

4 Sorry.

5 VICE CHAIRPERSON HOOD: That's all right.
6 Take your time.

7 MR. FRIEDMAN: Oh. Really, I -- it seems
8 like we -- the Canoe Club has been -- or kayakers have
9 been almost accused of, like, trying -- saying that we
10 own this land. I mean, we'd be glad to share the
11 river, and it would really I think work very well to
12 put the boathouse downstream. And I would be totally
13 in support.

14 And also, you know, I fully sympathize
15 with the plight of the high school rowers and their
16 lack of space. So if Georgetown were to move their
17 boathouse downstream and put -- move their rowing
18 tanks on campus and instead replace that with possibly
19 more boat racks for, you know, any boats who -- any
20 high school or other boats who would want to use that
21 space, then I think that would be a really great idea.

22 So please don't zone the land for the
23 boathouse.

24 VICE CHAIRPERSON HOOD: Okay. Thank you,
25 Mr. Friedman.

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1 Ms. Brackett? Can you turn your mike on?
2 There you go.

3 MS. BRACKETT: Is it on now?

4 VICE CHAIRPERSON HOOD: Yes, it's on.

5 MS. BRACKETT: Okay. My name is Linda
6 Brackett. I live at 1544 44th Street in the District,
7 in Foxhall Village. My neighborhood is bordered by
8 Glover Archibald Park and the Chesapeake and Ohio
9 National Historic Park. I walk in one or both of
10 these parks daily.

11 The C&O National Historic Park is
12 dedicated to U.S. Supreme Court Justice William O.
13 Douglas, who worked for many years to ensure that all
14 could enjoy its riches, not just those who could
15 afford a boat.

16 Georgetown University wishes to build a
17 boathouse on a park land site. The boathouse would
18 host not the estimated two to three million visits
19 currently made by the public each year to this segment
20 of the park, but 200 undergraduate rowers.

21 The site is the point at which the park --
22 it contains flood plain, wetland, and a diversity of
23 habitats, which nurture a corresponding diversity of
24 flora and fauna.

25 Justice Douglas was sensitive to the fact

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1 that such areas are both fragile and irreplaceable,
2 particularly when located, as this one is, in the
3 midst of a highly urbanized community. To allow such
4 development of this land would have horrified him. It
5 would also violate both the Organic Act of 1916, which
6 charged the National Park Service with leaving the
7 parks unimpaired for future generations.

8 And the paragraph in the current National
9 Capital Planning Commission's comprehensive plan which
10 reads in part -- I quote -- "The narrow threads of
11 natural green areas throughout the district should be
12 protected and maintained."

13 In 1954, pressure was intense, supported
14 by The Washington Post, to use the C&O park land for
15 an automotive parkway. Justice Douglas invited The
16 Post editors to walk the towpath with him. In his
17 invitation, he stated that, "Fishermen, hunters,
18 hikers, campers, and others are opposed to making a
19 highway out of the sanctuary."

20 The editors and Justice Douglas then hiked
21 the towpath together. The result was the newspaper's
22 acknowledgement that "a parkway would be a much bigger
23 undertaking than we had supposed."

24 A consequent shift in planning and policy
25 then lead to developing the park as we know it today

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1 -- a unique stretch of protected land parallel to the
2 Potomac River containing the canal, towpath, and a
3 variety of geological and historical riches.

4 My hope is that the Zoning Commission will
5 also visit the site in question in order to evaluate
6 firsthand what would be lost should it be developed in
7 any way. There must be a way to just say no, both to
8 this boathouse proposal and to what would be a
9 dangerous example/precedent of encroachment upon a
10 national treasure.

11 Thank you. Linda Brackett.

12 VICE CHAIRPERSON HOOD: Okay. Thank you.
13 Just hold your seat.

14 Colleagues, any questions? Commissioner
15 Hannaham?

16 COMMISSIONER HANNAHAM: Ms. Brackett, I
17 would think that that's a good idea. I don't think
18 the Commissioners -- we've all lived in the area and
19 we are generally familiar. But I think the idea of
20 visiting the site would be a --

21 MS. BRACKETT: I've been very active --

22 COMMISSIONER HANNAHAM: -- if we could
23 arrange to do it, it would be a good idea.

24 MS. BRACKETT: Yes. Well, Mr. Hannaham,
25 I've been active and involved in the proposed land

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1 swap for the Casey Mansion Foundation, and we've had
2 some publicity, and so forth, and invited people to
3 come to look at the sites involved. And we have found
4 that this adds a dimension.

5 You know, no matter what the conclusion
6 is, or the impression, it adds a very important
7 dimension to the thinking of the people who visit.

8 COMMISSIONER HANNAHAM: I agree. Let's
9 see if maybe -- maybe we can work out something.

10 MS. BRACKETT: I hope so.

11 COMMISSIONER HANNAHAM: Thanks.

12 MS. BRACKETT: You're welcome.

13 VICE CHAIRPERSON HOOD: Let me just say
14 I'm glad that my colleague brought it up first. I was
15 thinking that that was a good idea, too, but there are
16 some regulations there, and we would have to
17 definitely check with corporation counsel --

18 (Laughter.)

19 -- to make sure, but I was thinking the
20 same thing. I'm just glad that you brought it up
21 first.

22 MS. BRACKETT: It's public land.

23 VICE CHAIRPERSON HOOD: It is, yes. We
24 would have to do it together, I'm sure, but we want to
25 make sure we are perfectly legal. We don't want to do

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1 anything illegal to where all of us have to become
2 exempt.

3 MR. BASTIDA: Mr. Chairman, you can do
4 that. But in order to do that, you have to convoke a
5 meeting out there, and you have to have the
6 participation of all of the individuals -- the
7 applicant, the proponents, and the opponents.

8 VICE CHAIRPERSON HOOD: Can we put that
9 down as a possibility? We will check with corp
10 counsel and talk to the chair.

11 MR. BASTIDA: Right.

12 VICE CHAIRPERSON HOOD: I think that would
13 be good --

14 MR. BASTIDA: Okay.

15 VICE CHAIRPERSON HOOD: -- to do, and
16 hopefully we'll do it on a cool evening or a cool day.

17 Let me just say, Ms. Carver, you mentioned
18 that the boathouse would basically just redirect or
19 put your training and what you're doing in a different
20 direction. Can you expand a little -- let me fully
21 understand. I see your testimony here where it's more
22 like interfering with what you're learning now. But
23 how would it exactly fully impact you? Is it because
24 now you have to share room? Or explain that to me.

25 MS. CARVER: Well, basically, we just --

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1 you know, when we push off the dock, normally we just
2 paddle straight upriver. In this case, we'd have to
3 change our course and get out of the way and dodge the
4 boats, and, you know, it would just be a hassle to
5 avoid them and their docks.

6 VICE CHAIRPERSON HOOD: Okay. Okay. I
7 can appreciate your testimony. It's always good to
8 see young people come down and testify. But I can
9 tell you that possibly -- let me just ask you this
10 informal question. What if we have some traffic now
11 -- and, again, that's why the site visit is going to
12 do well. I don't get over there every day, like I
13 said previously. But what if we come up with some
14 traffic management?

15 MS. CARVER: Well, it's not necessarily
16 the way they -- I mean, just the dock is right there.
17 So no matter which way you turn -- you could go
18 straight out towards the shore of Virginia, and you'd
19 still be crossing through our racecourse. It's not a
20 matter of which way you turn. It's --

21 VICE CHAIRPERSON HOOD: Okay.

22 MS. CARVER: -- it's right there.

23 VICE CHAIRPERSON HOOD: Your comments are
24 in line with a previous witness, and we take note of
25 it.

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1 Any other questions, colleagues? Just
2 stay seated for a moment, please.

3 Any cross examination from the applicant?
4 None.

5 Mr. Starrels? ANC is not here. Mr.
6 Schuete? None. Mr. Mopsig? Mr. Brooks? None.

7 Thank you all for your testimony.

8 Mr. Bastida, I would encourage us to look
9 into that and make sure we are within the legal realm
10 to do that.

11 MR. BASTIDA: If you do it as I have
12 stated, yes, it's legal.

13 VICE CHAIRPERSON HOOD: Okay.

14 MR. BASTIDA: But everybody has to be
15 there or give everybody the opportunity to do so.

16 Thank you.

17 VICE CHAIRPERSON HOOD: Okay. Next, we're
18 moving right along with our list -- Mr. James Super?
19 Not here. Mr. Matthew Burtless. Hopefully I didn't
20 destroy your name. Sam Ritchie, Mr. Sam Ritchie. Mr.
21 Dave Foley. Did I mess his name up? I see a few
22 people laughing, so -- is Mr. Foley in the house?
23 Okay. Mr. Brent Goo? I'm sorry -- Ms. Goo. And Mr.
24 John Goodrow.

25 Mr. -- I believe it's -- I'm sorry.

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1 Burtless. Okay. You can begin, Mr. Burtless. Turn
2 your microphone on, please, and if you can identify
3 yourself and your address.

4 MR. BURTLESS: Matthew Burtless,
5 710 Timber Branch Drive, Alexandria, Virginia.

6 Good evening, Chairman, committee members.

7 My name is Matthew Burtless, and I have been a
8 paddler -- a junior team member for seven years. The
9 question I bring before you tonight is one of
10 placement -- namely, that of the proposed rowing club.

11 Why has Georgetown chosen the placement it has for
12 its rowing club?

13 To keep an aesthetic line with the
14 university? Well, I've been trying to keep track of
15 their reasons, and the negatives still seem to
16 outweigh the positives. For one, if built on the
17 proposed site, ecological concerns abound.

18 While it is true that it is nearly
19 impossible to construct a building without affecting
20 the surrounding environment in some way, building in
21 the wetlands of a national park seems to introduce
22 more trouble than it is worth.

23 Also, transportation becomes a problem.
24 No cars or buses will be allowed to reach the site,
25 and a narrow road over which all the fuel needed for

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1 the boats, as well as everything else required by the
2 club, makes me a bit suspicious. Flammable liquids
3 being taken back and forth on small roads behind an
4 all-wooden boathouse seems to be a recipe for
5 disaster.

6 This, of course, brings the issue of
7 cutting the historical Crescent Trail at its base,
8 disrupting a landmark which has served the surrounding
9 community for years. Of course, the much-debated
10 issue of river traffic flow and the WCC racecourse is
11 also introduced by building on the site.

12 Hydraulics is also changed by building
13 this boathouse. The negative effects of the hydrology
14 on the WCC would be potentially fatal. With all of
15 these cons in mind, I implore the committee to
16 consider moving the site for this boathouse downstream
17 to the old location of Dempsey's Boathouse.

18 This site would not affect the hydrology
19 of any building already standing. It is directly next
20 to the stairs which students would take from the
21 school to the club, and does not affect the
22 transportation by road in the least. Furthermore, it
23 does not hurt river traffic or cut into the WCC
24 racecourse.

25 To me, the choice seems clear. I can only

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1 hope that this committee will see it just as clearly
2 as I do.

3 Thank you.

4 VICE CHAIRPERSON HOOD: Thank you.

5 Next?

6 MR. RITCHIE: My name is Sam Ritchie. I
7 live at 1502 Stonewall Road in Alexandria, Virginia.
8 I've been paddling at the Washington Canoe Club for
9 around seven years, which is almost half of my life.
10 I began at age nine and turned 16 yesterday.

11 Seven nationals I've attended in these
12 seven years, and seven nationals I've competed in. In
13 the past three years I've watched our program grow by
14 leaps and bounds. Many new kids have joined our
15 ranks. It's a beautiful thing being able to watch
16 that which we built up over time at the WCC and to
17 share this with these new paddlers -- to watch them
18 grow and develop around this core of all of our lives.

19 Every day I see members of all ages
20 helping each other out, with friendships building up
21 between old and young alike. It's impossible to
22 emphasize enough the confidence and desire to succeed
23 this brings the younger paddlers.

24 And not just this -- these kids are good
25 -- our program holds the seeds of future national,

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1 world, even Olympic champions of our sport, as we have
2 shown and proved time and time again over the long
3 years.

4 By obstructing our racecourse, and quite
5 literally endangering the lives of many of these
6 paddlers, Georgetown would be denying our team
7 opportunity to grow and to develop. Aesthetics aren't
8 everything, and I feel that negation of this basis of
9 many lives -- the sports of sprint kayak and canoe --
10 purely because Georgetown refuses to compromise on
11 location is ludicrous.

12 I beg the committee and Georgetown
13 University to consider moving the location of the
14 proposed structure downstream of the Washington Canoe
15 Club, decreasing myriad safety risks which already
16 exist on the river and minimizing traffic on an
17 already crowded waterway.

18 Thank you very much.

19 VICE CHAIRPERSON HOOD: Ms. Goo?

20 MS. GOO: My name is Brent Goo. I live at
21 1915 23rd Street, N.W. My testimony addresses my
22 concerns as one who walks and bicycles on the Potomac
23 Crescent Trail and the C&O towpath and enjoys access
24 to the river by a canoe kept at the Washington Canoe
25 Club.

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1 I do not paddle competitively. I do row
2 out of Thompson's Boathouse occasionally. I've had
3 the opportunity to observe the usage and traffic in
4 the area for many years at different times of day and
5 the week.

6 On weekends, the waterfront area from
7 Thompson's Boathouse to the Washington Canoe Club is
8 always crowded. When regattas are held, traffic is
9 quite snarled by trailers loaded with eight-man shells
10 making their way off the George Washington Parkway
11 into the narrow confines of the waterfront.

12 Regattas are held on weekends, and
13 numerous schools compete, resulting in many long craft
14 entering a congested area as many -- as well as many
15 cars seeking parking.

16 Georgetown University's Boathouse has no
17 provision for parking, and it seems no one has
18 addressed even a place to turn around or unload.
19 Where will the trailers unload the visiting school's
20 eights? Will crews unload their shells far away and
21 walk their very fragile boats to the Georgetown boat
22 dock? What if someone leaves his car or truck for
23 just a moment in the loading area? Whose job will it
24 be to police this area?

25 The space behind the Washington Canoe

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1 Club, where the Crescent Trail is accessed from
2 Georgetown, is very narrow and not capable of much
3 widening. Georgetown will need to have the boat
4 club's garbage removed, its rowing tanks serviced,
5 food catered for events, repairmen provided access,
6 students and fans bussed in.

7 What will happen to the throng of users of
8 the Crescent Trail on a beautiful Saturday morning
9 when all of Washington seems to be out walking,
10 rollerblading, and biking, and it's regatta day, too,
11 with long eights coming down the already crowded path?

12 It can't be in the public's interest to
13 have the kind of foot and vehicular traffic that will
14 result. Regardless of the many years of effort spent
15 arriving at a plan for the Georgetown Waterfront Park,
16 those planners have surely not been given enough facts
17 or they would realize the traffic headaches the
18 Georgetown Boathouse will cause and oppose it
19 vigorously.

20 The Potomac Riverfront can provide a
21 better location for these long, unwieldy boats than at
22 the narrowest end of K Street requiring transit
23 through the overcrowded streets of Georgetown to reach
24 it.

25 Please don't allow this zoning request to

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1 be approved. We will all suffer if it is.

2 VICE CHAIRPERSON HOOD: Thank you, Ms.
3 Goo.

4 Mr. Goodrow?

5 MR. GOODROW: I'm John Goodrow. I live at
6 906 Turkey Run Road, McLean, Virginia. I am the
7 current president of Friends of the Washington Canoe
8 Club. I'd like to bring up the following points.

9 There appears to be some confusion about
10 the location of the site to be zoned. The hearing
11 notice merely identifies the site as 102-114. The
12 notice is not posted on the site but is posted on a
13 telephone pole located about 400 feet from the site,
14 and is adjacent to a site east of the Washington Canoe
15 Club.

16 One woman thought that the notice was
17 identifying the site east of the Washington Canoe Club
18 as the site to be zoned. In an article in the
19 Georgetown Current, it was stated that the site was
20 also located east of the Washington Canoe Club. If
21 the notice was posted properly on the site, more park
22 users might be in opposition to the zoning petition.

23 Where is tract 102-114? Is it part of the
24 D.C. records? The requested area to be zoned for the
25 boathouse has grown from 1,000 feet upriver from Key

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1 Bridge to now about 1,250 feet above Key Bridge.

2 The Commission's statement that
3 maintaining the site as unzoned is not an appropriate
4 legal option is disconcerting. When the site is given
5 a zoning classification, privatization of park land
6 naturally occurs. When park land is given to private
7 interests, the people of the District lose.

8 The national parks land swap would violate
9 the public trust. The Park Service should not give
10 land to private interests, especially when the land
11 was taken by eminent domain from private landowners.

12 Taxpayers once owned the land now owned by
13 GU and the site 102-114. It was taken from the
14 taxpayer by the railroad to build a rail line for the
15 public good. When the railroad stopped using the
16 line, the line was sold, not to the taxpayers that
17 lost the land but to a holder for the USA in 1989, and
18 the remaining portion was later gifted by the CSX to
19 GU in 1989.

20 The National Park Service land swap is not
21 in the interest of the public, of this nation, or the
22 District. The public loses. The land which was taken
23 from the taxpayer by eminent domain must not be put
24 into private holding. The swap of park land has no
25 demonstrable benefit to the District of Columbia.

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1 There will be 10 times more District park users than
2 Georgetown boaters affected by your decision here.

3 To sum up, in the words of Stewart Udell,
4 the Secretary of Interior under Kennedy and Johnson's
5 administration, in an article on the land swap on the
6 Crystal River in Michigan, "This is an attempt to set
7 a bad policy that is not in the national interest."

8 In the same article, the Michigan
9 Democratic Congressman Bart Stupak said -- who stopped
10 the swap stated, "I think it is wrong to take land
11 held by the National Park Service and give it to a
12 private developer."

13 In conclusion, I think we need an
14 environmental assessment and an environmental impact
15 statement on the proposed site.

16 Thank you.

17 VICE CHAIRPERSON HOOD: Thank you, Mr.
18 Goodrow.

19 Mr. Bastida -- Mr. Goodrow, did you pass
20 in your --

21 MR. GOODROW: Yes.

22 VICE CHAIRPERSON HOOD: -- testimony?

23 MR. GOODROW: I did. And I passed in some
24 photos of the notice that was on the telephone pole
25 and a shot of the Potomac River.

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1 VICE CHAIRPERSON HOOD: Mr. Bastida, do we
2 have that, or do we have copies? Or do you only have
3 one copy?

4 MR. BASTIDA: We only have one copy. We
5 will provide you with --

6 VICE CHAIRPERSON HOOD: I'm sure that the
7 applicant heard that there were some questions. To
8 make sure that the record is complete, there were some
9 questions I think that Mr. Goodrow brought up that I
10 would like to have answered. So I'm sure that the
11 Park Service in their rebuttal, or the applicant in
12 their rebuttal, can answer those. But I would like to
13 see his testimony. Make sure that I have a copy, so I
14 can study it.

15 MR. BASTIDA: If you want, I can make --

16 VICE CHAIRPERSON HOOD: We can do it -- as
17 long as -- make sure that my colleagues and I have his
18 testimony.

19 MR. BASTIDA: Okay. Sure.

20 VICE CHAIRPERSON HOOD: Okay. Any
21 questions, gentlemen? Colleagues, any questions? No
22 questions.

23 Any cross examination by the applicant? I
24 should have this down by heart by now. Mr. Starrels
25 is not here. Mr. Schuete?

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1 MR. SCHUETE: No, sir. Thank you.

2 VICE CHAIRPERSON HOOD: Mr. Mopsig?

3 MR. MOPSIG: No, thank you.

4 VICE CHAIRPERSON HOOD: Mr. Brooks?

5 MR. BROOKS: No.

6 VICE CHAIRPERSON HOOD: Okay. Thank you
7 all for your testimony.

8 Our next panel will be Mr. Paul Pollinger.

9 PARTICIPANT: He has already spoken.

10 VICE CHAIRPERSON HOOD: Oh, he has? He is
11 signed up twice. I believe this is either John Helm
12 or Shane Helm. Last name is Helm? Okay.

13 And I'm going to run back over the list in
14 a minute. Susan Johnston? And let me start back
15 over. Mr. Jonathan West? Mr. West, come forward.
16 And Faith Wheeler. Faith Wheeler? Okay.

17 We're going to start with Mr. Helm, and I
18 ask that you go in the order in which I called your
19 name. Mr. Helm, you may begin.

20 MR. HELM: Yes.

21 VICE CHAIRPERSON HOOD: Turn your
22 microphone on.

23 MR. HELM: Oh, excuse me. My name is John
24 Helm. I'm from Bethesda, Maryland. And I'm a member
25 of the Canoe Club, and my son was actually a paddler

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1 at the Canoe Club a number of years ago now.

2 I want to speak to three things in the
3 three minutes that we have tonight. One is the
4 history of the park. I have found a book, which I
5 have copied a couple sections of it, put out by the
6 Park Service on the C&O Canal, the making of a park.
7 I commend it to you. I want to just highlight a
8 couple of things contained therein, which I think are
9 relevant to consideration of this site. And I oppose
10 the location of this boathouse that Georgetown
11 University has proposed.

12 Though the canal was still in commercial
13 use when the McMillan Commission did a study in 1901,
14 it noted that it viewed the canal as a picturesque
15 recreational amenity. The beauty, the scenery along
16 the route of this proposed noble riverside improvement
17 is so rare and of so great value not only to all
18 Washingtonians but to all visitors that it should be
19 safeguarded in every way.

20 No building should be allowed between the
21 drives and the river, and no change should come to
22 pass in the character of the canal that will tend to
23 transform its primitive character and quaint beauty.

24 That same history concludes that the great
25 majority of visitors who come to the canal park come

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1 for less than a day at a time to walk, cycle, fish,
2 boat, or canoe, watch birds, and otherwise enjoy small
3 segments of the park.

4 All of them, from the casual day tripper
5 to the full length tramper, are beneficiaries of an
6 extraordinary public commitment to preserve 184 miles
7 of canal and riverfront in largely undeveloped
8 condition -- the 184 miles of which begin where
9 Georgetown University proposes to build a boathouse.

10 Second, I want to speak to the history of
11 the Canoe Club, and I have submitted to you tonight a
12 history of that club -- a club which is quite
13 extraordinary when you read about it. It is a club
14 that is made of, in a sense, the sweat equity of its
15 members for the better part of 100 years and has
16 withstood incredible challenges from the power of the
17 river.

18 And lastly, given the lack of time that
19 remains, I'd like to at least present to you some
20 demonstration, both -- first of the history of the
21 club, just to give you some demonstration -- and it's
22 included in the packages being distributed -- and Ms.
23 Welchman is testifying tonight through these
24 photographs, which she has provided; secondly, of the
25 power of the river, both in flood time -- this was in

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1 '96 -- and in ice flows a number of years ago.

2 It is a critical consideration that I have
3 asked Georgetown, when it has made presentations
4 before, if they had done any hydrologic studies of the
5 impact of this boathouse that they're presenting as to
6 its impact on the Canoe Club. They at the time denied
7 that they had done any such studies.

8 I don't think they can predict what impact
9 a flood like this would have on the Canoe Club and the
10 historic nature of the club, and it would be a shame
11 to sacrifice this historic club to this monstrous
12 building, no matter how beautiful it might be --

13 VICE CHAIRPERSON HOOD: Mr. Helm?

14 MR. HELM: -- in terms of its architectural
15 design.

16 VICE CHAIRPERSON HOOD: Okay. Thank you.

17 Next? Ms. Johnston?

18 MS. JOHNSTON: My name is Susan Johnston.

19 I live at 4621 North 37th Street in Arlington,
20 Virginia.

21 My connection with WCC goes only about 12
22 years back. My son, then 11 years old, joined the
23 summer paddling camp and took me out on kayak
24 adventures on the Potomac. Then, my husband and I
25 joined the Washington Canoe Club to learn to paddle

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1 flatwater racing kayaks, and we've gone on to race in
2 the masters class in the U.S. and Canada.

3 Our son outgrew the summer camp and went
4 on to summer racing and training at the Olympic
5 Training Center in Lake Placid, New York. When the
6 children's summer paddling camp was not offered for a
7 few years, I helped to start it up again, remembering
8 how much our son had enjoyed it.

9 I directed the camp for five years. I
10 held the position of commodore at the Canoe Club for
11 three years, being involved with the training program
12 and acquiring boats for people to learn sprint racing.

13 In my experience with the summer camp and
14 the training of new paddlers, much of what we do
15 depends on suitable water conditions, the absence of
16 speedboat wakes, and water traffic in the area
17 upstream of our dock. Our sport is called flatwater
18 sprint racing. The racing boats are narrow and
19 unstable, as keeping your balance is part of the
20 challenge of the light, fast boats.

21 Rowers across the river, with their
22 accompanying launches, produce wakes but ones that we
23 can deal with. Launches and rowing shells starting 25
24 yards from our dock make virtually impossible
25 conditions for beginning and intermediate paddlers.

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1 We have paddlers in a range of ages from
2 just turned to 10 to 83 years old. Although Coach
3 Johnson assures us that the rowers' lanes will be
4 structured to give us access to the lanes we must use
5 to reach the upriver area, this seems impossible given
6 the proximity of wakes from shells and launches from
7 the proposed facility.

8 In conclusion, I'd like to respond to the
9 testimony of four previous witnesses. Mr. Myers said,
10 "No one will be denied any form of access as a result
11 of the Georgetown University Boathouse." Washington
12 Canoe Club will be denied access to racing lanes due
13 to the protrusion of the Georgetown docks.

14 Mr. O'Donnell said, "This is one of the
15 least intrusive of watersports." Because of the sheer
16 number of rowers and their motor launches above Key
17 Bridge, the sport has become intrusive.

18 Ms. Conradi said, "Washington Canoe Club
19 training lanes will not be affected, because
20 Georgetown University crews come at 6:00 a.m. when
21 paddlers aren't on the water." Well, it seems
22 unrealistic to expect that Georgetown crews would be
23 on the water only at 6:00 a.m. Our teams also train
24 early in the day because of the summer heat, so it's
25 very likely that canoes and kayaks will be out at the

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1 same time in the months of May through October.
2 Therefore, WCC training will be affected.

3 Mr. Allen said, "The dock doesn't get in
4 the way of other river users." Well, a dock extending
5 70 feet into the river with permanent pilings does,
6 indeed, block the lanes that WCC has used for 100
7 years. Permanent dock structures, unlike the docks
8 that we have that are removed, will cause silting in
9 the area.

10 VICE CHAIRPERSON HOOD: Thank you, Ms.
11 Johnston.

12 Mr. West?

13 MR. WEST: My name is Jonathan West, and I
14 live at 6622 32nd Street in Northwest, Washington,
15 D.C. And I'd like to start by saying that I was a
16 high school rower here in Washington, and I used
17 Thompson's Boathouse, which is owned by the Park
18 Service.

19 And I loved rowing in high school, but I'm
20 also very familiar with the extreme congestion that
21 takes place at the boathouse on any given weekend
22 throughout the fall and spring when school is in
23 session. And I'm skeptical of whether the area around
24 Key Bridge, as it is now, can take that much traffic.

25 And also, I'd like to speak on behalf of the people

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1 who use the Capital Crescent Trail as inline skaters
2 and cyclists and joggers.

3 And I don't use the Capital Crescent Trail
4 that often, but I've been there on two occasions where
5 ambulances have had to take away cyclists who have
6 been hit by vehicles in that area. And it's a very
7 confusing area, because cars come down K Street, and
8 they aren't aware that K Street and where it turns
9 into Water Street doesn't lead them up to Key Bridge
10 or anywhere. And they come to that dead end, and they
11 turn around.

12 But the way that they turn around no one
13 can really tell if they're on a bicycle or inline
14 skates, because there isn't a traffic pattern. So
15 some people might begin their turn by backing up.
16 Some people might begin their turn by making a U-turn
17 forward. And I guess the cyclists and inline skaters
18 and the drivers try to assume what the other person is
19 going to do, but a lot of times they get it wrong and
20 there are accidents.

21 And I don't know the statistics or if
22 anybody has looked at this, about how many injuries
23 take place in that area, but I think it might be
24 negligent or reckless for Georgetown to go ahead with
25 the building of their boathouse, which will bring a

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1 lot of traffic to the area, both during construction
2 and when it's finally completed, without first
3 studying the traffic pattern or establishing a traffic
4 pattern.

5 And on the other hand, I do want to say
6 that if the National Park Service -- all of these
7 factors into account, if they make parking for this
8 boathouse, which I believe it does need, in the area
9 with the parking lot they propose to build, and
10 establish a turnaround where cyclists and cars will
11 know what one another is doing, this could all be
12 resolved.

13 Thank you.

14 VICE CHAIRPERSON HOOD: Okay. Thank you,
15 Mr. West.

16 Ms. Wheeler?

17 MS. WHEELER: Yes.

18 VICE CHAIRPERSON HOOD: Can you turn your
19 microphone on?

20 MS. WHEELER: Mr. Chair Anthony Hood,
21 other Commissioners, thank you for holding this
22 hearing. I'm Faith Wheeler. I live at 818 Whittier
23 Place, N.W., Washington, D.C.

24 I first came to Washington in 1962 and was
25 immediately struck by the extended park land, both

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1 wild and manicured, through this capital city. It was
2 definitely one of the factors that convinced me to
3 live here in the city rather than its environs.

4 The proposal of Georgetown University to
5 build a large boathouse on what has been public park
6 land is deeply disturbing. The C&O National Historic
7 Park was established 30 years ago for public use and
8 to preserve the national character of the park land.

9 The space requirements of Georgetown's
10 proposed boathouse are simply not consistent with
11 either objective at the location in question at the
12 head of the canal walkway and Capital Crescent Trail.

13 Georgetown University, which is one of my
14 alma maters, professes to instill societal values in
15 its students. Georgetown's corporate behavior should
16 be a shining example of finding a win-win solution
17 that will accommodate the public interest while
18 meeting its own needs, and certainly is capable of
19 doing so.

20 Virginia Governor Mark Warner, in his
21 address during the George Washington University
22 graduation ceremonies on May 18, advised their
23 graduates, "When you have the chance to get ahead at
24 the expense of others, I hope you will respect the
25 community." He went on to say, "It won't be easy, but

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1 the country needs these values now more than ever."

2 Mr. Chair, I urge the Zoning Commission to
3 not allow Georgetown University to get ahead at the
4 expense of others. This means that they should not
5 use what is meant to be public park land for their
6 private use. I further urge you to encourage them to
7 explore the proposal to build their boathouse at the
8 site downstream, which has been presented as an
9 acceptable alternative.

10 Thank you.

11 VICE CHAIRPERSON HOOD: Thank you, Ms.
12 Wheeler.

13 Colleagues, any questions for this panel?

14 No questions?

15 Any cross examination from the applicant?

16 The ANC? Mr. Starrels is not here. Mr. Schuete?

17 MR. SCHUETE: No, sir. Thank you.

18 VICE CHAIRPERSON HOOD: Mr. Mopsig?

19 MR. MOPSIG: No, thank you.

20 VICE CHAIRPERSON HOOD: Mr. Brooks?

21 Let me just ask -- I think it was you, Mr.
22 West -- let me just ask you a question. If the
23 boathouse was reduced in scale -- obviously, there is
24 a traffic problem as far as the water is concerned
25 that exists now. If the scale of the boathouse was

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1 reduced -- I mean, Georgetown is already down there
2 now, am I correct? They're already down there using
3 the water now, right?

4 MR. WEST: At Thompson's Boathouse.

5 VICE CHAIRPERSON HOOD: Right, at
6 Thompson's. Okay. So there's obviously a pattern of
7 -- there's some traffic as you said in your testimony.
8 Notwithstanding the turn and getting from the land,
9 but there's a traffic issue already in the water out
10 there right now, am I correct?

11 MR. WEST: I'm not speaking to the traffic
12 pattern on the water.

13 VICE CHAIRPERSON HOOD: Oh, you're
14 speaking to traffic in -- okay.

15 MR. WEST: I'm speaking of the traffic
16 going on the dead end of K Street, which is Water
17 Street. And right now it's a dead end street, and
18 it's unresolved. There's not a proper turnaround at
19 the end, and the Capital Crescent Trail comes right
20 into the area that people turn their cars around on.
21 And there's also a stretch, maybe a quarter mile,
22 where people often make U-turns without warning, into
23 the path of cyclists coming -- and others coming out
24 of the Capital Crescent Trail.

25 And I think it's a dangerous situation as

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1 it is now, but the Capital Crescent Trail really
2 hasn't been around for that long. And the usage of
3 the trail has been increasing for years. And as that
4 area of Georgetown is revitalized, there is more and
5 more traffic in that area. So it has become more
6 dangerous.

7 VICE CHAIRPERSON HOOD: That's on
8 K Street?

9 MR. WEST: Yes.

10 VICE CHAIRPERSON HOOD: Okay. All right.
11 Any other questions?

12 MR. HELM: Mr. Hood, could I respond to
13 your question --

14 VICE CHAIRPERSON HOOD: Sure.

15 MR. HELM: -- as to traffic patterns on
16 the river for recreational canoers?

17 VICE CHAIRPERSON HOOD: Sure. Go ahead.

18 MR. HELM: Currently, the crew boats
19 coming out of Thompson's, or even Potomac, are coming
20 out of -- coming out and entering lanes below the
21 Washington Canoe Club. And for that matter, it's more
22 or less below Jack's Boathouse, where recreational
23 canoers and kayakers are able -- I'm not speaking now
24 as to those who are the true athletes, the Olympians
25 that we talked about earlier at the club, but those of

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1 us who enjoy getting out on the river a couple times a
2 month and enjoying the beauty of that.

3 And they can rent canoes and kayaks at
4 Jack's, they can rent them up at Fletcher's, and they
5 can rent them at the Canoe Club. We all follow that
6 shoreline. In fact, those of us who are true
7 recreational canoers and kayakers kind of hug that
8 shoreline, and the Georgetown docks and the Georgetown
9 crew will be upstream from both of these locations.

10 They will be putting their docks out into
11 that shoreline that we hug for security, to a certain
12 extent, and also because we enjoy that shoreline. And
13 their crews will also be in that area where we have
14 found a certain degree of security in paddling and
15 also joy in the scenery.

16 VICE CHAIRPERSON HOOD: Okay. Thank you.

17 Any other questions for this panel? Okay.

18 I'd like to thank you for your testimony.

19 Going back over my list -- Thomas West,
20 last call. Herb How. Mr. Herb How? Paige Bayno or
21 Bayne? Carolyn Browseos? Bill Dugan? John Liddener?
22 Pat Herring or Pat Henry? Herring? Pat Herring?

23 MS. HERRING: Yes. I testified last time.

24 VICE CHAIRPERSON HOOD: Okay. Thank you.

25 Herring? Okay. Thank you. Let the record reflect

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1 she testified last time.

2 Okay. That's all I have of persons in
3 opposition. Let me do this. Is there anyone here who
4 would like to testify in opposition? Let me see by a
5 show of hands.

6 Okay. If you have something new to add --
7 again, if you have something new to add that has not
8 already been said by those in opposition, please come
9 to the table. But if you just -- let me just get a
10 feel for -- those who are here that are in opposition
11 of this proposal, just do me a favor and please stand.

12 Even if you testified or have not testified, those in
13 opposition please stand.

14 Okay. You may be seated. It looks like
15 they've gained some support since we've been here.

16 Let me just say, those who I'm just
17 calling on who have not signed in, if you have
18 something new to offer to the Commission of your --
19 from your opposition, please come to the table. If
20 not, I will ask that you submit it to us in writing.
21 We will review everything that is submitted for the
22 record, so we can make informed and intelligent
23 decisions -- believe me.

24 So I would like for four people to come.
25 Talk into the microphone.

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1 PARTICIPANT: May I reserve a spot here
2 for Mr. Rhodes, who is in the back?

3 VICE CHAIRPERSON HOOD: That's fine.
4 Okay. So we have four.

5 PARTICIPANT: Thank you very much.

6 VICE CHAIRPERSON HOOD: And I see we have
7 -- how many more do we have left? We have about three
8 more, and we're going to cut it off at that. Okay.
9 Those that don't have a seat, just wait. I'll have
10 another group come up.

11 I'm going to ask that we begin. I would
12 like to start from my right to my left. And I think
13 each -- everyone here will get three minutes, because
14 they are representing themselves, I believe. If not
15 -- okay. When we get to you, just let us know. You
16 may begin, sir.

17 MR. RHODES: I'd like to speak in favor of
18 the oarsmen. I'm a former oarsman, but I'm opposed to
19 where they want to put the boathouse. One time --

20 VICE CHAIRPERSON HOOD: Could you give us
21 your name and where you live first, and then you can
22 proceed with your testimony.

23 MR. RHODES: My hearing aid battery is
24 going dead on me.

25 VICE CHAIRPERSON HOOD: Oh, I'm sorry.

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1 (Laughter.)

2 MR. RHODES: I don't know sign language.

3 VICE CHAIRPERSON HOOD: Neither do I, so
4 we have a problem here. If you could relay it to him,
5 and -- if we can stop the clock.

6 MR. RHODES: I'm sorry to cause a
7 disturbance.

8 VICE CHAIRPERSON HOOD: That's fine.
9 That's fine. No disturbance.

10 MR. RHODES: I live in Maryland, Burwyn
11 Heights. My name is William J. I'm known as Dusty
12 Rhodes, past president of the Washington Canoe Club,
13 past commodore of the American Canoe Association, past
14 vice commodore of the President's Cup Regatta, and I
15 helped Sutton Jett and Harry Thompson when they were
16 in charge of the parks.

17 I joined Potomac Boat Club because I
18 wanted to row. I rowed for several years, but we
19 didn't have enough regattas, not enough competition.
20 Used to have to row all the way down to Alexandria to
21 row against Old Dominion.

22 We had a couple of regattas in
23 Philadelphia. Incidentally, they have a wonderful
24 program in Philadelphia where Mayor Kelly arranged the
25 boathouses with the Park Service, and he used to get

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1 the river dredged -- the Schuylkill -- so we could row
2 on it.

3 I think eventually if they put this
4 Georgetown Club where they want to put it, somebody is
5 going to have to dredge that river. The water is too
6 shallow on the D.C. side of the Three Sisters.

7 When I was in Potomac Boat Club, we used
8 to usually -- we'd take the Eight boat down to Haines
9 Point and back, sometimes only to the 14th Street
10 Bridge. I took my Sengle Scal, which I've sold now, I
11 used to row that. I'd take the Scal up on the
12 Virginia side where the deep water is. It's a great
13 place for rowing.

14 I don't think any oarsmen that I rowed
15 with in those days under Coach Hickcox would have
16 liked the position where Georgetown wants to be.
17 Dempsey's former place, the house that burned down, is
18 in an ideal place.

19 And Sutton Jett at that time, during my
20 time at least, he was in favor of putting a ramp down
21 there after Dempsey's burned down to have access for
22 boats and canoeists from the public. That never went
23 through; I don't know why.

24 This isn't the first time that the
25 Washington Canoe Club has been in danger of moving.

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1 When they built the road that goes over Key Bridge
2 now, the extension of K Street, they were thinking of
3 building a bridge across to Three Sisters. And the
4 Park Service wanted to save our club, and Harry
5 Thompson told me, he says, "Dusty, if they're going to
6 build that bridge across to Three Sisters, I'm going
7 to help you move the Washington Canoe Club over to
8 Roosevelt Island."

9 Now, if they could have put our club at
10 Roosevelt Island, why can't they put Georgetown there?

11 They could either put Georgetown on Roosevelt Island,
12 or they could put it in Dempsey's old place.

13 Now, I'm favor of rowing, believe me. AT
14 one time I was honorary member of the Malta Boat Club
15 in Philadelphia. They've got four boathouses there.
16 It's an ideal arrangement. The canoeists moved up to
17 Worsahaken up above Fairmont Park.

18 After I stopped rowing, I still used to go
19 down to the Malta Club, and I hung around and I helped
20 with the marathons that they ran around Fairmont Park
21 every Thanksgiving.

22 VICE CHAIRPERSON HOOD: Mr. Rhodes, I'm
23 going to give you --

24 MR. RHODES: We had a wonderful --

25 VICE CHAIRPERSON HOOD: I'll give you a

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1 little more time than everyone else, especially with
2 what we had happening first. We appreciate that
3 history lesson. I'm going to ask that you conclude.
4 If you haven't already concluded, I'm going to ask
5 that you conclude now, so we can proceed. But we've
6 heard your testimony --

7 MR. RHODES: Well, I think -- I don't know
8 if I've helped any, but --

9 VICE CHAIRPERSON HOOD: I think you have.
10 The history lesson -- just keep your seat for a
11 moment. We may have some questions for you.

12 Next?

13 And let me just add, because you weren't
14 on the list that I have, it's going to be a necessity
15 that you make sure that you turn in those two cards.

16 You are taken care of, Mr. Rhodes. You
17 are taken care of.

18 Next? And I think this gentleman is --
19 can you first tell me what group you're representing?

20 MR. LOGAN: I'm Matthew Logan, the
21 president of the Potomac Conservancy.

22 VICE CHAIRPERSON HOOD: Okay.

23 MR. LOGAN: And I've provided --

24 VICE CHAIRPERSON HOOD: Okay.

25 MR. LOGAN: -- the cards.

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1 VICE CHAIRPERSON HOOD: Thank you.

2 MR. LOGAN: I'm here to elaborate on the
3 testimony that was submitted by my colleague at the
4 last hearing.

5 Potomac Conservancy's mission is to
6 protect lands vital to the health, beauty, and
7 enjoyment of the Potomac River. Generally, it is not
8 too difficult to balance. In this case, the
9 Georgetown Boathouse, we have found the exception to
10 that rule.

11 Our board and staff, consisting of
12 lawyers, planners, landscape architects, architects,
13 ecologists, and paddlers, looked at two factors as we
14 considered this project. First, the wonderful benefit
15 of having greater recreational access of this type on
16 the Potomac River. There is absolutely no question
17 D.C. needs more boathouses.

18 The second factor is the sensitive
19 location of the proposed boathouse. Thanks to
20 National Park Service primarily, this section of river
21 is widely considered the wildest stretch of urban
22 river anywhere in the world. No other city has a
23 river landscape like the District of Columbia.

24 Based upon the nomination of the Potomac
25 Conservancy this year, the national organization

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1 Scenic America named this stretch of river one of ten
2 U.S. last chance landscapes. That was based upon not
3 only the beauty of the landscape, but the threats
4 facing it. In short, this stretch of river is a
5 landscape of enormous national significance.

6 This site in particular, because it
7 provides the furthest upstream point of development
8 before you enter the natural Potomac Gorge, is
9 particularly sensitive. It's the transitional nature
10 of this site that enhances the sensitivity to which it
11 must be developed if it is going to be developed.

12 With this in mind, and after lengthy and
13 often contentious debate, consideration, including
14 extensive discussions with both parties on both sides
15 of this issue, it was the consensus of our board and
16 staff that as currently designed the Georgetown
17 Boathouse should be designed with the following
18 principles in mind.

19 And I'm referring back to my testimony
20 from -- that was submitted at the last hearing. The
21 boathouse needs to be reduced in scale, so that it is
22 appropriate to the site and harmonious with the
23 natural surroundings.

24 That can be accomplished by reducing or
25 eliminating non-river-dependent functions from the

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1 boathouse and incorporating a visual cue that will
2 definitely mark the upstream end of development along
3 the Georgetown waterfront. And by that we mean almost
4 turning the shoulder on that structure, so that
5 someone who is visiting -- it does not appear that it
6 is the next thing coming up the waterfront -- you
7 know, a developed stretch all the way to Fletcher's
8 Boathouse. Instead, it clearly will mark for the eye
9 that that is the end of Georgetown.

10 Second, we'd like to have the scenic and
11 environmental disturbance to the shoreline mitigated
12 with rain gardens, native trees, and vegetation, and
13 other stormwater filtration techniques to soften the
14 environmental blow to the site, and also incorporate a
15 public use aspect to the project.

16 That concludes my testimony.

17 VICE CHAIRPERSON HOOD: Thank you.

18 Next?

19 MR. WEINER: My name is David Weiner,
20 5927 Onondaga Road in Bethesda, Maryland.

21 It is astonishing that organizations that
22 are the stewards of the land proposed for a private
23 boathouse would consider placing it on public park
24 land. It is even more astonishing that the proposed
25 project is so invasive and ill-suited for this

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1 particular piece of land.

2 The users of the downtown Potomac, the
3 Capital Crescent Trail, and the C&O Canal are going to
4 be shocked and dismayed by this project once its size
5 and location become known. I have looked for evidence
6 of the plan in the newspapers and on television, but
7 have not found anything to date.

8 I'm reminded of the once-started bridge
9 that was to cross the river at Three Sister Islands
10 just above this disputed boathouse property. Somehow
11 citizen involvement got that ill-founded scheme
12 canceled, even after the iron work was started.

13 The scale of the proposed boathouse is far
14 too enormous to be placed in such a prominent and
15 highly used public property. This is not a typical
16 boathouse, but, rather, a palace of a boathouse. What
17 dreams of grandeur have caused the university to
18 devote such resources to a minor sport?

19 If a boathouse should be built along this
20 stretch of river, it should be in scale with other
21 facilities, and especially it does not need to be
22 placed on undeveloped park land. There is simply not
23 enough space on and beside the trail to incorporate
24 the roadway necessary to service this facility.

25 Where will the trucks, trailers, buses,

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1 and autos go when the facility is used for races and
2 social events? The canal is perched immediately above
3 the trail on an almost vertical embankment. No room
4 for a roadway there. Between the trail and the river
5 where the boathouse is planned, there is no room for
6 such a large structure and its associated loading
7 spaces for all of the vehicles that would be coming
8 and going and, yes, parking illegally.

9 This fiscal situation would inevitably
10 cause the trail users to have to share this last
11 section of the trail with these incompatible vehicles.

12 Why should the public have to endure this impact at
13 all, much less when there is space for a boathouse
14 just downstream, the site of the old Dempsey
15 Boathouse, or elsewhere alongside a public street?

16 The needs of the public seem to be
17 understood poorly. This is not a little used piece of
18 park. The traffic along here is intense at times, so
19 much so that the various recreational and commuting
20 users of the Capital Crescent Trail frequently
21 interfere with each other. On weekends especially,
22 there are hoards of hikers, bicyclists, rollerbladers,
23 dogwalkers, baby strollers, and birdwatchers, who will
24 literally swarm along the trail from Georgetown to
25 Bethesda.

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1 Furthermore, this trail is part of a
2 system of trails throughout the metropolitan area used
3 extensively. I recently encountered a group of a
4 dozen cyclists who had come to the area on vacation
5 all the way from Tennessee to take advantage of our
6 wonderful trail system.

7 I've included some pictures in my handout,
8 and I hope you have that. I don't have any fancy
9 graphics to show you.

10 VICE CHAIRPERSON HOOD: Okay. Thank you.

11 Next?

12 MR. WESTGATE: My name is Bob Westgate. I
13 have been a D.C. resident since 1965, and now live at
14 1425 17th Street, N.W. I've been a member of the
15 Washington Canoe Club for more than 35 years, and I'm
16 a retired journalist.

17 I've listened to several evenings of
18 testimony by the supporters of the enormous new
19 Georgetown University Boathouse, just upstream from
20 the Washington Canoe Club, and am very concerned about
21 the following issues that I don't believe were covered
22 adequately.

23 River flow -- the Corps of Engineers
24 hasn't made an environmental assessment study of the
25 possible effects that the T-shaped boathouse dock

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1 might have on the river flow. As designed, it juts
2 out 70 feet into the river and runs 240 feet parallel
3 to the bank. Boats headed upstream from the
4 Washington Canoe Club would be forced out into a more
5 rapid river flow to get upstream along the shore
6 because of the intrusion of the dock.

7 If my memory is correct, one of the chief
8 reasons that a proposed Clyde's Restaurant on a barge
9 was turned down was because of the effect the barge
10 might have on the normal flow of the river.

11 C&O Canal -- it is ludicrous to claim that
12 the project won't impact the canal, its bank, the
13 Capital Crescent Trail, or the Washington Canoe Club,
14 especially during the estimated two-year construction
15 period.

16 The bank is very tender, isn't lined
17 between the canal and the Washington Canoe Club, and
18 constantly leaks water into and under the club.
19 Further cutting of the canal bank behind the Canoe
20 Club to accommodate an access road for the Georgetown
21 Boathouse could further weaken the bank, causing it to
22 collapse, and creating a flood which might wash out
23 the trail and push the fragile Canoe Club Boathouse
24 into the river.

25 Parking -- Georgetown and the National

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1 Park Service haven't adequately addressed the parking
2 issue. The Crescent Trail has become so popular with
3 hikers, bikers, rollerbladers, and parents with
4 strollers, that legal metered parking spaces along
5 K Street are now filled by 8:00 a.m. weekends.
6 Weekdays the spots are filled by commuters.

7 Car people don't like to walk. They'll
8 park anywhere there's an open spot, even if it's
9 directly in front of a no parking sign. Drivers will
10 continue to illegally park and block the Canoe Club
11 entrance in the turnaround just upstream of the stone
12 aqueduct and along the access trail, Crescent Trail,
13 once they enter to make deliveries or to take boats in
14 or out on trailers.

15 Social events -- Georgetown claims that no
16 social function will ever be held in its boathouse,
17 even after races. Who are they kidding? At least
18 remove the kitchen from the plans.

19 Sewer line -- I've heard no testimony as
20 to how the sewer line will be protected during and
21 after construction. The concrete patio above the
22 sewer pipe in front of the Canoe Club is only two to
23 three inches thick and rests atop the pipe.

24 VICE CHAIRPERSON HOOD: Mr. Westgate?

25 MR. WESTGATE: Okay.

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1 VICE CHAIRPERSON HOOD: I can assure that
2 we have your testimony in hand.

3 MR. WESTGATE: Yes, sir.

4 VICE CHAIRPERSON HOOD: We will keep that.
5 So I'm going to ask you to just end at that point.

6 Thank you.

7 Colleagues, any questions? Any questions
8 of this panel?

9 I want to ask the gentleman -- and forgive
10 me for not writing your name down -- from the Potomac
11 Preservation, I believe. And your name is?

12 MR. LOGAN: Matthew Logan.

13 VICE CHAIRPERSON HOOD: Mr. Logan.

14 MR. LOGAN: Potomac Conservancy.

15 VICE CHAIRPERSON HOOD: Okay. Thank you.
16 You mentioned about a public use aspect, and I can
17 assure you that that's something I've been thinking
18 along the lines all the time. What is your ideal of a
19 public use aspect?

20 MR. LOGAN: We would like to see
21 pedestrians be able to access the entire site as well
22 as a boat launch for other boaters, maybe along the
23 lines of that used at Jack's.

24 VICE CHAIRPERSON HOOD: When you say
25 "access to the entire site," are you talking about the

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1 Georgetown site, if it goes forward?

2 MR. LOGAN: Correct. Correct.

3 VICE CHAIRPERSON HOOD: Okay. Is that a
4 -- I'm just asking this, because I don't know. Is
5 that fair, to ask them to do that?

6 MR. LOGAN: Is it fair?

7 VICE CHAIRPERSON HOOD: Yes. Is it fair
8 to ask them?

9 MR. LOGAN: It is on National Park Service
10 land. I think it's an important consideration to --
11 for the Zoning Commission to think about.

12 VICE CHAIRPERSON HOOD: Okay.

13 MR. LOGAN: Within the context of a fully
14 developed Georgetown waterfront, I think we have to
15 consider public and all forms of recreational access.

16 VICE CHAIRPERSON HOOD: Okay.

17 MR. LOGAN: To the entire waterfront.

18 VICE CHAIRPERSON HOOD: Okay. Thank you.

19 Colleagues, any other questions for this
20 panel?

21 Cross examination from the applicant? The
22 ANC, Mr. Starrels? Not here. Mr. Schuete?

23 MR. SCHUETE: No, thank you.

24 VICE CHAIRPERSON HOOD: Mr. Mopsig?

25 MR. MOPSIG: No, thank you.

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1 VICE CHAIRPERSON HOOD: And Mr. Brooks?

2 Okay. Thank you for your testimony.

3 Now, I saw three more people. We're going
4 to do an assessment shortly. I think I saw three more
5 people who were coming to testify. I kind of remember
6 who those three were, so if you can come to the table.

7 I saw three people, and I'm going to ask those three
8 to come to the table.

9 Okay. This will end our persons in
10 opposition. We will -- let's do an assessment. Mr.
11 Bastida, can I have your attention for a second?
12 Let's do an assessment. We have three parties. I
13 don't think the ANC -- am I correct, the ANC has
14 already went, right? The ANC has gone?

15 MS. SCHELIN: Yes, the ANC has already
16 testified.

17 VICE CHAIRPERSON HOOD: So we just have
18 three parties who will be presenting their case. I
19 think the chair has already -- had put in a sequence,
20 I believe, am I correct?

21 MS. SCHELIN: Yes.

22 VICE CHAIRPERSON HOOD: Do we know what
23 the sequence was?

24 MS. SCHELIN: As I wrote it down, Mr.
25 Schuete --

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1 VICE CHAIRPERSON HOOD: Schuete is first.

2 MS. SCHELIN: -- Mr. Mopsig, and then Mr.
3 Brooks.

4 VICE CHAIRPERSON HOOD: Let me just ask,
5 Mr. Schuete, if you could speak loud enough or come to
6 the mike, and let know about how much time you'll
7 need.

8 MR. SCHUETE: I had hoped to use 15
9 minutes, sir.

10 VICE CHAIRPERSON HOOD: Good. I hope
11 everybody follows your lead and uses --

12 MR. SCHUETE: That's what it said I was
13 allowed.

14 VICE CHAIRPERSON HOOD: Oh, that's what
15 you were allowed.

16 (Laughter.)

17 MS. SCHELIN: Actually, that is what we
18 gave each of them, yes.

19 VICE CHAIRPERSON HOOD: That's what
20 they're allowed, 15 minutes. Good, I'm glad we had
21 that established early.

22 (Laughter.)

23 Okay. So, Mr. Mopsig, 15 minutes. Well,
24 let me just say this, I'm not going to say 15 minutes,
25 because if you need five, fine. I think my colleagues

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1 and I, we get the point. I know I got the point. I
2 had it a while back. But, you know, we have to do
3 process.

4 (Laughter.)

5 So let me hear from this panel. After we
6 hear from this panel, we will take a five-minute
7 break. I ask you not to have a congregational party,
8 because we're going to come right back to it, so we
9 can finish tonight.

10 So let's begin to my right. Yes, sir.

11 MR. SHANNON: My name is Donald Shannon.
12 I live at 1068 30th Street, N.W. I'm a member of the
13 Canoe Club, and I'm here tonight as an emergency
14 spokesman for the chairman of the C&O Canal
15 Commission, Sheila Weidenfeld.

16 I called her this afternoon to ask her if
17 they were presenting anything to you, and she said,
18 "My God, I didn't know the meeting was tonight," and I
19 said, "Well, it's tonight. And if you have
20 opposition, they will certainly want to know." And
21 she said she has talked informally to members of the
22 Commission.

23 I think everyone here is familiar with Ms.
24 Weidenfeld and --

25 VICE CHAIRPERSON HOOD: Let me just

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1 straighten that up right quick. You said she has
2 talked informally to members of the Commission. Not
3 this Commission. You mean --

4 MR. SHANNON: No, no.

5 VICE CHAIRPERSON HOOD: Oh, okay. I
6 gotcha.

7 MR. SHANNON: The C&O Canal Commission is
8 two members from the District of Columbia, two from
9 Virginia, two from Maryland, two from West Virginia,
10 and then presidentially appointed members. And Ms.
11 Weidenfeld is the chairman of the Commission now.

12 I was a member of the Commission in the
13 early 1980s. The Commission has a serious interest,
14 of course, in anything that affects the canal, and she
15 said that in her -- in a quick survey of members --
16 they are planning to meet tomorrow, and she said a
17 quick survey of the members by telephone show that
18 there is quite a bit of concern about this -- about
19 anything that will affect the canal berm near this
20 proposed site of the Georgetown University Boathouse.

21 She said that's an extremely delicate
22 area. I think you've had testimony on that before.
23 But that's their charge is the C&O Canal Commission is
24 -- that's their business is to watch over the canal,
25 and she said they are very concerned about it.

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1 She wants to get -- they are having a
2 meeting of the Commission tomorrow, and then she wants
3 to get their conclusion -- some kind of a resolution
4 in to you, and I certainly think you'd like to -- you
5 would like to know what their feeling is on it,
6 because this is the -- this is the responsible body
7 for the canal.

8 VICE CHAIRPERSON HOOD: Thank you, Mr.
9 Shannon.

10 MR. SHANNON: Thank you.

11 VICE CHAIRPERSON HOOD: We will definitely
12 be looking for that. Hopefully you can stick around.
13 After this is over, we will leave it open for us to
14 be able to get that response.

15 Okay. Next?

16 MR. ROLLINS: I'm Ken Rollins, formerly of
17 Brookmont, Maryland, a frequent visitor there. I
18 divide my time between Brookmont and my retirement
19 home in Ladysmith, Virginia.

20 I've been involved with the C&O Canal for
21 52 years. I am not quite a charter member of the C&O
22 Canal Association, but I walked with Justice Douglas
23 for 13 of the 17 years to, as he liked to put it, walk
24 a national park into existence.

25 I lived for 30 years opposite Lock 6. I

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1 have traveled the entire length seven times in
2 continuous hikes, and many times over in segments. I
3 have a pair of hiking boots with well over 1,000
4 towpath miles. I have worn out one or more bicycles
5 on the towpath, and I have canoed the Potomac many
6 times.

7 In his challenge to the editors of The
8 Washington Post in 1954, Justice Douglas described the
9 canal in part as a long stretch of peace and quiet at
10 the Capitol's back door, and on a somewhat later
11 occasion said it's been an accident of history that
12 it's there, but there she is, and we ought to do
13 something about it -- to preserve it as a national
14 park, he meant.

15 Most interested people know about the
16 struggle to avoid turning the canal into a roadway or
17 flooding it with mainstream dams on the Potomac. But
18 at last it became the C&O Canal National Historical
19 Park in 1971. I stress the word "historical" because
20 otherwise it would not be a national park at all.

21 The enabling legislation defined the park
22 by reference to a map which had not been seriously
23 reviewed, and thus supplemental legislation was
24 required to round out its borders and ensure its
25 integrity. Likewise, the taking lines surrounded or

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1 abutted some private holdings, which would have better
2 been incorporated directly into the park.

3 It has been the policy of the park to
4 absorb these properties by allowing end holdings or
5 grandfather agreements to lapse whenever possible.
6 Other properties have been subject to negotiation with
7 the ultimate objective of eliminating private usages
8 in the park.

9 The proposed boathouse for a private
10 benefit would fly in the face of park policy and its
11 efforts. Let history live.

12 In June 1980, I was privileged to walk the
13 entire canal with George Ellwood Zellerman, who worked
14 on his father's boat until he joined the Army in World
15 War I to get off that boat. He didn't like the canal.

16 He had not been back along the canal in
17 all those years. The rest of the party were a park
18 ranger and a candidate for a doctorate in folklore at
19 the University of Pennsylvania. We were careful not
20 to ask leading questions, but to let him recall as he
21 would.

22 When we rounded the last bend, and Key
23 Bridge and the Georgetown waterfront came into view,
24 he stopped. After a long pause he said, "It looks
25 just like it did." Please let history live.

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1 VICE CHAIRPERSON HOOD: Good timing.

2 MR. ROLLINS: Thank you.

3 VICE CHAIRPERSON HOOD: Good timing.

4 (Laughter.)

5 Okay. Next?

6 MS. HARBOLD: Hello. I'm Alexandra
7 Harbold. I was a 17-year resident of Georgetown, and
8 I'm currently a Foxhall resident at 4424 P Street,
9 N.W.

10 I'm the coach of Washington Canoe Club's
11 junior sprint canoe and kayak team, and I have been
12 for the past four years. I'm a two-time Olympian in
13 the games of 1992 and 1996. I've trained and raced on
14 the current course since 1985.

15 I'm also a graduate of Georgetown
16 University, and I come from a family of elite rowers.
17 My father was a member of the Hungarian national
18 rowing team in the early '50s and was head coach at
19 Fordham University.

20 Therefore, I have a great appreciation for
21 both sports. I am pro boathouse, but against the
22 current proposed location. The initial waterfront
23 park plans called for the building of several
24 boathouses open to the public with grassy areas.
25 There were posters and diagrams posted at our Canoe

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1 Club on the bulletin board, and that's when I first
2 heard of it. I'm guessing it was after I returned
3 from the Olympics in '96.

4 They showed pictures downstream of
5 Washington Canoe Club, not upstream, in the current
6 proposed location of these boathouses. I remember
7 clearly the words, "There will be no development
8 upstream above Washington Canoe Club in order to
9 preserve the natural environment." That is why I, and
10 I imagine why most Washington Canoe Club members, were
11 unaware of these changes that the boathouse was going
12 to be upstream.

13 My main issue is with safety. I'm going
14 to try to jump through my initial presentation, so
15 that I don't repeat points that have already been
16 mentioned, as you have asked.

17 This is a view of our 5K and our 10K
18 course. Mr. Harbold had showed the sprint course, but
19 we also use that same course for distance races. And
20 as you can see, closer to the dock there are
21 recreational canoeists as well as Olympic-style canoe
22 and kayak. So all types of boats participate at the
23 recreational level as well as the Olympic level.

24 Here they are again -- recreational and
25 Olympic.

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1 And asked earlier how many times the
2 course is used -- these distance races occur
3 approximately six to eight times per year, up to 30
4 entries in one mass start. We also have three major
5 sprint regattas, which means we have a total of nine
6 to 11 regattas per year at the Canoe Club.

7 There they are again close to shore going
8 up to where the boathouse would be.

9 This is the current traffic pattern, and
10 you see the kayakers on -- they're on the D.C. shore
11 racing down, and there are the rowers on the other
12 side. So right now with this current situation there
13 is no interference. We're on different sides of the
14 river.

15 No, next one. Sorry. I'm trying to jump
16 around, as I said. Next.

17 This is one of our kids. He's 12 years
18 old. And most of the time we train in singles. This
19 is a single boat. Also, I'm not sure if you're aware,
20 most of our kids are under 18.

21 This is the largest boat that we have.
22 It's called a K4 -- a four-person kayak. It's
23 approximately 36 feet long and 66 pounds in weight,
24 compared to --

25 VICE CHAIRPERSON HOOD: Let me just say --

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1 let me interrupt you.

2 MS. HARBOLD: I'm sorry. Yes.

3 VICE CHAIRPERSON HOOD: Let me just say
4 this, while I find this very interesting, I want to
5 make sure that I am fair in these proceedings. I
6 would hope that you would provide that to us with your
7 testimony, because I find this very helpful to me,
8 just in case, Mr. Hannaham, we don't make it out
9 there. I think this would be very helpful.

10 MS. HARBOLD: Okay. I will do that.

11 VICE CHAIRPERSON HOOD: So I really
12 appreciate it. But I want to make sure I'm fair,
13 because --

14 MS. HARBOLD: Thank you.

15 VICE CHAIRPERSON HOOD: -- everybody's
16 testimony means a lot to us.

17 Let me just say this first. The two
18 gentlemen here, I need cards from you. I need cards
19 from everyone who has not turned in two cards to the
20 Reporter.

21 Is Ms. Zartman still here?

22 PARTICIPANT: No, I think she left.

23 VICE CHAIRPERSON HOOD: Okay. Ms. Zartman
24 is a regular, so she knows to turn in two cards. We
25 have to -- we probably have one on file. We can just

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1 fill out one for her.

2 (Laughter.)

3 Don't tell her I said that.

4 (Laughter.)

5 Okay. And, again, everyone who testified,
6 if you can turn in a card, we would -- I mean, two
7 cards, we would appreciate it.

8 Colleagues, any questions of this panel?
9 This is our last panel.

10 Okay. Again, like I asked, if we can get
11 that from you, that would be very helpful, at least to
12 me.

13 MS. HARBOLD: May I make one final point
14 about why I was showing that? I just wanted to show
15 the difference in the boats, that this is the longest
16 at 36 feet and 66 pounds, whereas the rowing boats,
17 which are eights, the largest boat is an eight, and
18 that weighs approximately 213 pounds and is 60 feet
19 long. So that's another danger for us, just the size
20 and the weight of their boats against these.

21 And as I said, most of the time we train
22 in singles which are 16 feet long.

23 VICE CHAIRPERSON HOOD: What is the weight
24 of the boat that I just saw with the --

25 MS. HARBOLD: That one is 66 pounds. But

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1 90 -- I would say 95 percent of the time we train in
2 singles, which are -- this boat is 16 feet, 26 pounds.
3 So it's 99 percent of the time we're in singles.
4 It's just the nature of our sport.

5 VICE CHAIRPERSON HOOD: But you're going
6 to provide all that to us.

7 MS. HARBOLD: Yes, I will.

8 VICE CHAIRPERSON HOOD: Okay. I would
9 really appreciate it.

10 Any cross examination? Applicant? The
11 ANC, Mr. Starrels is not here. Mr. Schuete?

12 MR. SCHUETE: No, thank you.

13 VICE CHAIRPERSON HOOD: Mr. Mopsig?

14 MR. MOPSIG: No, thank you.

15 VICE CHAIRPERSON HOOD: Mr. Brooks?

16 MR. BROOKS: No.

17 VICE CHAIRPERSON HOOD: Okay. Thank you.

18 We have now concluded all of those in
19 opposition. I would like to thank the panel. Again,
20 make sure that you turn in your two cards to the Court
21 Reporter.

22 What I would like to do now is take a
23 five-minute break, and I will ask that Mr. Schuete
24 come forward -- I think he is first -- from the
25 Washington Canoe Club, and be set up and ready when we

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1 return. We'll be back in five minutes.

2 (Whereupon, the proceedings in the
3 foregoing matter went off the record at
4 9:05 p.m. and went back on the record at
5 9:15 p.m.)

6 VICE CHAIRPERSON HOOD: We're now going to
7 reconvene.

8 Let me just say that while we've given you
9 15 minutes, if you can condense that even more that
10 would be great. But if not, we will hold with the 15
11 minutes. But, again, we have your materials. Those
12 that we've just received tonight we will be reading
13 thoroughly.

14 So, again, if you can condense it, it
15 would be great. And then maybe we can make it home to
16 see the 10:00 news.

17 (Laughter.)

18 Wishful thinking.

19 Okay. Mr. Schuete, if you would begin.

20 Let me do this before we get started.
21 There were seven people who came up who had not signed
22 up. Are you still here? There were seven people
23 who --

24 MS. SCHELIN: There are a few of them in
25 the front row who are left.

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1 VICE CHAIRPERSON HOOD: Okay. If you
2 could just stand up and --

3 MS. SCHELIN: The gentleman in the green
4 jacket.

5 VICE CHAIRPERSON HOOD: -- I would like
6 for you take the oath that the testimony you gave was
7 true.

8 MS. SCHELIN: That's okay. Stand up.

9 VICE CHAIRPERSON HOOD: I mean, if you're
10 still here, would you please stand, please?

11 MS. SCHELIN: I think Ms. Harbold or -- in
12 the back, she was one. There are --

13 VICE CHAIRPERSON HOOD: All of those
14 who --

15 MS. SCHELIN: You don't have to come
16 forward. Just stand up, please. There we go.

17 VICE CHAIRPERSON HOOD: Okay. Raise your
18 right hand.

19 MS. SCHELIN: Since you guys weren't here
20 the first night, we just want to just do a short
21 little -- have you guys swear that the testimony you
22 gave was the truth. Okay?

23 (Whereupon, an oath was administered to
24 those witnesses who recently testified.)

25 MS. SCHELIN: Thank you.

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1 VICE CHAIRPERSON HOOD: Thank you.

2 Thank you, Ms. Schelin.

3 Okay. Mr. Schuete, you can begin.

4 MR. SCHUETE: Thank you, Mr. Chair. My
5 name is Larry Schuete. I am the current president of
6 the Washington Canoe Club. I was born in Georgetown.
7 My father was born in Georgetown. My grandmother was
8 born in Georgetown. My great-grandfather owned a feed
9 store on M Street after being kicked out of Ireland.

10 For the rowers in the room, my father was
11 Charlie Butts-Coxon in the '40s before he went on to
12 two Olympics as a Potomac Boat Club member.

13 I'm here tonight to talk about the
14 Georgetown Boathouse, which unfortunately I must
15 oppose. This I think is the view that the public has
16 seen. We've seen it here in this testimony over the
17 last several nights.

18 We've also seen this -- the frontal view
19 that was provided to the Washington Canoe Club at our
20 request in December of 2002. For reference, I think
21 this was the first time we really saw it. This is our
22 boathouse superimposed on top of it. Here is our
23 roofline -- two rooflines here.

24 There is some discrepancy in the drawings,
25 but I believe this roofline is somewhere between 26

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1 and 29 feet. Early measurement said it was 29. I
2 think it's actually 26. This roof down here is about
3 16 to 20 feet high. I think the Georgetown rooflines
4 are well known at 41 and 54.

5 I think, Mr. Hood, you asked: why the
6 opposition? And I think this is old understanding.
7 This is on the GU website. This is the drawing that
8 the Commission of Fine Arts saw. And I first saw this
9 drawing in November of 2002, and I was like, well, how
10 big is this? You showed us drawings that didn't have
11 any scale on them. You know, it looked bigger than
12 this, and that's when we asked for the frontal view
13 and it all became clear.

14 This wing is larger than the Washington
15 Canoe Club in toto. That wing is larger than a club
16 with 200 to 300 members, depending on how you count.
17 It is interesting that -- I'll give you another
18 example. This is old understanding. Here is the
19 boathouse with the slope going off behind it, you
20 know, and I saw this -- again, this was on the GU
21 website. And I thought, you know, where is the canal?
22 How big is this? And, you know, where is the Capital
23 Crescent Trail?

24 And finally, very late, we see drawings
25 like this, and this is Washington Canoe Club, and

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1 here's the canal, obviously, and the Capital Crescent
2 Trail. Here is our ramp out in front. Here's our
3 boathouse. Here is the side view of GU. Here is
4 their roofline. Here you are on the canal, Capital
5 Crescent Trail. They are sticking out -- their seven-
6 feet variance right here, their 15-foot variance.

7 And I think that, you know, I would have
8 to go on the record as strongly opposing the granting
9 of that seven-foot variance as it's going to really
10 block our view upstream. We just now lost the view
11 from our club of the Three Sisters Islands, of the
12 Potomac River Gorge upstream.

13 What we will look at is, you know -- I
14 don't think there's anybody in this room that doesn't
15 think this building is beautiful. I personally think
16 it's way too large a place. But it is a pretty
17 building.

18 But I don't want to look at this building.
19 I want to look at the river. I think it should be 35
20 feet from the river -- that is, not a seven-foot
21 variance or a 20-foot special exception, but a 35-foot
22 special exception, because that provides consistency
23 with Thompson's and WCC.

24 We actually sit back a little further
25 because of the bow in the river, but I think that, you

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1 know, that is a distance which will provide us with a
2 view to the Three Sisters Islands, will provide us
3 with our traditional views.

4 This would also solve the ramp issue that
5 -- and the permanent pier that Georgetown has
6 requested. And we saw in previous testimony, the
7 boats are only 58, 60 feet long. They asked for an
8 80-foot boathouse, and they claimed that this was
9 because of the length of the boat. And as we pointed
10 out, well, it's really for boats -- for storage of
11 stuff. They don't need 80 feet here. They need 60
12 feet, 65 feet.

13 This would also, then, solve this problem
14 we have with their docks where they stick way out into
15 the river because they have to have this pad out in
16 front to get their boats out during a flood, as Coach
17 Johnson testified to.

18 This is the Capital Crescent Trail behind
19 the Washington Canoe Club, and I show this picture to
20 illustrate this 40-degree slope that goes off behind
21 it that they claim they're going to move this over,
22 but they're they're going to regrade this slope and
23 will require no retaining wall.

24 I am an engineer. I am not a civil
25 engineer, but I have read the BOCA code, and I know

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1 that with unstable soil you don't regrade a 40-degree
2 slope. And any wall, pushing a slope like that behind
3 it is, by law, a retaining wall.

4 This is the Washington Canoe Club in the
5 early '30s. I show this picture to show some of the
6 stuff that was upstream. The river was dotted with
7 little boathouses and shacks and everything else up
8 and down the river. The flood of '36 fixed that.

9 It scrubbed the riverside clean. Here we
10 see Dempsey's Boathouse that was burned down in the
11 fire of the early '60s. My dad lost some boats in
12 that, actually. And this is what it looked like in
13 the late '30s after the flood. And you can see, you
14 know, it's gone. And what has grown up since then is
15 this wild bramble and this natural land here.

16 And if we could dim the light, but you'll
17 certainly have it in the hard copy. There's a
18 tremendous amount of trees up here that we believe are
19 providing us with -- what's kept us from getting
20 crashed out in the floods of the '70s, the '80s, and
21 the '90s -- you know, in '36 the club was 30 years
22 old. It's now approaching its 100-year anniversary.

23 We did request at the December 2002
24 meeting that a hydrological study be done of the river
25 at flood, because I don't know what the impact of this

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1 boathouse will be on us. The applicants agreed that
2 that was a good idea. What we received back from them
3 was a statement that FEMA has assured them that the
4 river won't rise more than a foot, and we shouldn't
5 worry. I would ask for more than that.

6 And I've submitted for the record the
7 letter to the National Park Service, the response, and
8 my rebuttal letter.

9 There was comment about -- and you can't
10 see it very well because of the lighting -- but there
11 was comment about how, geez, you know, the vegetation
12 blocks the view. What you can see back here is the
13 retaining wall of the C&O Canal or the Canal Road -- a
14 fairly good view, in particular in the winter, from
15 that.

16 This is a view from the C&O Canal looking
17 across the Washington Canoe Club. You would ask, all
18 right -- and we've seen in these pictures that they've
19 provided in the renderings views that suggest there is
20 no damage to the view, that their boathouse -- we look
21 down on it, and we're going to be providing in the
22 written testimony comments on their renderings and
23 their photos.

24 I provide this photo as well as a
25 description in the notes of the photo-geometric

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1 techniques, but suffice it to say this is the GU
2 41-foot roofline, and that's what it blocks. That's
3 the GU high roofline from the C&O Canal.

4 (Laughter.)

5 And I would submit that that is as
6 accurate as I can make it using all my trig, and that
7 my point would be they need a scene analysis. I
8 shouldn't be doing this. GU shouldn't be doing this.

9 Somebody independent should be telling you what the
10 scene steal is going to be.

11 But basically, the high roofline blocks
12 the view of the Washington Monument from the towpath.

13 Their average boathouse is not average for the
14 Potomac. Lots of comments about average, comparable.

15 Here are the numbers as I understand them
16 -- 33,200 feet total floor space of the GU Boathouse.

17 It's got a 19,500 square foot footprint. I'd like to
18 point out again that that is 4,500 square feet larger
19 than the 106 agreement with the D.C. SHPO and the
20 ACHP. So they're in violation of that. They're also
21 in violation with a 54-foot roofline instead of a
22 40-foot roofline.

23 Anyway, we're 27 percent the size. Floor
24 space is only part of the story. The size and mass
25 add into the equation. I say that they are six to

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1 eight times more volume or more massive.

2 I provided in the written record this
3 National Park Service study. Here is the proposed
4 Arlington -- about 75 percent of the size. Indoor
5 storage for all of Arlington County, with 132 shells.

6 Alexandria Boathouse, down the river, 75 percent of
7 the size. Sandy Run, 68. Thompson's Boat Center, 68
8 percent of the size, 112 boats stored indoors.

9 Remember, Georgetown said they were going
10 to have currently 19 eights, and that they were going
11 to be going possibly they told us to 30.

12 PBC, 14,000 square feet total, it's 42
13 percent the size of GW. These numbers came from that
14 study.

15 GU's average boathouse is not an average
16 boathouse for the Eastern Association of Rowing
17 Colleges. And these are the comments that were made
18 in the written testimony on the first night, and we've
19 seen again and again comments about average,
20 comparable, similar, that are larger.

21 I'm here to tell you that as an engineer I
22 simply went and checked the record, and so I contacted
23 the architects of record, or the building managers, or
24 went on the web to find for you -- and it's in the
25 written record -- the photos of all these boathouses.

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1

2

The bolded numbers in this column are numbers that are from their records. That's like I called the architect and said, "How many square feet is the Boston DeWolfe Boathouse?" "It's 20,000." And on down the line.

7

8

If the numbers are not bolded, I either sent somebody out to have them measure it, in the case of the Boston Boathouses -- I sent somebody from MIT, a professor sent his grad students out for me.

10

11

12

In the case of some of these others, I would admit that -- like Rutgers and Syracuse, they're not too proud of their boathouses, at least in the image record, but those are pretty good estimates. I would say that the average boathouse is 20,000; the median is about 18,000.

14

15

16

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There is Columbia's. There is the 16 colleges that are in the EARC. About 10,000 square feet. This was Rutgers. I generously called it a low-profile facility, but they talk about being in the mid-Atlantic region and how the water is pretty good, and they don't need tanks because they can stay out on the water.

24

25

This is Dartmouth's. It's the most popular sport on the school. This is the street view.

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1 This is the river view -- 34 percent.

2 University of Pennsylvania -- much made
3 about the Schuylkill and the Charles Rivers. It's
4 12,000 square feet. So it's roughly the size of PBC,
5 much smaller than GU. They've got about 12,000
6 undergrads.

7 This is Syracuse, similar size school,
8 about 45 percent of GU. You'll notice that I'm not
9 cherry-picking data. I am showing you every school.
10 I'm not telling you about Wisconsin, which doesn't
11 exist yet, or combining the Harvard boathouses like GU
12 tried to do, or Princeton's. These are all of them.

13 Here's the MIT. They do have an eight-
14 seat tank in their boathouse. It's about half the
15 size.

16 Naval Academy -- it looks big. According
17 to the assistant coach, it's 17,600 square feet. He
18 pointed out every student is an athlete. This is
19 Northeastern. This is called out in the exchange
20 agreement. It's known as Gorangutan in -- or
21 Gargantuan, rather, in Boston by my rowing buddies.
22 And the university likes it a lot, and it's 54 percent
23 of Georgetown.

24 This is one of Harvard's boathouses. This
25 is the men's boathouse. It took me a while to realize

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1 Harvard has got enough money, and they've been there
2 for 100 years, and these are 100-year old boathouses
3 -- they have two of them, Radcliffe being the women's
4 crew out there, the women's school at Harvard for
5 historical reasons.

6 That's where -- and it's stunning -- this
7 is where the women and all the grad students and all
8 of the undergrads that don't row row out of this
9 boathouse. And it's been there for 100 years, and
10 it's right on campus.

11 Boston University's DeWolfe Center, talked
12 to the architects of this, lots of compromises to get
13 this on the site. They were very proud of putting
14 this on the original site of BU's boathouse, which
15 used to be MIT's.

16 Cornell's, 63 percent. It's a grand
17 facility according to the university.

18 This is Yale. I saw this, and I think,
19 this thing has got to be bigger. Talk to the
20 architects, look on the website, nah, it's 22,000
21 square feet. Notice the street view. This thing is
22 small from the street, and it's, you know, 150 feet,
23 75 feet deep, about 30 feet high.

24 They do have a 24-person tank. It's the
25 only other 24-person tank, and it's on the campus.

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1 They also have an extensive -- and they're proud of
2 their program for the community.

3 Brown University, former fish packing
4 something plant, they've renovated it. It's 25,000
5 square feet, so it's, again, only 75 percent of GU.
6 It does have a 16-seat tank in the building. It's an
7 outstanding facility as far as they're concerned.

8 Princeton University -- I have heard from
9 the architect of the proposed Georgetown University
10 Boathouse that this was comparable, it was average. I
11 know the facility architect at Princeton, so I called
12 him up and said, you know, "Hey, what is this thing?"

13 And so this is what he told me. Well, it's 20,000
14 square feet in the original building -- it's been
15 there for 100 years -- 13,000 square foot addition.
16 they don't have very many undergrads. They apparently
17 have a lot of money.

18 It is the largest rowing facility on the
19 east coast to date. However, it is smaller than GU's.

20 It's only 280 feet long. It's only 36 feet tall.
21 Height does matter.

22 It's also -- and no one ever mentioned
23 this to us -- it is also the national team training
24 center. Fifty to 75 national team Olympic rowers, or
25 prospective Olympic rowers, train in this facility

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1 every day. This facility is used by more than just
2 the university. They've got, you know, a substantial
3 number of people that are at that site 24/7, or, you
4 know, seven days a week, 10 hours a day, 365 days a
5 year.

6 Also, the university owns 1,400 acres on
7 this side of Lake Carnegie, so I think some of the
8 testimony was that this was in the Raritan State Park.

9 It's not. The park is on the other side of the
10 lake.

11 The state does own the water. Princeton
12 owns everything behind it, everything to either side
13 of it, for, you know, quarters of a mile.

14 I wanted to show you everything. This is
15 what University of Wisconsin wants. It is much larger
16 than GU. They're about 95 percent complete with the
17 design. I noticed on the website there have been lots
18 of problems with the community. Now that they've
19 figured out how big it is, the community doesn't want
20 it.

21 I'll summarize. We're very concerned
22 about the impact of the boathouse on WCC. It was
23 billed as average. It's at least 65 percent larger
24 than these universities that have to subscribe to
25 Title IX that have incredibly good rowing programs,

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1 and yet somehow survive.

2 They also -- this boathouse was billed as
3 similar -- is similar in size, at least in square
4 footage but not in volume. It also houses the
5 national team.

6 I think there are many reasons to reject
7 the design. The tanks and ergs are not river-
8 dependent use. They're going to expand anyway. Put
9 them up there. The ceiling height of the first floor
10 could be reduced by two feet as a minimum. University
11 of Pennsylvania and MIT both used pits for the oars to
12 lower the height of the roof.

13 I know of no rowing or canoeing
14 programmatic reason for a 24 high foot ceiling in
15 exercise room. The boat bays could be much shorter.

16 What to do? This thing belongs on the
17 Dempsey site. That would still be right next to WCC,
18 so it's not like we're trying to not have them build a
19 boathouse. I'd love to see it on the Dempsey site.
20 It would reduce the impact on the canal, the Crescent
21 Trail, and us.

22 They should design one that's truly in
23 keeping with the size of the existing boathouses on
24 the Potomac in consideration of the C&O Canal. We'd
25 also like some opportunity to provide suggestions on

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1 the zoning orders.

2 VICE CHAIRPERSON HOOD: Thank you, Mr.
3 Schuete. I appreciate your being cognizant of the
4 time. I think that was a very thorough presentation.

5 Let me just ask, colleagues, do you have
6 any questions of Mr. Schuete? Let's begin with
7 Commissioner May.

8 COMMISSIONER MAY: I feel like I'm -- I
9 have to really work fast to catch up, because --

10 MR. SCHUETE: Sorry. I apologize.

11 COMMISSIONER MAY: No. But I understand,
12 and I appreciate it. I'll try to talk fast, too,
13 although that is very difficult for me.

14 You made a suggestion early on that the
15 actual projection of the building would block the view
16 upriver to the Three Sisters? Is that right?

17 MR. SCHUETE: Yes, sir. I believe that is
18 correct. From our balconies it will, at the seven-
19 foot variance. And I'll submit in the written the
20 overhead picture. I was concerned I was running out
21 of time.

22 COMMISSIONER MAY: Okay. Because when I
23 look at the overhead picture, it's very difficult to
24 see that even remotely possible. But maybe I'm
25 identifying the wrong thing as the building. But if

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1 you can demonstrate that in a drawing or something
2 like that, that would be helpful for understanding
3 that particular point.

4 Let's see. Oh. How far off the shoreline
5 is the Washington Canoe Club?

6 MR. SCHUETE: 35 to 40 feet.

7 COMMISSIONER MAY: And unfortunately, at
8 the moment the pictures that I have are these historic
9 photos, which obviously put it a lot closer.

10 MR. SCHUETE: Right.

11 COMMISSIONER MAY: Has there been a lot
12 of --

13 MR. SCHUETE: I went and measured it,
14 because I thought you'd want to know that.

15 COMMISSIONER MAY: Yes. I mean, there's
16 been a lot of --

17 MR. SCHUETE: Yes.

18 COMMISSIONER MAY: -- since this was
19 taken.

20 MR. SCHUETE: Yes, sir. Yes, let me --

21 COMMISSIONER MAY: Do you have a more
22 current picture that -- of the site?

23 MR. SCHUETE: I do not.

24 COMMISSIONER MAY: Okay. Because the
25 section drawings that you showed --

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1 MR. SCHUETE: And those section drawings
2 are as accurate as I can provide them.

3 COMMISSIONER MAY: Yes. But it didn't
4 show where the shoreline was. It --

5 MR. SCHUETE: Let me --

6 COMMISSIONER MAY: -- the dock, I think.

7 MR. SCHUETE: Let me -- I show the ramp,
8 and that is our --

9 COMMISSIONER MAY: Right.

10 MR. SCHUETE: Let me just move this. I
11 apologize for not being better prepared. That is the
12 -- the shoreline is right here.

13 COMMISSIONER MAY: That is the shoreline.

14 MR. SCHUETE: The shoreline is right here.
15 I was attempting to show at the last minute the cut
16 down. But I have -- I know that Mr. Harbold has lots
17 of overheads that show current.

18 COMMISSIONER MAY: Okay.

19 MR. HARBOLD: Would you like to see that
20 now?

21 COMMISSIONER MAY: No, thank you.

22 (Laughter.)

23 I think that it's for me.

24 VICE CHAIRPERSON HOOD: Mr. Hannaham, any
25 questions?

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1 COMMISSIONER HANNAHAM: No, thank you.

2 VICE CHAIRPERSON HOOD: Mr. Schuete, let
3 me just ask you, you can go back to the -- and maybe
4 you were doing it while I was sitting up here trying
5 to get myself together. But you showed a picture of
6 the roofline. You said --

7 MR. SCHUETE: Yes, sir.

8 VICE CHAIRPERSON HOOD: -- this is where
9 we are, and then something --

10 MR. SCHUETE: Yes, sir.

11 VICE CHAIRPERSON HOOD: Could you make it
12 do like -- I'm just trying to -- and I may have --

13 MR. SCHUETE: Let's see if it'll let me do
14 this without starting at the very beginning.

15 VICE CHAIRPERSON HOOD: Okay. If not,
16 don't worry about it.

17 MR. SCHUETE: If I knew what I was doing,
18 it wouldn't -- look at that. That is taken standing
19 on the C&O Canal with a level camera, and I'm looking
20 out, you know, from -- you know, this is where you
21 can't see, and the vegetation blocks the view of the
22 river.

23 And our roofline is somewhere between 26
24 and 29 feet high at this point. And what I did was
25 taking the -- and this is the Georgetown University

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1 Boathouse, that's their 41-foot roofline. And I think
2 in the notes if you -- if you can flip to that page,
3 which you have the opportunity to do -- I'll read it.

4 And I would say that what it -- you know,
5 the boathouse is 66 feet from the towpath. So now I'm
6 looking over 66 feet at the towpath, and that is my
7 downlook angle at the towpath from five feet above it,
8 knowing the height of the towpath, knowing the height
9 of the club. I'm looking down at that, and that tells
10 me that I have a downlook angle of seven degrees.

11 If I assume a 41-foot high roofline, now
12 I'm looking up from the towpath up, and adding my five
13 foot of, you know, eye height, I'm looking now up at
14 1.7 degrees positive. And what that does is anything
15 on the Virginia shore that's under 80 feet, assuming
16 that the river is the 1,300 feet wide that it appears
17 to be at this point, anything below 80 feet is cut
18 off. And this is just simple trig. You know, this is
19 sines and cosines.

20 I then said, all right, what is it from
21 the 54-foot roofline? And that's the additional
22 height. Now you have a look angle of 13 degrees,
23 because of that 21 feet additional height minus the
24 five feet of the viewer. And that basically says that
25 anything that's under 300 feet high on the shoreline

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1 at this point is blocked out. Things that are further
2 away, even taller, are blocked out.

3 Some would say that's good. I would
4 submit that if you're upstream from the building, and
5 you now have a peaked roof that's going this way, and
6 it sticks out 85 feet, what you're doing is blocking
7 Key Bridge, you're blocking the view of the Washington
8 Monument. And I would further state that, you know,
9 although I am an engineer and I'm fairly confident in
10 these two -- in this view, what scene that it steals
11 to me is something that an independent analysis should
12 be done on.

13 I'm not going to sit here and say this is
14 100 percent right. I think it's pretty close.

15 VICE CHAIRPERSON HOOD: Okay. Another
16 question. Mr. Schuete, you definitely have done a lot
17 of extensive work in looking at other boathouses.

18 MR. SCHUETE: Yes, sir.

19 VICE CHAIRPERSON HOOD: My question to you
20 is: are any of those besides -- we're not going to
21 talk about the University of -- I think it was
22 Wisconsin.

23 MR. SCHUETE: Wisconsin? Doesn't exist
24 yet?

25 VICE CHAIRPERSON HOOD: Yes. Let's not

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1 talk about them yet, because I'm going to go there in
2 a minute. But most of these boathouses were built
3 when?

4 MR. SCHUETE: Well, in fact, on that
5 spreadsheet that I provided you, I have the
6 construction date. I also have either the renovation
7 date or the construction date, and so I bolded the
8 ones that I thought -- and I apologize for the size of
9 this -- running out of time.

10 But basically, that beautiful Boston
11 boathouse was built in 1999, you know, and so some of
12 these are very current. Some of these are, you know,
13 I would say '99, 2001, 1990 for the Northeastern
14 Boathouse, which was called out in the exchange
15 agreement as being what the Georgetown Boathouse
16 should look like, that or a boathouse row.

17 VICE CHAIRPERSON HOOD: Since you have the
18 sheet, Northeastern, when was that one?

19 MR. SCHUETE: That was 1990, sir.

20 VICE CHAIRPERSON HOOD: 1990?

21 MR. SCHUETE: And that's 18,000 square
22 feet according to the architect of record, which is 54
23 percent the size of Georgetown's.

24 VICE CHAIRPERSON HOOD: I'll tell you my
25 reasoning for asking is because I notice you mentioned

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1 University of Wisconsin. Theirs is humongous,
2 actually bigger than --

3 MR. SCHUETE: Yes, sir.

4 VICE CHAIRPERSON HOOD: -- Georgetown's.
5 And I was wondering if anything has changed in the
6 game that would now allow -- and I think if I was
7 looking at this I would think that they were trying to
8 build something that they can expand in, and not be
9 closed out before they get there.

10 So that's kind of where I'm going, because
11 the University of Wisconsin seems to be following the
12 same pattern, or even more. Is this where this game
13 is going? Or is this just too much?

14 MR. SCHUETE: I think the dot-com boom --
15 people cashed out, and they want to put money back in
16 their alumni. University of Wisconsin Boathouse,
17 which is used for much more than just rowing, is being
18 built on the former site of their boathouse. It's in
19 the middle of nowhere in Madison, Wisconsin.

20 I am not a rower. I'd love to know how
21 Wisconsin ends up being in the Eastern Association,
22 you know, but it is, and I didn't want to cherrypick
23 and not show it. You know, it's not on the east coast.

24 It's not in a particularly dense area. There are
25 other boathouses.

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1 You know, I think people want to build
2 what they can get away with building, that, you know,
3 if you look at some of these, they've been placed, you
4 know, on either historic sites and there have been
5 tremendous comprises made to get them onto those
6 sites.

7 But, you know, I think that, you know,
8 certainly Princeton, which is larger but really not in
9 terms of size, it may be the same -- a little larger
10 in terms of square footage, but volume-wise it's
11 smaller. It's only 36 feet tall. It also houses the
12 U.S. national team, which I didn't know until the
13 night before the last testimony when a rower called me
14 to tell me that.

15 And, you know, I would say that like, you
16 know, the Brown 1994 renovation, Columbia 2001,
17 Princeton again 2001, Yale 1999, I don't think anybody
18 would argue that for the most part the ones that have
19 been built recently are exceedingly beautiful
20 structures.

21 The older ones are historically beautiful,
22 but apparently these universities are able to get away
23 with something that Georgetown can't. Georgetown said
24 they couldn't go any smaller. Somehow these
25 universities, which are highly successful in this

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1 sport, are able to do it.

2 VICE CHAIRPERSON HOOD: You mentioned in
3 your testimony that -- I'm not sure which university
4 it was -- they were able to do their rowing -- where
5 Georgetown had the rowing tanks in the facility, they
6 were able to do it out on the water.

7 MR. SCHUETE: Well, the rowing tanks are
8 on campus. And if you look on that spreadsheet -- and
9 I apologize, I realize now it's just way too small,
10 but I'll read them off. That Boston University, the
11 tanks are on campus.

12 VICE CHAIRPERSON HOOD: Which page are --

13 MR. SCHUETE: This is page 15 of the 35
14 pages. And you see in the final comment -- well,
15 actually, you will see that it says "includes rowing
16 tanks" in this column right here. That's really bad.

17 I apologize. But that says "includes rowing tanks,"
18 and so Georgetown, of course -- Brown has them in
19 their boathouse. One of the Harvard boathouses has
20 two eight-person tanks. MIT has an eight-person tank.

21 Princeton, of course, has their 16-seat
22 tank. I was told by the facilities manager that's so
23 the national team guys didn't have to go up on campus.

24 VICE CHAIRPERSON HOOD: You know what, Mr.
25 Schuete? Let me just cut you off right there. I have

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1 it here.

2 MR. SCHUETE: Okay.

3 VICE CHAIRPERSON HOOD: What I need -- I
4 appreciate it.

5 MR. SCHUETE: Okay. And I will submit in
6 the record a better --

7 VICE CHAIRPERSON HOOD: I can try to see
8 if what you --

9 MR. SCHUETE: -- Excel spreadsheet.

10 VICE CHAIRPERSON HOOD: Okay. Thank you.
11 I have it here, so I think that will do it.

12 Colleagues, any other questions?

13 COMMISSIONER MAY: Can I follow up on that
14 height diagram that you had done?

15 MR. SCHUETE: Yes.

16 COMMISSIONER MAY: If you can pull that
17 back up. I know it's very dark there at the front
18 edge, but can we see the front? Can you, with your
19 pointer, point to what would be the base of the
20 building, right --

21 MR. SCHUETE: That's the base of the
22 building right down there.

23 COMMISSIONER MAY: Right there.

24 MR. SCHUETE: Yes. And that is -- the
25 width of the building is 44 feet, so that is 22 feet

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1 to the peak from here to there. So that's probably 44
2 feet from where you're standing.

3 COMMISSIONER MAY: Okay. Well, I'm only
4 interested in height, not where I'm standing.

5 I guess what I'm -- if you look at a point
6 -- another way to measure this and a way for us to --

7 MR. SCHUETE: There's a side view, and I
8 used the side views to do those measurements.

9 COMMISSIONER MAY: Okay. But what I'm
10 saying, would this drawing that you have right here,
11 which gives us the view of what's blocked -- if that's
12 the front edge of the building, or the front as we
13 look at it right here --

14 MR. SCHUETE: Yes, sir.

15 COMMISSIONER MAY: -- and then the back
16 edge theoretically is above that, right, because we're
17 looking down on it, it's going to be somewhere in --
18 yes, in that range. And the middle of the building,
19 which is where the ridge is, is going to be somewhere
20 -- the base is somewhere in between there.

21 What I'm getting at is the point, if you
22 drop directly from the ridge line to approximately
23 where the ground is, okay, it's going to be somewhere
24 above where your pointer is, somewhere in there,
25 somewhere above that, and if that ridge is 26 to 29

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1 feet, going up 50 feet, no matter where you're
2 standing, is going to be approximately twice that.

3 MR. SCHUETE: Well, okay, I see what
4 you're getting to now.

5 COMMISSIONER MAY: So I --

6 MR. SCHUETE: There's a window right here.
7 This portion of the building -- you're only seeing --
8 I think I looked at this. This is 16 feet to this
9 peak -- this piece right here is 16 feet to the
10 ground, and so the ground of our building is actually
11 right about here in the back.

12 COMMISSIONER MAY: Okay. That's what I
13 was asking about.

14 MR. SCHUETE: Yes, I'm sorry. I
15 misunderstood your question at first, yes.

16 COMMISSIONER MAY: Okay.

17 MR. SCHUETE: And if we killed the lights
18 completely and I did a better job -- I'll put the
19 cursor on it. That's a 36-inch tall window on the
20 second floor of the building.

21 COMMISSIONER MAY: Got it. Okay.
22 That's --

23 MR. SCHUETE: For reference.

24 COMMISSIONER MAY: Okay. So theoretically
25 what you're pointing to -- if the front edge of it is

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1 down below it, then --

2 MR. SCHUETE: It's 12 feet below. It's
3 about here, somewhere in there.

4 COMMISSIONER MAY: I would venture to say
5 that the high roofline is still quite a bit higher
6 than it would be, but it would --

7 MR. SCHUETE: And all I can offer is that
8 I did this on -- I took a piece of paper with this
9 picture on it, and after computing what this should
10 be, and what scene it steals -- that I can do with the
11 trig, I can get pretty well -- I went and I took --
12 printed this out. I made the measurements to 26 or,
13 you know, 28, whatever I said it was, and then I added
14 to that on the paper and I moved my line up to get
15 that.

16 I would also submit that you're right.
17 You know, that somebody else needs to make these
18 measurements.

19 COMMISSIONER MAY: We only have the
20 applicant and we have --

21 MR. SCHUETE: Right.

22 COMMISSIONER MAY: -- people like you, so
23 we don't have to rely --

24 MR. SCHUETE: And I stand by this
25 measurement as 100 percent, and I defy them --

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1 (Laughter.)

2 -- to say that this is not right, and
3 they're stealing the entire view from the towpath.

4 COMMISSIONER MAY: Okay. Thank you.

5 MR. SCHUETE: Yep.

6 COMMISSIONER MAY: I'm sure we'll get a
7 response.

8 (Laughter.)

9 VICE CHAIRPERSON HOOD: I was sitting here
10 trying to contemplate on what was the quickest way
11 --to hear all of the parties in opposition and then do
12 cross examination all at once. Is the applicant okay
13 with doing it that way? Are the parties okay with
14 doing it that way? I think that would be quicker.
15 Then we can have everyone up here at the table, and we
16 can do cross all at once, and we can get it all over
17 with.

18 Mr. Schuete, thank you. We're going to --
19 stick around. I'm sure you will. I'm sure you will.
20 Okay.

21 Next is going to be Mr. Mopsig from the
22 Chesapeake and Ohio Canal Association.

23 MR. MOPSIG: Thank you, Mr. Hood.

24 VICE CHAIRPERSON HOOD: You may begin.

25 MR. MOPSIG: Okay. We'd like to start by

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1 just asking for a period of time to respond to
2 testimony challenging, just coming in at this moment
3 -- in fact, I got a submission yesterday.

4 VICE CHAIRPERSON HOOD: I'm sorry. I
5 didn't hear you.

6 MR. MOPSIG: We got a submission from the
7 applicants just yesterday. So --

8 VICE CHAIRPERSON HOOD: We're going to
9 deal with that at the end.

10 MR. MOPSIG: Okay.

11 VICE CHAIRPERSON HOOD: The record will
12 probably be open about a week or so, but we will take
13 care of that at the end.

14 MR. MOPSIG: Okay. And also, I have a --
15 I'm trying to set up a visit with the Archive of the
16 Historic Preservation that I hadn't been able to do
17 until probably the beginning of next week.

18 VICE CHAIRPERSON HOOD: Okay. We'll deal
19 with that at the end.

20 MR. MOPSIG: Okay. The Chesapeake and
21 Ohio Canal Association, COCA, which states the
22 position that the special exception be denied because
23 the proposed boathouse, as currently designed, will
24 involve improper, unacceptable, and adverse impacts
25 that Chesapeake and Ohio National Historical Park on

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1 land that was part of the park itself prior to the
2 swap and is incompatible at the aims that led to the
3 establishment of the park.

4 As the organization that celebrates its
5 founding 50 years ago next April by Justice William O.
6 Douglas, to promote the creation of the C&O Canal NHP,
7 we have remained a champion for the park to this day,
8 such as by leading a successful campaign to win a
9 \$6 million stabilization project for the Monocacy
10 aqueduct that's now underway. This boathouse is not
11 an anniversary present that Justice Douglas would have
12 welcomed in a park dedicated to his memory.

13 The C&O Canal NHP encompasses two very
14 important and unique aspects that must be respected.
15 One is stated, it's an official title -- historical.
16 The park includes the only unbroken canal of the canal
17 building boom of the first half of the 19th century
18 when road travel was not easily done.

19 The canal played an important role in the
20 development of Georgetown after the Civil War, and was
21 in active use until the early 20th century. No other
22 canal in the United States can make this claim.

23 The Monocacy aqueduct has landmark status
24 from the Society of American Civil Engineers, and the
25 entire canal park and all its features is included in

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1 the national Register of Historic Places. And while
2 that's automatic for being a historical park, I point
3 out that in 1979 an explicit submission was --
4 nomination form was filled out for it, and I have
5 appended it to my testimony.

6 The boathouse that is proposed in the
7 zoning application clearly conflicts with the
8 historical aspects of the C&O Canal NHP. The site
9 itself is historic. It was very early recognized as a
10 significant one visually.

11 Attached are two photos, Figures 1 and 2,
12 one from the 1860s and the other from 1900, before Key
13 Bridge existed and the aqueduct bridge existed.

14 Currently, even with the substitution of
15 Key Bridge and the buildings in Rosslyn, the view is
16 close to intact, as shown in Figure 3. With a
17 roofline of up to 25 feet higher than the towpath in
18 just the same area, this view is gone. The picture
19 submitted on May 19, 2003, misrepresents just how
20 historic and important this is.

21 The other aspect is that the park is a
22 very early example of land devoted to outdoor activity
23 and preservation of the natural environment before
24 such considerations came into national prominence.
25 This was recognized from the very beginning and is

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1 included in establishing the park as a historic place.

2 In the nomination, reversion and
3 acquisition is explicitly for the entire park to
4 expand in our boundaries. As a result, no other city
5 besides Washington can claim the river and towpath in
6 such a beautiful state. The park came into being on
7 this basis, and next year is the 50th anniversary of
8 the walk by Justice Douglas.

9 The towpath, for all the traffic at
10 various locations, still retains its outdoor character
11 once one gets past Key Bridge, where it transforms
12 from city to country still within the boundaries of
13 the District of Columbia.

14 Anyone who has walked toward the city from
15 Fletcher's Boathouse -- and a large number of people
16 do this every day -- knows the thrilling site of Key
17 Bridge and the entrance to the city as shown from this
18 location as in Figure 3. Even the GU website
19 acknowledged that.

20 For half the year there are no trees in
21 the views will show in Figure 3. In the summer, it
22 was claimed to be opposite, but you can still see it.

23 And I have demonstrated this by a photograph taken on
24 May 20, 2003, the day after the first hearing. And
25 you can still clearly see Key Bridge through a break

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1 in the trees. This is exactly what you do see.

2 This symbolic entrance to the city and
3 Georgetown along the towpath is breathtaking. For
4 those who have taken part in the through-hikes
5 commemorating Justice Douglas' famous walk, as I have,
6 it's unforgettable. It's a park experience NPS should
7 try to preserve rather than casually dismiss.

8 A boathouse -- Figures 5, 6, and 7 --
9 should not be allowed to destroy this view for the
10 large public that passes through this area.

11 COCA has no quarrel with Georgetown
12 University to build a suitable boathouse. However,
13 this should not be at the expense of public use on
14 public lands on an important national park that
15 contributes so much to the well being of the District
16 of Columbia.

17 We realize that suitable locations involve
18 difficulties, but nothing has been done in promoting
19 this project that seems to acknowledge it should be
20 done in a compatible manner with all of its
21 surroundings, including a very special historical park
22 in a section that is heavily used by so many people.

23 This is recognized by NPS, which lists the
24 C&O Canal NHP was stop 6 on its tour of historic
25 places, and lists the visitation of the park in the

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1 District of Columbia at over two million in 2002.

2 There is almost total influence in the
3 presentation on the convenience of the boathouse. In
4 the entire presentation on May 19th, there was not one
5 mention of impacts or even presence of the C&O Canal
6 NHP.

7 Clearly, there are uses for this building
8 intended that go beyond a simple boathouse that help
9 make it so big. And breaking up a roofline to make it
10 look smaller still leaves it as big and still leaves
11 the roofline where it really is. An exercise room
12 with a veranda, a fireplace, and 26-foot high ceiling
13 came to be only an exercise room, but not never an
14 exercise room, and in the presentation of the Fine
15 Arts Commission is considered to be dual use is one
16 such example. Another, of course, is the rowing tank.

17 Remove unneeded facilities that could be
18 placed elsewhere, just reduce the building size. It
19 could then fit elsewhere with little trouble, and help
20 preserve a park so important to the National Capital
21 Region, Georgetown, and even Georgetown University and
22 the students.

23 If the C&O Canal NHP must lose some of its
24 character, why should Georgetown University have to
25 have everything? Certainly, a new EA, preferably an

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1 EIS, an engineering study at the least, should be
2 done, since the Capital Crescent Trail must be moved
3 with a possible disturbance of the canal bank, which
4 is quite fragile.

5 Therefore, since the zoning applications
6 will allow the erection of a structure that strongly
7 conflicts with the C&O Canal NHP, and this was not
8 considered, we request that the application be denied,
9 that it is faulty. It does not properly address its
10 interactions with its neighbors and the requirements
11 of the W-0 zone as we believe it to be published.

12 If a W-0 zone is granted, then a special
13 exception for this proposed building should be denied,
14 again because it does not enhance the visual and
15 recreational opportunities offered along the
16 waterfront, especially as seen from the C&O Canal.

17 Any variances which allow any expansion
18 over W-0 zones should be rejected. If a structure is
19 granted for use of the site, it should certainly be
20 restricted in total height to be no higher than the
21 towpath, which we believe is about 28 feet, to protect
22 the historic views and not extraneous uses such as
23 social events, rowing tanks, or whatever.

24 There has been ample testimony that social
25 events are not intended in the boathouse, and a

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1 restriction by Zoning should certainly accompany
2 anything that's granted to that boathouse.

3 We are not against the boathouse or
4 Georgetown University, but this is the wrong building
5 and the wrong place, and it imposes on a critical,
6 heavily-used park of the canal towpath -- Figure 7 --
7 unlike the Washington Canoe Club, which is Figure 8.

8 The towpath is a major figure -- the
9 eighth most visited national park in the United
10 States, and a major contributor to the economy through
11 heritage tourism and the quality of life for the
12 District of Columbia.

13 Since use decisions must balance competing
14 interests, as desirable as a boathouse may be, a
15 private use such as this -- admitted on May 19th --
16 cannot compare to the public needs that the C&O Canal
17 NHP satisfies and should not cause degradation to
18 them.

19 The proposed boathouse would be the first
20 modern construction outside of downtown Georgetown,
21 alongside the towpath, since the park was established
22 in 1971 for its entire length of 185 miles. Until
23 now, all attempts to do this have been reversed as
24 park policy and conformance with inclusion in the
25 Register of Historic Places, and indeed has actually

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1 been achieved with removal of non-historic structures.

2 At the very least, the boathouse should
3 not be a heavy imposition on a park that NPS claims it
4 is saving.

5 And at that, I'd like to make some other
6 comments on some of the testimonies that have been
7 given.

8 The boathouse is claimed not to need -- in
9 the submission that we just got the other day, the
10 boathouse is claimed not to need any scaling for its
11 surroundings or need to overly minimize its size. I
12 added the emphasis. This contradicts testimony there
13 were at least some size restrictions.

14 The site is claimed to be narrow, yet it
15 is much wider than the site that you're swapping from,
16 which would only allow a 30-foot building as the
17 entire site is 45 feet wide and would have to leave
18 roughly a 10-foot access around the back, because they
19 can't use the Crescent Trail at that point.

20 Mr. Muse admitted that no consideration
21 was given to building height with respect to the C&O
22 Canal towpath. The submission of June 16th stated
23 that there was no need to make the building any
24 smaller, since there are no neighbors.

25 An exercise room does not need a 24-foot

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1 ceiling, it was said. Views of inside the building is
2 not what the C&O Canal NHP is all about and is
3 irrelevant. The entire presentation failed to mention
4 that the C&O Canal NHP -- and this was also true, by
5 the way, at the Fine Arts Commission hearing for
6 testimony that was submitted for the record.

7 The swap is a benefit to Georgetown
8 University as better located and better proportioned.

9 Yet no concession to the neighbors is made. A 100-
10 foot wide parcel is called tight, yet the swapped
11 parcel would only allow a 35-foot building.

12 The C&O Canal Association was indeed
13 involved very late, but there was no outreach ever
14 made to us. The Georgetown Waterfront Commission
15 never invited us, and its announcements do not appear
16 outside of Georgetown. We are not based in
17 Georgetown.

18 All of the early drawings were scaleless
19 and even had illustrative illustration as background,
20 not anything that would alert someone to the actual
21 size of the building. Actual sizes were only
22 available since April, which is about when I got
23 involved. To this day, sizes can be misleading and
24 even inaccurate, and there have been some submissions
25 with that.

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1 And also, that was dismissed in the letter
2 of June 16th -- was a flat roof. I just would like to
3 say that a flat roof leaves the historic views of the
4 river and shorelines intact, is preferable to a modern
5 roof that blocks the views.

6 The C&O Canal NHP Advisory Commission, as
7 we heard, has never approved the building. I have
8 supplied the minutes, not knowing what I was going to
9 hear tonight, and this is contrary to earlier
10 testimony that they have given permission to the
11 building, which means that no organization associated
12 with the C&O Canal has ever approved this building.

13 The registry entry specifically mentions
14 viewpoints and keeping the canal in a natural state.
15 The Fine Arts approval was not final in 2001, and the
16 statement that a small piece of this towpath can be
17 sacrificed is contrary to Sections 1.4 and 1.5 of NPS
18 Policy Manual and actions elsewhere -- I've attached
19 the policy -- including offsite locations such as the
20 Canal Road Access Road EIS.

21 Even with the swap, more could have been
22 done to protect the park. These statements are not
23 what Justice Douglas walked for, which was the entire
24 length of the canal that is now a park devoted to his
25 memory.

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1 And I'll end at that point.

2 VICE CHAIRPERSON HOOD: Thank you, Mr.
3 Mopsig.

4 MR. MOPSIG: Sure.

5 VICE CHAIRPERSON HOOD: Colleagues, any
6 questions of Mr. Mopsig? Commissioner Hannaham?

7 COMMISSIONER HANNAHAM: I'm sure I'll
8 eventually get to the bottom of this, but I'm just
9 curious about the relationship between the C&O Canal
10 Association and the C&O Canal National Historic Park.

11 MR. MOPSIG: Sure.

12 COMMISSIONER HANNAHAM: Do you guys talk
13 to each other?

14 MR. MOPSIG: Oh, absolutely, all the time.

15 COMMISSIONER HANNAHAM: Were you aware of
16 the agreement that they entered into for the swap?

17 MR. MOPSIG: Actually, we were not. We
18 weren't told about it for whatever reason. I can't
19 tell you. The C&O Canal Association was the
20 organization that helped form the park from the very
21 first days. In fact, it was founded, as I give in my
22 written testimony, the day after the walk by Justice
23 Douglas to promote the park. To this day we cooperate
24 extensively.

25 As I said, we did all the fund-raising,

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1 lobbying, whatever it took -- got \$6 million from
2 Congress to restore the Monocacy aqueduct. We donate
3 them money all the time for their programs. I can't
4 answer why they signed it. I was not told that. I
5 don't really know.

6 We are an independent organization, of
7 course, and our viewpoint is we believe derives from
8 Justice Douglas' walk and everything it stood for, and
9 we maintain our guardianship of the park to this day.
10 It'll be 50 years next year.

11 COMMISSIONER HANNAHAM: All right. Well,
12 I'm just curious, and maybe we'll -- ultimately we'll
13 get to understand what happened.

14 MR. MOPSIG: Yes. I must tell you, by the
15 way, that the Advisory Commission we do talk to also,
16 and that's how I did get the minutes. And that's how
17 I know that no approval was ever given by the
18 Commission, so we are aware of certain things.

19 COMMISSIONER HANNAHAM: So the
20 association --

21 MR. MOPSIG: Well, if they had given
22 approval, if they had done anything, it actually would
23 have appeared in a newsletter that I publish. So I
24 would have been aware of it, and I assure you it has
25 never been published.

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1 COMMISSIONER HANNAHAM: Okay. But then --

2 MR. MOPSIG: Right. Okay. Mr. Schuete is
3 pointing out to me that there's a difference between
4 COCA and the Advisory Commission and the C&O National
5 Park, all with quite similar names.

6 COMMISSIONER HANNAHAM: But it sounds like
7 it's part of National Park Service.

8 MR. MOPSIG: What?

9 COMMISSIONER HANNAHAM: The national --
10 the canal -- the C&O National --

11 MR. MOPSIG: Park.

12 COMMISSIONER HANNAHAM: -- Park is --

13 MR. MOPSIG: Is run by the Park Service.

14 COMMISSIONER HANNAHAM: -- part of the
15 National Park Service.

16 MR. MOPSIG: Correct. And we are an
17 independent organization.

18 COMMISSIONER HANNAHAM: Right. That
19 explains probably why you weren't necessarily --

20 MR. MOPSIG: Well, we should have --

21 COMMISSIONER HANNAHAM: -- closely or --

22 MR. MOPSIG: I would point out to you that
23 Georgetown University certainly knew of our existence
24 from our participation in the discussions on the Canal
25 Road access a few years ago. And we played a fairly

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1 active role. This is not anything new for us. I
2 don't know -- I cannot answer why we were not
3 contacted.

4 COMMISSIONER HANNAHAM: Right. I guess
5 the most surprising thing to me is that the
6 stipulations indicated the boathouse would be a
7 different bulk, a different size, in the agreement
8 itself.

9 MR. MOPSIG: Well, yes, there is that
10 discrepancy.

11 COMMISSIONER HANNAHAM: Something has not
12 been --

13 MR. MOPSIG: There are things that are
14 wrong. Certainly, there is nothing about the height
15 in the building that would have triggered it. There
16 was no environmental impact statement or EA that would
17 have triggered it. There was a lot of things that --
18 and like I said, and the drawings we saw early had no
19 indication of scale even that would have alerted us,
20 hey, well, okay -- well, maybe it's there, but it
21 might not be so bad, so we'll live with it. But as we
22 got to look at it more and more since April, it became
23 obvious what was really happening.

24 COMMISSIONER HANNAHAM: Well, I can
25 understand, then. I'm just curious, and I hope that

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1 ultimately before these hearings are over we'll have
2 an answer to --

3 MR. MOPSIG: Yes. It's in my written
4 testimony.

5 COMMISSIONER HANNAHAM: -- we'll have an
6 answer to that. Ultimately, I guess we'll get an
7 answer from the applicant and perhaps the Office of
8 Planning. I don't know. But thanks, I appreciate
9 your testimony.

10 MR. MOPSIG: You're welcome.

11 VICE CHAIRPERSON HOOD: Thank you,
12 Commissioner Hannaham.

13 Any other questions? I have none. Mr.
14 Mopsig, if you can hold your seat.

15 MR. MOPSIG: Sure.

16 VICE CHAIRPERSON HOOD: I'm going to ask
17 now for the last party, which would be the Coalition
18 for the Capital Crescent Trail, Mr. Brooks.

19 Let me again make sure that Mr. Bill
20 Starrels or no one representing ANC 2E is in the house
21 this evening. That's the last call. Thank you.

22 Okay. Mr. Brooks.

23 MR. BROOKS: Do I get any extra points for
24 being last?

25 (Laughter.)

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1 I've got to be the guy everybody has been
2 waiting for.

3 VICE CHAIRPERSON HOOD: That's exactly
4 right.

5 MR. BROOKS: Just because I'm last.

6 VICE CHAIRPERSON HOOD: Right.

7 MR. BROOKS: Good evening. My name is
8 Ernie Brooks, and I am the current chairman of the
9 Coalition for the Capital Crescent Trail. I represent
10 the Coalition's Board of Directors, its 2,000 active
11 members, and the thousands of users of the Capital
12 Crescent Trail in the District of Columbia.

13 The Coalition was formed in 1986 to lobby
14 for the placing of a first-class trail for hiker,
15 biker, jogger, blader usage, in the disused railroad
16 right-of-way running from Silver Spring, Maryland, to
17 the Georgetown waterfront in Washington, D.C.

18 In the intervening 17 years, this trail
19 has been essentially completed with no intrusions into
20 its corridor over the entire length of the former
21 Georgetown Branch railroad. And it is safe to say
22 that our coalition has been the most instrumental
23 group in this effort.

24 I appear before you tonight in opposition to the
25 boathouse proposed for siting on tract 102-114. One

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1 of the reasons for the great success of the Capital
2 Crescent Trail is that it has a spacious feel as it
3 proceeds through the C&O Canal National Historic Park,
4 and any development within that park will result in a
5 diminished trail.

6 Based on our instructions regarding this
7 hearing, we understand that we cannot request that the
8 property remain unzoned, but we would ask that at most
9 the property be given a W-0 zoning and the special
10 exception for a boathouse use be denied.

11 Given the possibility of a W-0 zoning and
12 a special exception for boathouse usage, some of my
13 comments are directed at mitigating the negative
14 impacts of such a decision. Those comments are in no
15 way meant to imply an acceptance of the
16 appropriateness of such development for tract 102-114.

17 The tract you are considering for initial
18 zoning begins 300 feet from the southern terminus of
19 the CCT, and it abuts the CCT for approximately
20 450 feet. Currently, the CCT is a paved trail located
21 in the center of the 30-foot wide former railroad
22 right-of-way. The trail has a paved width of 10 feet
23 with soft shoulders on each side of approximately two
24 feet in width.

25 In addition, the trail has from five to

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1 eight feet on either side of the soft shoulders before
2 encountering either the embankment of the C&O Canal
3 towpath on one side, or the wooded area on the other.

4 This spacious setting will be completely altered by
5 the proposed boathouse access road.

6 The paved portion of the trail will be
7 shifted from the center of the old right-of-way
8 approximately 10 feet to the north to a point where
9 the north edge of the pavement will be located at the
10 base of the slope of the C&O Canal embankment and at
11 some points cutting into the embankment.

12 This shifting will do away with the soft
13 shoulder on that side as well as the five to eight
14 feet of breakdown area. On the south side of the
15 trail and still within the CCT right-of-way, a new 15-
16 foot wide access road, 12 feet of roadway and a three-
17 foot buffer, to and along the boathouse side will be
18 located eliminating the soft shoulder and the
19 breakdown area on that side as well.

20 This altered trail will run within the CCT
21 right-of-way for approximately the first 800 feet of
22 what was previously restricted from vehicular usage.
23 Given the high volume of users on the CCT in that
24 area, we should be thinking about increasing its width
25 rather than reducing it. Georgetown University has

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1 stated that they will have infrequent need to access
2 their boathouse by powered vehicles, yet they will
3 have effectively more width than the incredibly busy
4 Capital Crescent Trail if the new entranceway is
5 installed.

6 If this plan is approved as presently
7 designed, the many thousands of trail users, both area
8 residents and visitors to our city, will be squeezed
9 into a 10-foot wide corridor for the entire 4,380
10 daylight hours available in the year, so the GU
11 service vehicles can have their access for a total of
12 a few hours each year. This seems at best unbalanced.

13 The applicant has stated all in all
14 neither operation of vehicles nor congestion of people
15 will impede the free flow of bikers and pedestrians on
16 the Capital Crescent Trail.

17 While we disagree with that statement,
18 especially the assertion of no impact on vehicular
19 traffic, much more important is the impact on the free
20 flow of trail traffic on a 24/7 basis, due to the
21 narrowing of the trail from 14 feet to 10 feet. This
22 is no suburban bike trail. It is the most heavily
23 used trail in the metropolitan area, and every inch
24 along the trail has been built to 14 feet, because
25 that is what is required to handle the user load.

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1 For comparison purposes, as best I can
2 figure, the CCT will have more user visits in a week
3 than the boathouse will have in a year. A question
4 has been raised by Commissioner Hood regarding the
5 belated opposition to this proposed development, and
6 I'd like to take a few minutes addressing why the
7 Coalition did not object until recently.

8 Beginning in 1996, representatives of our
9 board attended meetings on the waterfront development,
10 and they were told on several occasions that it was in
11 the trail's best interest not to oppose this project,
12 as its construction would eliminate the possibility of
13 a similar development approximately one mile further
14 up the CCT on land already owned by GU.

15 We were also told that the upstream tract
16 was of the same size as the proposed site, and that it
17 carried with it an ingress/egress easement out to
18 Water Street. We accepted that in good faith, and
19 while we did not like the intrusion on the park, there
20 was apparently no recourse. As a matter of fact, the
21 presence of that upstream parcel has essentially led
22 to a mantra for folks advocating for putting GU's
23 boathouse on this tract.

24 "Save the CCT by building the boathouse
25 near the eastern end." Although their treatment of

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1 the trail at that end hardly seems to be coming from
2 anyone interested in its users.

3 Earlier this year we gradually became
4 aware of facts that cast serious doubt on the validity
5 of some of those claims. First and foremost, while
6 being the same size from an acreage point of view, the
7 upstream parcel is, to put it mildly, not properly
8 shaped for a boathouse.

9 It is an elongated rectangle being 45 feet
10 in depth and running approximately 1,080 feet along
11 the old railroad right-of-way, now the CCT right-of-
12 way. And it has frontage on the Potomac River for
13 only the downstream third of its length.

14 Also, the access easement ends at the
15 eastern end of the parcel, so access from one end of
16 the 1,080-foot length to the other would have to be
17 along an access road located on the property, reducing
18 the maximum buildable footprint to approximately 33
19 feet.

20 In addition, that parcel is approximately
21 15 feet below the level of the CCT, and its northern
22 property line falls somewhere along the base of the
23 fill slope for the railroad bed in that area. This
24 would likely further reduce the footprint width to
25 something like 30 feet.

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1 When discussing the requested zoning
2 variance for the proposed site, the applicant, the
3 Office of Planning, and other supporters have referred
4 to tract 102-114 as being "narrow." I wonder what
5 adjective would be used to describe the tract
6 currently owned by GU, given that it is less than half
7 the width of this narrow site?

8 How exactly did GU plan to build its 78-
9 foot boat bays, which are supposed to be oriented
10 perpendicular to the river, its 46- by 93-foot rowing
11 tank, and it's 40- by 72-foot exercise/party room on a
12 30-wide footprint?

13 Further, that tract has been underwater
14 several times already this year, and add to that the
15 opposition of the Park Service that would be expected
16 to building anything in that area, and the public
17 pressure to not disrupt the CCT, and it's extremely
18 unlikely that anything would have ever been built
19 there.

20 As the expression goes, upon further
21 review, we find the previous argument given to us
22 justifying this intrusion on the Capital Crescent
23 Trail to be far from compelling, and even somewhat
24 questionable.

25 My purpose for precisely describing the

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1 upstream property goes beyond pointing out how we were
2 not given all of the information that an organization
3 should have before deciding whether or not to support
4 something that will impact its members. It also goes
5 to the issues of compromise and fairness.

6 Let's make a comparison between what the
7 applicant started with -- a "super narrow piece of
8 land," subject to flooding at an annoying frequency,
9 located relatively far away from their campus and the
10 main rowing activities, and then what they are getting
11 -- a much better shaped piece of land ideally located
12 with respect to their campus, dry except during
13 serious river flooding, and full river frontage across
14 the full length of the site.

15 For sake of argument, let's say that the
16 Commission decides to place W-0 zoning on tract 102-
17 114 and grant a special exception for a boathouse.
18 Given all of the other benefits that GU gets in being
19 able to build on this site rather than the one they
20 currently own, should all the neighbors, or those who
21 use facilities neighboring this site, also be asked to
22 sacrifice so that GU can get every single thing they
23 want?

24 Here are some areas of compromise that
25 could lessen the impact of a boathouse on tract 102-

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1 114 on the Capital Crescent Trail and its users.
2 Based on ASHTO standards, the minimum overall width
3 for this type trail is 14 feet. We have even
4 maintained that width on numerous bridges and tunnels
5 along the Capital Crescent Trail where width is at a
6 premium.

7 In this instance, at a minimum, any
8 service road for tract 102-114 should be located on
9 that site once it gets to the property line, instead
10 of inside the CCT right-of-way as presently designed.

11 Given that there is some extra space at
12 the eastern end of the Capital Crescent Trail on the
13 northern side, as well as the fact that the Canoe Club
14 angles away from the trail as it heads to the west, a
15 trail access road combination could be designed so as
16 not to squeeze the CCT at all, if the access road were
17 to be located within tract 102-114 once it reaches
18 that property.

19 Further damage to the CCT comes from the
20 size and location of the proposed boathouse itself.
21 At present, users of the trail traveling towards the
22 Georgetown end are greeted by a view of Potomac River
23 and the Key Bridge as they come around the final bend
24 heading in that direction. That view will be
25 completely blocked by the proposed boathouse, both

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1 because of its enormous size relative to anything else
2 in the area and its location right up against the old
3 right-of-way.

4 Entering the trail from Georgetown, users
5 are currently greeted almost immediately by a most
6 natural and pleasing setting, including a sense of
7 spaciousness. With the proposed boathouse, they will
8 be greeted by a walled canyon in which the trail will
9 almost never see the sun.

10 As a matter of fact, given the sun's
11 location in the southern sky during the winter, trail
12 users who venture out after this boathouse is
13 constructed can look forward to shadows and ice along
14 that section of the trail.

15 While we recognize that many CCT users are
16 paying little attention to the details of whatever
17 view is presented to them as they bike to and from
18 work, or do a serious jog to relieve their daily
19 tensions, or perhaps just go for a hike to engage in a
20 bit of daydreaming, there is a noticeable difference
21 between the natural setting that currently exists and
22 even the most understated and attractive structure one
23 can imagine.

24 Photos of these views are included with my
25 written testimony, and I do encourage you to study

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1 these photos before making your decision and ask
2 yourselves while viewing them if those views -- if you
3 feel -- if those views are views you feel comfortable
4 taking away from the general public.

5 I will note for the record that the
6 architectural renderings of the boathouse, as seen
7 from the CCT, which we recently received, are
8 misleading as far as the canal embankment slopes are
9 concerned. In addition, the photo of the river
10 supplied by the applicant to illustrate the rowing
11 courses has a gross misrepresentation of the upstream
12 parcel currently owned by GU.

13 I'd be happy to review those with you
14 during any question and answer period following my
15 testimony.

16 Again, should the Commission decide to
17 proceed with the W-0 zoning and grant special
18 exception for boathouse usage, we would hope that it
19 would include in the zoning order some limits on the
20 building's size and location to mitigate its negative
21 impacts on the Capital Crescent Trail and adjacent
22 park land.

23 By reducing the height of the main
24 roofline so that the nearby Washington Canoe Club --
25 I'm sorry -- reduce the height of the main roofline to

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1 that of the nearby Washington Canoe Club, or to the
2 "building rising no more than 40 feet above grade"
3 agreed to by the National Park Service, the Advisory
4 Council on Historic Preservation, and the D.C. State
5 Historic Preservation Office, in their October 1998
6 memorandum of agreement, the structure would not
7 completely overwhelm the CCT, not to mention that the
8 river views from the C&O Canal towpath would be
9 preserved by such a height limit.

10 Putting the access road inside tract 102-
11 114, presumably along the southern property line of
12 the Capital Crescent Trail right-of-way, would further
13 lessen its impact on the trail. Shortening the
14 building's length by some 75 feet would allow use of
15 the open field located on the eastern end of the
16 property, and would also preserve year-round views of
17 the river and Key Bridge from the Capital Crescent
18 Trail, not to mention conforming to the strict
19 footprint limit of 15,000 square feet noted in the
20 previously-mentioned memorandum of agreement.

21 The size reductions could be easily
22 accomplished by removing the non-river-dependent
23 features of the boathouse -- that is, the rowing tank
24 and the second floor party/exercise room. The
25 applicants have referred to this 40- by 72-foot space

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1 as an only an exercise room, but I haven't seen any
2 exercise rooms with a fireplace at one end and a
3 panoramic river view at the other, not to mention 24-
4 foot ceilings.

5 In addition, until very recently, the
6 official website of the GU Athletic Department pointed
7 out to its readers that they should all look forward
8 to the great parties they would be having in that
9 room.

10 Also, on that site there was a listing for
11 room-naming opportunities. Interestingly, they
12 indicated that the "party room" was being named in
13 memory of Father Healey. Now I'm sure the good Father
14 was a strong proponent of exercise, but I can't
15 imagine that having his name on an exercise room would
16 be the highest honor the university could bestow on
17 him in this edifice.

18 The applicant has stated that the only way
19 to lower the overall height would be an unattractive
20 flat roof. I would think a 10- to 12-foot ceiling in
21 an exercise room would be another solution to this
22 problem. Would it be nice to have such features
23 onsite? Of course it would. Is it necessary? Not at
24 all, especially if locating those activities on campus
25 would greatly lessen the visual and physical impact of

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1 this site on its surroundings.

2 Finally, there is the impact to the trail
3 from having service vehicles and boat trailers using
4 the adjoining service road. Georgetown University has
5 a knowledge that the trailers will likely cross onto
6 the trail when backing the boats in at the far end of
7 the property. And given the narrowness of the
8 entranceway, it is highly likely that any vehicle
9 using it will wander over onto the pavement of the
10 Capital Crescent Trail.

11 Given the few times each year that racing
12 shells will have to be transported to and from the
13 proposed boathouse, we would recommend that the boat
14 trailers stop at the end of the Water Street and the
15 shells be walked in from that point.

16 Having watched the video of the Thompson's
17 Boathouse operation, it is clear that the crews can
18 easily manage walking the shells for the required
19 distance, and this would remove one more vehicular
20 intrusion from the trail corridor.

21 As a matter of fact, we cannot see why any
22 vehicles, other than emergency vehicles or service
23 vehicles required for repairing or replacing
24 components of the physical plant, should have access
25 to the site. No shuttle buses or drop-off cars, no

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1 cleaners, no caterers, etcetera. If GU wants
2 convenient access to its site, it should be proposing
3 an on-street location.

4 We would strongly encourage the Commission
5 to include such restrictions on vehicular access
6 through zoning orders if they should decide to vote in
7 favor of the applicant.

8 In closing, we would like to suggest that
9 the solution to the problem is not swapping the GU-
10 owned tract for the one you are considering here, but
11 instead swapping it for one of the sites along Water
12 Street where a boathouse could be located with full
13 street access and no impact on the Capital Crescent
14 Trail or the C&O Canal National Historic Park in which
15 it is located.

16 For all of these reasons, I encourage you
17 to protect the Capital Crescent Trail and the entrance
18 of its many users by denying the proposed boathouse
19 location. Short of that, I encourage you to protect
20 the preexisting interests of all those currently using
21 this area by limiting the size and scope of any
22 boathouse that you approve.

23 Thank you.

24 VICE CHAIRPERSON HOOD: Thank you, Mr.
25 Brooks. That was good timing also.

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1 Colleagues, any questions of Mr. Brooks?
2 Any questions of Mr. Brooks?

3 Mr. Brooks, let me just -- you mentioned
4 that the shells should be walked in from K Street.
5 How heavy are the shells?

6 MR. BROOKS: I don't know the weights, but
7 the applicants provided us with a video of the
8 operation at Thompson's Boat Center. And there were
9 numerous shots in those videos of the eight-member
10 crews walking the boats from the spot where they're
11 stored in Thompson's out to the water and placing them
12 in the water. So I don't know what the weight is, but
13 the crew seems to have no problem carrying them.

14 VICE CHAIRPERSON HOOD: Okay. Well, we
15 won't take any comment from the -- we'll find out
16 later.

17 MR. BROOKS: Sure.

18 VICE CHAIRPERSON HOOD: But we won't have
19 any comments from the audience.

20 MR. BROOKS: I was just basing it on the
21 video that they provided.

22 VICE CHAIRPERSON HOOD: Okay, from the
23 video. Okay, I'll find that out. I just was
24 wondering if that was doable.

25 That's all I have.

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1 No other questions?

2 Now we want to systematically do this in
3 an organized fashion. We may not have to do it, but
4 we're going to do some cross examination. What I
5 would like to do is ask the applicant if you want to
6 do cross examination of either Mr. Schuete, Mr.
7 Mopsig, or Mr. Brooks -- in that order.

8 So I would ask if -- for example, if your
9 architect has a question of all three, that he come at
10 one time. Mr. Gross, if you have a question of all
11 three, that you come at one time. So we can do it in
12 an organized fashion.

13 So at this time, if the applicant has any
14 cross examination of any of the three parties. And,
15 again, we do plan -- we will finish tonight. Metro
16 closes at 12:00, so let that be a signal.

17 (Laughter.)

18 MR. JOHNSON: The bike trail is open 24/7.

19 (Laughter.)

20 There are so many things we're getting
21 ripped on that I'd like to make sure I get into a
22 number of them.

23 Larry, you comment on the view from the
24 towpath and blocking the view of the Washington
25 Monument. Is there anyplace on the towpath you can

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1 see the Washington Monument from this site up?

2 MR. SCHUETE: Absolutely.

3 VICE CHAIRPERSON HOOD: He actually
4 answered that the way we wanted him to answer, so --

5 (Laughter.)

6 MR. JOHNSON: And this is a view clearly
7 -- a clear view of the river from the towpath. As you
8 go on upstream -- because there's no trees growing
9 there. As you go on upstream, are there other sites
10 at this time of the year that are clear views?

11 MR. SCHUETE: Absolutely.

12 MR. JOHNSON: And what are some of those?

13 MR. SCHUETE: As close as 50 meters, five
14 meters, 10 meters, right on up the river.

15 MR. JOHNSON: There were some pictures in
16 one of these submissions that I don't have.

17 VICE CHAIRPERSON HOOD: I'm sorry. Which
18 one was that? Are you talking about what Mr. Mopsig
19 presented?

20 Let me do this. Let me ask you, before
21 you speak, can you turn your mike on?

22 MR. MOPSIG: Oh, I'm sorry.

23 VICE CHAIRPERSON HOOD: If you're not
24 speaking, could you turn your mike off?

25 MR. MOPSIG: Referring to the picture from

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1 May 20, 2003? That was taken right from the location
2 where the proposed boathouse will be.

3 VICE CHAIRPERSON HOOD: Okay.

4 MR. JOHNSON: Pictures from the towpath of
5 the river.

6 MR. MOPSIG: But you're referring to
7 Figure 4?

8 MR. JOHNSON: I don't have it.

9 MR. MOPSIG: Well, here it is.

10 MR. JOHNSON: Right.

11 MR. MOPSIG: That was taken right from the
12 location at the boathouse, the proposed boathouse
13 site. I personally took it.

14 MR. JOHNSON: Right. And do you recognize
15 -- I don't know where this is that you have taken, but
16 do you recognize any of that through here?

17 MR. MOPSIG: Well, it's hard for me to do
18 that, because your photos are not the way I would take
19 them. Some of them are taken from across the towpath
20 on the Canal Road side, so I can recognize that. I
21 can see the water in the foreground.

22 MR. JOHNSON: Correct.

23 MR. MOPSIG: I've taken mine directly from
24 the towpath, and I will tell you something else.
25 Being a very serious amateur photographer, it's very

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1 easy to take a picture that shows nothing. It's much
2 more difficult to show what you really want.

3 VICE CHAIRPERSON HOOD: Let me just say
4 this, so we can cut to the chase, Mr. Mopsig.

5 MR. MOPSIG: That was an honest
6 photograph.

7 VICE CHAIRPERSON HOOD: Right. Mr.
8 Johnson, let me just say, while I understand where
9 you're going, but on this Commission I have sat on a
10 case where one minute there was a lot of cars parked
11 somewhere at the same time, and the next minute there
12 weren't any cars.

13 MR. MOPSIG: Right. Well, I --

14 VICE CHAIRPERSON HOOD: So it depends on
15 how we take the photograph.

16 MR. MOPSIG: My point also is that it
17 really doesn't matter -- at a specific moment where
18 the view is blocked, the point is for half the year
19 the view is not blocked at all. There are certainly
20 lots of gaps as you walk down, and it's easy to see as
21 you walk it. And the view is determined by
22 everything, including when the leaves are not in the
23 trees, and that certainly is there as shown in the
24 figures.

25 VICE CHAIRPERSON HOOD: Right.

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1 MR. MOPSIG: It's a historic view going
2 back to 1860.

3 MR. JOHNSON: Larry, you mentioned that
4 you first saw these drawings of the boathouse in
5 November of 2002.

6 MR. SCHUETE: That's my recollection.

7 MR. JOHNSON: Right. And do you remember
8 my visiting at Washington Canoe Clue a year before
9 that date and sharing those drawings with the board
10 and yourself?

11 MR. SCHUETE: I recall a set of drawings
12 that had no scale on them.

13 MR. JOHNSON: The same drawings that we
14 shared with you in November of 2002, did we share with
15 you in December of 2001?

16 MR. SCHUETE: Not to my recollection.

17 MR. JOHNSON: Do you recall my pointing
18 out via e-mail an appearance that we were making to
19 present our boathouse to the Waterfront Commission in
20 November of 2001?

21 MR. SCHUETE: I'd like to see that. You
22 obviously have it. I don't recall that.

23 MR. JOHNSON: Right. I'll submit it in
24 the rebuttal.

25 The point is we're being ripped on holding

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1 things back, and when we shared them with you that's
2 disturbing.

3 VICE CHAIRPERSON HOOD: Mr. Johnson, let
4 me just ask you --

5 MR. JOHNSON: Yes, I'm sorry.

6 VICE CHAIRPERSON HOOD: -- to please ask a
7 question on the testimony.

8 MR. JOHNSON: All right. In the boathouse
9 comparisons that you've done, did you take into
10 account the size of the programs of those
11 universities?

12 MR. SCHUETE: I did, in the sense that I
13 looked at, for example, the number of all-American
14 athletes that the programs represented. I looked in
15 general to see how many athletes, where I could, but
16 you'll notice I didn't put that data in because I
17 couldn't get a complete picture across all the
18 universities.

19 But I would say that 30 percent of the
20 female all-Americans in 2002, which I saw in Row 2K,
21 were from universities with boathouses smaller than
22 your proposed boathouse.

23 MR. JOHNSON: The point is if you made no
24 comparison to the size of program that we are trying
25 to establish, that to compare those other boathouses

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1 isn't -- it seems to me it's not a direct comparison.

2 MR. SCHUETE: I would submit that this is
3 an identical comparison. And, in fact, most of the
4 universities that I show the boathouses for are larger
5 by quite a bit, except for Princeton -- well,
6 Princeton is smaller. I see no correlation between
7 boathouse size and undergraduate student body, which
8 is the pool from which you would pull your athletes.

9 The only correlation I see between
10 boathouse size and university is, I would submit, in
11 alumni dollars.

12 MR. JOHNSON: We're trying to build a
13 boathouse -- I'm sorry.

14 VICE CHAIRPERSON HOOD: Do me a favor --
15 could you just ask a question?

16 MR. JOHNSON: Yes.

17 VICE CHAIRPERSON HOOD: We know you're
18 trying to building a boathouse.

19 MR. JOHNSON: Well, that was leading into
20 a question.

21 VICE CHAIRPERSON HOOD: You seem like you
22 want to take us down one road, and then you give us a
23 question.

24 MR. JOHNSON: Right.

25 VICE CHAIRPERSON HOOD: So just take your

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1 time and give us a question.

2 MR. JOHNSON: Well, I would like to ask
3 some questions about the comparison of the boathouses
4 in relation to the comparison of the programs. And I
5 would start with any one of those.

6 Like, for instance, Boston University, the
7 first one. I don't have your list either, Larry, but
8 I'm going -- I assume you did them in alphabetical
9 order. Is there any consideration of the size of the
10 Boston University program when you compare it to the
11 Georgetown proposed boathouse?

12 MR. SCHUETE: I saw indications for 200
13 athletes, space for 200 athletes in the Boston
14 University boathouse. They also have an 18,000
15 student body.

16 MR. JOHNSON: Do you know how many people
17 are rowing at Boston University in comparison to
18 Georgetown's?

19 MR. SCHUETE: Again, I can only state that
20 I saw indications for space for 200 athletes.

21 MR. JOHNSON: Right. Do you know that
22 their program in varsity programs is half the size of
23 Georgetown's?

24 MR. SCHUETE: I can say that I did not
25 know that, Tony. I am not a -- and very careful. I

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1 showed, unlike other submissions which showed three
2 very large buildings, I tried to show all of the
3 boathouses. You, in your testimony, referred to
4 comparable boathouses.

5 MR. JOHNSON: Right.

6 MR. SCHUETE: And there was much
7 discussion in boathouses, not in programs.

8 MR. JOHNSON: Right.

9 MR. SCHUETE: I didn't know I was required
10 -- I didn't think it was fair for me to analyze
11 programs.

12 MR. JOHNSON: Right. Okay. The last one
13 on boathouses was there are a couple of situations
14 where universities had more than one boathouse. Did
15 you take that into account?

16 MR. SCHUETE: Yes, I did. In particular,
17 Harvard and Cornell -- Cornell has two boathouses, you
18 know, a two-bay right next to their three-bay. And,
19 of course, at Harvard they have Newell and Weltd.

20 MR. JOHNSON: Right. How many bays in the
21 Cornell boathouses?

22 MR. SCHUETE: A total of five according to
23 their website.

24 MR. JOHNSON: Right. Well, that's not
25 correct. And how about --

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1 MR. SCHUETE: They need to check that.

2 MR. JOHNSON: How about at Syracuse and at
3 Dartmouth?

4 MR. SCHUETE: Dartmouth says they have
5 three bays and 30 shells. I would note that's more
6 than Georgetown right now. And you asked about
7 Syracuse, they claim to have four bays. They also
8 have 12,000 undergrads.

9 MR. JOHNSON: Right. And you don't have
10 any data on the second boathouses of either of those
11 programs?

12 MR. SCHUETE: I have no data on the second
13 boathouses of those programs.

14 MR. JOHNSON: Right. I don't want to take
15 more time with this. I think we'll try and deal with
16 some of that in rebuttal.

17 Are you aware at Princeton where the
18 national team trains that they also use another
19 boathouse?

20 MR. SCHUETE: I was not aware of that.

21 MR. JOHNSON: Right.

22 MR. SCHUETE: Again, no one mentioned to
23 me that the national team trained them.

24 MR. JOHNSON: I won't take any more of
25 your time now. Thank you.

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1 VICE CHAIRPERSON HOOD: Commissioner May,
2 did you want to say something?

3 COMMISSIONER MAY: No. I think if we've
4 moved on, that's --

5 VICE CHAIRPERSON HOOD: Okay. All right.
6 Any more cross examination? No more cross
7 examination?

8 All right. Well, any other questions,
9 colleagues? Comments?

10 Okay. We will close out. I want to thank
11 you, parties, appreciate it.

12 Mr. Bastida, what kind of dates are we
13 looking at?

14 MR. BASTIDA: Okay. Mr. Chairman, I would
15 like to ask a question to the applicant. Is the
16 applicant proposing to submit any new information, or
17 they are only proposing to do rebuttal?

18 MR. GROSS: We are proposing to do
19 rebuttal, Mr. Bastida.

20 MR. BASTIDA: Only rebuttal.

21 MR. GROSS: Yes.

22 MR. BASTIDA: Okay.

23 MR. GROSS: But I want to raise before --
24 if I may, Mr. Chairman, before Mr. Bastida goes on --

25 VICE CHAIRPERSON HOOD: Sure.

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1 MR. GROSS: -- earlier today I agreed when
2 Mr. Bastida called that we would just do rebuttal in
3 writing. But given the nature and extent of some of
4 the technical issues raised, and so on, we believe it
5 would be more fair if we could have 20 or 25 minutes
6 orally, and then supplement that with written, merely
7 because, you know, the effect on the Commissioners and
8 even the audience participants, in terms of what is
9 accurate and what is fair, is different if it's heard
10 in the hearing room, at least in a summary form on
11 certain key points.

12 And I know we don't want to, you know,
13 keep the Commissioners later than necessary, but is
14 there a possible compromise there is all I'm --

15 VICE CHAIRPERSON HOOD: We can compromise,
16 but I would ask that we -- here's one of the other
17 reasons that I thought that it would be good to do
18 rebuttal in writing, and that was because our
19 chairperson is not here. You may say something that
20 -- you know, you may say something -- while trying to
21 be accurate, you may say something and not write it.

22 So I was hoping that we could all have the
23 same information at the same time, because she is
24 going to be voting on this.

25 MR. GROSS: Oh, sure.

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1 VICE CHAIRPERSON HOOD: So, I mean, I
2 would not like to do 30 minutes or 25. I would like
3 to do maybe 10 or 15, if you really just have to have
4 rebuttal. I don't know how much more you can tell us
5 that you can't write and tell us, other than to save
6 you some writing.

7 MR. GROSS: Okay. Mr. Brown is indicating
8 we will just do it in writing.

9 VICE CHAIRPERSON HOOD: Do it that way.

10 MR. GROSS: But in response to the
11 previous question, the National Park Service does have
12 one piece of additional new information that we would
13 like to put in the record. And I haven't received
14 copies of the parties' statements. And that new piece
15 of information we will serve on them.

16 VICE CHAIRPERSON HOOD: Okay. Let me go
17 back to your first statement, Mr. Gross. You have not
18 gotten copies of the testimony from the parties?

19 MR. GROSS: Oh, from one, I apologize.

20 VICE CHAIRPERSON HOOD: Okay. Mr.
21 Schuete, Mr. Brooks, could we make sure that that
22 happens?

23 MR. SCHUETE: Okay, sure.

24 VICE CHAIRPERSON HOOD: That all parties
25 -- let's make sure that that happens tonight.

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1 MR. BASTIDA: I had requested from the
2 applicant -- from the parties to provide you a copy of
3 their testimony.

4 MR. GROSS: They have now. They have now.

5 VICE CHAIRPERSON HOOD: So we're all
6 straight. So that's taken care of.

7 MR. GROSS: Yes.

8 VICE CHAIRPERSON HOOD: Okay. Mr. Gross,
9 you said something else after that?

10 MR. GROSS: Oh, the Park Service. I had
11 said before, just briefly, that we wouldn't be
12 submitting any additional new information to the
13 record, but it turns out that the Park Service will
14 submit one new item.

15 VICE CHAIRPERSON HOOD: The only thing
16 that's new is going to be from the Park Service.

17 MR. GROSS: Right.

18 VICE CHAIRPERSON HOOD: Okay. Mr.
19 Bastida, let's take all the new information and give
20 that, I think, a different deadline from the rebuttal.

21 MR. BASTIDA: Right.

22 VICE CHAIRPERSON HOOD: Okay.

23 MR. BASTIDA: Okay.

24 VICE CHAIRPERSON HOOD: So if you can --

25 MR. BASTIDA: All submissions, including

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1 the Office of Planning information, will be submitted
2 to the Commission on Friday, June 27th, by 3:00. All
3 responses to the new submissions will be provided to
4 the Commission by 3:00 on Friday, July 11th.

5 Rebuttal and findings of fact and
6 conclusions of law -- okay. Rebuttal from the
7 applicant will be provided to the Commission by 3:00
8 on Friday, July 18th. And findings and fact and
9 conclusions of law by any of the parties -- the
10 applicant and the parties -- can -- will be provided
11 to the Commission, if you choose to do so, by 3:00 on
12 Friday, July 18th.

13 And then, the Commission will consider
14 these at a regularly-scheduled meeting of the Zoning
15 Commission. And that takes care of all the dates, Mr.
16 Hood.

17 VICE CHAIRPERSON HOOD: Mr. Bastida, I'm
18 going to ask you to repeat that for the record. So
19 when I read my closing statement, I will just refer to
20 what you said, so if you could repeat that.

21 MR. BASTIDA: Okay. All new submissions
22 are due by 3:00 on Friday, June 27th. Responses by
23 the applicants and all the parties are due to the
24 Commission on Friday, July 11th, at 3:00. The
25 applicant's rebuttal is due to the Commission on

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1 Friday, April 18th at 3:00. I mean, July -- sorry,
2 July 18th, thank you, at 3:00. And findings of fact
3 and conclusions of law from all the parties and the
4 applicant are due also on Friday, July 18th, at 3:00
5 in the afternoon.

6 And that covers all the submissions. And
7 I would imagine that then the record will close on
8 Friday, June 27th, but for the items that I have
9 stated that the Commission has requested.

10 VICE CHAIRPERSON HOOD: Okay. So the
11 record is going to close on Friday, June 27th.

12 MR. BASTIDA: Right.

13 VICE CHAIRPERSON HOOD: Let me just ask --

14 MR. BASTIDA: But for what -- you know,
15 for what --

16 VICE CHAIRPERSON HOOD: For other things
17 that we've asked for.

18 MR. BASTIDA: Right.

19 VICE CHAIRPERSON HOOD: Nothing new.

20 MR. BASTIDA: Right.

21 VICE CHAIRPERSON HOOD: Let me just ask
22 the Office of Planning -- I know there were some
23 things that they were working on. Are those dates
24 okay with you, Mr. Lawson?

25 MR. LAWSON: Yes, they are. Thank you.

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1 VICE CHAIRPERSON HOOD: Okay. Good.

2 Okay. If everything is in order, and
3 everybody is okay, let me say, ladies and gentlemen,
4 the other members of the Commission and I wish to
5 thank you for your testimony and assistance in this
6 hearing. The record in this case will close on
7 June 27th. After that, the required information that
8 was previously stated by Mr. Bastida.

9 The Commission will make a decision in
10 this case at one of its regular monthly meetings
11 following the closing of the record. These meetings
12 are held at 1:30 on the second Monday of the month
13 with some exceptions and are open to the public.

14 If any individual is interested in
15 following this case further, please contact staff to
16 determine whether this case is on the agenda of a
17 particular meeting.

18 You should also be aware that should the
19 Commission propose affirmative action, the proposed
20 action must be published in the D.C. Register as
21 proposed rulemaking with a period of time for
22 comments. In addition, the proposed rulemaking will
23 be referred to the National Capital Planning
24 Commission for federal impact review.

25 The Zoning Commission will take final

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1 action at a public meeting following receipt of public
2 comments from NCPC comments, after which a written
3 final rulemaking and order will be published.

4 I now declare this public hearing --
5 before I do that, let me thank you for coming out I
6 think it was three or four nights, and thank you for
7 your patience, and appreciate you coming out and
8 offering testimony.

9 I now declare this -- tonight's public
10 hearing adjourned.

11 (Whereupon, at 10:38 p.m., the proceedings
12 in the foregoing matter were adjourned.)

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