Non-Motorized Boathouse Zone FEASIBILITY STUDY

ALONG THE GEORGETOWN WATERFRONT

Public Workshop
Saturday, March 3, 2012
School without Walls
Washington, DC

Welcome!

Agenda

- 8:30–9:00 Welcome
- 9:00–9:45 Introduction & Overview
- 9:45–10:00 Team Formation/Break
- 10:00–11:00 Break-out Session
- 11:00-11:30 Reconvene and Pin-up/Break
- 11:30-12:30 Plenary Session
- 12:30–1:00 Debrief and Conclude

About the Feasibility Study

The feasibility study will inform decision-making on how to use land along the Georgetown waterfront. It will:

- Identify types and locations of facilities to enhance access to the Potomac River for many user groups including non-motorized boating.
- Recommend necessary follow up studies.
- Address “What” and “Where” not “How.”

About the Feasibility Study

Questions include:

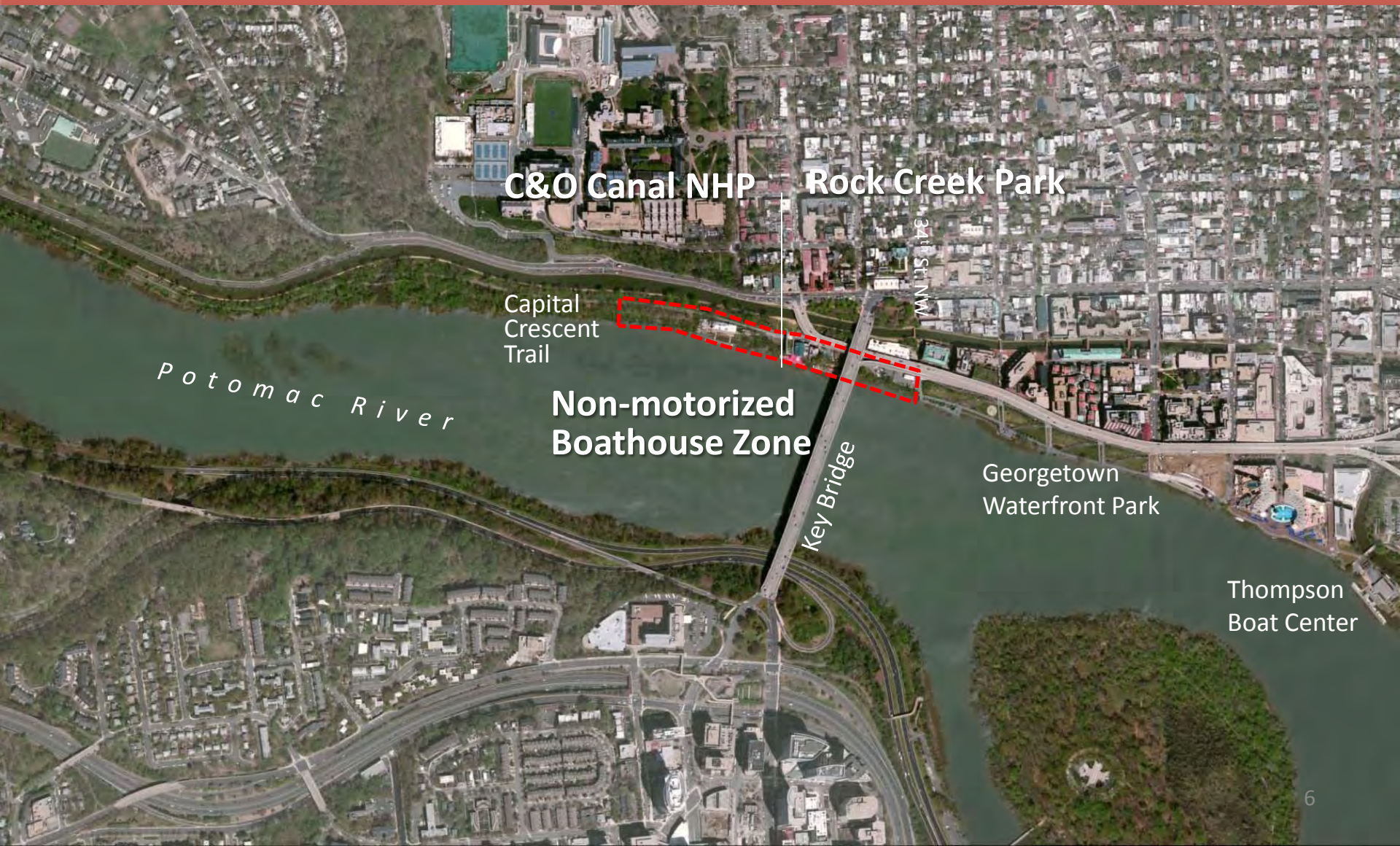
- Who uses the waterfront?
- What are the specific ways the NPS can enhance access to the river?
- What facilities can be accommodated and what size and shape would they be?

About the Feasibility Study

Excluded from this study:

- Land exchange or other development methods
- Thompson Boat Center

Location


C&O Canal NHP
Rock Creek Park
34th St NW
Capital
Crescent
Trail
Potomac River
Non-motorized
Boathouse Zone
Key Bridge
Georgetown
Waterfront Park
Thompson
Boat Center

Study Area

PROSPECT STREET
36th STREET
34th STREET
CANAL ROAD
LIMIT OF ZONE
M STREET
CAPITAL CRESCENT TRAIL
C&O CANAL TOWPATH
AQUEDUCT
C&O CANAL
ICEHOUSE
LIMIT OF ZONE
PRIVATE PROPERTY
WHITEHURST FREEWAY
1,200'
WASHINGTON CANOE CLUB
POTOMAC BOAT CLUB
JACK'S BOATHOUSE
KEY BRIDGE
GEORGETOWN WATERFRONT PARK
POTOMAC RIVER
NORTH

Workshop Overview

Purpose:

- Inform the feasibility study with the public's priorities for preservation, development, and use of the zone.
- Possible > **Reasonable** > Feasible

Goals:

- Reach consensus on what constitutes a reasonable plan for the use of the site

Objectives:

- Form workshop teams to develop use plans
- Reconvene in a Plenary Session to share results

Team Formation

(9:45-10:00)

- Form teams (Ten teams are anticipated)

If you like:

- Base teams on common interests
- Include other user groups

Break-out Session

(10:00-11:00)

- Teams will work together to develop a plan for the zone.
- Be sure to address the needs of other user groups in your proposal.
- In developing your team's recommendations, you may want to consider addressing the following topics:

- desired uses that should be accommodated
- potential facilities to facilitate those uses
- acceptable or desirable uses on particular sites
- physical constraints on particular sites
- site characteristics that should be preserved

Reconvene and Pin-up

(11:00-11:30)

- Pin up the team's map
- Prepare a list of key points
- Elect a spokesperson to present the team's proposal. (Individual team members will have the opportunity to ask questions and make comments in later steps.)

Plenary Session

(11:30-12:20)

- The spokesperson from each team will briefly present the team's proposals to the assembled group.
- Each team is limited to 5 minutes

(12:20-12:30)

- All participants are invited to ask questions to clarify the proposals of other teams. (Save comments and conclusions for the next section)

Debrief and Conclude

(12:30-1:00)

Public comment on the proposals. Please address:

- Consensus

Is there a “reasonable” way for all users to share the site?

- Modifications

Are there ways to modify proposals for user facilities that will make them acceptable?

- Paramount objections

Are there proposals that will never be acceptable, no matter how modified?

Next Steps

- Today's findings will inform the feasibility study
- Spring/Summer 2012 – Develop Feasibility Study
- Late summer/Early fall 2012 – Public meeting to discuss the results of the study
- **Download documents and provide additional comments, clarifications at the project website**:
  http://parkplanning.nps.gov/projectHome.cfm?projectID=39727
  or navigate to the project website from:
  http://parkplanning.nps.gov/choh

History

Boathouse zone, 1870s-80s. C&O Canal Embankment, Industrial uses, Aqueduct bridge

History

Boathouse zone, 1870s-80s. C&O Canal Towpath, Industrial uses, Aqueduct bridge

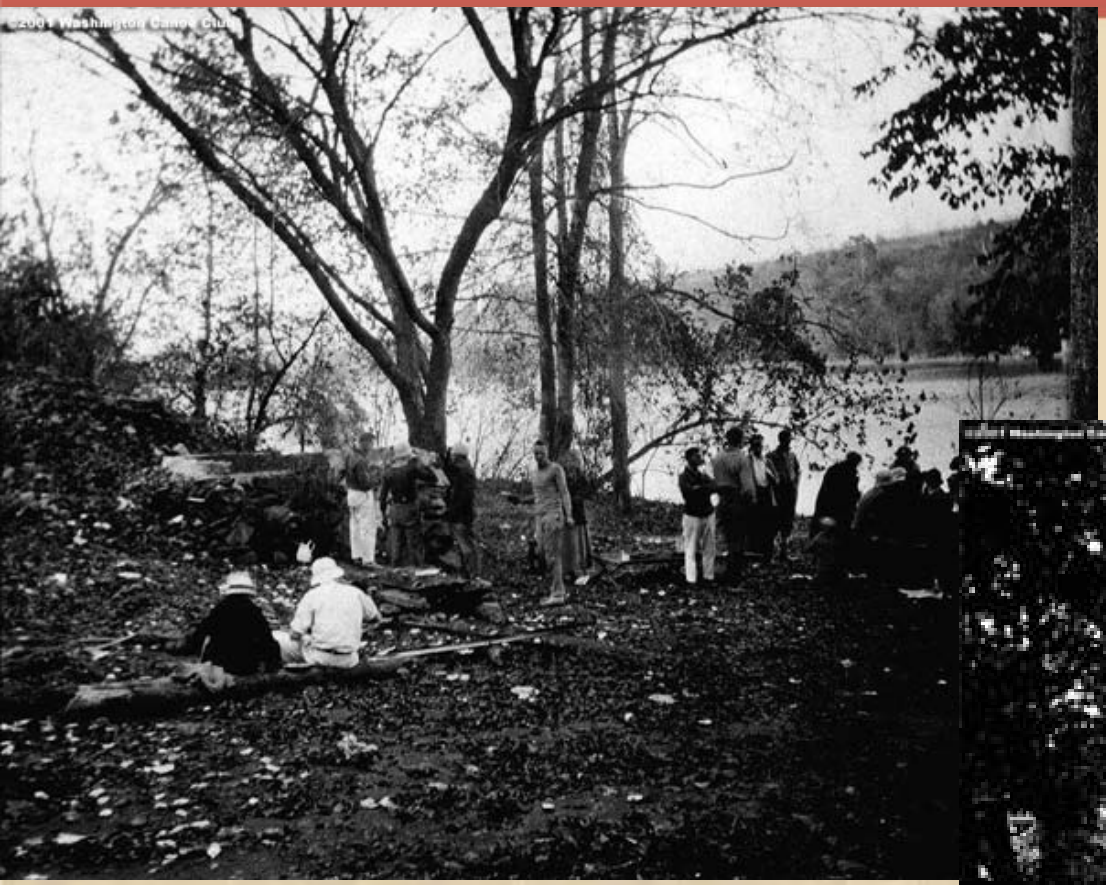
History

Organized rowing since 1869. Potomac Boat Club members, 1886.

History

Boathouse zone, c. 1910. Washington Canoe Club with B&O Railroad behind it.

History



Watching the canoe races. Photo: Washington Canoe Club

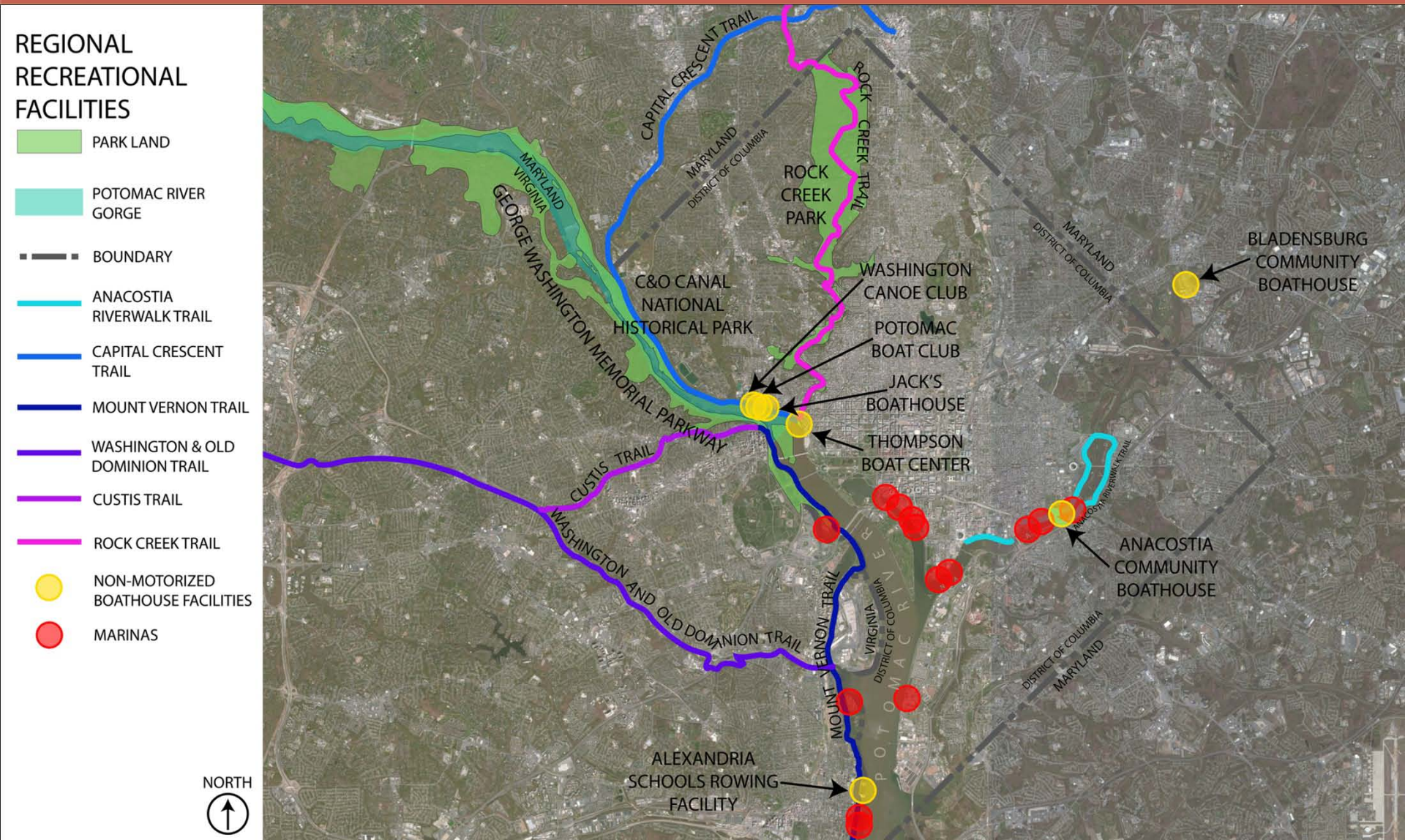
History

Boathouse zone, 1922. Washington Canoe Club, Dempsey's, Aqueduct bridge, Potomac Boat Club

History

Boathouse zone, 1927. Unknown, Washington Canoe Club, Dempsey's, Aqueduct bridge, Potomac Boat Club, unknown.

Geographic Context



Natural Context

River Views

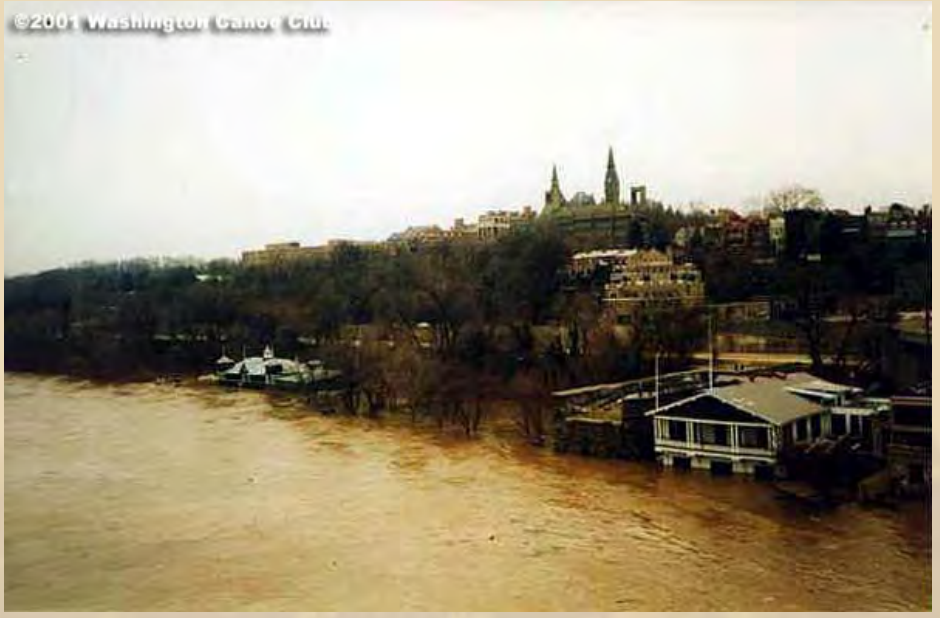
- Of the zone and from the zone

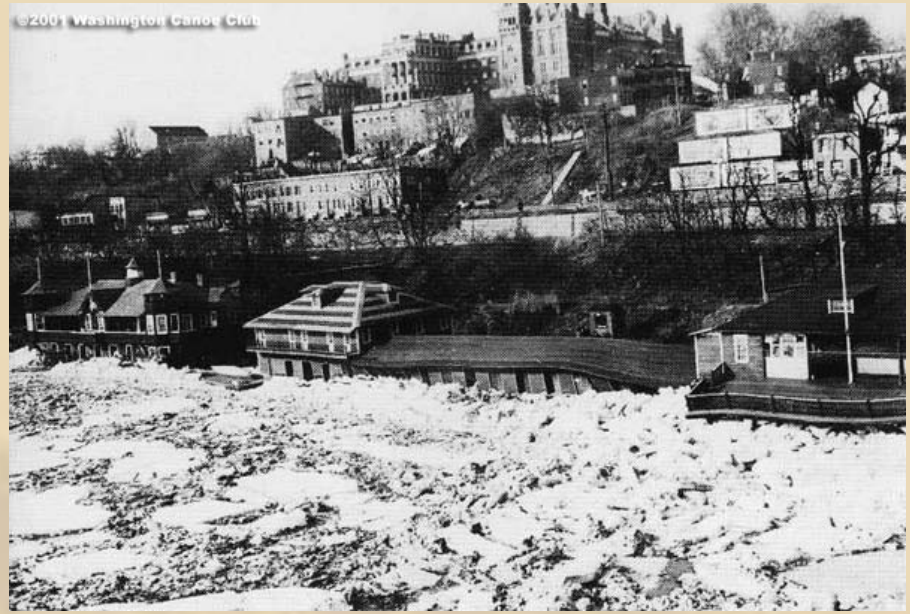
Natural Context

Floodplain Flora and Fauna

Natural Context

Flood and Ice Hazard





Interview Findings

Current Uses

- 1,196,780 Capital Crescent Trail

source: Coalition for the Capital Crescent Trail, 2006 Trail Use Survey

- 394,000 C&O Canal Towpath

source: Coalition for the Capital Crescent Trail, 2006 Trail Use Survey

- 137,180 Paddling

source: Jack's Boathouse, Washington Canoe Club, Thompson Boat Center

- 108,480 Independent Rowing

source: Thompson Boat Center, Potomac Boat Club

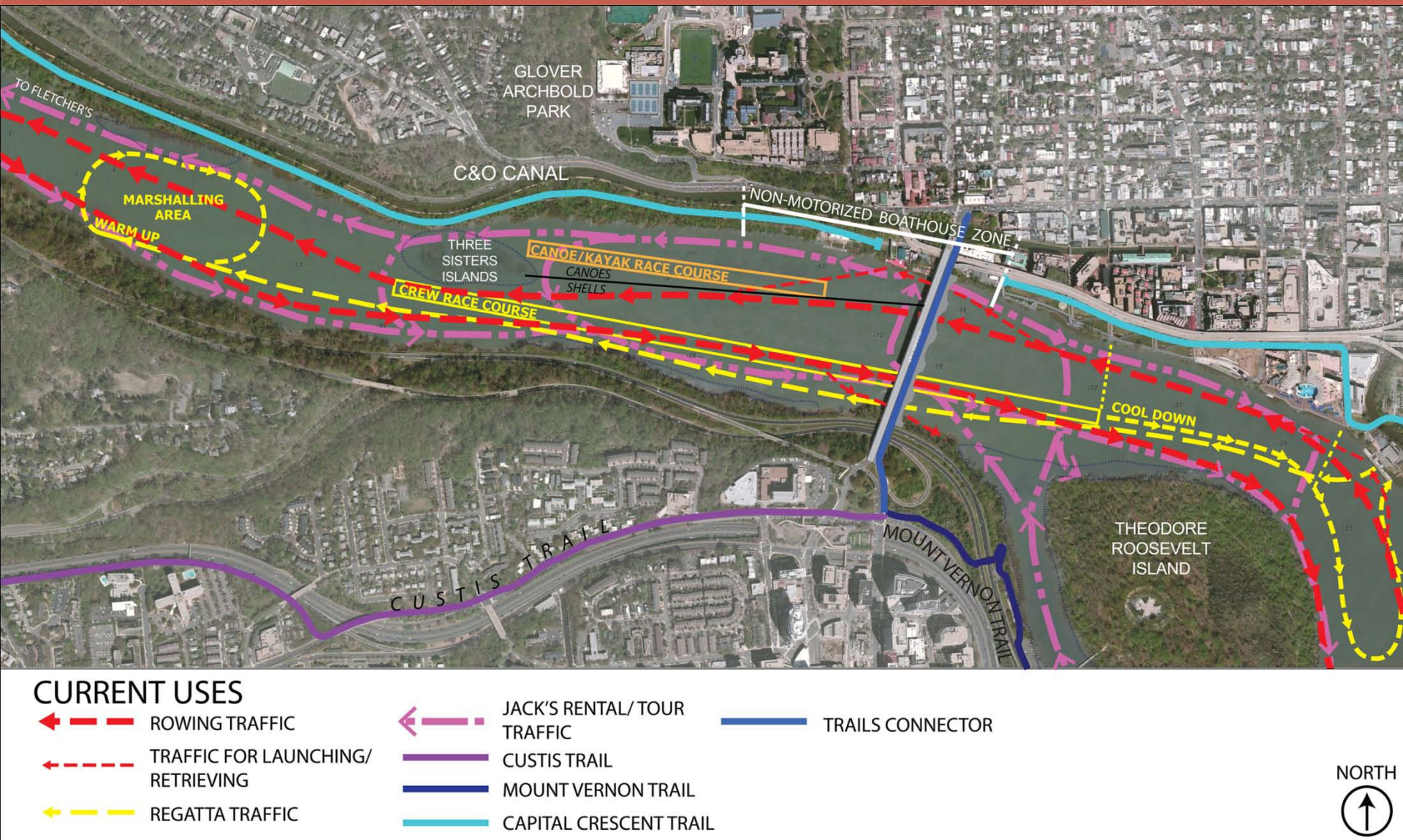
- 120,900 Scholastic Rowing

source: Thompson Boat Center, High Schools

- 43,680 Collegiate Rowing

source: Thompson Boat Center, Georgetown University, George Washington University

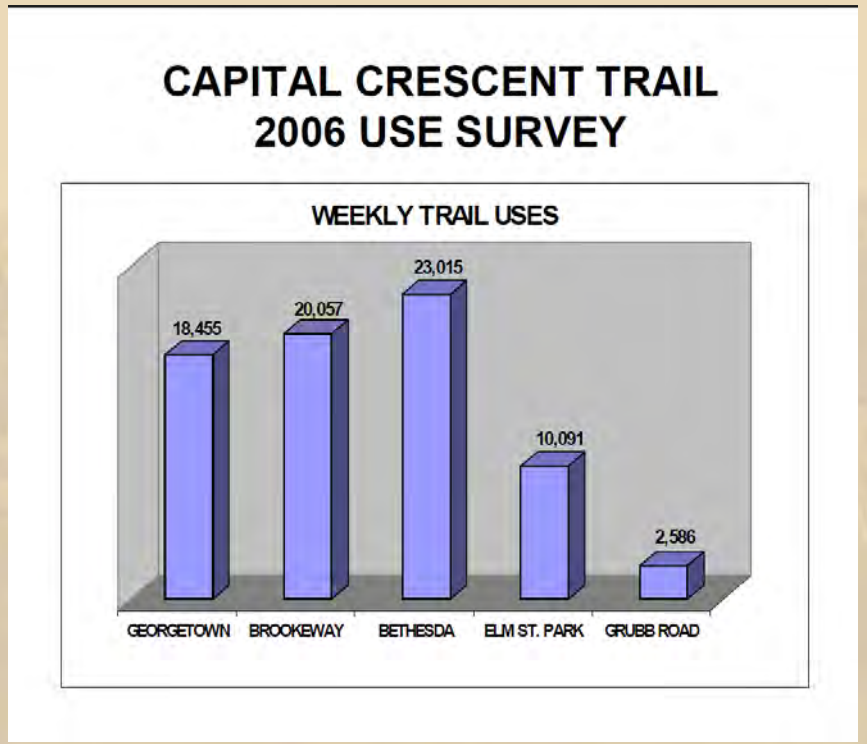
Interview Findings

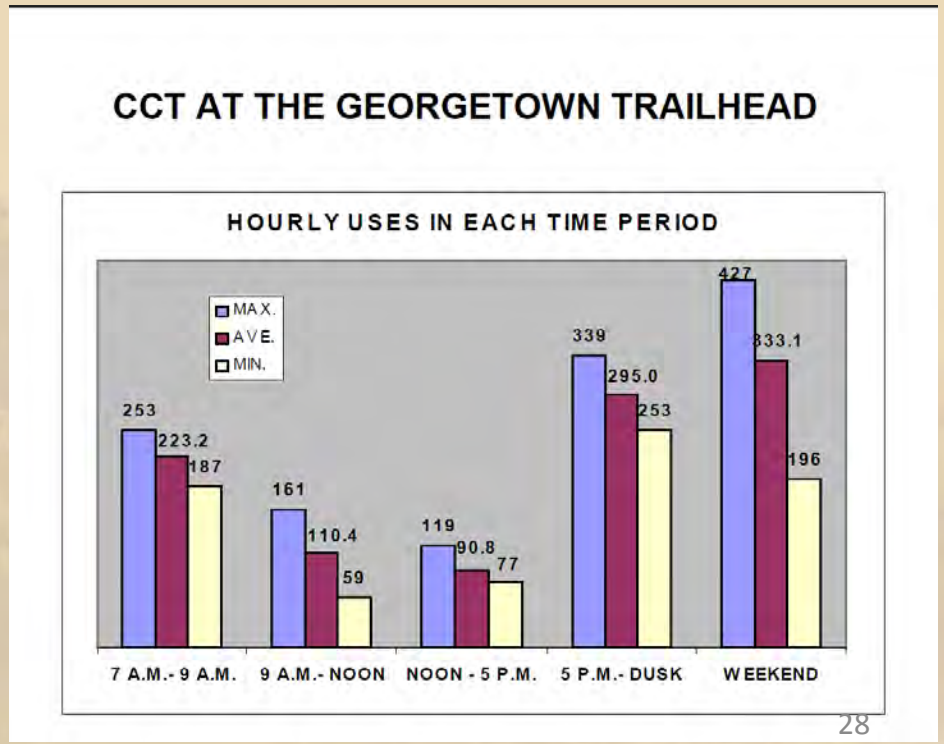


Interview Findings

Current Uses – Trails (1,591,717 per year)

Capital Crescent Trail (23,015 / week x 52 weeks = 1,196,780)
(2012 estimated use is 1,306,344 assuming a rate of increase similar to the 9% increase between 2000-2006)
C&O Canal Towpath (7,595 / week x 52 weeks = 394,937)





Source: Coalition for the Capital Crescent Trail 2006 Trail Use Survey

Interview Findings

Current Uses – Team Rowing

Collegiate Teams (280 athletes x 6 days/week for 26 weeks = 43,680) Morning, late afternoon
Georgetown University – 180 athletes, 55 8s, 25 4s, 20 pairs.
George Washington University – 100 athletes, 40 8s, 10 4s, 10 pairs.

Scholastic Teams (930 athletes x 5 days/week for 26 weeks = 120,900) Morning, mid-afternoon
Bishop O'Connell – 80 athletes. 8 8s, 4 4s, 2 pairs.
Bethesda Chevy-Chase – 100 athletes. 12 8s, 4 4s
Georgetown Day School – 50 athletes. 8 8s, 4 4s, 2 pairs.
Holton Arms School – 50 athletes. 8 8s, 4 4s, 2 pairs.
McLean High School – 100 athletes. 12 8s, 4 4s
St. Johns College High School – 50 athletes. 8 8s, 4 4s, 2 pairs.
Visitation High School – 50 athletes. 8 8s, 4 4s, 2 pairs.
Walt Whitman High School – 100 athletes. 12 8s, 4 4s
Wilson High School – 80 athletes. 8 8s, 4 4s, 2 pairs.
Yorktown High School – 120 athletes. 12 8s, 4 4s (7 8s, 4 4s currently)
St. Albans/National Cathedral School – 100 athletes. 12 8s, 4 4s
Sidwell Friends – 50 athletes. 8 8s, 4 4s, 2 pairs.

Regattas (600 athletes x 7 times/year= 4,200)

Interview Findings

Current Uses – Individual Rowing

Existing Boathouses = 108,480
Potomac Boat Club (300 members/guests x 90 times/season = 27,000)
Potomac Boat Club (300 “Learn to Row” /month for 8 months = 2,400)
Thompson Boat Center (100 slip holders x 90 times/season = 9,000)
Thompson Boat Center (8760 “Learn to Row” /month for 8 months = 70,080)

Current Uses – Paddling

Existing Boathouses = 137,180
Washington Canoe Club (322 members/guests x 90 times/season = 29,300)
Washington Canoe Club (Regatta participants = 1,500)
Thompson Boat Center (50 slip holders x 90 times/season = 4,500)
Thompson Boat Center (7,735 rentals/month for 8 months = 61,880)
Jack’s Boathouse (Escorted tours = 4,000)
Jack’s Boathouse (Individual paddlers rentals + 125 slipholders = 36,000)

Interview Findings

Facilities Requirements – Trails

- Clear wayfinding in the "no man's land" between the CCT trailhead and 34th Street
- Distinct paths for various user groups
  - meandering pedestrians
  - bike commuters
  - shell trailers
  - cars
- Connections: CCT to C&O Canal Towpath and Virginia trails crossing Key Bridge
- Adequate clearance on both sides of CCT (from C&O embankment, any structure)
- Unobstructed views and undiminished enjoyment of the natural shoreline
- Preservation of natural resources and cultural landscape
- Protection of the "Threshold" between urban and wilderness area

Interview Findings

Facilities Requirements – Paddlers

- Additional access points for paddle craft
- Separation from rowers (upriver preferred)
- Free public launch points as an alternative to rental facilities
- Additional indoor storage for privately owned watercraft
- Clear wayfinding signage and maps about the “Rules of the River” for novice paddlers
- Public access to all facilities – launch points, docks, storage, viewing stands

Interview Findings

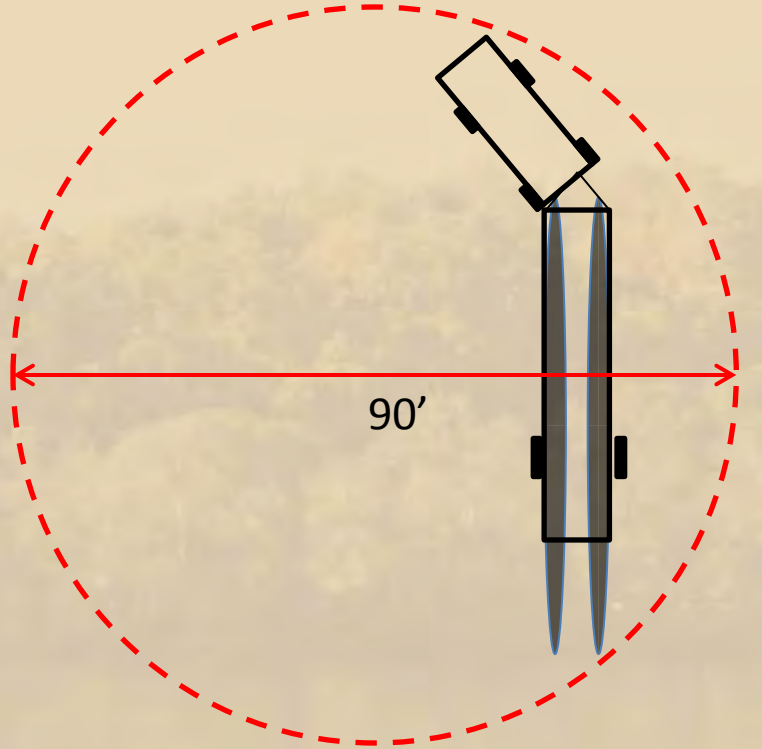
Facilities Requirements – Rowers

- Storage for boats
  - GU – 55 8s, 25 4s, 20 pairs, 8 coaches launches
  - GWU – 40 8s, 10 4s, 10 pairs, coaches launches
  - Scholastic Rowers – 130% of TBC current capacity (85-100 additional racks)
  - Additional rack space for private boats
  - Wakeless pontoon launches
- Access for boat trailers
- Opportunities to have a collegiate identity to satisfy existing donors
- Dock space distributed along the river to disperse the launch and recovery traffic from a single boathouse location to multiple locations to increase safety and lessen congestion at TBC without dramatically increasing traffic flow on the River itself
- Some parking
- Infrastructure to allow colleges to host more races (including at Georgetown Waterfront Park) and for high-schools to share college racing lanes etc.
  - Permanent marker at race finish line
  - Storage for regatta equipment
  - Landing point for regatta officials near finish line

Interview Findings

Facilities Requirements – Rowers

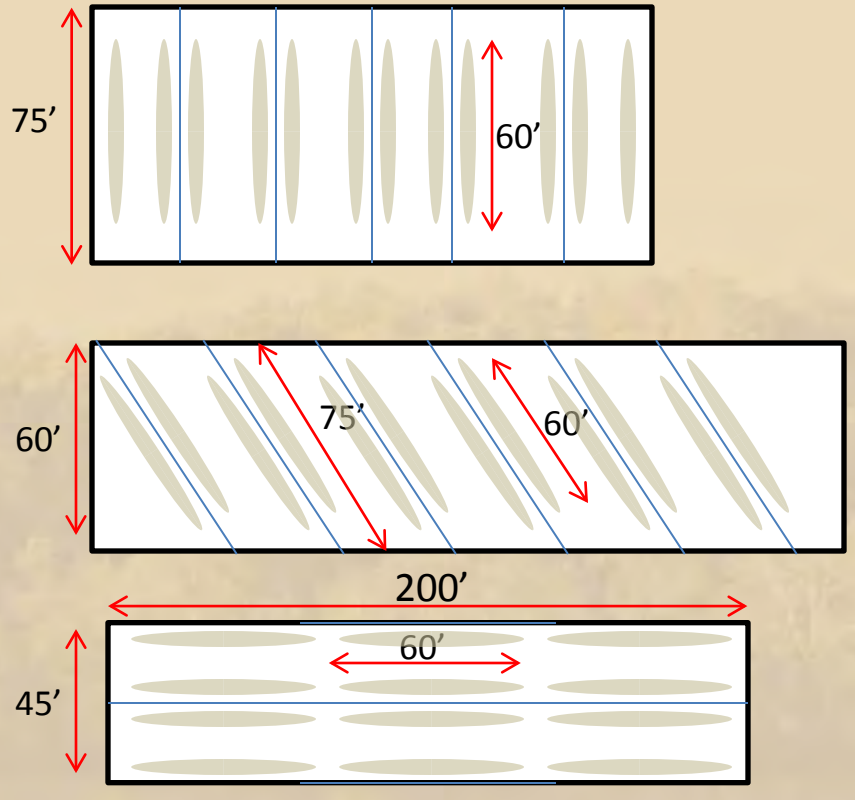
- Trailers carrying shells for regattas require a 90’ diameter area to turn around.

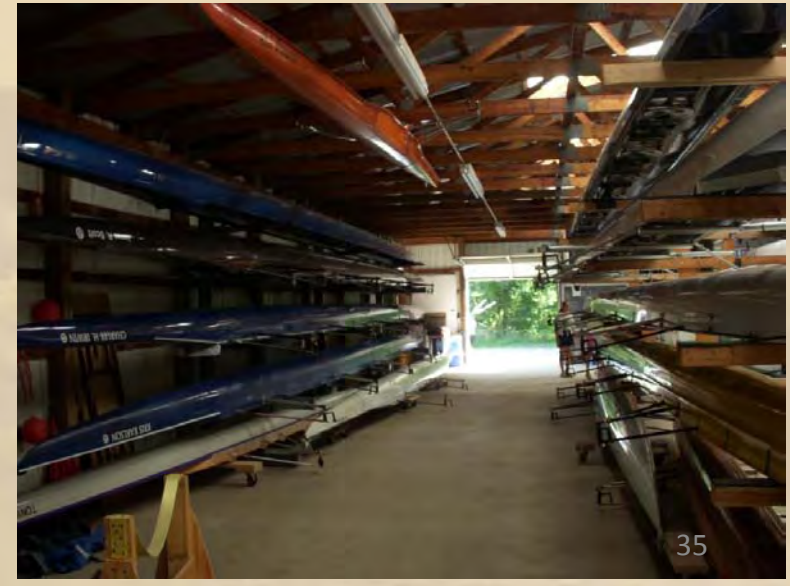


Interview Findings

Facilities Requirements – Rowers

- Storage for racing eights (58’ long) and oars (12’ long)





Examples of configurations for 12 racks each 5 boats high.

Interview Findings

Facilities Requirements – Rowers

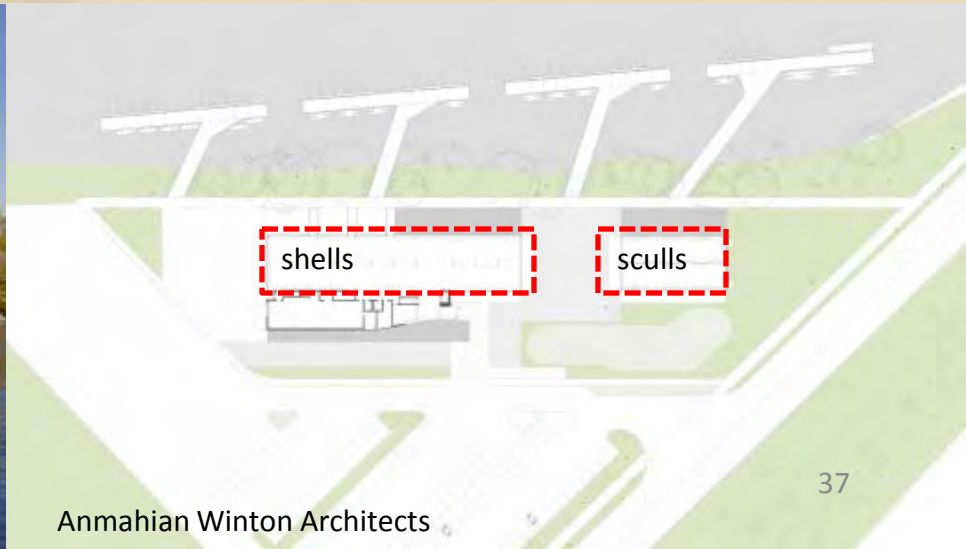
- Boathouse examples

Harry Parker Boathouse, Boston (above), Boathouse Row, Philadelphia (right)

Interview Findings

Facilities Requirements – Rowers

- Boathouse examples - Harry Parker Boathouse/Community Rowing, Inc.
  - views to water/public access retained through forecourt
  - low-impact site development (rain gardens, natural shore, trees preserved)
  - innovative docks (four 120' docks)
  - 12,500 sf boat storage, 17,500 sf ergs, lockers, office etc. (no rowing tank)
  - 35' high, 200' long, 45' wide
  - 170 rowing shells (42 eights, 24 fours, 104 singles and doubles)
  - 1,500 members, 49% of boats rowing on the Charles



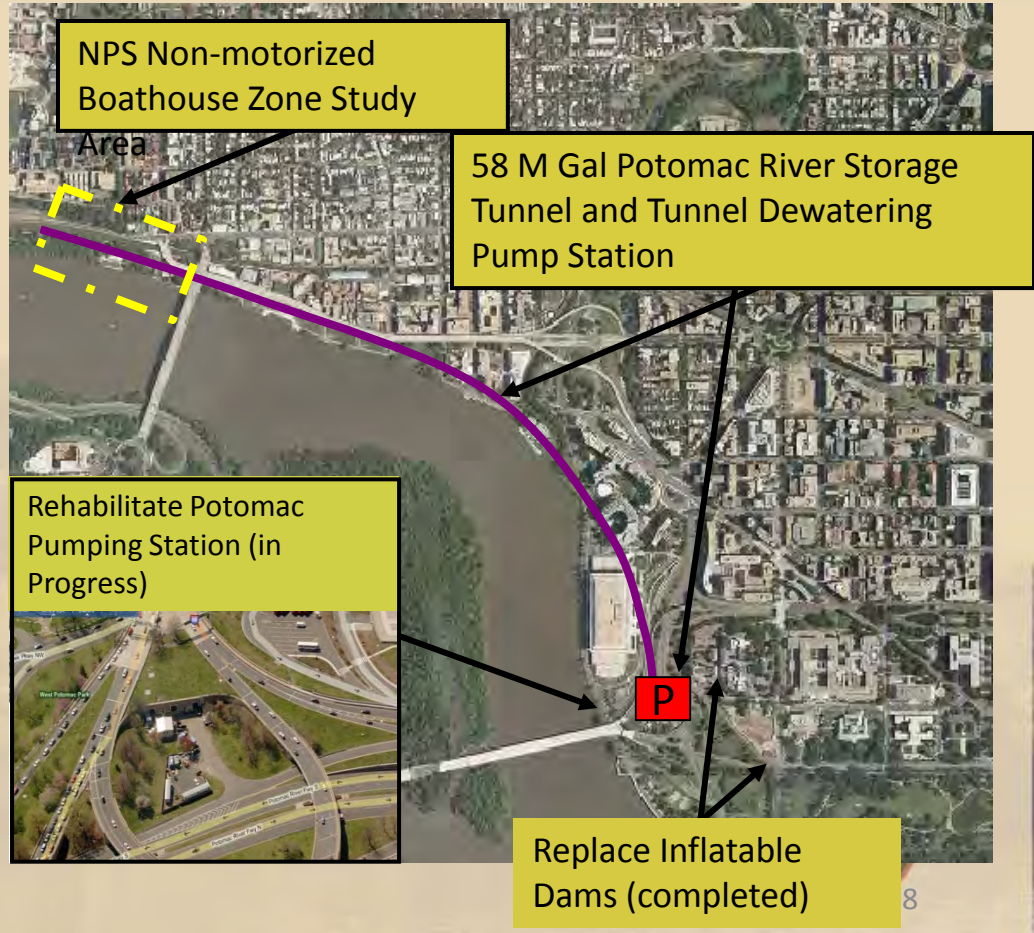
Anmahian Winton Architects

Additional Considerations

Clean Rivers Initiative

Implementation Status of Potomac River CSO Controls

- 38.5% CSO reduction achieved since 1996
- 58 million Gallon Storage Tunnel
- Approx. 9,500’ long 32.5’ ± diameter
- Tunnel Dewatering Pump Station
- Facility planning to start 3/23/15 per Consent Decree



Additional Considerations

Clean Rivers Initiative

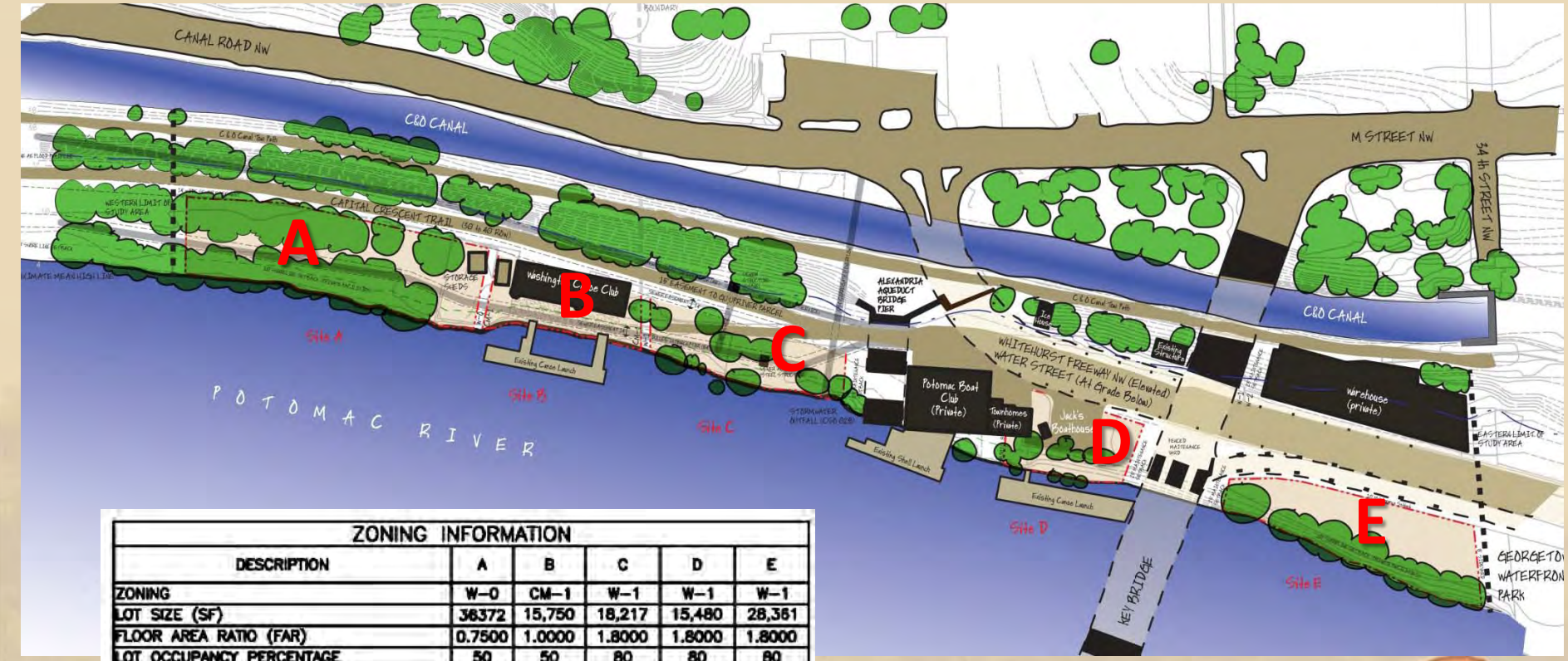
Additional Considerations

Whitehurst Freeway

- 2006 rehab/removal options no longer under consideration
- Support columns complicate access

Existing Site Conditions

Possible Boathouse Locations



ZONING INFORMATION					
DESCRIPTION	A	B	C	D	E
ZONING	W-0	CM-1	W-1	W-1	W-1
LOT SIZE (SF)	36372	15,750	18,217	15,480	28,361
FLOOR AREA RATIO (FAR)	0.7500	1.0000	1.8000	1.8000	1.8000
LOT OCCUPANCY PERCENTAGE	50	50	80	80	80
MAXIMUM FOOTPRINT (SF)	18,186	7,875	14,574	12,384	15,911
SIDE YARD SETBACK (FT)	12	12	8	8	8
SHORELINE SETBACK (FT)	0	0	0	0	0
FEMA FLOODPLAIN ELEVATION (FT)	19	19	19	19	19
BUILDING HEIGHT (FT)	40		45	45	45

Questions?