

ZC. # 95-4

**PUBLIC TESTIMONY GIVEN
TO THE D.C. ZONING COMMISSION
BY VENIOUS A. PARKER, JR.**

11/9/95

FOR THE RECORD MY NAME IS VENIOUS A. PARKER, JR. I RESIDE AT 1131 3RD STREET, N.E. I COME BEFORE YOU IN TWO CAPACITIES, ONE AS A RESIDENT OF 3RD STREET, N.E. FOR THIRTEEN YEARS AND SECONDLY AS A MEMBER OF THE NEAR NORTHEAST NEIGHBORHOOD TASKFORCE. WE STRONGLY SUPPORT THE OFFICE OF PLANNING'S PROPOSAL TO REZONE THIS AREA WITH SOME MAJOR EXCEPTIONS. AN AREA WITH SUCH HISTORICAL AND ECONOMICAL AREAS, CREATIVE ZONING WILL ONLY BRING ABOUT THE SUCCESS OF THE AREA. THE TASKFORCE SUPPORTS A ZONING PACKAGE THAT WOULD ONLY ENHANCE THE 50 YEAR RESIDENTIAL UNITS THAT MAKE UP THIS COMMUNITY. WITH THE CAPITAL AND UNION STATION IN ITS BOUNDARIES, IT'S ALL TOO IMPORTANT FOR A ZONING PACKAGE THAT WOULD PROTECT THE FABRIC OF THIS HISTORICAL AREA. THE TASKFORCE STRONGLY

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District of Columbia
CASE NO. 95-4
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11/22/95

AGREE THAT THE RESIDENTIAL UNITS IN ZONE CM-1 BE ZONED R-4 AS SUGGESTED BY THE OFFICE OF PLANNING. ONE MUST REMEMBER THAT THESE RESIDENTIAL UNITS HAVE BEEN ZONE CM-1 SINCE THE CREATION OF ZONING. REZONING THE RESIDENTIAL UNITS FROM CM-1 TO R-4 PROVIDES FOR A STABLE AND MORE FAMILY DESIGNED COMMUNITY.

TO PRESERVE THE EXISTING RESIDENTIAL UNITS WE BELIEVE THE ZONING OFFICE IS IN THE RIGHT DIRECTION. OUR COMMUNITY IS IN NEED OF POSITIVE AND PROGRESSIVE ZONING IN ORDER TO RESTORE COMMUNITY DEVELOPMENT AND ATTRACT RESIDENTIAL GROWTH. THE NEAR NORTHEAST NEIGHBORHOOD TASKFORCE HAS A MUCH GREATER CONCERN ABOUT THE PRESENCE OF A SOLID WASTE TRANSFER FACILITY EMBRACING OUR COMMUNITY. THIS FACILITY IS BEING OPERATED BY LG INDUSTRIES LOCATED AT 3RD & M STREETS N.E. IN THE OLD ULINE ARENA. WE HAVE HEARD SO MUCH ABOUT SOLID WASTE TRANSFER FACILITIES OVER THE PAST FEW YEARS INVADING MANY AREA COMMUNITIES. FACILITIES SUCH AS QUEENS

CHAPEL ROAD, W STREET, BRYANT STREET, LAWRENCE AVENUE AND NOW 3RD STREET, N.E. LG INDUSTRIES ARE PRESENTLY TRANSFERRING SOLID WASTE BASED ON A CERTIFICATE OF OCCUPANCY THEY OBTAINED FOR RECYCLING OF CONSTRUCTION MATERIALS. NONE OF THE FACILITIES I JUST MENTIONED ARE OPERATING WITH A TRUE/OR LEGAL CERTIFICATE OF OCCUPANCY FOR DOING BUSINESS IN A COMMUNITY. THE TASKFORCE BELIEVES THAT THERE BUSINESSES PREFER NOT TO COME BEFORE THIS BODY DUE TO AN INCORRECT CERTIFICATE OF OCCUPANCY.

IF YOU LOOK OUT OF MY FRONT WINDOW, YOUR EYES WOULD FEAST UPON WASHINGTON'S FIRST ARENA AND SHOWPLACE OF HISTORICAL EVENTS, THE ULINE ARENA. THE BEATLES, ICE CAPADES, HARLEM GLOBETROTTER AND HOCKEY. IF ONE COULD STEP BACK INTO THE PAST, THERE IS NO OLDER WASHINGTONIANS WHO HAVE NOT ONCE SAT IN THE SEATS OF THE ONCE POPULAR ULINE ARENA. TO SIT BEFORE YOU TO EXPRESS THE

NEGATIVE IMPACT OF USING THIS ONCE HISTORICAL ULINE ARENA AS A SOLID WASTE FACILITY, ADDS TO THE EMOTIONAL CHARGE FUELING OUR FIGHT. LG INDUSTRIES USE OF THIS FACILITY HAS BROUGHT WITH IT THE ODOR OF ROTTING GARBAGE AND A DEGRADING APPEARANCE. MANY OF OUR RESIDENTS ARE COMPLAINING OF CHRONIC SICKNESSES AND ILLNESSES THAT JUST DON'T GO ALWAYS SO FAST. SINCE THE ARRIVAL OF LG INDUSTRIES TO OUR NEIGHBORHOOD, THE RODENT POPULATION HAS GROWN AND THEY ARE ON THE MOVE. THESE ANIMALS ARE NOTORIOUS CARRIERS OF DISEASE AND LIVE OFF OF GARBAGE. THIS FACILITY HAS BECOME THEIR HOME AND FEEDING GROUND. SINCE LG INDUSTRIES' ARRIVAL, WE HAVE HAD OUR COMMUNITY ABATED TWICE SINCE AUGUST 1995.

THE USE OF THE ULINE ARENA AS A SOLID WASTE TRANSFER FACILITY HAS ALSO BROUGHT INCREASED NOISE, VIBRATION AND TRAFFIC DISRUPTION BY TRUCKS USING THIS FACILITY. THE TRUCKS OR TRACTOR TRAILERS WEIGHING THOUSANDS OF POUNDS BRING

THEIR FOUL ODOR BEFORE 6:00 A.M. THE NOISE AND VIBRATIONS ARE DISRUPTING OUR ONCE QUITE NEIGHBORHOOD. OUR LOCAL RESIDENTIAL STREETS AND HISTORICAL STRUCTURES BUILT IN THE 1930'S ARE BEING DAMAGED BY THE TRUCKS OPERATING IN AND OUT OF LG INDUSTRIES. THE PRESENCE OF THESE VEHICLES OPERATING OUT OF LG INDUSTRIES ARE THREATENING OUR NEIGHBORHOOD SCHOOL CHILDREN AND ON MANY DAYS DISRUPTS TRAFFIC USING M STREET, N.E. THE ADVERSE IMPACT BY LG INDUSTRIES ARE FAR MORE REACHING THAN MY TESTIMONY OR THOSE THAT WILL FOLLOW ME. WE SHOULD HAVE HELD THIS HEARING IN THE ULINE ARENA FOR A BETTER AFFECT. OUR NEIGHBORHOOD IS ALREADY BORDED BY THE FLORIDA AVENUE MARKET TO THE NORTH AND TO THE WEST UNION STATION. WE ARE IN THE MIST OF NUMEROUS COMMERCIAL BUSINESSES THAT CREATE TRAFFIC DISRUPTION, NOISE, DUMPING, POLLUTION AND TRASH PROBLEMS.

THE ADDITION OF LG INDUSTRIES TO OUR COMMUNITY HAS BROUGHT A NEGATIVE IMPACT THEREBY A NEGATIVE PROPERTY

VALUE FOR US. WHAT HOMEOWNERS OR PROSPECTIVE BUYER WOULD PURCHASE MY PROPERTY ACROSS FROM LG INDUSTRIES. MAYBE I COULD SUCKER ONE OF YOU INTO BUYING MY PROPERTY BY NOT TELLING YOU THERE'S A SOLID WASTE FACILITY ACROSS THE STREET. IN CLOSING, I HOPE THAT THE ZONING COMMISSION CAN HELP TO SOLVE THE SOCIAL ILLS OF MY COMMUNITY AS STATED BY MR. STEVE GILL, THE LG LAWYER. THEIR SOLUTION TO SOLVING THE SOCIAL ILLS OF MY COMMUNITY IS A SOLID WASTE TRANSFER STATION. THE NEAR NORTHEAST NEIGHBORHOOD TASKFORCE RECOMMENDED THAT THE ZONING BODY PERMIT COMMERCIAL DEVELOPMENT THAT IS COMPATIBLE WITH THE TEXTURE OF A RESIDENTIAL NEIGHBORHOOD. IT IS THE SOLE PURPOSE OF THIS BODY TO ASSIST AND DESIGN ZONING LAWS WHICH ACTIVELY ENHANCE OUR RESIDENTIAL SURROUNDINGS AND THOSE THAT WILL NOT. THE TASKFORCE BELIEVES THAT THIS ZONING CASE BEFORE YOU WILL SET THE TONE FOR DEALING WITH THE ISSUE OF SOLID WASTE TRANSFER STATIONS IN RESIDENTIAL AREAS. IF THE ZONING COMMISSION DOES NOT TAKE THE NECESSARY DIRECTION TO BRING RELIEF

TO A RESIDENTIAL COMMUNITY ALREADY
OVER POPULATED WITH COMMERCIAL AND
INDUSTRIAL USAGE, ZONING WILL NO LONGER
BE AN EFFECTIVE TOOL TO SOLVE
NEIGHBORHOOD PROBLEMS.

THANK YOU