November 25, 1996

Government of the District of Columbia
Zoning Commission

Case No. 96-3/89-1
Buzzard Point, Capitol Gateway Rezoning
and Overlay District

PRESENTATION ON BEHALF OF EASTERN TRANSWASTE OF MARYLAND, INC.

by
A. J. Cooper, Esquire
Cooper and Associates

ZONING COMMISSION
CASE NO. 96-3/89-1
EXHIBIT NO. 62

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MADAM CHAIRPERSON, MEMBERS OF THE ZONING COMMISSION, MS. DOBBINS, AND STAFF.

MY NAME IS A. J. COOPER. MY FIRM, COOPERAND ASSOCIATES, REPRESENTS EASTERN TRANSWASTE OF MARYLAND, INCORPORATED, A RECYCLING AND SOLID WASTE TRANSFER COMPANY SERVING THE DISTRICT OF COLUMBIA. THE COMPANY IS LOCATED IN THE 1300 BLOCK OF 1ST STREET, S.E. THIS BUSINESS, AND THE ADJOINING BUSINESSES, HAVE BEEN IN THE RECYCLING AND WASTE BUSINESS FOR MANY YEARS.

THE PROPOSAL BY THE OFFICE OF PLANNING TO DOWNGRADE THE ZONING OF THE PROPERTY USED BY ETW WILL CAUSE ECONOMIC HAVOC TO ETW WITHOUT A CLEAR BENEFIT OCCURING TO THE CITY. IT WOULD SEEM THAT BEFORE BUSINESS AND PROPERTY OWNERS ARE ADVERSELY IMPACTED THE COMMISSION WOULD REQUIRE CLEAR AND CONVINCING EVIDENCE THAT THE CITY WOULD BENEFIT.

THIS EVENING I URGE THE COMMISSION TO CONSIDER SEVERAL QUESTIONS, AND PRIOR TO MAKING A DECISION ON THIS MATTER, REQUIRE THE OFFICE OF PLANNING TO ANSWER THESE QUESTIONS:

1. DOES THE DISTRICT OF COLUMBIA NEED MORE RESIDENTAL AND/OR COMMERCIAL SPACE? IF THE ANSWER IS YES, ARE THERE OTHER NEIGHBORHOODS IN THE CITY WHICH WOULD BENEFIT MORE FROM THE LOCATION OF FIRST CLASS COMMERCIAL AND RESIDENTIAL SPACE, SUCH AS ANACOSTIA, SHAW, AND THE NEW YORK AVENUE CORRIDOR?

2. OVER SIXTY PERCENT OF THE INDUSTRIAL LAND IS LOCATED IN WARD FIVE. THE CITY CLEARLY NEEDS TO DEVELOP CLEAN INDUSTRY FOR JOBS FOR OUR CITIZENS. WHERE CAN THESE INDUSTRIES LOCATED? SHOULD THEY ALL BE LOCATED IN ONE WARD?

3. THE RESPONSIBILITY OF THE ZONING COMMISSION IS IMMENSE AND THE IMPACT OF THE COMMISSION DECISIONS ARE ENORMOUS. IT IS AXIOMATIC THAT THE COMMISSION HAVE AVAILABLE ALL OF THE FUNDAMENTAL INFORMATION NECESSARY TO MAKE A WISE DECISION. A THOROUGH REPORT ON THE AVAILABILITY OF INDUSTRIAL SPACE FOR BASIC MUNICIPAL NEEDS APPEARS TO BE NECESSARY. IT WOULD ALSO APPEAR THAT A STUDY OF WHERE TO LOCATE NEW COMMERCIAL AND RESIDENTIAL SPACE IN SUPPORT OF CITY WIDE ECONOMIC DEVELOPMENT WOULD BE IN ORDER. THE DEVELOPMENT AND FUTURE OF BUZZARD POINT CAN NOT BE DONE IN ISOLATION FROM THE REST OF THE DISTRICT.

FINALLY, MADAM CHAIRPERSON, OF ALL OF THE NEEDS OF THE DISTRICT THIS PROPOSAL SURELY MUST RANK AS ONE OF THE LEAST URGENT. WE HAVE TIME TO DO A GOOD JOB. PLEASE HELP TO SEE THAT THE JOB IS DONE CORRECTLY. THANK YOU.