HOWAT CONCRETE COMPANY
INCORPORATED
Ready-Mixed Concrete
2 S STREET, S. W. – P. O. BOX 70230
WASHINGTON, D. C. 20024
Telephone (301) 322-7030

January 24, 1997

Ms. Jerrily Kress, Chairperson
AIA
District of Columbia Zoning Commission
Room 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Zoning Commission Case No. 96-3/89-1

Dear Ms. Kress:

Howat Concrete Company has been a member of the Capitol Gateway Group since its founding in 1991. We own Square 664-E which contains approximately 91,000 square feet of land on the Anacostia waterfront and falls within the proposed W-2 District. For more than thirty-five years our family owned business has produced ready-mixed concrete and distributes sand and gravel from this location. We barge aggregates up the Potomac River to this Anacostia River facility and replacing this barge movement with trucks is not economically feasible. As you know, we support the Capitol Gateway Group's proposal and I would like to take this opportunity to make a few brief comments for the Commission's consideration.

We believe that the Office of Planning's proposal constitutes a taking; the proposed W-2 is a substantial diminution of FAR from the M zone which currently has a by-right FAR of 6.0. While CR and W-2 allows us to operate and expand, there is a clear need in the long-term to work with the District in creating alternate sites for our use. Additionally, if the proposed zoning changes resulted in an increase in property taxes, it could likely become economically unrealistic to continue our operations at this site. As it presently stands, the real estate taxes we pay on this property are twice that of the neighboring jurisdictions.

Although Howat Concrete supports the objectives of redeveloping this area, we are not in favor of the current proposal. We believe this project needs to be re-evaluated so as to not adversely impact on the property owners in this area. In the interim, and, as alternative to the proposal, the existing zoning should remain in place.

Very truly yours,

HOWAT CONCRETE COMPANY, INC.

Richard C. Morauer, Jr.
President

RCM JR.:p
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DISTRICT OF COLUMBIA
ZONING COMMISSION
96-3
CASE NO.
78
EXHIBIT NO.
1/30/97