GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PROPERTY MANAGEMENT

Carol J. Mitten
Director

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MEMORANDUM

TO: Ellen McCarthy
Director, Office of Planning

Jerrily R. Kress, FAIA
Director, Office of Zoning

FROM: Carol Mitten Carol J. Mitten

DATE: November 21, 2005

SUBJECT. **ZC 05-20, Zoning Text Amendment Regarding Matter of Right Relocation of Existing Asphalt Plant to DC Village**

I am writing in support of the proposed text amendment that would allow the asphalt plant now located at 60 P Street, SE, Square 705, Lot 802, to relocate as a matter-of-right to DC Village on that part of Parcel 253/26 west of Shepherd Parkway, SW, and east of the Anacostia Freeway that is controlled by the District of Columbia and zoned C-M-1.

The site proposed for the asphalt plant will be cleared and graded, and, if necessary, a temporary building being used by the District's Department of Transportation will be razed. The facility will be enclosed on all sides by a fence at least ten feet in height A landscaped area of evergreen trees that are a minimum of eight feet in height will also be maintained around the facility along all public rights-of-way.

With the exception of the Anacostia Freeway to the west, the District government's DC Village complex will provide a 200-foot buffer around the site. No portion of the facility will be within 200 feet of the National Park Service property to the south. The closest Residential Zone will be over 2,000 feet from the site

Shepherd Parkway, an undedicated existing roadway, will be used to access the site. This roadway also provides access to District impoundment lots near the site Access to the National Park Service property south of the site is currently blocked by jersey barriers. Plant operations will be organized to ensure that traffic on Shepherd Parkway is not obstructed.

It is not expected that the asphalt plant will have any unacceptable adverse impacts on the character of the neighborhood due to traffic, parking, or other objectionable conditions. The ground lease for the site will require that the asphalt plant comply with special exception provisions provided in Section 802.17 of the zoning regulations, to include standards of external effects.

ZONING COMMISSION
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District of Columbia
CASE NO. 05-20
EXHIBIT NO. 10
EXHIBIT No. 10