

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

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Memorandum

TO: Jerrily R. Kress, FAIA
Director
Zoning Office

FROM: Kenneth Laden
Associate Director

DATE: September 26, 2005

SUBJECT: Zoning Case No 05-20 (Asphalt Plant-Text Amendment)

The District Department of Transportation (DDOT) and the Office of Property Management (OPM) are requesting text amendments to Title 11 of the District of Columbia Municipal Regulations to allow asphalt plants as a permitted use within the industrial zone districts, subject to special exception review. We also request a proposed text amendment that would permit the asphalt plant, now located at 60 P Street, S E , Square 705, Lot 802 to be relocated as a matter-of-right within the C-M-1 portion of D C. Village. This relocation is critical since the land it now occupies is proposed for the construction of the new stadium.

The District Department of Transportation needs over 70,000 tones of asphalt each year just to maintain the streets. The requirement for asphalt plants within the District is based on the following constraints

1. Asphalt is a perishable product, which must be placed and worked within 90 minutes of coming out of the processing plant or it will have cooled off too much and be unusable. In a continuous paving operation of the type used to repave our city streets or to pave a new street, the placing and working of the materials takes approximately 30 to 45 minutes, the staging of the trucks to ensure that the operation is continuous requires 15 to 30 minutes for each truck which leaves 30 minutes for delivery of the materials from the processing plant to the site.

~~2005-09-26~~
District of Columbia

~~Case No.~~ 05-20
~~Exhibit No.~~ 4

2. If the operation takes more than 90 minutes, the asphalt must be transported in special heated body trucks, which increases the handling price significantly.
3. Due to the quantities of asphalt needed, the District is a market, which will support more than one plant

In consideration of the above needs and constraints DDOT supports the proposal to relocate the plant to Shepard Parkway and would also prefer a site even closer to the center of the city, if possible.

Cc. Ellen McCarthy, OP
Miller Allen, IPMA