

# COMMISSION ACTION

NCPC File No. Z.C. 05-20



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**SPECIAL EXCEPTION REVIEW OF ASPHALT PLANTS  
AND RELOCATION OF AN EXISTING ASPHALT PLANT TO DC VILLAGE  
TEXT AMENDMENT TO DISTRICT OF COLUMBIA ZONING REGULATIONS**  
Within the C-M and M Zone Districts  
Washington, D.C.

Submitted by the Zoning Commission of the District of Columbia

January 5, 2006

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*Commission Action Requested by Applicant*

Approval of comments to the District of Columbia Zoning Commission pursuant to Section 8 of the National Capital Planning Act (40 U.S.C. 8724(a)) and D.C. Code 2-1006(a).

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*Commission Action*

The Commission comments that:

- Permitting asphalt plants in Squares 3582 and 3584 or the C-M-2 zone district at Square 3518, where New York and Florida Avenues intersect), will adversely affect the identified federal interests in NCPC's *Memorials and Museums Master Plan* and be inconsistent with the Comprehensive Plan for the National Capital Federal Elements.
- The District of Columbia should consider undertaking environmental review of the proposal under the DC Environmental Policy Act of 1989, and add a definition to the text for "asphalt plant."
- The text amendment should include a protection of the vista from the Anacostia Freeway and its viewshed to the north by minimizing visibility of any portion of the asphalt plant facility or equipment from the freeway, including a requirement to use evergreen trees to screen the western and southern edges of the site, as required along all public rights-of-way.

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Deborah B. Young  
Secretary to the National Capital Planning Commission