NCPC
NATIONAL CAPITAL PLANNING COMMISSION

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The Honorable Linda W Cropp

Executive Director

Patricia E Gallagher, AICP

IN REPLY REFER TO
NCPC File No Z C 04-19

JAN 14 2004

Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D C 20001

Members of the Commission

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed Planned Unit Development for the Egg-Shaped Digester Facility, Blue Plains Advanced Wastewater Treatment Plant, 4500 Overlook Drive, SW, Washington, D C and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital

A copy of the Delegated Action of the Executive Director is enclosed

Sincerely,

P. Gallagher

Patricia E. Gallagher, AICP
Executive Director

Enclosure

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D.C. OFFICE OF ZONING
2005 JAN 21 PM 2:55

ZONING COMMISSION
District of Columbia
CASE NO. 04-19
EXHIBIT NO. 36

ZONING COMMISSION
District of Columbia
CASE NO.04-19
EXHIBIT NO.36

NCPC File No. Z.C. 04-19

NCPC
NATIONAL CAPITAL PLANNING COMMISSION

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
PLANNED UNIT DEVELOPMENT FOR EGG-SHAPED DIGESTER FACILITY
Blue Plains Advanced Wastewater Treatment Plant
4500 Overlook Drive, SW
Washington, DC

Delegated Action of the Executive Director

DEC 23 2004

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed Planned Unit Development for the Egg-Shaped Digester Facility, Blue Plains Advanced Wastewater Treatment Plant, 4500 Overlook Drive, SW, Washington, DC, would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Water and Sewer Authority has submitted an application to the District of Columbia Zoning Commission for a Planned Unit Development (PUD) at the Blue Plains Advanced Wastewater Treatment Plant (Blue Plains) at 4500 Overlook Drive, SW. The PUD is to allow for the construction of an Egg-Shaped Digesters Facility (ESDF) and auxiliary structures on the site within the Blue Plains sewage treatment plant. The property is zoned C-M-3 and no change of zoning classification is requested with the proposal. The current zoning allows for a maximum height of 90 feet. Blue Plains is located in the southernmost part of the District of Columbia, situated generally between the Anacostia Freeway and the Potomac River. Blue Plains is located approximately two and one-half miles southeast of Reagan National Airport and just over five miles south of the U.S. Capitol. The ESDF includes eight egg-shaped digesters and four gas storage tanks (silos) as well as smaller auxiliary buildings. The auxiliary buildings and structures include: a Digester Gas Building, a Digester Control Building, two Electrical Control Buildings, and two Gas Holders. The ESDF would be constructed in the south-central section of Blue Plains on a site that has already been cleared. The land surrounding Blue Plains includes D.C. Village, the U.S. Naval Research Laboratory, the Potomac Job Corps Center, the D.C. Police Academy and Fire Testing Facility and the Architect of the Capitol's tree nursery. The egg-shaped digesters are 145 feet in height and would be sunk in the ground to a depth of 44 feet, resulting in a height of 101 feet above grade. The elevated walkways and silos

of the ESDF would also be 101 feet above grade. The gas domes and access towers would be 107 and 118 feet above grade, respectively. The principle zoning flexibility requested in the PUD is the waiver of the requirement that a principal structure must be located on a single lot of record, and to allow for additional height for the Egg Digester Facility. Currently there are no record lots at Blue Plains. Identified federal interests in the area include the Naval Research Laboratory, Bolling Air Force Base, the Potomac River, and Oxon Cove/Oxon Hill Farm. The proposed PUD is compatible with the District and federal (Federal Environment and Parks and Open Space) elements of the Comprehensive Plan. The proposal will not adversely affect identified federal interests in the immediate vicinity of the proposed PUD.

Patricia E. Gallagher, AICP
Executive Director