



Department of Engineering Services

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 5000 OVERLOOK AVENUE, SW | WASHINGTON, DC 20032

November 20, 2014

Zoning Administrator
Office of Zoning
Government of the District of Columbia
441 4th Street NW Suite 200S
Washington, DC 20001

Via e-mail
zcsubmissions@dc.gov

RECEIVED
D.C. OFFICE OF ZONING
2014 NOV 20 AM 11:52

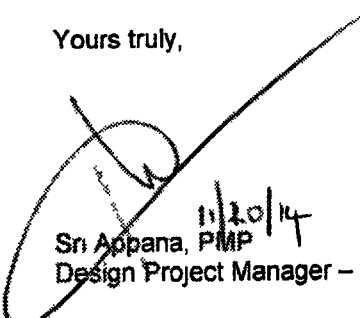
Re Preliminary and Final Review
Proposed St. Elizabeth Water Tower and Transmission Mains Project
St. Elizabeth's East Campus, Washington DC
ZC Case# 10-06A

Dear Zoning Administrator

Please find attached a copy of the recent NCPC approval letter and a copy of the FAA original approval letter as well the extension of the original FAA approval for the proposed St. Elizabeth's Water Tower and Transmission Mains Project. Can you please include the attached documents in the package we submitted on October 8, 2014 for this project?

If you have any questions regarding this application package and our request or need any additional information, please contact me at 202-787-2293

Yours truly,


11/20/14
Sri Appana, PMP
Design Project Manager – DC Water

Enclosures

As indicated above

ZONING COMMISSION
District of Columbia
CASE NO. 10-06A
EXHIBIT NO. 6
dcwater.com
District of Columbia
CASE NO. 10-06A
EXHIBIT NO. 6



401 9th Street NW North Lobby Suite 500 Washington, DC 20004 Tel 202 482 7260 Fax 202 482 7272 www.npcg

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John M. Hart
Elizabeth A. White

Mayoral Appointees

Arrington Dixon
Robert E. Miller

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The Honorable Charles "Chuck" Hagel

Secretary of the Interior
The Honorable Sarah "Sally" Jewell

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and Governmental Affairs
United States Senate
The Honorable Thomas R. Carper

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Committee on Oversight
and Government Reform
U.S. House of Representatives
The Honorable Darrell Issa

Mayor
District of Columbia
The Honorable Vincent C. Gray

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. 7042

NOV 13 2014

Mr. Sri Appana, PMP
Design Project Manager
District of Columbia Water and Sewer Authority
5000 Overlook Avenue, SW
Washington, DC 20032

Dear Mr. Appana

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I have approved the final site and building plans for the water tower on the St. Elizabeths East Campus in Southeast, Washington, DC, with the understanding the proposed water tower will be painted light in color, have no lettering, and no antennas that project above the water tower or face Suitland Parkway. A copy of the Delegated Action of the Executive Director is enclosed.

Implementation of the project may require review by local agencies, including the issuance of permits pursuant to regulations promulgated under the authority of federal environmental statutes.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc. Ellen McCarthy, Acting Director, DC Office of Planning
Frederick Lindstrom, Commission of Fine Arts



Delegated Action of the Executive Director

PROJECT**Water Tower**

St. Elizabeths East Campus
Southeast, Washington DC

NCPC FILE NUMBER

7042

NCPC MAP FILE NUMBER

83.10(38.00)44020

SUBMITTED BY

District of Columbia Water and Sewer
Authority (DC Water)

ACTION TAKEN

Preliminary and final approval of
site and building plans

REVIEW AUTHORITY

Advisory
per 40 U.S.C § 8722(b)(1)

The District of Columbia Water and Sewer Authority (DC Water) has submitted preliminary and final site and building plans for a water tower on the St. Elizabeths East Campus. The proposed composite water tower will be 50 feet in diameter at the base and about 70 feet in diameter at the top. The base will be approximately 100 feet in height and the top will be approximately 58 feet above that. The tower will be light in color, either a light blue or a white.

In 2000, DC Water completed a Water System Facilities Plan that evaluated the water system and outlined plans to improve water distribution. The plan proposes the creation of a new service area east of the Anacostia River to provide higher normal operating pressures to areas that currently receive insufficient service. For this new pressure zone, an elevated water tower must be constructed to provide the required pressure and fire protection. The Water Systems Facility Plan led to a water tower siting study.

In 2007, the DC Water conducted the *Water Tower Siting Study for the Proposed Anacostia Second High Pressure Zone* and the St. Elizabeths East Campus was determined the best site because of its elevation and because it is a District owned site. St. Elizabeths East Campus is a 208 acre property located in southeast Washington, DC. The Campus is bordered on the west by Martin Luther King Jr. Avenue, SE and the St. Elizabeths West Campus, the future home of the Department of Homeland Security. To the north of the campus is Suitland Parkway. Nearby the campus is the Congress Heights Metro Station.

Once St. Elizabeths East Campus was chosen as the best location for the proposed tower, DC Water evaluated four sites within the campus. DC Water conducted a balloon study between August 24 and August 26, 2009, to assess potential viewshed impacts for the four proposed tower sites on the East Campus. To conduct the study, a single balloon was anchored at each of the sites. Each balloon was raised 175 feet to represent the required height of the proposed water tower. Several photographs were taken within East Campus, from the West Campus, and from other locations of historic districts and sites throughout Washington, DC, Maryland, and Virginia. It was determined that the proposed site west of the District of Columbia St. Elizabeths Hospital was the best location.

The water tower is a necessary project to bring adequate levels of water pressure to Ward 8 residents and to have a sufficient pressure for fire protection. The proposed project is generally consistent with the Comprehensive Plan for the National Capital, however, it is in conflict with the Historic Preservation Element which indicates federal actions within the region should conform to the following

- Protect the skyline formed by the region's natural features, particularly the topographic bowl around central Washington, as well as historically significant built features, from intrusions such as antenna towers, water towers, and rooftop equipment.

While the policy specifically discusses water towers, staff has evaluated the balloon test pictures and the alternative site locations evaluated by DC Water and concur that proposed site is the best location for the water tower on St. Elizabeths East Campus. Alternative site locations were not chosen because they were either adjacent to historic buildings of the campus or next to Martin Luther King Jr. Avenue and would have a greater effect on the St. Elizabeths Historic District than proposed site, which is across a ravine separating it from the historic buildings on the East Campus.

In 2010, the Commission reviewed the concept design of the water tower. At that time, DC Water was proposing to use an architectural screen around the water tower and to construct a DC Water Museum at the base of the water tower; the Commission Action did not support the use of a screen or the museum at this site. DC Water has removed those elements from the project submission.

The architectural screen around the water tower was intended to meet mitigation requirements due to the project's location on the historic St. Elizabeths East Campus. DC Water is still developing potential mitigation measures and anticipates working with interested parties, NCPC, and the Commission of Fine Arts to determine the best path forward.

The proposed project is mentioned within the St. Elizabeths East Redevelopment Framework Plan, approved by the District of Columbia Council at its December 16, 2008, meeting.

The Coordinating Committee reviewed the proposal at its October 15, 2014, meeting. The Committee forwarded the proposed preliminary and final site and building plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning, the District of Columbia State Historic Preservation Office; the District Department of Transportation, the District of Columbia Fire and Emergency Medical Services, the General Services Administration; the National Park Service and the Washington Metropolitan Area Transit Authority.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C.

§ 8722(b)(1), with the understanding the proposed water tower will be painted light in color, have

no lettering, and will have no antennas that project above the water tower or face Suitland Parkway,
I approve the preliminary and final site and building plans for the water tower on the St. Elizabeths
East Campus in Southeast, Washington, DC.



Marcel Acosta
Executive Director



[Date]



Federal Aviation Administration
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd
Fort Worth, TX 76137-0520

Aeronautical Study No
2009-AEA-3461-OE
Prior Study No
2003-AEA-985-OE

Issued Date 11/25/2009

Roger L Gans
DC Water and Sewer Authority
500 Overlook Avenue, SW
Washington, D C , DC 20032

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U S C ,
Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning.

Structure:	Water Tank St. Elizabeth's Water Tower
Location	Washington (Southeast), DC
Latitude	38-51-04.00N NAD 83
Longitude	76-59-27.00W
Heights:	170 feet above ground level (AGL)
	325 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does exceed obstruction standards but would not be a hazard
to air navigation provided the following condition(s), if any, is(are) met

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA
Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, paint/red lights - Chapters
3(Marked),4,5(Red),&12

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to
this office any time the project is abandoned or.

 At least 10 days prior to start of construction (7460-2, Part I)
 X Within 5 days after the construction reaches its greatest height (7460-2, Part II)

This determination expires on 05/25/2011 unless

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION
MUST BE POSTMARKED OR DELIVERED TO THIS OFFICE AT LEAST 15 DAYS PRIOR TO THE
EXPIRATION DATE**

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc , which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (718) 553-4546. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2009-AEA-3461-OE.

Signature Control No: 663681-120445172
Robert Alexander
Specialist

(EBO)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Aeronautical Study No
2012-AEA-5408-OE
Prior Study No
2009-AEA-3461-OE

Issued Date 07/01/2014

Roger L. Gans
DC Water and Sewer Authority
500 Overlook Avenue, SW
Washington, D C , DC 20032

**** Extension ****

A Determination was issued by the Federal Aviation Administration (FAA) concerning

Structure	Water Tank (St Elizabeth's Water Tower)
Location	Washington, DC
Latitude.	38-51-04 00N NAD 83
Longitude	76-59-27 00W
Heights	155 feet site elevation (SE) 170 feet above ground level (AGL) 325 feet above mean sea level (AMSL)

In response to your request for an extension of the effective period of the determination, the FAA has reviewed the aeronautical study in light of current aeronautical operations in the area of the structure and finds that no significant aeronautical changes have occurred which would alter the determination issued for this structure

This extension is subject to review if an interested party files a petition that is received by the FAA on or before July 31, 2014. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager, Airspace Regulations & ATC Procedures Group, Federal Aviation Administration, 800 Independence Ave, SW, Room 423, Washington, DC 20591

This extension becomes final on August 10, 2014 unless a petition is timely filed. If so, this extension will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review.

Accordingly, pursuant to the authority delegated to me, the effective period of the determination issued under the above cited aeronautical study number is hereby extended and will expire on 01/01/2016 unless otherwise extended, revised, or terminated by this office. You must adhere to all conditions identified in the original determination.

This extension issued in accordance with 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, part 77, concerns the effect of the structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (718) 553-4546. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2012-AEA-5408-OE.