

Exhibit 3

St. Elizabeths East Campus, 2MG Elevated Water Tower, Washington, DC, Zoning
Commission Submission October 2014

ZONING COMMISSION
District of Columbia
CASE NO. 10-06A
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 2C
CASE NO.10-06A
EXHIBIT NO.2C



water is life

St. Elizabeths East Campus
2MG Elevated Water Tower, Washington DC
Zoning Commission Submission October 2014



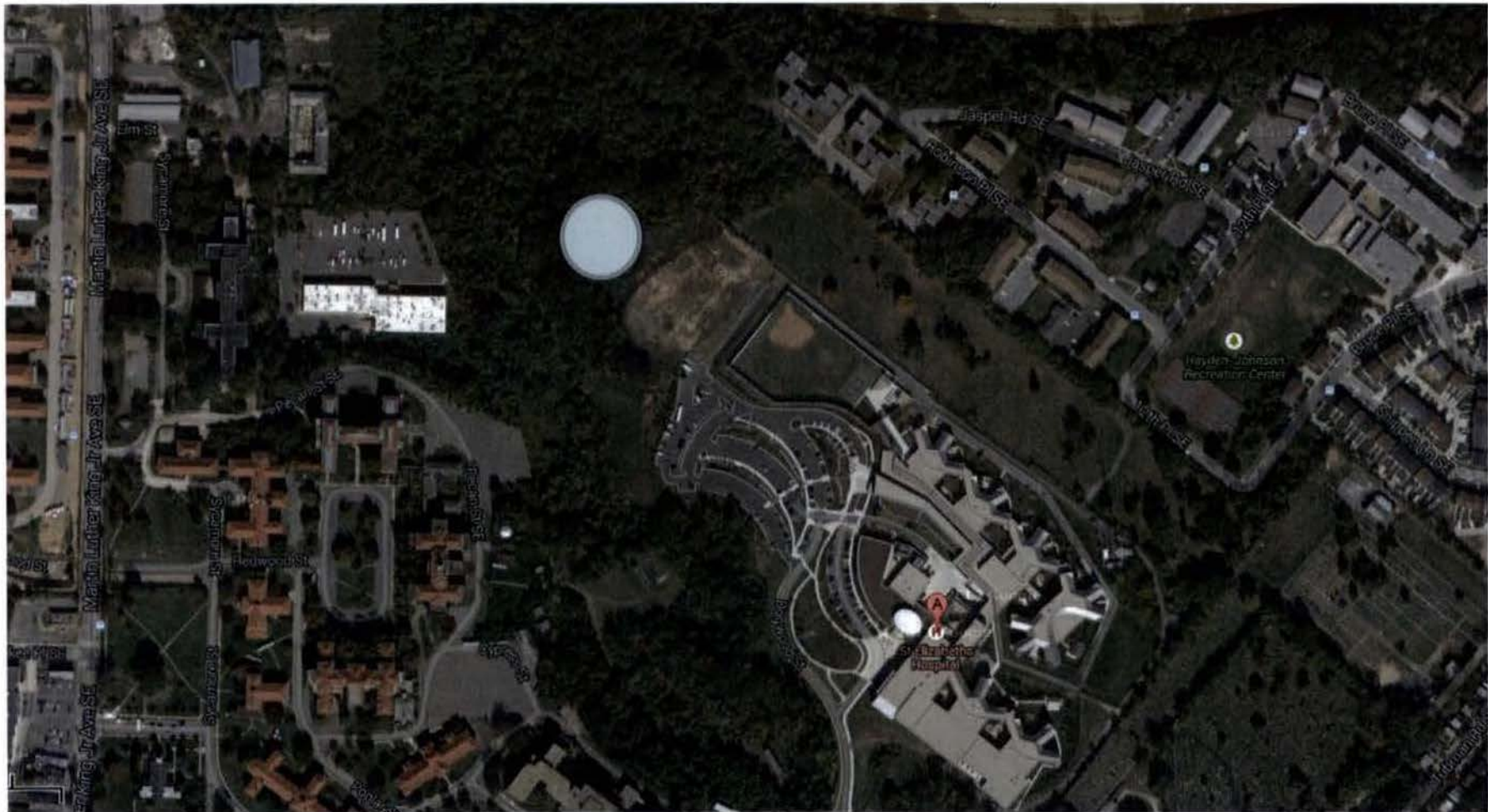
water is life

DCWATER.COM

DC Water Requests:

Zoning Commission approval of the design of the basic water tower without the aesthetic design elements approved on Zoning Commission Order 10-06, as required under Section 2523.2 of the Zoning Regulations.

Aerial View of the Water Tower Site



Reiteration: Significance of the St. Elizabeth's 2 MG Water Tower:

- DC Water has committed over \$70 million to improvements to the water system east of the Anacostia including: a new pumping station, transmission mains and distribution mains.
 - All these facilities are in the ground and operating.
- The biggest issue for customers remains
 - In the southern area of Ward 8 there is inadequate water pressure. The tower is the needed element to resolve this problem.
 - Tower will improve the pressure by over 20 pounds per square inch to optimal levels.
- Will also provide for emergency storage and improved fire protection.
- Absolutely required for future development of East Campus or any new development in this area.

Brief Review of History:

Project Description (as envisioned in 2010):

- Construction of a 2 Million Gallon Water Tower including a screening structure, landscaped areas, pedestrian walkways, bike paths, water fountain stations and solar panels.
- Construction of two(2) transmission mains and associated site features with site features.
- Basic water tower design with aesthetic screen was approved by the Zoning Commission pursuant to Zoning Order 10-06.
- HPRB subsequently concurred with CFA that the screen element was incompatible with historic campus.

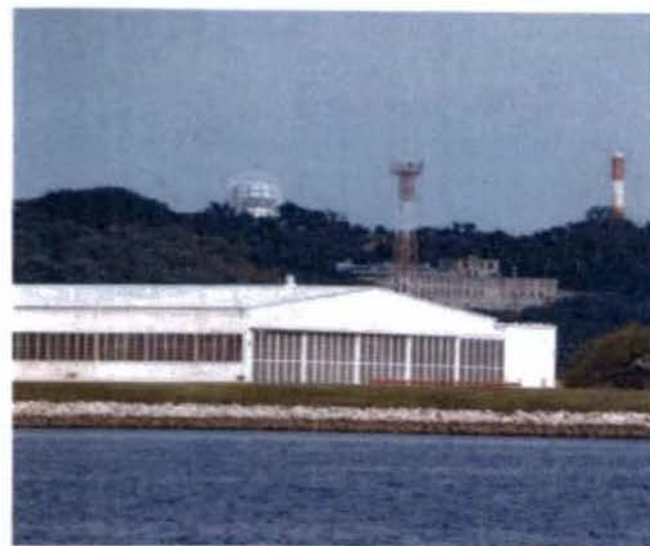
Activities Since 2010

- 2010 to Present- progressed design and in parallel acquired needed easements for tower and connecting mains.
- Early 2014- Design essentially complete and ready for final approval and then to advertisement/bid/begin construction.
- On February 27 2014, CFA disapproved the water tower screening concept but approved proceeding with construction of the water tower alone.
- June 4, 2014 ANC 8C, the most impacted ANC, voted in favor of the approach.

Activities Since 2010

- At DC Water rate hearing in Ward 8, only feedback was support for proceeding with the tower as soon as possible.
- At its June 26, 2014 meeting, HPRB approved the concept of a plain water tower and recommended clearance for a construction permit and staff review of additional Section 106 mitigation measures.
- On October 6, 2014, DC Water submitted a review package to National Capital Planning Commission (NCPC) for their review and approval of the construction of the basic water tower.

Tower Concept Circa 2010



Screening Mitigation Concept presented to CFA



Conceptual Aerial and Side Views of the Screening Structure –
CFA Rejected Concept

BASIC WATER TOWER DESIGN



DC Water Proposal

1. Zoning Commission concur with CFA and HPRB to proceed with the basic tower without the aesthetic screen elements now thus meeting serious needs of existing customers and providing for DC development needs.
2. Allow any aesthetic design elements (such as paint colors and additions to the landscape design) required under Section 106 to proceed without additional Zoning Commission review.
3. DC Water commits to expeditiously proceed with construction of the basic water tower described in this presentation once it is approved by the Zoning Commission.