



Prince George's County Planning Department
Countywide Planning Division

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MEMORANDUM

TO: Prince George's County Planning Board

VIA: Fern Piret, Planning Director *J.P.*
Derick Berlage, Chief, Countywide Planning Division

FROM: Christine A. Osei, Planner Coordinator, Countywide Planning Division

SUBJECT: MR-13008F Staff Report – Washington Gas Light Company (WGL)

BACKGROUND

The Land Use Article § 20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral process.

PROJECT SUMMARY

This project is for the construction of a 124-foot wireless communication tower with a microwave dish at the 120 foot level. The proposed facility is intended to facilitate communication between WGL staff and dispatch work crews responding to emergency calls, the detection of damaged gas pipelines and the co-location of other wireless communication company antennas.

The proposed facility will be constructed on a portion of a 7.5 acre site at 4000 Forestville Road, District Heights, Maryland. The property currently has a two-story office building owned by WGL.

Staff Findings:

- 1) No immediate environmental/transportation impacts to existing uses.
- 2) WGL will co-locate other wireless antennas on this tower.
- 3) WGL, as a public utility company, is exempt from height limitation, even though this site is close to Joint Base Andrews. The tower was approved by the Federal Communication Commission.

RECOMMENDATION

Staff has reviewed the application and has no comments or concerns.

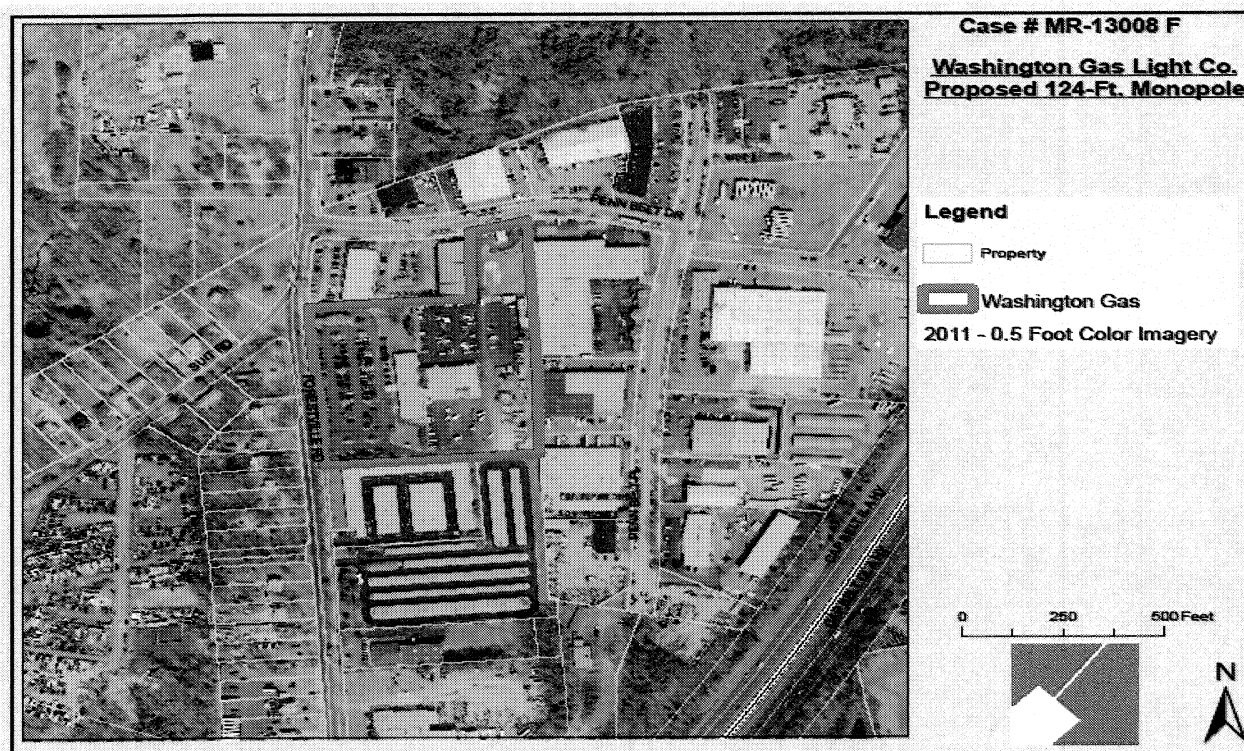
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

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Mandatory Referral Review Staff Report

Washington Gas Light Company (WGL)
Public Utility Company



Prince George's County Planning Board Review

Planning Board Date: April 18, 2013

AGENDA ITEM: #8

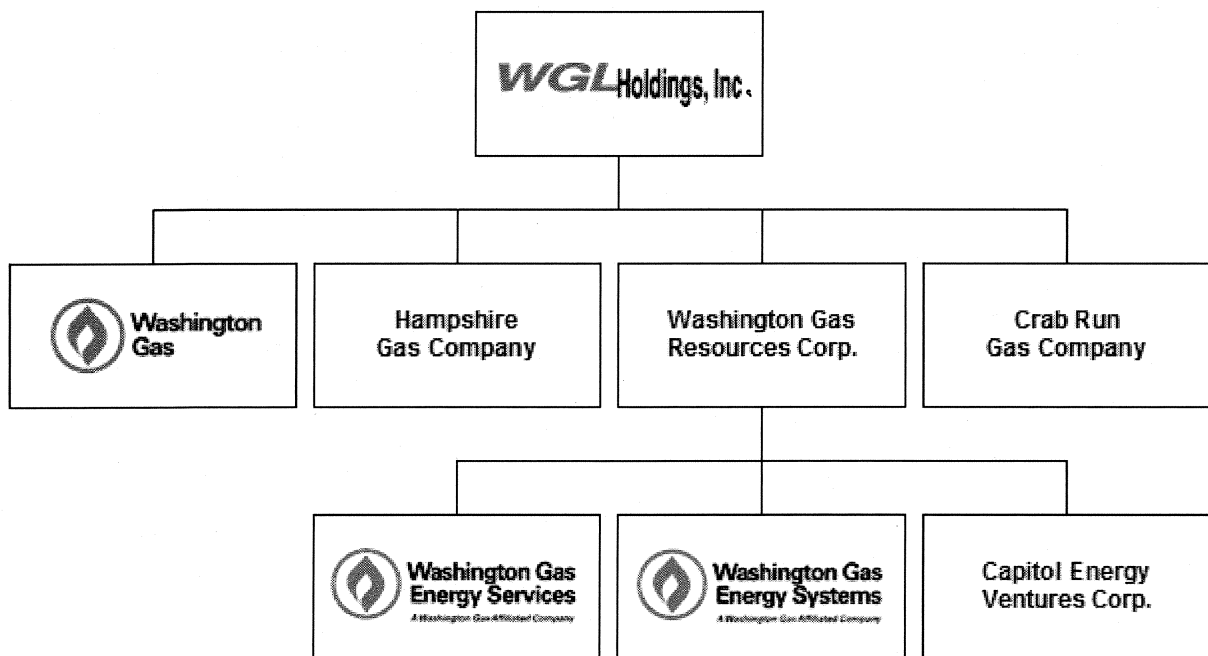
APPLICATION: MR-13008F

BACKGROUND

Washington Gas Light Company (WGL) has been in business for over 160 years. During the Thirtieth Congress, a bill to incorporate WGL was passed by the Senate and the House of Representatives, on July 8, 1848. President James K. Polk signed the bill and Washington Gas Light Company was created. WGL is the first public utility company in the United States chartered by Congress.

Since incorporation, WGL constructed its first communication system in 1947 to facilitate communication between work crews responding to emergency calls or working on gas pipelines. Over the years WGL has grown to become a regional supplier of gas energy service to millions of homes and offices in the Washington Metropolitan Region. Also, WGL has added other companies to become known as Washington Gas Light Holdings, Inc. Many of the subsidiaries provide energy-related services to residential and commercial customers, including government organizations. The following flow chart shows all six subsidiaries.

Washington Gas Light Holdings Company Subsidiaries

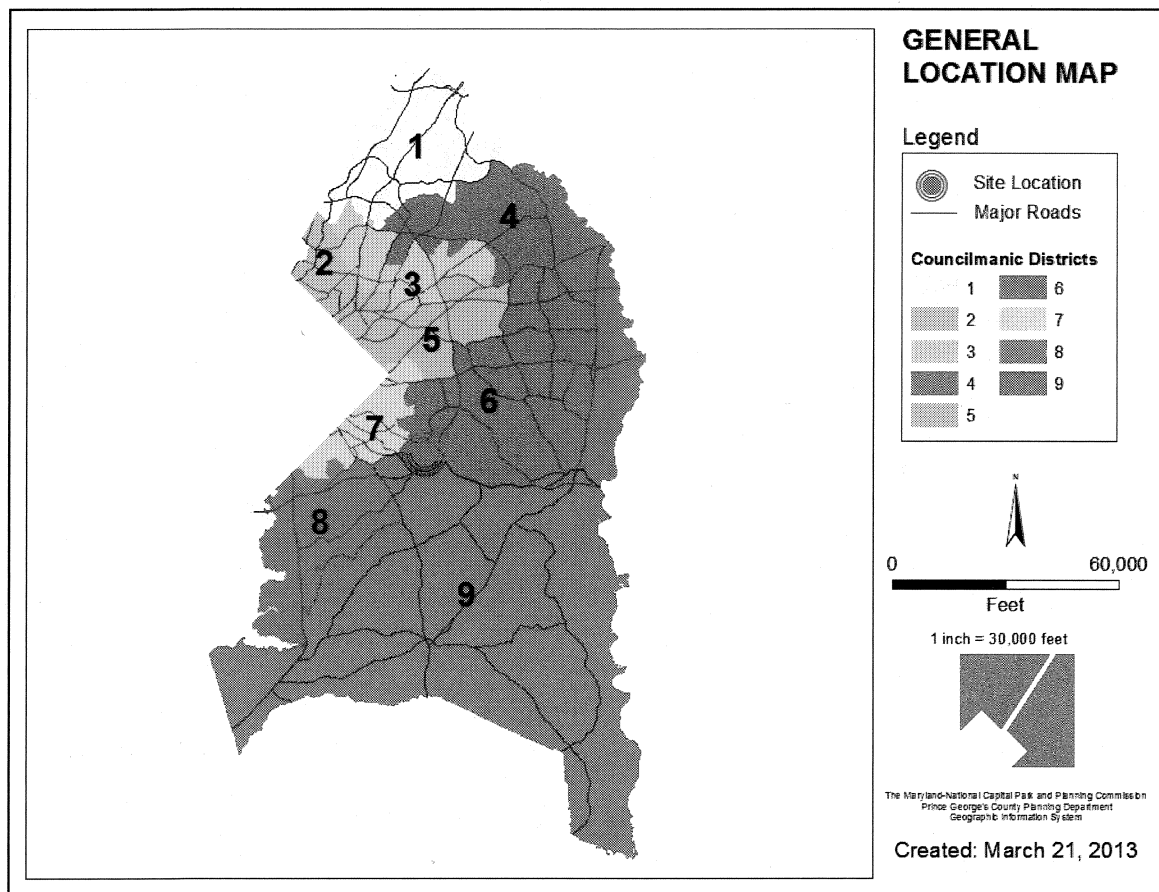


The use of communication towers has grown out of the continuous growth of the company and the need to remain efficient in responding to service and emergency calls is critical to maintaining the company's mission and vision as a energy service delivery company.

PROJECT LOCATION

The proposed 124 foot wireless communication tower site is located on a 7.5 acre site property owned by WGL in Forestville. The site is in the I-1 Zone with an existing one-story office building currently used by dispatch staff, located at 4000 Forestville Road in District Heights, Maryland 20743. The site is surrounded by other industrial uses within the Penn Belt Industrial Park in Forestville.

General Location of Proposed Tower



PROJECT DESCRIPTION

The proposed 124-foot wireless communication tower will be used to deploy new data and voice dispatching network systems to monitor the flow of natural gas to customers in Prince George's and adjoining counties. This data acquisition network will have the capability of detecting malfunctioning or broken natural gas lines and alert WGL staff to prevent emergencies. The new tower will also enable WGL to reduce the release of natural gas when the system detects a broken line by closing valves remotely and directing dispatch service crews to the site from the Forestville Dispatch Center.

When constructed, the proposed tower will enhance and improve communication from its existing WGL facilities, including its Operation Center in the Forestville office, linking the Forestville dispatch office to a broader WGL dispatch network. The construction of the proposed tower is critical to the mission of the WGL Company in order to meet customer needs and protect contractors and others working in the different areas in the region. Currently, the WGL Company is experiencing communication gaps between dispatchers and service personnel in the fields or at the different offices in the region.

PROJECT SCHEDULE

The proposed project schedule for the 124-foot wireless communication tower is as follows:

DATE	TASKS
April 21, 2013	Review and Permits
April 22 – 25, 2013	Layout of tower foundation
May 1 – 6, 2013	Initiate the erection of tower
May 7 –10, 2013	Install 36-inch microwave dish/antennnas

OUTREACH/PROPERTY OWNER COMMENTS

WGL contacted all adjoining businesses and residents in the vicinity of the project. The site is within the I-1 Zone and surrounded by industrial uses.

Staff Findings:

- 1) No immediate environmental/transportation impacts to existing uses.
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Staff Recommendation:

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