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March 13, 2015

DELIVERY BY HAND & ELECTRONIC MAIL

Mayor William D. Euille
Members of City Council
301 King Street, Room 1900
Alexandria, Virginia 22314

In re: City Council Public Hearing, March 14, 2015, Docket Item #12

Dear Mayor Euille and Members of City Council:

I am writing on behalf of PEPCO Holdings, Inc. regarding Proposed Text Amendment #2015-0001.

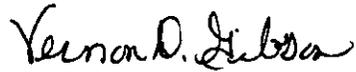
PEPCO opposes proposed Text Amendment #2015-0001 to amend Section 4-1300, the UT/Utility and Transportation of the Zoning Ordinance ("UT") creating a new regulation that requires a special use permit for electrical substations or switch stations in excess of 10,000 square feet as an unnecessary expansion of the City's zoning regulatory approval process. The existing UT zone regulations, specifically Sections 4-1306 (A) and (B) of the UT zone regulations, provide the City with ample regulatory administrative authority to prevent negative impacts on adjoining properties. They also ensure adequate enclosures or screening of facilities while recognizing that UT zoned property is intended to be used by essential service providers. The regulations further specify the height and floor area ratios for the size of the facility on a particular property as well as setbacks.

The proposed amendment can unnecessarily subject electric customers to additional risk, delays and cost for obtaining an essential commodity, reliable electric service. The existing UT regulations currently protect the public by including administrative mitigation measures on the service provider located in the UT zone. The Zoning Director would, during the building permit process for a facility, have the ability to impose limitations and restrictions to ensure the design

and construction satisfies the subjective requirements of Section 1306. Electric ratepayers should not be burdened with undue risks, delays and expense.

We thank you for your consideration in opposing proposed Text Amendment #2015-0001.

Sincerely,


Vernon D. Gibson