



March 4, 2015

Commissioner Roger Moffatt
Chairman, ANC 6D
Suite W 130
1101 4th Street, SW
Washington, DC 20024-4476

Dear Chairman Moffatt,

We are in receipt of your March 1st request to delay the March 10th Board of Zoning Adjustment hearing on Pepco's request for a special exception and variance for the proposed Waterfront Substation.

From the inception of the project, Pepco has placed a priority on engaging the community and Advisory Neighborhood Commission 6D. Pepco purchased the bakery property on October 30, 2013 and immediately presented to the ANC our plans in the November ANC meeting. Since this meeting, we have solicited feedback in a variety of forums and have substantially revised the substation design multiple times in order to find a design appropriate for the community.

The substation is an essential point in the electric system from which power is distributed to homes and businesses. The new Waterfront Substation is necessary to support existing customers and planned development in the Capitol Riverfront and Southwest Waterfront areas, allowing Pepco to continue to meet its obligation to serve its customers. As a result of the growth in Southeast and Southwest, Pepco's electric system planning group predicts that the load the Buzzard Point Substation B serves directly will grow from a peak load of 137.7 MVA in 2013 to a peak load of 168 MVA anticipated in 2017. Consequently, the Buzzard Point Substation B East LVAC Network Group is forecasted to exceed its firm capacity by 3% in the summer of 2017. The Waterfront Project is necessary to provide for the residential and commercial growth in and around Buzzard Point. In addition, a new substation would allow Pepco to replace aging equipment in a substation that was originally converted to a distribution substation in the 1930's.

Pepco previously advised the Public Service Commission that a delay in approval leading to delay in construction could result in Pepco not being able to provide service to new customers in 2017 and would result in increased electrical loading of the existing equipment that could stress its operation to the point of failure. Service interruptions could occur for extended time periods until failed equipment is replaced, negatively impacting Pepco's ability to serve the community and provide for future load growth in the area.

In the interest of the community and construction schedules, Pepco must proceed with the March 10th hearing on BZA 18911. A favorable result from both the BZA and Public Service Commission is required to construct the substation. The construction of the substation takes a minimum of two years, including the engineering design work and materials procurement. To meet the planned substation in-service date at the end of May 2017, construction of the Waterfront Substation must be completed by March 2017 to allow for the start of distribution load transfers from Buzzard Point Substation to Waterfront Substation to avoid the previously mentioned overloads. To be able to meet this timeline, Pepco must be able to award the engineering, procurement, and construction contract in March 2015.

Board of Zoning Adjustment
District of Columbia
CASE NO.18911
EXHIBIT NO.37

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In light of the foregoing, Pepco respectfully requests the March 10th hearing proceed as scheduled. We appreciate the ANC's guidance throughout this process; however, we are in a position where we must move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Taylor". The signature is fluid and cursive, with the first name "Chris" and last name "Taylor" clearly distinguishable.

Chris Taylor
Public Affairs Manager
Pepco Region, District of Columbia