CASE NO. 96-3/89-1
BUZZARD POINT - CAPITOL GATEWAY
MAP AMENDMENT AND OVERLAY ZONE

TESTIMONY OF WILLIAM J. SIM, VICE PRESIDENT
POTOMAC ELECTRIC POWER COMPANY

MADAM CHAIRPERSON AND MEMBERS OF THE COMMISSION:

I am William J. Sim, a Vice President of Potomac Electric Power Company. With certain minor clarifications, PEPCO supports the Office of Planning's proposal to rezone the Buzzard Point/Capitol Gateway area.

At the hearing on November 21, certain members of the Planning Commission expressed concern over the concept of permitting existing industrial uses to continue and/or expand. The concept of limiting the term to perhaps as little as 15 years was even suggested in the testimony of Mr. Lindsley Williams.

On behalf of PEPCO, I would like to express our serious concern over the prospect of adopting zoning in the Buzzard Point area that would either result in our facilities being classified as a nonconforming use or that would otherwise restrict our ability to retain and/or expand them at any point in the future. At the present time, PEPCO maintains facilities in Squares 661 and 665 that are used to generate, transmit and distribute electricity throughout a large portion of the District of Columbia. The combustion turbines in this area are integral to supplying power to the District during peak summer months. This site is also the entry point for transmission infeed to the District from PEPCO's Chalk Point, Morgantown and Potomac River generating stations. Further, it provides emergency restart capability for the Benning Road and Potomac River generating stations in the event of a blackout and provides backup capacity to the Pentagon.

The PEPCO Buzzard Point site is the primary source for several subtransmission facilities. The site supplies 138 kV service to substations located within the city including substations located at 1100 O Street, N.W., 1025 - 10th Street, N.W. and Third and E Streets, S.W. These substations serve

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the downtown sections of the District. Demand on these substations is projected to increase over the next several years and, in the long term, PEPCO's facilities will require upgrading and expansion.

In addition to the foregoing, subtransmission feeders from Buzzard Point supply 34 kV service to several substations that serve portions of the southeast, downtown and northwest sections of the District. These substations are located at 2415 Martin Luther King Avenue, the Navy Yard, 1616 L Street, N.W. and 1001 Harvard Street, N.W. Upgrades currently being recommended to this system will also require additional construction at Buzzard Point.

The Buzzard Point distribution facilities supply several large federal and private customers. These facilities include Fort McNair, the Navy Yard, L'Enfant Plaza, the GSA Regional Officers, H.U.D. and several Metro facilities. In addition, the majority of residential load in the southeast and southwest section of D.C. is supplied from feeders originating at Buzzard Point. Capitol Hill, Lincoln Park and residential areas east and west of South Capitol Street from the Anacostia River to G Street (south of the mall) are supplied from our Buzzard Point facilities.

Several large projects are proposed in the area supplied from Buzzard Point. The development of the Southeast Federal Center next to the Navy Yard would include offices housing various federal agencies as well as private sector tenants. The Navy has indicated that it plans to add additional new load by the early 2000's at the Navy Yard. These large projects will require current facilities to be expanded to provide adequate capacity and feeders.

While we recognize that certain existing industrial uses depicted in the Office of Planning's presentation may be perceived as inhibiting future development of the nature contemplated in the Comprehensive Plan, I urge the Commission not to take any broad-brushed action that would result in termination or restriction of operations that are essential to the economic well-being of, and delivery of essential services to, the residents and businesses of the District of Columbia.

Mr. Gross indicated in his presentation that there is no urgency in this rezoning. Development of the nature envisioned is many years away. If the Commission is concerned about the grandfathering provisions of the proposal now before you, then I urge you to postpone your decision and give the Office of Planning an opportunity to review these industrial uses in greater detail and to formulate a plan that satisfies all objectives. Perhaps more fine tuning may be in order on expansion rights. Perhaps sunset provisions may be merited in certain instances. In any event, each industrial user must be granted an opportunity to present its case so that an informed decision can be made.

I urge you to adopt the proposal put forth by the Office of Planning with the minor modifications in Section 1605.1 proposed by the BPPA. If you are uncomfortable in doing so due to the provisions regarding existing uses, then I urge you to not act precipitously but to permit further time for review so that services essential to the economic well-being of the District of Columbia are not imperiled.

I thank you for your time.