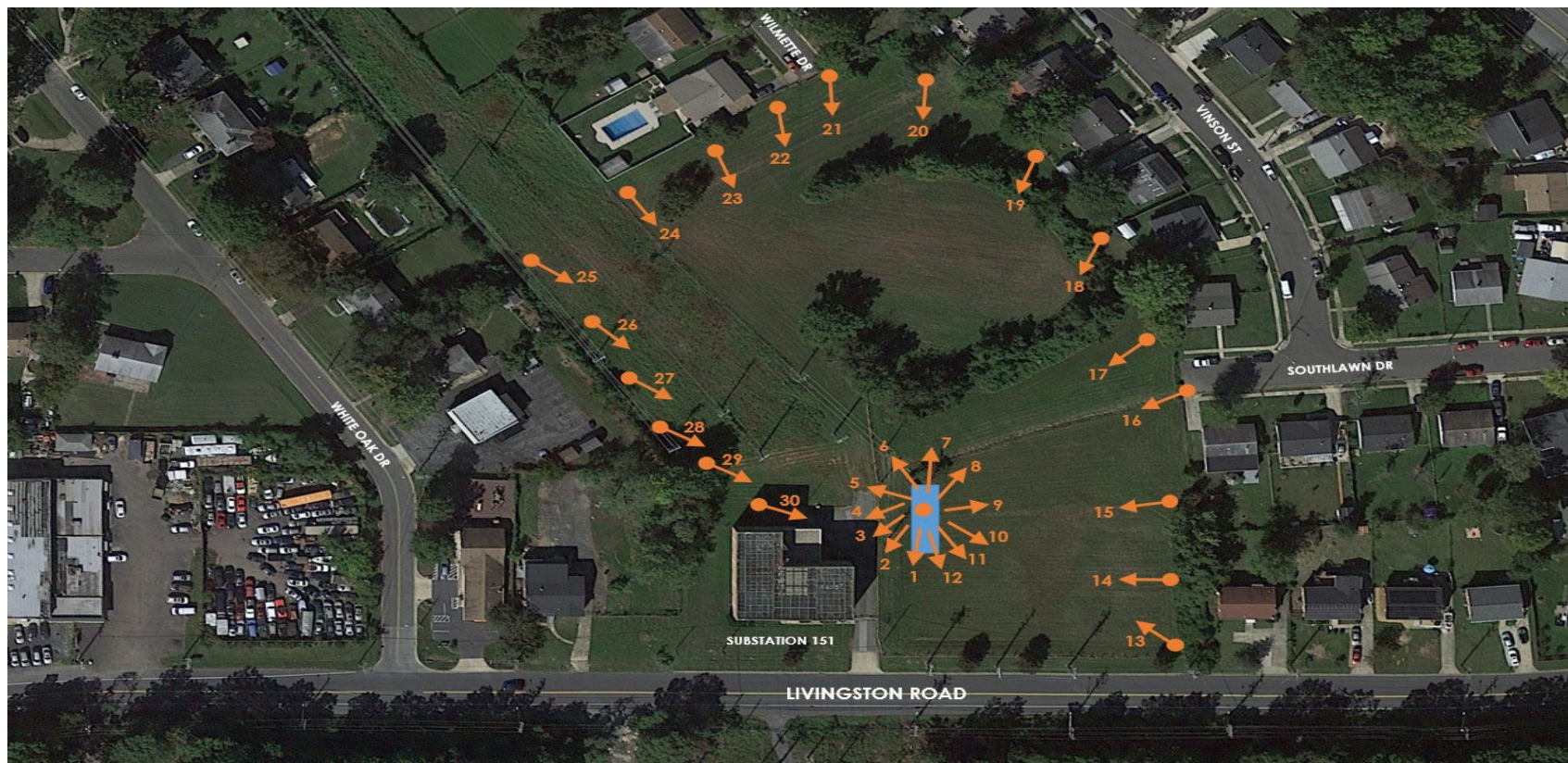


Mandatory Referral Review

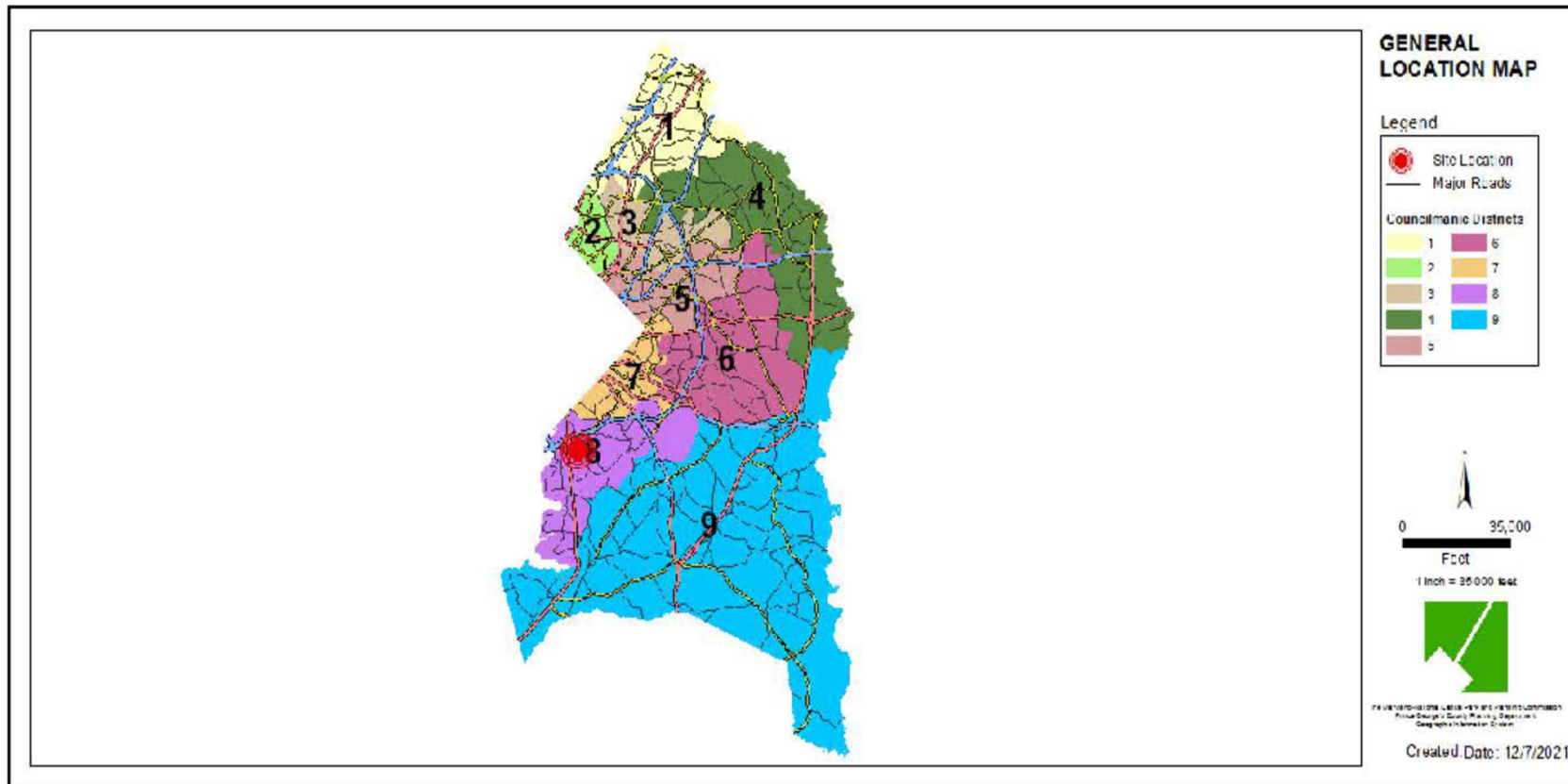
PEPCO BATTERY ENERGY STORAGE SYSTEM

Staff Recommendation: Approve recommendations

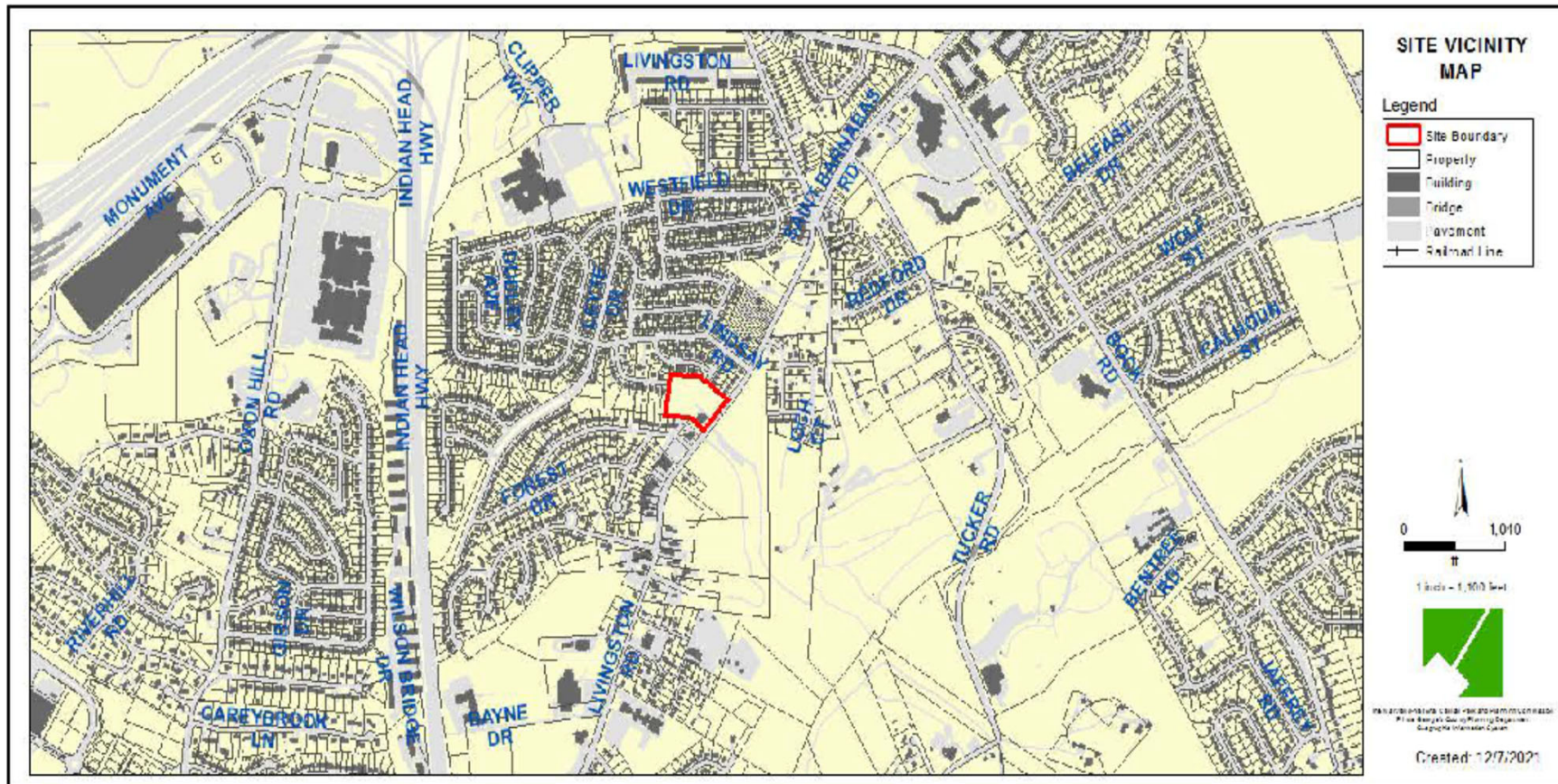


GENERAL LOCATION MAP

Council District: 8
Planning Area: 76B

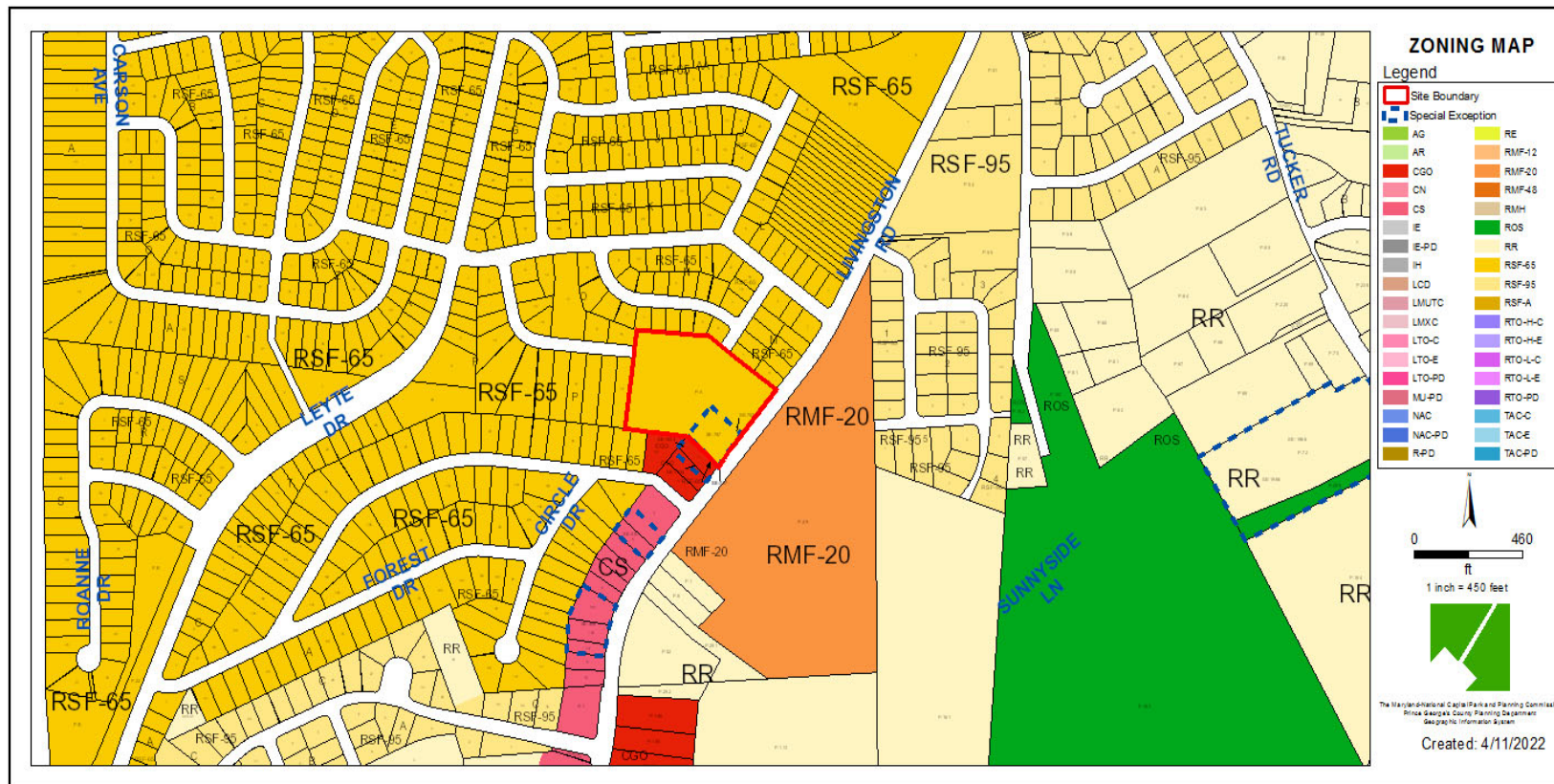


SITE VICINITY MAP

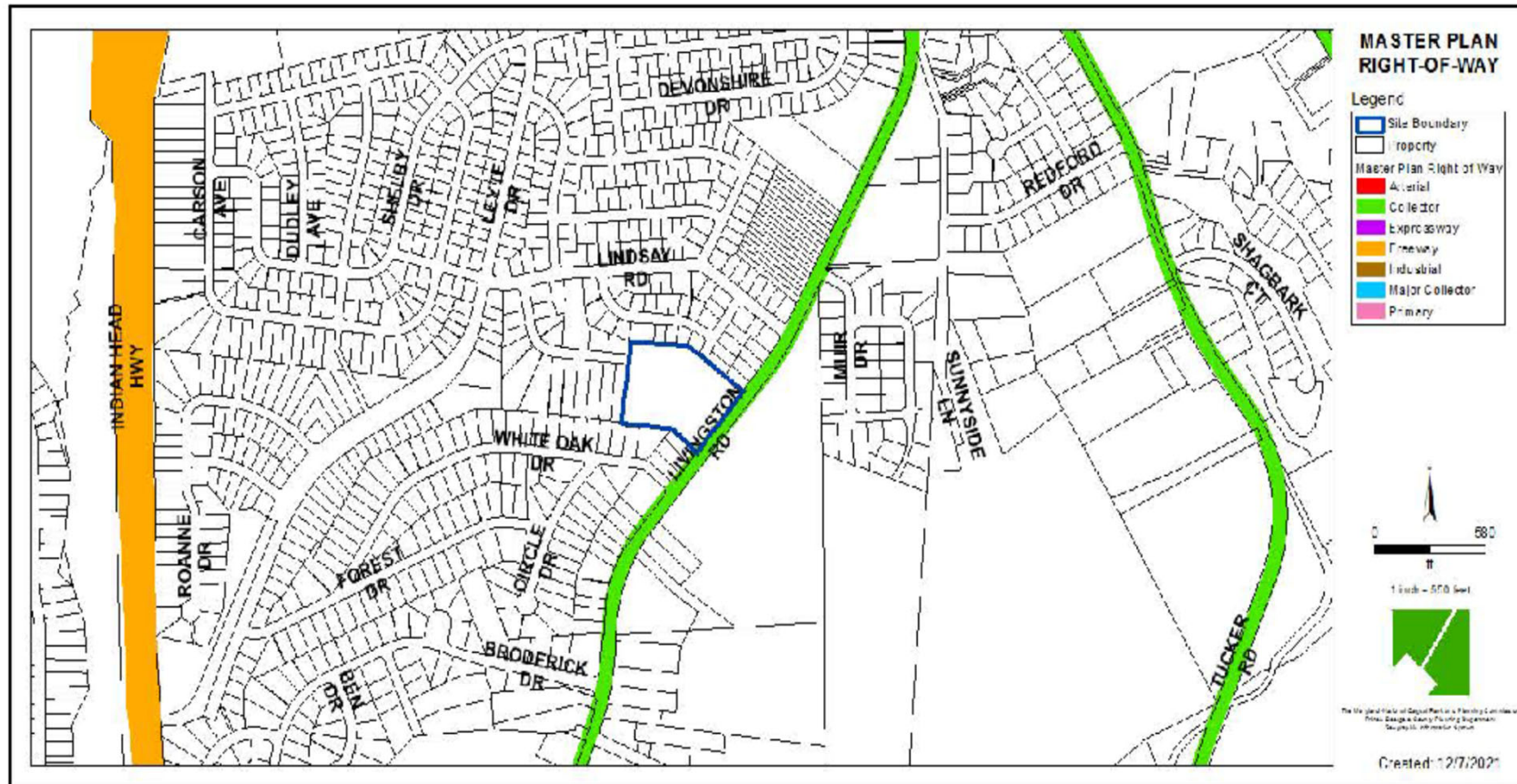


ZONING MAP

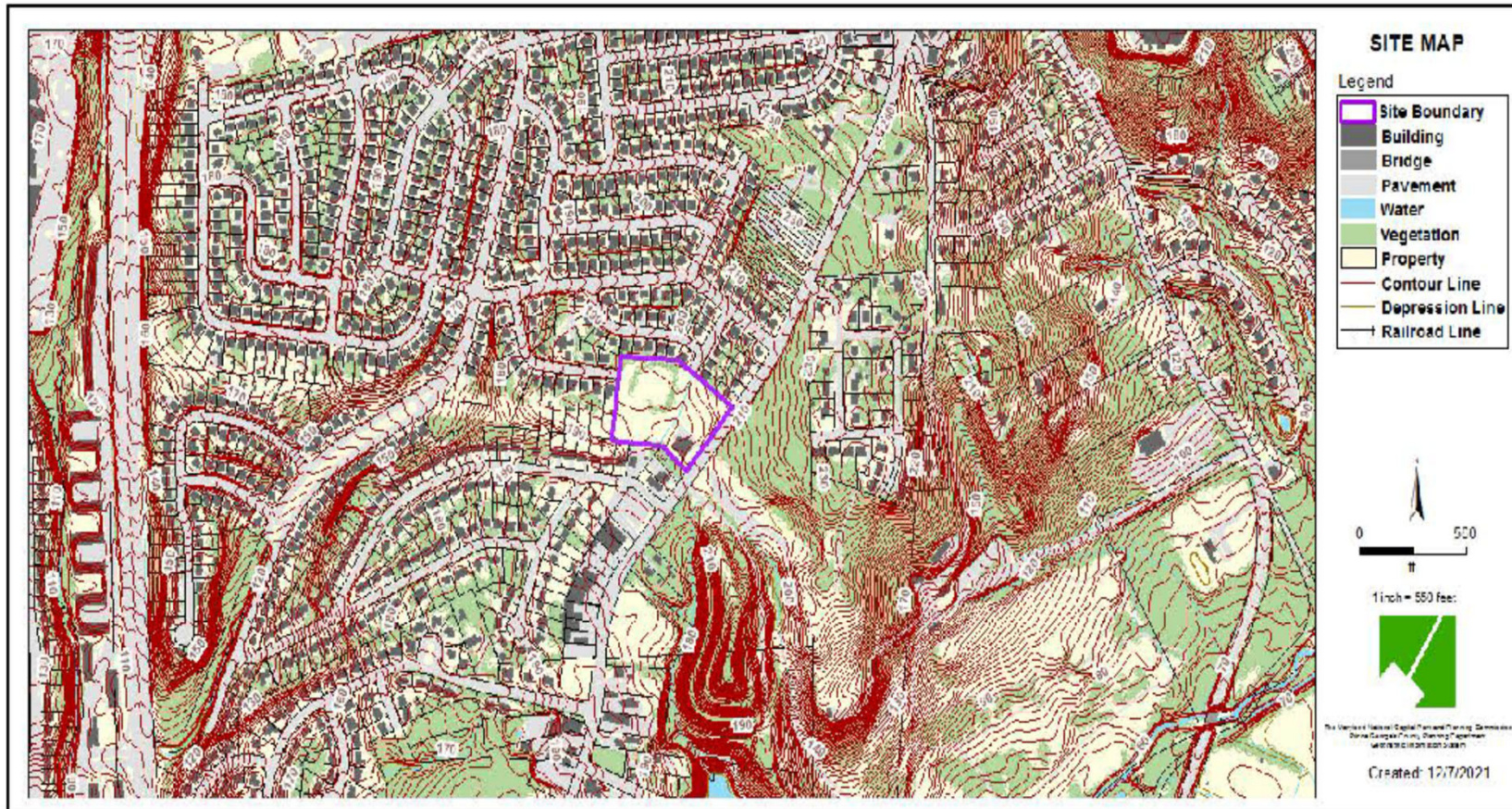
Property Zone: RSF-65



MASTER PLAN OF TRANSPORTATION RIGHT-OF-WAY

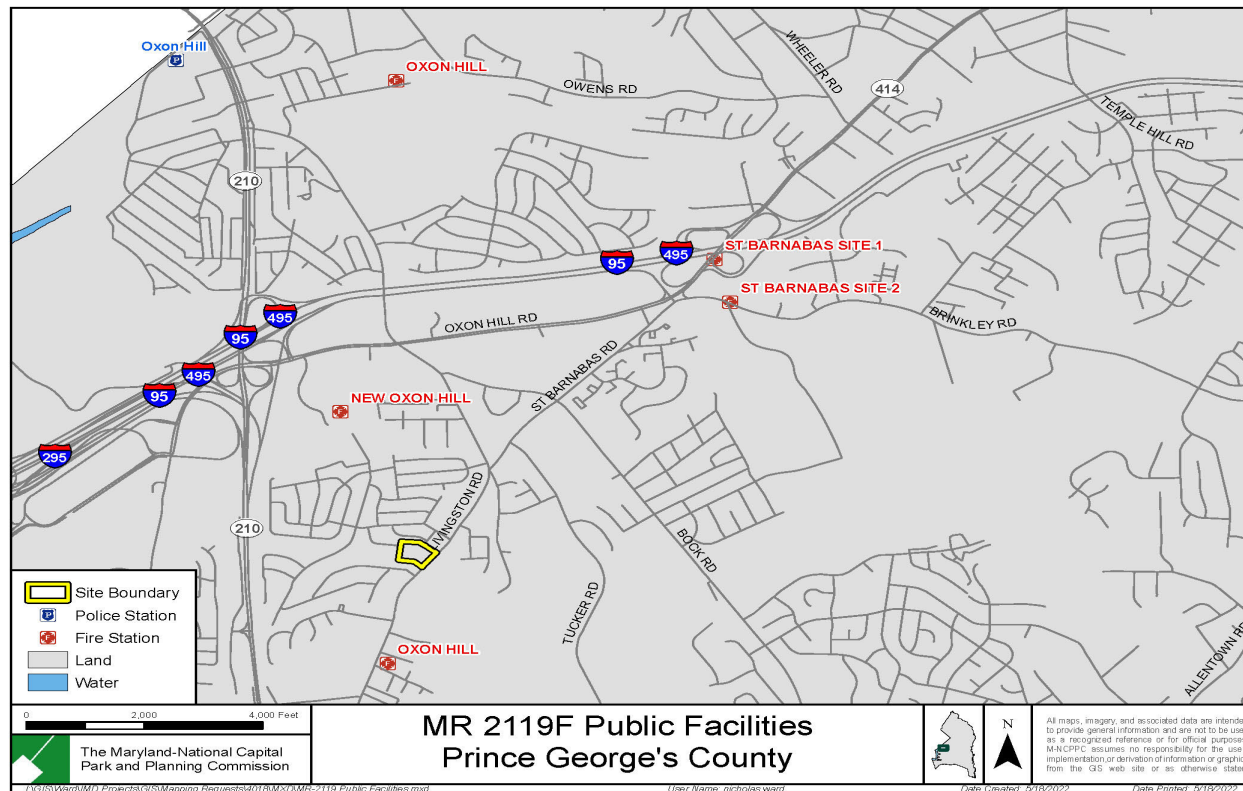


ENVIRONMENTAL SITE FEATURES

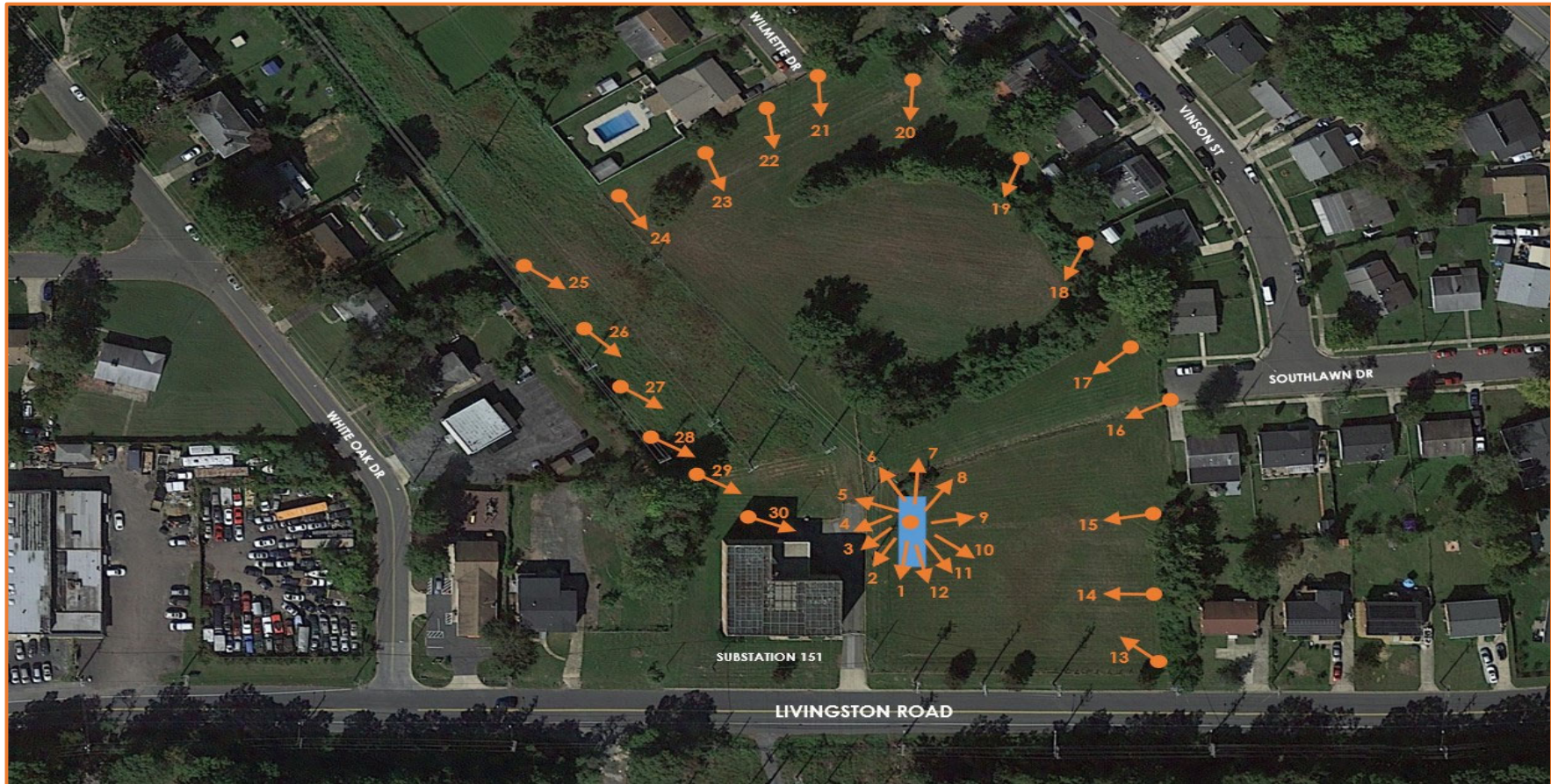


EXISTING PUBLIC FACILITIES: FIRE/EMS

The project area is served by the Oxon Hill Volunteer Fire/EMS Co. 821, located at 7600 Livingston Road in Oxon Hill.



AREAL VIEW OF THE EXISTING SITE 1



AERIAL VIEW OF EXISTING SITE 2



EXISTING SITE FEATURES 1



EXISTING SITE FEATURES 2



EXISTING SITE FEATURES 3



PROJECT BACKGROUND

- Maryland Senate Bill 573, or the “Energy Storage Pilot Project Act” (the “Legislation”), passed the Maryland General Assembly during the 2019 legislative session and was approved by Governor Hogan on May 13, 2019.
- The Legislation is now codified as Section 7-216 of the Public Utilities Article, Annotated Code of Maryland.
- The Legislation requires each of Maryland’s investor-owned electric utilities (IOUs) to submit at least two energy storage pilot project proposals (“Pilot Projects”) to the Maryland Public Service Commission (“Commission”), with the first filing taking place before April 15, 2020. (PEPCO is a Maryland IOU subject to the requirements set forth under the Legislation.)

PROJECT FEATURES

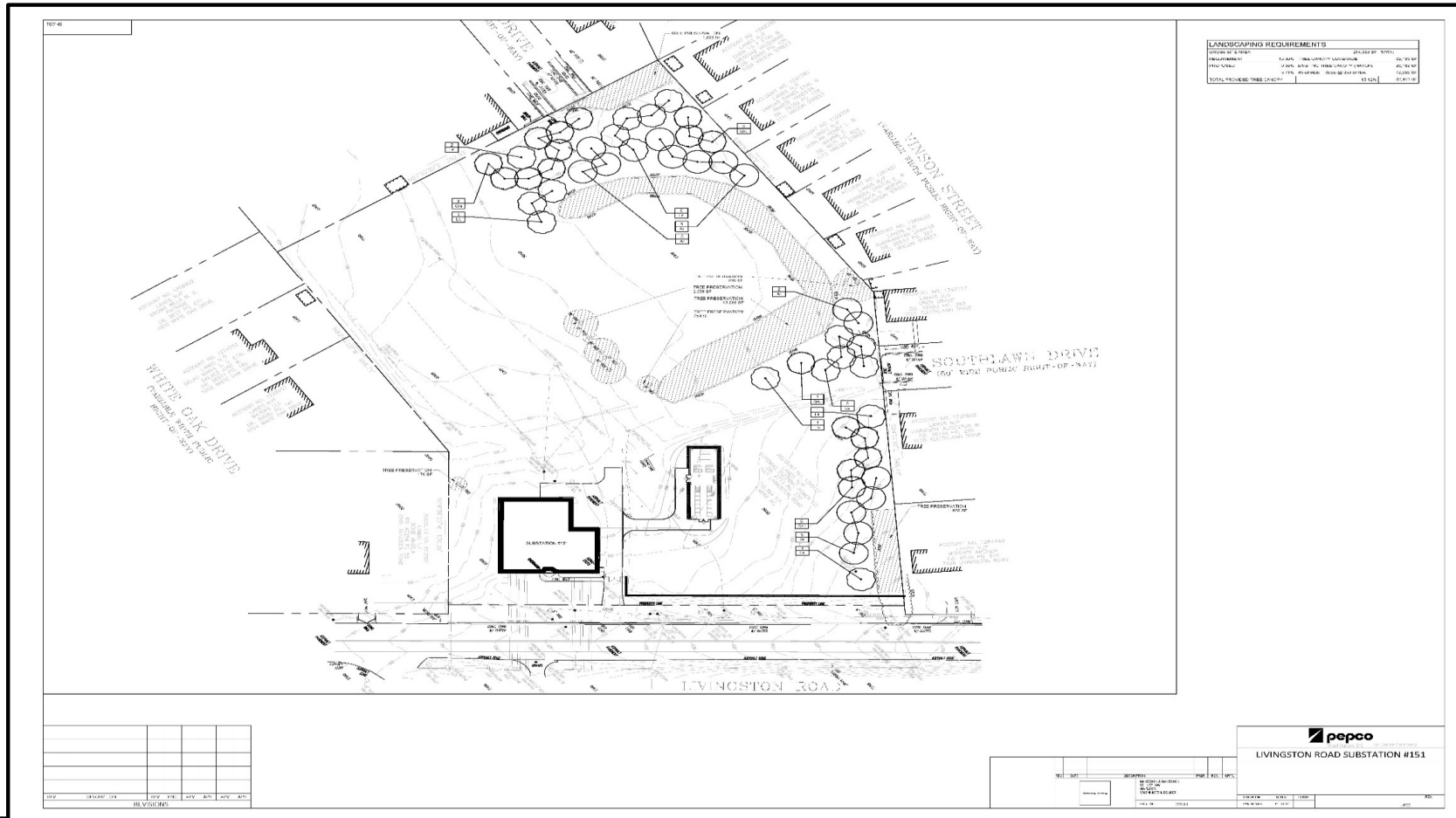
- Twelve Pod Enclosures
- Two Battery Inverter Enclosures
- One Medium Voltage Transformer
- One Switchgear and Safety Disconnection
- One Fire Safety Panel
- One Secure Communication Gateway

OBJECTIVES

- Improve reliability to protect the viability of the Livingston Road Substation
- Provide a local supply of power during peak hours of high demand, creating additional capacity on the local grid
- New BESS to act as a backup system to the existing Livingston Road substation and defer the need for a new substation.

See pages 3 & 4 of the staff report – Pepco's site selection process

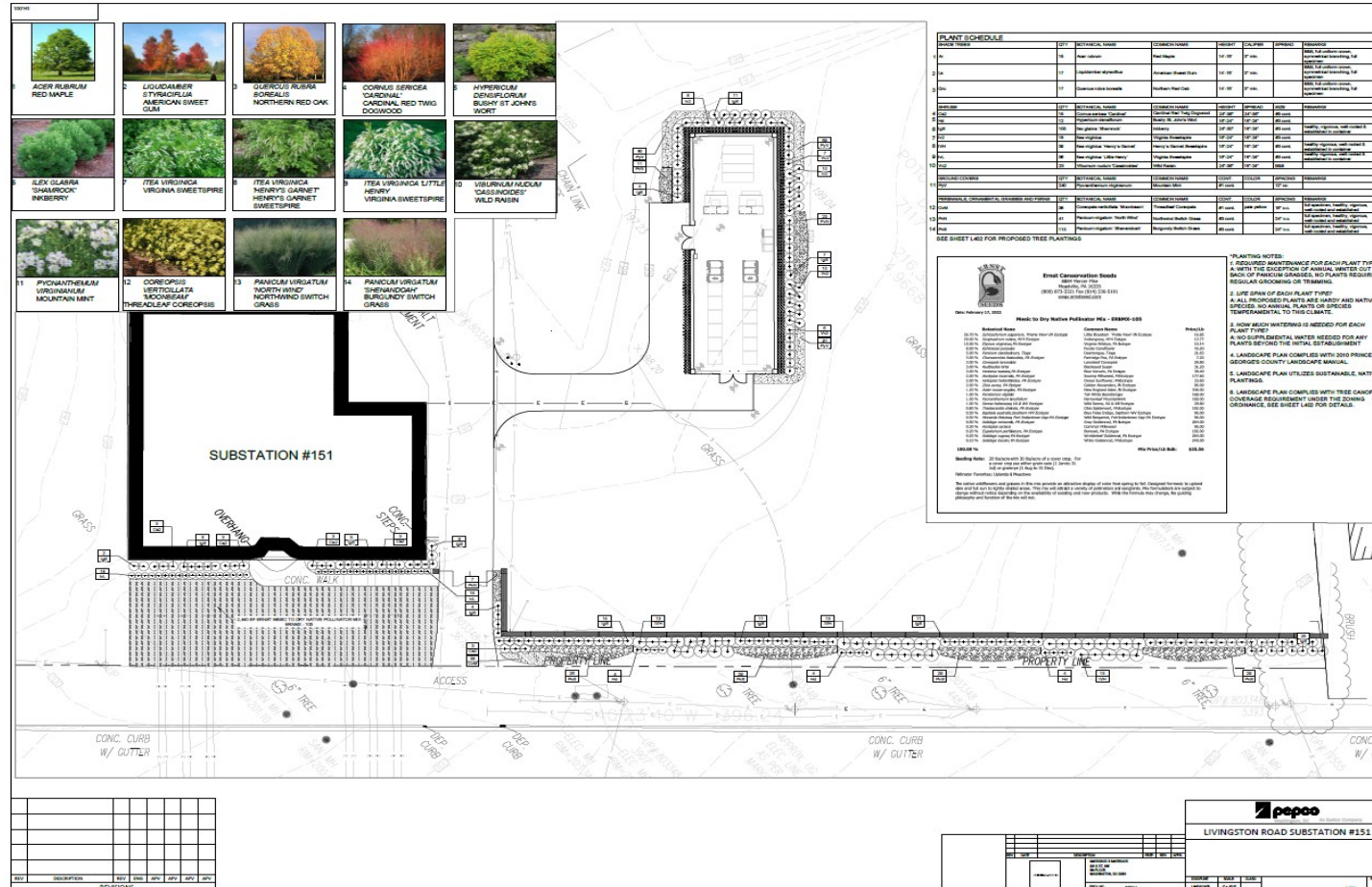
TREE COVERAGE: EXISTING & PROPOSED



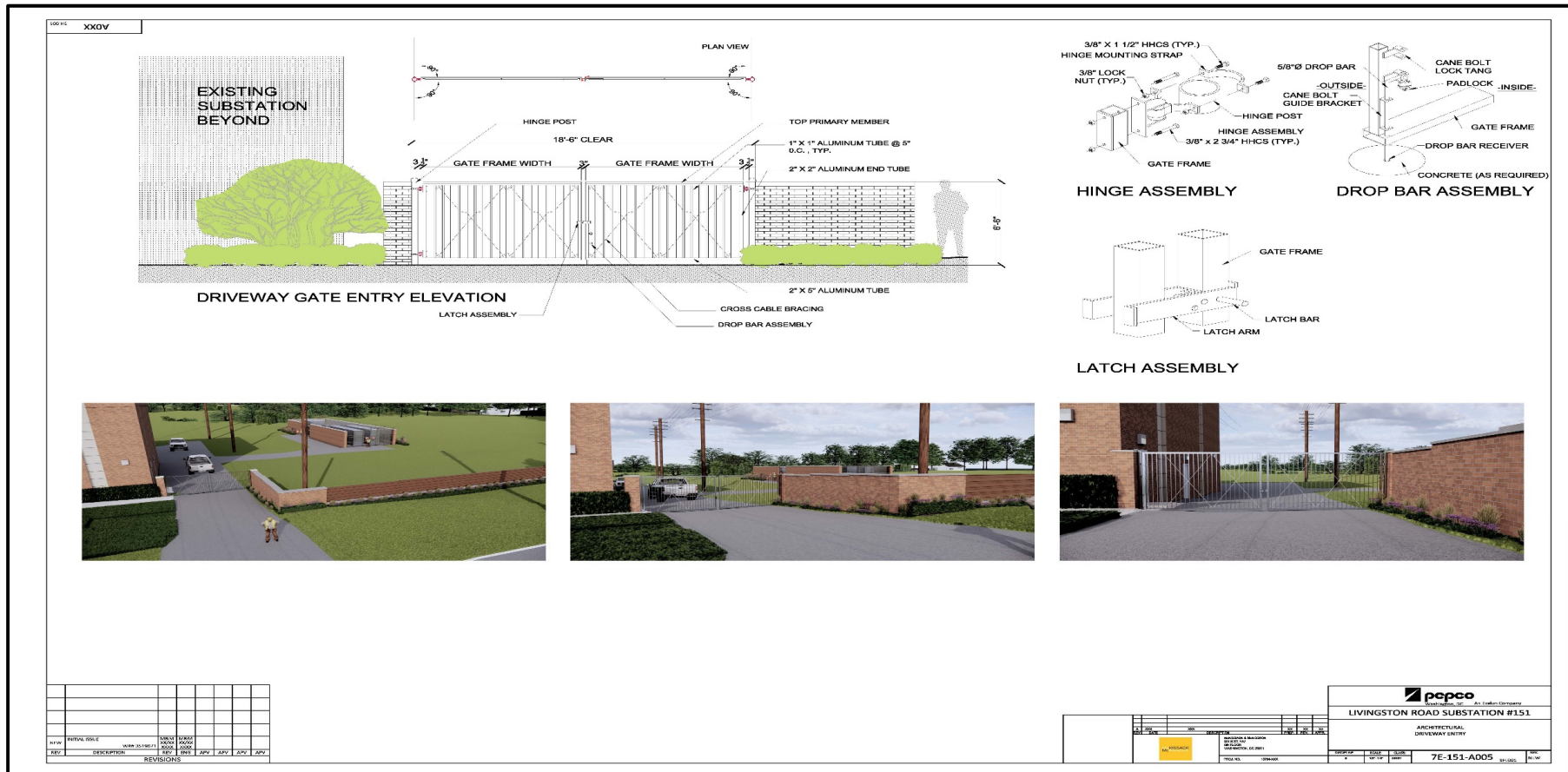
PROPOSED ADDITIONAL TREE BUFFER



LANDSCAPE PLAN



MAIN GATE DESIGN DETAILS



LIVINGSTON ROAD MAIN GATE RENDERING

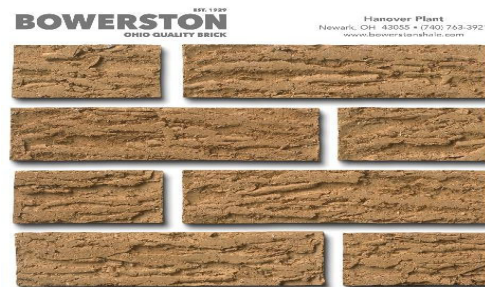


PROPOSED FENCING ALONG LIVINGSTON ROAD





#300 IVORY BARK

**DESERT TAN W/C**

#423 PRAIRIE GOLD BARK

BESS: WALL ENCLOSURE MATERIALS



MTL-1

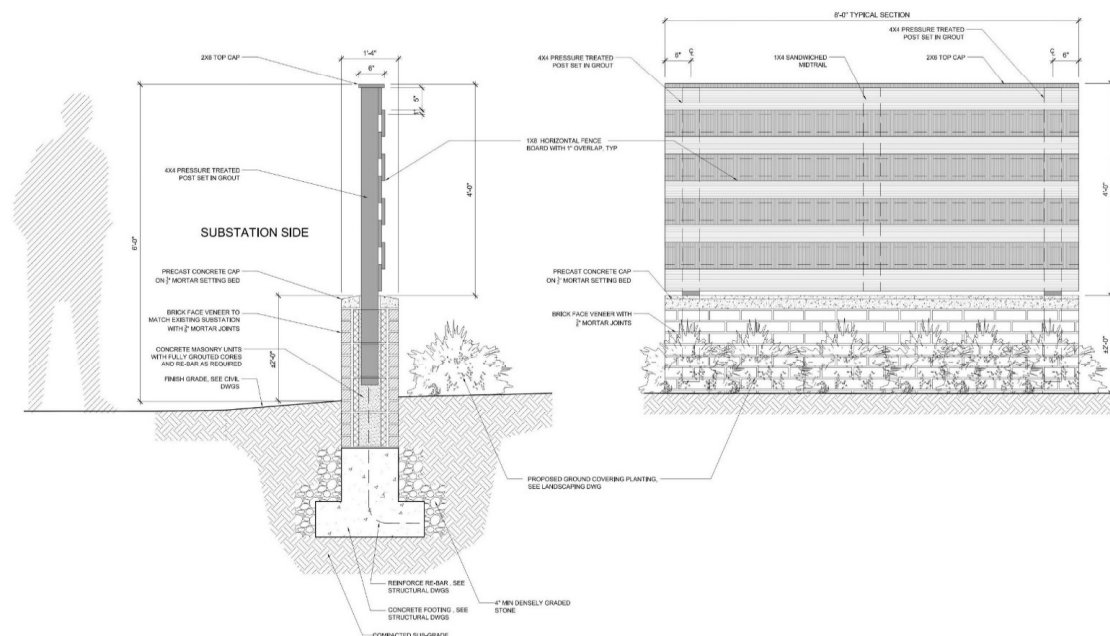


CT-1



WD-1

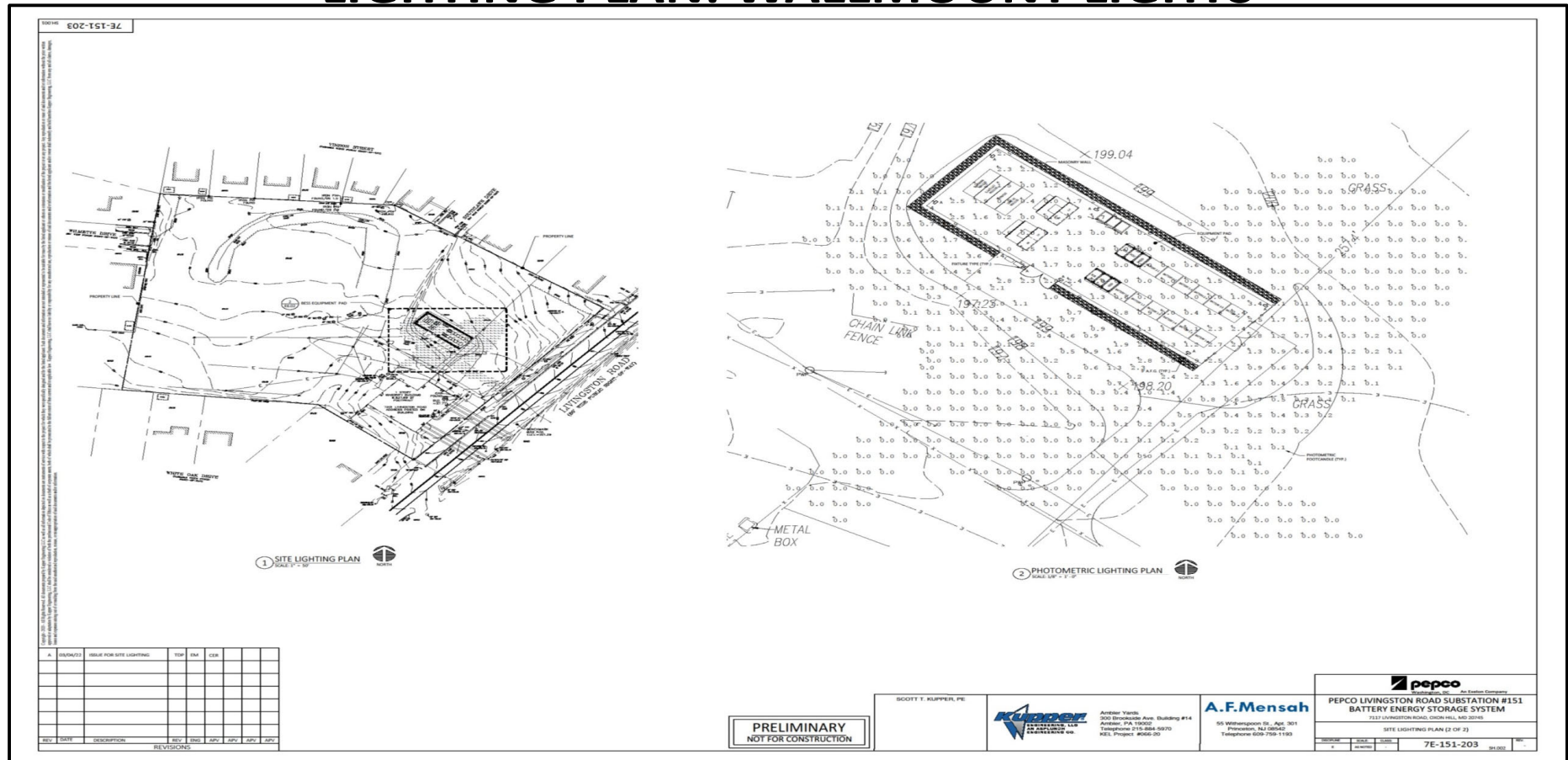
MATERIAL SCHEDULE							
ITEM NUMBER	SPECIFICATION	ITEM DESCRIPTION	MANUFACTURER	STYLE	COLOR	FINISH/SIZE	REMARKS
BB-1	04 21 3	MASONRY BRICK	BOWSTOWN	-	3 COLOR BLEND	-	COLOR AND STYLE TO MATCH EXISTING SUBSTATION
CMU	04 22 00	CONCRETE UNIT MASONRY	WORTH	-	DRY BRICK	MANHOLE PLANT	DESERT TAN AND MANHOLE PLANT
CMU	-	MORTAR	WORKSITE	-	EXPOSED CMU	8" X 8" X 16"	CMU PLANT COOL DARK MASONRY PLANT
MTL-1	-	EXTRUDED BARS WIRE ARM - Y	-	-	762272	8" X 8" X 16"	8" X 8" X 16" MORTAR COLOR T.B.D.
PLT-1	-	PAINT/EPoxy	-	-	-	-	MORTAR COLOR TO MATCH EXISTING SUBSTATION
CCF	-	WALL COPING AND RIER CAP	-	-	-	-	-
WGL-1	-	PRESSURE TREATED HORIZONTAL FENCE BOARD	-	-	TBD	10' X 6"	-



LAYOUT: BATTERY ENERGY STORAGE SYSTEM FACILITY



LIGHTING PLAN: WALLMOUNT LIGHTS



PERMITTING AGENCIES

The following permits will be required for the new Battery Energy Storage System facility:

- Prince George's County Department of Permitting, Inspection, and Enforcement (DPIE):
 - Building Permit
 - Electrical Permit
- Prince George's County Soil Conservation District (SCD):
 - Final Sediment Control Plan Approval

OUTREACH & PUBLIC ENGAGEMENT

- A. Planning Department:** A notice was mailed to adjoining, confronting, and abutting property owners and real civic associations.
- B. Applicant's Stakeholder Coordination:** Pepco has held a series of meetings and discussions with various community stakeholders and community advisory groups (CAG). The table below summarizes the outreach conducted to date. Additional unofficial conference calls (20) with community advisory group members, District 8 Staff and Prince George's County Fire and DPE are not listed. In addition to the meetings listed, Pepco also sent out a notification letter to the Southlawn Civic Association on December 17, 2022.

See pages 5 & 6 of the staff report

STAFF RECOMMENDATIONS

The Planning Department's review of the proposed application resulted in the following recommendations:

1. During the construction phase, the applicant should adhere to the State of Maryland regulations regarding particulate matter pollution and noise.
2. The applicant should provide a tree canopy coverage schedule showing conformance with the requirements of Code Section 25-128.
3. Before issuing a use and occupancy permit, the applicant and the applicant's heirs, successors, and assignees should contact the Prince George's County Fire/EMS Department to request a pre-incident Emergency Plan for the facility.
4. The applicant should install fencing where there is no fence line separating Pepco's property and the existing single-family lots.

STAFF RECOMMENDATIONS

5. The illustrative details for the 10-foot-high brick enclosure for the BESS facility include barb wire along the top of the fence for security; however, staff does not support the placement of the barbwire on top of the fence and recommends that it be removed.
6. The revised plans submitted on May 2, 2022, show a landscaped fence along the site's frontage along Livingston Road with shrubs, perennials, ornamental grasses, and shrubs at the base of the wall to provide seasonal interest. The plantings are acceptable, but staff recommends that the plantings include a minimum of seven shade or ornamental trees on Livingston Road to be closer to what would usually be required.
7. The applicant should plant perennials, ornamental grasses, shrubs, and a native pollinator mix at the base of the wall to provide seasonal interest at the site's frontage.