

From: [Al Carr](#)
To: [Lindsey, Amy](#)
Subject: Re: FW: Parklawn: Pepco Feedback on Undergrounding Utilities
Date: Friday, June 6, 2025 11:59:05 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

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Just tried calling you but it went straight to your voicemail.

If such a group is being established, that would be good news. But I've seen nothing official other than yesterday's chatter. In my opinion, the best path forward is to include in the work plan the development of a Utility Functional Plan per the Complete Streets Design Guide.

From the below chain, looks like a certain position was solicited of Pepco.

And again, it seems to assume the current infrastructure remains. That is not a safe assumption because of the infrastructure that is being built to split the load between the new White Flint substation and the old Parklawn substation. I'm not sure you appreciate the scale of what Pepco is building here.

Al

301 641-8460

On Thu, Jun 5, 2025 at 3:51 PM Lindsey, Amy <amy.lindsey@montgomeryplanning.org> wrote:

Hi Al,

Here is the email chain on this subject.

My understanding is that there will be a group established by the Planning Department, not the County Council but perhaps I did not understand correctly. I have asked those above me to weigh in on this and they have declined to support undergrounding the utilities here. But I do understand your position.

Amy



Amy Lindsey
Planner III, Midcounty Planning

Montgomery County Planning Department
2425 Reedie Drive, Floor 14, Wheaton, MD 20902
amy.lindsey@montgomeryplanning.org
o: 301-495-2189



From: Dylan Macro <dmacro@mhgpa.com>
Sent: Tuesday, June 3, 2025 9:18 AM
To: Lindsey, Amy <amy.lindsey@montgomeryplanning.org>
Cc: Rogers, Elizabeth C. <ecrogers@lercheearly.com>; Nana Baine <nana@arc.land>
Subject: FW: Parklawn: Pepco Feedback on Undergrounding Utilities

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Hi Amy,

Following up on our call last week regarding the community comments related to the undergrounding of utilities. Below is the email correspondence between the dry utility consultant and PEPCO, noting that PEPCO will not support the undergrounding of utilities at this property given the proximity to the existing substation.

Please let me know if you need anything else. Sorry for the delay in getting back to you.

Dylan

301-670-0840 x1001

From: Nana Baine <nana@arc.land>
Sent: Wednesday, May 28, 2025 9:46 PM
To: Dylan Macro <dmacro@mhgpa.com>; Elizabeth Rogers <ecrogers@lercheearly.com>
Subject: Parklawn: Pepco Feedback on Undergrounding Utilities [Filed 29 May 2025 16:21]

Hi Dylan,

Sorry, couldn't get this out to you yesterday after our phone call regarding the additional comments on undergrounding the utilities, please see below email from Pepco concerning the matter. Let me know if you need anything else. Thanks!



Nana Baine, PMP

Senior Development Manager

Mobile: 202-809-1290

Email: nana@arc.land

www.arc.land

From: Bimizi, Mangliwe:(PEPCO) <Mangliwe.Bimizi@exeloncorp.com>
Sent: Wednesday, July 10, 2024 12:27 PM
To: Gary Sullivan <gsullivan@richterassociates.com>
Cc: Jack Chu <jchu@kcw-et.com>; MC east engineers new business <MCeast@exeloncorp.com>; Earl Sutton <esutton@richterassociates.com>; Nana Baine <nana@arc.land>; Steve Cratin <steve@arc.land>
Subject: RE: [EXTERNAL]11900 Parklawn Drive

Good Afternoon Gary,

Hope all is well!

I have talked to Jack and based on the feedback; we're concerned about many things. This relocation will require 2-69KV cable pole and a separate ductbank and cable 400' approx , 4-13kv switch/Ug cable pole, 1-pole to route the 13kv primary to the property across the street , 1-13kv urd cable pole to loop existing and proposed transformers and **Pepco substation is less than 400' away .**

- First of all , this will be a big cost for Pepco and other third parties such as telecom.
- Due to the close proximity to the substation and the short distance of underground which have adverse effects to the electrical systems, Pepco doesn't support this as we do discourage small portion of underground near a substation.

We vividly trust the County's review process and their capability in making effective decisions, and support both the County and applicant at the right time.

We will also make sure to support the customer during this review process by the County.

Thanks,

Bim

Mangliwe Bimizi

Engineer

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Office: +1 202-428-1155

mangliwe.Bimizi@exeloncorp.com



pepco

AN EXELON COMPANY

From: Gary Sullivan <gsullivan@richterassociates.com>

Sent: Monday, July 8, 2024 10:01 AM

To: Bimizi, Mangliwe:(PEPCO) <Mangliwe.Bimizi@exeloncorp.com>
Cc: Jack Chu <jchu@kcw-et.com>; Henderson II, Dave F:(PEPCO) <Dave.HendersonII@exeloncorp.com>; Earl Sutton <esutton@richterassociates.com>; Nana Baine <nana@arc.land>; Steve Cratin <steve@arc.land>
Subject: [EXTERNAL]11900 Parklawn Drive

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Bim, I understand that KCW has completed their assessment of this project and the impact that placing the existing overhead underground along the site frontage on Parklawn Drive on the adjacent properties.

Given the proximity to the Pepco substation and the negative impact the additional poles needed at both ends of the undergrounding our expectation is Pepco would not be in agreement to affect other existing property owners by installing 5-6 additional poles adjacent to their property which could become their burden and expense should they ever want to redevelop their property.

The developer is looking for Pepco to concur that they would not consider the undergrounding of the Pepco facilities in front of the developers property.

Thanks

Gary Sullivan,

Vice President

Richter and Associates a Bowman Company

7519 Standish Place Suite 320

Rockville, MD 20855

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gsullivan@richterassociates.com

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