

Fact Sheet

PECO Natural Gas Reliability Station Marple Township FAQs

What is a reliability station?

A reliability station is a piece of PECO infrastructure designed to provide safe and reliable service to our customers. This reliability station in Marple Township will enable PECO to distribute more natural gas into Delaware County through 11.5 miles of new natural gas main. It will be the receiving point that will reinforce the supply of natural gas to Delaware County and will ensure PECO can continue to deliver safe and reliable natural gas to meet the growing needs of the customers and communities we serve.

Is it safe to place a reliability station in this area?

The safety of our employees, customers, and communities is always PECO's top priority. As with all PECO facilities and projects, we have multiple safety measures in place, including 24/7 monitoring which will allow us to remotely shut the station down at any time.

What considerations did PECO take when designing this project?

PECO completed a detailed project plan to determine potential impacts and identify opportunities to minimize those impacts in advance of the project, including identifying required permits and approvals. We have taken every effort to minimize impact to the environment, traffic, and communities, including reducing the number of stream crossings, avoiding wetlands, and avoiding local roads as much as possible. We have met with regulators to discuss the project permitting and regulatory requirements, including PADEP, Montgomery County Conservation District, and Delaware County Conservation District

Why was this site selected?

PECO first started to search for viable site options in 2019. This site was selected due to:

- **PROXIMITY:** The station must be in close proximity to Sproul and Lawrence Roads.
- **AVAILABILITY:** The owner was willing to sell.
- **SIZE:** The property must be between .5-1 acre.
- **ZONING:** The property must be zoned for utility use.

Did PECO look at any other sites?

PECO considered at least ten sites that were within a two-mile radius of the natural gas main on Sproul and Lawrence roads. They were eliminated due to their size, zoning codes, availability, and proximity to Sproul and Lawrence Roads.

Why can't you place this station at the Don Guanella property?

PECO considered the Don Guanella site for the reliability station but it was determined that the site was not zoned for utility use. It was also in litigation with the property owner (Archdiocese of Philadelphia).

- The township confirmed during the zoning hearing board meeting in October 2020 that a developer has submitted land development plans to the township for a 142-unit residential subdivision. The site is zoned properly for residential use.
- PECO asked the developer about subdividing or buying and the answer was no.

Will this affect my property value?

PECO has no knowledge with which to make this determination, but since it has always been zoned for a public utility facility, any conveyance while zoned should have been factored by the market.

Has PECO already purchased the site from the owner?

PECO is an equitable owner in the property. We own everything but the title to the property.

What kind of landscaping plan are you anticipating?

PECO is working closely with local officials, customers and community members to make this location as aesthetically pleasing as possible. We will be adding greenspace to a previously vacant lot and using neutral colors for the protective wall to minimize any clash with the neighborhood appearance.

The landscaping plan adheres to the Township's tree requirements and includes:

- Four red maple trees along Cedar Grove Road
- A white spruce by the back driveway coming off of the alley
- Twenty-nine shrubs including shamrock inkberry and border forsythia

You say this project is critical, what would happen if it isn't completed?

There was a 3.5% growth in natural gas in Delaware County over the last year. Based on current operating and customer projections, without this project, the natural gas system in Delaware County will be capacity constrained. This could result in PECO's existing customers not receiving the reliable natural gas service that they expect and deserve and will also prohibit new customers from connecting and experiencing the benefits of natural gas.

Will any noise be emitted from the station?

Under normal operating conditions, some of the process equipment will produce noise, and noise levels will vary based on the dynamic operating conditions of the station.

- That said, PECO has taken noise into consideration concerns very seriously while designing the reliability station.
- A third party noise study was conducted for the reliability station taking into account the proposed equipment, included field measurements for baseline conditions, and provided several noise abatement features or design recommendations which have been implemented in the design in order to be below the Marple Township noise ordinance levels.

- Abatement features include upgraded components with enhanced noise characteristics, in-line silencers, building construction with acoustical insulation, and a perimeter wall with noise absorptive panels.

Have any measures been taken to limit the noise?

We have taken additional proactive measures above and beyond requirements by the Township, PECO, and Exelon to limit noise from the reliability station.

- The manufactured heaters are specialized to contain noise abatement material.
- The enclosure building will be constructed with acoustic-dampening insulation and doors.
- A forced air ventilation system would be employed to minimize open area that would allow noise to escape the enclosure.
- Acoustic blanketing or above grade piping downstream of the station inlet and secondary enclosure for piping downstream of the regulator valves.
- The HVAC equipment will have noise restrictions or include absorptive barrier around the unit.
- Noise trim will be utilized on the regulator valves, including in-line silencers.
- The facility will contain a perimeter wall composed of high-density polyethylene insulated panels. The perimeter wall will be 8 feet in height, the station enclosure building will be 15 feet in height, and the heater stacks will be 18 feet in height.

Will there be lights on the property?

Yes, there will be lighting that is directed towards the station equipment for maintenance purposes.

How many lights will there be?

There is one yard light along the south side of the facility, approximately 10' high, and oriented downward to illuminate the line heater. There are also six exterior lights above each doorway to the main station building and one exterior light above the doorway to the fiber building all of which at approximately 8 to 10 feet high. There will also be lighting within each of the buildings.

What happens if there is a natural gas leak at the property?

Safety and always our top priority, and though PECO does not anticipate a natural gas leak we are prepared. This facility is monitored 24/7 to ensure safe operation, which allows us to shut the station down remotely in the event of an emergency. Additionally, natural gas detectors will be on-site to monitor for any signs of a natural gas leak or issue. If detected, the station can be shut down remotely to ensure the safety of our customers and communities.

Customers should remember the following important information about natural gas:

- Natural gas has no natural odor, so an odorant is added to help detect when a leak occurs.
- Promptly reporting a natural gas odor plays a critical role in ensuring safety.
- **If you ever smell natural gas, call PECO at 1-800-841-4141, 24 hours-a-day, seven days a week. Crews will be on-site within one hour to investigate.**

What would happen if a car/truck hit the wall? Would there be an explosion?

An explosion would not likely happen. If there is natural gas detected, operators would be immediately alerted and they could remotely shut down the station. Also a reinforced wall will be built surrounding the property. In addition to reducing noise, this wall will also protect the building and the equipment inside.

- Following customer concerns, PECO is evaluating installing additional precautions, such as a bollard outside the wall to further reduce the risk of damage from a motor vehicle accident.

Will first responders be able to access the reliability station if there is an emergency?

The facility is monitored 24/7 to ensure safe operation and PECO has a great working relationship with local EMS. Both PECO and local emergency responders will continue to foster that relationship and respond to all emergencies in the quickest and safest manner.

Will this project allow me to have natural gas?

For this project PECO is installing natural gas main, not connecting customers. However, the installation of the 11.5 mile natural gas main and the reliability station will allow more capacity to come in. Please contact Ally Pyrih at Alexandra.Pyrih@exeloncorp.com to discuss natural gas options in your home.