

Subject: DTE Electric capacity for new development

From: Larry Schmitt
Sent: Wednesday, December 11, 2024 10:33 AM
To: Lenart, Brett <BLenart@a2gov.org>
Cc: Lisa Disch; Anthony M Ignasiak
Subject: DTE Electric capacity for new development

Hi Brett,

We (the Wolfpack) recently held a workshop for local developers to discuss how to get to a future where every new building is a Zero Emission Building (as defined by the DOE). In early November, forty five (45) attendees met for three hours to hear and discuss the possibilities and the issues (I can send you the report-out of the workshop if you are interested).

Part of the workshop discussion centered on DTE's role in providing enough capacity for all-electric buildings. As a result of the questions raised at the workshop, we have had a number of subsequent discussions with DTE about current and future electric capacity demand and supply. The attached memo is the result of those discussions and hopefully provides relevant information to the planning commission in its future interactions with developers.

I'm sending this memo to both you and Council Member Lisa Disch (who is also a Wolfpack member), and asking that you share it with the entire Commission and discuss it at an upcoming Commission meeting.

Please feel free to reach out to me if you have any questions or comments. I look forward to hearing from you.

<https://docs.google.com/document/d/1kwGTsCr0pDnnLXDgCFZgGiL0ZjlFTKeyG9viA5xQEn0/edit?usp=sharing>

Best regards,

Larry Schmitt
Chair - Wolfpack Climate Action Team
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Ann Arbor Wolfpack Climate Action Team

Meeting Summary and Recommendations for Confirming DTE Electric Capacity on New Developments

December 6, 2024

As a result of meetings between Tony Ignasiak, Engineering and Planning Manager at DTE, and Ann Arbor Wolfpack Climate Action Team members Larry Schmitt, Rich Fein and Jan Culbertson, we have concluded that claims by some developers that DTE currently cannot provide sufficient electric capacity are either unsupported or based on misunderstandings. DTE currently has the distribution capacity to support all developments that have been submitted to them for review, including those where the developer has claimed otherwise. Also, based on their modeling of future electricity demand, they expect to be able to support future all-electric construction in Washtenaw county.

Based on this conclusion, we provide the following recommendations for consideration by the City:

1. Require all new developments in excess of a prescribed square footage (TBD) submit a “Method of Service” document prepared by DTE to the City as part of the planning review process. This document would include:
 - a. DTE’s expected demand for the development in megavolt amperes (MVA), including statements that historical calculations for similar projects reflect the accuracy of those demand calculations.
 - b. National Electric Code (NEC) demand calculation provided by the developer.¹
2. DTE has confirmed that they currently have sufficient electric generation and distribution capacity for additional developments. There are no projects that necessitate the use of natural gas for space or water heating due to electric capacity distribution limitations. Additionally, with the recent near-universal choice of developers to go all-electric, as demonstrated [in this table](#), we see no technical or economic necessity for space and water in new developments to be heated with natural gas.
3. Contact developers of 711 Church to review previous electric capacity concerns and determine whether there is still a possibility for the project to go all-electric, eliminating the need of installing gas infrastructure throughout the building. In addition, since the developer intends to convert the building to all-electric, ensure, via review by DTE, that sufficient space has been allocated for enough transformer capacity to meet future all-electric demand.
4. Review with the developer at 300 E Huron (Marriott Hotel) the electric capacity requirements and determine whether there is sufficient distribution capacity to accommodate electrification of the common areas, by way of a DTE Method of Service document. (Hotel rooms are already set to be all-electric.)

¹ There is always a discrepancy between how the NEC calculations determine the building’s electric design and the electrical energy the building actually uses once it is operational. The NEC calculations are always high, sometimes by a factor of 2 or more. This fact needs to be taken into consideration in any electric capacity discussion or determination. The NEC figure should never be used ‘as-is’ as a justification for not going all-electric.