

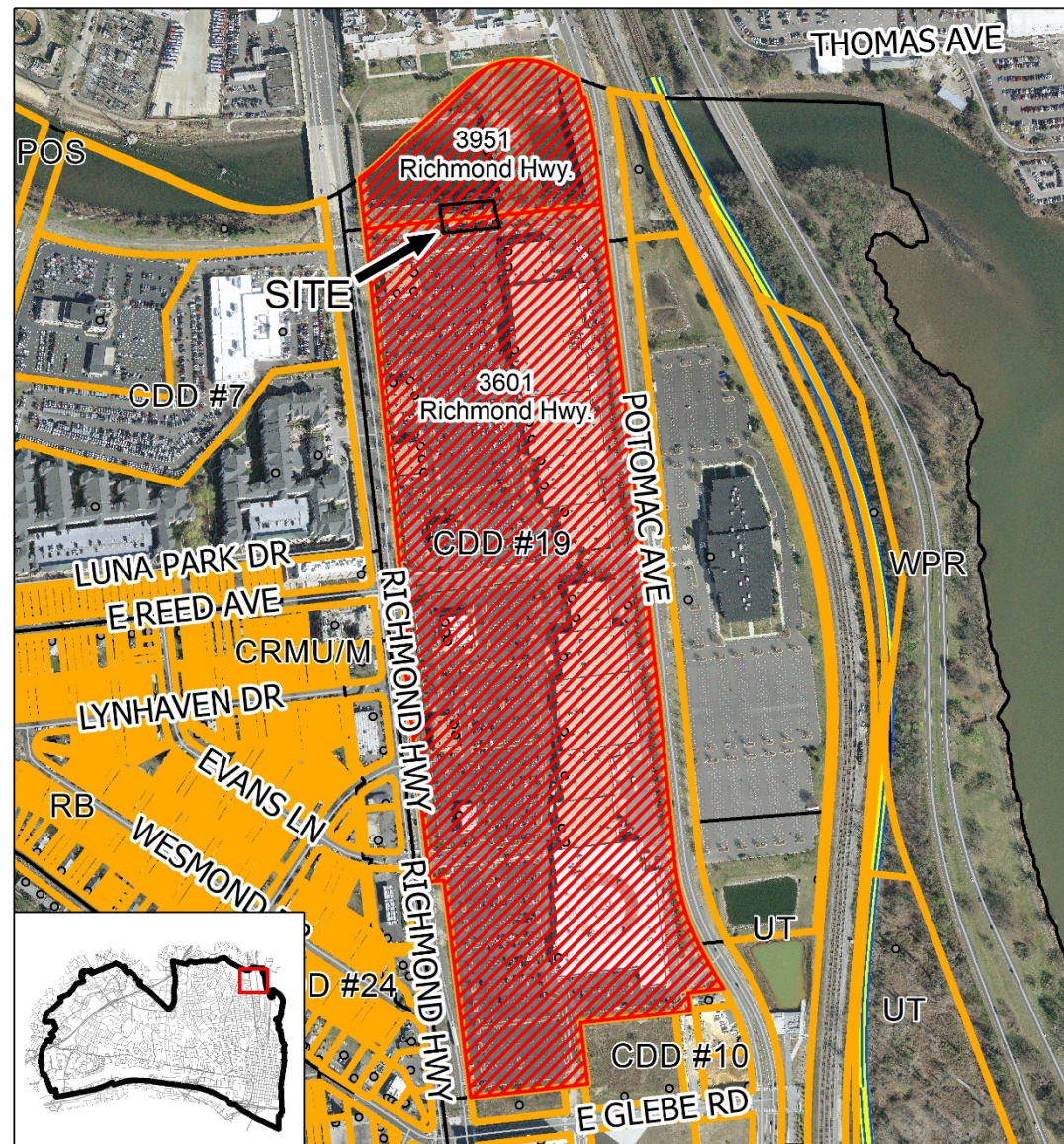


**Special Use Permit  
#2020-00055  
3951 & 3601  
Richmond Highway**

Planning Commission  
October 6th, 2020

# Site Context

- Located in North Potomac Yard and Potomac Yard/ Potomac Greens Small Area Plans
- Zoned CDD #10 and #19



**Special Use Permit #2020-00055  
3601 & 3951 Richmond Highway**



0 210 420 840 Feet



# Request for a 5-year extension for the operation of an existing terminal station

- Dominion Energy is requesting an amendment to its 2013 special use permit (SUP#2011-00014) for the existing Terminal Station located adjacent to Four Mile Run in North Potomac Yard.
- Additional 5 years (Extension to January 2026) provides time for Dominion to underground the overhead wires and remove the existing facility.

# Overview of Project Milestones

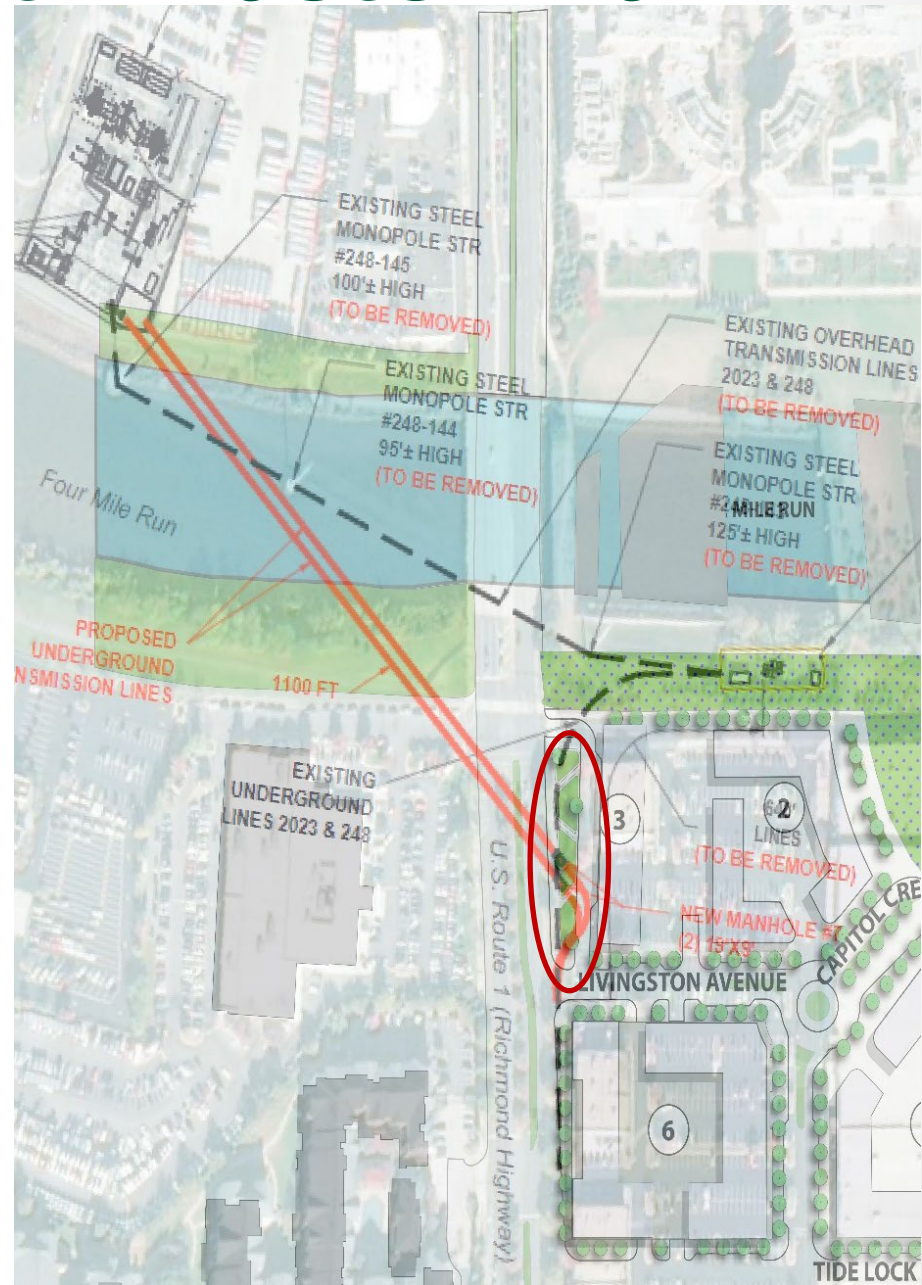


| EST. TIME    | MILESTONE  |
|--------------|--|
| 1996         | SUP#96-00091 for North Potomac Yard terminal facility approved   |
| 1997         | Substation at terminal facility built  |
| 2011         | SUP Extension request (SUP#2011-0014) submitted; decision deferred   |
| 2013         | Site for substation accepted; extension to 2021 granted  |
| 2014         | Dominion in Northern Virginia found to be out of reliability compliance, began Glebe-Potomac River Project         |
| MAY 2018     | City of Alexandria Glebe-Potomac River Project Working group developed recommendations adopted by City Council     |
| OCTOBER 2018 | Dominion announced that the Glebe-Potomac River Project no longer needed due to improvements in the grid elsewhere |
| OCTOBER 2019 | Virginia State Corporation Commission approved undergrounding  |
| MAY 2020     | U.S. Army Corps of Engineers authorized proposed project   |

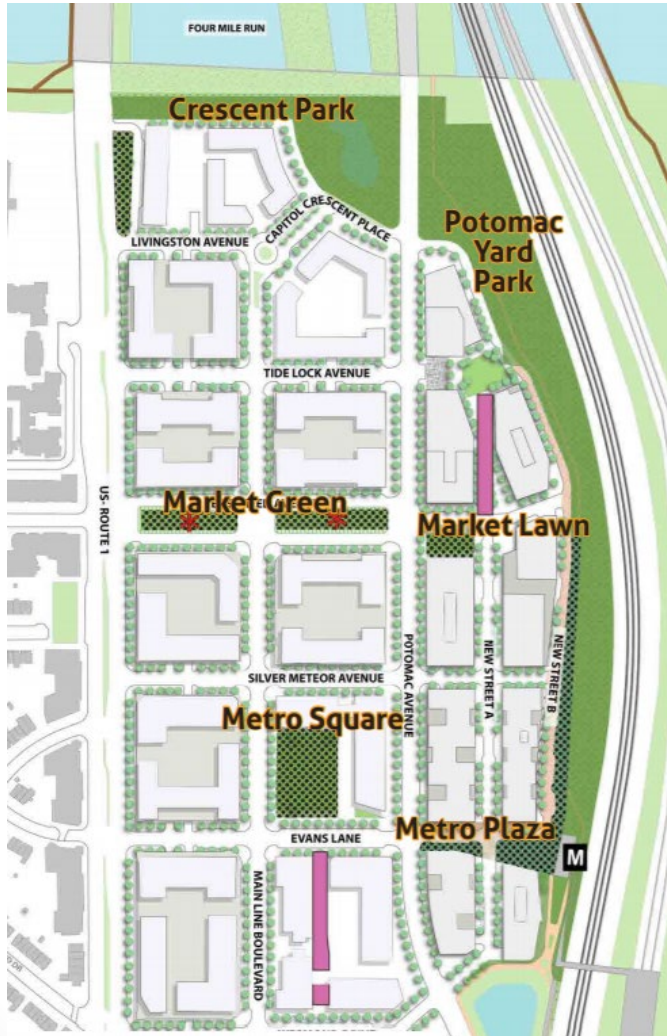


# Consistency with Master Plan

- Removal of terminal facility is consistent with intent of the North Potomac Yard Plan to enhance the visual quality of this gateway
- The extension and associated demolition /undergrounding project will not have a significant impact on Phase 1 development
- Open space in Block 3 will have some limitations on landscaping and plantings that can be mitigated



# Four Mile Run Park Improvements





# Four Mile Run Park Improvements



# Staff Recommendation

*Staff recommends **APPROVAL** of the request for a 5-year extension for the operation of the existing terminal station.*

- Dominion has shown good faith efforts to progress the undergrounding and removal
- The extension to 2026 will accommodate the remaining necessary approvals and allow time for construction of the planned improvements.
- Extension beyond 2026 is not recommended as it may begin to impact planned development for the remainder of North Potomac Yard future phases, and other redevelopment envisioned for the Route 1 corridor.