

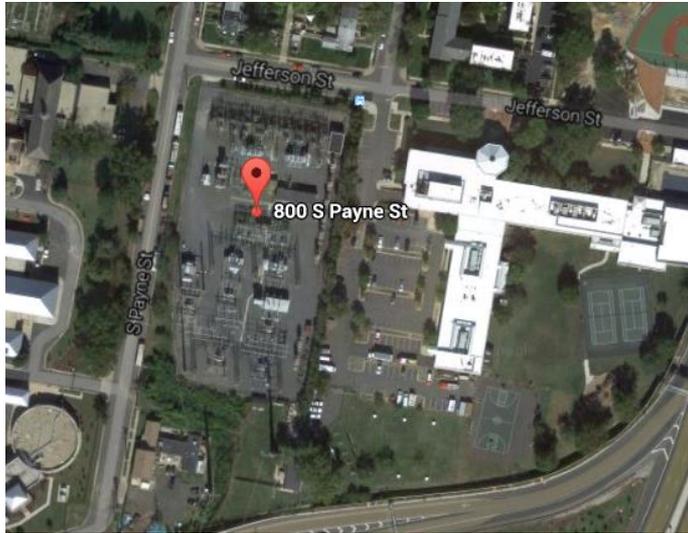
# Electrical Substations and Switching Stations

TA# 2015-0001

City Council  
March 14, 2015

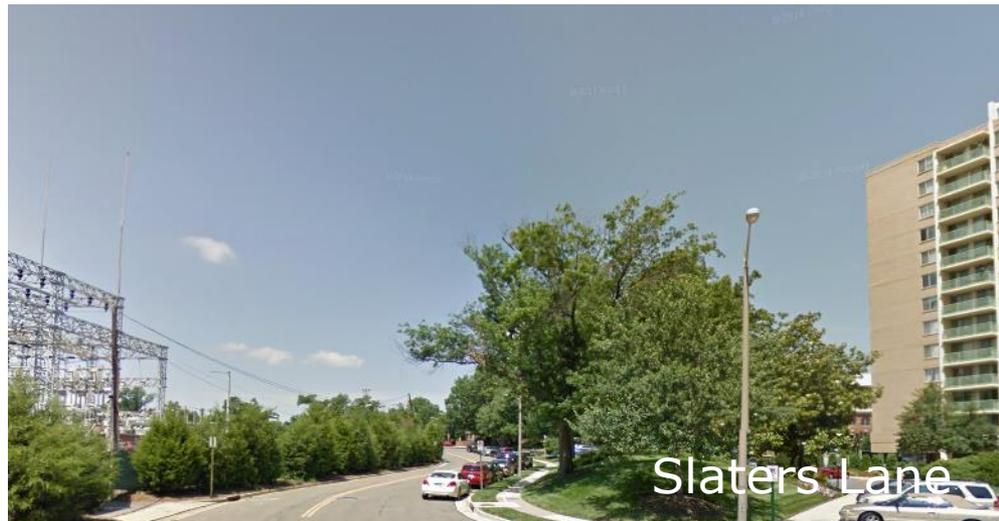


# Existing - Substations-Terminal Stations



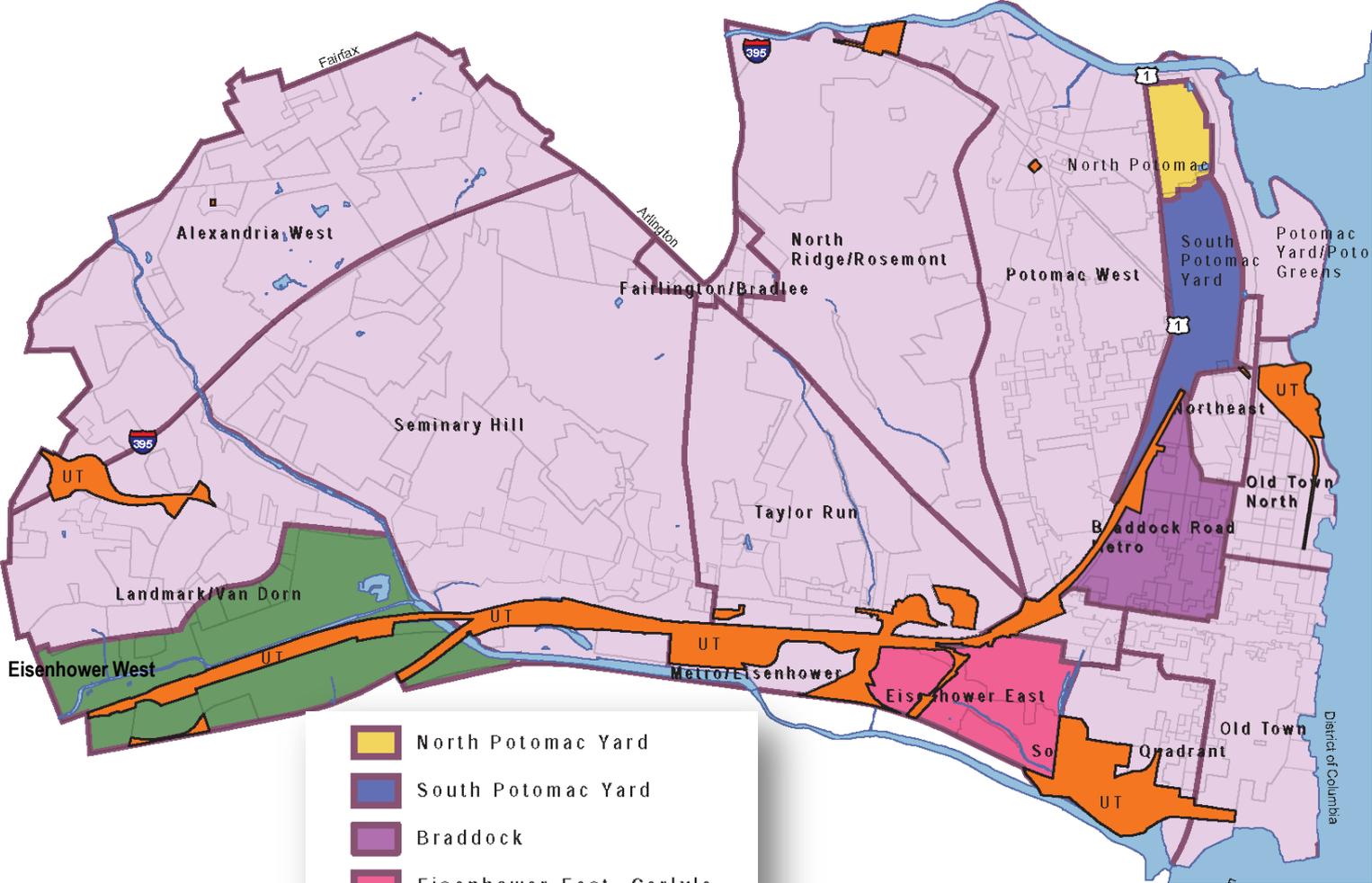
<u>Address</u>	<u>Sq. Footage</u>	<u>Zoning</u>
1300 N. Royal St	182,787	UT
800 S. Payne St	87,655	UT
521 E. Monroe Av	33,600	CSL
400 S. Union St	8,112	W-1
905 W. Glebe Rd	7,079	UT
1 E. Mason Av	5,806	CL

# Context- Compatibility



# UT Zoning

## Recent-Upcoming Small Area Plans



- North Potomac Yard
- South Potomac Yard
- Braddock
- Eisenhower East- Carlyle
- Eisenhower West
- UT Zoning

# UT Zoning (Proposed)

The following uses are permitted in the UT zone:

- (A) Electrical substation and/or switching stations that covers a land area of 10,000 square feet or less including all land enclosed by fence, wall, or other structure;
- (B) Railroad, bus and rail transit passenger stations;
- (C) Railroad switching yard;
- (D) Railroad tracks;
- (E) Telephone company dial center;
- (F) Utilities, as permitted by section 7-1200
- (G) Utility company office;
- (H) Washington Metropolitan Area Transportation Authority stations and associated facilities and operations;
- (I) Water pumping station, tower and reservoir;
- (J) Accessory uses, as permitted by section 7-100



# UT Zoning (Proposed)

## 4-1303 - Special uses.

The following uses may be allowed in the UT zone pursuant to a special use permit:

- (A) Bus shelter on private property;
- (B) Electrical power generating plant;
- (B-1) Electrical substation and/or switching station that covers a land area of 10,000 square feet or more including all land enclosed by fence, wall, or other structure;
- (C) Helistop;
- (D) Public utility service yard;
- (E) Railroad, bus and rail transit maintenance, repair and operating facilities;
- (F) Railroad car assembly operations;
- (G) Railroad engine service operations;
- (H) Railroad repair yards;
- (I) Utility and transportation equipment and outdoor storage yards.



# Summary of Recommendations

1. < 10,000 sq.ft.  
permitted within UT  
Zone
2. > 10,000 sq.ft.  
special use permit  
within UT zone
3. Existing facilities are  
non-complying and  
would continue to  
operate

