

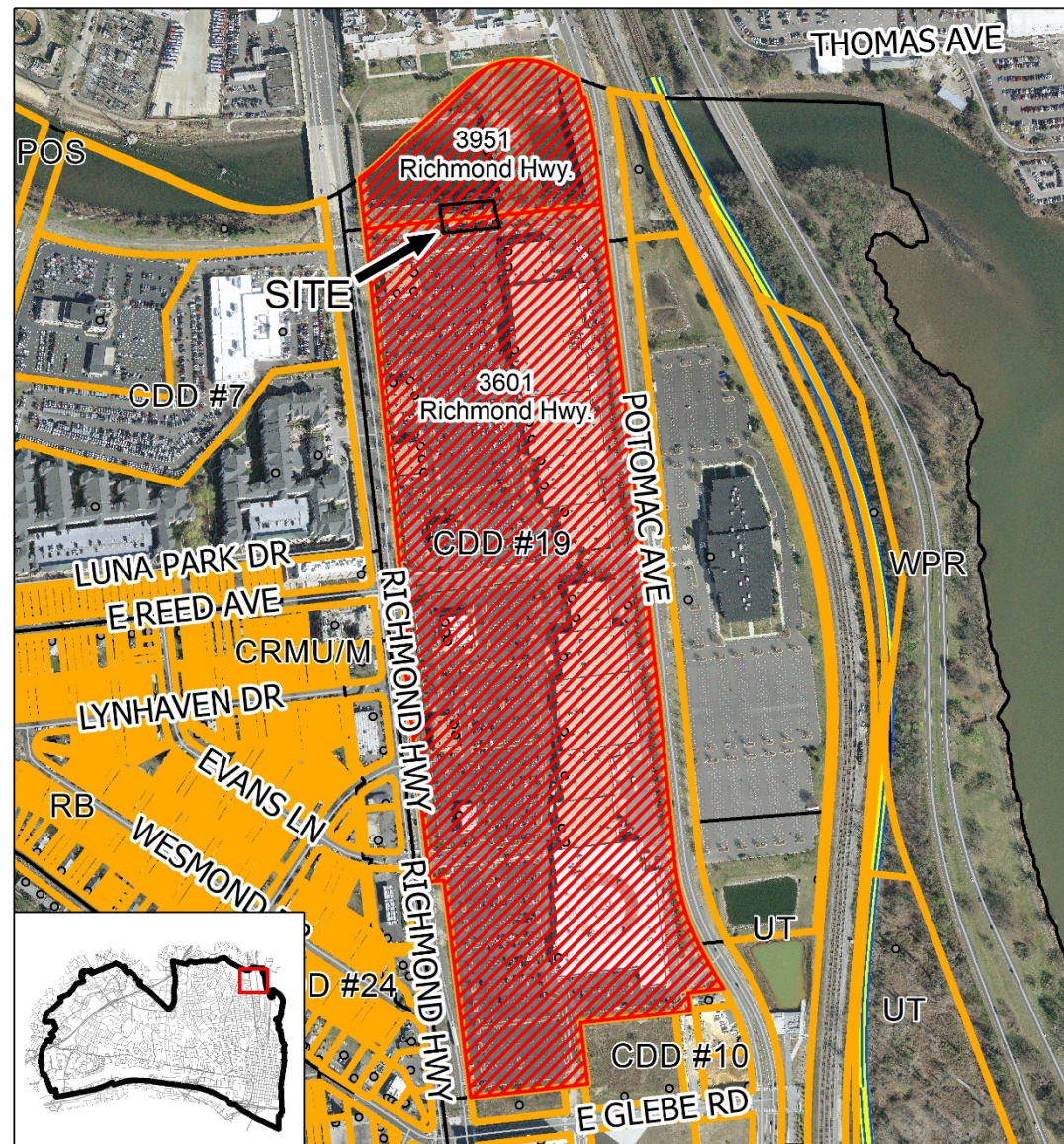


**Special Use Permit
#2020-00055
3951 & 3601
Richmond Highway**

City Council Public Hearing
October 17th, 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.

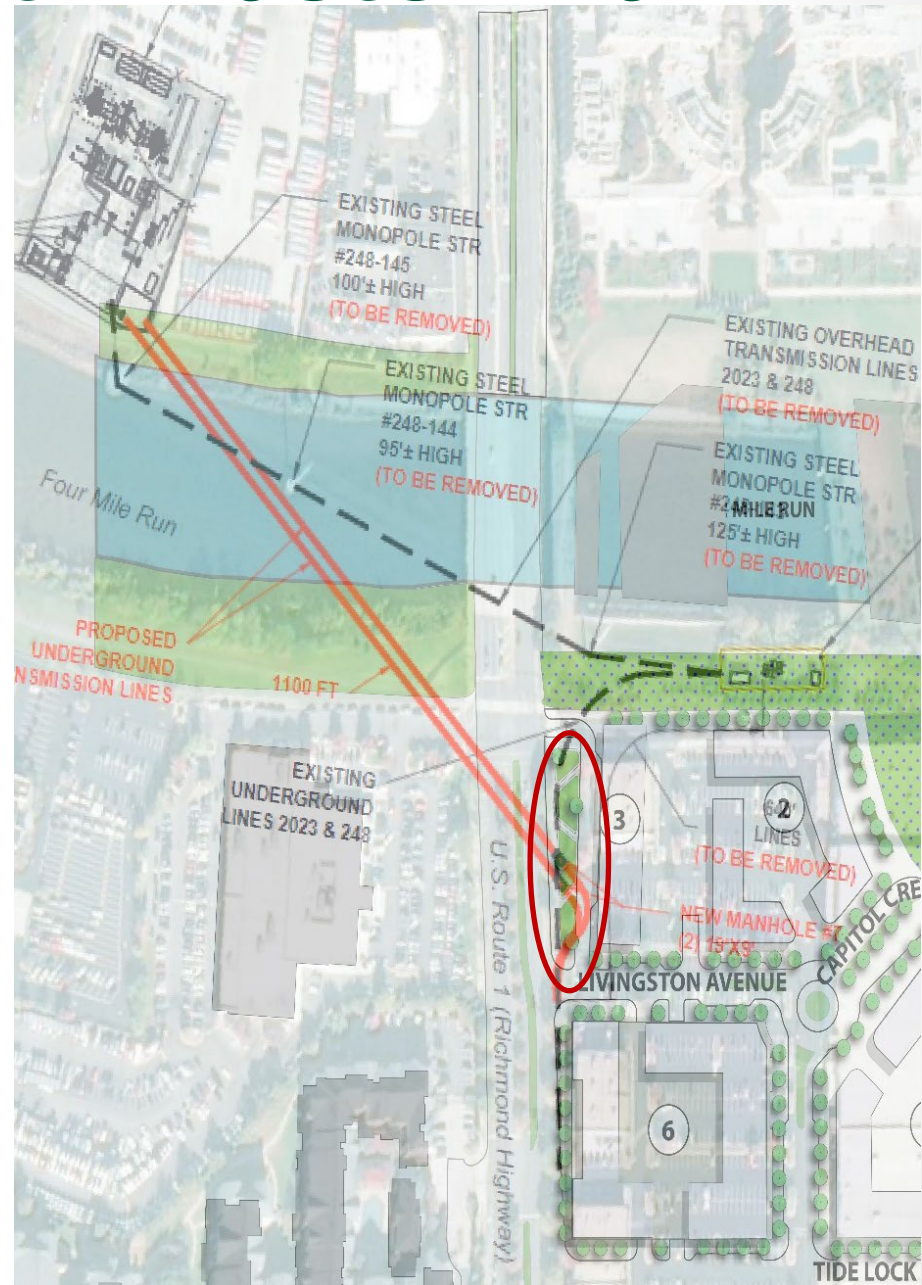
Overview of Project Milestones



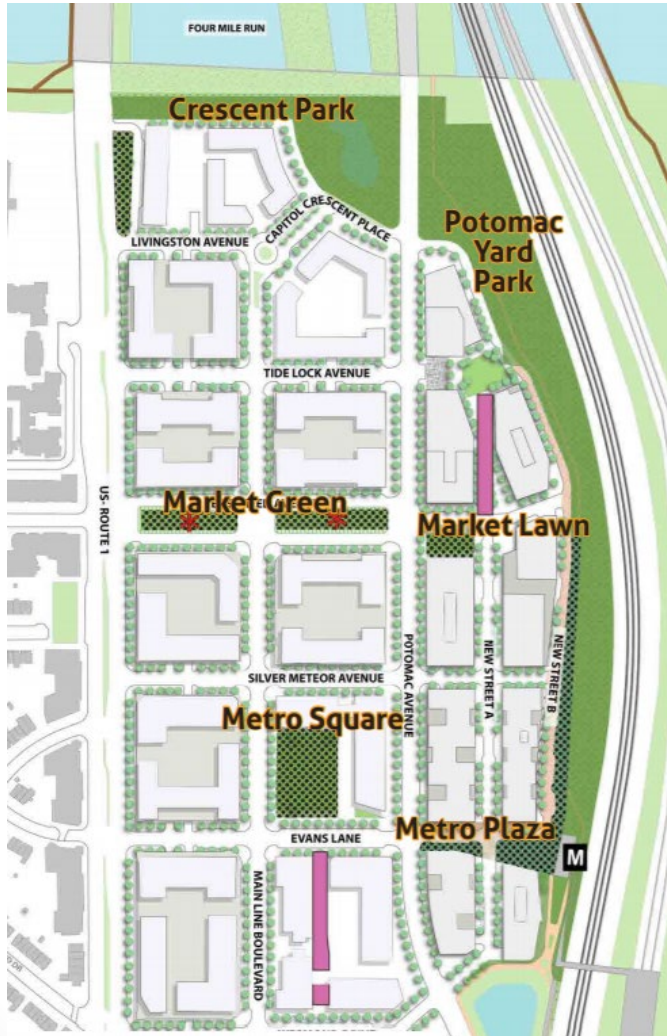
EST. TIME	MILESTONE
1996	SUP#96-00091 for North Potomac Yard terminal facility approved
1997	Substation at terminal facility built
2011	SUP Extension request (SUP#2011-0014) submitted; decision deferred
2013	Site for substation accepted; extension to 2021 granted
2014	Dominion in Northern Virginia found 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.

Planning Commission Action

*Planning Commission recommends
approval of the request for a 5-year
extension for the operation of the existing
terminal station.*