

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 21, 2011

TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION

FROM: JEFFREY FARNER, DEPUTY DIRECTOR, DEVELOPMENT
BARBARA ROSS, DEPUTY DIRECTOR, LAND USE SERVICES
GWEN WRIGHT, DIVISION CHIEF, DEVELOPMENT

SUBJECT: UPDATE ON DOMINION POWER TERMINAL STATION SUP #2011-0014

At the June 7, 2011, Planning Commission hearing, the Commission deferred the referenced application until the November Planning Commission hearing contingent on the following:

The applicant shall:

1. Undertake serious and detailed analysis of relocation options for the terminal facility to include information on alternative locations, issues, engineering hurdles, possibilities and costs;
2. Meet with planning staff, landowners, WMATA, Arlington county officials, and other entities to discuss relocation options; and
3. Prepare and present a report to the city before the November hearing.

Since the June hearing, City staff have had meetings with Dominion Power to discuss potential options for relocating the existing terminal facility. The meetings included Arlington staff from various departments as some of the potential relocation options are located within Arlington County. Dominion Power also worked with staff actively and cooperatively to address the intent of the deferral.

Based on the progress to date and extenuating circumstances detailed below, staff is requesting an extension of the deferred hearing date to February 2012.

Dominion Power Alternatives Analysis Report

Staff believes the intent of the November deadline was to ensure that the analysis and potential alternatives would be done in a timely manner. The deferral also encouraged Dominion Power to work with the City and other jurisdictions to prepare a report that details potential alternatives (Alternatives Analysis Report).

Dominion Power has worked with City staff to prepare a report of potential options that detail engineering viability and costs for each alternative. As part of the alternative analysis, staff has requested more detailed information regarding the costs and associated engineering impacts, which has delayed the submission of the Alternatives Analysis Report.

Staff believes this additional information is necessary for the Commission to evaluate the potential alternatives. Dominion Power has indicated to the City that the final alternatives analysis report will be submitted by Oct. 21.

While additional analysis and coordination is needed, staff believes that based on the preliminary analysis, the applicant has proposed some potentially viable alternatives to relocate the terminal facility.

Staff recommends that the application be deferred until February 2012 to enable the report to be updated in response to City comments. In addition, because some of the potential relocation options are located within Arlington County, staff also requests the additional time to ensure coordination with Arlington County.

Staff recommends that the Commission **defer** the referenced application subject to the following:

1. Dominion Power shall provide a detailed Alternatives Analysis Report evaluating options for relocating the terminal facility, which shall include information on alternative locations, issues, engineering hurdles, possibilities and costs, including all necessary revisions requested by the City;
2. Dominion Power shall coordinate with planning staff, landowners, WMATA, Arlington County, and other entities, on relocation options; and
3. The application shall be scheduled for consideration by the Planning Commission, no later than February 2012.