



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2011-0014

PROPERTY LOCATION: 3601 Jefferson Davis Highway

008.03-02-01

TAX MAP REFERENCE: portions of 016-01-05-01 **ZONE:** CDD #10

APPLICANT:

Name: Virginia Electric and Power Company (dba Dominion Virginia Power)
Attn: Liz Harper, QJRP-12

Address: 701 E. Cary Street, Richmond VA 23219

PROPOSED USE: existing transmission line, underground to overhead terminal station (Four Mile Run North Terminal Site)

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, ^{holding a perpetual easement agreement from the property owners,} ~~having obtained permission from the property owner,~~ hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, ^{holding a perpetual easement agreement from the property owners,} ~~having obtained permission from the property owner,~~ hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Elizabeth Harper
Print Name of Applicant or Agent

Elizabeth Harper 3/10/2011
Signature Date

701 E. Cary Street, QJRP 12
Mailing/Street Address

(804) 771-6145 (804) 771-6303
Telephone # Fax #

Richmond, VA 23219
City and State Zip Code

liz.harper@dom.com
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

SUP # 2011-0014

PROPERTY OWNER'S AUTHORIZATION

please see enclosed easement agreements dated 12/23/2004 and recorded on 03/2005 Instrument No's. 05000048 and 05000050.

As the property owner of _____, I hereby
(Property Address)

grant the applicant authorization to apply for the _____ use as
(use)

described in this application.

Name: _____ Phone: _____
Please Print

Address: _____ Email: _____

Signature: _____ Date: _____

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached. *Enclosed is the original plan used for SUP 96-0091*

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: permanent easement holder of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

Virginia Electric and Power Company is a subsidiary of Dominion Resources, Inc.

No person or entity owns an interest in Dominion Resources, Inc. of more than 10%.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. none		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application. **NA - Please see enclosed easement agreement**

Name	Address	Percent of Ownership
1. /		
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. none		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/24/2011
Date

Elizabeth Harper
Printed Name

Elizabeth Harper
Signature

SUP 2011-0014

Alexandria City Council

William Euille
Kerry Donely
Frank Fannon IV
Alicia Hughes
Rob Krupicka
Redella "Del" Pepper
Paul Smedberg

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Donna Fossum
Mary Lyman
J. Lawrence Robinson
Eric Wagner

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

Board of Architectural Review

Old and Historic District

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Robert Duffy
Christina Kelley
H. Richard Lloyd, III
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 7/27/2010

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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Dominion Virginia Power
Four Mile Run North Terminal Site
Request for Amendment to SUP #96-00091

3. NARRATIVE DESCRIPTION

Background

By the terms of an easement right-of-way agreement dated 6/1/1969 with the Richmond, Fredericksburg and Potomac Railroad Company (RF&P), Dominion Virginia Power (Dominion) was compelled in the mid- to late 1990's to underground the existing double circuit 230 kV overhead transmission lines in Potomac Yard property, at that time owned by the RF&P. Typically, Dominion's transmission lines continue from one substation to another as either completely overhead or completely underground. In this situation, the Glebe substation, which is the northern end of the two 230 kV circuits, did not have the space within the substation for the equipment required to support the lines as they transition from underground to overhead so they could be brought into the station. Communication was made with WMATA concerning the possibility of Dominion obtaining property from the adjacent bus parking lot to expand the Glebe Substation for this purpose. WMATA responded that the bus garage and maintenance area would continue to be a presence at this site and the parking area was needed for their operations.

Dominion proposed a site at the northern edge of Potomac Yard along Four Mile Run to locate a small terminal station for this equipment to transition these electric transmission lines from underground to overhead, and continue into Glebe Substation. The overhead portion of these lines already in place could then be used from the terminal site to the Glebe Substation with some slight adjustment to connect to the terminal site.

Dominion obtained Special Use Permit 96-0091 on June 25, 1996 from the City of Alexandria for the Four Mile Run North Terminal Site. That approval contained Condition #5, which provided that the SUP would expire in 15 years.

Present Conditions

In the 15 years since SUP approval, the property situation has remained unchanged. Inquiry has continued concerning the availability of that area adjacent to Glebe Substation for the expansion needed to bring the currently overhead portion of the two 230 kV overhead lines into the substation as underground. That area remains unavailable. There are no reasonable options available that would allow the underground lines to extend into Glebe Substation and allow the North Terminal Site to be removed.

Need for the facilities

The North Potomac Yards Terminal Station is part of Dominion's critical energy infrastructure needed to provide continued reliable electric service to over 80,000 customers located in the City of Alexandria and Arlington County. The loss of this facility would potential disrupt continued reliable service to many facilities that the City of Alexandria and Arlington County depend on to provide critical services to their population. Many facilities like 911 Call Centers, water treatment, pumping stations and hospitals could face extended periods of time without electrical service thus impacting the City of Alexandria and Arlington County's ability to provide vital services.

Request

Dominion is requesting the City of Alexandria to remove Condition #5 of Special Use Permit 96-0091 and allow the Special Use Permit to become perpetual.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):
[] a new use requiring a special use permit,
[] an expansion or change to an existing use without a special use permit,
[] an expansion or change to an existing use with a special use permit,
 other. Please describe: Amend SUP# 96-00091 to remove Condition #5.

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).
NA

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
unmanned site

6. Please describe the proposed hours and days of operation of the proposed use: Continuous electrical operation

Day:	Hours:
_____	_____
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
none

B. How will the noise be controlled?
NA

8. Describe any potential odors emanating from the proposed use and plans to control them:

none

9. Please provide information regarding trash and litter generated by the use. NA

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

C. How often will trash be collected?

D. How will you prevent littering on the property, streets and nearby properties?

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [x] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

The terminal is surrounded by a 12' tall brick enclosure
with a secured gate.

ALCOHOL SALES

13.

A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use: **NA**

- _____ Standard spaces
- _____ Compact spaces
- _____ Handicapped accessible spaces.
- _____ Other.

Planning and Zoning Staff Only

Required number of spaces for use per Zoning Ordinance Section 8-200A _____

Does the application meet the requirement?
 Yes No

B. Where is required parking located? (check one) **NA**

on-site

off-site

If the required parking will be located off-site, where will it be located?

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION. **NA**

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use: **NA**

A. How many loading spaces are available for the use? _____

Planning and Zoning Staff Only

Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____

Does the application meet the requirement?
 Yes No

- B. Where are off-street loading facilities located? _____

- C. During what hours of the day do you expect loading/unloading operations to occur?

- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

existing entrance and driveway are adequate

SITE CHARACTERISTICS

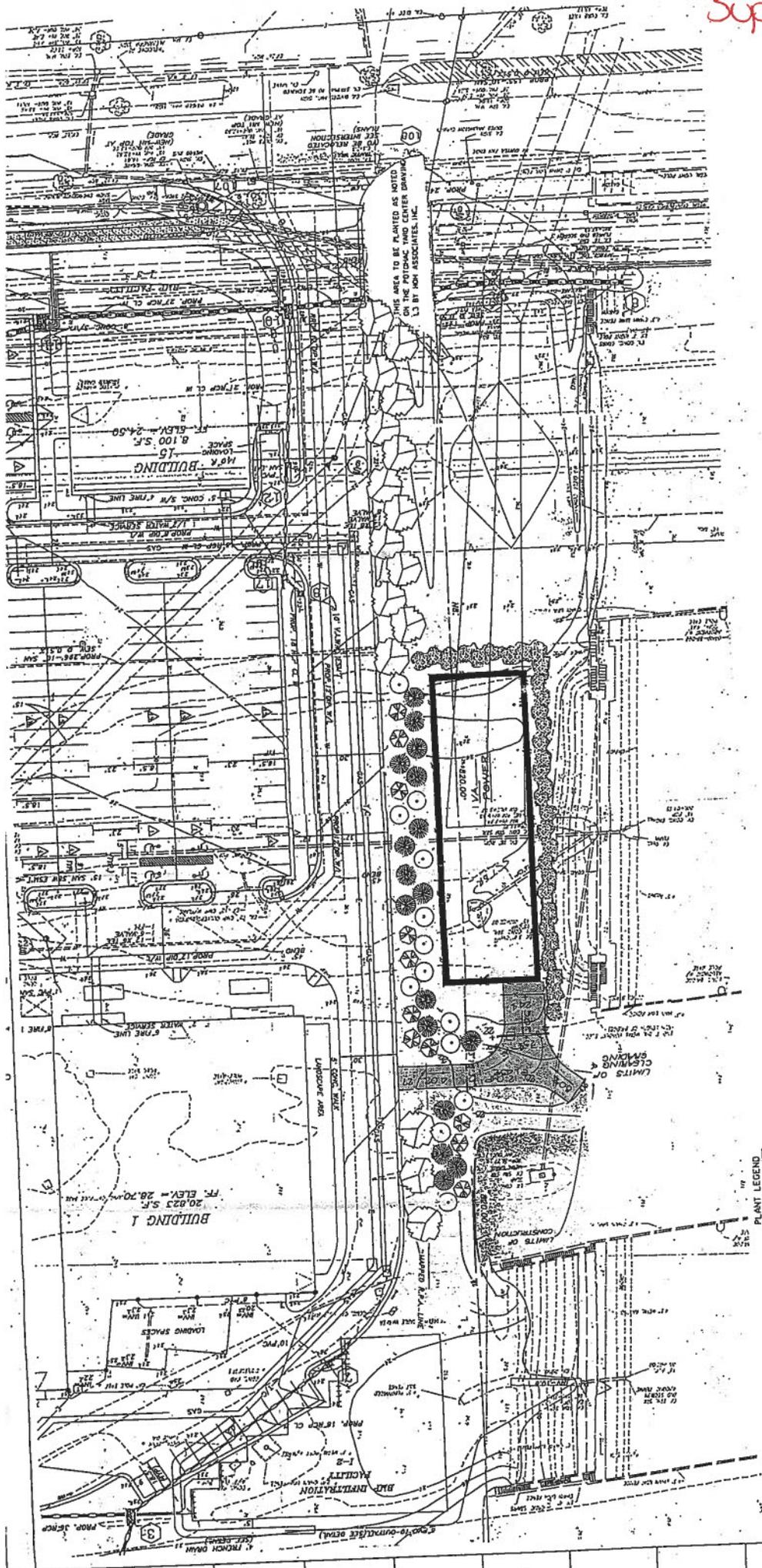
17. Will the proposed uses be located in an existing ^{area} building? Yes No
Do you propose to construct an addition to the building? Yes No
How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be? 50' X 100' walled site
8000 sq. ft. (existing) + _____ sq. ft. (addition if any) = 8000 sq. ft. (total)

19. The proposed use is located in: (check one)
 a stand alone building
 a house located in a residential zone
 a warehouse
 a shopping center. Please provide name of the center: _____
 an office building. Please provide name of the building: _____
 other. Please describe: existing 50' X 100' walled site

End of Application

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POTOMAC YARDS NORTH TERMINAL STATION

 LANDSCAPE PLAN

- NOTES:
1. ALL PLANTING TO BE INSTALLED IN ACCORDANCE WITH VIRGINIA POWER'S LANDSCAPE PLANTING SPECIFICATIONS AND IN KEEPING WITH THE POTOMAC YARDS RETAIL PROJECT.
 2. ALL PLANT MATERIAL SHALL BE GRADED IN ACCORDANCE WITH ANSELZOO 1 THE AMERICAN STANDARD FOR NURSERY STOCK.
 3. SHREDDERED HARDWOOD MULCH TO BE USED IN ACCORDANCE WITH THE SCHEDULE BELOW:
 - THORN BLAGRAUS - 3 FT. WIDTH BED
 - MIXED EVERGREEN PLANTING - 15 FT. WIDTH BED
 4. THE AREA BETWEEN THE MIXED EVERGREEN PLANTING BED AND THE INDIVIDUAL MULCH SAUCERS SHALL BE GRADED TO BE MAINTAINED IN GRASS.

SYMBOL	QUANTITY	BOTANICAL COMMON NAME	SIZE AT INSTALLATION	MARKING
	16	ACER RUBRA 'RED SUNSET'	14-18 IN. CAL 24-34 FT. HT.	BAB
	11	ELEAGNUS MACGREGORIAE	3-4 FT. HT.	BAB
	11	JUNIPERUS VIRGINIANA	8-10 FT. HT.	BAB
	17	CUPRESSUS LEITENHOLZII	8-10 FT. HT.	BAB
	13	THUJA CAROLINIANA	10-12 FT. HT.	BAB

PLANT LEGEND

City of Alexandria
Recommends



FOUR MILE RUN
NORTH TERMINAL STATION

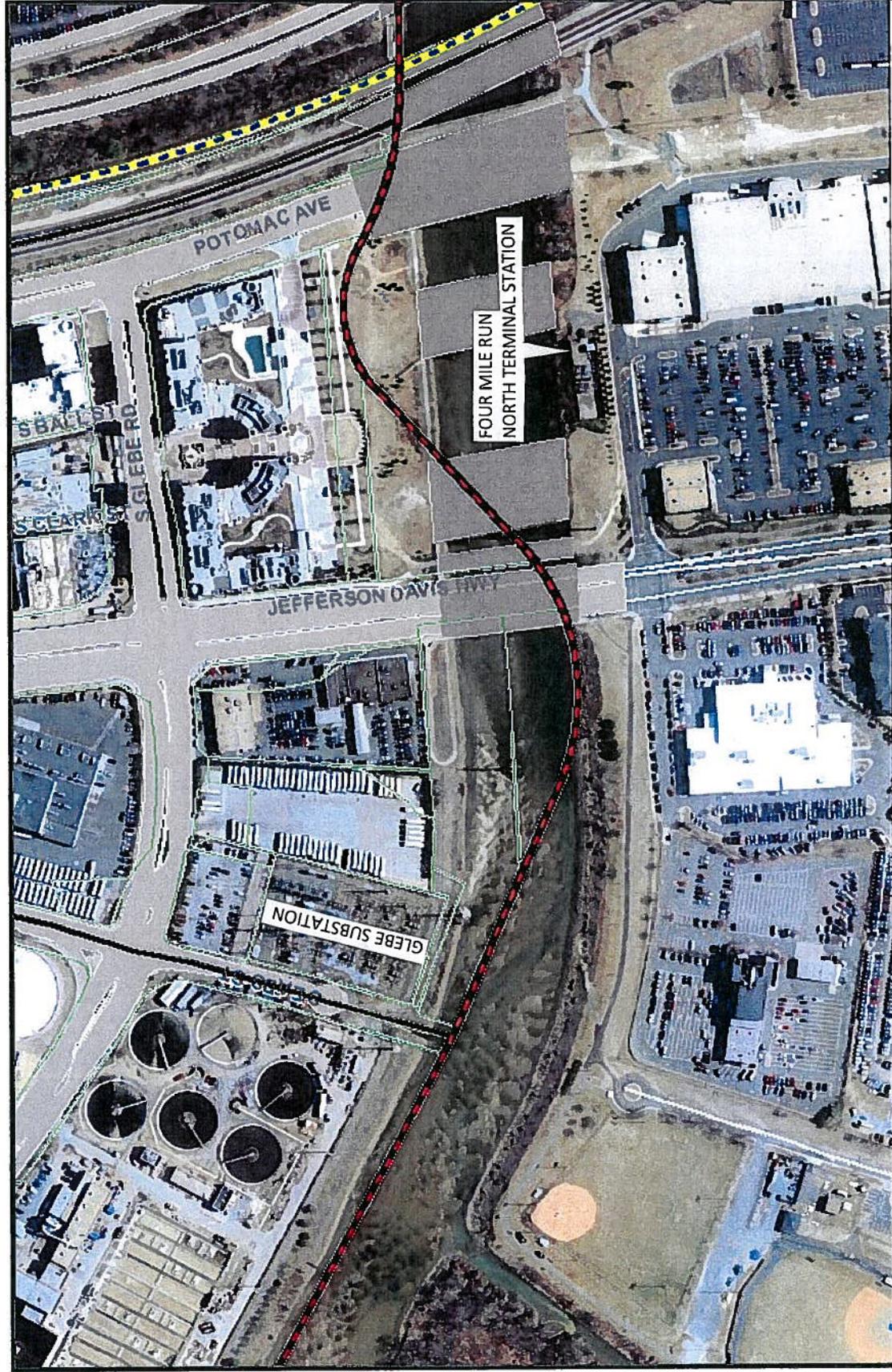
JEFFERSON DAVIS HWY

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EyeAlt 836 ft

38°50'24.62" N 77°03'04.133" W elev 0 ft

Imagery Date: Mar 4, 0



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OnPoint Map provided by GIS Mapping Center, Arlington County, Virginia.
Map Printed On (2011-03-10 15:19)

Docket Item #41
SPECIAL USE PERMIT #96-0091

Planning Commission Meeting
June 4, 1996

ISSUE: Consideration of a request for a special use permit to install an overhead-to-underground electric transmission terminal facility.

APPLICANT: Virginia Electric and Power Company (VEPCO) by Jonathan P. Rak, attorney

LOCATION: 3601 Jefferson Davis Highway
Potomac Yard

ZONE: CDD-10/Coordinated Development District,
Potomac Yard/Greens

CITY COUNCIL ACTION, JUNE 25, 1996: City Council approved the recommendation of the Planning Commission, as amended, and approved the request, subject to compliance with all applicable codes, ordinances and staff recommendations and amended Condition #5 and added a Condition #6, shown below:

5. A 15-year expiration, for removal of the terminal facility.
6. The applicant shall come back in the Fall (1996) for an amendment to the Sunset Drive special use permit [SUP 95-0209].

Mr. Rak stated that they would consent and be happy to come back in the Fall, and if delayed because of this track relocation, will give all of the details and explain the source of the delay.

CITY COUNCIL ACTION, JUNE 15, 1996: Deferred until June 25, 1996 regular meeting.

PLANNING COMMISSION ACTION, JUNE 4, 1996: On a motion by Mr. Wagner, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and to add Condition #5. The motion carried on a vote of 5 to 1. Mr. Ragland voted against the motion and Mr. Leibach was absent.

Reason: A majority of the Planning Commission believed that VEPCO

should be forced to find a different and less prominent location for the terminal facility and added a condition requiring the facility to be removed from the proposed site within two years.

Speakers:

Jonathan Rak, representing the applicant, presented the application.

Marc Allen, VEPCO, explained the problems finding a suitable site.

STAFF RECOMMENDATION:

Staff recommends **approval** of the request subject to compliance with all codes and ordinances and the following conditions:

1. The applicant shall submit a plan to the satisfaction of the Director of P&Z which includes proposed landscaping, fencing and other measures to the terminal structure, around its base and along Jefferson Davis Highway, the combination of which screens the terminal facility to the maximum reasonable extent. (P&Z)
2. All landscaping shall be maintained in good condition. (P&Z)
3. A final site plan in conformance with Section 11-410 of the zoning ordinance shall be approved by the Director of Transportation and Environmental Services before any permits will be issued for construction. (T&ES) (Code)
4. No final site plan shall be released and no construction activity shall take place until the applicant submits a Health and Safety Plan to the satisfaction of the directors of Health and T&ES indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment. (T&ES) (Health)
5. A 15-year expiration, for removal of the terminal facility. (City Council)
6. The applicant shall come back in the Fall (1996) for an amendment to the Sunset Drive special use permit [SUP 95-0209]. (City Council)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

1. The applicant, Virginia Electric and Power Company (VEPCO), is requesting a special use permit to construct an electrical terminal structure on the RF&P property next to Four Mile Run at the north end of Potomac Yard.
2. On March 12, 1996, City Council approved a special use permit allowing VEPCO to erect a temporary terminal facility near the King Street Metro and behind the homes which face Sunset Drive. (SUP #95-0209) The temporary facility is being constructed in order to allow the undergrounding of high voltage electric lines from that point south to the south end of the City at the Jefferson Street substation.
3. The second phase of the work will be the undergrounding of the line from the point of the temporary facility north to the northern boundary of the City. When the second phase of undergrounding is complete, a terminal station will be necessary where the underground lines emerge from the ground and connect to existing overhead lines to the north. After the second terminal station is constructed, the temporary terminal facility at Sunset Drive will be dismantled and removed.
4. The proposed terminal facility at Four Mile Run will be very similar to the one at Sunset Drive. It consists of a backbone structure connecting the overhead wires to the underground conduit and related equipment as shown on the attached drawing. The two proposed backbone poles are 80 feet tall; other structural components are 47 feet tall. The tall poles and structures will be located within the north terminal area, which is a fenced enclosure measuring approximately 160 feet by 50 feet and located at the north end of the Potomac Yard retail shopping center. The terminal will be constructed at a point approximately 260 feet back from the edge of Route 1 and immediately adjacent to Four Mile Run.
5. The applicant has submitted a proposed plan to screen the base of the terminal station which includes a slatted chain link fence and landscaping around the fenced area. At staff's request, VEPCO has also submitted two cross section drawings which show how the structure will appear from the perspective of a driver on Route 1. See attached plans.
6. According to the applicant, the terminal facility will be fully

- automatic and will not be manned. There will be no employees stationed at the terminal and periodic inspection by one VEPCO employee will occur approximately once a week.
7. Zoning: The subject property is zoned CDD/Coordinated Development District. Section 7-1100 of the zoning ordinance permits overhead transmission wires carried by poles or towers which exceed 65 feet in height with a special use permit in any zone. Since some of the poles within the terminal are in excess of the permitted 65 feet, a special use permit is required.
 8. Master Plan: The proposed use is consistent with the Potomac Yard/Potomac Greens Small Area Plan chapter of the Master Plan which designates the property Coordinated Development District.

STAFF ANALYSIS:

Staff generally supports VEPCO's efforts to underground its high voltage lines within the City. Staff attempted to find alternative locations for the north terminal facility because it believes that it will detract from the appearance of the entrance to the City. Staff worked with representatives of VEPCO and the RF&P to that end but was unable to find any alternative feasible site. On balance, staff believes that the benefits to the City from the undergrounding project, with the removal of the tall overhead wires and poles throughout the City, outweigh the harm caused by the appearance of the tall terminal structure at Four Mile Run.

Staff has reviewed VEPCO's proposed plan for screening the base of the facility and discussed its concerns with the applicant as well as the RF&P. Specifically, the chain link fence arrangement is unsatisfactory to both the RF&P and city staff because it is unattractive and not in character with the retail center construction. Staff believes a gated wall made of the same exterior material as the shopping center or another appropriate material will be a great improvement. In addition, staff recommends that the poles be painted light gray and the base be painted a color similar to the shopping center buildings to minimize the visibility of the terminal structure.

As to the applicant's landscaping plan, staff believes what is proposed is minimal and the selection of tree species of a

particularly slow-growing variety. Staff also believes that it is important to view any effort to screen the facility in context. Specifically, as to the view from Route 1, grading and landscaping along Route 1 may actually hide the base of the terminal structure more efficiently than more landscaping at the foot of the terminal itself. In addition, any additional landscaping regarding the terminal should be coordinated with the landscaping already proposed for the retail center. For all of these reasons, staff has included a condition which requires VEPCO to prepare a plan that accomplishes the maximum screening that is reasonably possible, while coordinating any plantings with RF&P's landscape plan for the retail center.

With the recommended conditions, staff recommends approval of the special use permit.

STAFF: Sheldon Lynn, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation
 S - suggestion F - finding

Transportation & Environmental Services:

R-1 A final site plan in conformance with Section 11-410 of the zoning ordinance shall be approved by the Director of Transportation and Environmental Services before any permits will be issued for construction.

Code Enforcement:

R-1 A site plan in conformance with Section 11-410 of the zoning ordinance shall be approved by the director of Transportation and Environmental Services before any permits will be issued for construction.

Health Department:

R-1 A condition of the special use permit be that:

The final site plan shall not be released and no construction activity shall take place until the following has been submitted and approved by the directors of Health and T&ES:

Submit a Health and Safety Plan indicating measures to be taken during any remediation and/or construction to minimize the potential risks to workers, the neighborhood and the environment.

Police Department:

F-1 No objections.