

Crystal Substation Upgrade and Expansion Project

July 2020

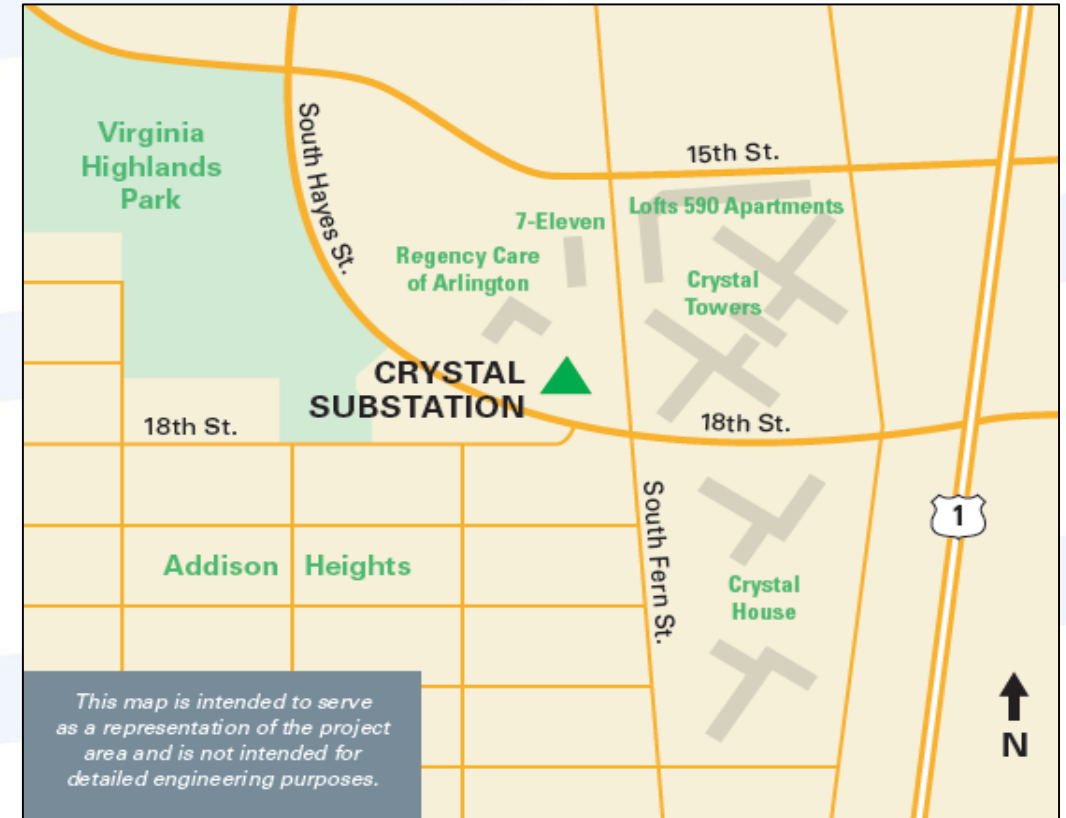


Existing Substation

Project Overview

At Dominion Energy, we are preparing to make improvements to our Crystal Substation, including an expansion to the facility.

- Crystal Substation serves distribution network and National Landing metropolitan services, including Reagan National Airport. The substation is fed by two 230 kilovolt (kV) underground electric transmission lines and serves 16 distribution circuits.
- This project will allow us to continue providing safe, reliable electric service to the community and make visual improvements to the substation.



Located at the intersection of South Hayes Street and South Fern Street

Primary Drivers

- **Aging Infrastructure** - Much of the equipment inside the substation is approaching the end of its service life and needs replacing.
- **Load growth** – Additional infrastructure is required in order to continue serving the present load and meet the network reliability criteria, and prepare for anticipated load growth in the newly rebranded National Landing area.
- **Safety Regulations** - The substation needs physical improvements for safety and reliability of service. An increase in space will allow us to maneuver the substation to reach our equipment in a safe and efficient manner.

Project Benefits

- Upgrade the infrastructure to achieve new safety codes.
- Replace the vintage cubical switchgear, which is approaching the end of its service life and cannot adequately support the upcoming load in the near future.
- Create a ring bus on the distribution buses:
 - If there is ever a fault or failure to a piece of equipment inside the station there will be no impact to the customers' service.
 - The ring bus will isolate the problem automatically and reroute the power from a different source allowing customers to continue with uninterrupted power.
- Improved exterior aesthetical look for the community:
 - Removal of lattice roof
 - Additional landscaping



Land Use Applications

- Rezoning application to rezone Dominion Crystal Substation Property to the C-O-2.5 Zoning District.
- Use permit application to amend Dominion Energy's 1969 use permit for the Crystal Substation to permit the substation expansion and renovation.
- Use permit to allow Dominion Energy to use the parcel it proposes to exchange (South Ives/South Hayes Intersection; RPC #35-005-001) to the County for construction staging while Dominion Energy is constructing the Crystal City expansion and renovation.

Real Estate Agreements

- Exchange agreement exchanging the Dominion Energy parcel located at the intersection of South Ives/South Hayes for the County Property adjacent to the Crystal Substation.
 - Various deeds (subdivision, dedication, easement, etc.) required as part of the exchange agreement.
 - Ordinance of vacation to vacate a storm sewer line located on Dominion Energy's Crystal Substation.
 - License agreement between Dominion Energy and the County for Dominion Energy to use the South Ives/South Hayes parcel for construction staging.
- Dominion Energy is proposing to exchange the vacant South Ives parcel (10,000 square feet) and is dedicating approximately 19,230 square feet of South Hayes right of way to the County for a total of 29,230 square feet.
 - Dominion Energy is proposing to acquire approximately 14,230 square feet from the County.

Timeline

July 6, 2020	Submit rezoning application
July - September 2020	Outreach
Late July / Early August 2020	Online community engagement session
August - September 2020	Solicit written feedback from community through Dominion Energy and Arlington County project websites
Sept. 8, 2020	Submit Special Use Permit Application for November County Board hearing
Nov. 14, 2020	County Board meeting
Late Q1 2021	Anticipated construction start date

**This schedule is subject to change based on permits, weather, etc.*

Questions or feedback?

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Project web page coming soon!