GLUP Public Facility Amendments: Dominion Electrical Substations

CPHD Presentation
LRPC Meeting
September 29, 2020
Presentation Overview

• Crystal City Substation Expansion Proposal
  – Jennifer Skow, CPHD Research and Strategic Initiatives Group

• State Code “2232” Requirements
  – Matt Ladd, CPHD Planning Division

• GLUP Public Facility Amendments
  – Matt Ladd, CPHD Planning Division
Existing Crystal City Substation
Dominion Exchange Parcel

Exchange Parcel
Real Estate and Land Use Actions

1. Exchange Agreement
2. Re-subdivision of the County Parcel
3. Dedication of ROW on S. Hayes
4. License Agreement/Use Permit for Construction Staging
5. Vacation Ordinance
6. Land Use Actions – GLUP Amendment, Rezoning, Use Permits
Proposed Re-subdivision, Consolidation, and Dedication

Proposed County Site

Consolidation

County Exchange Parcel

Street Dedication
Proposed Consolidation, Dedication, and Easement

- **Consolidation**
- **Sidewalk Easement**
- **Street Dedication**

Proposed Dominion Site
• A locality’s adopted comprehensive plan “shall control the general or approximate location, character and extent of each feature shown on the plan.”

• “Thereafter, unless a feature is already shown on the adopted master plan… or is deemed so…, no street…, park or other public area, public building or public structure, public utility facility or public service corporation facility…, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the (planning) commission as being substantially in accord with the adopted comprehensive plan or part thereof.”
• Section 2232 in Plain English
  – Before a public facility (including utility/public service corporation facilities) can be authorized or constructed, the local planning commission must review and approve its general location, character, and extent as being substantially in accord with the adopted Comprehensive Plan.

  – Exceptions to requirement for PC approval:
    • If the facility is shown on the Comprehensive Plan (“feature shown”)
    • If the facility is otherwise exempt by state code (e.g. maintenance of existing facilities, approved as part of a development plan)
• Options for complying with Section 2232
  – Planning Commission determination that proposed facility is in substantial accord with Comp Plan
  – Amend Comp Plan to include the facility as a feature shown

• New General Land Use Plan (GLUP) Public Facility map and table adopted with February 2020 GLUP reprint

• Staff had anticipated that Public Facility map could be amended over time reflect planned changes (new facilities, expansions, changes in use)
GLUP Public Facility Amendments

• Electric utility facilities are not currently shown or described in the GLUP or any other Comprehensive Plan element

• Staff proposes to amend GLUP Public Facility map and table to include expanded Crystal City substation and 10 other existing Dominion substations

• Identifying substations on Public Facility map and table will make these facilities “features shown” on the Comprehensive Plan, satisfying 2232 requirements
GLUP Public Facility Map Amendments

Attachment 1 - GLUP Public Facility Map

Electrical Substation Facilities Proposed for Inclusion on Map

Add "Public Service Corporation" Category and Facility to Map Legend
<table>
<thead>
<tr>
<th>Map #</th>
<th>Facility Name</th>
<th>Address</th>
<th>ZIP Code</th>
<th>Primary Use Category</th>
<th>Additional Use Categories</th>
<th>Acres</th>
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<td>2451 11th St. N.</td>
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| October County Board    | County Board Request to Advertise  
• **GLUP Public Facility map and table amendments**                                                                                                                                 |
| November Planning Commission | Planning Commission Consideration  
• **GLUP Public Facility map and table amendments**  
• Crystal City Substation rezoning                                                                                       |
| November County Board  | County Board Consideration  
• Real estate actions (land exchange, resubdivision, South Hayes Street dedication, vacation, license agreement for construction staging)  
• Land use actions (**GLUP Public Facility amendments**, rezoning, use permit amendment for substation improvements, use permit for construction staging) |
County Project Page

projects.arlingtonva.us/projects/crystal-city-dominion-substation/