

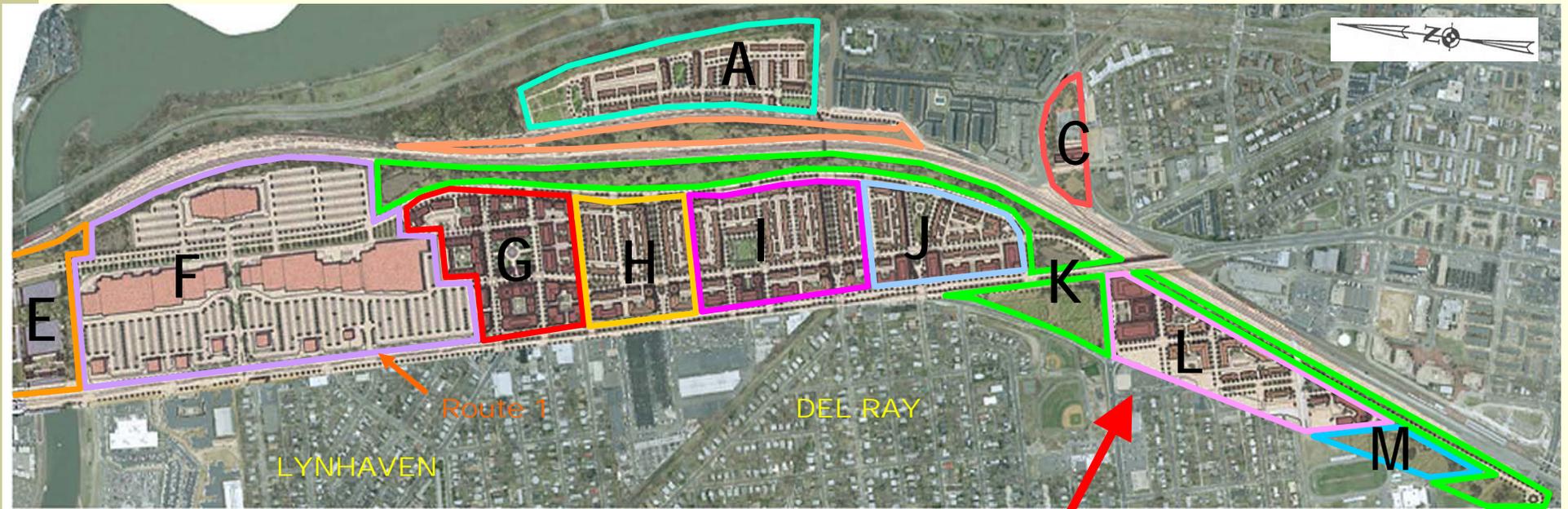
Virginia Dominion Power Substation



PLANNING COMMISSION WORK SESSION, SEPTEMBER 6, 2007

Virginia Dominion Power Substation

VICINITY MAP



2

VA Dominion Substation Site

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Virginia Dominion Power Substation

Potomac Yard CDD Concept Plan Condition 35:
Relocation of the existing VA Power substation
“in order that pedestrian-oriented buildings
may be constructed along the entire Monroe
Avenue frontage facing Simpson Fields”

A new substation is envisioned to be
“...architecturally integrated into the
surrounding CDD development...”

Virginia Dominion Power Substation

SITE CONTEXT



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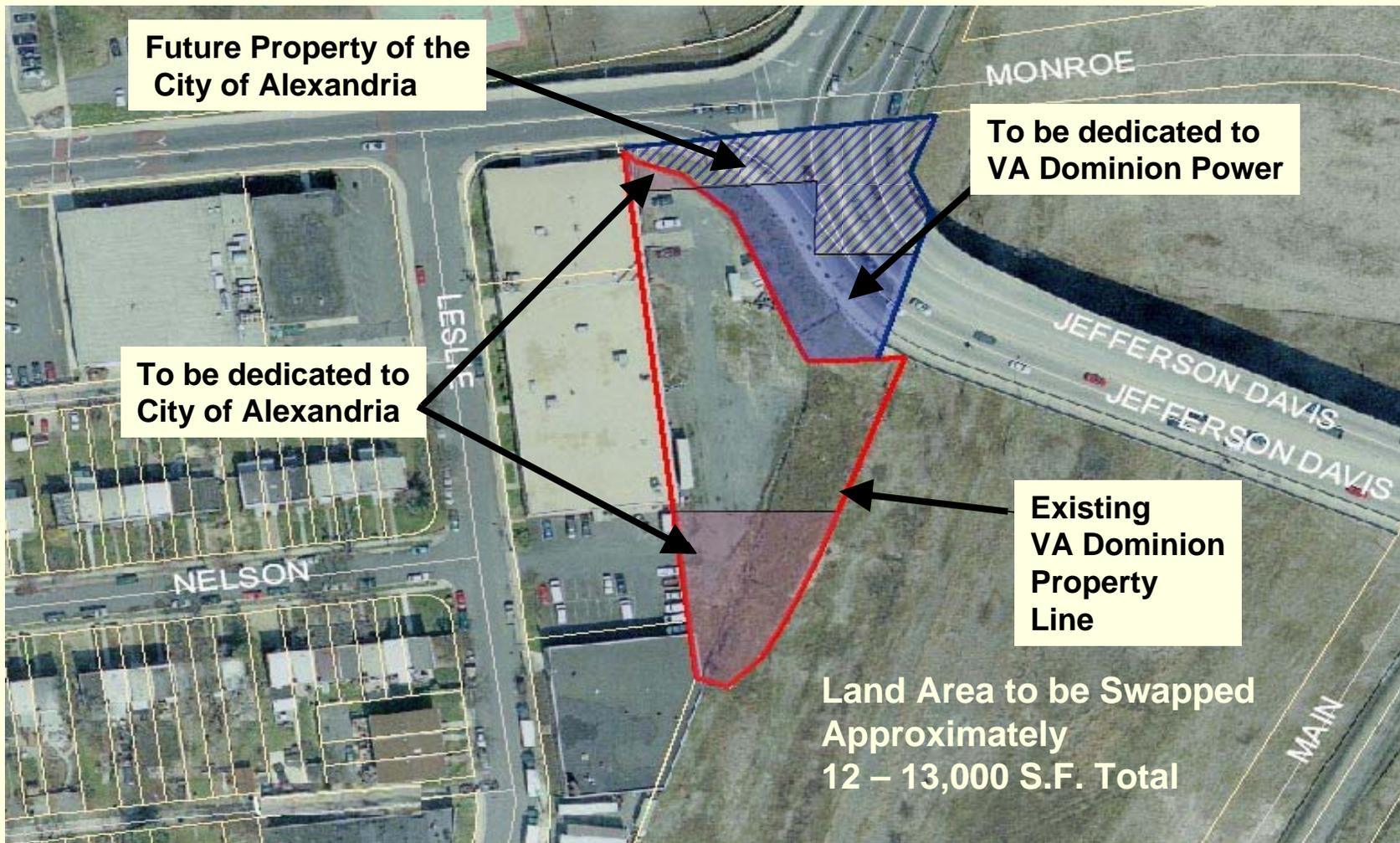
Virginia Dominion Power Substation

NECESSARY APPROVALS

- **Development Special Use Permit**
- **Special Use Permit Amendment for Gold Crust Bakery**
- **Conveyance of VDOT Property**

Virginia Dominion Power Substation

Land Swap



Virginia Dominion Power Substation

SITE CONTEXT

Monroe Avenue



View looking towards Jefferson Davis Highway



View of Monroe Sidewalk West
(Towards Giant and YMCA)

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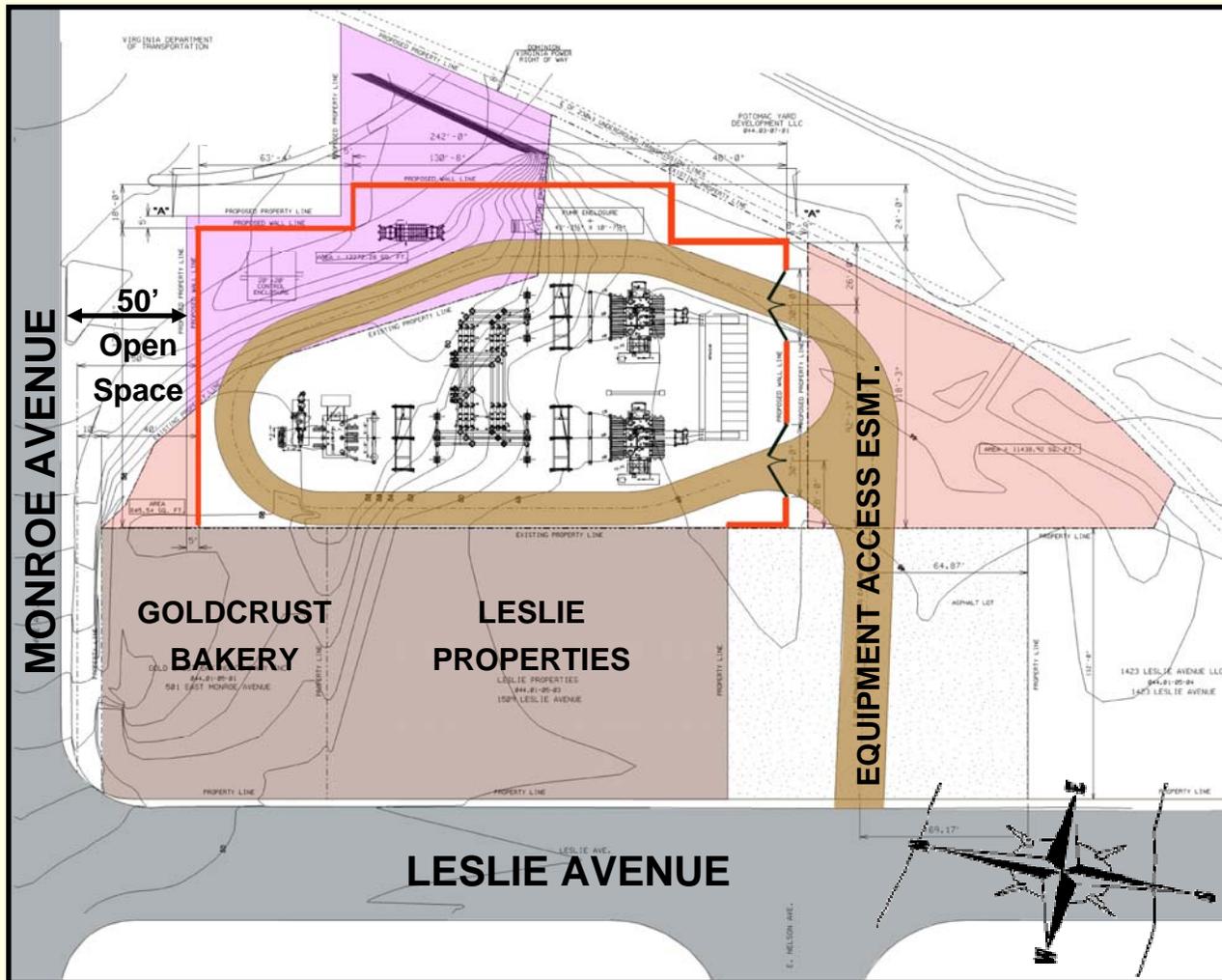
Virginia Dominion Power Substation

Gold Crust Bakery & VA Dominion Property



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Virginia Dominion Power Substation



Concept Plan

**Open Space Buffer
along Monroe
Avenue**

**Access to Substation
at Nelson extension**

Virginia Dominion Power Substation

Architectural Context for Screening Design



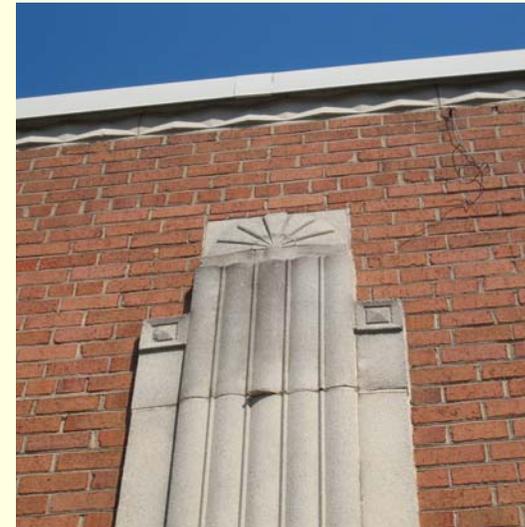
Virginia Dominion Power Substation

Union Street Substation



Virginia Dominion Power Substation

Architectural Context for Screening Design



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Virginia Dominion Power Substation

Screening Design



Virginia Dominion Power Substation

Bakery Loading Dock Alternative Location on Monroe Avenue



Virginia Dominion Power Substation

Bakery Loading Dock Alternative Location on Monroe Avenue



Virginia Dominion Power Substation

Community Process:

Del Ray Land Use Committee

- Impacts to Adjacent Properties: Gold Crust Bakery, Existing Access Easement, Landbay L, Simpson Fields
- Streetscape along Monroe Avenue
- Retail vs. Open Space along Monroe Avenue
- Pedestrian or Vehicular Access for Nelson extension
- Noise and Lighting Impacts of substation

Future Community Process Review:

PYDAC

Del Ray Civic Association

Planning Commission/City Council