



METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

## Recommendation Paper for the Board of Directors

Approval of Easements to Dominion  
Virginia Power along Route 28 at  
Washington Dulles International Airport

June 2014



## PURPOSE

The Strategic Development Committee approved and recommends to the Board of Directors that it authorize the President and Chief Executive Officer, subject to the approval of the U.S. Secretary of Transportation, to execute easements in favor of Dominion Virginia Power over the property shown on Exhibit A, attached to the recommendation paper.



## BACKGROUND

Dominion Virginia Power (Dominion) has had an electrical substation on the east side of Dulles International Airport, beside Route 28 and north of the fuel farm, since 1976 when the federal government permitted its construction. Dominion has requested permanent easements to:

- expand its electrical substation on Dulles International Airport,
- provide ingress and egress to the expanded substation from Route 28,
- install a storm water management basin and facilities, and
- construct an underground duct bank to carry four new circuits from the expanded substation north to the east side of Route 28 near Frying Pan Road to connect to its regional, distribution network





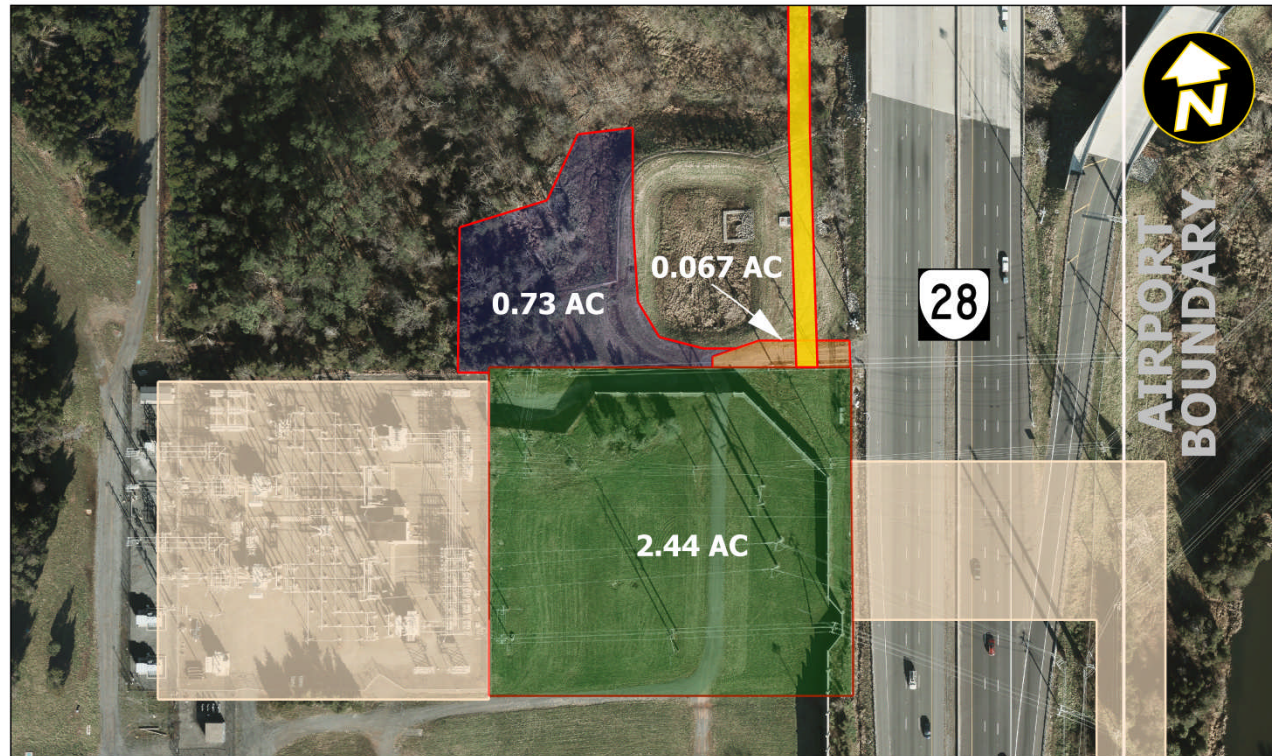
# METROPOLITAN WASHINGTON AIRPORTS AUTHORITY












# METROPOLITAN WASHINGTON AIRPORTS AUTHORITY



## LEGEND

 DVP PROPOSED EASEMENT 55,224.78 SF / 1.27 AC	 DVP PROPOSED SUBSTATION EXPANSION EASEMENT 106,298.24 SF / 2.44 AC	 DVP EXISTING EASEMENT AREA - REVISED 1,593,994.89 SF / 36.59 AC (ESTIMATED PER EASEMENT DATED: MAY 17, 1990)
 DVP PROPOSED STORM WATER MANAGEMENT EASEMENT 31,663 SF / 0.73 AC	 DVP PROPOSED INGRESS / EGRESS EASEMENT 290.79 SF / 0.067 AC	





## BACKGROUND

Dominion Virginia Power has asked for the easement in order to

- expand the capacity of the substation to provide power to the Silver Line and to meet the increased demand from customers off the Airport
- improve the reliability of its transmission system





## DISCUSSION

Staff has been working with Dominion to address issues presented by this request. As a result, Dominion will relocate a road across the easement property at its expense.

Dominion also agreed to reduce the width of the easement for the duct bank from 35 feet to 20 feet. The total area of the easements it is now requesting is approximately 4.5 acres.

VDOT has confirmed that the plans for the duct bank, including the two borings under Route 28, do not conflict with its easements for Route 28.

Staff from the Rail Project expects to have Dominion construct a second duct bank at the same time, parallel to the first, to carry the two new circuits needed for the Silver Line. This second duct bank would be conveyed to WMATA when Phase 2 is completed.



## DISCUSSION cont'd

Dominion has prepared an environmental assessment which is undergoing its third round of review by the Federal Aviation Administration and staff expects a Finding of No Significant Impact shortly.

Dominion has applied for a permit from the Virginia Marine Resources Commission.

William Harvey, the Airports Authority's real estate appraiser, has appraised the easements and determined their fair market value to be approximately \$1.1M.



## RECOMMENDATION

The Strategic Development Committee approved and recommends to the Board of Directors that it authorize the President and Chief Executive Officer, subject to the approval of the U.S. Secretary of Transportation, to execute easements in favor of Dominion Virginia Power, over the property shown on Exhibit A, attached to the recommendation paper. Dominion will use these permanent easements to:

- expand its electrical substation on Dulles International Airport,
- provide ingress and egress to the expanded substation from Route 28,
- install a storm water management basin and facilities, and
- construct an underground duct bank to connect the substation to Dominion's regional, distribution network.





Ronald Reagan Washington National Airport



Dulles Corridor Metrorail Project



Dulles Toll Road



Washington Dulles International Airport



METROPOLITAN WASHINGTON  
AIRPORTS AUTHORITY

**RECOMMENDATION PAPER TO THE  
BOARD OF DIRECTORS**

**APPROVAL OF EASEMENTS TO DOMINION VIRGINIA POWER  
ALONG ROUTE 28 ON  
WASHINGTON DULLES INTERNATIONAL AIRPORT**

**JUNE 2014**

**ACTION REQUESTED**

The Strategic Development Committee approved and recommends to the Board of Directors that it authorize the President and Chief Executive Officer, subject to the approval of the U.S. Secretary of Transportation, to execute easements on Metropolitan Washington Airports Authority (Airports Authority) land at Washington Dulles International Airport (Dulles Airport) in favor of the Virginia Electric and Power Company, doing business as Dominion Virginia Power (Dominion), for the expansion of an existing electrical substation, for ingress and egress to the substation from Route 28, for a related storm water management facility, and for a distribution line right-of-way.

**BACKGROUND**

In 1976, the United States permitted Dominion to build an electrical power substation on the west side of Route 28 just north of the fuel farm to provide power to Dulles Airport and to Dominion customers along the Route 28 corridor. Despite the residential and commercial growth of the Dulles area over the past nearly 40 years, Dominion has not expanded the footprint of this substation. Now, however, with new regulatory mandates to improve the reliability of the area's electric transmission system and a need to provide relief to existing circuits in the Dulles area and to supply power to the Silver Line, Dominion has determined that it must add capacity to this substation and, to do so, expand the substation's footprint and construct new duct banks.

In April 2012, Dominion approached the Airports Authority about (i) expanding its current easement on the west side of Route 28 to provide for the expansion of the current substation and construction of a small storm water management facility and (ii) obtaining an additional easement for a 35-foot-wide right-of-way (now reduced to 20 feet) in which it will construct an underground duct bank with four distribution circuits that will eventually feed into Dominion's existing regional, distribution network on the east side of Route 28. At the same time, Dominion and the Rail Project staff are negotiating an agreement for Dominion to construct a second duct bank, running parallel and adjacent to the first that will carry two distribution circuits to supply power to the Silver Line. The second duct bank will go from the substation north to a point at which it will connect with a duct bank constructed by the Rail Project. Dominion does not need an easement

for this second duct bank since, at the completion of the Silver Line, an easement for the second duct bank will be conveyed to the Washington Metropolitan Area Transit Authority, as operator of the Silver Line.

The areas needed for the expanded Dominion substation, the storm water management facility, access to and from Route 28, and the duct bank carrying the four new distribution circuits are shown in the drawing which is attached as Exhibit A.

Staff has been working with Dominion to resolve the issues raised by its request, including acquiring necessary approvals from government agencies, conducting an environmental assessment, relocating certain Airport facilities, and coordinating with the Virginia Department of Transportation, which is responsible for Route 28.

## **DISCUSSION**

As shown on Exhibit A, four easements are proposed to be granted to Dominion. The first (shaded green) is for the substation expansion and consists of a parcel of approximately two and a half acres between the existing Dominion substation and Route 28. Within the expanded substation, Dominion intends to install a new transformer, six new distribution circuits (two of which will serve the Silver Line and four will provide load relief east of Route 28), and other equipment. Allowance has been made for additional transformers to service the future power needs of Dulles Airport.

The second easement (shaded orange) is a small parcel that will provide ingress and egress to the substation from Route 28. The parcel is approximately 0.067 acres. This access will eliminate the need for Dominion employees to be issued Airports Authority badges or escorted to the substation.

The third easement (shaded blue) is for a storm water management basin and related facilities, and is approximately 0.73 acres.

The final easement (shown in yellow) is for a right-of-way, 20 feet in width, for an underground duct bank that will carry the four distribution circuits from the Dominion substation to the east side of Route 28. As shown on Exhibit A, this right-of-way runs north from the substation for a distance slightly less than 3,000 feet and then turns east and runs under Route 28 for a distance of approximately 300 feet. Overall, this easement is about 1.27 acres in size.

Through talks with Airports Authority staff, Dominion has agreed to place the distribution lines underground in a duct bank, to reduce the width of the easement for the duct bank, and to relocate a road that passes over the property where the expanded substation will be built.



The Federal Aviation Administration is in the midst of its third review of the environmental assessment prepared by Dominion. The only remaining issue concerns the construction staging area and a Finding of No Significant Impact is expected shortly.

The Virginia Department of Transportation has confirmed that there is no conflict between Dominion's proposal and its easements for Route 28.

Dominion has applied for a permit from the Virginia Marine Resources Commission, necessary because the duct bank goes under Horsepen Run.

William Harvey, the Airports Authority's real estate appraiser, has determined the fair market value of these four easements, which total approximately 4.5 acres, to be approximately \$1,100,000. The appraisal will be complete before the full Board acts on this recommendation in June.

Finally, because Dominion is a private, for-profit company, the U.S. Secretary of Transportation must approve this grant of easements as being "not inconsistent with the needs of aviation."

## **CONCLUSION**

The Strategic Development Committee approved and recommends to the Board of Directors that it authorize the President and Chief Executive Officer, subject to the approval of the U.S. Secretary of Transportation, to execute a Deed of Easement conveying four easements on Airports Authority land at Washington Dulles International Airport in favor of the Virginia Electric and Power Company, doing business as Dominion Virginia Power, as shown on Exhibit A.

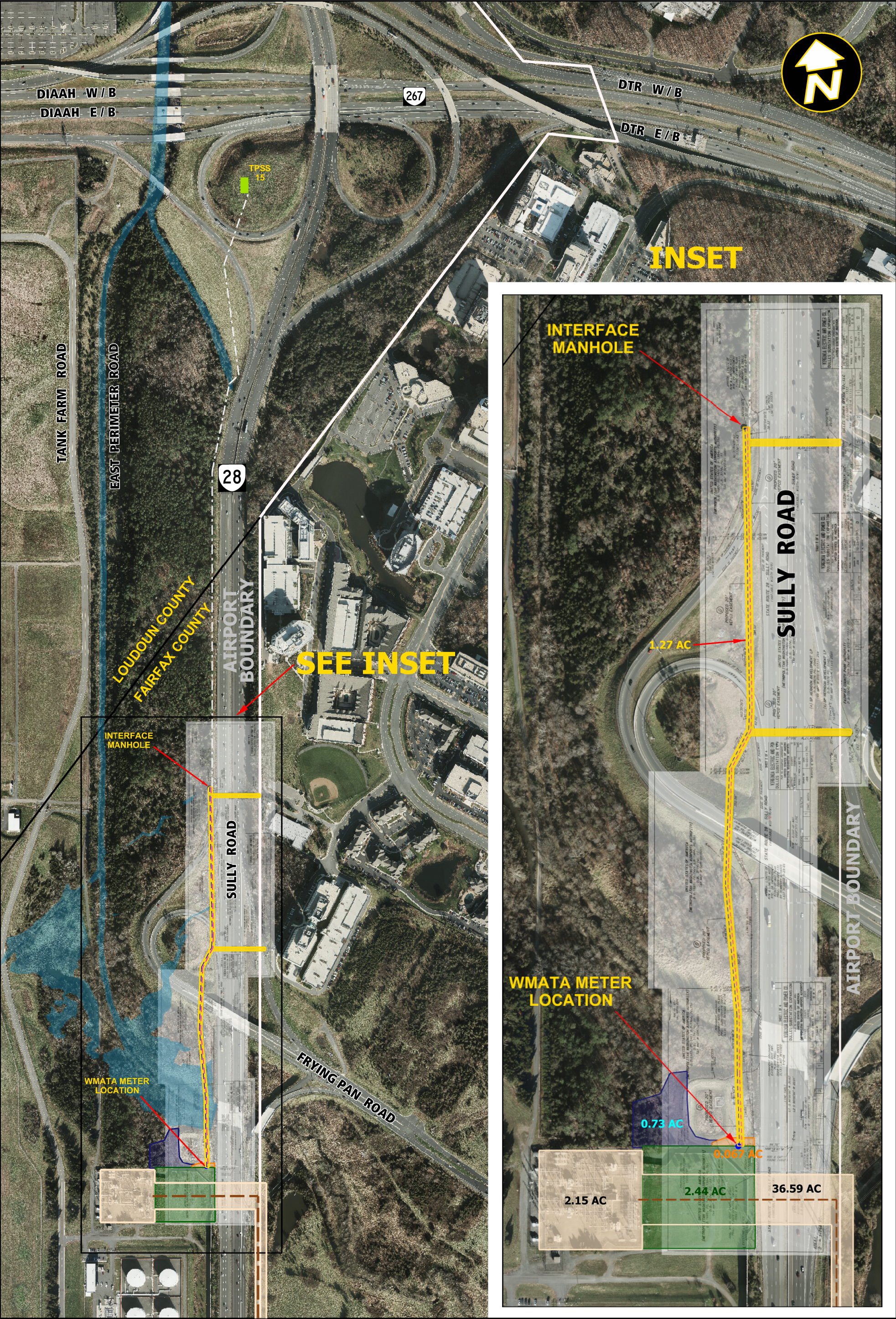
Prepared by


Office of General Counsel

June 2014

Attachment





<p><b>LEGEND</b></p> <ul style="list-style-type: none"><li>WMATA NEW UNDERGROUND DUCT</li><li>WMATA APPROXIMATE DUCT LOCATION</li><li>DVP APPROXIMATE DUCT LOCATION</li><li>DVP EXISTING EASEMENT LINE</li><li>DVP EXISTING EASEMENT AREA - REVISED</li><li>MWAA WETLANDS AREA</li><li>DVP PROPOSED EASEMENT</li><li>DVP PROPOSED SUBSTATION EXPANSION EASEMENT</li><li>DVP PROPOSED INGRESS / EGRESS EASEMENT</li><li>DVP PROPOSED STORM WATER MANAGEMENT EASEMENT</li></ul>	<p>DATE MAY 2014</p> <p>CHECKED SR</p> <p>DRAWN JC</p> <p>ISSUED FOR NK</p>	 <p>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY</p>	<p>METROPOLITAN WASHINGTON AIRPORTS AUTHORITY</p> <p>ENGINEERING DIVISION</p>	<p>Washington Dulles International Airport</p> <p>Route 28 Substation Expansion</p>
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## Proposed Resolution

### Authorizing Conveyance of Four Easements to the Virginia Electric and Power Company along Route 28 at Washington Dulles International Airport

WHEREAS, The Virginia Electric and Power Company, doing business as Dominion Virginia Power, needs to expand the capacity of its electrical power substation on Washington Dulles International Airport (Dulles International) and to install a new duct bank in order to provide power to the Silver Line and also to its existing distribution system in the Dulles area;

WHEREAS, The Virginia Electric and Power Company also needs to install new equipment at the substation to meet new regulatory mandates to improve the reliability of the area's electric transmission system;

WHEREAS, In order to proceed with this work, the Virginia Electric and Power Company has requested an easement over a total of 4.51 acres on Airports Authority property on Dulles International for expansion of its substation, for ingress and egress from Route 28 to the expanded substation, for a storm water management facility, and for a duct bank to carry distribution circuits from the expanded substation to the east side of Route 28;

WHEREAS, Because the Virginia Electric and Power Company is a private, for-profit company, the U.S. Secretary of Transportation must approve this grant of easements as being "not inconsistent with needs of aviation"; and

WHEREAS, The Strategic Development Committee has reviewed the proposed easements, as presented by staff, and recommends that the Board of Directors authorize their conveyance to the Virginia Electric and Power Company; now, therefore, be it

RESOLVED that the President and Chief Executive Officer is authorized and directed, subject to the approval of the U.S. Secretary of Transportation, to execute the easements to the Virginia Electric and Power Company as identified in the documents presented to the Strategic Development Committee at its May 21, 2014, meeting.

*Recommended by the Strategic Development Committee on May 21, 2014*

*For consideration by the Board of Directors on June 18, 2014*