



# **BECO-Firehouse Electric Transmission 230 kV Project**

Virtual Community Meeting  
April 1, 2026



# Para activar los subtítulos en español:

- 1) Seleccione “Captions” en la parte superior de la pantalla.
- 2) Haga clic en “Caption language”.
- 3) Seleccione “Spanish” para ver los subtítulos en español.

# AGENDA

- Introduction
- Overview of the Electric Grid and it's Growing Needs
- Project Overview
- Project Area/Map
- Project Timeline
- Project Simulations
- Questions and Answers
- How to Stay in Touch

# Safety Moment



# What this looks like for our communities.

**We must upgrade and add new energy infrastructure in the Commonwealth** to ensure reliable energy supporting residential homes, commercial buildings, data centers, and vital government services.

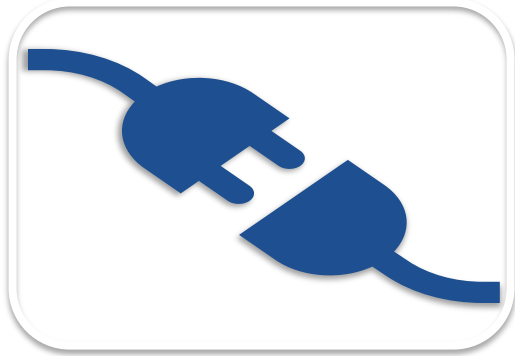
**New electric infrastructure will improve reliability for all customers in the region**, enable EV growth, and help distribute cleaner energy.

We are **actively engaged** with our customers and other stakeholders to develop solutions and provide benefits to residential, small business, national security, or homeland defense customers.

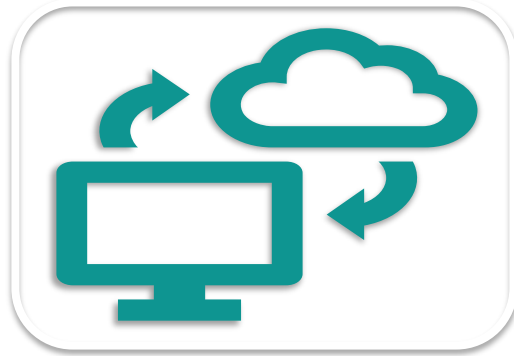


# The Energy Landscape is Changing

*Rapidly*



Electrification



*“Datafication”*



*“Greenification”*

# Reliable energy for every Virginian.

Electricity is fundamental to our region's **health, safety, and economic vitality.**

Hospitals, banks, national security, education, and businesses, large and small, rely on a **robust electric grid** to power their local operations and jobs.



# Key Regulatory Bodies



**FERC** – Exclusive jurisdiction to determine and regulate the reliability of the electric transmission grid



**NERC** – Regulatory authority to develop and enforce the mandatory reliability standards – criteria, data and methodology to evaluate and ensure the reliability of the bulk power system in North America



**PJM** – Regional transmission organization (RTO) that coordinates the movement of wholesale electricity in all or parts of 13 states and the District of Columbia; Virginia law mandates Dominion Energy's membership



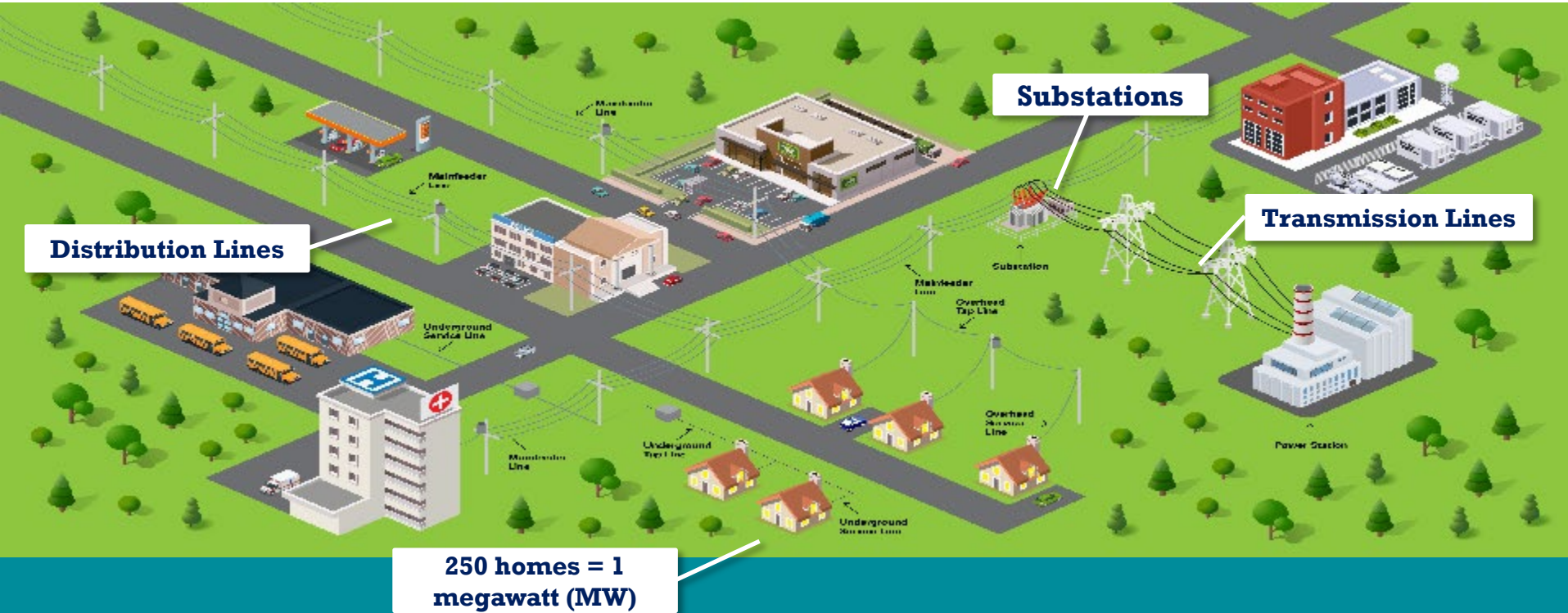
**State Regulators** – State Corporation Commission, Department of Environmental Quality, Department of Transportation, and others



**Local Governments** – Regulate local land use (substations); typically, electric transmission lines equal to or less than 138 kV

# Upgrading and investing in our energy infrastructure

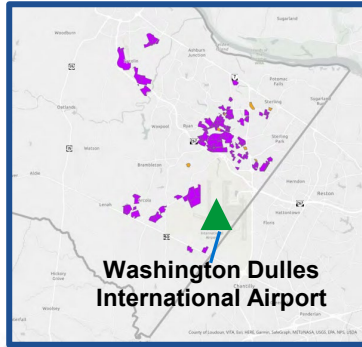
Sustaining reliable energy in Virginia



# Load Growth Across Virginia

**Northern Virginia boasts the largest data center market in the world.<sup>1</sup>**

## Loudoun County<sup>2</sup>



Data Center Alley

## Northern Virginia

2020 → 2,518 MW<sup>4</sup>

2028 → 8,346 MW<sup>4</sup>

+231%

*Doubling of area substations*

## Central/Southside

2020 → 402 MW<sup>4</sup>

2028 → 2,953 MW<sup>4</sup>

+634%

*Quadrupling of area substations*

Publicly disclosed data center locations<sup>3</sup>    Data center locations in Loudoun County

<sup>1</sup><https://www.vedp.org/industry/data-centers>    <sup>2</sup>February 2022 Loudoun County Data Center Land Study

<sup>3</sup>Data Center locations provided by Data Center Hawk    <sup>4</sup>Includes Co-Op load projections

# BECO to Firehouse

- Project area is in the **Kincora/Sterling** area of Loudoun County.
- The project will involve adding **two additional 230 KV lines** from the existing **BECO Substation** to the new **Firehouse Substation**.
- The new lines will be **approximately one mile in length**, with **0.9** being in the existing corridor.
- The new transmission lines will utilize **monopole structures**, similar to those already in the right-of-way (ROW).
- The project will enhance the electricity delivery capacity and reliability of the electric grid as Loudoun County continues to grow.



# Project Timeline

## Q1 2026

- Project Announced
- Direct engagement with stakeholders in project area



## March/April 2026

- In-person open house on 3/25/26 (Embassy Suites by Hilton Dulles North Loudoun)
- Virtual community meeting 4/1/26 (will be recorded as well)



## Late April 2026

- Application filed with Virginia State Corporation Commission (SCC)

NOTE: Virginia SCC reviews and approvals typically take around a year. Construction for this project is planned to start in early 2028 with an energization date of early 2029.

# Project Announcement Mailer

## Share Your Feedback at Our Community Meeting

### BECO-Firehouse Electric Transmission Project

You will continue to have safe, affordable, and increasingly clean electricity as energy needs grow in Loudoun County. To support this, Dominion Energy is planning to build new 230 kilovolt (kV) transmission lines

to connect a new substation, Firehouse, to the existing BECO Substation. The total project length is about one mile, with approximately 0.9 miles located within the existing right of way (ROW).



SCAN HERE TO LEARN MORE

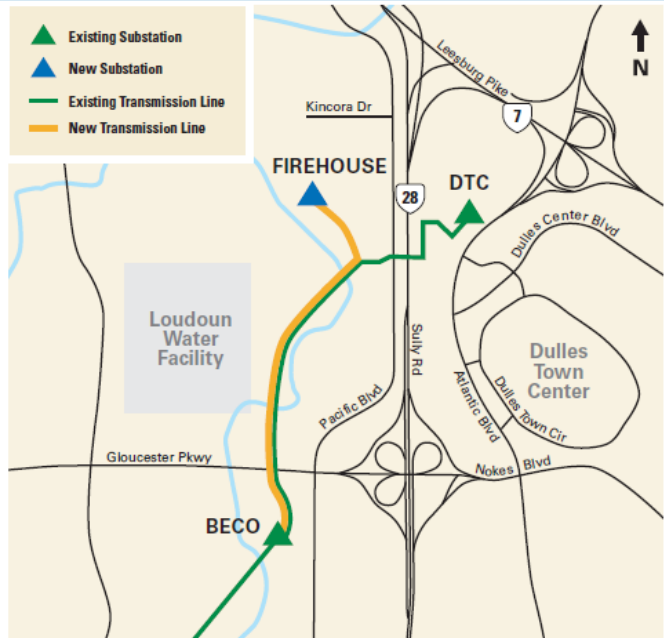
This work will strengthen the local grid and ensure your community has reliable power.

Your feedback is welcomed at our upcoming community meetings – in person or virtually. Join us to learn more, ask questions, and share your input.

#### CONTACT US

Website: [DominionEnergy.com/BECO-Firehouse](https://www.dominionenergy.com/BECO-Firehouse)  
Email: [powerline@dominionenergy.com](mailto:powerline@dominionenergy.com)  
Phone: 888-291-0190

Protecting the grid against natural and man-made acts is a top priority. You can learn more about our commitment to safety at [powerlines101.dominionenergy.com](https://powerlines101.dominionenergy.com).



*This map is intended to serve as a representation of the project area and is not intended for detailed engineering purposes.*

## MEETING DETAILS

**IN-PERSON**  
March 25, 2026  
5:30 p.m. – 7:30 p.m.  
Embassy Suites by Hilton Dulles North Loudoun  
44610 Waxpool Road  
Ashburn, VA 20147

**VIRTUAL**  
April 1, 2026  
12:00 p.m. – 1:00 p.m.

[Link on project website](#)



Save the date



Ask questions



New infrastructure

NOTE: Spanish version also posted on project web page.

# BECO - FIREHOUSE

Transmission Line Project

## Photo Location Map

- 1 Viewpoint Location
- Proposed Transmission Line
- Existing Transmission Line
- △ Existing Substation
- ▲ Proposed Substation
- Future Data Center



# BECO - FIREHOUSE

## Transmission Line Project

### Viewpoint 1

Date: 1/19/2026 Time: 2:35 pm Viewing Direction: Southeast  
Location: Kincoora Dr & Rumbullion Dr  
① Viewpoint Location — Proposed Transmission Line  
■ Future Data Center — Existing Transmission Line



EXISTING CONDITIONS



PROPOSED CONDITIONS

# BECO - FIREHOUSE

## Transmission Line Project

### Viewpoint 2

Date: 1/19/2026 Time: 2:43 pm Viewing Direction: South  
Location: Kincora Dr & Knowledge Dr  
② Viewpoint Location — Proposed Transmission Line  
■ Future Data Center — Existing Transmission Line



EXISTING CONDITIONS



PROPOSED CONDITIONS

# BECO - FIREHOUSE

## Transmission Line Project

### Viewpoint 3

Date: 1/19/2026 Time: 2:00 pm Viewing Direction: Southwest  
Location: Russell Branch Pkwy  
● Viewpoint Location — Proposed Transmission Line  
— Existing Transmission Line



EXISTING CONDITIONS



PROPOSED CONDITIONS

# BECO - FIREHOUSE

## Transmission Line Project

### Viewpoint 4

Date: 1/19/2026 Time: 1:25 pm Viewing Direction: Southwest

Location: Russell Branch Pkwy & Gloucester Pkwy

- ④ Viewpoint Location
- Proposed Transmission Line
- Existing Transmission Line



EXISTING CONDITIONS



PROPOSED CONDITIONS

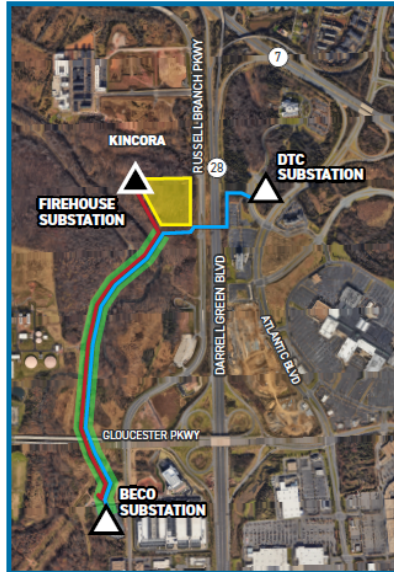
Photo simulations are for discussion purposes only. Final design is subject to change pending public, engineering, and regulatory review.

# BECO - FIREHOUSE

## Transmission Line Project

### Typical Proposed Structure

Visualization is for discussion purposes only.  
Final design is subject to change pending public,  
engineering, and regulatory review.

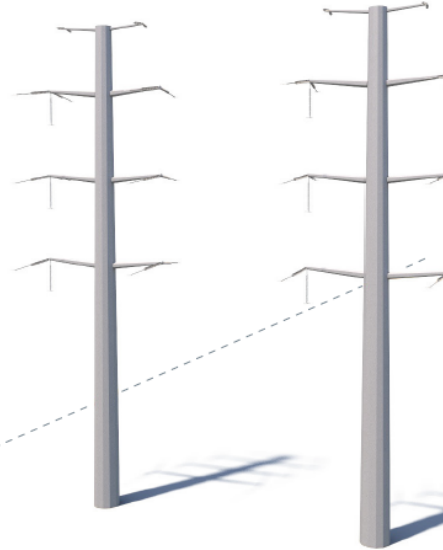


- △ Existing Substation
- ▲ Proposed Substation
- Proposed Transmission Line
- Existing Transmission Line
- Future Data Center
- Area With Configuration Shown

**105' - 165'**  
Height Range

**Proposed Monopole**

Galvanized Steel



**85' - 120'**  
Height Range

**Existing Monopole**

Galvanized Steel

**160' Existing & Proposed Right-of-Way**

Note: Structure heights are identical to existing except for immediately outside the Firehouse and BECO substations.

# BECO - FIREHOUSE

## Transmission Line Project

### Typical Proposed Structure

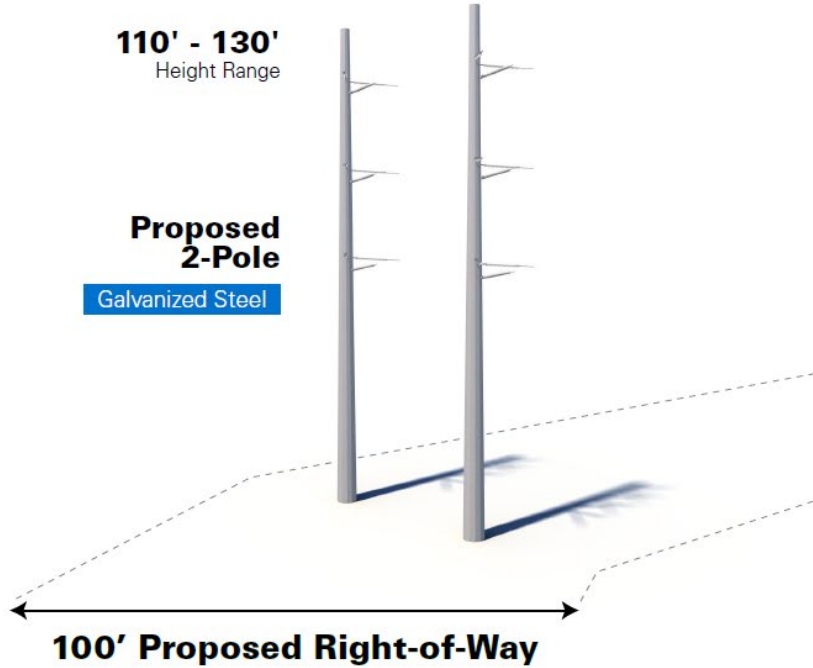
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engineering, and regulatory review.



- △ Existing Substation
- ▲ Proposed Substation
- Existing Transmission Line
- Proposed Transmission Line
- Future Data Center
- Area With Configuration Shown

110' - 130'  
Height Range

Proposed  
2-Pole  
Galvanized Steel



**Dominion Energy** | **NORTHERN Virginia Projects**

Select Project | Photo Simulations | Contact Us

Search location...

**LEGEND**

- Evergreen to Mills B [View](#)
- Aviator to Takeoff [View](#)
- Twin Creeks to Apollo [View](#)
- Aspen to Golden [View](#)
- Golden to Mars [View](#)
- Wishing Star to Mars [View](#)
- Altair [View](#)
- Line 227 [View](#)
- Line 514 Corridor [View](#)
- Nimbus [View](#)
- Farmwell [View](#)
- DTC [View](#)
- Aviator [View](#)
- Park Center [View](#)
- Goose Creek [View](#)
- BECO - Firehouse [View](#)
- Fairfax County [View](#)
- Edsall [View](#)
- Mercator [View](#)

Map Data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies | 200 m

# Kincora Community

- BUILDING USE LEGEND**
- MULTIFAMILY
  - MULTIFAMILY OVER RETAIL
  - CONDOMINIUMS
  - 2 OVER 2'S
  - 2 OVER 2'S (RENT) OVER RETAIL
  - OFFICE
  - OFFICE OVER RETAIL
  - RETAIL
  - MUSEUM
  - HOTEL
  - DATA CENTER
  - PARKING STRUCTURES
  - SURFACE PARKING
  - SCHOOL
  - FIRE STATION
  - TEMPORARY ENTERTAINMENT TENANT
  - TRAIL / BRIDGE ON TRAIL
  - OBSERVATION PLATFORM



# Q&A

# Committed to public engagement.

Dominion Energy takes our responsibility seriously to provide our customers with **safe, reliable, and secure energy.**

We're **committed** to exploring all options to address any concerns regarding these needed projects.

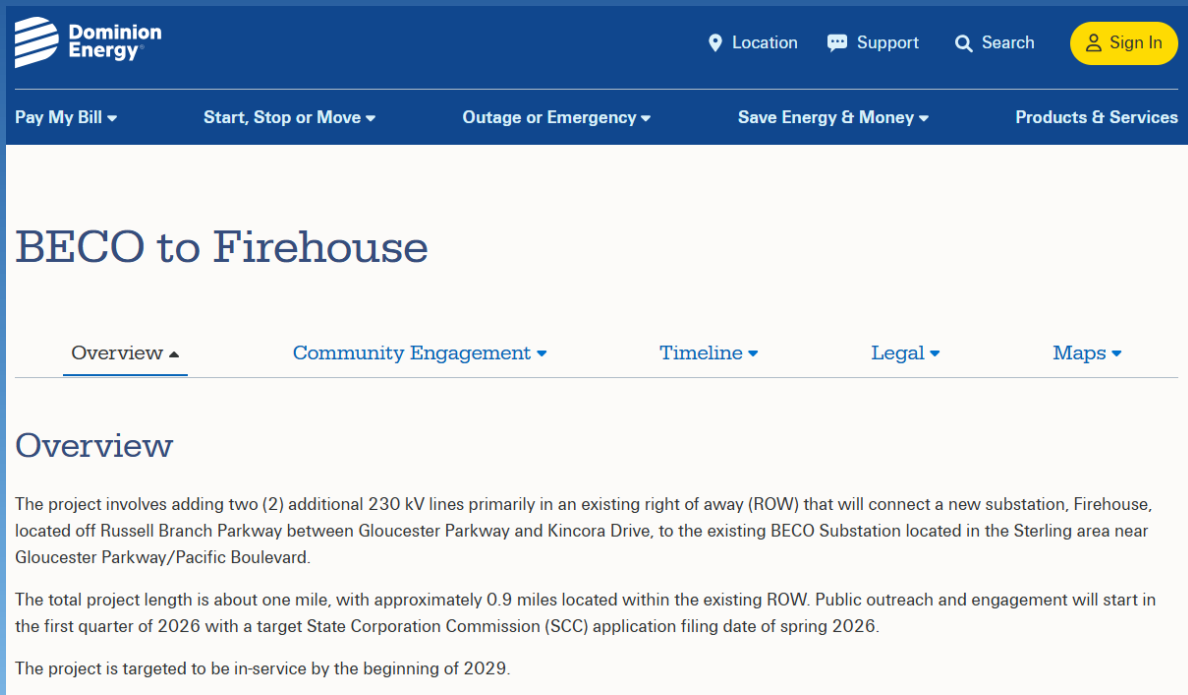
We're meeting with local government leaders, businesses, and the communities we serve to share our plans and **listen** to their feedback.



# Stay Informed

Information about project and engagement opportunities are posted on our project website:

**DominionEnergy.com/  
beco-firehouse**



The screenshot shows the top navigation bar of the Dominion Energy website. The logo is on the left, and navigation links for Location, Support, Search, and Sign In are on the right. Below the navigation bar is a secondary menu with links for Pay My Bill, Start, Stop or Move, Outage or Emergency, Save Energy & Money, and Products & Services. The main content area features the project title 'BECO to Firehouse' and a horizontal menu with tabs for Overview, Community Engagement, Timeline, Legal, and Maps. The 'Overview' tab is selected, displaying the following text:

The project involves adding two (2) additional 230 kV lines primarily in an existing right of way (ROW) that will connect a new substation, Firehouse, located off Russell Branch Parkway between Gloucester Parkway and Kincora Drive, to the existing BECO Substation located in the Sterling area near Gloucester Parkway/Pacific Boulevard.

The total project length is about one mile, with approximately 0.9 miles located within the existing ROW. Public outreach and engagement will start in the first quarter of 2026 with a target State Corporation Commission (SCC) application filing date of spring 2026.

The project is targeted to be in-service by the beginning of 2029.

# Stay In Touch

**Email: [powerline@dominionenergy.com](mailto:powerline@dominionenergy.com)**

**Phone: 888.291.0190**

**[DominionEnergy.com/beco-firehouse](https://www.dominionenergy.com/beco-firehouse)**

**Thank  
you!**