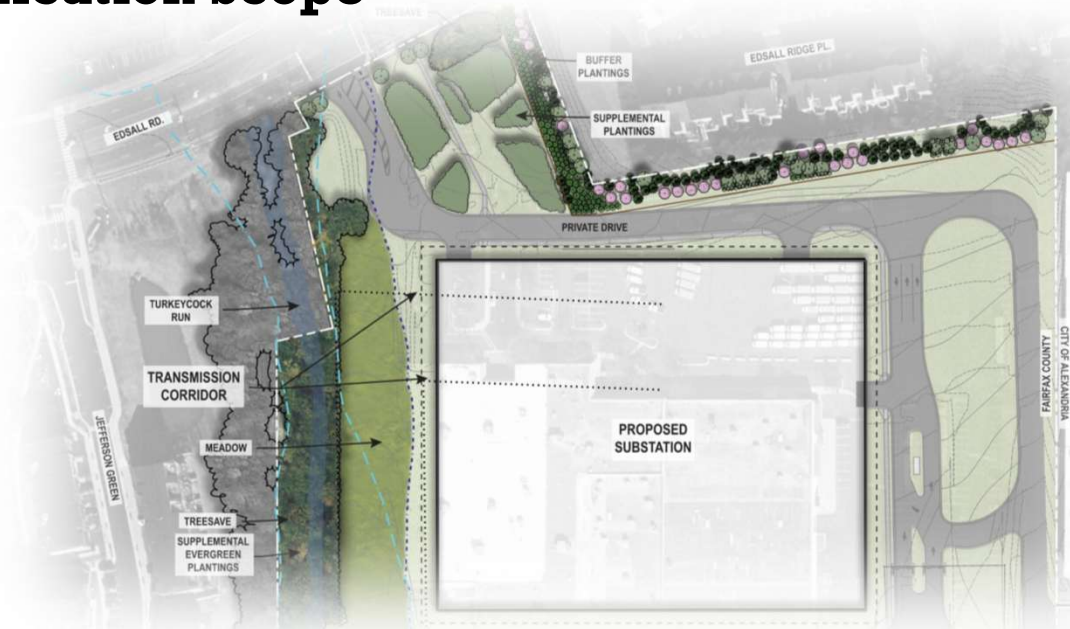


Edsall Substation
2232-2025-MA-0007

July 28, 2026



Application Scope



2232 Public Facility Permit – Provisioning substation serving the local energy grid.

Public Facility Criteria

- **Location** – Replaces warehousing and vehicle storage with reductions to existing pavement/bldgs for buffering.
- **Extents** – Impacts are within minimum footprints required to meet grid loading and reliability drivers.
- **Character** – Facility is in keeping with existing industrial district while buffering to transitions.



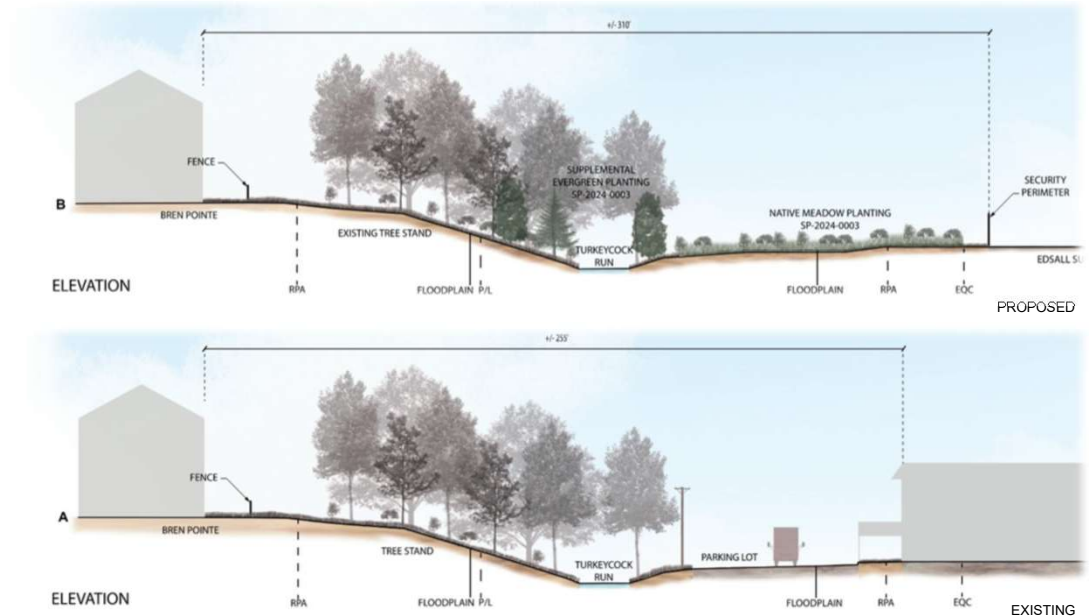
Location – Existing Industrial

- **Zoning** – Parcel is subject to existing industrial zoning district with the northern section governed under the I3 district where substations are provisioned as by right use.
- **Facilities** – The parcel is currently occupied by existing warehousing and vehicle storage facilities



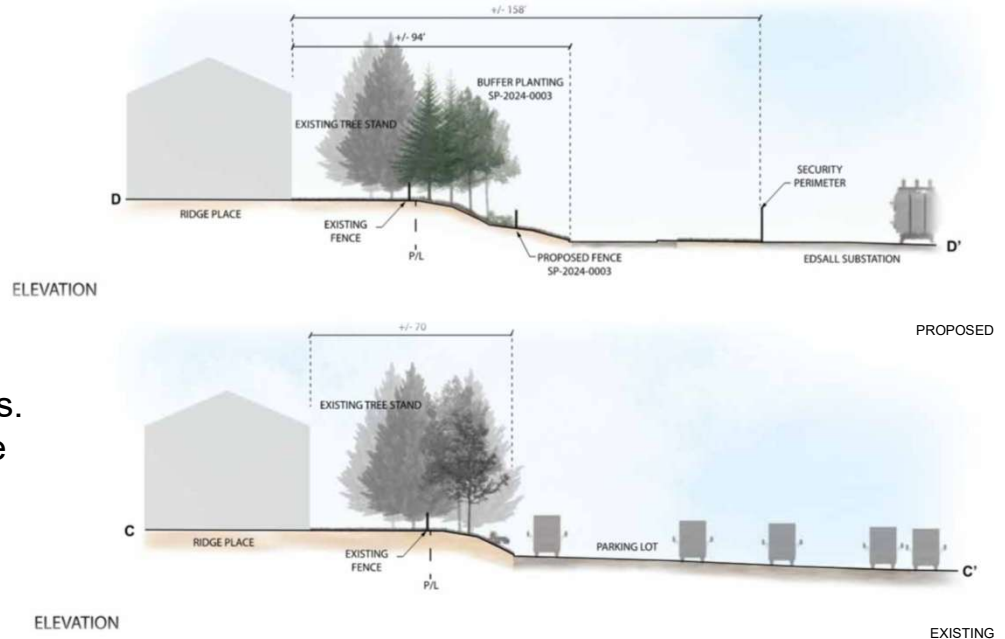
Location – Environmental Resources

- **Pavement Reduction –**
Removal of parking and drive aisle.
- **Revegetation –**
Supplemental woody evergreen vegetation either side of Turkeycock and woody meadow planting.



Location – Setbacks + Buffering

- **Pavement Reduction –** Relocated drive and parking lot.
- **Buffering –** Additional plant material and two additional opaque fences. [one at property and one at security perimeter]



Extents – Site Reductions

- **Existing Industrial –**
Building removal,
drive setback and
parking reduction.
- **Vegetation –**
Revegetating
previous pavement
and building areas.



Character – Industrial Transition



EDSALL EASTBOUND

Character – Industrial Transition



BREN POINTE

Character – Industrial Transition



RIDGE PLACE

Character – Industrial Transition



BREN MAR

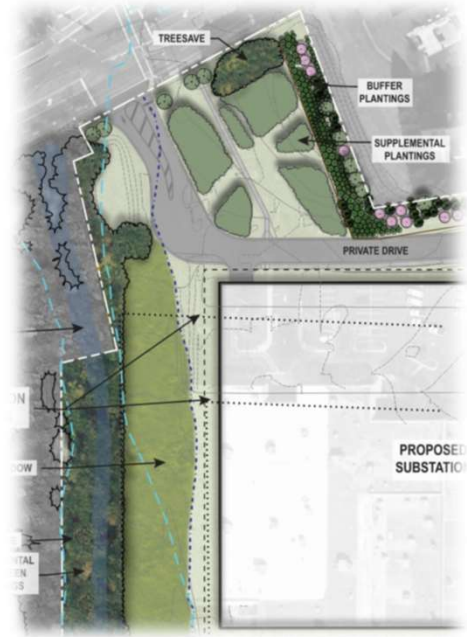
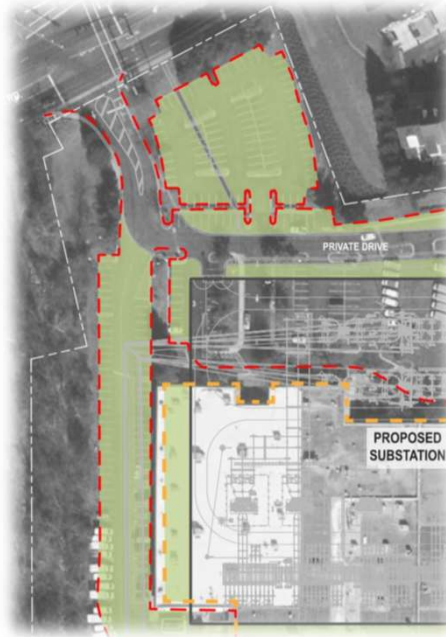
Character – Industrial Transition



WINTER VIEW

Character – Supplemental Vegetation

- **Revegetation–**
Opportunities for additional vertical planting outside of utilities.
- **Composition –**
Primary canopy trees with evergreen and understory for leaf off and vertical profile impacts.



Character – Security Perimeter

I-Beam Color Options:



Potential Wall Variations:

Option 1:

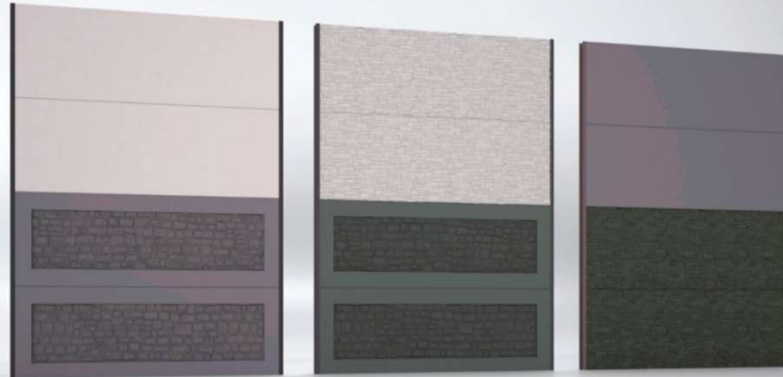
Black I Beams
Wheat Sand Top Panel
Charcoal Stone Bottom Panel

Option 2:

Charcoal I Beams
Wheat LedgeStone Top Panel
Green Stone Bottom Panel

Option 3:

Brown I Beams
Green Sand Top Panel
Green LedgeStone Bottom Panel



Character – Security Perimeter

Texture Options:

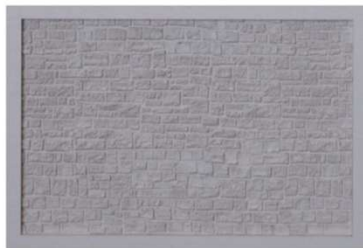
Option 1:
Ledgestone



Option 2:
Sand



Option 3:
Stone



Color Options:

Dark Spruce

Wheat

Charcoal

Closing



Facilities will be unmanned and limited access, providing no increase in traffic for the surrounding uses and a net reduction in heavy vehicle traffic during operation.

QUESTIONS?

Character – Industrial Transition



EDSALL EASTBOUND

Character – Industrial Transition



BREN POINTE

Character – Industrial Transition



RIDGE PLACE

Character – Industrial Transition



BREN MAR

Character – Industrial Transition



WINTER VIEW