



August 22, 2024

Commissioners of the Virginia State Corporation Commission  
P.O. Box 1197  
Richmond, VA 23218

Re: Support of Undergrounding 500kV/230kV Transmission Lines along the Aspen to Golden Route

Dear Commissioners:

As a follow up to my telephonic testimony on August 6<sup>th</sup>, I am writing to provide additional information related to Lansdowne Woods of Virginia's concern regarding Dominion's proposed transmission towers along Route 7 in Loudoun County.

Lansdowne Woods of Virginia represents a 55+ active adult community in Loudoun County which has been engaged with Dominion concerning its 500kV/230kV Aspen-Golden proposal since August 2023. As President of the Lansdowne Woods of Virginia Community Association Board of Members, I am writing to express our staunch support for undergrounding the 500kV/230kV transmission lines along the Aspen to Golden Route. The undergrounding initiative is critical to preserve the Lansdowne Conservancy's scenic views and green space surrounding our community. These viewsheds are inexorably tied to our community's essential character and the resulting overall economic value.

Lansdowne Woods of Virginia is a gated condominium community located within the planned community of Lansdowne Conservancy. Lansdowne Woods offers both mid-rise and high-rise condominium residences along with resort-style amenities and walking trails, all situated on a 46-acre wooded property that overlooks the Potomac River and the adjacent Golf Club at Lansdowne.

Because of Lansdowne Woods of Virginia's proximity to Route 7, our community's approximately 1,800 retirees will be among those individual property holders most directly affected by Dominion's proposal. Many Lansdowne Woods residents moved here because they value living in a planned community established to preserve Loudoun County's rapidly disappearing green space. Should Dominion's above-ground proposal for Aspen-Golden be approved, approximately half of the community's 1,113 condominium residences, with 8 to 10-foot-high picture windows that now overlook the Lansdowne Conservancy's scenic tree line, will

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instead directly face a procession of high voltage transmission lines and towers. Due to the size and proximity of Dominion's proposal, *if built as planned, the Lansdowne environs and our neighborhood will be transformed from mixed-use zoning into something more akin to industrial.*

In meetings with our community, Dominion has acknowledged that properties in Lansdowne Woods would lose a significant percentage of their value if the transmission lines were built above ground. As many of our residents are retirees who no longer work, a substantial percentage of their retirement savings is invested in their homes. In what amounts to a large-scale, de facto "taking," our overall property values and retirement portfolios will certainly be adversely affected. As many of our condominium residences are comparable, those units directly facing the towers will be especially devalued and when sold, will remain on the market longer than units still facing unmarred scenic views.

Lansdowne Woods residents prioritize environmental stewardship, sustainability, and responsible development. Our residents are committed to preserving the heavily wooded property and green space of Lansdowne Woods and the Lansdowne Conservancy where we reside. Put simply, Lansdowne's scenic viewsheds are what make our community unique and help retain the value of our units.

Lansdowne Woods of Virginia urges the Virginia State Corporation Commission to prioritize the undergrounding of 500kV/230kV transmission lines along the Aspen to Golden Route. Loudoun County's undergrounding proposal protects both local historic and scenic views and is environmentally sounder than Dominion's proposed above-ground transmission lines. We stand ready to support the Commission in advancing the undergrounding initiative for the benefit of our community and the broader Loudoun County area.

Thank you for considering our perspective on this matter. Should you require any further information or have questions, please do not hesitate to contact me at 703-723-1501 or send an email to rbrep1@lwva.org.

Sincerely,



Jack Kelly  
President  
Board of Members