



# LANSDOWNE

◀ *On The Potomac* ▶

Homeowners Association

August 23, 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 on the Potomac's concern regarding Dominion's proposed transmission towers along Route 7 in Loudoun County.

On behalf of Lansdowne on the Potomac Homeowners Association (HOA), I am writing to express my strong support for undergrounding the 500kV/230kV transmission lines along the Aspen to Golden Route. This initiative is necessary to preserve the scenic and historic view sheds in and around our community which make our property unique, and upon which homeowners have relied when deciding to purchase property within our community.

Lansdowne on the Potomac is an established residential, family-friendly community with 2,155 homes: 1,442 detached homes and 713 attached single-family homes. We are located just off Route 7 and Belmont Ridge Boulevard. A second entrance to the community is located off Route 7 and Riverside Drive, across from INOVA Hospital. Our community is situated along the banks of the Potomac River to its Northeast, we are bordered by the protected Goose Creek to the Northwest.

Lansdowne on the Potomac was developed and thoughtfully designed to reflect the magnificent native Loudoun County countryside in which we reside. The community has extensive well-tended open spaces, naturally wooded areas, and areas set aside for wetlands. The visual impact of overhead power lines will materially detract from both entryways to our neighborhood and depreciate the value of many homes in the community, particularly homes located near both of the community's entrances and those homes facing in the direction of Route 7. Marring the surrounding Lansdowne Conservancy viewsheds along Route 7 by installing above-ground high-voltage transmission lines will cause irreparable damage to the historic and scenic viewsheds around which Lansdowne on the Potomac was designed. Residents who in good faith relied upon Virginia's commitment to protecting these historic and scenic viewsheds when they purchased properties in our community, will find enjoyment of their properties, as well as the community's common areas adversely affected:

- Homes facing Route 7 and fronting the Lansdowne Resort Golf Course will have their protected viewshed of historic Belmont Manor permanently marred.
- A key tributary, Goose Creek runs through Lansdowne on the Potomac. Goose Creek is a protected scenic view shed made part of the Virginia State Scenic River System in 1976 due to its "superior natural and scenic beauty, fish and wildlife, and historic, recreational, geologic, cultural, and other assets" (Virginia Code Section 10.1-400, 411). Dominion's proposed towers, transmission lines, and substations, will substantially alter protected, scenic view sheds of Goose Creek. Loudoun County's undergrounding proposal will better safeguard both environmental and scenic aspects of this valuable riparian resource, while still effectively delivering the energy Loudoun's growing data sector requires.
- Dominion's above-ground proposal near our community's entrance off Riverside Drive will materially detract from the ambiance of our community's Central Park. The park features a large, naturalized waterfall and pond-- designed as a nod to the native waterfalls and streams which feed the nearby Potomac-- with rock outcroppings, aquatic plants, and wildlife. Dominion's substations and high voltage towers will detract from residents' enjoyment of this central water feature as pedestrians who come to sit in the park necessarily must face Route 7 in order to enjoy this unique water feature. Undergrounding the transmission lines will maintain the park's ambiance and preserve residents' enjoyment of this naturalized setting which makes Lansdowne on the Potomac a unique place to live.

In conclusion, the Lansdowne on the Potomac Homeowners Association urges the Virginia State Corporation Commission to support the undergrounding of 500kV/230kV transmission lines along the Aspen to Golden Route. This decision will uphold our community's commitment to environmental stewardship and sustainable development. We stand ready to assist and collaborate with the Commission in advancing this important infrastructure improvement for the benefit of our residents and the broader Loudoun County community.

Thank you for considering our perspective on this matter. Should you require any further information or have questions, please do not hesitate to contact our association.



Bill Wright, Board of Directors President

Lansdowne on the Potomac Homeowners Association