



Michael J. Coughlin
(703) 680-4664 Ext. 5113
mcoughlin@thelandlawyers.com
Fax: (703) 680-2161

**WALSH COLUCCI
LUBELEY & WALSH PC**

May 10, 2016

Via Electronic Filing

Joel H. Peck, Clerk
Document Control
State Corporation Commission
1300 E. Main St., Tyler Bldg., 1st Fl.
Richmond, Virginia 23219

Re: Case NO. PUE-2015-00107

**Application of Virginia Electric and Power Company
For approval and certification of electric transmission facilities:
Haymarket 230 kV Double Circuit Transmission Line and
230-34.5 kV Haymarket Substation**

Dear Mr. Peck:

Enclosed please find the Witness Testimony of Don Mayer filed on behalf of FST Properties, L.L.C., which has been filed and served electronically.

Please do not hesitate to call me if you have any questions or comments.

Thank you very much for your assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Michael J. Coughlin

Enclosures

Cc: Certificate of Service

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

CASE NO. PUE-2015-00107
SUMMARY OF TESTIMONY OF
DON MAYER
ON BEHALF OF
FST PROPERTIES, L.L.C.

The purpose of my testimony is to present the effects of the various routes proposed by Dominion Virginia Power on property owned by FST Properties, L.L.C. ("FST") as well as FST's position on various routes, including one alternative route it has proposed.

- FST owns property immediately to the east of the proposed Haymarket substation and Dominion's customer.
- The Proposed Route and the I-66 Hybrid Alternative would negatively impact the commercial development potential of FST's property.
- The Walmart Variation route does not impact FST's property.
- If a route must be approved, FST's proposed alternative route, the FST Route Variation, should be considered, as well as the Dominion proposed FST Optimization Route.

FST Properties, L.L.C. asks that the Hearing Examiner's report recommend denial of all routes, and it requests that the Commission follow such a recommendation. In the event a route must be approved, FST Properties, L.L.C. asks that the Hearing Examiner recommend a route that avoids its property.

WITNESS TESTIMONY
OF
DON MAYER
ON BEHALF OF
FST PROPERTIES, L.L.C.
BEFORE THE
STATE CORPORATION COMMISSION OF VIRGINIA
CASE NO. PUE-2015-00107

1 Q. What is your full name and what is your title with FST Properties, L.L.C.?

2 A. My name is Don Mayer, and I am the owner and managing partner of FST Properties,
3 L.L.C. ("FST").

4 Q. What property does FST own that is impacted by one of Dominion's proposed routes,
5 and how is it presently used?

6 A. FST owns a 4.6042 acre property identified as Prince William County GPIN 7298-51-
7 5890, which has a physical address of 15405 John Marshall Highway, Haymarket, VA
8 20169-2706 (the "FST Property" or the "Property"). The FST Property fronts on John
9 Marshall Highway (Route 55). There is an existing data center to the south of the FST
10 Property and the access road for that property is immediately to the east of the FST
11 Property. Directly to the west of the FST Property is a parcel owned by an entity that I
12 believe is controlled by Amazon. Attached as **Exhibit 1** is an aerial identifying the FST
13 Property and the surrounding properties.

14 The FST Property currently has a one story building on it that is approximately 9,600 s.f.,
15 and my businesses occupy that building.

16 Q. What type of businesses do you operate?

17 A. Our main business is Blooms Today, which is a website for the ordering of flowers.
18 Through our website and our network of florists and delivery services, we service the
19 entire country. I have several other businesses that operate out of the building as well.

20 Q. What is the zoning of the Property and do you have any plans for the further development
21 of the Property?

22 A. The FST Property is zoned M-2, and under that zoning category we can construct a
23 variety of uses, including office uses and a variety of flex and industrial uses. The FST
24 Property is designed in Prince William County's Comprehensive Plan as REC, Regional
25 Employment Center, which contemplates employment uses and supporting services, like
26 retail.

27 We have been approached by several end-users and have been working to determine the
28 right mix of uses on the Property. There is ample space for additional development.

29 Q. Which of Dominion's routes impact the FST Property?

30 A. The Proposed Route and the I-66 Overhead/Underground "Hybrid" Alternative impact
31 the Property. I understand that the Proposed Route would impose a 100 foot wide
32 easement along the Route 55 frontage, presumably outside of the contemplated 65 foot
33 wide area reserved for the widening of Route 55. I also understand that the I-66 Hybrid
34 Route would require a 50 foot wide easement, again presumably outside of the
35 contemplated 65 foot wide area reserved for the widening of Route 55.

36 Q. What impact would these easements and transmission lines have on the FST Property?

37 A. The Proposed Route would be devastating to the Property. We retained Denar Antelo, a
38 professional engineer, to assist in explaining the extent of the impact, but in summary, it
39 would eliminate the development potential of the Property, all things being equal, from 3
40 new buildings prior to the easement to 1 new building after the easement. I also believe
41 that no retail user would be interested in the Property with the overhead lines in place
42 because buildings would be setback over 100 feet from the Route 55 frontage, and retail

43 users would be traveling under power lines to enter the businesses. Any business that
44 needs high visibility from Route 55 will not be interested in the Property.

45 The impact from the I-66 Hybrid route is not as great, but it would decrease the total
46 amount of square feet that could be developed on the Property and have a similar
47 negative impact on the ability to attract any users that want visibility from Route 55
48 because buildings would be set back an additional 50 feet from the road.

49 Q. What is your preferred route?

50 A. My preference is for Dominion to avoid the Property altogether by locating its lines,
51 whether overhead or underground, on property owned by Amazon's affiliates. We filed a
52 Motion for consideration of the FST Route Variation, which the Hearing Examiner
53 granted, which would have the proposed transmission line located on property owned by
54 VADATA, Inc., which is an entity that would benefit from the substation, and on
55 property owned by COPT DC-11, LLC which we believe is the site of an existing data
56 center. Attached as **Exhibit 2** is a map showing the proposed FST Route Variation.

57 Regarding Dominion's statement in its Response to FST's Motion that the FST Route
58 Variation would increase the cost of construction by \$600,000, this cost would be off-set
59 by the decrease in right-of-way acquisition costs by avoiding the FST Property and
60 running the lines on property whose owner may donate the easement if it in fact benefits
61 from the transmission line and substation.

62 Additionally, FST does not oppose the Dominion FST Optimization Route, attached as
63 **Exhibit 3**, which Dominion proposed in response to FST's Motion and which the
64 Hearing Examiner also ruled should be considered in this proceeding.

65 Furthermore, FST recognizes that the Walmart Alternative does not impact its Property
66 but is again sensitive to the concerns of other neighboring property owners who are
67 impacted by this alternative.

68 Q. What relief is FST requesting in this case?

69 A. FST requests that the Hearing Examiner recommend disapproval of all routes as there is
70 no need for the proposed transmission line, and we request that the Commission follow
71 the Hearing Examiner's recommendation. The need is being created by one user, and one
72 user alone cannot justify the construction of 230 kV transmission lines through an area
73 where such transmission lines are in direct conflict with existing and planned uses. In the
74 event a route is approved, FST requests that the route avoid impacting the FST Property.

CERTIFICATE OF SERVICE

I hereby certify that on May 10, 2016, I e-filed the foregoing with the State Corporation Commission and a true and accurate copy of the foregoing was e-mailed to the following:

Charlotte P. McAfee, Esq.
Dominion Resources Services, Inc.
120 Tredegar Street, Riverside 2
Richmond, VA 23219
Telephone: (804) 819-2288
Facsimile: (804) 819-2183
Email: charlotte.p.mcafee@dom.com
Counsel for Applicant

Vishwa B. Link, Esq.
Jennifer D. Valaika, Esq.
Lisa R. Crabtree, Esq.
McGuireWoods LLP
Gateway Plaza
800 East Canal Street
Richmond, VA 23219
Phone: (804)775-1000
Fax: (804)775-1061
Email: vlink@mcguirewoods.com
jvalaika@mcguirewoods.com
lcrabtree@mcguirewoods.com

Michael J. Quinan, Esq.
James G. Ritter, Esq.
Cliona M. Robb, Esq.
Christian & Barton LLP
909 East Main Street, Ste. 1200
Richmond VA 23219
Phone: (804) 697-4100
Email: crobb@cblaw.com
jritter@cblaw.com
mquinan@cblaw.com

Kristen Buck, Esq.
Todd A. Sinkins, Esq.
Rees Broome, PC
1900 Gallows Road, Suite 700
Tysons Corner, VA 22182
Phone: (703) 790-1911
Fax: (703) 848-2530
Email: kbuck@reesbroome.com
tsinkins@reesbroome.com

Brian R. Greene, Esq.
William T. Reisinger, Esq.
Eric J. Wallace, Esq.
Greene Hurlocker, PLC
1807 Libbie Avenue, Suite 102
Richmond VA 23226
Phone: (804) 864-1100
Fax: (804) 672-4540
Email: bgreene@greenehurlocker.com
wreisinger@greenehurlocker.com
ewallace@greenehurlocker.com

John A. Pirko, Esq.
LeClairRyan, PC
4201 Dominion Blvd. Suite 200
Glen Allen, VA 23060
Phone: (804) 968-2982
Fax: (804) 783-7680
Email: john.pirko@leclairryan.com

A handwritten signature in blue ink, appearing to be 'JP', written above a horizontal line.

Counsel



- I-66 Overhead Alternative
- - - Proposed FST Route Variation
- - - Dominion FST Optimization

Parcel Boundary

1:2,400

0 200 400 Feet



I-66 Overhead Alternative - FST Variation
 Gainesville to Haymarket 230kV
 Transmission Line and Substation Project



FILE: M:\Clients\DOM\Haymarket_ArcGIS\2016\04\FST_Route_DOM_Haymarket_FST_Route_Variation.mxd | REVISED: 04/27/2016 | SCALE: 1:2,400 when printed at 11x17

DRAWN BY: 0239

FST Properties, L.L.C.
Don Mayer
Exhibit 3