February 8, 2008

Fairfax County Department of Planning and Zoning
12055 Government Center Pkwy., Suite 730
Fairfax, Virginia 22035-5505
Attn: Linda Hollis,

RE: Tysons Corner Load Growth Analysis

Dear Mrs. Hollis:

Enclosed are the documents to provide Dominion's load growth analysis of the Base Case and two prototypes the county developed in December 2007. The first page is the Tysons Corner Load Growth Analysis to determine Dominion's need for infrastructure to serve the new load. It is important to note that another substation is needed to support the load growth no matter which development plan moves forward. The second page is a snapshot of the Tysons Corner Urban Center Study Street Grid Concept plan showing the location where a new substation is needed - called Spring Hill Substation.

Just an overview for my load calculations model. The load analysis model was done by starting with Tysons Substation peak load for summer 2005 which was around 216 MVA. Then I took the difference in square footage from today to each of the proposed buildout square footage scenarios for both residential and commercial, multiplied a watts per square foot basis to come up with the growth, then added this delta to the summer 2005 peak load.

Should you have any questions do not hesitate to call me at (804) 771-6445.

Sincerely,

Jerry Espigh, Jr.
Technical Specialist III
Email address: Jerry.Espigh@dom.com

TYSONS CORNER LOAD GROWTH ANALYSIS

Dominion has reviewed the three scenarios proposed for the Tyson Corner area development by the Tysons Corner Land Use Task Force and has evaluated our needs to serve the projected load growth. The three scenarios reviewed were Base Case, Prototype A and Prototype B. The following is a breakdown of Dominion's load projection (Table), the need and location for another substation, and the timing for when another substation is needed.

Dominions Load Projections:

DEVELOPMENT SCENARIO	SQUARE FOOTAGE BUILDOUT	PROJECTED LOAD IN MVA
Base Case	72,508,329	480
Prototype A	96,260,081	562
Prototype B	127,480,848	741

Dominions Need and Location for Proposed Spring Hill Substation:

Dominions existing substation located in the northeast area of Tysons, called Tysons Substation, serves the Tysons Corner area today and will be used to serve future load growth as well. This substation can be built out to serve approximately 400 MVA for normal operating conditions, but would be less for contingency conditions. It is quite evident that Tysons Substation will not be able to serve the load as Tysons Corner develops into one of the above scenarios. Dominion will need to build an additional substation to serve the load. Based on this review as well as the location of the proposed Metro Stations, the ideal place to locate/build another substation (called Spring Hill Substation) is in the vicinity south of Rt.7 near Spring Hill Rd. **adjacent** to Dominion's existing 230Kv Transmission line on the periphery of Tysons. Tysons Substation will primarily feed load on the north side of Rt. 7 extending to the area where Gannett and the Galleria Mall exist today. Spring Hill Substation will primarily feed load on the south side of Rt. 7 as well as along Rt. 7 to Tysons Corner Mall. Page 2 is a copy of the Tysons Corner Urban Center Study Street Grid Map concept showing the area of interest to locate Spring Hill Substation.

Dominions Spring Hill Substation Size:

Spring Hill Substation, a conventional walled substation, would be designed for 3 to 4 transformers, Transmission Switching Equipment and would require up to 2.5 acres to be built on, depending on space utilization, access, and required setbacks.

Timing – Spring Hill Substation Need:

While Tysons substation can handle an ample amount of load as Tysons develops it will primarily feed load north of Rt. 7. The need for Spring Hill Substation will be driven by the timing of development along Rt. 7 propelled by the two proposed Metro Passenger Stations. We estimate a need date for Spring Hill Substation in the 2012 to 2016 timeframe. Dominion would be flexible with the need date if we are working with a landowner to secure the land for the substation and they require Dominion to act sooner to be a part of their development.

TYSONS CORNER LOAD GROWTH - SPRING HILL SUBSTATION NEED

2/8/08