



Organizational Impact Statement

1. Name of Organization
Laurel Hill, 16191 Hamilton Station Rd, Waterford VA. Land Trust of Virginia.
2. Contact Person
Patrick Blaszc 703-362-2781 pblaszc@blaszcaw.com, Kathleen Funk 703-362-2780, Christopher Blaszc 703-303-9458
3. Mission
To preserve the historic buildings and open spaces and to provide respite in the form of a 1762 historic home and working farm tucked back off the road and mimicking the look of the 1700-early 1900's to clientele visiting the area
4. Constituency
People visiting the area for agrotourism, weddings and generally those wishing a respite from their busy lives
5. Summarize the key issues related to the Mid-Atlantic Resiliency Project as they affect your organization's mission and constituency:
 - a. Similar to historic Waterford Village, the proposed pathway of the transmission lines passes through our easement-protected farm, Laurel Hill. The towers and lines, along with the cleared area required for their installation, would forever destroy the view shed and its current proposed path would destroy old trees overlooking a creek and likely would forever disturb 3 natural surface springs and seeps that drain into the creek, one of which arises at the base of a large oak tree, and a nascent pond, all of which are crucial to the tucked-away feeling that this property provides from modern traffic. We are located a short distance away from the Waterford National Historic Landmark.
6. Describe specific results/outcomes to your mission and constituency that will arise if the transmission lines are built in Loudoun County Greenspace. Be as specific as possible, including any statistics that are available to you:
 - a. **Financial Impact:** Visitors are less likely to choose to come to Laurel Hill when the view shed does not reflect the 18th and 19th century historic period and a powerline through our 'front yard' will definitely impact the experience. If visitors choose not to come here, the AIRBNB/VRBO side of the business will fail, all of which is needed in order to support the costs of the working farm.
 - b. **Blow to Preservation Efforts:** Should the Land Trust of Virginia conservancy easement on the affected property through which the transmission line pathway traverses not remain in force, the future of preservation easements throughout

Virginia will be at high risk just as current easements through the VOF and other entities would no longer offer concrete protections against utility and other infrastructure projects. We have invested time and funds to develop the property for conservancy and agriculture, all of which would be lost and diminish our farm's value. Future plans to encourage native plants and habitat around fence lines and creek and warm weather native grasses would be pointless. Powerlines in green areas will result in increased development, pollution, and the loss of historic sites that can never be replaced.

7. List any research sources that support your projections of the impact on your mission and constituency:

Laurel Hill is currently in a Land Trust of Virginia easement. A powerline through the property would destroy the meaning of the easement.

8. Share individual case studies of people, places, or things that will be affected by this project (no more than three):

Laurel Hill has on its property at least 3 natural springs (one at the base of an oak tree with the date 1811 on the spring wall, another date on the springhouse is illegible but the initials JM [Myers, either Jacob, Joseph or Jonathon] are etched into stone), a creek emptying into Catoclin Creek, the largest American ash tree in Loudoun County off the home's kitchen, and on the bordering Moore property on which we raise hay, resides a very large and old white oak tree, the latter along the running/walking trail groomed to be part of the offering to Laurel Hill patrons.

The construction efforts would disturb natural wildlife inclusive of a pair of nesting Cooper's hawks in the proposed path and definitely upset the Angus cattle as the proposed line would bisect their grazing fields.

Additionally, the home dates from circa 1762 and the stone barn from 1824. The silo, admittedly in disrepair due to a fire, is the surviving example of poured concrete construction from early in the 1900's in Loudoun County. The property, now on its 5th owner, was held for nearly 200 years by the Quaker Myers family, given to them by William Fairfax, brother to Lord Fairfax, who was instrumental in settling much of Virginia. It is a complimentary historical property to the development and maintenance of nearby historic Waterford Village.

9. Upload any visuals available that illustrate or support your impact statement.