

Organizational Impact Statement

1. **Name of Organization:** Old Wheatland Estates Homeowners Association, Inc.
2. **Contact Person:** Jeremy Dalpiaz, President
3. **Mission:** Old Wheatland Estate Homeowners Association, Inc. is located outside of the Village of Waterford, a National Historic Landmark. Our residents enjoy bucolic pastoral views of the Western Loudoun Countryside. Our mission is to ensure the members of our association continue to enjoy living in our idyllic neighborhood with its beautiful viewshed in all directions, in a largely rural, untouched oasis in this part of Loudoun County, preserving their investments and maintaining both the property and aesthetic case value of the community.
4. **Constituency:** 75 residential lots in Old Wheatland Estates HOA
5. **Summarize the key issues related to the Mid-Atlantic Resiliency Project as they affect your organization's mission and constituency:**

The proposed **transmission line path, as assembled by Piedmont Environmental Council (PEC), would** pass between our residential community and the nationally registered historic Village of Waterford, negatively impacting the viewshed from many properties. Rather than bucolic pastoral views, property owners will be forced to see transmission lines and pylons.

- OWE **property values** may be negatively impacted because of these impacted views. Properties listed for sale with a direct view of the transmission lines and towers may incur additional tie on the market and potentially a lower-than-market sales value of the property. Studies have been conducted that show transmission lines do impact property value. As sales values decrease, so too does county assessed values and thereby tax revenue to Loudoun County.
- **Construction traffic** for the lines will adversely impact our main throughfare to and from our homes: We are exclusively served by Old Wheatland Road, a gravel road that already has limited visibility and width to safely pull aside for heavy trucks and machinery.
- Our children congregate by Old Wheatland Road waiting for school buses. Construction traffic represents an **additional safety concern** for every parent.
- The HOA common areas encompass wetlands, forests, and open area for federally **protected, endangered and threatened wildlife species** including, but not limited to, box turtles, snapping turtles, bald eagles, red tailed hawks, red shouldered hawks,

barred owls, salamanders, frogs, beavers and bats. Loss of forestry land will undoubtedly impact and **diminish wildlife habitat**.

This pristine rural landscape is one of the most significant reasons influencing why many of the homeowners at Old Wheatland Estates choose to live in this part of Loudoun County. Adding 500kV transmission lines will negatively impact the beautiful landscape we currently enjoy. In fact, many of the owners moved from Eastern Loudoun County to escape the expanding development in the eastern part of the county, including, power lines and data centers. There are existing paths for these lines to run that should be closely evaluated in planning and decision-making in order to not further diminish the motivations of our owners from residing in Western Loudoun County. **The community and environmental impact can and should be minimized by using existing transmission line pathways.**

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:

- **View Shed:** We currently enjoy views of the Blue Ridge, the South Fork of the Catoctin Creek, and the surrounding farms such as those on Hamilton Station Road and Old Wheatland Road. We can walk or drive about one mile to the Old Mill in Waterford village and enjoy stunning rural views along the way. The abundance of wildlife is in view daily and includes deer, red fox, box turtles, bald eagles, an assortment of hawks and birds, skunks, ground hogs, and the occasional black bear. We can enjoy the delights of the local wineries such as Terra Nebulo and breweries such as Wheatland Springs with uninterrupted views of beautiful landscape all around. Those businesses rely on the customers from the local community and visitors from all over the DMV region, drawn to the attractions of such a beautiful rural landscape so close to DC. Many of us would not have chosen to live here if transmission lines blotted the landscape. Customers will not travel miles to come here to enjoy the agri-tourism businesses if the landscape starts to resemble the urban landscape they've temporarily escaped.
- **Property values:** There are countless studies that illustrate the impact to property values when transmission lines are located on those properties or nearby. The impact can be as much as 45% for those next to pylons and lines with 20% impact to those within a few hundred yards. Studies performed by utilities unsurprisingly suggest much lower percentage impacts. It is our view that property value impacts will be at the higher end of the scale given the pristine landscape in OWE and the fact that the transmission infrastructure is scaled to support higher order electricity (500kV).

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

- <https://www.tandfonline.com/doi/abs/10.1080/10835547.2018.12091490>

“Using a sample of 5,455 vacant lots sold in Pickens County, South Carolina, we uncover **substantive pricing discounts of 44.9%** for properties adjacent to power lines, and a pricing discount of 17.9% for non-adjacent vacant properties up to 1,000 feet away”

- <https://puc.sd.gov/commission/dockets/electric/2013/EL13-028/guidelines.pdf>

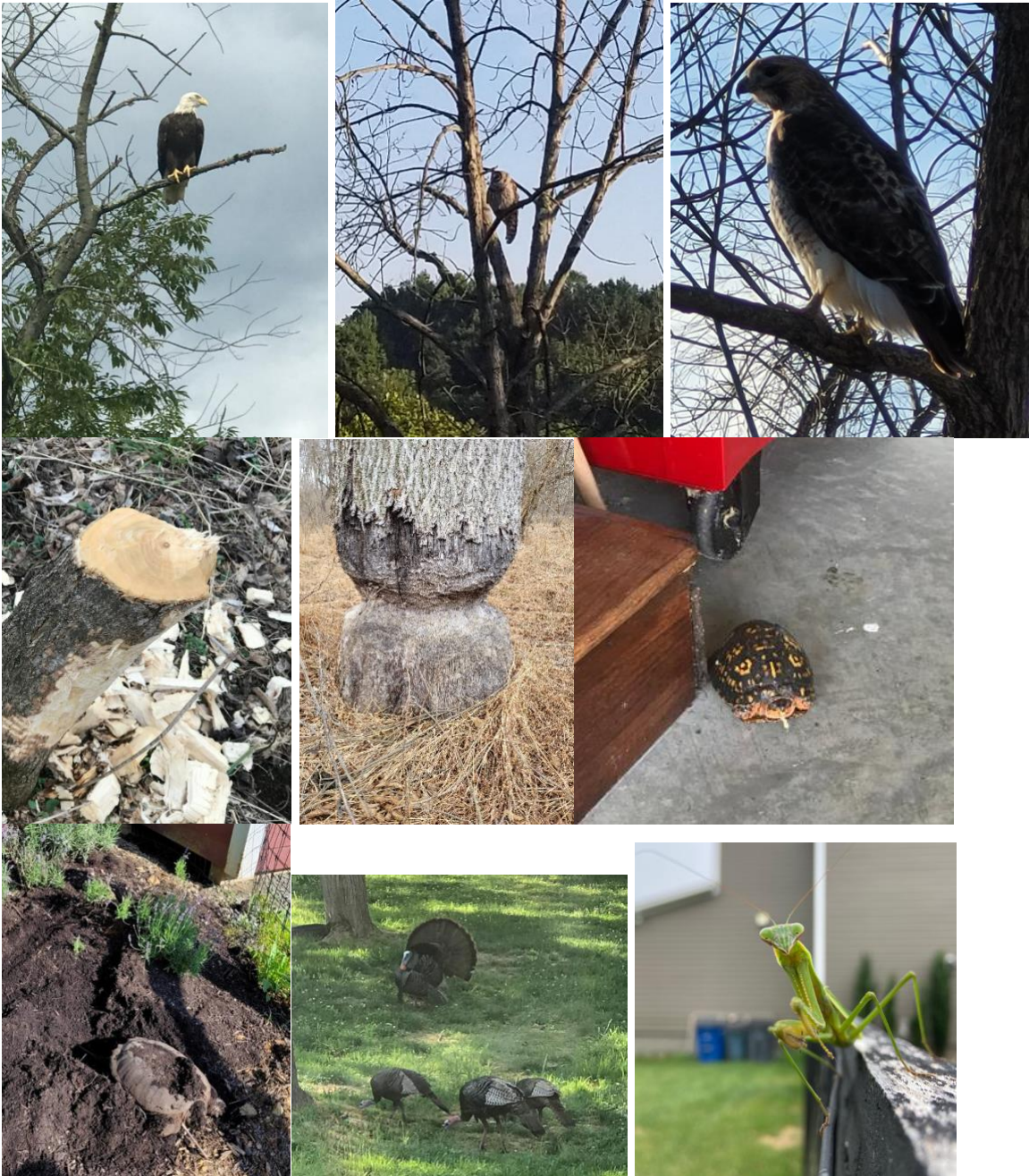
“The home eventually **sold for 27% less than the list price** and took **longer to sell** in a relatively strong lake front home market. The buyer cited the pending 34SkV line as the principle reason for their low offer.”

“therefore the biggest part of **the loss** is attributed to the presence and near proximity of the transmission line that being **38%- 40%**.”

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

See pages that follow.

Photos of Wildlife Diversity and View Shed



Forest View from OWE to Hamilton Station Road



View toward Hamilton Station Road



HOA Common Area along the North Fork of the Catoctin Creek



Looking toward the Short Hills

