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From: Howard L. Richshafer [mailto:HLRichshafer@woodlamping.com]
Sent: Monday, April 25, 2016 1:15 PM
To: Puco ContactOPSB <contactopsb@exchange.state.oh.us>
Subject: OPPOSITION TO DUKE'S CENTRAL CORRIDOR PIPELINE PROJECT: 16-253-GA-BTX

My spouse and I live at 9252 Bluewing Terrace, Cincinnati, Ohio, 45236. We have lived at that address for almost 30 years. The back of our home would potentially abut Duke's proposed Pink Route and require easements.

Therefore, we vehemently oppose Duke Energy's current plans for the Central Corridor Pipeline designated as the Pink Route in particular and through residential areas in general. Constructing a 30-inch diameter pipeline along residential property is unprecedented for Duke Energy, and raises multiple concerns and issues, especially given the short timeline in which the proposed routes have come together:

Safety Factor: Duke admitted never having installed a 30-inch pipe along residential property before. This factor alone is a major safety concern for all potential routes, especially given the history of large pipeline accidents such as the 2010 San Bruno California disaster. It raises the serious question of whether this project truly needs to pass through residential areas along the Bluewing Terrace Pink Route. During a meeting with Blue Ash residents directly affected by the Pink Route, a Duke representative said the company prefers not to install on public property because the company would have to move or alter its construction if ordered to do so. While Duke's financial motivations in targeting residential property are primary considerations for Duke, that still doesn't justify putting private residents at risk of death, serious injury, and substantial destruction or damage to our homes.

Probable Environmental Impact: We know for certain that installing the pipeline along the Pink Route would be materially harmful to the environment and community, creating more than a minimum adverse environmental impact. The University of Cincinnati Blue Ash has extensively studied the surrounding area as part of its long-term campus plans, and has noted the need to preserve the area that Duke now intends to build on: "The North Woodland and South Woodland areas of campus possess natural woods and riparian features that are both unique to the campus in their current natural state, are necessary to the natural mitigation of storm water, and are difficult to develop for buildings but that offer significant educational, recreational, and community potential."

Process: Some residents do not recall receiving any notice from Duke regarding its plans ahead of its public meetings in March, and only found out about the plans from neighbors after the meetings took place. In addition, Duke has not published detailed route maps to its website, as its sole proposed route document is missing street details and satellite imagery. Duke representatives admitted they have not reached out to University of Cincinnati Blue Ash about this project, even though it would border or include their property. It seems as if this project is being rushed through the Siting Board without providing enough time for Bluewing Terrace residents to educate

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themselves and speak out. The question of whether Duke has fulfilled its legal duties to notify affected residents and businesses needs to be investigated before the Siting Board considers any plans.

Quality of Life: The proposed Pink Line of the Central corridor runs through our quiet residential neighborhood, whose residents specifically sought the privacy provided by the natural landscape. The pipeline construction would cut across the backyard environments of these properties, including large and mature trees and woodlands, yielding unsightly views and destroying the character of the neighborhood. The majority of Bluewing Terrace homes have decks, porches and landscaped back yards designed to provide residents with a relaxing and quiet environment at home in their own backyards. The construction process alone is an invasion of the landowner's privacy with noise, congestion, heavy duty equipment, and debris removal over an extended period of time. Such a proposed construction would create a long-term blighted landscape.

Property Values: A study by the Colorado School of Public Health found that natural gas development adversely affects residential property values during construction. While some properties can recover once they are returned to their original condition, the mature forest in our community makes a full restoration impossible. According to the Forensic Appraisal Group, the decline in property value could range from 50 percent of easement value to 30 percent of entire property value. Additionally, reports indicate that some banks may refuse to refinance homes along large natural gas pipelines, and insurance providers may seek higher rates. Some real estate agents also indicate that there is a stigma associated with properties adjacent to natural gas pipeline projects, and this causes properties remain on the market longer as a result. This project would materially damage the property values on Bluewing Terrace for which the property owners could not recover in full.

Our Questions:

In addition to these concerns, a number of questions about the pipeline project remain, including:

- What alternatives exist to such a large-diameter pipeline, which Duke has never attempted to build in residential areas before?
- Why has Duke not made greater efforts to restrict the pipeline to major, non-residential thoroughfares?
- Duke says it will "walk or drive the line" four times per year to inspect for safety issues and perform corrosion inspections once per year. How often will PUCO audit these inspections to ensure they are conducted properly?
- The 2010 San Bruno disaster was caused by excessive operating pressures to meet demand. What safeguards and oversights are in place to ensure this does not happen with the Central Corridor Pipeline?
- What levels of noise can residents expect from the pipeline, both during construction and during normal operation?

- How often does Duke plan to release pressure from the pipeline, and what will residents experience in terms of noise and odor?

I urge Duke Energy not to include the Pink Route in its proposal to the Siting Board, and more broadly, to rethink its approach to this unprecedented project. Any plan that tears up residential neighborhoods and puts residents at risk is not worth pursuing.

My spouse and I will not grant any easement respecting this project, regardless of consideration offered by Duke. We will force Duke to file a Petition for Appropriation.

Sincerely,

Howard L Richshafer, and, Donna A. Richshafer.

