

FILE

16-253-GA-BTX

**From:** Lin Lyon [mailto:llyon@cinci.rr.com]  
**Sent:** Monday, April 25, 2016 1:24 PM  
**To:** Puco ContactOPSB <contactopsb@exchange.state.oh.us>  
**Subject:** Opposition to Central Corridor Pipeline (Case 16-253-GA-BTX)

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The Ohio Power Siting Board  
180 East Broad St.  
Columbus, OH 43215

To Whom It May Concern:

We are writing to oppose Duke Energy's current plans for the Central Corridor Pipeline (case 16-253-GA-BTX), **specifically the Pink Route, and through residential areas in general**. Constructing a 30-inch diameter pipeline along residential property is a first for Duke Energy, thus they have no experience with a project of this scope. This raises serious concerns, especially given the rushed nature of the timeline on which Duke is moving. Specifically:

**Safety:** We are personally terrified at the prospect of an industrial size pipeline so close to our home. Duke has never installed a pipe of this size along residential property before. This alone is a major safety concern for all potential routes, especially given the history of large pipeline accidents such as the San Bruno disaster, and raises the key question of whether this project truly needs to pass through residential areas. During a meeting with Blue Ash residents along 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 easily understood, **putting private residents at risk of death or injury solely to control cost is unconscionable**.

**Quality of Life:** As noted above, the prospect of having an industrial size pipeline so close to our home is terrifying. We would live daily with the fear of an explosion. The proposed Pink Route of the Central corridor runs through a quiet residential neighborhood, whose residents specifically sought the privacy provided by the natural landscape. The pipeline construction would cut across the backyard environments of our properties, including mature trees and woodlands, yielding unsightly views and destroying the character of the neighborhood. The majority of homes have decks, porches and landscaped back yards designed to provide residents with a relaxing environment at home in our 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.

**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

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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.”

**Property Values:** A pipeline of this scope will likely decimate the largest single investment we have – our home. A study by the Colorado School of Public Health found that natural gas development hurts 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 permanent 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.

**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 have also said 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 to the Siting Board without providing enough time for residents to educate 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.

We urge the Siting Board to exercise caution and care it evaluates this unprecedented project and reject any proposal that tears up residential neighborhoods and puts residents at risk.

Sincerely,  
Lindsey W. Lyon and James A. Lohr  
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