

Negative Impacts to Nelson County's Economy Make the Route Inappropriate

- The pipeline would negatively affect the scenic mountain terrain and high quality ground water that sustain Nelson's agro-tourism based economy
 - Nelson County is home to numerous vineyards, wineries, microbreweries, cideries, distilleries, restaurants, bed & breakfasts, gift and antique shops and studios, and organic farms
 - Over 10 million people live within a 2 hour drive of Nelson, mostly in urban areas, and come here to relax in a beautiful environment
 - The Rockfish Valley is widely recognized as one of the most scenic areas in Virginia
 - The pipeline would cross the Blue Ridge Parkway as it enters Nelson County
 - Route 151, designated a Virginia Scenic Byway, would be bisected by the pipeline
 - Phrases like "the pastoral beauty of Rockfish Valley," "drop-dead gorgeous scenery," and "magnificent mountain scenery," are used to describe the County¹
 - The pipeline would be clearly visible throughout treasured areas of the view shed, including from the Afton overlook on the Blue Ridge Parkway
 - The importance of scenery to Nelson's economy is memorialized as a goal in the comprehensive plan: "Protect the county's scenic resources as essential to the county's rural character, economic strength and quality of life"²
 - Exceptionally high quality ground water is recognized as the 'life blood' of the brewing, distilling and wine making industries and as vital for irrigation, and production of locally produced meat, cheese and other farm products³
 - Trenching, clear cutting and blasting the 125 foot construction right of way through the steep slopes, wetlands, and forests on the route would pose considerable risk to groundwater supplies due to sedimentation and fractured bedrock⁴
 - Long term risks of sedimentation are also likely due to the difficulty of stabilizing slopes in Nelson⁵
 - 380,000 gallons of water would be required to hydrostatically test each mile of the pipeline. Both the acquisition and disposal of this water in Nelson are likely to adversely impact ground water supplies

- Pipeline construction impacts would negatively affect Nelson's economy
 - Trucks and other heavy construction equipment would slow traffic and increase danger on Nelson's narrow and winding roads
 - The entire Rockfish Valley, the center of Nelson's tourist industry, is served by one, narrow, dangerous road, Rt. 151 ⁶
 - Visitors would be discouraged from shopping and visiting due to increased traffic, road closures, and detours, and from the noise and ugliness of blasting and clear cutting on the mountains and in the valleys
 - Temporary sales losses due to decreased patronage throughout the 18 month construction period could devastate many local businesses

- Real estate property values would decline due to the pipeline
 - FERC's recent finding of "no consistent information" on whether the Constitution pipeline (30 inch diameter) would adversely affect property values is not logically consistent with the conclusion that pipelines (particularly larger, higher pressure pipelines) do NOT affect property values⁷
 - Previous studies on pipelines' effects on property values have not specifically examined the role of the width of the ROW, pipeline diameter, and/or the transmission pressure
 - Larger ROWs have a greater visual impact
 - Higher pressure and larger diameter pipelines are more dangerous because the risk of explosion is higher and the impact area is larger
 - Property values are determined by perception as much as by any objective factors⁸
 - Nelson's County's strong opposition to the pipeline demonstrates a negative perception of the pipeline
 - As of Nov. 12, 77% of property owners on the pipeline's proposed route had refused permission to survey, demonstrating their belief that the pipeline would not be in their best interests⁹
 - Several Real Estate agents have reported lost sales due to properties being on the route of the proposed pipeline but have not been willing to step forward publicly lest they create a self-fulfilling prophecy of lost sales due to negative perception
 - Pipelines are much more likely to negatively affect property values in communities like Nelson County, that are cherished for their rural, scenic, and mountainous environment than in locales with different values and economies

- The pipeline would negatively effect Nelson County’s farmers
 - Stray voltage, induced from gas pipelines, can seriously reduce livestock productivity¹⁰
 - Changes in soil compaction, composition, and microorganisms due to pipeline construction can lower crop yields for years¹¹

- The following businesses in Nelson have signed a letter to FERC that argues that the pipeline would negatively affect area businesses:
 - Wild Wolf Brewing
 - Virginia Estates Realty
 - LeChicPicnic
 - Photo Abstrack Photography
 - Valley Green Gallery
 - Oceanwide Seafood
 - Ski Barn
 - Bold Rock Cidery
 - LeBleuRidge B&B
 - Va. Rock Shop
 - Claudia Gibson Catering
 - Full Circle Salon
 - Blue Ridge Pig
 - Rockfish 151 Grille
 - Mark Addy Inn
 - A.M. Fog
 - Rockfish Gap Country Store
 - Afton House B&B
 - Paulie's Pigout
 - Basic Necessities
 - Chirios Pizza
 - Acorn Inn
 - Porches Writing Retreat

References

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3. http://www.gicinc.org/PDFs/Nelson_Stewardship_Guide.pdf
4. <http://www.dep.wv.gov/pio/Documents/Settlements%20and%20Orders/DOMINION%20TRANSMISSION%20INC.pdf>
5. Thomas Jefferson Soil and Water Conservation District letter to FERC: http://elibrary.ferc.gov/idmws/file_list.asp?accession_num=20141211-5053

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