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I-195 Parcels Lose Value from Overhead Waterfront Wires

The high-voltage overhead power lines on the waterfront will **obstruct water views** from several I-195 parcels. The I-195 Commission’s Developer’s Toolkit promotes the water views of six parcels. See http://www.195district.com/resources/common/userfiles/file/LINK_Toolkit.pdf. If left overhead, the wires will likely **reduce the value and marketability** of these parcels, reducing the City’s anticipated increased tax base resulting from developing them. The table below indicates the parcels most likely to be affected by the overhead wires.

Parcel, Toolkit page #s	Parcel location	Water views promoted on 195 Commission website, Developer’s Toolkit (bold added)	Proximity of waterfront power lines to Parcels
Parcel 2 , pp. 41, 46-47	East Side riverfront, south of planned pedestrian bridge	“broad views of the river” “ expansive views of the riverfront & the harbor”	Wires across the Providence River are ~1,00e0 ft. south of Parcel 2.
Parcel 5 , pp. 41, 53	East Side riverfront, north of Point St Bridge	“ sweeping views of the river and harbor	Prov. R. wires are ~800 ft. south of Parcel 5.
Parcel 6 , pp. 41, 58-59	East Side, east of Corliss Landing Apartments	“ generous views of the river and the harbor” “expansive views of the riverfront and harbor”	Prov. R. wires are ~700 ft. southwest of Parcel 6.
Parcel 8 , pp. 41, 64-68	East Side, just north of I-195	“units would look out over the harbor” “ spectacular views of Providence Harbor” “take advantage of views south & west to water”	Wires along Tockwotton St. are ~50 ft. south of Parcel 8; Prov. R. wires are ~700 ft. west of Parcel 8.
Parcel 9 , pp. 41	East Side, east of Parcel 8, north of I-195	“Taking full advantage of harbor-view potential”	Wires across I-195 are ~150 ft. south of Parcel 9; wires along I-195 are ~ 400 ft. south of Parcel 9.
Parcels 34, 35, and 37 , pp. 40, 110-111, 116, 117, 124, 125	West Side, bordering I-95	34 : “ high-value views across downtown and the harbor,” “expansive views”; 35 : “high-value views,” “expansive views”; 37 : “capitalize on the value of expansive upper-story views”	Prov. R. wires are ~2,700 ft. from Parcels 34, 35, and 37.

Proximity to high-voltage power lines can depreciate property values by as much as 20-30%, according to studies reported by Politifact in the *Providence Journal*. See <http://www.friendsofindiapointpark.org/>. Some studies suggest that wires 50-330 feet away can depreciate property values, and that devaluations may be more pronounced on higher priced parcels or when views include utility towers, conditions that are relevant to several I-195 parcels. One report suggests that devaluation may result from power lines up to 8,600 feet away.