

New Partners for Smart Growth Conference

Smart Growth Takes
Smart Preservation

Prof. Tom Daniels

University of Pennsylvania

February 3, 2012



SIN IS
SHAME
NOT
ZONING

GOD
HATES
PLANNERS

Lancaster County, PA

- ◆ Where?
- ◆ Why?
- ◆ How?





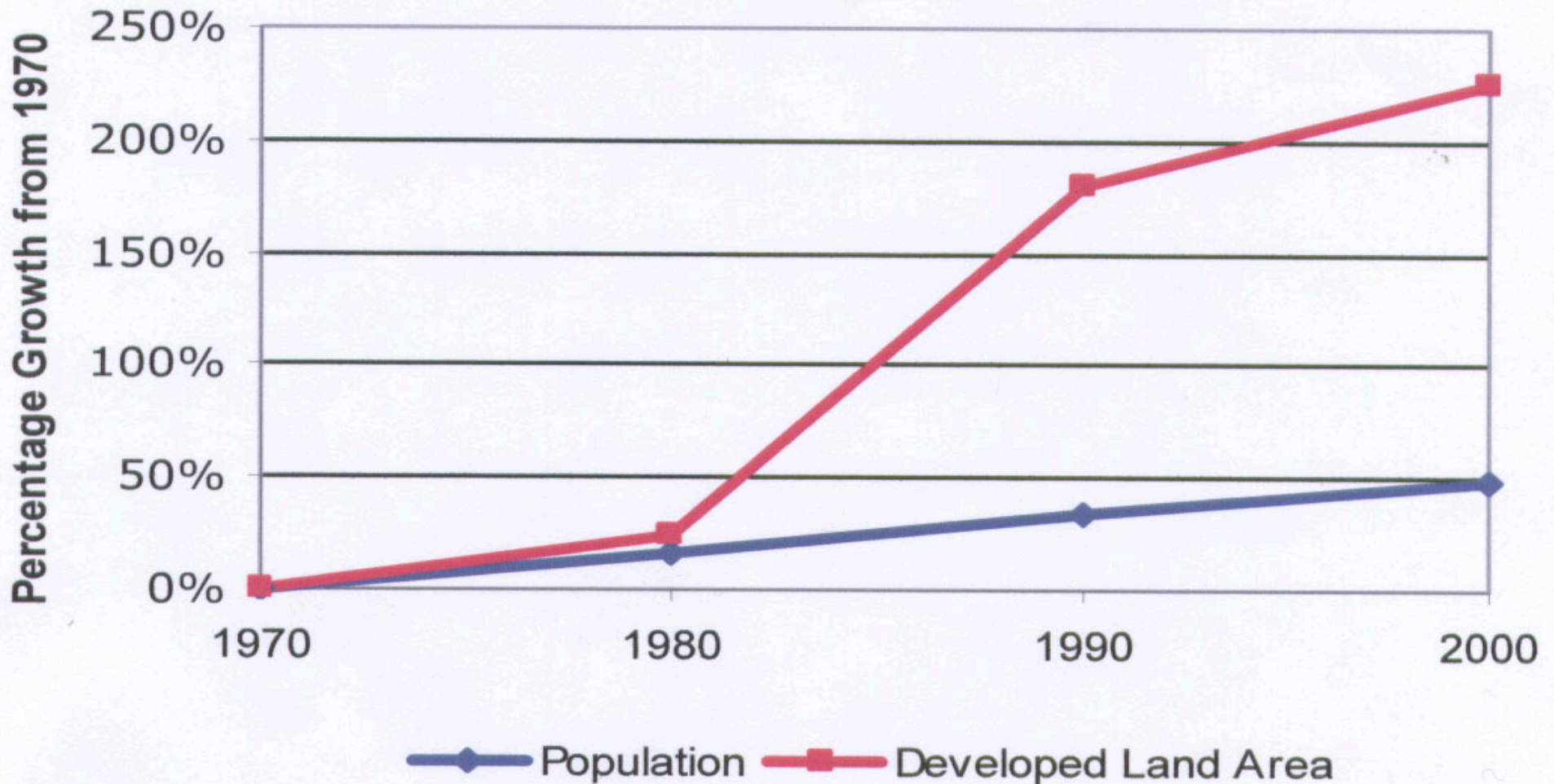


Welcome to Lancaster County

- ◆ The number one non-irrigated agricultural county in the United States - Farmers produce more than \$1 billion in crops and livestock each year
- ◆ Almost 2/3 of the county is still in farm use
- ◆ Tourists: 8 million a year
- ◆ County population is 520,000
- ◆ Adding 5,000 people a year

Lancaster County, PA

Growth in Developed Land Area and Population 1970-2000





Challenges Farmers Face

- ◆ Profitability- Be the low cost producer or find niche market
- ◆ Passing the Farm to the Next Generation
- ◆ Resisting the Temptation to sell land for development

Agricultural Zoning

- ◆ 1976 – East Donegal Township
- ◆ One house per 25 acres. The one house must be on a lot of no more than 2 acres.
- ◆ 100 acres = can subdivide off 4 lots, 8 acres. 92 acres remain in farm operation.
- ◆ 5 townships have one house per 50 acres.
- ◆ This is legal in Pennsylvania: court cases to back it up.

Ag Preserve Board

- ◆ Gets small appropriation from County
- ◆ 1983 Hires staff
- ◆ Preserves a few thousand acres
- ◆ Builds a track record
- ◆ 1987 Statewide referendum to float \$100 million bond—passes almost 2 to 1
- ◆ 1989 state money with local match

Identifying the Land to Preserve

- ◆ Land in Farm Use and zoned for agriculture
- ◆ Parcel size
- ◆ Soil quality - NRCS
- ◆ Land enrolled in Agricultural Security Areas (also known as Agricultural Districts)– a prerequisite in PA
- ◆ Proximity to preserved farms

Lancaster Farmland Trust

- ◆ www.savelancasterfarms.org
- ◆ Founded 1988
- ◆ Cooperative Agreement with County (1990)
- ◆ Has preserved more than 21,000 acres and 300 farms
- ◆ Focus on preserving Amish farms

Guess Who's #1?

Nation's Top 12 Locally Operated Farmland Preservation Programs, 2011

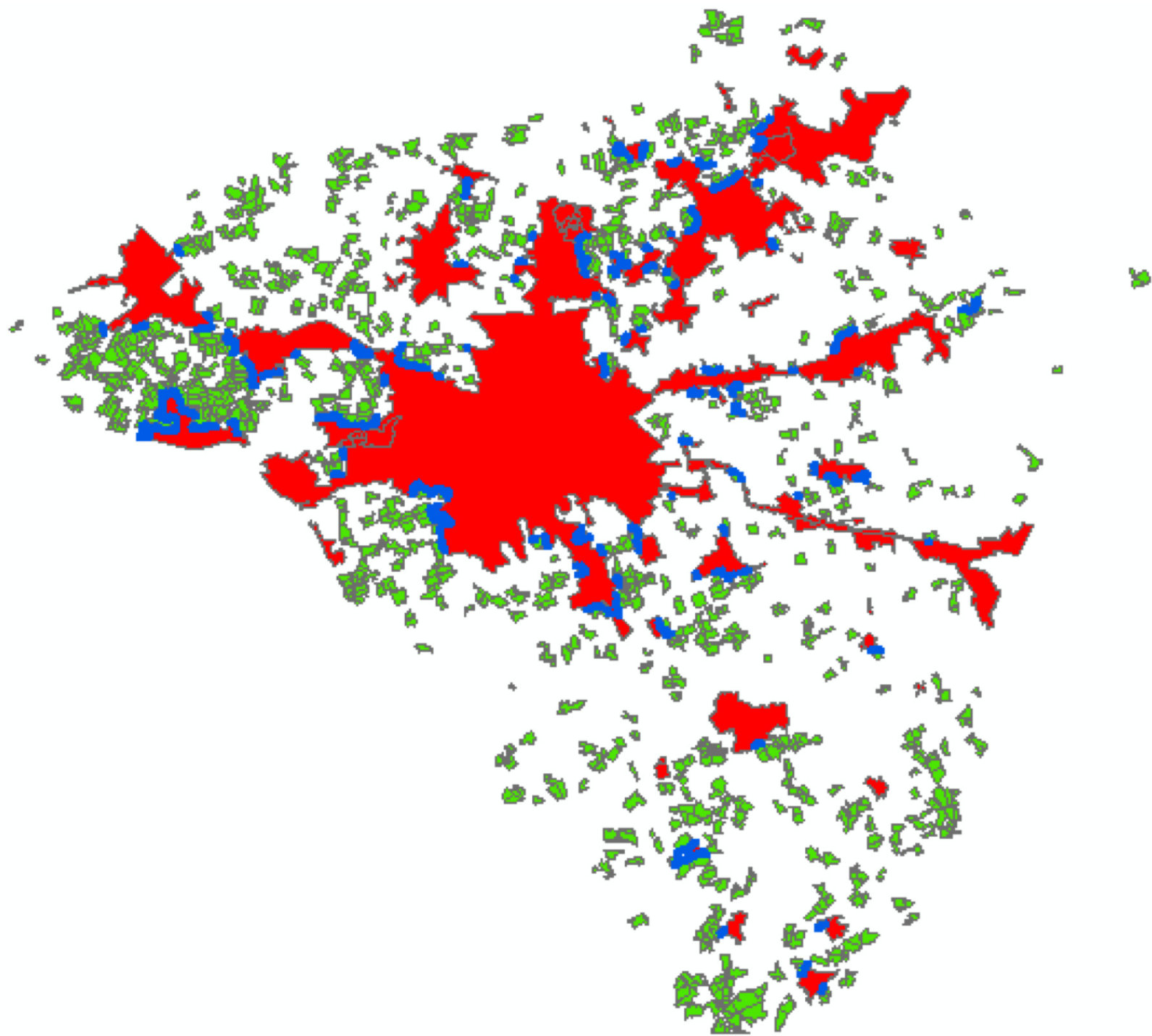
Rank	County	Total Preserved Acres	Ag Program Acres ¹	Ag Program Gain	Last Year's Gain	Other Program Ag Acres ²	Local Funding Available (millions) ³	Market Value of Ag Products ⁴ (millions)	Land in Farms ⁵ (acres)	Percent land in farms preserved	Effective Ag. Zoning ⁶
1	Lancaster (PA)	90,280	69,107	3,850	2,368	21,173	4.25	1.07 billion	425,336	20.1	Y
2	Montgomery (MD)	71,865	64,904	243	153	6,961	4	33.1	67,613	100	Y
3	Berks (PA)	69,227	63,709	1,929	2,172	5,518	1.08	367.8	222,119	30.2	N
4	Carroll (MD)	61,807	55,530	1,875	4,178	5,744	11	87.4	141,934	41.5	N
5	Chester (PA)	60,493	28,917	1,732	1,367	31,576	3	553.2	166,891	35.1	N
6	Baltimore (MD)	54,620	26,880	189	2,464	27,740	2	68.4	78,282	69.3	Y
7	Burlington (NJ)	52,287	29,168	758	574	23,118	10	86.3	85,790	60.0	N
8	Marin (CA)	46,640	44,182	2,290	375	2,458	4.20	57.8	133,275	33.2	Y
9	York (PA)	46,187	37,908	254	714	8,279	0.10	212.6	292,507	15.5	N
10	Frederick (MD)	45,869	37,958	1,285	650	7,911	3	127	202,087	21.6	N
11	Harford (MD)	45,404	40,442	175	82	4,962	4	42.8	75,166	59.7	N
12	Sonoma (CA)	43,128	41,119	n/a	887	2,009	6	647.5	530,895	6.8	Y
TOTALS:		687,807	539,824	14,580	15,984	147,449	52.63	3.2 billion	2,421,895		

2002 Farm Bill

- ◆ Congress authorized \$985 million in grants to states, local governments, and land trusts for purchasing development rights to farmland.
- ◆ The federal government will pay up to 50% of the cost of buying the development rights in perpetuity.
- ◆ 2008 Farm Bill: \$733 million over 5 years

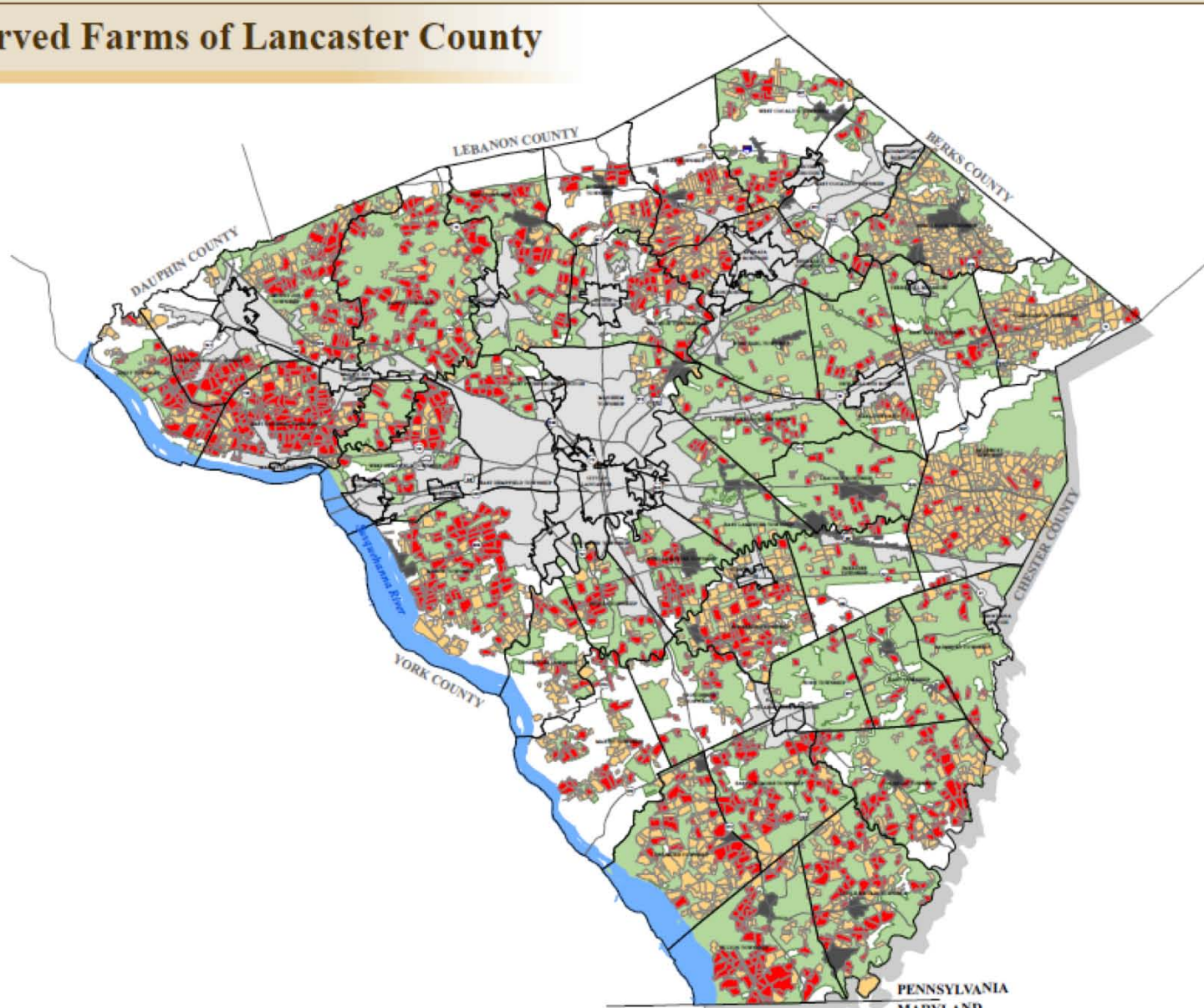
Urban and Village Growth Boundaries

- ◆ Voluntary boundaries begun in 1993
- ◆ Limit the extension of sewer and water lines
- ◆ 20 year growth capacity



Lancaster County, 2011

Preserved Farms of Lancaster County



* Identified parcels are not necessarily representative of actual assessment boundaries.

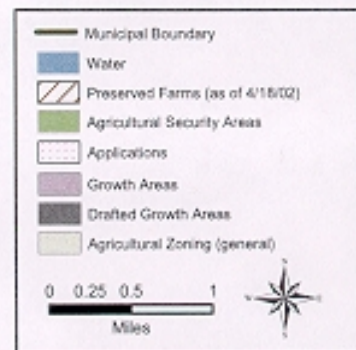
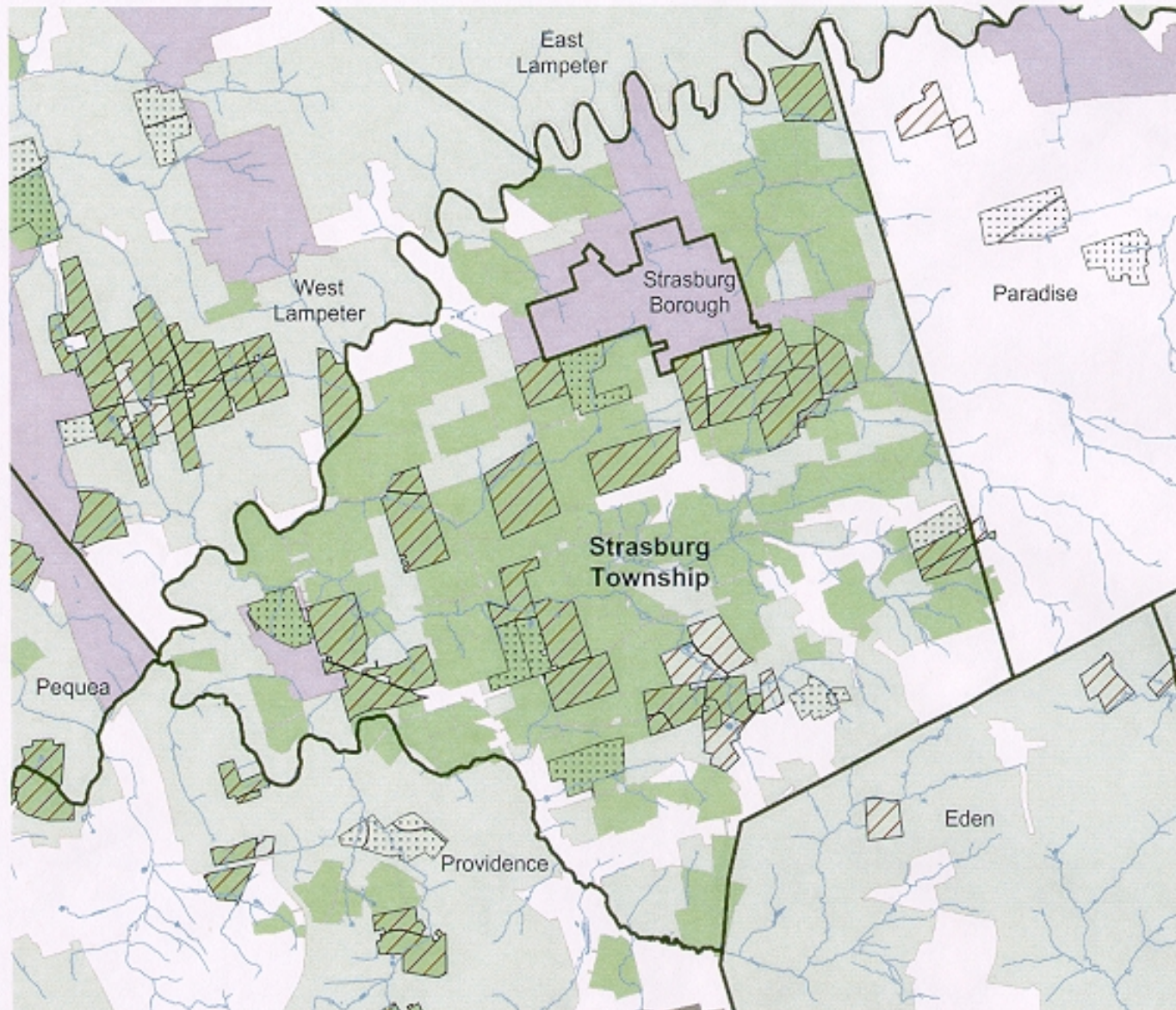
** The agricultural security area is only 60% accurate at any given time due to the process necessary to complete the updates.

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Map: BRG - 4/2011



Preserved Farms of Strasburg Township



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Prepared by:
Lancaster County GIS Department
April 15, 2002

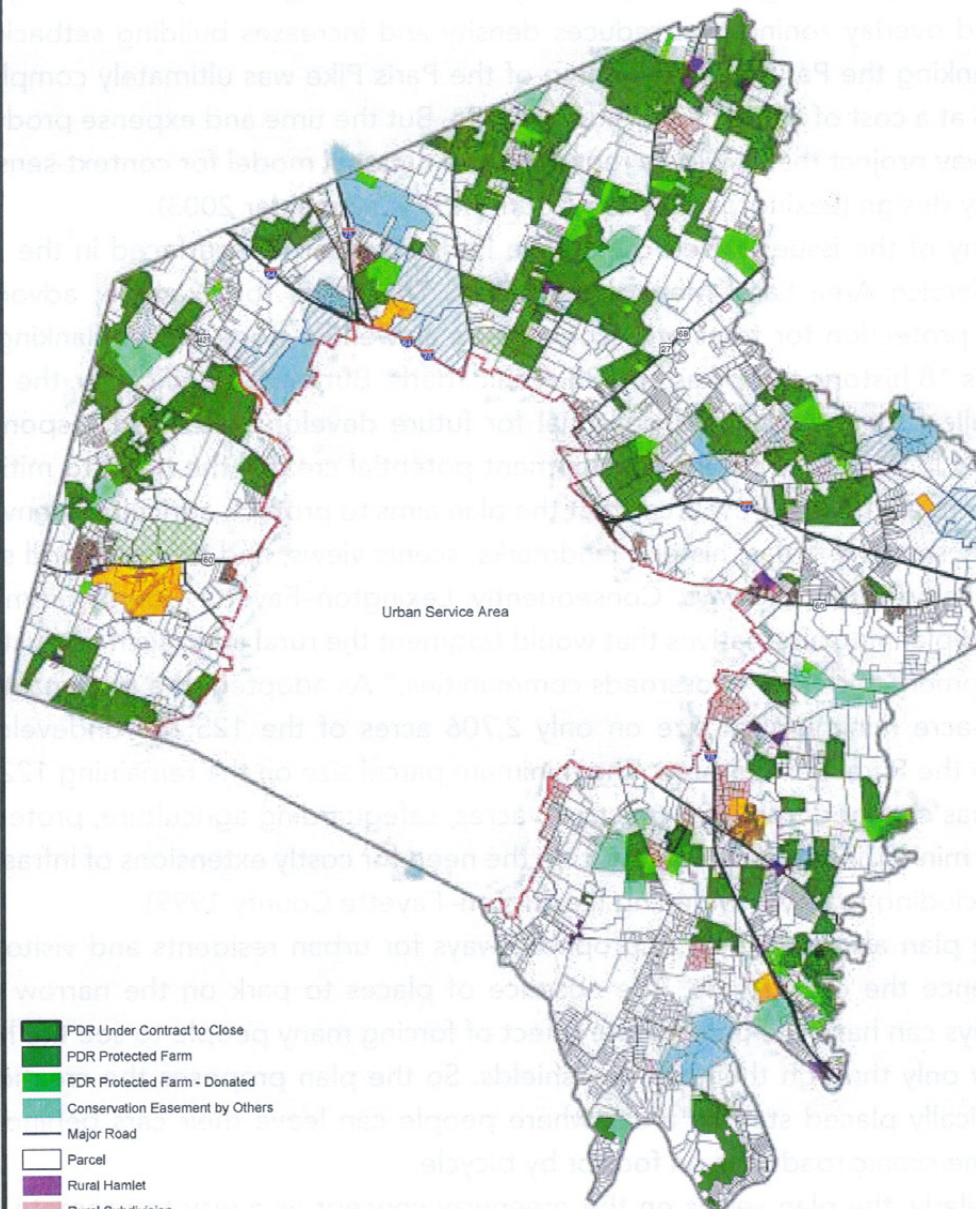
Strengths of Lancaster Approach

- ◆ A real ag industry worth protecting
- ◆ 350,000 acres of agricultural zoning
- ◆ 23 urban and village growth boundaries
- ◆ More than 90,000 acres of preserved farmland
- ◆ Good Funding
- ◆ More land preserved than developed in each of last 15 years.
- ◆ Peace with the Development Community
- ◆ Public-Private Partnership between County and Lancaster Farmland Trust

The Farmland Protection Package

- ◆ Most of the Leading Growth Management Counties in Metro Areas use:
- ◆ Agricultural Zoning of at least one house per 20 acres
- ◆ Some kind of Growth Boundary or Urban Service Area
- ◆ Serious funding for Purchase of Development Rights to Farmland

Lexington -Fayette County, KY



- PDR Under Contract to Close
- PDR Protected Farm
- PDR Protected Farm - Donated
- Conservation Easement by Others
- Major Road
- Parcel
- Rural Hamlet
- Rural Subdivision
- Industrial / Airport
- Park
- Public Land
- Keeneland/ Fasig-Tipton Property
- Golf Course
- Urban Service Area Boundary
- County Boundary

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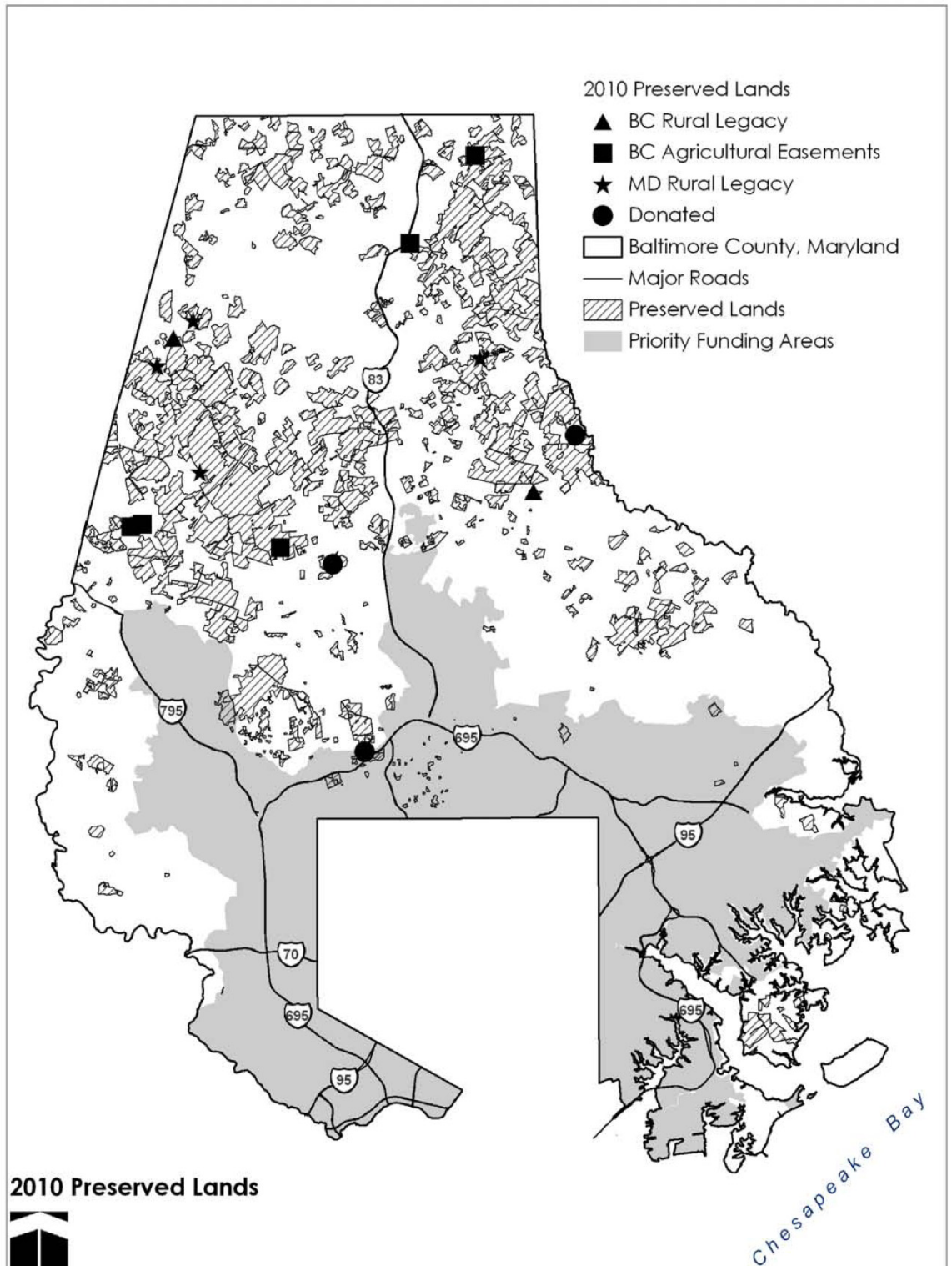
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Revision Date: 7-8-2011

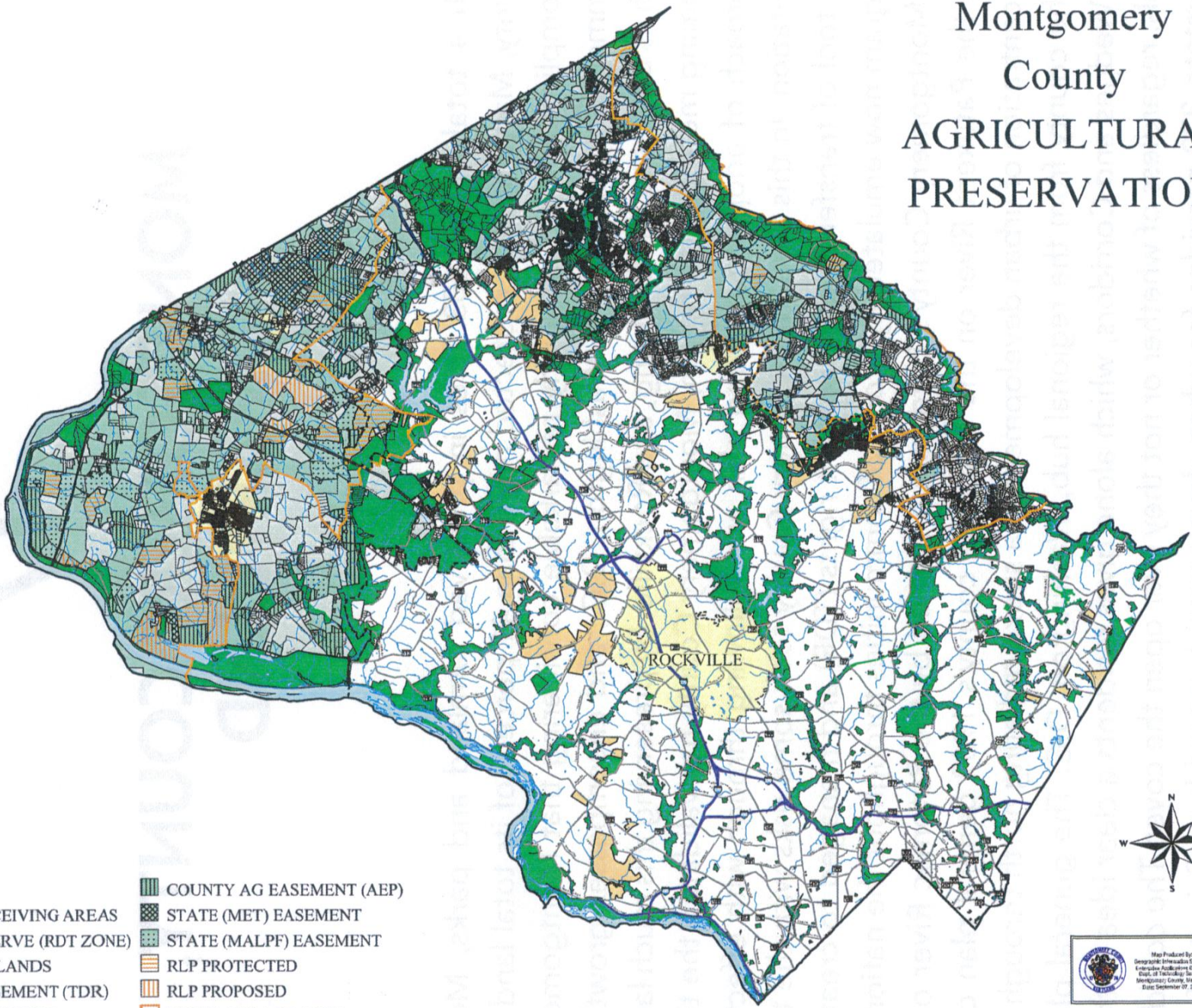
Baltimore County, MD



2010 Preserved Lands



Montgomery County County AGRICULTURAL PRESERVATION



- WATER
- TDR RECEIVING AREAS
- AG RESERVE (RDT ZONE)
- PUBLIC LANDS
- TDR EASEMENT (TDR)
- AEP PROPOSED
- COUNTY AG EASEMENT (AEP)
- STATE (MET) EASEMENT
- STATE (MALPF) EASEMENT
- RLP PROTECTED
- RLP PROPOSED
- RURAL LEGACY AREA



Map Produced By:
Geographic Information Systems
Enterprise Applications Division
Office of Technology for the
Montgomery County, Maryland
Date: September 07, 2004

Agricultural Land Data Source: DED Agricultural Services
MNC&PC
MD Office of Planning