

Smart Growth Takes Smart Preservation

New Partners for Smart Growth, 2-3-12

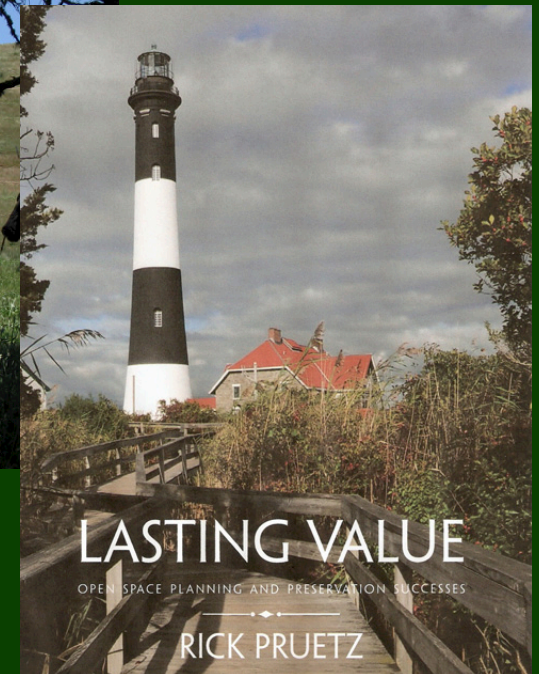


Professor Tom Daniels,
University of
Pennsylvania

Alex Hinds, Center for
Sustainable
Communities

Rick Pruetz, *Lasting
Value*, Planners Press

- American Planning
Association



Preservation & Smart Growth

Ahwahnee Principle 10

“Each community ... should have a well defined edge, such as agricultural greenbelts or wildlife corridors, *permanently* protected from development.”

Promotes compact, walkable, efficient, center-focused communities



Smart Growth Network



Principle 6: “Preserve open space, farmland, natural beauty and critical environmental areas”

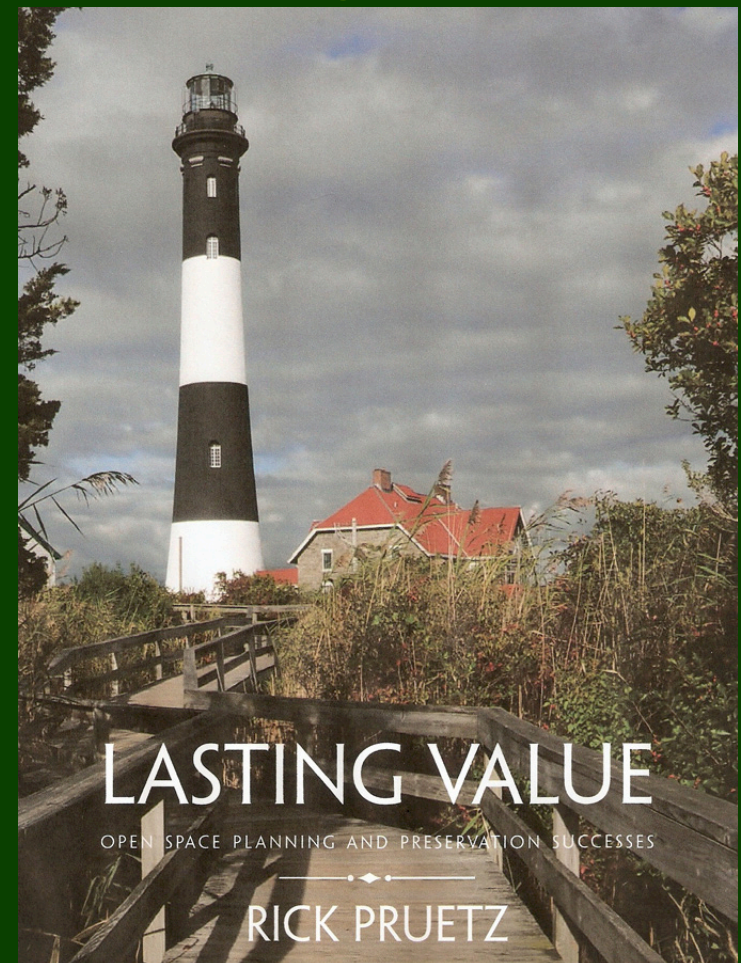
- Direct benefits
 - Economy
 - Natural resources
 - Quality of life
 - Infrastructure efficiency
 - Local food security
 - Hazard protection
- Supports other principles: “Strengthen and direct development towards existing communities”

Preservation helps “create communities of lasting value”

Lasting Value - 24 profiles

- Open space planning balances development planning
- Demonstrates planning as proven path to success
 - Motivation
 - Strategic thinking
 - Creativity
 - Collaboration

Planning Communities of Lasting Value



Planning Motivates



Open space benefits

- Economy - jobs & income
- Green infrastructure
- Efficient services

Stewardship

- Olmstead 1908 Plan
- “Priceless” ... “Don’t spoil it”
- 1910: Lookout Mountain
- 1967: Olmstead Plan promotes first voter-approved open space sales tax
- Now 10 programs
- 134,000+ acres

Report Threats

Plans track trends, sound alarms

Suffolk County, New York

- 1964 open space plan led to first farmland PDR program
- Now ten programs
- Pine Barrens Plan

2007, *Long Island's Last Stand*

- “End game” - 2015
- \$5.1 billion - 35,000 acres
- Suffolk County over \$1 billion



Opportunity



Plans demonstrate wisdom
of starting now

1883: Planner Horace
Cleveland urged
Minneapolis to buy
parkland while affordable

The Grand Rounds Plan
was also inspirational: “...
the city itself a work of
art...”

World class park system

Start with great plan and
keep perfecting and
implementing it

Strategy: How?

All communities use both temporary and permanent protection

Lasting Value communities excel at permanent preservation

Plans reveal need for permanent preservation

Chester County, PA plan

- Lost 5,000 acres / year
- Permanently preserve 5,000 acres annually
- Because regulations change



Strategy: How?



Montgomery County 1980 Farmland Preservation Plan: “Impermanence Syndrome”

- Temporary regulations cause uncertainty
- Reduced investment, stewardship and support services

• Rural parcels rezoned

• Worsens Syndrome

Since Plan adoption

- No Reserve land rezoned
- Permanently preserved 72,000 acres

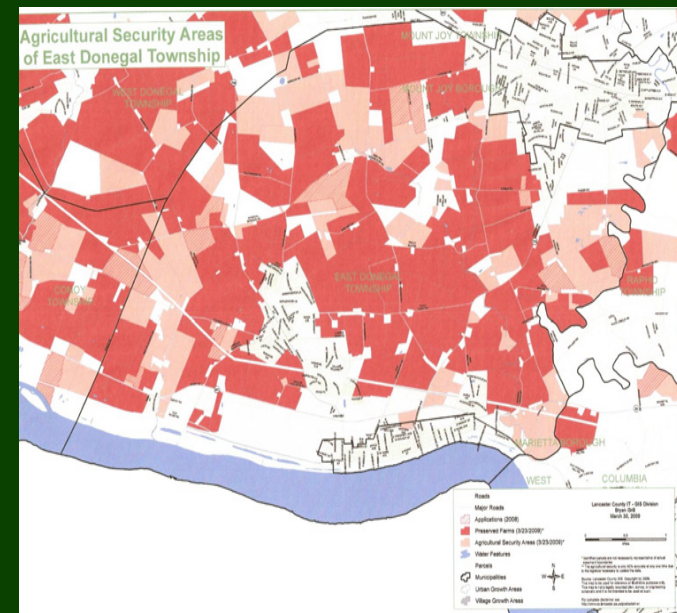
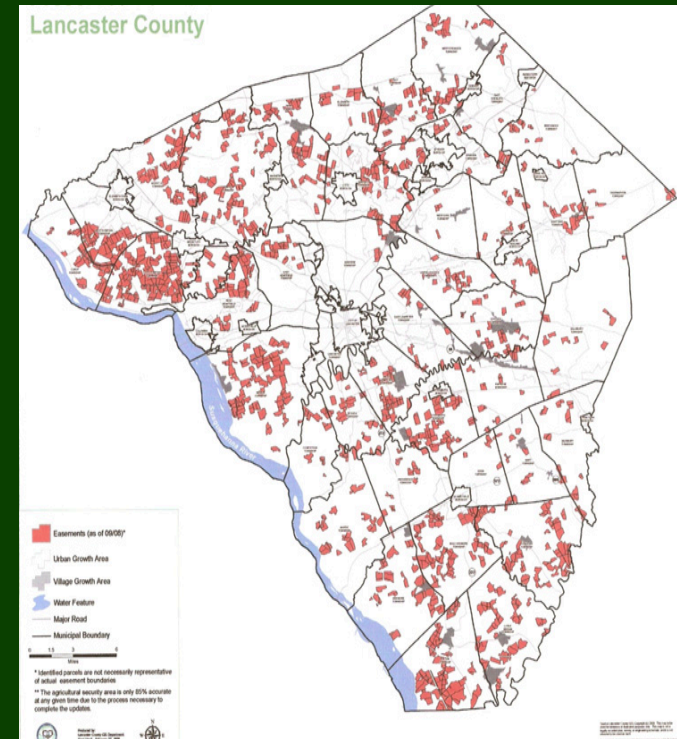
Strategy: How?

Berks County, PA: When others permanently preserve land

- Boosts confidence in future
- Motivates more preservation
- 67,000+ farmland acres

Lancaster County, PA

- 90,280 farm acres preserved
- Example set by leaders and neighbors
- “Preservation is contagious”



Strategy: What?



Planning process

- Recognize funding limitations
- Strategize priorities
- Meet multiple goals

Santa Fe County plan:
protect land combining
historic, environmental
and cultural significance

- Transform "...physical spaces into meaningful places."
- Cerrillos Hills Park:
wildlife, trails, cultural and
and historic sites

Strategy: What?

Santa Cruz, CA combines

- Environmental/farmland
- Recreational opportunities
- Greenbelts reinforcing urban and rural service lines

City of Santa Cruz now

- Encircled by preserved farms, parks and public beaches
- Buffered by contiguous parks preserving Coastal Redwood ecosystem



Strategy: What?

Montgomery County, MD

1980 Plan: entire rural area

- Multiple benefits
 - Farm economy & jobs
 - Local food security
 - Environment
 - Character
 - Recreation
- Agricultural health requires preservation of integrated countryside
- TDR program assigns equal value to all 92,000 acres
- 72,000 acres preserved



Strategy: What?



Lexington-Fayette County,
KY

1958 First UGB: APA
National Planning
Landmark

10-acre zoning accelerated
sprawl

1999 Rural Area Plan
documented

- Almost \$1-billion farm/
tourism industry
- 13,000 jobs
- Status: Horse Capital of
the World

Strategy: What?

Lexington-Fayette County,
KY

Plan: rural resources linked

- ESAs cross all land
- Rural development requires road widening
- Loss of trees and stone fences

Plan called for preservation of rural area as a whole

- Downzoning to 1/40 acres
- PDR program
- 50% preserved



Action: Innovation



Finite preservation dollars

Planning fosters creativity

Pioneer new tax strategies

Taxes insufficient

Most supplement tax-based
tools with TDR

Montgomery County
separates TDR and PDR

- TDR preserved 52,000 acres
- PDR preserved 20,000 acres

Combining Tools

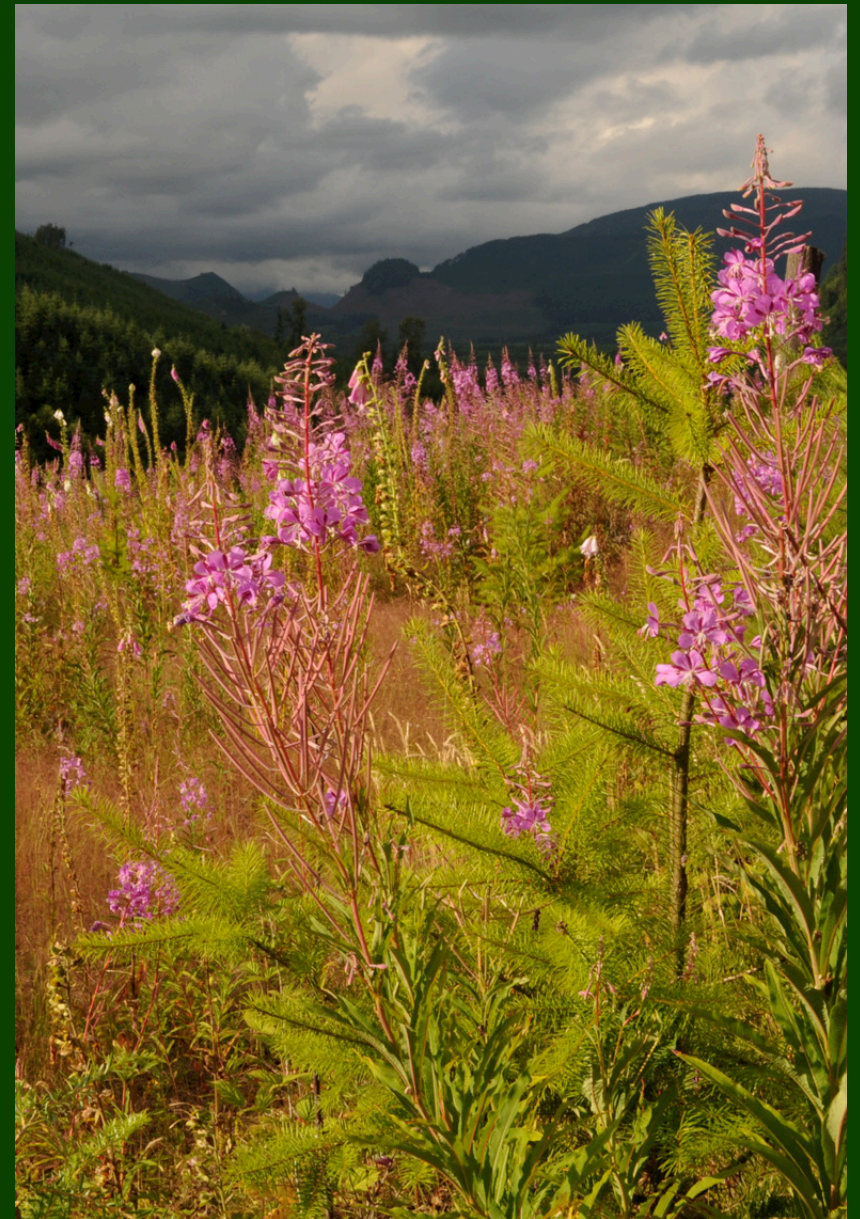
King County, WA

Stretches PDR with TDR

- Tax revenues pay for easements
- TDR bank sells TDRs, creating ongoing revolving fund

Cities agree to accept TDRs from land under County jurisdiction

- 25+ miles away
- 142,000 acres preserved



Combining Tools



Palm Beach County, FL
\$100-million bond bought
34,000 acres

County banked resulting
9,000 TDRs, creating
ongoing funding source

Sale price legislated (now
\$50,000)

In one year, TDR sales
yielded \$10 million

Money is used exclusively
for expansion and
maintenance of Natural
Area Preserve System

Intergovernmental Collaboration

Collier County, FL: damaged by
failed development

1983 Plan stressed
conservation and cooperation

- Florida
 - Picayune Strand SF
 - Fakahatchee Strand SP
 - Federal agencies
 - Big Cypress National Preserve
 - Florida Panther NWR
 - Rookery Bay Estuarine Reserve
 - Collier County
 - Preserves
 - Three TDR programs
- 80% of County now preserved



Private Sector Collaboration



Chester County, PA assisted by private land trusts:

Brandywine holds easements on 43,000 acres in 3 counties

Open space plan: preserve

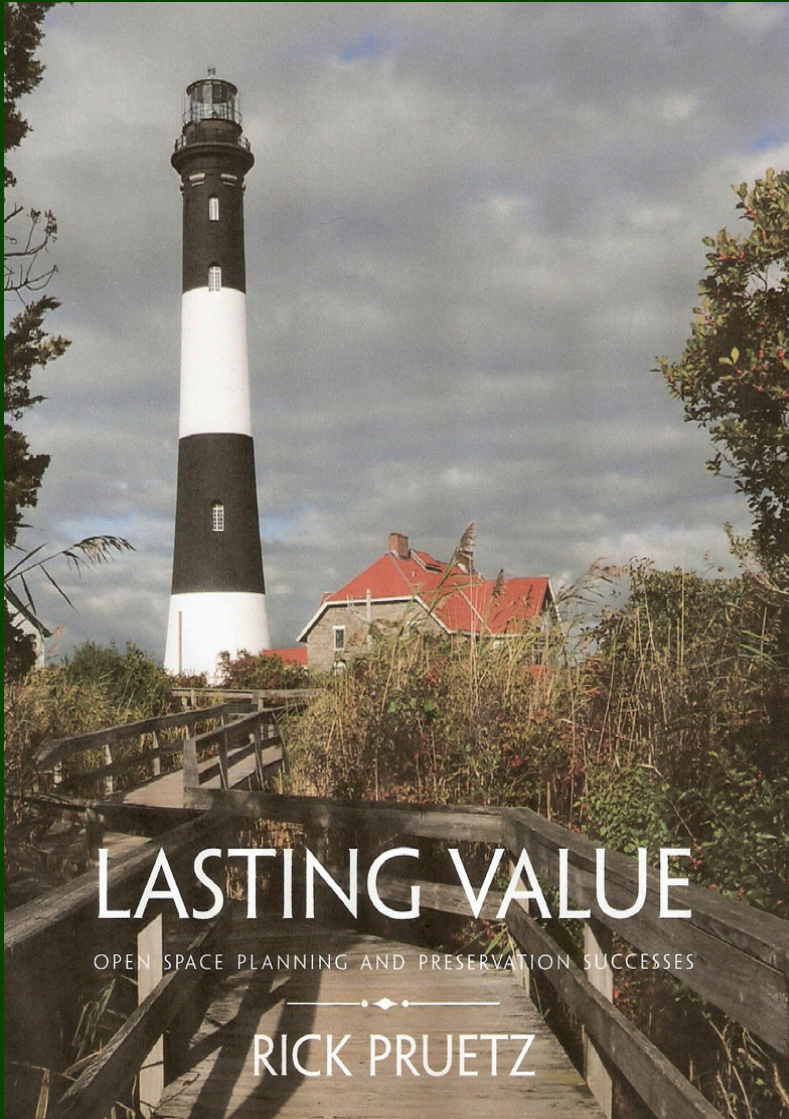
- 5,000 acres per year
- 1,500 acres by private non-profit

County open space grant programs

- Local municipalities
- Private conservancies

Public and private already preserved 20 % of County

Conclusion



Preservation - key smart growth principle

- Economy, green infrastructure, local food security
- Compact, efficient communities

Planning process ideal for

- Motivation
- Strategy
- Implementation

More

- *Lasting Value*
- www.SmartPreservation.net