



Defense Community Conference
Partnering for Success
Orlando, Florida 2009

Conservation Tools for Sustainable Development

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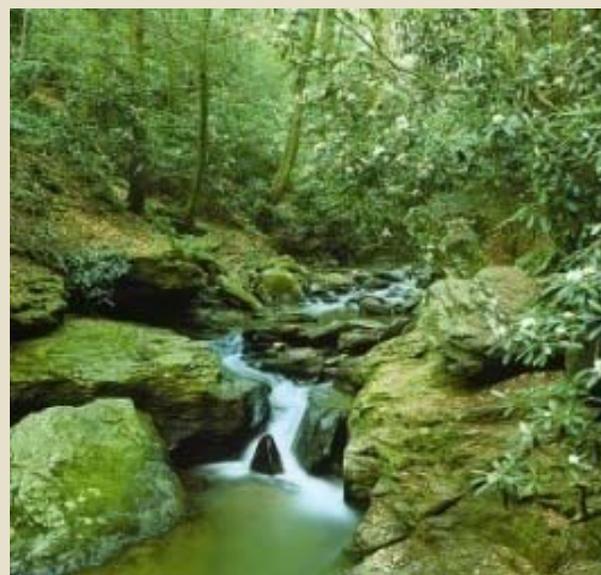
American Farmland Trust

- Founded in 1980
- Nonprofit conservation organization
- Our mission is to:
 - Protect working lands
 - Promote environmental stewardship
 - Build healthy communities
- Through policy, planning and projects



Overview of Tools

- Federal: Conservation Programs
- State: Conservation, Purchase of Conservation Easements and Smart Growth Initiatives
- Local: Conservation, Purchase of Easement Programs, Smart Growth Initiatives plus Planning and Zoning





Federal Programs

- DoD Readiness and Environmental Protection Initiative (REPI)
- Farm Bill Conservation Programs
- Forest Legacy Program
- Land & Water Conservation Fund
- Coastal Zone Management Estuarine Research Reserve



DoD REPI

- In 2003 Congress granted DoD the statutory authority to:
 - Work with state and local governments and
 - With conservation organizations to
 - Reduce encroachment on military test and training ranges
- Funds support DoD partnerships to promote compatible land use



Farm Bill Conservation Programs

Agricultural producers can choose to participate in federal conservation programs to protect a wide range of resources. Programs include:

- Conservation Reserve Program (CRP)
- Conservation Reserve Enhancement Program (CREP)
- Environmental Quality Incentives Program (EQIP)
- Farm & Ranch Lands Protection Program (FRPP)
- Grassland Reserve Program (GRP)
- Wetlands Reserve Program (WRP)
- Wildlife Habitat Incentives Program (WHIP)



State Level Programs

Often working in partnership with communities and private landowners

- Conservation Programs
- Smart Growth Initiatives
- Purchase of Conservation Easement Programs



Types of State Conservation Programs

- Parks & Recreation
- Natural Heritage
- Wildlife Resources
- Forest Resources
- Soil & Water Conservation
- Clean Water Management



Conservation Easement Programs

- Voluntary programs that compensate landowners for restricting future development on their land
- Programs typically pay a sum equivalent to the difference between full market and restricted value to protect farm, ranch and occasionally forest lands



Smart Growth Initiatives

- Use comprehensive planning to guide, design, develop, revitalize and build communities that promote public health
- Emphasize:
 - Urban investment
 - Mixed / compact development
 - Efficient use of land and infrastructure
 - Land conservation



Most Land Use Decisions Are Local

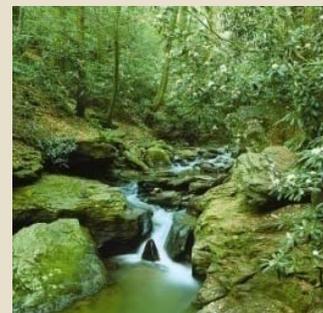
- Made by communities and landowners
 - Community growth and development pressure drive need for conservation
 - Landowners weigh economic factors when making conservation decisions
- Innovative approaches sustain economic viability of working lands as well as land use decisions



Need for Balance

Innovative approaches to balance growth, conservation and rural economic development

- Combining development “in the right places” with protection of green infrastructure: working lands, natural areas and open space
- Addressing economic and environmental issues related to working lands





How Do You Get There?

- Local Policies / Investments
 - Urban growth boundaries / service areas
 - Infrastructure location / funding (public sewer, water, roads)
 - Purchase of conservation easements
 - Economic development support



How Do You Get There?

- Local Development Regulations
 - Agricultural protection zoning
 - Conservation zoning to buffer new developments
 - Nuisance protections – Right to Farm
 - Transfer of development rights (TDR)



How Do You Get There?

- Acknowledge ecosystem services:
 - Water quality
 - Aquifer recharge
 - Wildlife habitat
 - Open space
 - Fire suppression
- Citizen involvement
- Engage farmers/ranchers/foresters in the process



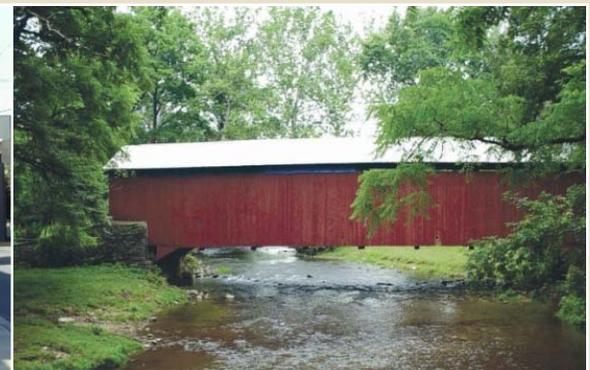
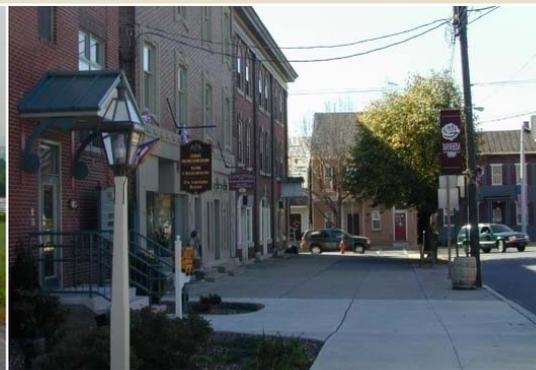
A scenic view of a rural landscape. In the foreground, there are lush green trees and bushes. In the middle ground, a farm is visible with a large barn and two tall, cylindrical silos. The background consists of rolling green hills under a clear blue sky. The text "Balance: Lancaster County's Growth Management Plan Update" is overlaid in the upper center of the image.

***Balance:* Lancaster County's
Growth Management Plan Update**



Lancaster County, Pennsylvania

- Located 40 miles west of Philadelphia
- 950 square miles / 482,775 population
- 60 municipalities:
 - Largest = Lancaster City
 - Smallest = Christiana Borough





Lancaster Background

- Famous for “Plain Sect” communities who came to America from Germany in the 17th century
- On World Monument Watch List of 100 most endangered historical and cultural sites due to development pressures





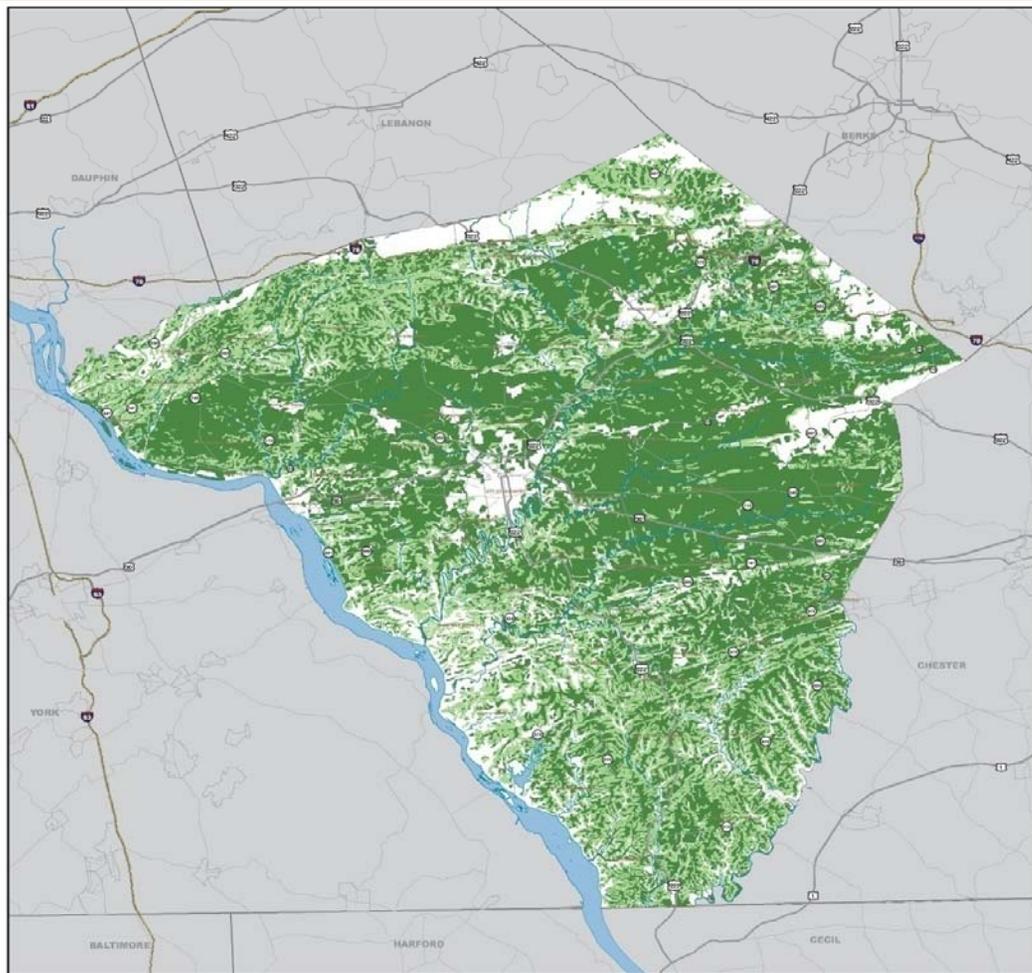
Agriculture is Leading Rural Industry

- 63% of land base
- 20% of jobs
- 11% of economic output





High Quality Agricultural Soils

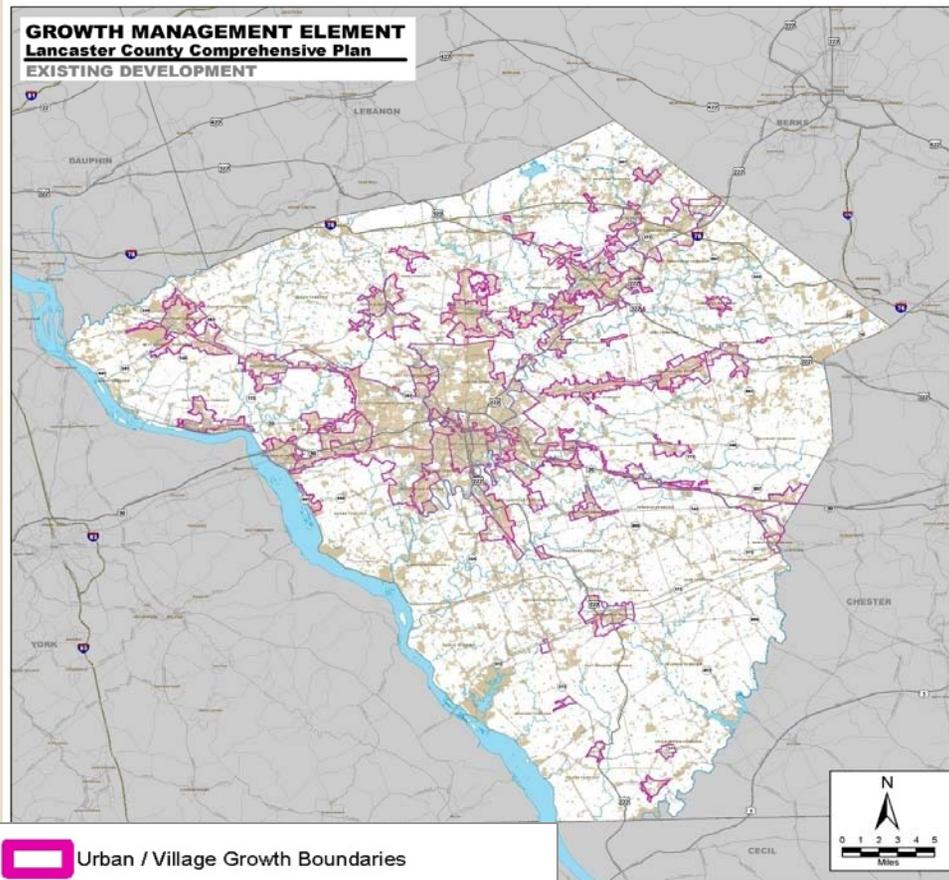


-  Soils of Statewide Importance
-  Prime Farmland Soils

- 50% Prime
- 25% Statewide Important



Rural Land Uses

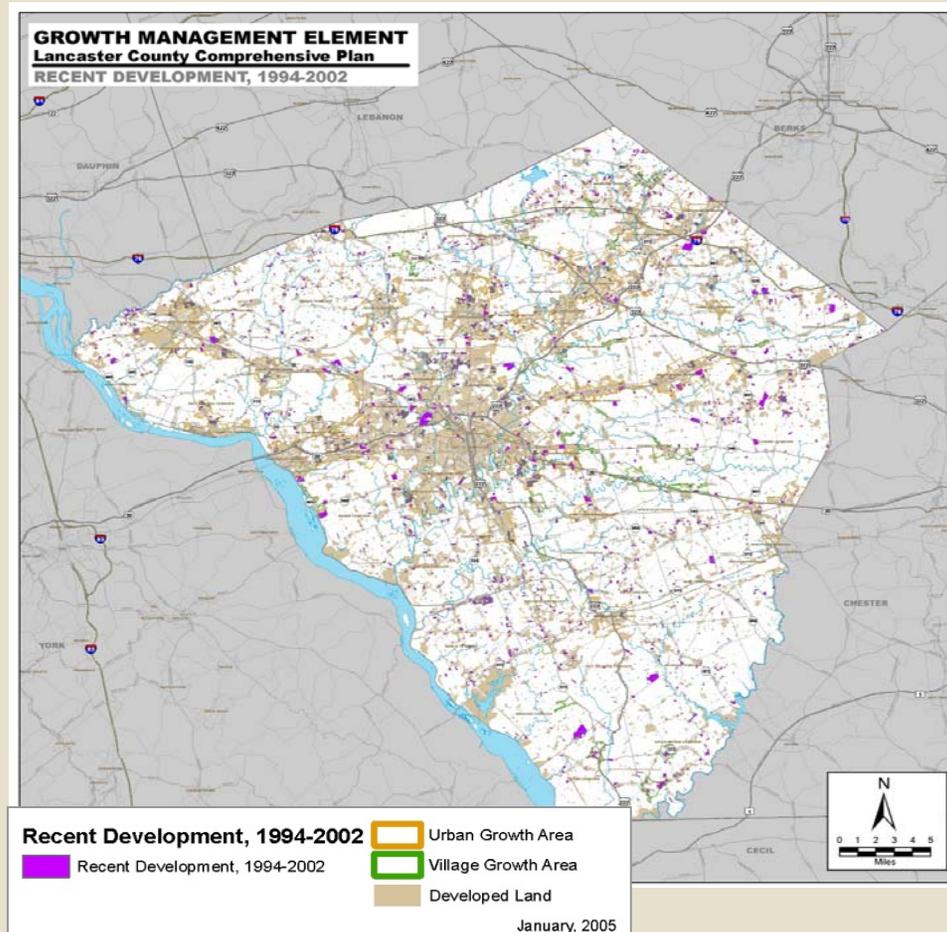


January, 2005

- 26% of Lancaster County is developed
- 63% is in agriculture
- 45% of development inside Growth Areas
- 55% of development outside Growth Areas



Recent Development Trends



From 1994-2002

- 17,869 housing units constructed
- 76% were built inside Growth Areas
- The 24% of units built outside of growth areas consumed 60% of the land developed



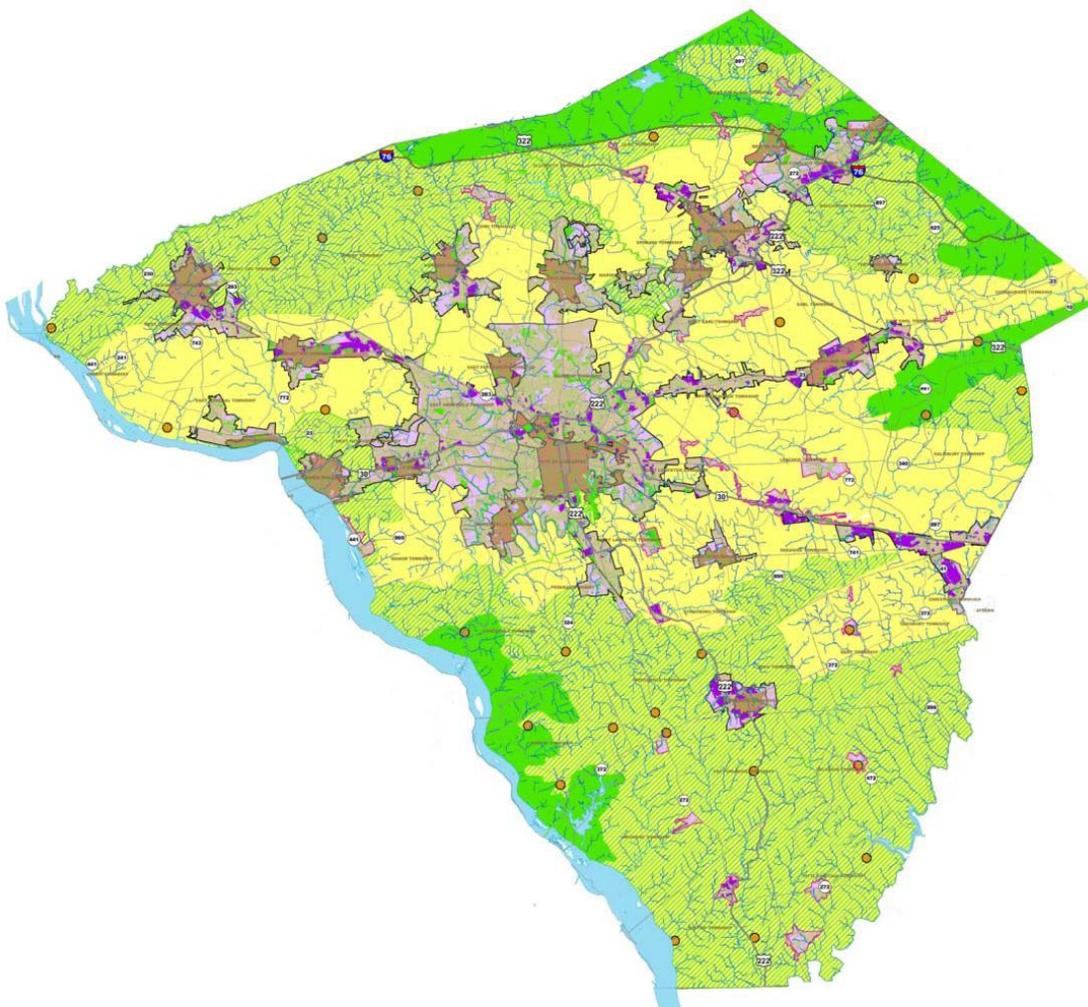
Growth Management Update

- Urban Growth Area Strategy
- Rural Strategy
- Implementation Strategy





Smart Growth Framework



-  Agriculture Resource Area
-  Natural Resource Area
-  Agriculture with Natural Areas
-  Concentrated Building Areas
-  General Building Areas
-  Core Reinvestment Area
-  General Reinvestment Areas
-  Urban Growth Area
-  Village Growth Area
-  Crossroads Communities
-  Rivers & Streams



Lancaster County Toolbox

- Limit major investments to urban growth areas
- Apply a variety of land use regulations
 - Mixed-use zoning in urban growth areas
 - Agricultural protection zoning in rural areas
 - Transfer of Development Rights (TDR)
- Funding Programs
 - Grants for reinvestment in older urban areas
 - Purchase of conservation easements on farmland
- Rural Development
 - Agriculture viability component to boost rural economic development
 - “Green Infrastructure” Plan



Rural Strategy

- Integral to the Growth Management Update
- More than land use or landscape
- Local ag economic development also key





Rural Land Uses Include

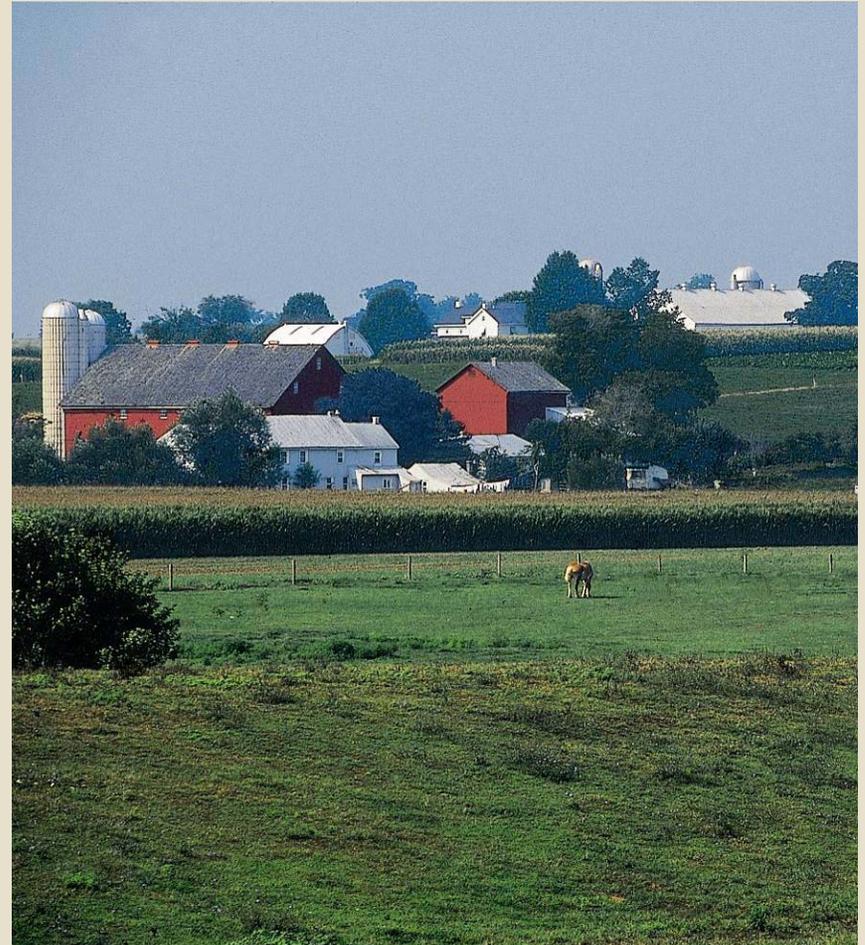
- Agriculture
- Energy generation
- Forestry
- Nature-based tourism
- Outdoor recreation
- Quarrying
- Rural residential





Goals of Rural Strategy

- Sustain a rural way of life
- Conserve valued natural resources
- Support a dynamic rural economy





County/Township Collaboration

Major Elements Included:

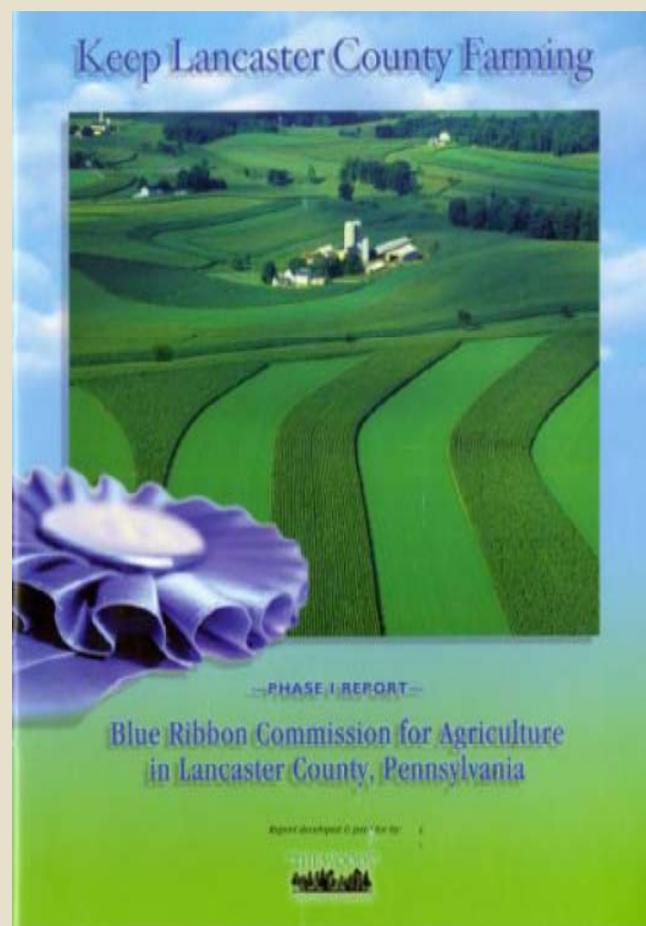
- Funding for conservation easements
- Reduce scattered development with zoning
- County support for township TDR
- Agricultural economic development





The Key is to Plan for Rural Resources

- It takes public input and a holistic plan to maintain the rural economy and sustain farms, forests and natural resources
 - Land use tools
 - Economic development
 - Environmental stewardship
- Education / Outreach



A photograph of a green field with sheep and lambs. In the foreground, there are two adult sheep and several lambs. One adult sheep is on the left, and another is on the right. There are several lambs scattered around them. In the background, there are rolling green hills and mountains under a blue sky with some clouds. The text is overlaid on the image.

American Farmland Trust
www.farmland.org

Farmland Information Center
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