

DRAFT:

GUIDING PRINCIPLES, PROCESS, TOOLS & EXAMPLES FOR CREATING RURAL LAND STEWARDSHIP AREAS

As recommended by the
Mission, Guiding Principles & Concept Refinement Committee
of the Rural Lands Stewardship Council
October 30, 2003

GUIDING PRINCIPLES FOR A SUCCESSFUL STEWARDSHIP PLANNING PROCESS

1. Those with the most at stake in the outcome: rural residents, property owners, and businesses, deserve a meaningful role in the planning process.
2. A commitment of time and resources validates commitment to the process.
3. The process starts with an agreement on objectives, methodology, and schedule.
4. A common framework of relational, competent, and reliable data is needed; “best available data” may not be adequate for critical issues. Fact and opinion must be differentiated.
5. Transparency of data and analysis together with peer review is essential to creating confidence in decision-making.
6. Alternative tools and techniques should be compared to a common baseline to gauge the degree of relative benefit and effectiveness. All proposed solutions should be validated, compared and prioritized.
7. Current methods of land valuation and environmental regulation do not reflect the true public value of natural resource protection. Any incentive based system must reflect these markets realities.
8. Agribusiness economics are not well understood; education is critical to the planning process.
9. Private property owners are entitled to a solution that does not negatively impact the economic value of their property and one that provide choices.
10. Solving near term issues should not be the primary goal; rather they should be viewed as cause agents that prompt action that will lead to achieving long-term goals.
11. The implementing action(s) that will translate a plan into a reliable and enforceable result must be understood up front.
12. Environmental solutions can have indirect benefits, and can be used to create direct economic value.
13. The inherent weaknesses of Transfer of Development Rights (TDR) systems must be recognized and overcome.
14. Trust is earned through actions, not words.

THE PROCESS

Data Gathering and analysis

This data-gathering phase involves comprehensive research on existing land cover, land use, and natural resources of the study area. It should yield current, accurate information, to use as the basis for long term planning.

Alternatives selection and design

Stakeholders should be organized into a working group. The group must agree upon a set of objectives for the process. The group should select and then prioritize a set of tools, techniques and strategies; and should envision alternate scenarios for the future through facilitated brainstorming sessions.

Alternatives analysis and consensus building

Alternative scenarios should be analyzed and tested to demonstrate which alternatives most effectively meet the objectives and which will have the least impact on agriculture, would protect the most wetlands and upland habitat, create the highest values, provide the most positive effect on economy and employment, and produce a positive net fiscal impact to the County.

Growth Management Plan Amendment

GMP Goals, Objectives & Policies (GOPs) should be prepared, reviewed and adopted in accordance with the recommended scenario to articulate the plan's purpose, framework and outlining specific steps for implementation.

TOOLS

Tools are techniques or concepts than can be used by stakeholders to help plan for the future of rural lands. Not every tool is appropriate to use in every situation; rather the right tool or tools must be selected based on local circumstances. No approach should be implemented without first thoroughly reviewing situations where it has been used before. Doing so will help avoid mistakes that might have been made by others. These techniques provide benefits to both private landowners and to the public.

The following list is indicative, not exhaustive, of the options that are available. Note that these options may not be mutually exclusive and may be used in combination to achieve desired results.

A. Land Use Planning Tools:

- a) Rural Land Stewardship Area Program: Section 163.3177(11)(d), F.S., provides a rural land use planning tool that can be used by counties to accommodate rural development clustered in a manner that avoids impacts on agricultural and natural resource areas. Although not one of the five programs authorized by the

statute, Collier County has adopted a stewardship area program based on the statutory requirements. For details on this program, see the PowerPoint presentation “FAPA Ave Maria Presentation” posted on opening page of the WilsonMiller website, <http://www.wilsonmiller.com>

- b) Optional Section Planning Program: Section 163.3245, F.S., allows local governments to conduct build-out planning for areas that are at least 5,000 acres in size. Development in the sector planning area is not subject to the development of regional impact review process. In their sector planning areas Orange and Clay counties to not plan for any rural land uses at build-out. The Bay County sector plan will include silviculture. Palm Beach County is nearing completion of development of their sector plan for the western agricultural area. Five sector plans are authorized under the statute.
- c) Minimum Lot Size: In an attempt to direct residential development to urban centers and, thus, limit the amount of residential development in rural areas, local governments may establish in their comprehensive plan low rural residential densities (one residential unit per 40 acres, for example). Purchasers of rural residential properties are thus forced to purchase 40 acre, when their actual needs and desires are only for a small lot, say one acre, in a rural location. The remaining 39 acres may not be used productively in traditional rural economic activities (agriculture, silviculture, ranching, mining, recreation). This problem of wasted, unwanted and unproductive land can be avoided if the local government were to establish a minimum lot size of, say, one acre. The seller would not be forced to sell more land that is needed or wanted and could retain a productive use of it. In turn, the buyer would be able to purchase only the amount of land desired. The effect is to preserve rural economic use of land and allow buyers to purchase a more affordable homestead. The smaller the lot, the more land will be preserved for productive use. Small lots located next to desirable open space can be more valuable than larger lots similarly located.
- d) Agricultural Districts: Some state (New York and Virginia, for example) allow local agricultural landowners to establish agricultural districts within which the landowners receive certain benefits in exchange for agreeing not to develop for a period of years. Benefits typically include use-value assessment, protection against nuisance suits, protection against extension of public facilities and services that would encourage urban development within the district, protection against the use of eminent domain, protection against annexation, and priority eligibility for state purchase of development rights. The forgiven taxes plus a penalty must be paid if development occurs prior to the agreed date. Within a district, agriculture is recognized as the highest and best use (right-to-farm statutes are a more modest tool for protecting agriculture).
- e) Agricultural Zoning: Agricultural zoning techniques may be classified into four sub-categories: large lot residential zoning; exclusive agricultural zoning; cluster zoning; and performance-based zoning. Note: although the term zoning is used

here, all of these techniques must be established in the local comprehensive plan. This discussion is adapted (with some changes) from *Creating Successful Communities* by The Conservation Foundation.

- a) Large Lot Residential Zoning: To prevent intrusion of rural non-farmers into agricultural areas, and thus preserve the areas for agricultural use, it is likely that lots need to be between 100 and 400 acres in size. A few counties in Florida have established these densities in commercial silviculture areas. A more refined approach is to base the residential lot size on the minimum acreage necessary to support an economic farm operation (smaller lot in truck farming area, larger lot in ranch land); the Conservation Foundation report refers to this as “fixed area-based allocation.” It should be noted that small lot zoning (such as one dwelling unit per five acres) can contribute to rural sprawl.
- b) Exclusive Agricultural Zoning: In these areas, uses unrelated to agricultural operations are prohibited. This tool has only been used once in Florida, in Palm Beach County’s Agricultural Reserve.
- c) Cluster Zoning: Also called “open space zoning” or “conservation subdivision.” Allowed development is clustered on a portion of the parcel. Essentially, density is transferred on-site from one part of the parcel to another. The development should be located on the least productive or environmentally sensitive portion of the property. Typically, no increase in overall density is allowed, units are simply rearranged to preserve open space. The unbuilt portion of the parcel may be retained by the original owner for economic uses, transferred to the homeowners association for communal use (horse trails, for example) or preserved as a natural area, depending on its physical characteristics, developer option or community vision. Clustering privatizes the purchase of development rights tool. Mandatory or optional clustering provisions occur throughout Florida. The Rural Land Stewardship Area Program requires clustered development in the form of new communities.
- d) Performance-Based Zoning: Density can be based on soil quality or land use compatibility. The higher suitability rating of the soil for agricultural production, the tighter the land use restrictions. Conditional use zoning can be used to implement performance standards for agricultural land preservation. Only agriculture-related uses are permitted “as of right. Nonfarm uses are allowed by special permit to minimize the impacts on agriculture and environmental resources.
- e) Special Permits (also called special exceptions or conditional uses): Zoning ordinance may allow some use “by right” and other uses only through a special permitting process. The special permit process allows local government review of individual development proposals to ensure

compatibility with, for example, agricultural operations. The zoning ordinance must specify the conditions with which the development proposal must comply in order for the special permit to be issued (reviewing a special permit application is an administrative function and the permit must be granted if the proposed use meets the criteria stated in the zoning ordinance).

- f) Overlay Zones: Within an overlay zone, which may cut across many different zoning districts, a common set of development standards apply in addition to the standards applicable to the underlying zoning category. Typically, overlay zones are used to apply special standards to development within flood hazard areas or historic districts. Overlay zones could be established for potable water wellhead protection areas, springsheds, and other areas with special attributes.
- g) Floating Zones: Some uses may be assigned to a special zoning category that is not depicted on the zoning map; rather, the uses “float” until an applicant requests that they be grounded at a specific location. In order for the application to be granted, the proposal must meet the standards in the zoning code for the floating zone. Since the rezoning process is a legislative function, the local government has more discretion than the special permit tool provides.
- h) Conditional Zoning and Contract Zoning: Zoning categories typically allow a variety of uses. When reviewing an applicant’s rezoning request, a local government might not wish to allow all of those uses at a specific location. Rather than denying the rezoning application, the local government may choose to impose conditions on the rezoning. The rezoning is made conditional on the applicant’s acceptance of special conditions (limiting, for example, the number of uses allowed on the rezoned property). However, the local government does not commit to rezoning the property. Under contract zoning the local government can impose zoning conditions and it also enters into an enforceable agreement to approve the rezoning. Development agreements are a form of contract zoning wherein the developer and local government agree precisely on the land uses, densities, infrastructure improvements and so on that will be provided by each party. Such agreements provide certainty to lending institutions.

B. Easements:

1. Purchase of Development Rights: See 2, 3, 4, 5 and 6 below. When development rights are purchased or transferred, an easement is recorded as part of the title to reflect the fact that the purchased rights are no longer part of the title.

2. Rural and Family Lands Protection Program: Established in 2001 by ss.570.70 and 71, F.S., the program is intended to protect agricultural lands through the purchase of easements. The program is administered by the Department of Agriculture and Consumer Services and is currently unfunded.
3. Agricultural Easements: All or a portion of a landowner's development rights on areas actively used for agricultural purposes may be purchased by a public or private entity. The landowner receives benefits from the sale of these rights and continues to own and actively use the land, subject to the terms of the easement. The public benefits from the preservation of natural resources and open space values associated with the preservation of the working landscape.
4. Conservation Easements: Rural and agricultural areas typically include areas with valued natural resources. The conservation easement is similar to the agricultural easement, except that the landowner's development rights are purchased from the lands with natural resource values. The Red Hills Conservation Program operated by the Tall Timbers Research Station has purchased conservation easements on thousands of acres in the Red Hills areas north of Tallahassee. Under Florida law property appraisers recognize the reduced market value of property under easement. Donated easements may qualify under federal law for a tax deduction for income, gift, and estate tax purposes. Conservation easements may be applied to the undeveloped portion of a clustered development (see above).
5. Water Management Districts: Water management districts may purchase conservation easements to further their water resources programs.
6. Transfer of Development Rights: Local governments may establish programs to allow the transfer of development rights from one area (called the sending area, where development is being discouraged) to another area (called the receiving area, where development is being encouraged). A conservation easement is placed on the property from which the rights are transferred. Guidelines for such a program must be included in the local government's comprehensive plan. The Rural Land Stewardship Area program expands on the transfer of development rights concept by creating land use credits that are transferred from sending areas to receiving areas to support desired development while protecting agricultural and natural resource areas.

C. Land Acquisition Programs:

There are many land acquisition programs operated by federal, state, and local governments, as well as by private organizations.

1. Private: The Trust for Public Lands and the Nature Conservancy are two of the better known private organizations that purchase land with natural resource and recreation value.

2. Public:

- a) Florida Forever: The state's major land acquisition program can be used to purchase rural lands with environmental values.
- b) Florida Communities Trust administered by the Department of Community Affairs can be used by local governments to purchase rural lands with recreation, conservation and historic value.
- c) Water management districts often purchase land to protect water resources.
- d) The Office of Greenways and Trails within the Florida Department of Environmental Protection provides grants for the development of recreational trail projects through the Recreation Trails Program and also administers the Florida Greenways and Trails Land Acquisition Program under the Florida Forever Act.
- e) Several counties in Florida have programs for acquiring land for conservation purposes (usually funded by local referendum).

D. Other Tools:

1. Differential Property Taxation: All differential taxation programs are voluntary and may be classified into four types (for further discussion see *Creating Successful Communities*):
 - a) Straight preferential or use-value assessment, which assesses farmland based on the value of the property in its current use rather than upon market value.
 - b) Deferred taxation programs which use-value assessment is combined with a rollback tax or recapture provision to recoup tax benefits in the event the farmland is converted to non-farm uses.
 - c) Restrictive agreement programs which combines a contractual agreement between the landowner and the state with a preferential assessment program with a recapture provision.
 - d) Circuit-breaker programs where property taxes cannot exceed a set threshold level.
2. Right-to-Farm Legislation: A state right-to-farm statute attempts to protect agriculture by declaring that a properly managed agricultural operation is not a nuisance and by limiting the ability of local government to restrict such operations.

EXAMPLES

Collier County, Florida - Rural Lands Stewardship Area Overlay

The Rural Lands Stewardship Program is unique because it doesn't fight the market economy, pitting development and protection against each other. It HARNESSES the market economy in a brand new way to promote private initiative and private stewardship, and enhance private property rights.

THE RURAL LANDS STEWARDSHIP PROGRAM (Section 163.3177(11)(d), Florida Statutes) was established in Collier County, Florida *over a three-year period* with—

- Initial investment of \$800,000 to set up program and carry it through the development of Land Development Regulations;
- An additional \$200,000 invested in legal fees and the site plan for the area's first rural town (Ave Maria University)

This investment—

- Totally changed the future development pattern of a 300-square mile (195,000 acre) area 20 miles east of Naples, heart of Collier County's agricultural industry
- Creates a planning overlay for the entire 195,000-acre area
- Accommodates the entire future population projection for this area, but
- Concentrates development on just 10% of the land
- Maintains "rural character" by creating villages and towns surrounded by extensive areas of open space
- Permanently protects 90,000 acres of environmentally sensitive areas and
- Removes development rights from 85,000 acres that will remain in agriculture

THE PUBLIC COST OF THIS PROGRAM IS JUST \$5.40 PER ACRE! (Compared to PDR and PACE programs that cost an average of \$2029 per acre on a national basis ... or up to \$40,000 an acre in some fast-growth areas of Florida, such as Palm Beach County's Agriculture Reserve). To accomplish the same amount of protection with traditional land protection tools would cost \$280 million (at current land prices) in this part of Collier County. Instead, just \$800,000 was spent. Hence, every \$1 is buying \$350 in protection. **In Collier County, that means there is now \$279 million available to address other public needs ...**

The success of the Rural Lands Stewardship Program (RLSP) is based on the fact that it—

- Harnesses the market economy to pay the bulk of the cost of protection and
- Pays a significant PREMIUM over market price as an incentive to landowners to protect priority areas

As a result, landowners easily see the financial benefit of choosing protection over development. Moreover, the program—

- Controls urban and rural sprawl

- Separates urban and rural uses
- Maintains asset values of rural lands
- Accommodates future development in well planned, clustered patterns
- Allows ALL landowners to economically benefit from development
- Allows landowners to choose options that offer future appreciation ... *even when protecting natural resources.*

For more details, go to <http://privatelands.org/rural/RLSP.htm>

Contact information: WilsonMiller
 call 239-649-4040, or
 visit www.wilsonmiller.com

Planning Studies

The **Eastward Ho!** project was developed to assure that a healthy Everglades ecosystem can coexist with and be mutually supportive of a sustainable South Florida economy, while directing at least some of the projected population growth back into an existing but revitalized eastern urban core.

Eastward Ho! was recommended by the Governor's Commission for a Sustainable South Florida in 1995. As a result, Florida's Department of Community Affairs (DCA) has embraced and promoted the initiative. The DCA developed partnerships with local governments and the private sector to make Eastward Ho! come to life. The Treasure Coast and South Florida Regional Planning Councils are currently working in tandem on this important initiative.

Contact information: South Florida Regional Planning Council
 call 954/985-4416, or
 visit www.sfrpc.com/eho.htm

Sarasota County, Florida, A ULI Advisory Services Panel Report. The Sarasota BCC asked a ULI Advisory Services Panel to provide new insights on, and an independent examination of, the county's growth-related problems. The panel examined the following key community issues: population growth; development capacity; infill opportunities; development regulations; environmental resources; hurricane preparedness; and economic development opportunities. The panel recommended strategies for solving specific growth challenges, as defined by the sponsor, and for addressing some related issues that will affect the continued vitality of the county. The strategies are grouped into the following categories: development principles; prepare a buildout vision; establish an urban enhancement program addressing infill development, redevelopment, neighborhood stabilization and revitalization, and addressing the infrastructure debt; promote smart growth east of I-75 and in the future urban area by establishing a county wide greenway system, encouraging village development,

developing a TDR program, requiring sector planning, and planning for incremental expansion of the urban service area.

Contact information: Sarasota County Planning Department
call 941/951-5000, or
visit www.co.sarasota.fl.us

Southwest Florida Feasibility Study. The Southwest Florida Study, conducted by the US Army Corps of Engineers and the South FL Water Management District, includes all of Lee County, most of Collier and Hendry Counties, and portions of Charlotte, Glades, and Monroe Counties. It encompasses approximately 4,300 square miles and includes two major drainage basins. The Restudy investigate operational and structural changes to the C&SF Project that can be made to restore the Everglades and FL Bay ecosystems while providing the water supply and flood protection functions essential for a sustainable south FL.

The Southwest FL Study will develop a water resources plan for the entire SW FL area. The Study will provide for ecosystem and marine/estuary restoration and protection, environmental quality, flood protection, water supply and other water-related purposes. It will provide a framework to address the health of aquatic ecosystems; water flows; water supply; wildlife, biological diversity and natural habitat; the region's economic viability; and property rights.

The first phase of the SW FL Study, study scoping, identifies problems and opportunity and potential solutions in the area. The second phase, feasibility, will develop the alternative solutions in more detail.

Contact information: Army Corps of Engineers
call 800/291-9405, or
visit <http://www.evergladesplan.org/pm/studies/swfl.cfm>

Palm Beach County Agricultural Reserve Master Plan. The Agricultural Reserve encompasses 20,923 acres. The Ag Reserve was formally created through the 1980 Palm Beach County Comprehensive Plan, which defined specific boundaries for the area. The Plan increased emphasis on the preservation of agriculture in the area, reducing densities by 50 percent (to one unit per five acres) except within PUDs, which were allowed to develop at one unit per acre. The Plan also established provisions for the transfer of development rights out of the Ag Reserve at a rate of four units per five acres. The Agricultural Reserve in 1998 included seven major land use categories, with the predominant land use as agriculture, accounting for nearly 62% of the total area.

Addendum date June, 2000, which relates to Palm Beach County's ongoing master planning effort for 20,000 acres know as the Ag Reserve.

Contact information: Palm Beach County
call 561/233-5005, or
visit www.co.palm-beach.fl.us

Blueprint 2000 and Beyond (Tallahassee). Derived in part from multiple governmental jurisdictions, there is a complex relationship between this area's land and its people. Both long term residents and newcomers care deeply for this place and are involved in an on-going dialog on what it should and should not become. A genuine agreement abounds that the defining natural characteristics of our community must be preserved while healthy economic growth occurs. A consensus on how to proceed on a day-to-day basis, however has remained elusive.

In an effort to find that balance, various community interests organized the Economic and Environmental Consensus Committee (EECC) and met for the better part of a year.

Many of our important local challenges are obvious and interconnected. Significant residential development to the north and east has skewed the land development patterns to these areas, while limited growth occurred in the southern portions of the community. Market forces, physical features, and policy direction have all contributed to our current conditions. With hardwood and pine uplands, the northeast and east also contain the historical transportation "spokes" connecting us to our region and state. The National Forest, timberlands, and wetlands in the southern areas, coupled with the lack of infrastructure investment added strength to the market forces in the north, and so the cycle began and continues.

The proposed blueprint represents an opportunity to modify this cycle and achieve community goals for economic development and diversity while fostering pro-active initiatives of stewardship for our natural surroundings.

Contact information: City of Tallahassee, Florida
call 850/891-7001, or
visit www.tdo.com/tallahassee/blueprint2000

Mesa/Powderhorn Plan (draft 2/27/01). The Mesa/Powderhorn planning area is located approximately 25 miles east of Grand Junction, Colorado. The planning area contains about 29,077 acres or 46 square miles. The Mesa County Planning Commission is charged with preparing and adopting master plans capable of guiding the physical development of the unincorporated portions of the county. The plans are advisory documents and have no direct regulatory effect. The plans do, however, include policies and implementation strategies which will guide the preparation of other policies and programs; incentives and regulations; and intergovernmental agreements used for implementation of the plan. The plan recommends goals, policies and implementation strategies in the following categories:

- Community Image/Character

- Land Use/Growth Management
- Agricultural
- Community Services/Facilities
- Transportation
- Open Land/Recreation

The plan divides the area into three subareas: 1) Mesa Subarea; 2) Highway 65 Corridor Subarea; and 3) Powderhorn Subarea. Each subarea addresses growth trends and development patterns, and defines design policies and guidelines for things such as, but not limited to, architecture, business, utilities, environmental, landscape modifications, livestock, residential, transportation and wastewater.

Bluegrass Tomorrow. Bluegrass Tomorrow, a non-profit regional planning organization, was founded in 1989. We are a regional coalition of business, farming, development and preservation interests dedicated to promoting coordinated growth and preservation planning for the seven-county central Bluegrass region of Kentucky. Our goal is to maintain the high quality of life and economic vitality that distinguishes the Bluegrass region. We do this by striving for:

- distinct communities,
- secure farmland,
- scenic roads,
- a healthy economy,
- financial responsibility, and
- environmental sensitivity.

Bluegrass Tomorrow's guiding framework is the Bluegrass Regional Vision, developed in 1993 through a broad-based planning process. By following the guidelines set forth in this regional vision, Bluegrass Tomorrow promotes local and regional planning choices that foster a healthy economy and implement cost-efficient growth, while protecting the area's rural character and natural environment.

The Bluegrass region is world famous for its rich natural resources, scenic beauty and history; it is acclaimed as the Thoroughbred horse capital of the world. The Bluegrass, with Lexington at its center, is also home to a growing and diverse economy with new and expanding businesses and nationally recognized educational institutions. It is these features that make the central Bluegrass a desirable place to live and work for more than 450,000 people.

It is sustained by a strong agricultural economy and a legacy of containing growth in and near small towns and cities. The landscape and distinct identity of each of the region's cities and towns, however, is not secure from changing patterns of growth as development moves farther into the countryside. This pattern threatens the very landscape that defines the region, blurring the edge between town and country and placing economic strains on local governments.

Contact information: Bluegrass Tomorrow
call 606/259-9829, or
visit www.bluegrasstomorrow.org

The Green Valley Initiative, a project of Valley Vision/Regional Action Partnership, endeavors to create a comprehensive regional strategy for open space preservation and enhancement, encompassing agriculture, people space and natural habitat. The Green Valley Initiative is the only forum for communication and information sharing among the public sector, local land trusts, habitat conservation planners, businesspeople and the community. The Sacramento region has been experiencing dramatic population growth and physical development, which is projected to continue over the next several decades. A collaborative regional project brought together leaders from key industry clusters, community leaders, and a grassroots outreach effort reaching more than 2,000 citizens across the region's six counties to identify priority issues that were important to the long term health of the region.

Subsequently, during an 18-month issue development phase, protecting open space (habitat, recreational and agricultural lands) was identified as a significant quality of life and economic issue. The Sacramento region is not prepared to provide for adequate open space in the face of the rapid population growth forecast. Open space was determined to be important for keeping and attracting target businesses and employees to the region, and for maintaining community and agriculture-related cultural values for area residents. A regional perspective was identified as needed for effective long-term open space preservation and to provide for communication or information sharing among stakeholders.

Contact information: visit www.greenvalleyinitiative.org

Pittsford's Greenprint Initiative: A plan that protects 2,000 acres of valuable agricultural, ecological, and cultural resources in a fast-growing New York town. The Greenprint is also a noteworthy example of a community participation process that involved elected officials, planning and other public agency staff, residents, a multi-disciplinary consulting team, farmers, developers, and advocates of historic preservation, farmland protection and open space.

The Town of Pittsford, NY was concerned with the loss of its agricultural and open space resources. The community wanted to preserve town's character, and Pittsford developed an updated comprehensive plan in 1995 to address these needs. Two processes used during the planning effort was visioning and the development of a fiscal model. One noteworthy aspect of the fiscal impact model was its "dynamic" capacity to predict future tax rates based upon the costs and revenues associated with future land-use patterns.

Planner's Casebook, Spring/Summer 1999

Reports

The Contribution of Agriculture To Collier County, Florida. 2001. Florida Stewardship Foundation

An analysis of: (1) Total Economic Output by Industry; (2) The Economic Impacts of Agriculture & Agribusiness (3) The Community Revenues and Expenses Generated by Agriculture & Agribusiness Compared with Other Land Uses; (4) The Opportunity Cost of Converting an Acre of Agricultural Land to Another Use; and (5) The Social & Environmental Impacts of Agriculture.

Contact information: Stewardship America, Inc.
call 561-995-1474, or
visit <http://www.privatelands.org/FSF/publist.htm>

President's Council on Sustainable Development. 2000. Sustainable America a New Consensus for the Prosperity, Opportunity and a Healthy Environment for the Future.

This report recommends of 140 specific actions Americans can take to realize a new prosperity for our families and communities. The Council reached agreement on how we can reduce greenhouse gas emissions and protect the climate; make environmental management systems more effective, flexible, and accountable; develop metropolitan and rural strategies for building livable communities; and foster U.S. leadership on sustainable development.

The report includes seven chapters and appendices. The first chapter includes a set of goals that emerged from the Council's vision. Along side the goals are suggested indicators that can be used to help measure the progress toward achieving them. Chapter two discusses the commitment to environmental protection. Chapter three includes strategies to expand citizens awareness and ability to engage in decisions affecting their lives. Chapter four involves steps included toward developing community-driven strategic planning and collaborative regional planning. Chapter five focuses on natural resources stewardship. Chapter six discusses population growth and sustainability. Chapter seven outlines international leadership efforts.

Contact information: National Archives and Records
call 800/234-8861, or
visit www.clinton.nara.gov

English, Mary R., Jean H. Peretz, and Melissa J. Mandersheid. 1999. Smart Growth For Tennessee Towns and Counties: A Process Guide.

The guide is intended for use by Tennessee communities concerned about their growth, but is also of interest to others. The focus is on rural and quasi-rural areas, and on visioning and planning processes for smart growth.

The material is presented in seven chapters. The first introduces the notion of smart growth. Six strategic models are examined in chapter two. Chapter three is devoted to visioning and planning as steps to smart growth. Computer-based tools are explored in Chapter 4, indicators in Chapter 5. Chapter 6 is entitled "Putting the Process Together." The final chapter identifies available resources.

Contact information: Univ. of Tennessee, Knoxville
call 423-974-4251, or
visit <http://eerc.ra.utk.edu/smart.htm>

Luther, Vicki and Milan Wall. 1998. *Clues to Rural Community Survival*. Lincoln, NE. Heartland Center for Leadership Development.

This revision of a 1992 book by the same title. One fundamental question informed the original text: Why are some rural communities coping with fundamental restructuring when others seem to have surrendered to crisis? The information from the text has been used in workshops, leadership programs, and conferences, but is also of interest to a general readership.

The study includes 18 communities. Their progress or lack of progress marked since the publication of the original text in 1992 is noted and, where possible, explained. The book also contains the Heartland Center's well-known list, "20 Clues to Rural Community Survival."

Contact information: Heartland Center for Leadership Development
call 402-474-7667

Miller, Sandra. 1991. *Flexible Results-Oriented Approach to Rural Development (A)*. Morrilton, AR. Winrock International Institute for Agricultural Development.

This publication is a case study of the Mountain Association for Community Economic Development (MACED) in eastern Kentucky. It provides a detailed description of one of MACED's projects in order to show the organization's flexible approach to rural development in action.

The publication includes sections on MACED's intellectual and experiential openness, its philosophical approach, doing development the "right" way, and sound management techniques.

Contact information: Winrock International Institute for Agricultural Development
call 501-727-5435.

Moul, Maxine B. 1994 & 1999. *Nebraska's Top 100 Rural Development Initiatives, 1999 & 2000*. Lincoln, NE. Nebraska Rural Development Commission.

The purpose of the booklet is to recognize and honor outstanding development initiatives in Nebraska in 1999 and 2000. Presumably further similar initiatives are encouraged.

The short booklet lists outstanding initiatives. The top ten initiatives are listed first, then their are additional initiatives which are listed in categories: Panhandle, Southwest, Sandhills, North Central, Central, Northeast, and Statewide.

Contact information: The Nebraska Rural Development Commission
call 402-471-6002

North Central Regional Center for Rural Development. 1998. *1997 Program Report of the Four Regional Rural Development Centers*. Ames, IA. Iowa State University.

The purpose of the report is to catalog selected activities of the four Regional Rural Development Centers and their fiscal partners in the fiscal year 1997. The four centers involved are the North Central Regional Center for Rural Development, the Northeast Regional Center for Rural Development, the Southern Rural Development Center, and the Western rural Development Center.

This report is organized around five key issues: (1), Improving economic competitiveness; (2), Linking natural resource industries with community and environmental resources; (3), Increasing community capacity to deal with change; (4), Enhancing self-reliance of families and communities; and (5), Facilitating the development of policies that enhance the well-being of rural people and small towns.

Contact information: North Central Regional Center for Rural Development,
call 515-294-8321

Vesterby, Marlow, Ralph E. Heimlich and Kenneth S. Krupa. 1994. *Urbanization of Rural Land in the United States*. Washington, DC. US Department of Agriculture, Economic Research Service.

This publication investigates the interaction of urbanization and rural lands. The publication indicates that the taking of rural land for urban uses will not affect agricultural production due to technological advances. Urbanization will require state and local agencies to focus on watersheds, air quality, overall lifestyles, open spaces, and preventing urban sprawl.

There are five sections in this publication including a Summary, Introduction, References, and an Appendix. The topics of the five chapters are: Land Use in the United States, Study Methods and Procedures, Findings, Land Use and Demographic Change, and Future Land Use.

Contact information: Economic Research Services/USDA
call 202/694-5602, or
visit www.ers.usda.gov

Wiebe, Keith, Abebayehu Tegene and Betsey Kuhn. *Partial Interests in Land: Policy Tools for Resource Use and Conservation*. Washington, DC. US Department of Agriculture, Economic Research Service.

This report examines the nature of private property rights, land ownership and the evolving Federal role in land use and conservation, with particular attention to the voluntary acquisition and conveyance of partial interests in land. Partial interests are the constituent elements of land ownership, including rights to use and profit from land.

The five sections in this report discuss Partial Interests in Three Policy Settings, Markets for Partial Interests in Land, Valuation of Partial Interests in Land, Lessons for Resource Use and Conservation Policy.

Contact information: Economic Research Services/USDA
call 202/694-5602, or
visit www.ers.usda.gov

Esseks, J. Dixon, Steven E. Kraft and Lettie M. McSpadden. 1998. *Owners' Attitudes Toward Regulation of Agricultural Land Technical Report on a National Survey*. American Farmland Trust.

As a contribution to the national debate about property rights and the appropriateness of land use regulations, American Farmland Trust sponsored a national level survey of farmland and ranch land owners. The report summarizes the survey and the four main objectives which were, 1) learn from owners dealing with government regulation and the reduction in value of farmland, 2) guidelines to determine compensation, 3) government regulations and payments to address land use conflicts and environmental issues, and 4) how support may vary significantly by region and type of regulation.

This 66 page report summarizes the results of the survey based on the four survey objectives.

Contact information: American Farmland Trust
call 413/586-4593, or
visit www.farmlandinfo.org

Esseks, J. Dixon, Harvey E. Schmidt and Kimberly L. Sullivan. 1999. *Fiscal Costs and Public Safety Risks of Low-Density Residential Development on Farmland: Findings from Three Diverse Locations on the Urban Fringe of the Chicago Metro Area*. American Farmland Trust.

This report presents findings from three diverse geographic areas of low-density residential development on agricultural land in Northeastern Illinois. The report analyzes whether the distances between services and residents generate fiscal costs and public safety risks that could be avoided or reduced in more compact development. Much of the report is devoted to discussing, step by step, how fiscal costs and public safety risks associated with scatter-type residential development were measured.

This 81 page report provides data, analysis and policy recommendations, and argues for increased densities for development of single-family detached homes.

Contact information: American Farmland Trust
call 413/586-4593, or
visit www.farmlandinfo.org

***“Urbanization Affects a Large Share of Farmland”*. Rural Conditions and Trends, Vol. 10, No 2. Washington, DC. US Department of Agriculture, Economic Research Service.**

This report discusses the urban influence on rural farmland. Rural farmlands along with the characteristics that have been appealing to the historic and cultural significance of rural life are disappearing. This problem stemmed from the expansion of urban centers into agricultural territory. The need for flat land in a temperate environment makes the cropland appealing to developers who can offer more money to buy the land than the farm could yield from its crops. Efforts to preserve farmlands through government agencies and non-government organizations by providing agricultural related amenities with legislative initiatives have increased over the past decades.

Contact information: Economic Research Services/USDA
call 202/694-5602, or
visit www.ers.usda.gov

***“Restoring the Everglades: Challenges for Agriculture”*. Agricultural Outlook. September 1997. Economic Research Service/USDA**

This article discusses the South Florida Ecosystem Restoration Project from the perspective of the agriculture business. Discussion topics include Development & Its Impacts, Adjustments in Agriculture Will Aide Restoration, and Balanced Approach is Needed. The article summarizes that the role of agriculture will depend ultimately on tradeoffs in benefits among agricultural, urban, and environmental uses of land and water resources. An economic assessment and analysis are essential to achieving a balance between agricultural producers, the regional economy and environmental quality.

Contact information: Economic Research Services/USDA
call 202/694-5602, or
visit www.ers.usda.gov

Economic Research Service, USDA web site briefing room - land use: questions and answers. March 2001. “How do private farm land-use decision affect wildlife?”

This article answers the question of how private farm land-use decisions affect wildlife and discusses how to make wildlife and agriculture more compatible. Some ideas discussed include:

- Restoration of wildlife areas.
- Government intervention in the form of land trusts help keep land values steady and wildlife areas in tact.
- Allocating portions of land due to difficulty in natural development.
- Increase farmer’s incentives for to preserve portions of farmlands for species protection.

Contact information: Economic Research Services/USDA
call 202/694-5602, or
visit www.ers.usda.gov

Vegetables and Specialties. November 1998. “Urban Influence and the U.S. Vegetable Industry.” Economic Research Service/USDA

This article describes that as the U.S. continues to urbanize, the conflict between agricultural and nonagricultural uses of land my intensify. Although the issues surrounding this conflict may be exemplified in the U.S. vegetable industry, it is not clear that urban expansion poses an immediate threat to the industry. Analysis of Census population and acreage data indicated that overall vegetable area has not diminished in metropolitan counties over the past several decades. Ubanization causes shifts in land use, but given its high production intensity/high net return characteristics, vegetable production may be one of the last agricultural enterprises to disappear from urbanizing areas.

Interestingly, this article lists Palm Beach County, Florida as the third leading source of vegetables in the United States, and notes that some land is currently protected from development in the Ag Reserve area.

Contact information: Economic Research Services/USDA
call 202/694-5602, or
visit www.ers.usda.gov

**OTHER EXAMPLES
PROVIDED BY THE NATIONAL GOVERNORS’ ASSOCIATION**



Growth Tool Kit: Index by Category

This page organizes the Growth and Quality of Life Tool Kit's components into specific categories. (from <http://www.nga.org/common/issueBriefDetailPrint/1,1434,2495,00.html>)

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OTHER RESOURCES

Smart Growth Online - <http://www.smartgrowth.org/>

Smart Growth America - <http://www.smartgrowthamerica.com/>

Sustainable Communities Network: Community Visioning & Implementation - <http://www.sustainable.org/creating/vision.html>