

# OPEN SPACE PLANNING & PRIORITIZATION

JOHN D. SNOOK





# OPEN SPACE PLANNING & PRIORITIZATION

## Introduction

- What issues does this tool address?
- What does this tool accomplish?
- *Define Open Space Conservation Objectives*
  - Natural Resource Protection
  - Agricultural Preservation
  - Cultural Resource Preservation
  - Provision for Recreation/Trails
- *Identify Priorities for Acquisition and Development*
  - Required for Act 153 Funding
- *Establish Rationale for Grant Funding*

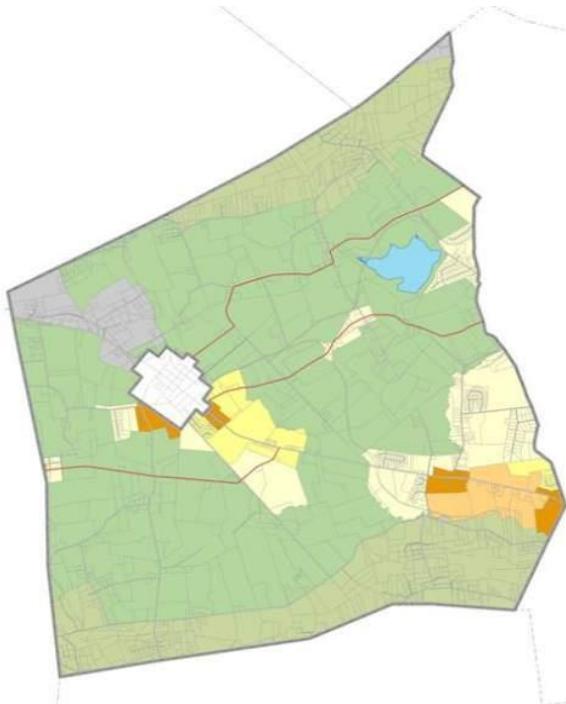
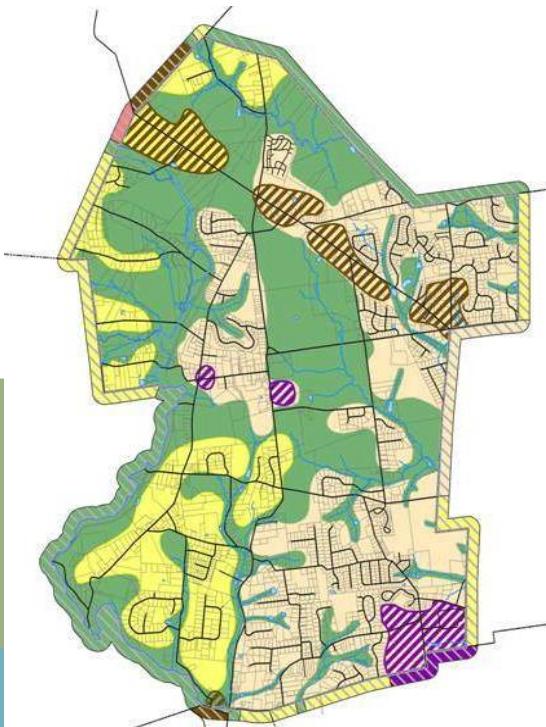
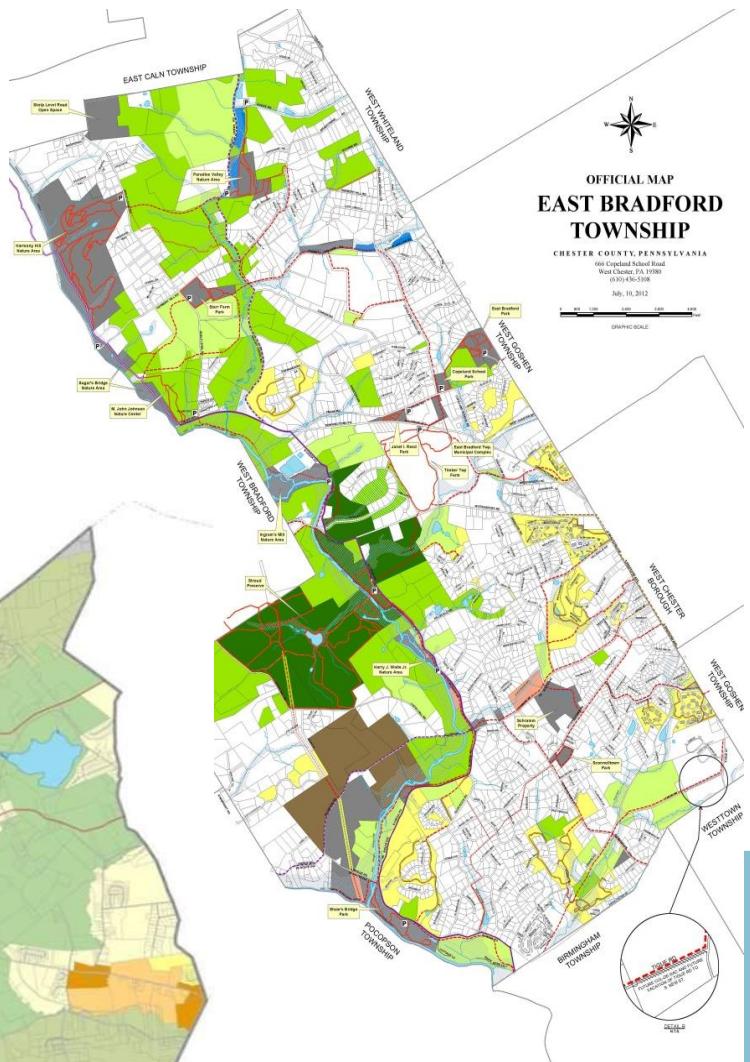


# OPEN SPACE PLANNING & PRIORITIZATION



## Implementation

- How is this tool implemented?
- *Comprehensive Plan*
- *Open Space Plan*
- *Zoning Ordinance or SALDO*
- *Official Map*



# Comprehensive Planning

*Community Value Surveys can underline planning issues most important to residents:*

## West Brandywine Township Survey, 1993, 2004

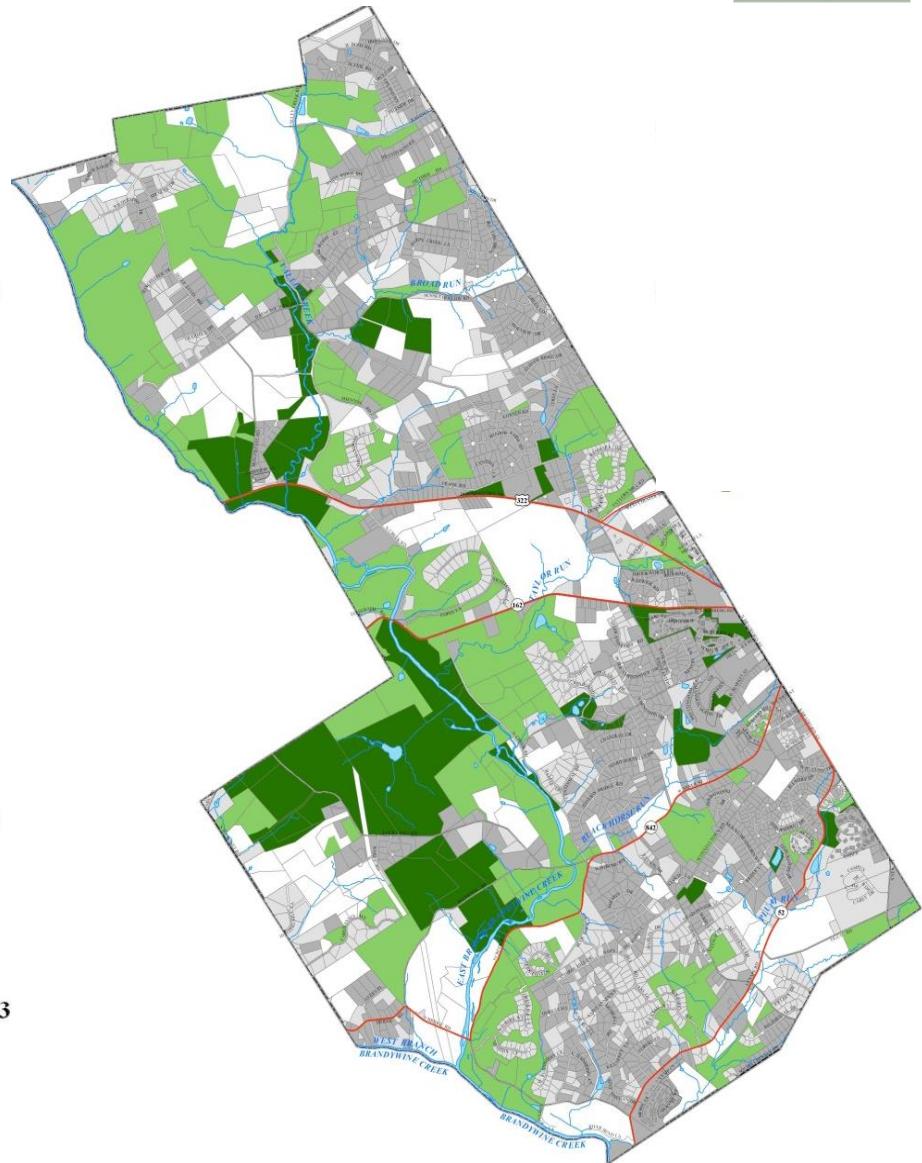
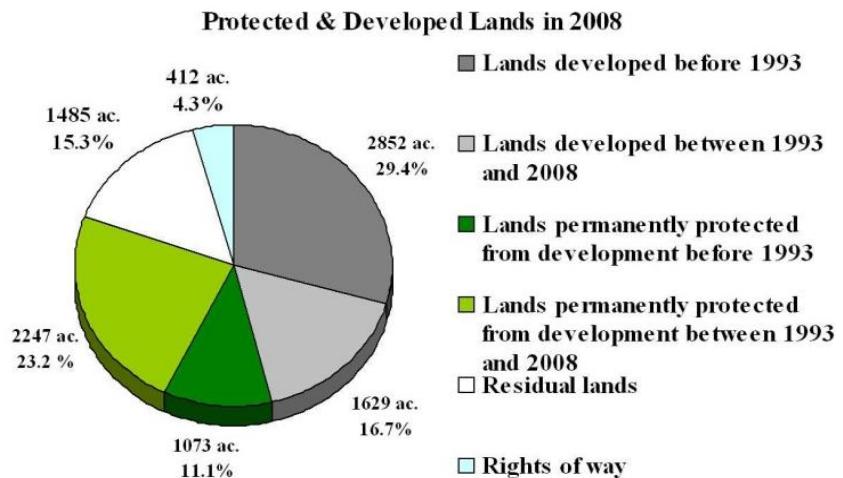
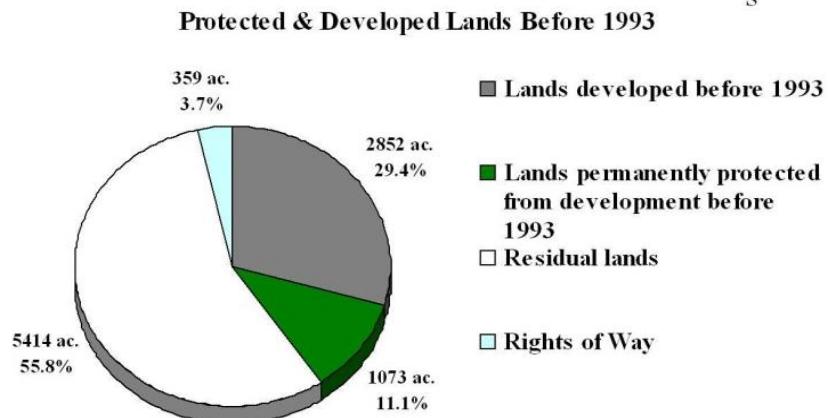
- 55% Natural resource protection
- 50% Retention of rural atmosphere
- 43% Traffic and road conditions
- 33% Conservation of scenic landscapes / views
- 32% Agricultural preservation
- 32% Conservation of quality water supply
- 22% Adequate sewage disposal
- 11% Protection of historic resources
- 10% Housing affordability
- 8% Community recreation opportunities
- 5% Employment opportunities
- 4% Shopping opportunities

# OPEN SPACE PLANNING & PRIORITIZATION



## Success

- Where has this tool been used successfully?
- What were the outcomes of using the tool?

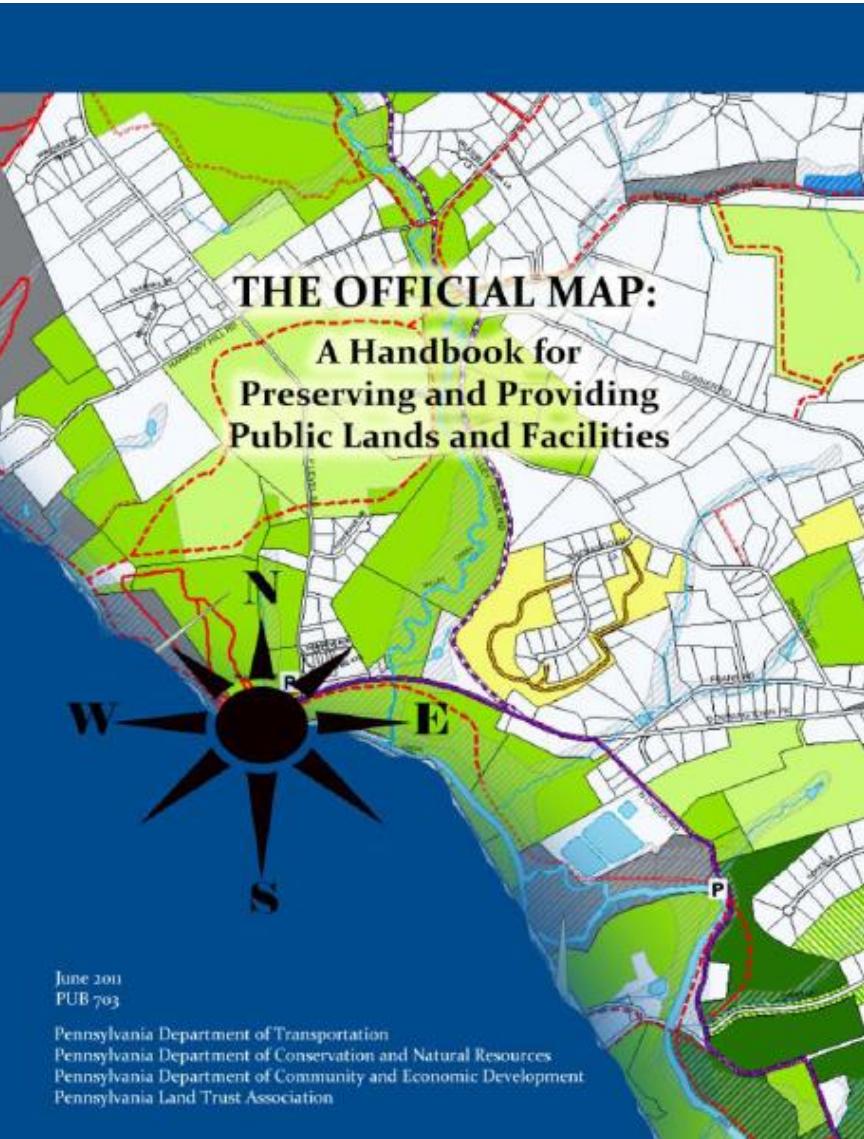




# OPEN SPACE PLANNING & PRIORITIZATION

## Applicability

- How can this tool be used in the BCG?
- In which municipalities might this tool be suitable?
- *BCG Municipalities engage in OS Planning to varying degrees*
- *Comp or Open Space Plans should be updated regularly (e.g., every ten years)*
- *Official Map can be utilized to cement OS priorities*



June 2011  
PUB 703

Pennsylvania Department of Transportation  
Pennsylvania Department of Conservation and Natural Resources  
Pennsylvania Department of Community and Economic Development  
Pennsylvania Land Trust Association



# OPEN SPACE PLANNING & PRIORITIZATION

## More Information

- Where can someone learn more about this tool?
- *Chester County Planning Commission*
- *Brandywine Conservancy*
- *Natural Lands Trust*



# OPEN SPACE REFERENDA & BONDS

JOHN D. SNOOK



# OPEN SPACE REFERENDA & BONDS

## Introduction

- What issues does this tool address?
- What does this tool accomplish?
- *Funding!!*

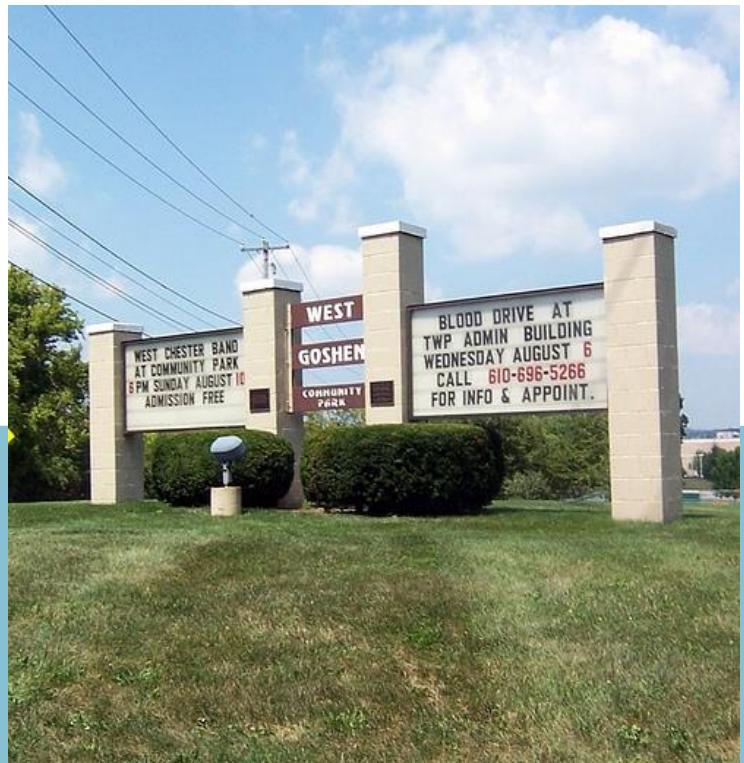




# OPEN SPACE REFERENDA & BONDS

## Implementation

- How is this tool implemented?
- **Act 153**
  - Requires Referendum
  - Establishes Dedicated EIT or Property Tax
  - May Only Fund Acquisition
- **Other Funding**
  - Electoral Debt
  - Non-Electoral Debt
  - May fund Recreational Development

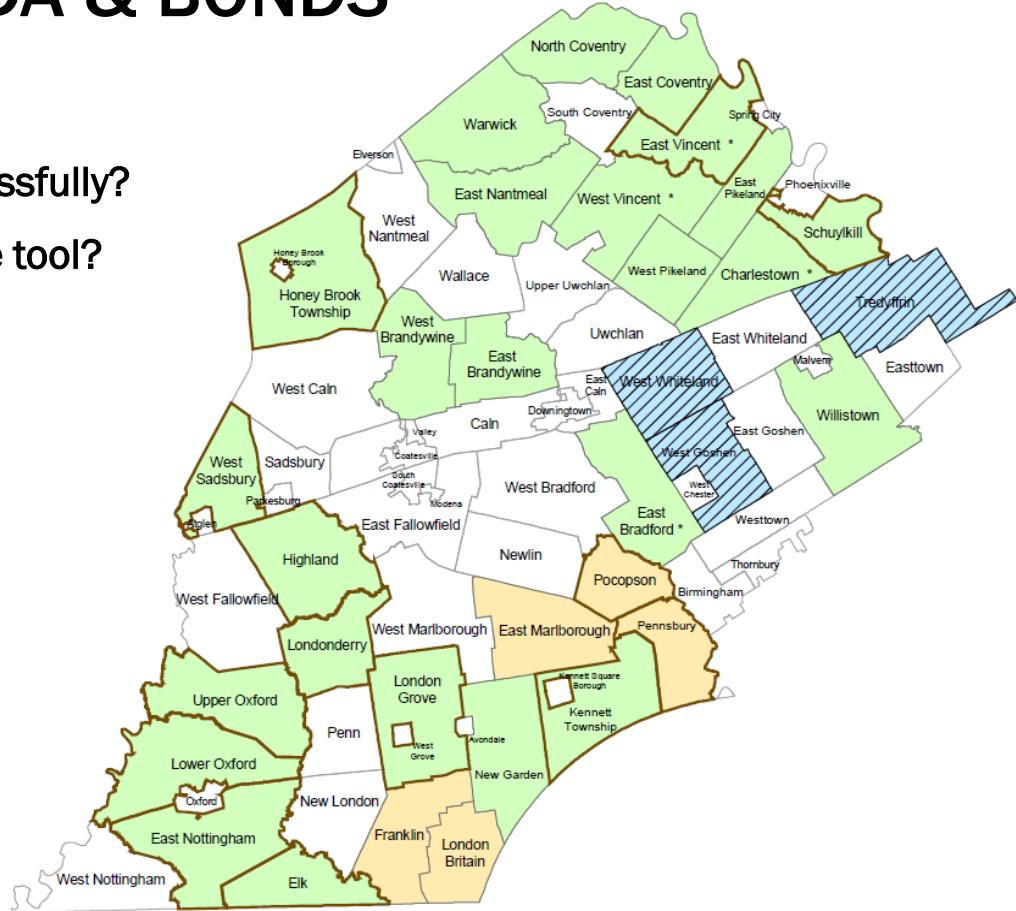


# OPEN SPACE REFERENDA & BONDS

## Success

- Where has this tool been used successfully?
- What were the outcomes of using the tool?

33 Chester County municipalities have established dedicated open space preservation funding sources and rely on county, state, federal and other funds to leverage their limited resources to meet local and regional open space preservation goals.



## Legend

- Municipalities without voter-approved open space referendum (3)
- Brandywine Conservancy assistance with open space referendum

## Funding source (voter-approved: 30 townships)

- Bond
- Earned income tax
- Property tax



# OPEN SPACE REFERENDA & BONDS

## Applicability

- How can this tool be used in the BCG?
- In which municipalities might this tool be suitable?
- *Acquisition of open space, park lands, and trail rights-of-way*
- *Acquisition of agricultural and conservation easements*
- *Stewardship Planning*
- *Recreational Development*



# *East Bradford Twp. – Stewardship Planning*

**With Land Trust assistance, East Bradford is preparing stewardship plans for each of its 16 parks and preserves totaling nearly 700 acres.**

**Each Stewardship Plan addresses the following:**

- ❖ Summarizes the complexity and dynamics of natural systems and existing conditions.
- ❖ Serves as a guide to the natural areas on a property today and how to best sustain them into the future.
- ❖ Identifies existing and potential conflicts and opportunities to address resource protection objectives
- ❖ Provides specific recommendations for realizing conservation objectives and appropriate public access for recreation.





# OPEN SPACE REFERENDA & BONDS

## More Information

- Where can someone learn more about this tool?
- *DCNR*
- *Chester County Planning Commission*
- *Your Bond Council*
- *Brandywine Conservancy*
- *Natural Lands Trust*



# JOINT VENTURES AND LEVERAGING FUNDS

DAVID SHIELDS





# JOINT VENTURES & LEVERAGING FUNDS

- **What issues does this tool address?**
  - Lack of expertise, experience, or resources.
  - Limited funding or ineligibility to apply for funding.
- **What does this tool accomplish?**
  - Creates meaningful partnerships.
  - Offers supporting talents.
  - Builds a broader funding base
  - Improves scores on grant applications.
  - Reduces cash outlays - provides matching funds.





# JOINT VENTURES & LEVERAGING FUNDS

- How is this tool implemented?
  - Find a willing partner with mutual interests.
  - Agree on preservation goals and method and division of responsibilities.
    - May want MOU w/ Partners.
  - Determine funding needs.
    - Appraisals and/or bids.
  - Identify potential funders.
    - Consider both public and private (Fed, State, Cty, Non-Profit, Private)





## Zook Farm

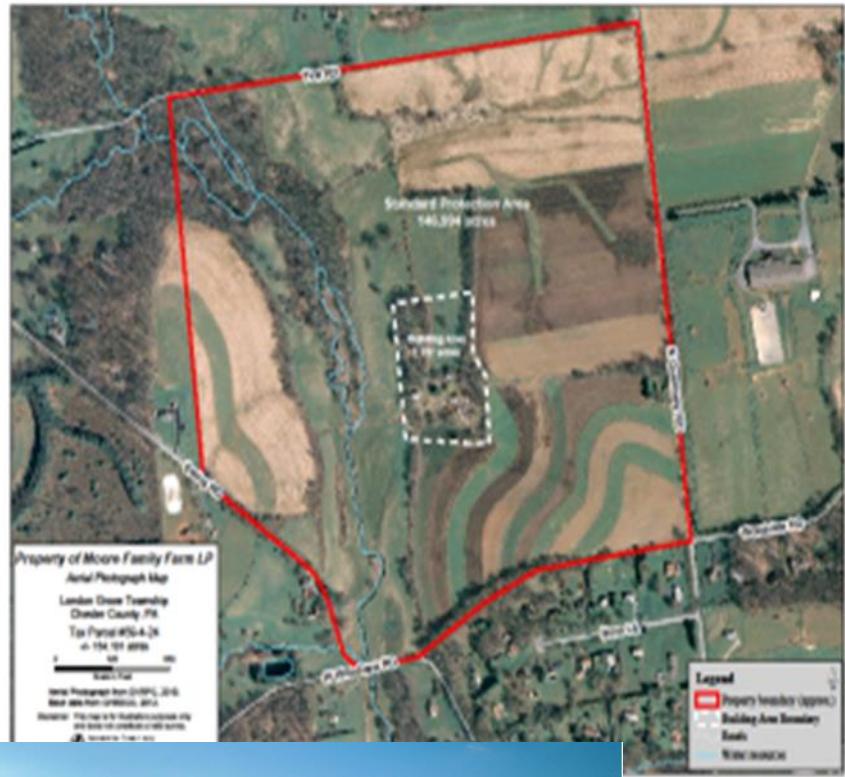
- Headwaters of Brandywine Creek
- Honey Brook Township priority for preservation
- Found 2 partners – County & Conservancy
- Leveraged \$167,000,
- Preserved 63 acres



## Moore Family Farm



- Farm on White Clay Creek
- Longstanding preservation target of London Grove Twp
- Found 3 partners: (County, Conservancy, White Clay Creek Mgmt Committee),
- Leveraged \$365,500,
- Preserved 154 acres.





# JOINT VENTURES & LEVERAGING FUNDS

## Applicability

- How can this tool be used in the BCG?
  - Park Acquisition
  - Land Preservation
  - Tail Easements
- Suitable in all municipalities





# JOINT VENTURES & LEVERAGING FUNDS

## More Information

- PA DCNR
  - Community Conservation Partnership Grant Program (C2P2)
- DVRPC
  - Regional Trails Program
- Chester County
  - Open Space Preservation Programs
    - Farmland preservation,
    - Conservancy grants,
    - Municipal grants,
    - Community revitalization program





# LAND TRUST ASSISTANCE

DAVID SHIELDS





# LAND TRUST ASSISTANCE

Land Trusts can provide :

- expertise & experience,
- new sources of matching funds,
- staff assistance

- Property Stewardship Plans
- Municipal Prioritization Planning
- Grant Application Assistance
- Marketing Assistance & Outreach
- Legal Document Development
- Project Management & Implementation
- Mapping Services thru GIS





# LAND TRUST ASSISTANCE

- **Finding a Land Trust**
  - Go to Chester County Open Space Preservation Program website for links to local land trusts and non-profits
- **Caution:**
  - Land trusts have their own priorities
  - May charge for their services



# LAND TRUST ASSISTANCE

## Examples:

- Solebury Township
- Birmingham Township
- Franklin Township
- Londonderry Township
- East & West Bradford Townships
- Honey Brook Township
- Pocopson Township

## More Information

- Brandywine Conservancy.org
- Pennsylvania Land Trust Association – ConserveLand.org

# CONSERVATION EASEMENTS

TEDDY PRICE, SENIOR PLANNER, LAND STEWARDSHIP





# CONSERVATION EASEMENTS

## Introduction

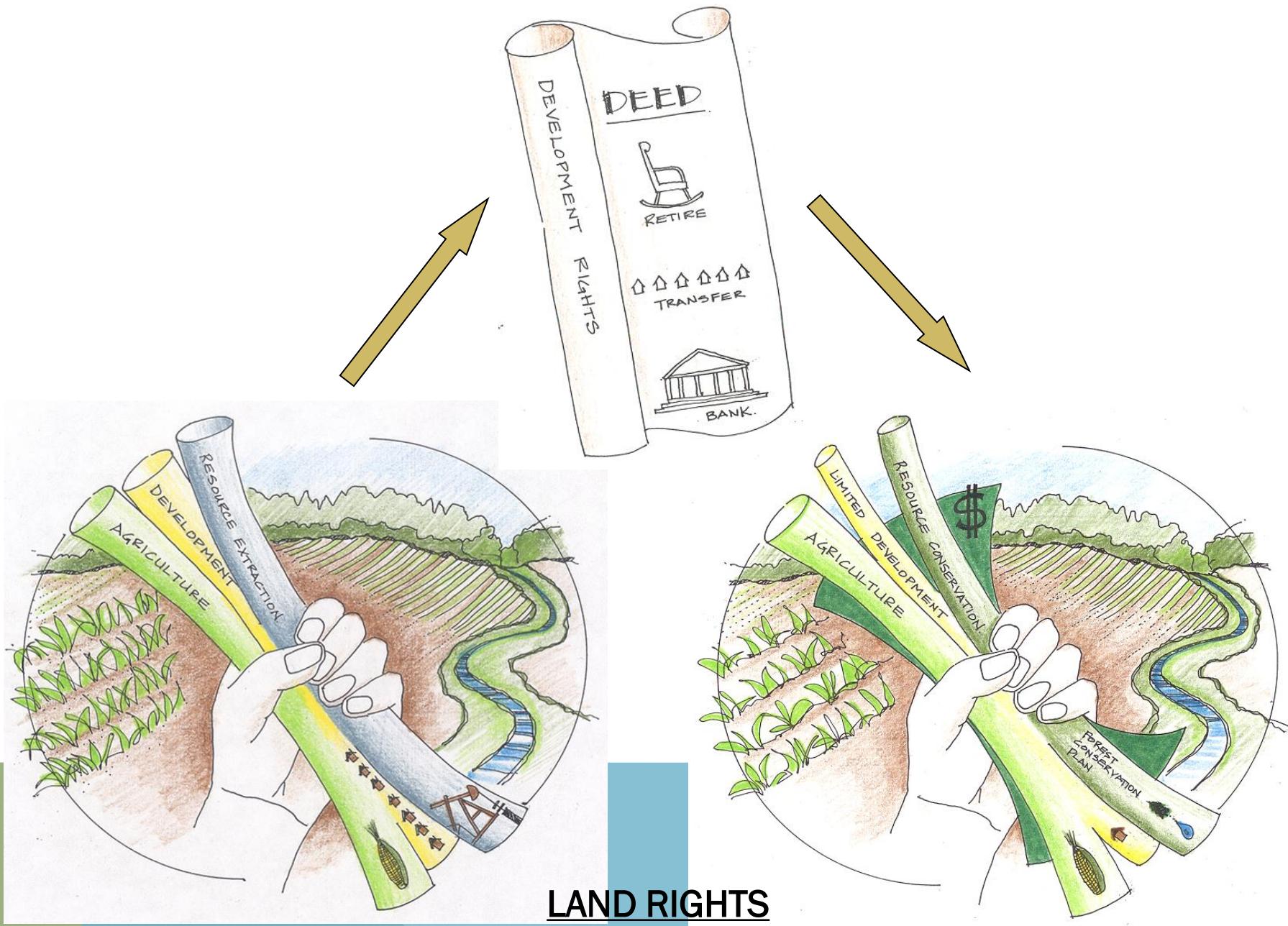
- **What issues does this tool address?**
  - Allows land to be permanently preserved at a potentially lower cost than by purchasing and holding a fee interest
  - Land remains in private hands
  - Land trust or government entity can hold the easement and be responsible for monitoring and enforcing it
  - No obligation to require public access



# CONSERVATION EASEMENTS

- **What does this tool accomplish?**
  - Voluntary restriction of private property rights
  - Permanently restricts the uses and activities on the land to protect its conservation values
  - Restrictions are tailored to the particular property and the mutual goals of the holder and the landowner





✗ CONSERVATION EASEMENT

✓ CONSERVATION EASEMENT



# CONSERVATION EASEMENTS

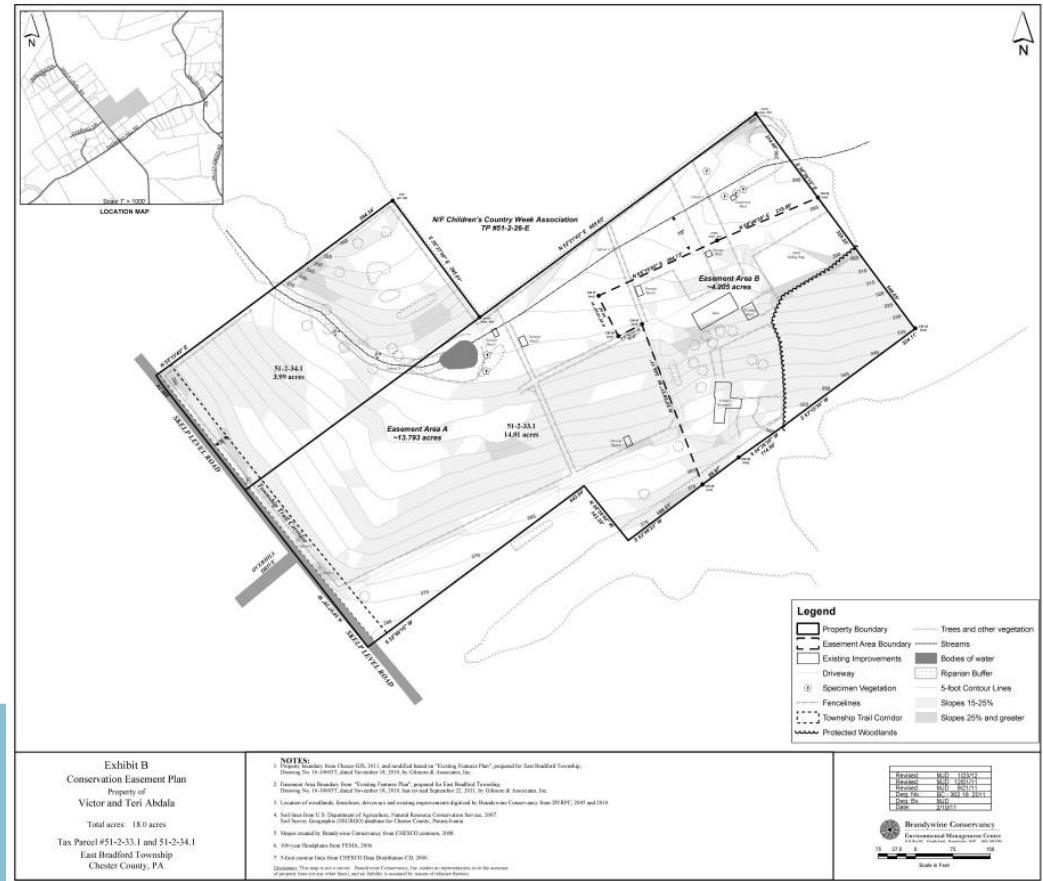
## Implementation

- **How is this tool implemented?**
  - Legal agreement between landowner and an eligible organization.
  - Eligible organizations (under the tax code) include land trusts, municipalities, and other government entities.
  - Recorded as deed restrictions and apply to all future owners.

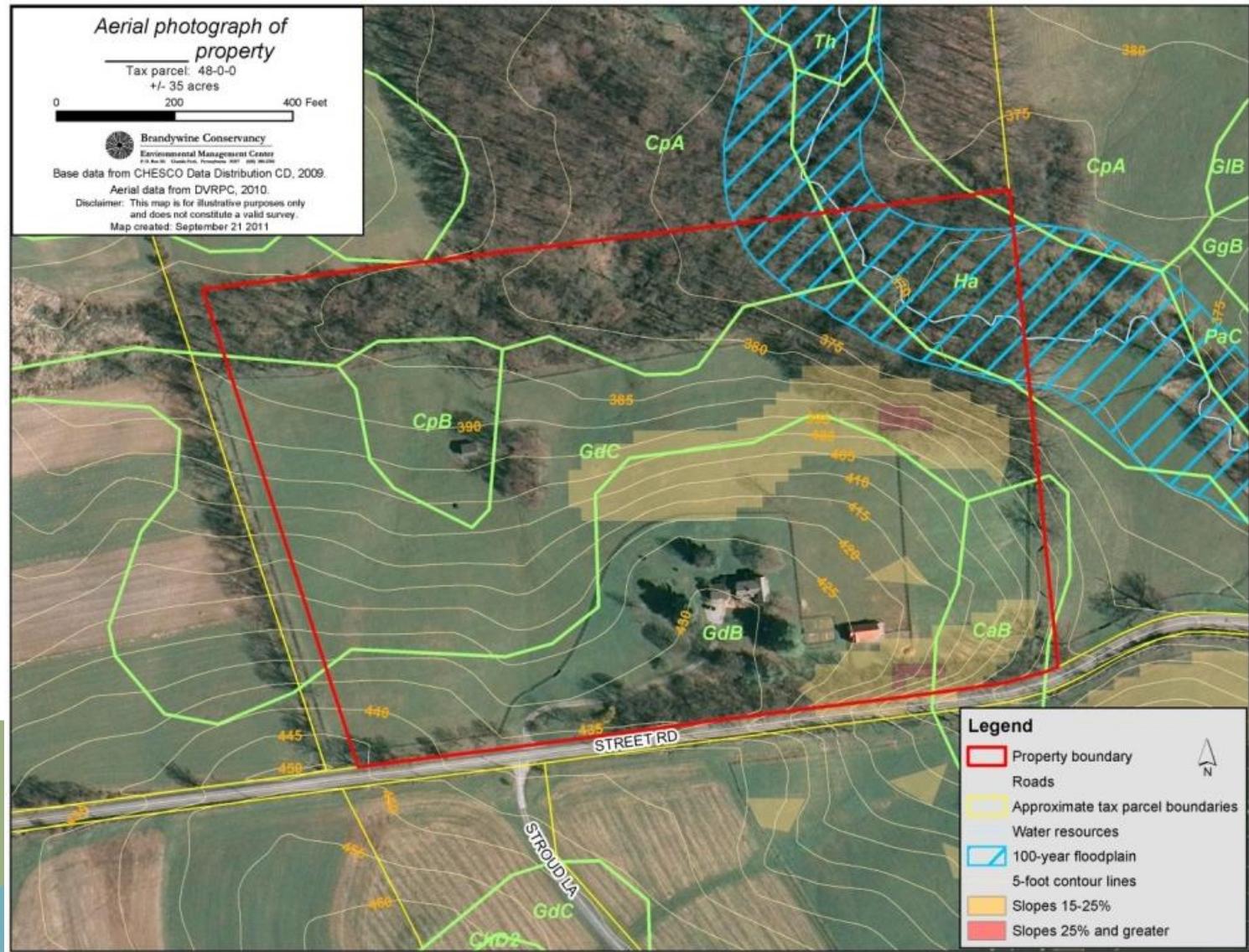


# EASEMENT PREPARATION PROCESS

- Research deeds for encumbrances
- Title report and insurance
- Land trust proposal
- Appraisal
- Easement draft
- Easement purchase agreement
- Survey & mapping
- Resolution authorizing purchase



# CONSERVATION EASEMENTS



# HOLDING & STEWARDING EASEMENTS

Land Trust as Grantee or primary Holder; Municipality and other grant providers as Co-Grantee(s), Co-Holder(s) or Beneficiary(ies)

Other qualified conservation organization as primary Grantee/Holder

Benefits of land trust as primary Holder and steward:

- Experience
- Capacity
- Dedicated endowment funds for stewardship and enforcement

Comparison: Township-held easements





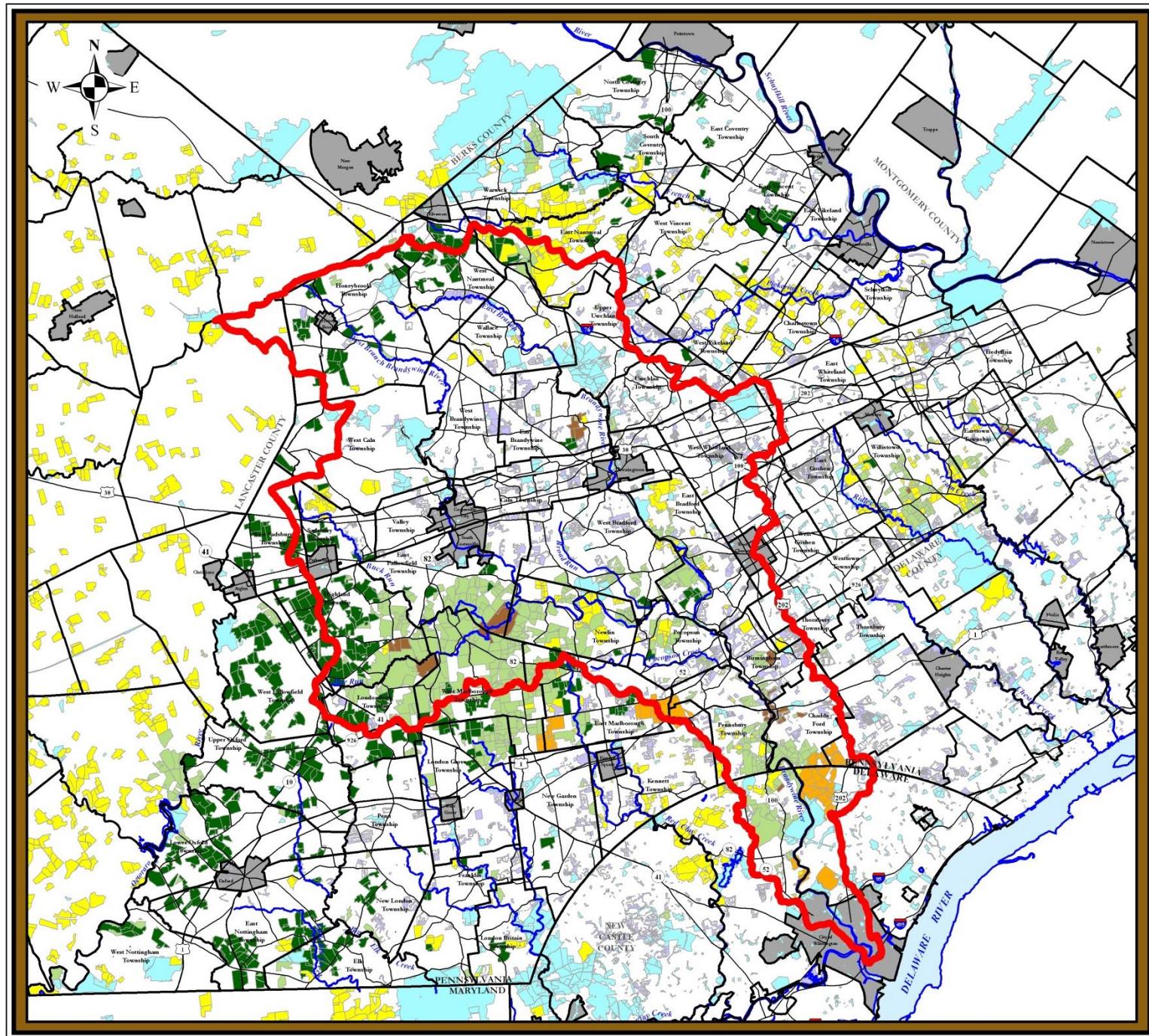


# CONSERVATION EASEMENTS

## Success

- Where has this tool been used successfully?
  - Throughout Chester County and the United States





# CONSERVATION EASEMENTS

What were the outcomes of using the tool?

Brandywine Creek watershed:

- Agricultural conservation easements: 8,823 acres (4%)
- Brandywine Conservancy easements: 23,047 acres (11%)





# CONSERVATION EASEMENTS

## Applicability

- **How can this tool be used in the BCG?**
  - Conservation easements can be donated by willing landowners, purchased with various grant and municipal funds, or partially purchased and partially donated
  - Municipal outreach to landowners: public meetings, individual visits
  - Land trust provides materials on conservation easements, process
    - Mapping and analysis of particular parcels
    - Follow-up discussions regarding landowner goals and easement terms, funding opportunities
- **In which municipalities might this tool be suitable? Any and all!**





# AGRICULTURAL AND CONSERVATION EASEMENTS

## More Information

- **Where can someone learn more about this tool?**
  - Brandywine Conservancy conservation easement materials:
  - Conservation Easement brochure
  - General Guidelines
  - Pennsylvania Land Trust Association (PALTA): [conserveland.org](http://conserveland.org)
  - Chester County Open Space Preservation Program <http://www.chesco.org>



# TRAIL EASEMENTS

TEDDY PRICE, SENIOR PLANNER, LAND STEWARDSHIP



# TRAIL EASEMENTS

## Introduction

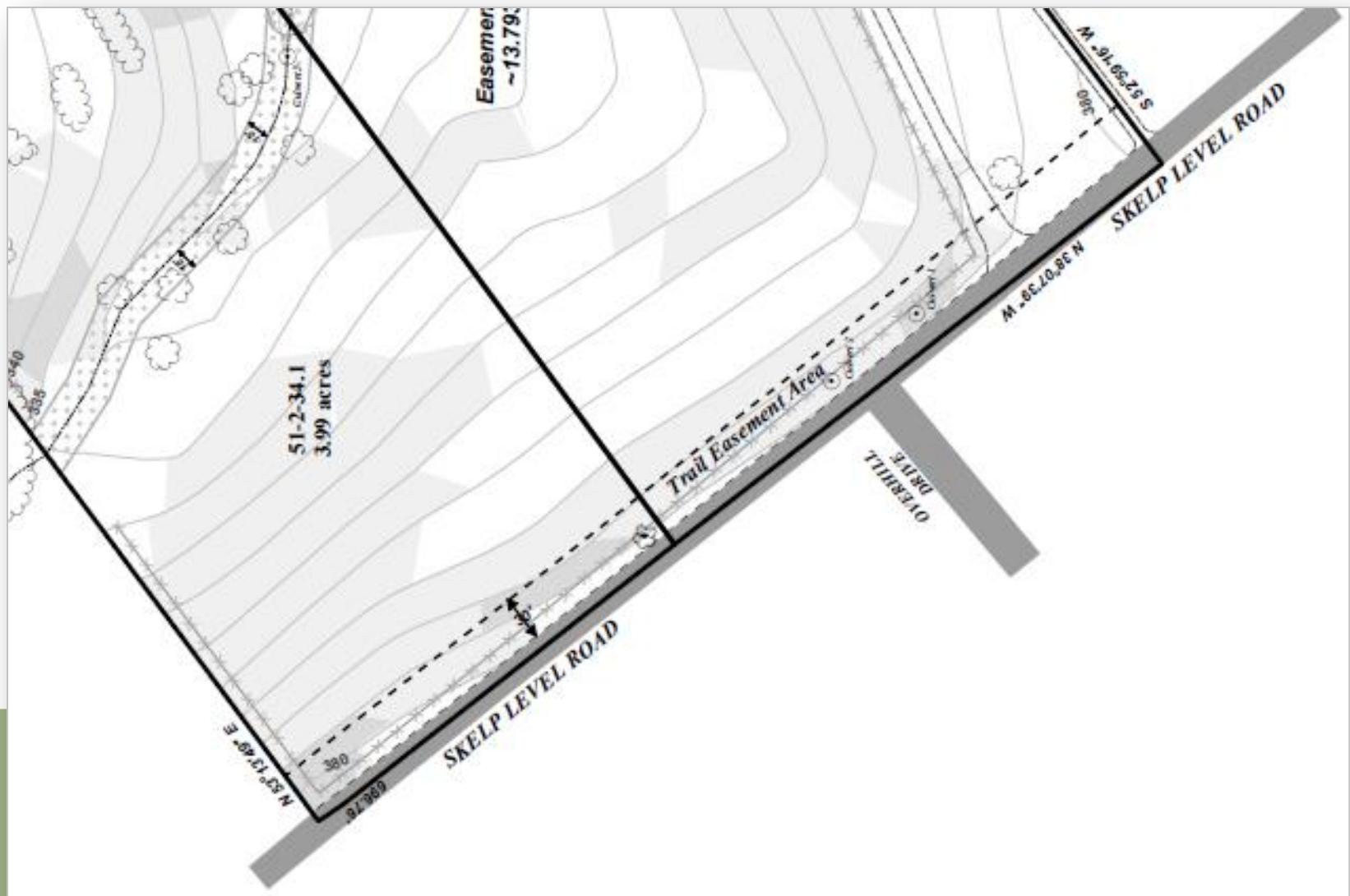
- **What does this tool address?**
  - Need for exercise, public access, non-motorized transportation
- **What does this tool accomplish?**
  - Linkages of open space between parks and preserves; to destinations., e.g. town/village centers.

## Implementation

- **How is this tool implemented?**
  - Municipal Trails Plan
  - Condition of Conservation Easement Purchase
  - Higher easement purchase price if trail easement is also conveyed
  - Separate Trail Easement agreement: Municipality the best Holder



# TRAIL EASEMENT

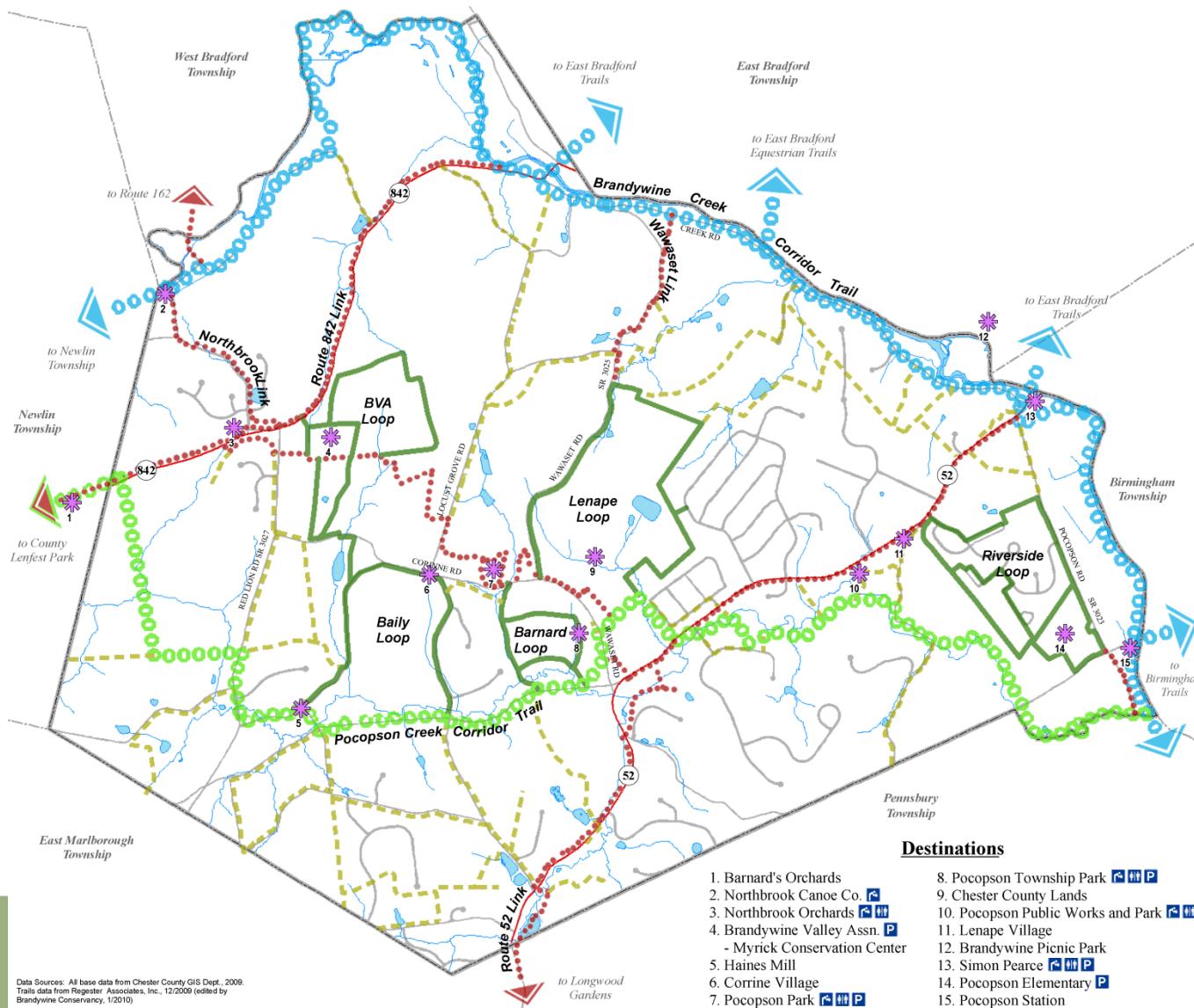


# Map 1

## Conceptual Pedestrian Trails

\*Trails shown are not completed for use.

Pocopson Township  
Chester County, Pennsylvania



### LEGEND

- Destinations
- Adjacent municipalities
- Major roads
- Streams
- Bodies of water
- Road rights-of-way
- Township boundary

### Trails

- Brandywine Creek Corridor Trail
- Pocopson Creek Corridor Trail
- Northbrook Link Trail
- Route 842 Link Trail
- Wawasee Link Trail
- Route 52 Link Trail
- Neighborhood trail
- BVA Loop Trail
- Baily Loop Trail
- Barnard Loop Trail
- Lenape Loop Trail
- Riverside Loop Trail



0.5 0 0.5  
Scale in Miles



Brandywine Conservancy  
Environmental Management Center  
P.O. Box 341, Chadds Ford, Pennsylvania 19337 (610) 388-2790

Map created: April 1, 2010

# FEE INTERESTS

TEDDY PRICE, SENIOR PLANNER, LAND STEWARDSHIP



# FEE INTERESTS

## Introduction

- **What issues does this tool address?**
  - Municipalities can acquire full ownership of open space
- **What does this tool accomplish?**
  - Parks and preserves: active and passive recreation

## Implementation

- **How is this tool implemented?**
  - Land donated or purchased with grant and municipal funds
  - Township's sole control and obligation to maintain







AG EASEMENTS  
AG SECURITY AREAS  
PREFERENTIAL TAX INCENTIVES  
AGRICULTURAL BMP'S

JOHN GOODALL





## Why is Agriculture important in the greenway?

- Prime Agricultural Soils
- Length of Growing Season (temperate)
- Non Irrigated
- Demographics

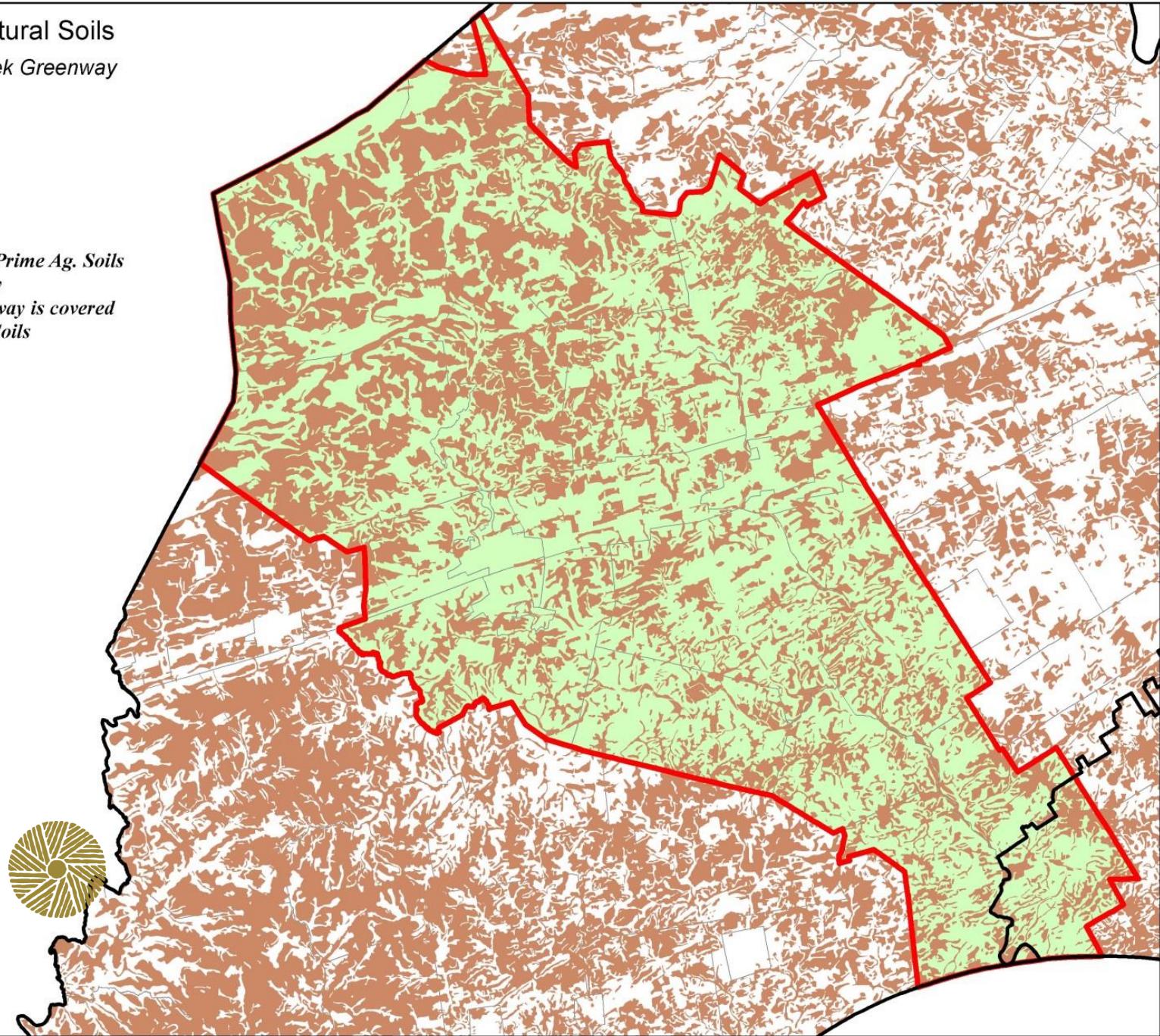


## Prime Agricultural Soils

### Brandywine Creek Greenway

*-63,667 acres of Prime Ag. Soils  
within Greenway*

*-41.5% of Greenway is covered  
with Prime Ag. Soils*



## **When the Conservancy visits a Farm we discuss everything!!!**

- Agricultural Security—Right to Farm
- 319 Clean and Green
- CREP, WHIP, EQIP, WRP
- Free Conservation Planning
- Potential BMP grant opportunities
- Plain Sect Agricultural Easement Program
- Farmland Preservation Programs
- Estate Planning



# AGRICULTURAL SECURITY AREAS

JOHN GOODALL



# AGRICULTURAL SECURITY AREAS

**What are Agricultural Security Areas and how are they Implemented?**

***What issues does this tool address?***

***What does this tool accomplish?***





# AGRICULTURAL SECURITY AREAS

- Began in 1981 as a tool for strengthening agriculture as part of the “Right To farm”
- Participating farmers are given special consideration from local and state government agencies
- Agricultural Security Areas are created by local municipalities with individual farmers that agree to collectively place at least 250 acres in an Ag Security Area
- Farms must be 10 acres in size and have viable farmland
- Farms enrolled are eligible to participate in County/State Farmland Preservation Programs, it also protects the farm from municipal zoning that adversely affects the farming operation and it gives a level of protection from eminent domain
- The Municipality review the Program every 7 years

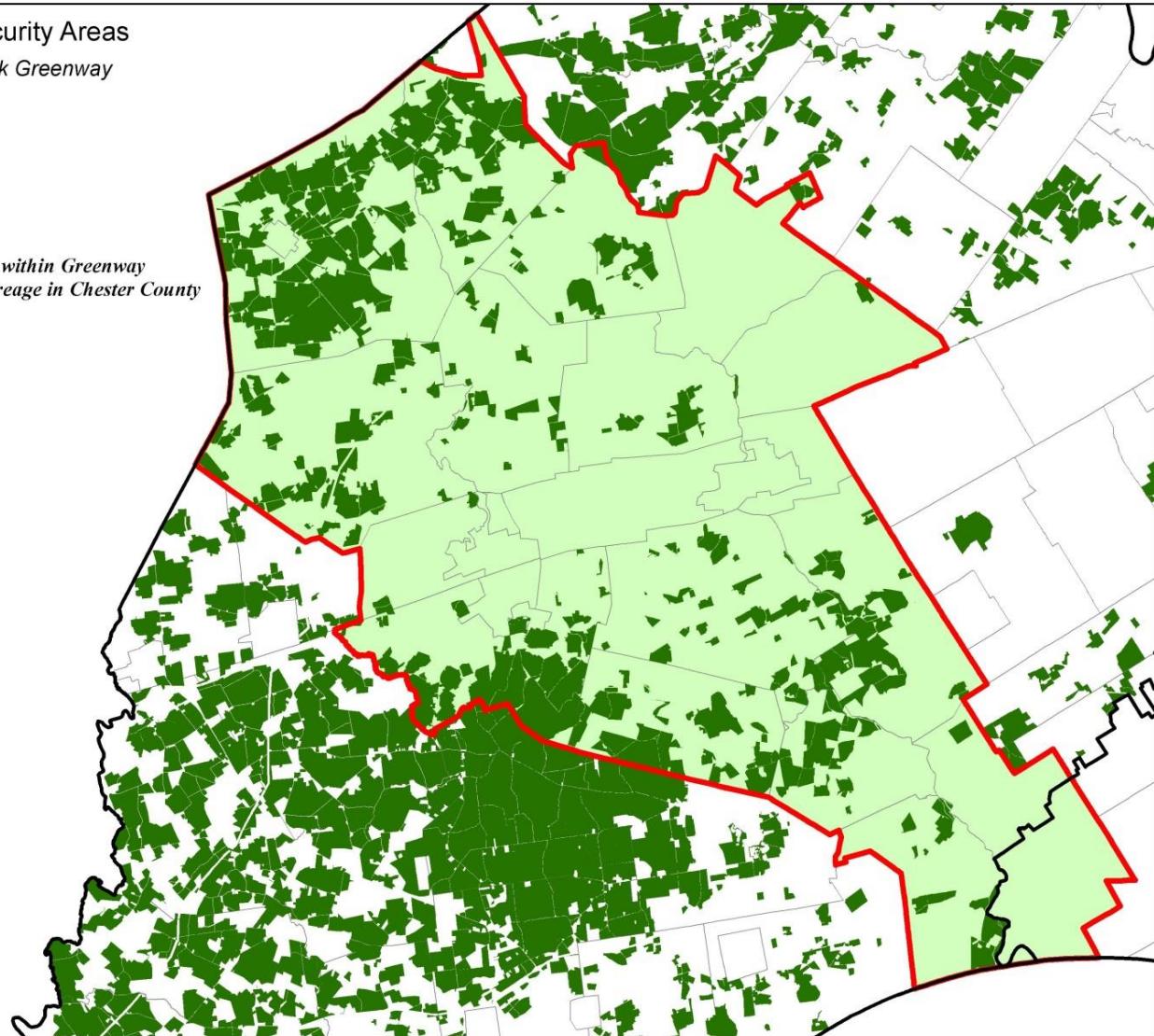


## Agricultural Security Areas

### *Brandywine Creek Greenway*

*-30,468 acres in ASA within Greenway  
-24% of total ASA acreage in Chester County*

**Success:**  
**Where is it used and**  
**the outcomes**



# AGRICULTURAL SECURITY AREAS

Who to contact for more information?

- Your Municipal Office
- Brandywine Conservancy
  - John Goodall 610-383-9515





# PREFERENTIAL TAX INCENTIVES (319)

JOHN GOODALL



# PREFERENTIAL TAX INCENTIVES (319)

**WHAT IS 319 CLEAN AND GREEN?**

*What issues does this tool address?*

*What does this tool accomplish?*

Clean and Green – Pennsylvania Farmland and Forest Land Assessment Act, Act 319 (amended by Act 156 of 1998 and Act 235 of 2004) is a state law, authorized by the state constitution, that allows qualifying land which is devoted to agricultural and forest land use, to be assessed at a value for that use rather than Fair Market Value. The intent of Act 319 is to encourage property owners to retain their land in agricultural, open space, or forest land use, by providing some real estate tax relief.





# PREFERENTIAL TAX INCENTIVES (319)

When a county implements a Clean and Green program, it places two values on each parcel of land that qualifies. These values are known as the Fair Market Value and the Use Value, better known as the Clean and Green Value. After these new values have been certified by the county, tax bills are calculated for each taxing district, using either the Fair Market Value assessment or the Use Value assessment, depending upon whether or not the property owner has enrolled his property in the Clean and Green program.



# PREFERENTIAL TAX INCENTIVES (319)

- A preferential assessment for parcels of land 10 acres\* or larger
- Value derived from agricultural use potential instead of market approach
- Land value is typically lowered by 30% or more
- Owner agrees to not subdivide or develop and must pay 7 years of rollback taxes plus 6% interest if agreement is ‘breached’



# PREFERENTIAL TAX INCENTIVES (319)

## Who qualifies and how do they enroll?

- Any parcel(s) over 10 acres\* may qualify
- Yearly enrollment period runs from March 1 to June 1 of each year and values take affect the following tax year
- Enrollment is by notarized application only and there is a \$65.50 fee + \$5.00 per application
- Rejected applicants fees are refunded



# PREFERENTIAL TAX INCENTIVES (319)

## ACT 515 - ACT 319 COMPARISON

Act 515	Act 319
10 Acres Minimum:	10 Acres minimum or \$2,000 gross agricultural income annually.
Only land assessment is affected.	Only land assessment is affected.
Land assessment is based on the value of the land as restricted by the covenant (based on location, size and use.)	Land assessment is based on the agricultural use value of the land according to the productivity of the soil.
10 Year covenant, renewing annually for a ten year period - Owner must give notice of termination in writing - covenant will terminate 10 years hence.	Act 319 assessment remains on property in perpetuity or until a change in use occurs.
Owner may include more than one deeded parcel under one application - parcels must be held in common ownership and must be contiguous.	Owner may include more than one deeded parcel under one application - parcels must be held in common ownership and must be contiguous.
At the time of the application, owner has the option of excluding a portion or portions of the property. A sketch or plan indicating the excluded area must be filed with the application.	The entire tax parcel must be included in the program. No exclusions of any acreage from any tax parcel are permitted.
Parcels of 10 acres or more may be separated, provided land does not change use and no parcel less than 10 acres is created. (Owner of separated parcel may not construct a personal residence.)	Owner is permitted to subdivide 10% of the enrolled property for residential purposes, but not more than a total of 10 acres, and not more than 2 acres per year, except if the required minimum lot size is more than two acres the split off may exceed 2 acres but not more than 3 acres. Roll back taxes on split off acres must be paid.
	Owner may separate 10 or more acres, provided no parcel less than 10 acres is created. Owner of separated parcel may build a personal residence. However, if the new owner of any separated parcel breaches the covenant, that person will be responsible for paying the roll-back taxes, for the entire property under covenant.

## Act 515 - Act 319 Comparison

Act 515	Act 319
Owner of the land is responsible for roll-back taxes due to a breach of the covenant.	Owner who changes the use of the land is responsible for roll-back taxes for the entire property up to 7 years after the separation. After 7 years, each parcel is treated separately
Roll-back taxes are paid up to 5 years maximum plus 5% interest compounded annually	Roll-back taxes are paid up to 7 years maximum plus 6% interest compounded annually.
Applications are accepted April 1 - July 1.	Applications are accepted March 1 - June 1.

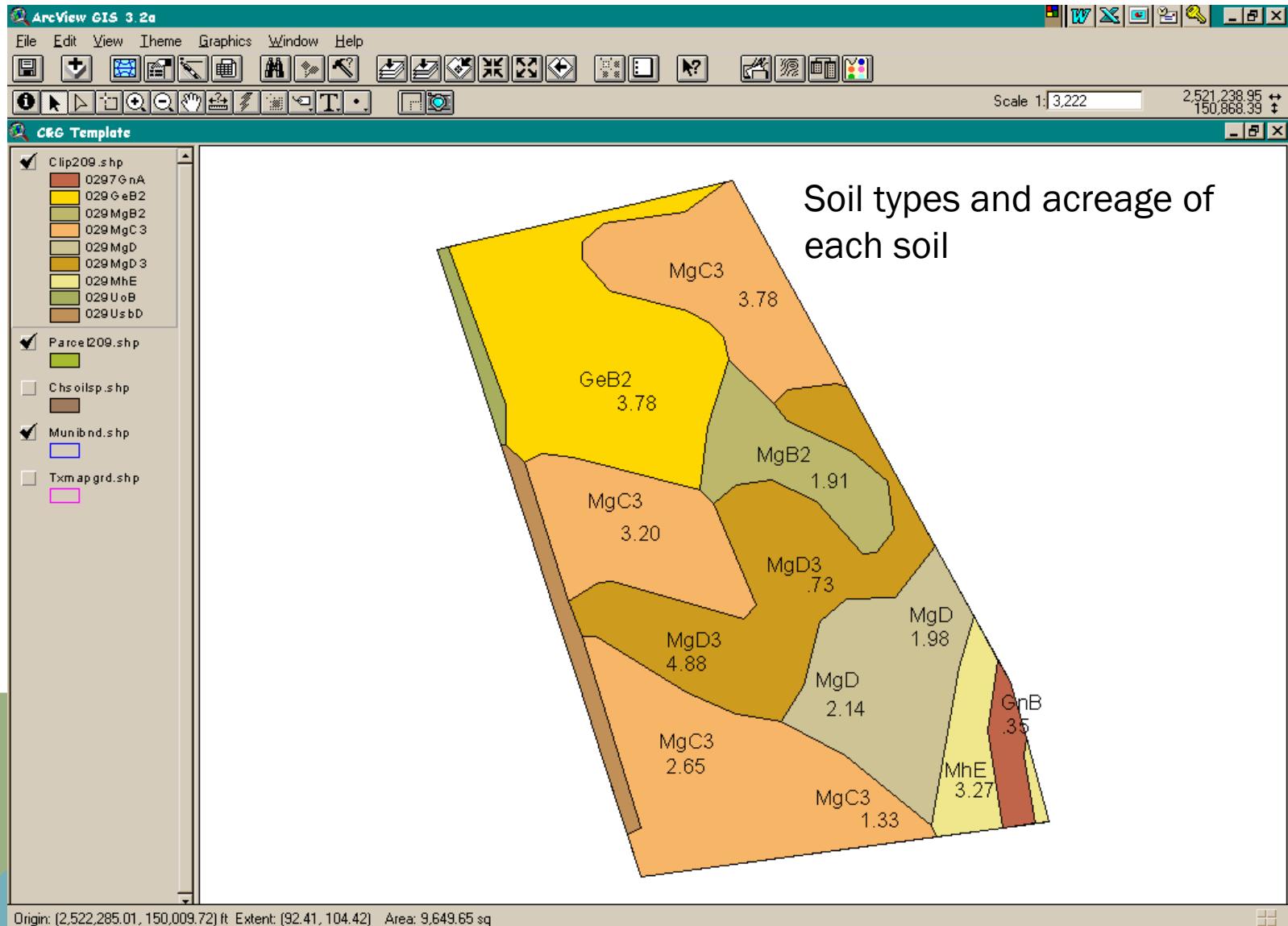
# PREFERENTIAL TAX INCENTIVES (319)

## How the Agricultural Value is Calculated

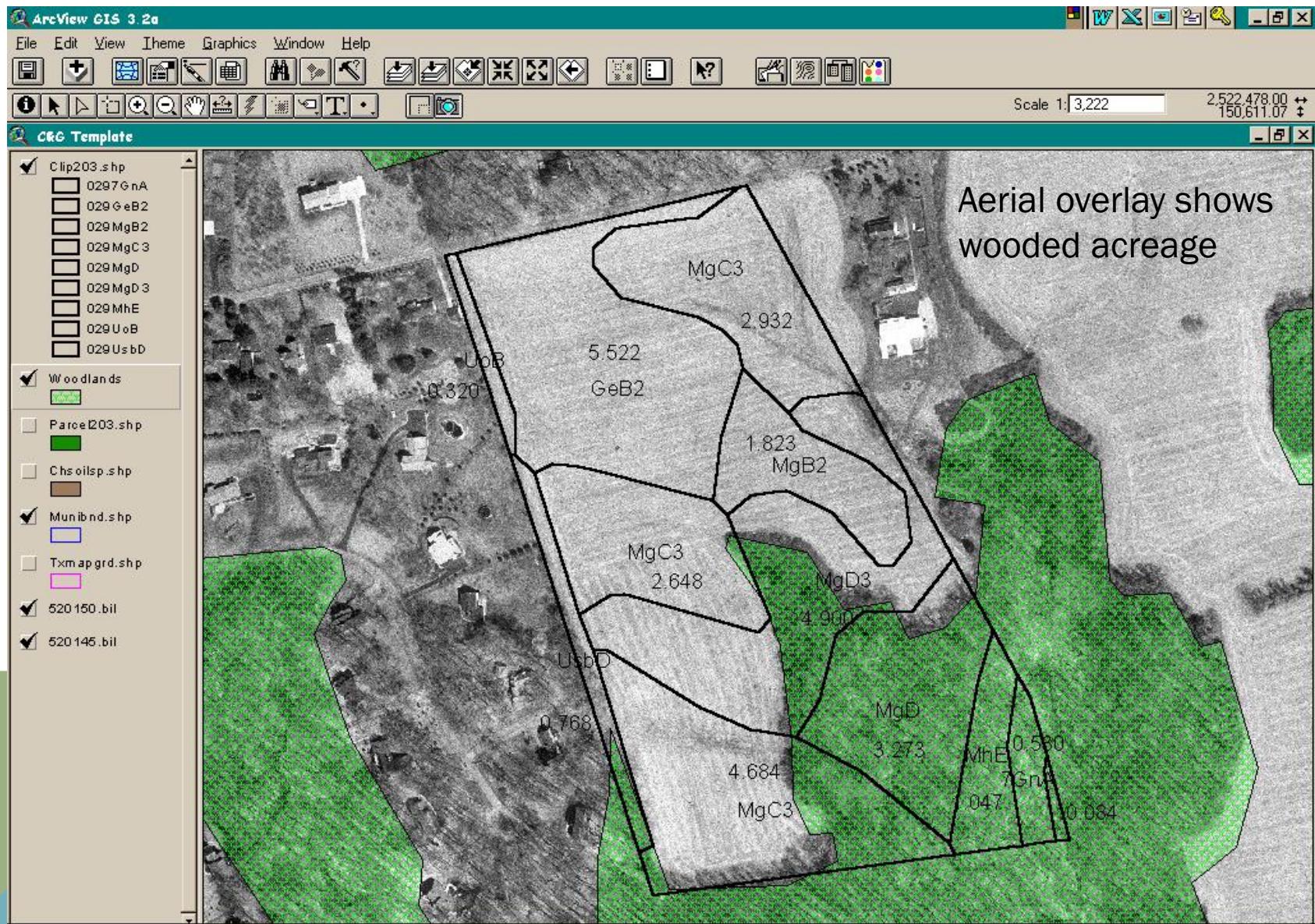
- Each class of soil has an ‘AgUse’ value which is multiplied by the acreage to derive the preferential land assessment
- Wooded portions are valued at a different rate than the ‘tillable’ (Chester County uses one wooded rate)
- Total assessment then consists of preferential land value plus market value of improvements\*



# PREFERENTIAL TAX INCENTIVES (319)



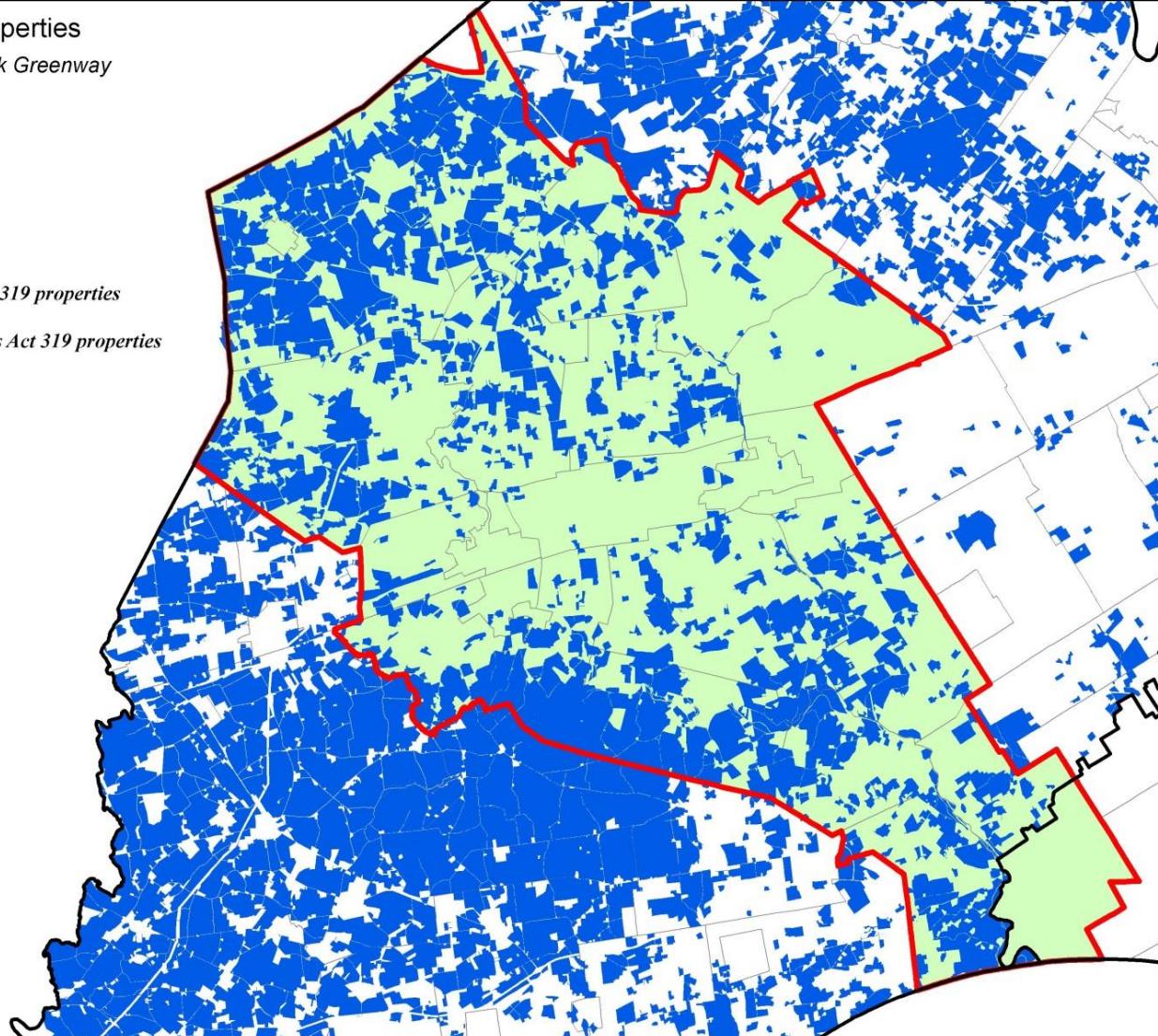
# PREFERENTIAL TAX INCENTIVES (319)



Act 319 Properties  
Brandywine Creek Greenway

*-53,496 acres of Act 319 properties  
within Greenway  
-35% of Greenway is Act 319 properties*

**Success:**  
Where is it used and  
the outcomes



# PREFERENTIAL TAX INCENTIVES (319)

Who to contact For more information?

- The Chester County Assessment Office
  - Cheryl Pringle
  - 610-344-6105
- Brandywine Conservancy
  - John Goodall 610-383-9515
- Deadline June 1



# AGRICULTURAL BMP'S

JOHN GOODALL



# AGRICULTURAL BMP'S

**What are Conservation and Manure Management Plans and How are They Implemented?**

*What issues does this tool address?*

*What does this tool accomplish?*



# AGRICULTURAL BMP'S

Two separate chapters of Pennsylvania Code Title 25 Environmental Protection require these plans. Chapter 102.4 states “Written Erosion and Sediment Control Plans are required for agricultural plowing or tilling activities that disturb 5,000 square feet or more of land.” Chapter 91.36 states “The land application (of animal manure and agricultural process wastewater) follows current standards for development and implementation of a (manure management) plan to manage nutrients for water quality protection, including soil and manure testing and calculations of proper levels and methods of nitrogen and phosphorus application.”



# AGRICULTURAL BMP'S

An Erosion and Sediment Control Plan is also known as an Ag E&S Plan or a Conservation Plan. Five thousand square feet is a little more than one tenth of an acre. Some backyard gardens are bigger than one tenth of an acre. This plan needs to be written by someone trained and experienced in erosion and sediment control methods and techniques. The written plan must include the following: a topographic map, soils description, description of plowing and tilling activities, **best management practices (BMP's)** to reduce runoff and erosion, map showing the waters of the Commonwealth, and calculations showing the amount of run-off from the project and its upstream watershed.



# AGRICULTURAL BMP'S

## What is the Impact of Agriculture?

Because agriculture requires many acres, its potential impact on water quality is great. For example, one EPA study estimates that 27 percent of the phosphorus and 60 percent of the nitrogen entering the Chesapeake Bay originate from cropland. These pollutants need to be controlled in order to protect the environment.



# AGRICULTURAL BMP'S

## A Conservation Plan recommends Best Management Practices

Best Management Practices (BMPs) are farming methods that assure optimum plant growth and minimize adverse environmental effects. Some nutrient BMPs should be used on all cropping systems, whereas others are designed for specific circumstances. The BMPs presented here are directed primarily toward minimizing environmental damage from nitrogen and phosphorus.



# AGRICULTURAL BMP'S

## Control Erosion

- Maintain a soil cover. Leave crop residues on the soil surface during the winter. Do not till too early in the spring. Where feasible, use no-till methods, which may be the only way highly erodible land can be cropped without excessive soil loss.
- Manage the soil for maximum water infiltration and storage. Maintain crop residues on the soil surface. If there is little crop residue left in the fall, establish a winter cover crop, but leave the soil surface rough enough to help trap rainfall.
- Maintain vegetation on ditch banks and in drainage channels. Try not to disturb vegetation in drainage channels such as ditches and sod waterways.
- Slope field roads toward the field; seed roads with a permanent grass cover. Water erosion and dust from traffic on field roads contribute significantly to soil loss and potential pollution on farms.
- Shape and seed field edges to filter runoff as much as possible. Do not plow up to the edge of the field, especially along ditches or canals. Leave a buffer strip along drainage ways, and establish a perennial sod. Shape and seed hoe drain outlets to filter runoff.

Use windbreaks and conservation tillage to control wind erosion. Wind erosion can be minimized by leaving the soil surface rough, maintaining crop residue on the soil surface, bedding to trap wind-blown sediments, keeping the soil wet, or maintaining a cover crop. Buffer strips. Leave buffer areas between farmland and environmentally sensitive areas. The amount of buffer needed varies with the farming activity and the nature of the adjacent area. In some cases buffers are mandated by law.

# AGRICULTURAL BMP'S

## Fence Animals Away from Streams, Drains, and Critical Areas.

Cattle and other livestock should not be allowed free access to drainage waters. Waste will be placed directly in the water, and animal traffic will cause soil disturbance and increased sediment. Ponds are better for watering than flowing streams, but they can become contaminated with heavy use. Alternative water supplies should be provided by diverting or pumping water to livestock, preferably using watering tanks. Clean water sources benefit animal health and rate-of-gain as well as water quality.









# AGRICULTURAL BMP'S

## Who to Contact

- Chester County Conservation District
  - Dan Miloser 610-925-4920
- Natural Resources Conservation Service (NRCS)
  - Beth Sassaman, 610-696-0398 ext 114
- Brandywine Conservancy
  - John Goodall 610-383-9515



# AGRICULTURAL EASEMENTS

JOHN GOODALL



# AGRICULTURAL EASEMENTS

**What is an AGRICULTURAL Easement and how is it implemented?**

***What issues does this tool address?***

***What does this tool accomplish?***



# AGRICULTURAL EASEMENTS

- Enables landowners to separate and sell their development rights from other property rights
- Landowners retain all other rights of ownership, including the right to farm, prevent trespass, sell, bequeath or otherwise transfer the land
- County pays the difference between value of the land for agriculture and the value of the land for its “highest and best use,” generally residential or commercial development



# AGRICULTURAL EASEMENTS

## Who Can Apply to the County/State Agricultural Preservation Program?

- At least 50 acres (challenge grant 25 acres), or
- At least 10 acres producing a crop unique to the area, or
- At least 10 acres contiguous to a property with a perpetual conservation easement
- At least 50% of the soils must be available for Ag production and in Classes I through IV
- Contain the greater of 50% or 10 acres of harvested cropland, pasture or grazing land



# AGRICULTURAL EASEMENTS

## How is a Farm Selected?

### I: 40% Land Evaluation

How Productive Your Soils are (40%)

### II: 60% Site Evaluation

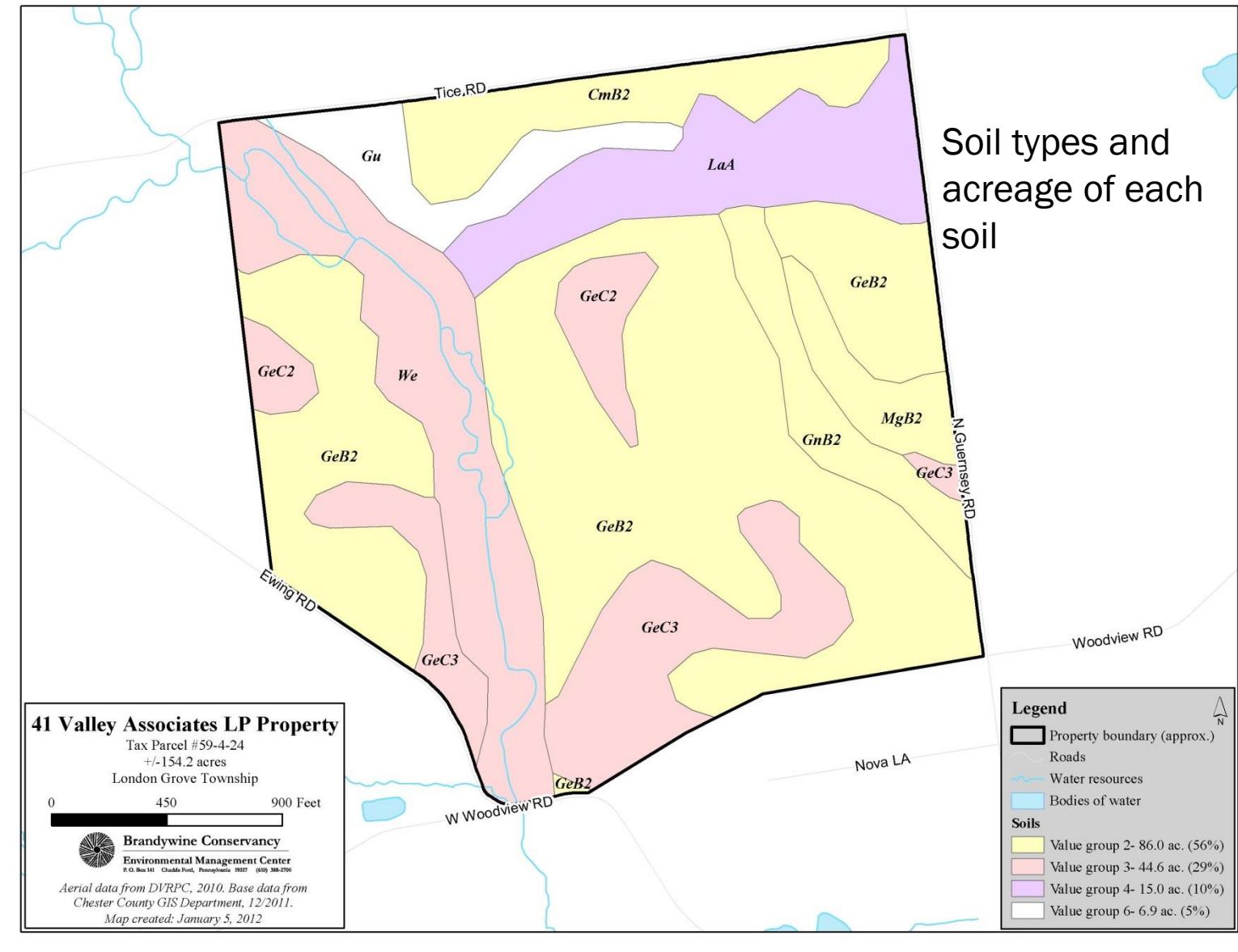
Farmland Productivity and Conservation practices (25%)

Development Risks (10%)

Farmland Clustering (25%)

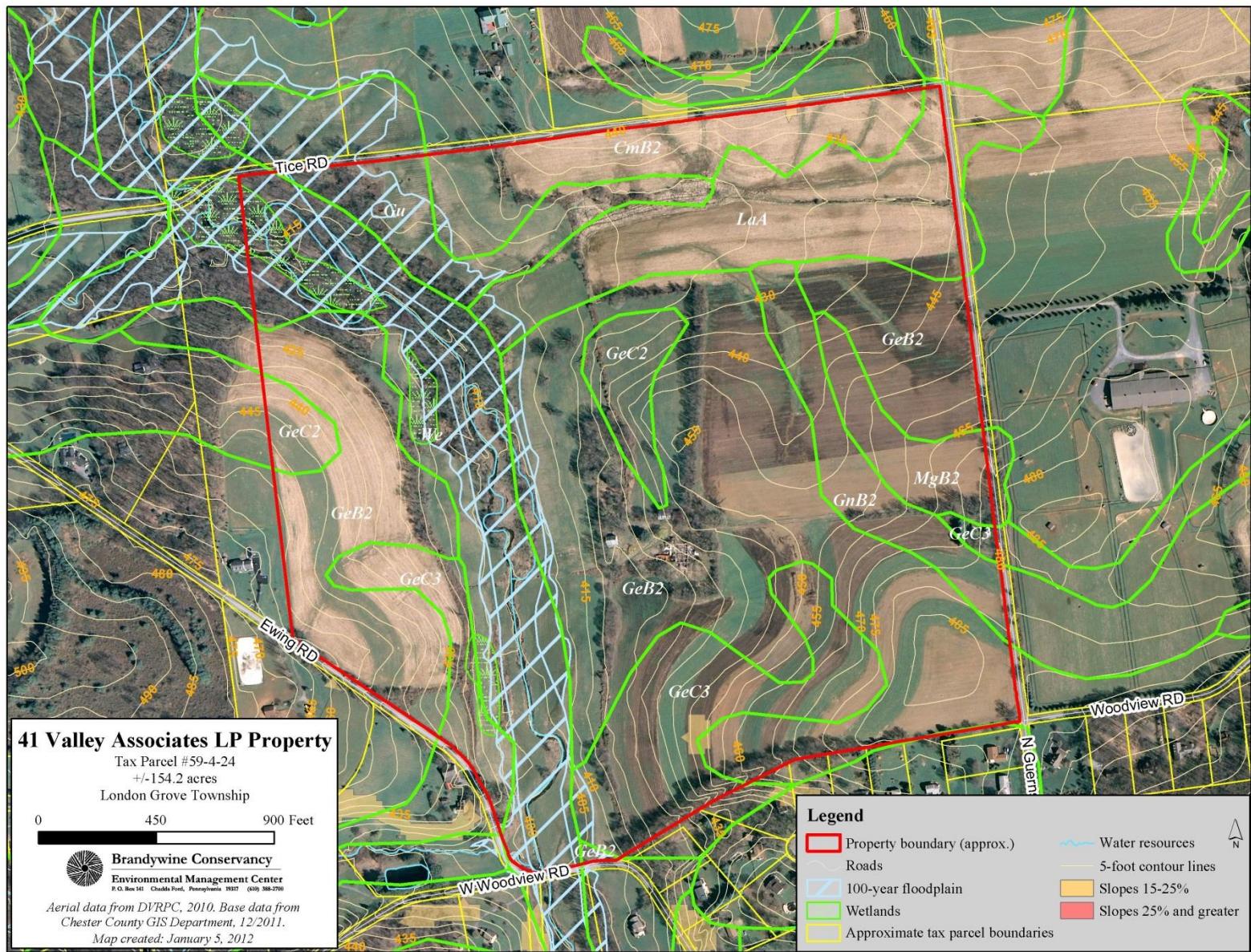


# AGRICULTURAL EASEMENTS



# AGRICULTURAL EASEMENTS

Aerial with  
soils and  
slope



# AGRICULTURAL EASEMENTS

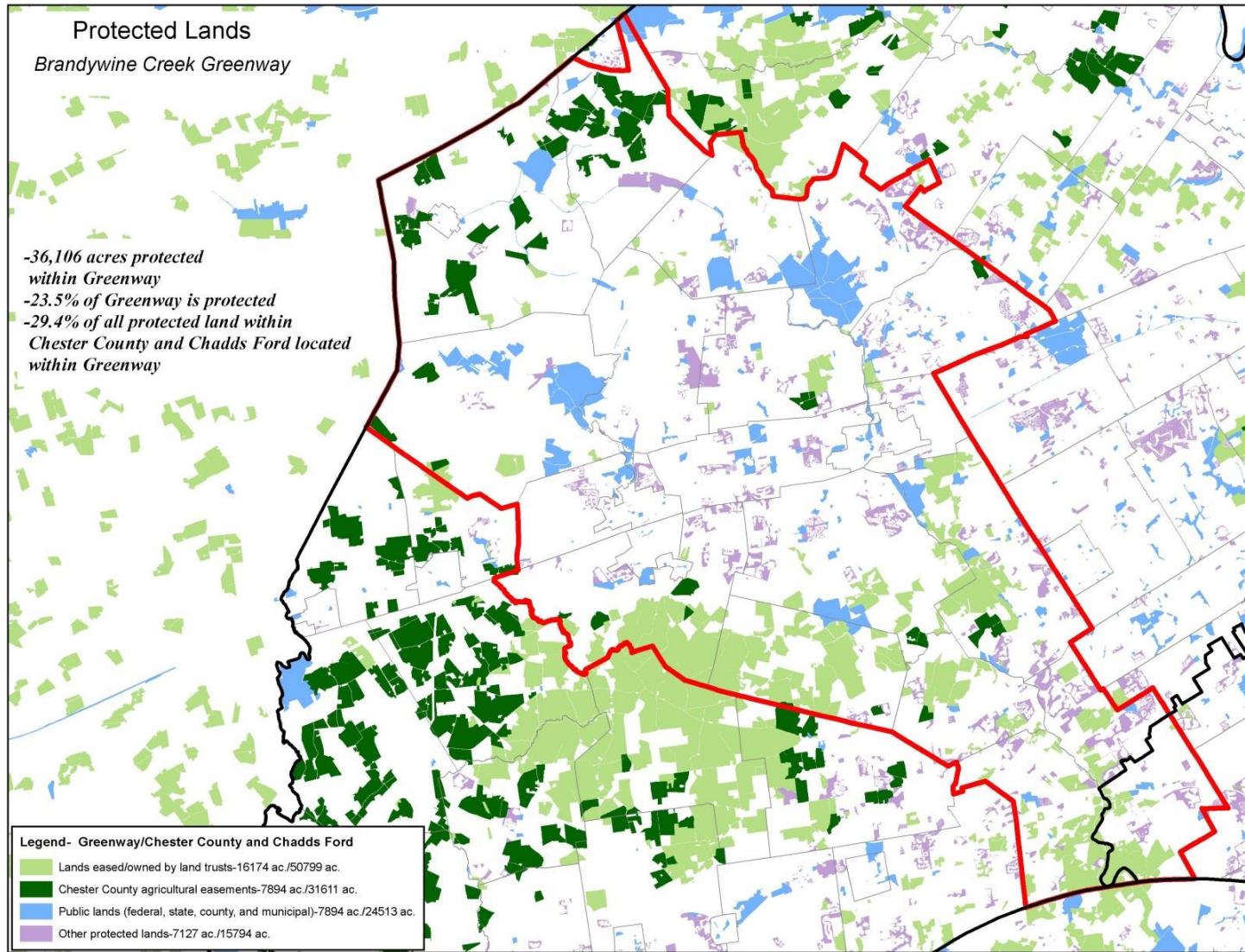
## Who To Contact

- Chester County Agricultural Preservation Program
  - Diana Hoopes 610-344-5656
- Brandywine Conservancy
  - John Goodall 610-383-9515
- Application Deadline August 1



## Success: Where is it used and the outcomes

As of Jan 2013  
30,557 acres  
Preserved on 356  
farms



# AGRICULTURAL EASEMENTS

For More Information Contact :

John Goodall

[jgoodall@brandywine.org](mailto:jgoodall@brandywine.org)

610-383-9515

## THANK YOU!

