

Saving Open Space  
in  
East Pikeland

# Reasons to Save Open Space

- Economic
- Environmental
- Aesthetic

# Economic: Open Space Saves Taxes

Open space costs municipalities about 36 cents in services for every \$1.00 in tax revenue it pays

Residential development uses about \$1.17 in services for every \$1.00 it pays in tax revenue



The tax dollars generated by this open space help pay for the municipal expenses required by...



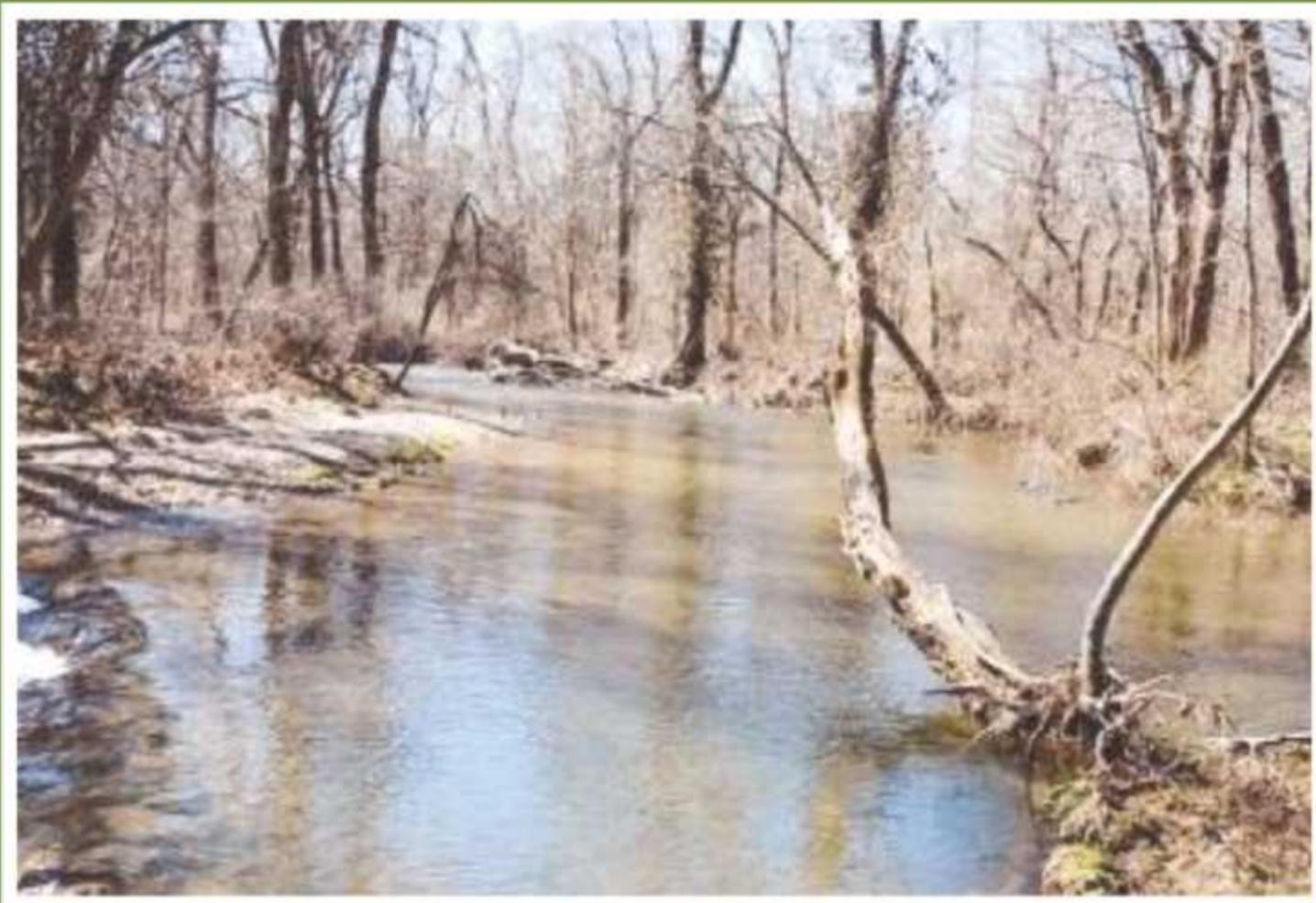
# Economic: Open Space Raises Property Values



People will pay a premium to live near open space. Open space added \$16.3 billion to the value of housing in SE PA

Source: *The Economic Value of Protected Open Space in Southeastern PA* (report by DVRPC and Green Space Alliance)

# Economics: Protected Open Space Reduces Water Treatment Costs





French  
Creek  
Trail

Economics: Provides Low-  
Cost Opportunities for  
Recreation and Exercise



Latshaw Farm

# Economics: Protects our Local Farm Economy and Local Food Production



T. Morgan  
Property

Environmental:  
Protected  
Woodlands Keep  
our Water and Air  
Clean

11/05/2010

A photograph of a dense, green forest with a stream flowing through it. The trees are tall and leafy, and the water is clear and reflects the surrounding greenery. The scene is peaceful and natural.

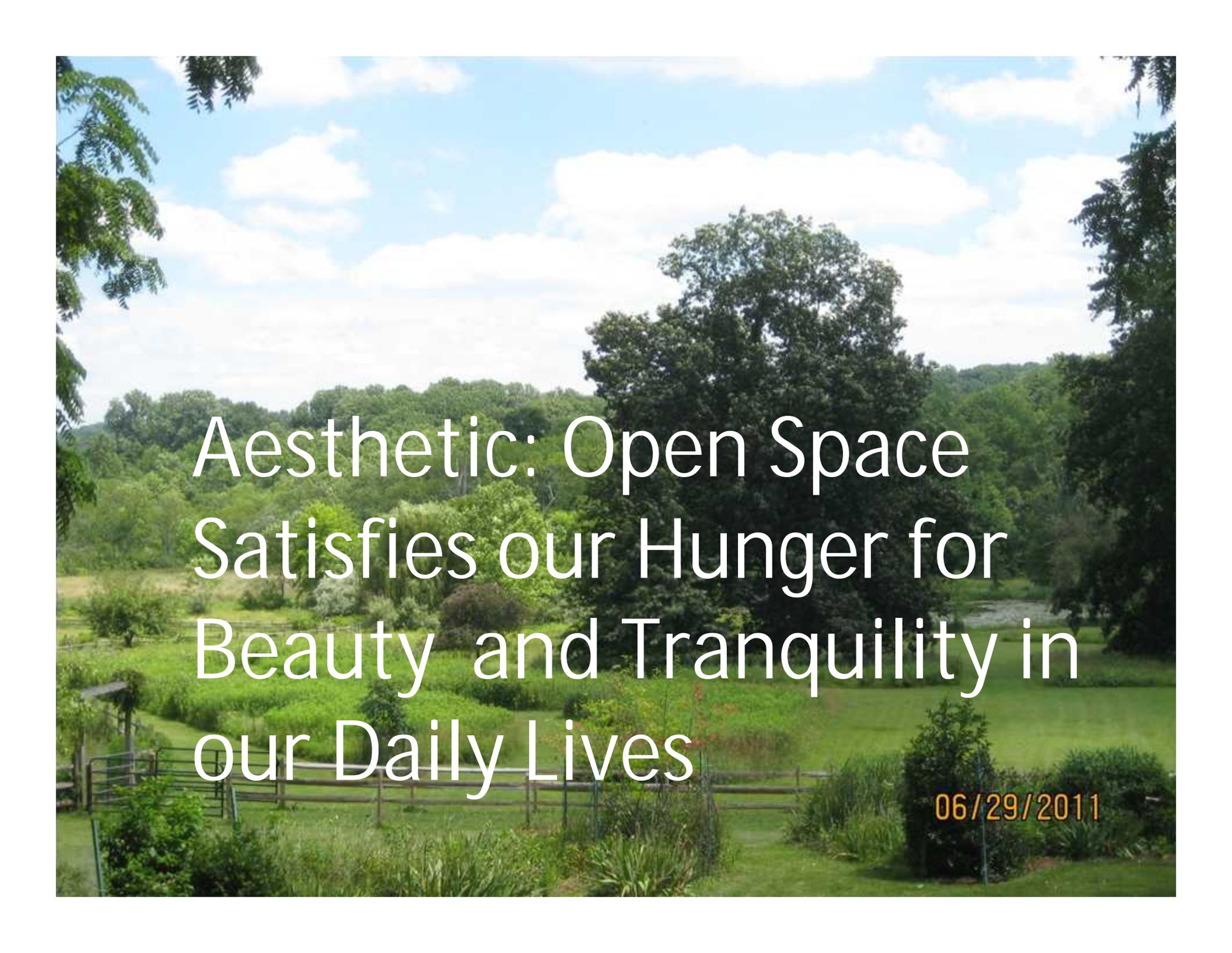
J. Morgan  
Property

Environmental: Protected  
Open Space Provides Habitat  
for Native Mammals, Birds,  
Fish, Insects and Plants,  
which All Play a Role in  
Healthy Ecosystems

# Aesthetic: Open Space Provides Appropriate Setting for Historical and Cultural Resources



11/05/2010



Aesthetic: Open Space  
Satisfies our Hunger for  
Beauty and Tranquility in  
our Daily Lives

06/29/2011

# Conservation Methods

- Deed Restriction
- In Fee Ownership
- Conservation Easement

# Deed Restriction

- Protection written into deed
- Enforcement by party placing restriction
- Enforcement often overlooked when interested party dies or sells property

# Ownership In Fee

- Protection Enforcement by Owner (Municipality)
- No Continuing Protection If Transferred to New Owner
- Protection at Risk When Board Makeup Changes

# Conservation Easements

- Third Party Protection
- In Perpetuity
- Donated
- Purchased
- Combination (“Bargain Sale”)

Prepared by:  
Name:  
Address:  
Telephone:

Return to:  
Name:  
Address:

Tax Parcel(s):

**GRANT OF CONSERVATION EASEMENT**

*NOTICE: Owners and Holder herein have agreed that any transfer of the Property subject to this conservation easement other than the exceptions noted in Article V or any subdivided portions thereof shall be subject to a payment to the Holder of a Stewardship Fee in the amount of one half of one percent (0.5%) of the Property's purchase price. The obligation to pay this Stewardship Fee shall expire when the aggregate amount collected through transfers of the Property reaches One hundred thousand dollars (\$100,000). See Article II, section 2.01(d) for details.*

THIS GRANT OF CONSERVATION EASEMENT (this "Grant") dated as of \_\_\_\_\_ (the "Easement Date") is by and between \_\_\_\_\_ ("the undersigned Owner or Owners") and \_\_\_\_\_ (the "Holder").

**Article I. Background**

**1.01 Property**  
The undersigned Owner or Owners are the sole owners in fee simple of the Property described in Exhibit "A" (the "Property"). The Property is also described as:  
Street Address:  
Municipality:  
County: State: Pennsylvania  
Parcel Identifier: Acreage:

**1.02 Conservation Plan**  
Attached as Exhibit "B" is a survey or other graphic depiction of the Property (the "Conservation Plan") showing, among other details, the location of one or more of the following areas - the Highest Protection Area, the Standard Protection Area and the Minimal Protection Area.

**1.03 Conservation Objectives**  
By this Grant, the undersigned Owner or Owners impose a conservation servitude (the "Conservation Easement") on the Property that provides different levels of protection for the areas shown on the Conservation Plan so as to achieve the goals and resource protection objectives (collectively, the "Conservation Objectives") for the Property set forth below:

**(a) Resource Protection Objectives**

**(i) Water Resources.** To maintain and improve the quality of water resources, both surface and groundwater, within, around and downstream of the Property.

**Forest, Woodland and Other Vegetative Resources.** To perpetuate and foster the growth of a healthy and undisturbed forest or woodland, to maintain a continuous canopy of vegetation with multi-tiered understorey of trees, shrubs, wildflowers and grasses, to support healthy ecosystem.

# Conservation Easements

- Annual Monitoring for Violations by Conservancy
- Enforcement of Restrictions by Conservancy
- Stewardship Fund Pays Costs of Monitoring and Enforcement

Schlosser

09/04/2009

# Conservation Easements

Township Residents Get  
Scenic, Habitat, Tax Benefits  
of Open Space without  
Costs of Owning and  
Maintaining Property

11/19/2010

# East Pikeland Township's Open Space Program

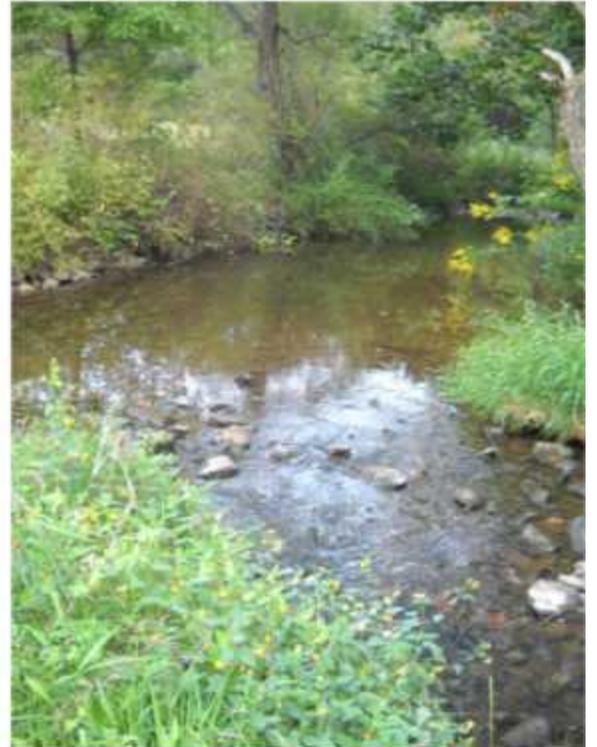
- Open Space Tax Referendum
  - 2007- Voters Approve

# 2008 - Township Open Space Committee Established to Make Recommendations to Board of Supervisors

Year 1—Committee rules and  
evaluation process established

# Years 2 and 3—Committee Engages Landowners in Conservation Discussions and Negotiations

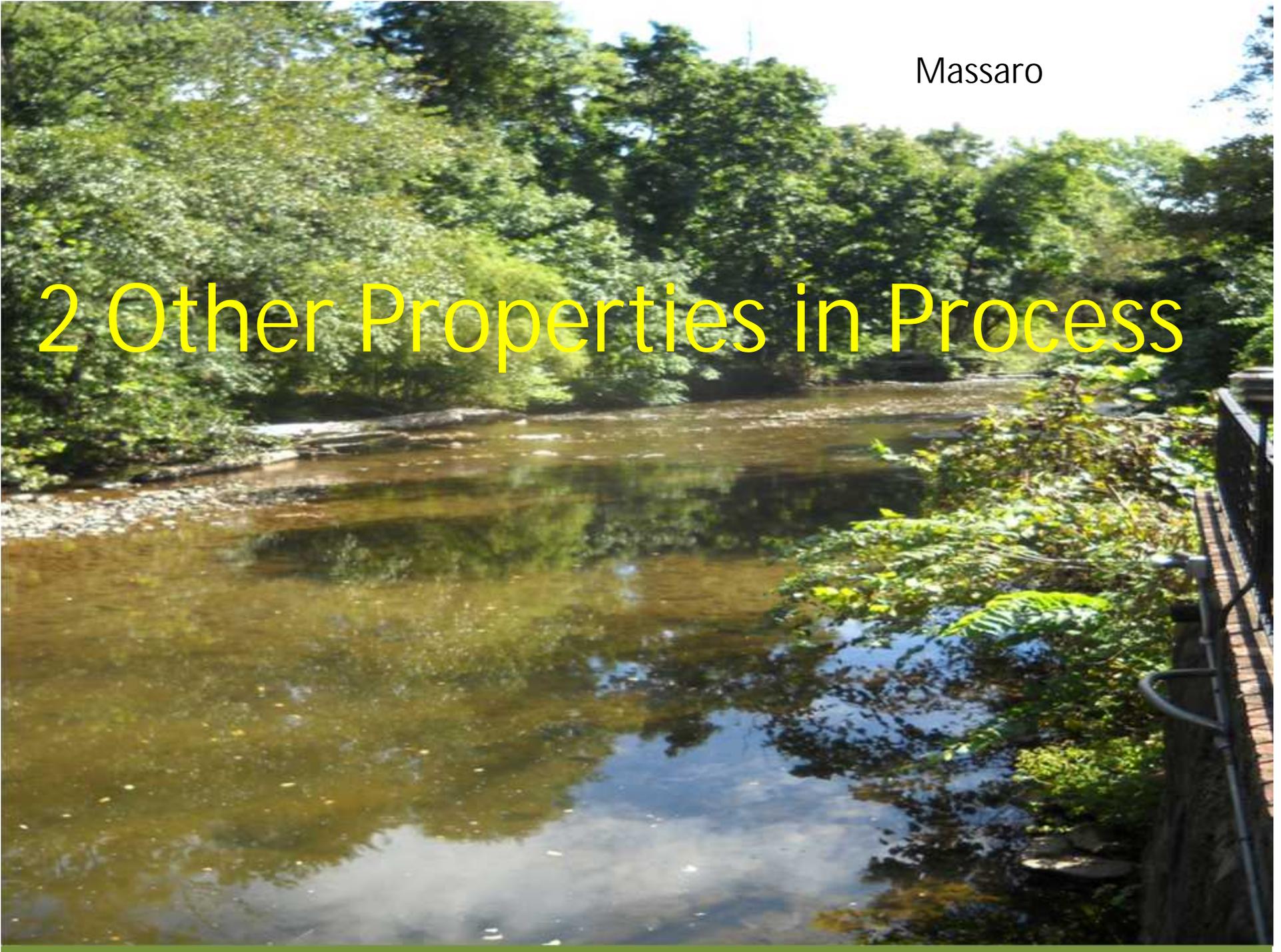
- First Transaction Completed in Early 2011—The Latshaw Farm (70 Acres)



Latshaw Farm

Massaro

2 Other Properties in Process



# The Open Space Committee Evaluation and Recommendation Process

- Ranking Properties for Protection



Massaro

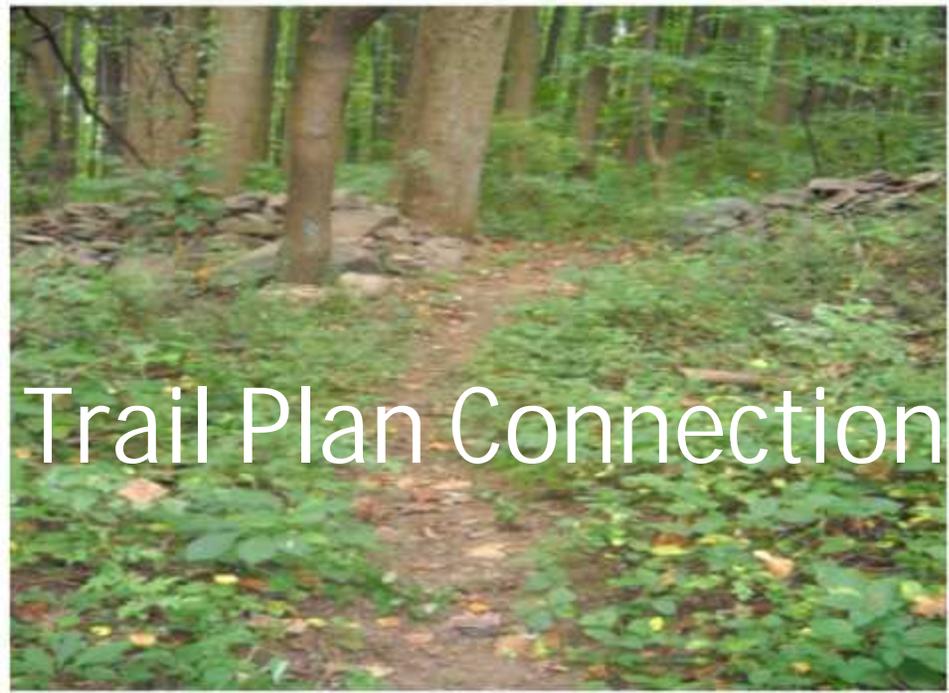
Connection to  
Creek



Agricultural Use



Historic Setting



Trail Plan Connection



Threat of  
Development



Near  
Conserved  
Land

08/27/2010



Active  
or Passive  
Recreational  
Potential



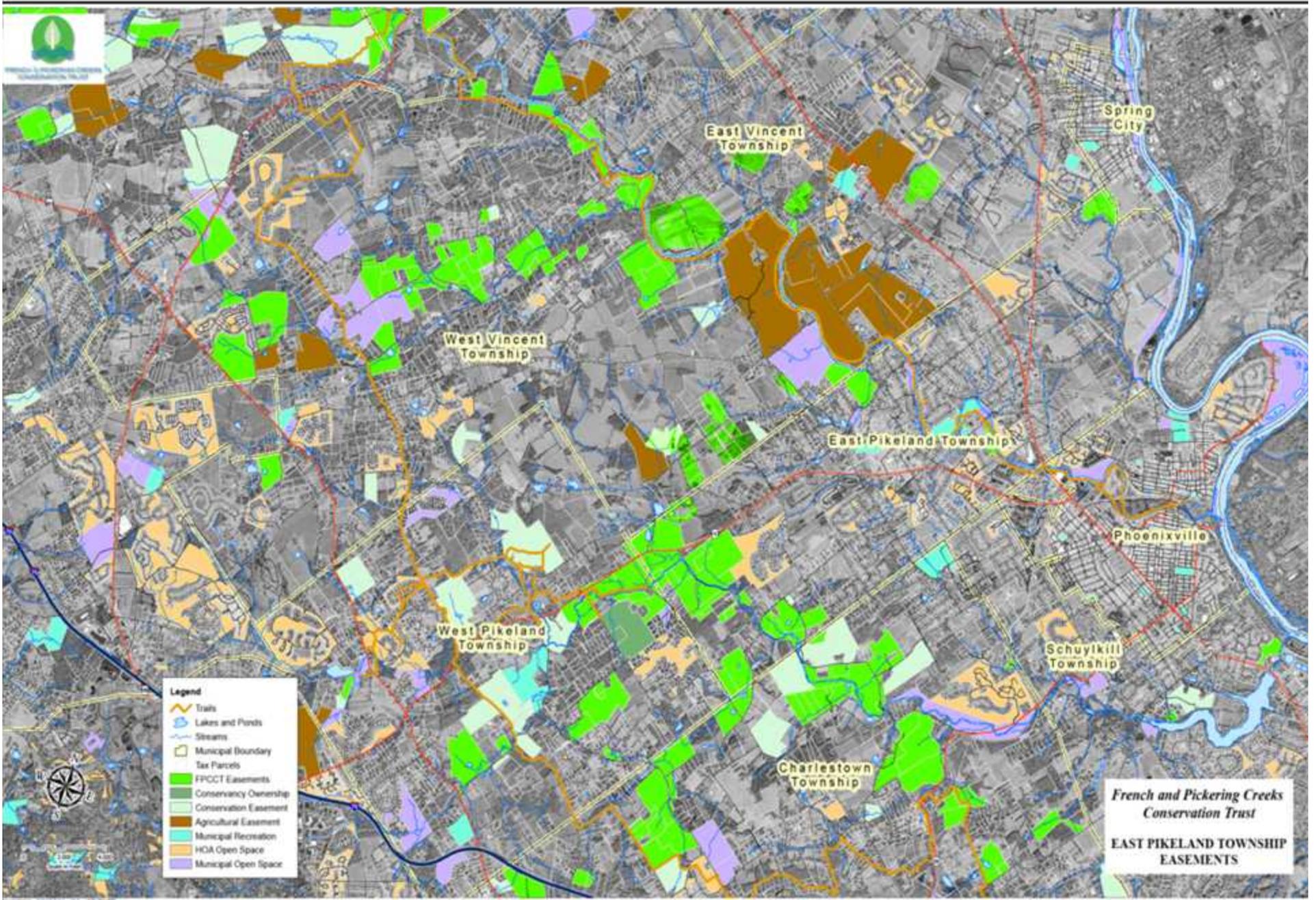
# Other Evaluation Considerations

Consistency with

- Northern Federation Park,  
Recreation & Open Space Plan
- Phoenixville Regional Plan

# Conservation Target Areas

- Stony Run Corridor
- Pickering Creek Corridor
- French Creek Corridor



# Under Consideration: Next Steps

- Float bond to maximize conservation opportunities
  - Interest rates low, fully paid by EIT
- Retain open space planner to coordinate project flow