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- Connecticut
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- Orange County, California
- Michigan
- Mississippi
- Missouri
- New Jersey
- New York, Metro
- New York, Upstate
- Northern New England
- Oregon
- **Pennsylvania**
- Texas
- Utah
- Virginia
- Western Central
- Wisconsin



American Planning Association
Pennsylvania Chapter

Making Great Communities Happen

Agricultural Preservation

Brought to you from the
Brandywine Conservancy
Doe Run, Pennsylvania



Tom Daniels

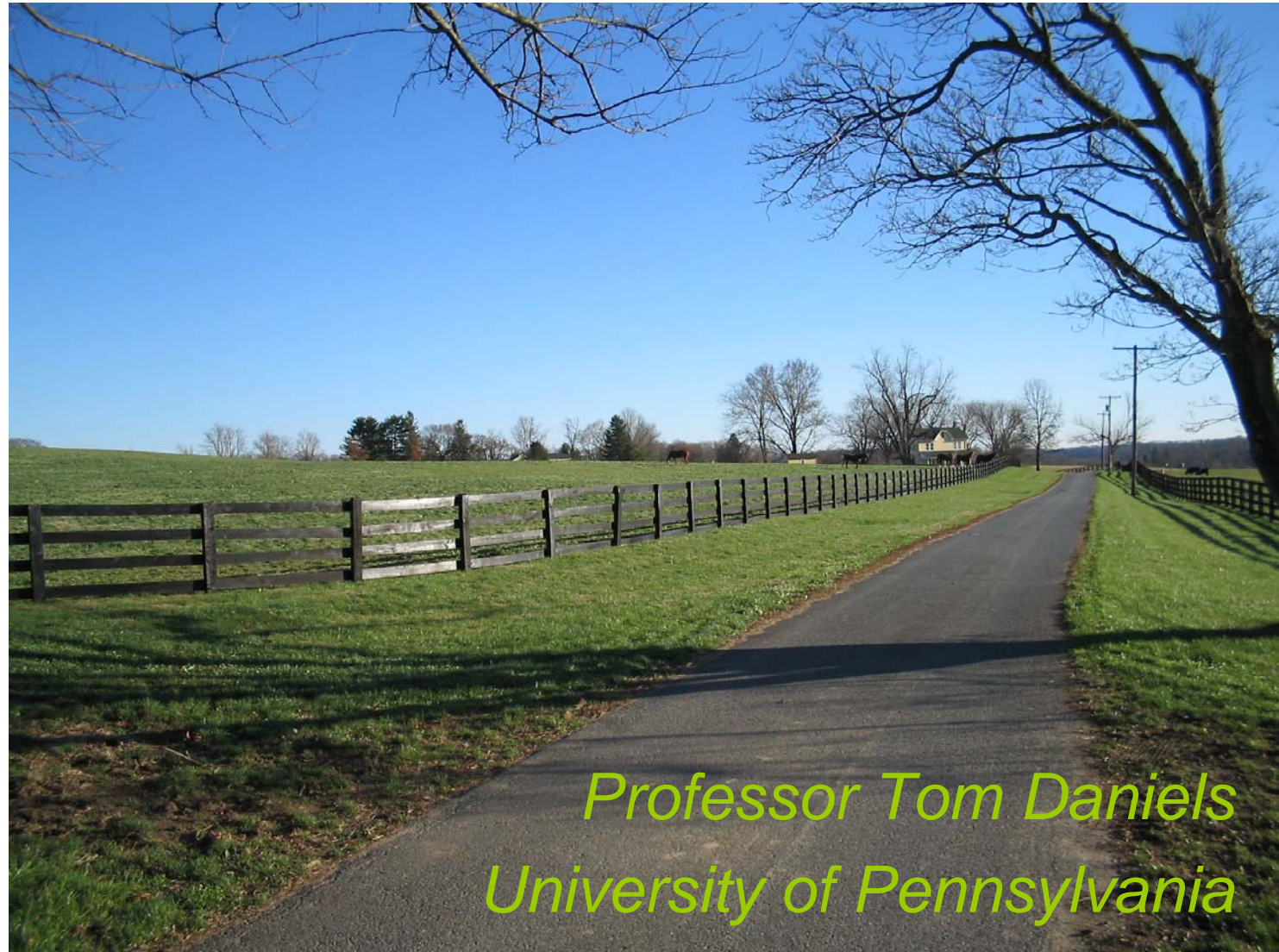
University of Pennsylvania



Julia Freedgood

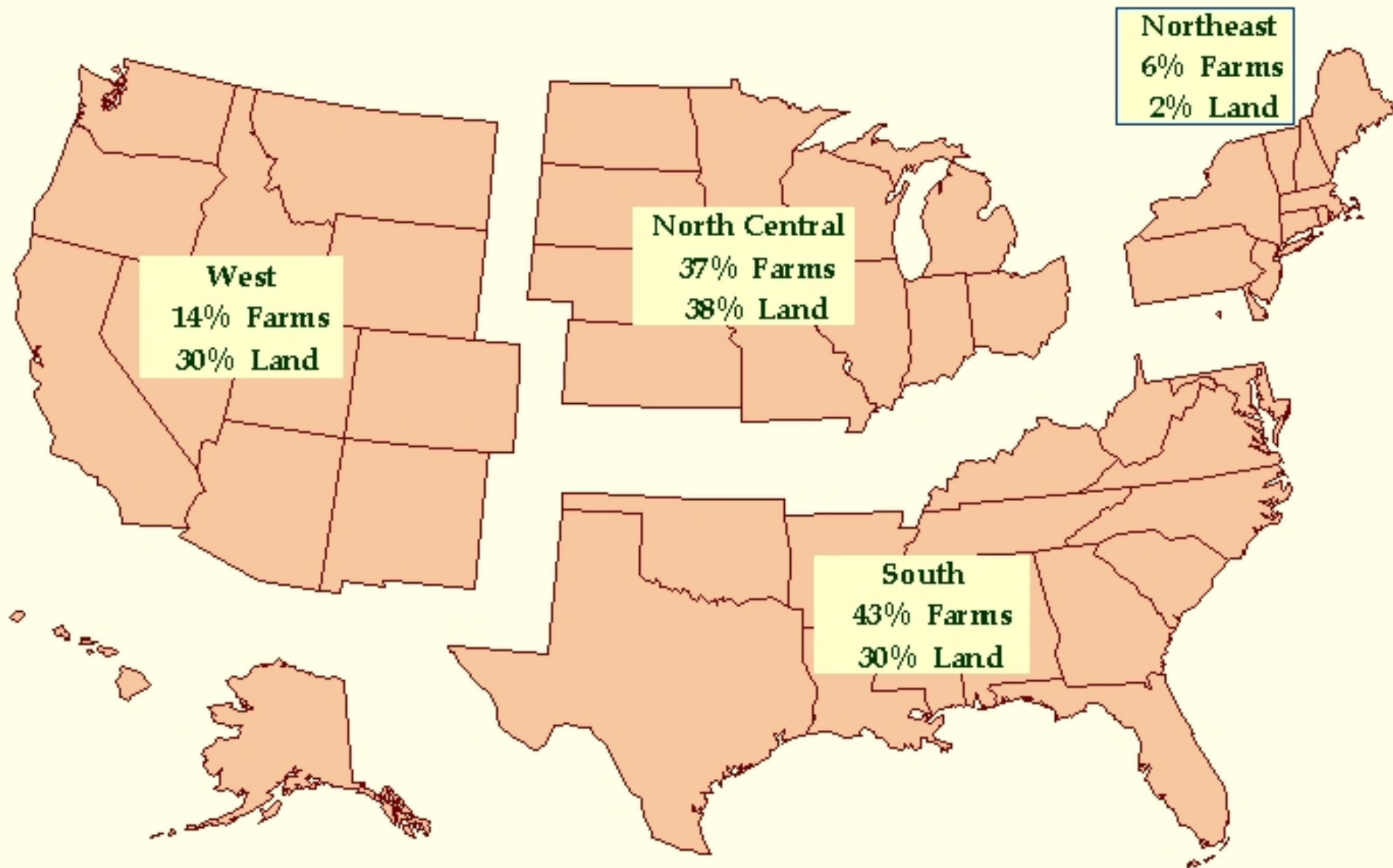
American Farmland Trust

Agricultural Preservation: Challenges and Opportunities



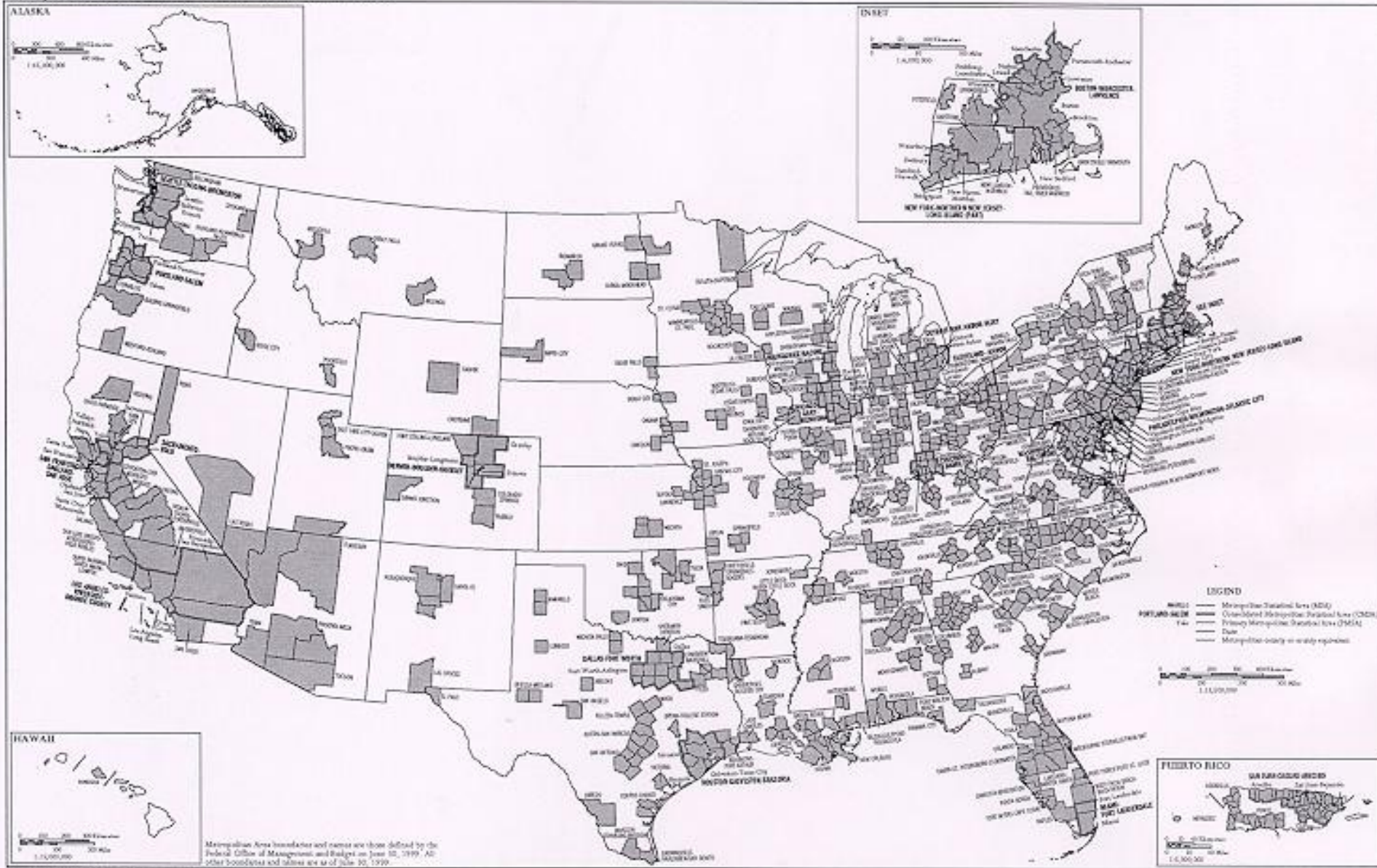
*Professor Tom Daniels
University of Pennsylvania*

Distribution of Farms and Land in Farms By Region, 2002

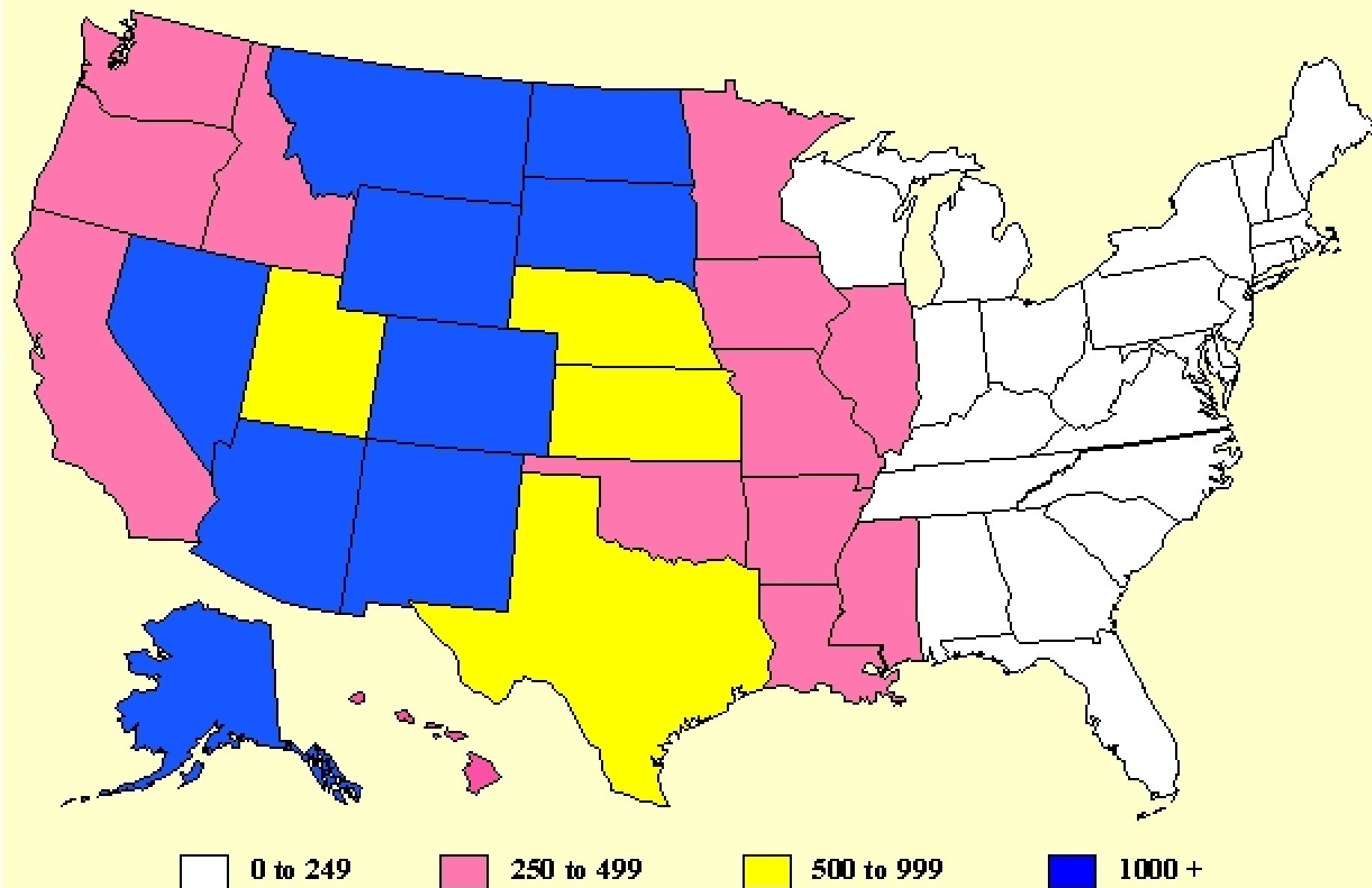


US Metro Areas, 2000

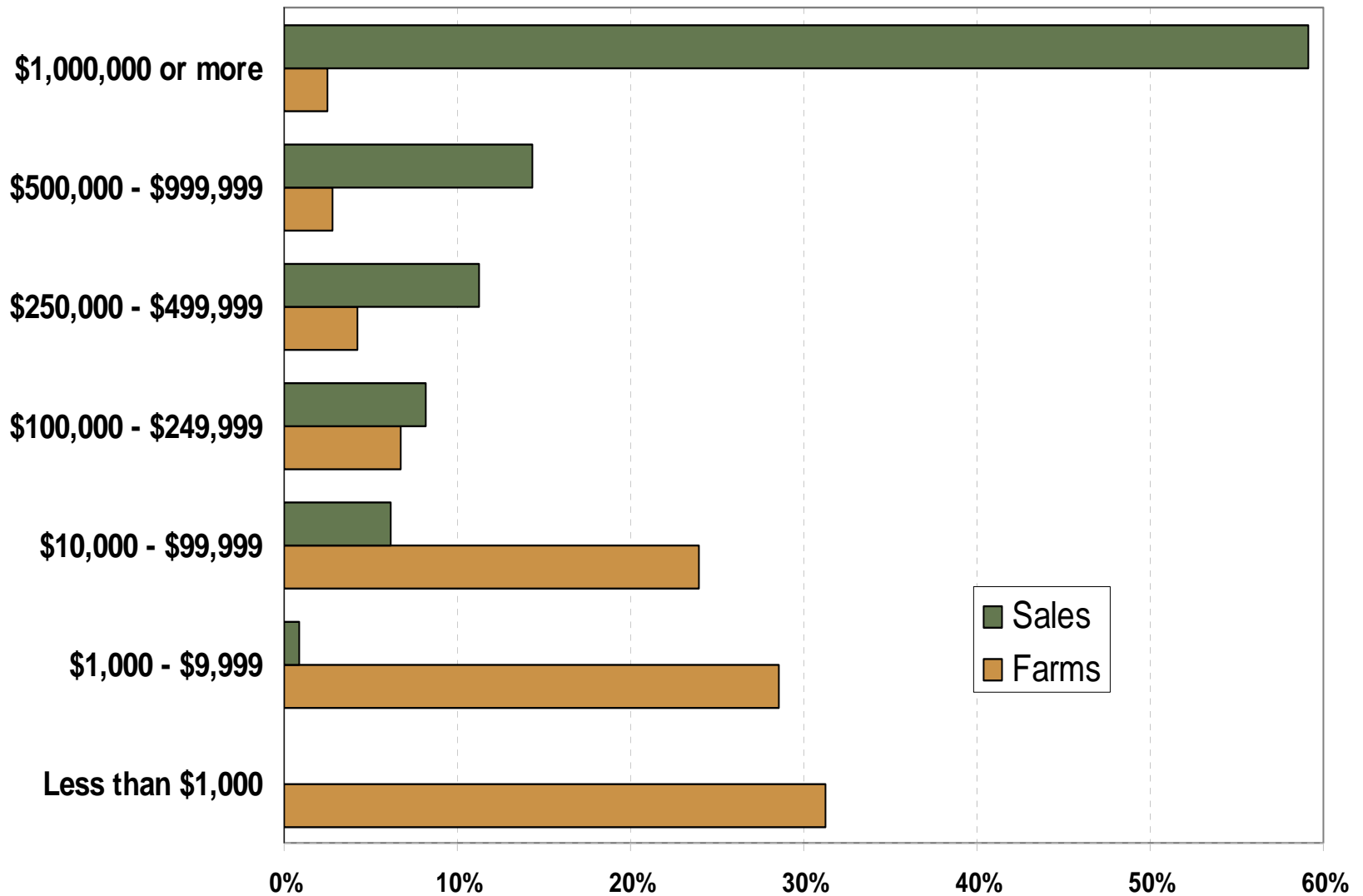
Metropolitan Areas of the United States and Puerto Rico: 1999



Average Farm Size in Acres, 2002



Farms and Sales by Class, 2007



Concentration of Production

2002

- 144,000 farms = 75% of value of production

2007

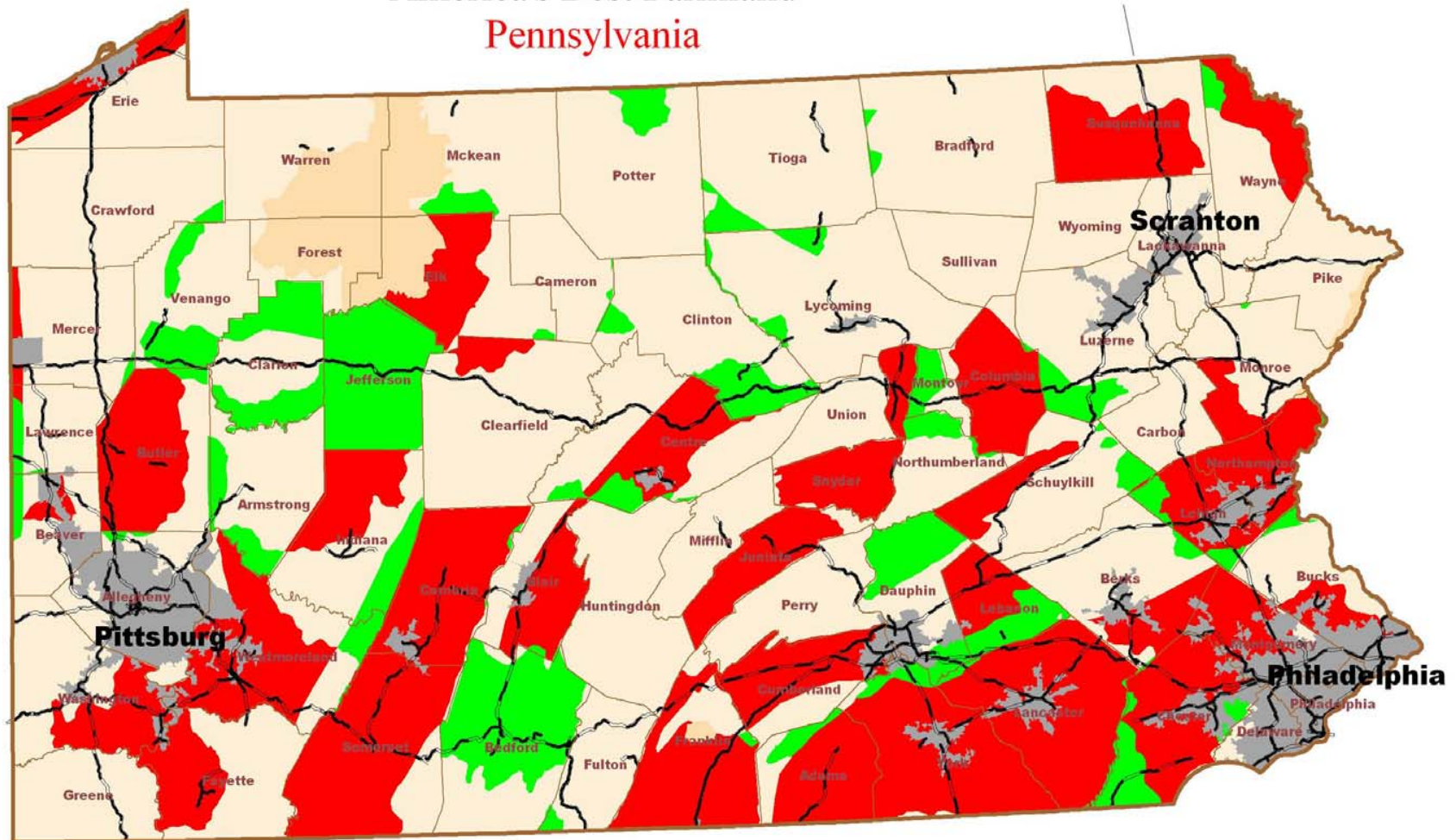
- 125,000 farms = 75% of value of production

The Situation

- US is losing more than 1 million acres of farmland each year out of 930 million acres. But most of these acres are in metro counties and are prime farmland.
- Farmers and Ranchers Own Most of the Privately Held Land in America
- Average Age of Farmers and Ranchers is 55
- US Population is 305 million
- Protected Population in 2050 is 420 million

FARMING ON THE EDGE

Sprawling Development Threatens America's Best Farmland Pennsylvania



Legend:

- | | |
|---|--|
| High-Quality Farmland & High Development | Urban Areas |
| High-Quality Farmland & Low Development | Other Lands |
| Federal & Indian Lands | |

0 12 Miles


American Farmland Trust
www.farmland.org

Challenges Farmers Face

- Profitability - Be the low cost producer or find niche market
- Passing the Farm to the Next Generation
- Resisting the Temptation to sell land for development

Goals of Farmland Preservation Programs

- Maintain a critical mass of farms and farmland
- Maintain affordable land prices for farming
- Reliability over time
- Reasonable cost in comparison to benefits
- Sustained public and political support

The Farmland Preservation Package

- Purchase of Development Rights (Public)
- Purchase and donation of conservation easements (Private)
- Comprehensive Plan (legal basis for zoning and identifies land for development and land for preservation)
- Zoning – short to medium term protection
- Capital Improvements Program
- Growth Boundaries

Start with the Comprehensive Plan

- Identify the location, size, and types of farms
- Identify the degree of land fragmentation and proximity of non-farm development
- Identify the value of the agricultural industry
- Figure out where future development should go
- Identify long-term viable farming areas

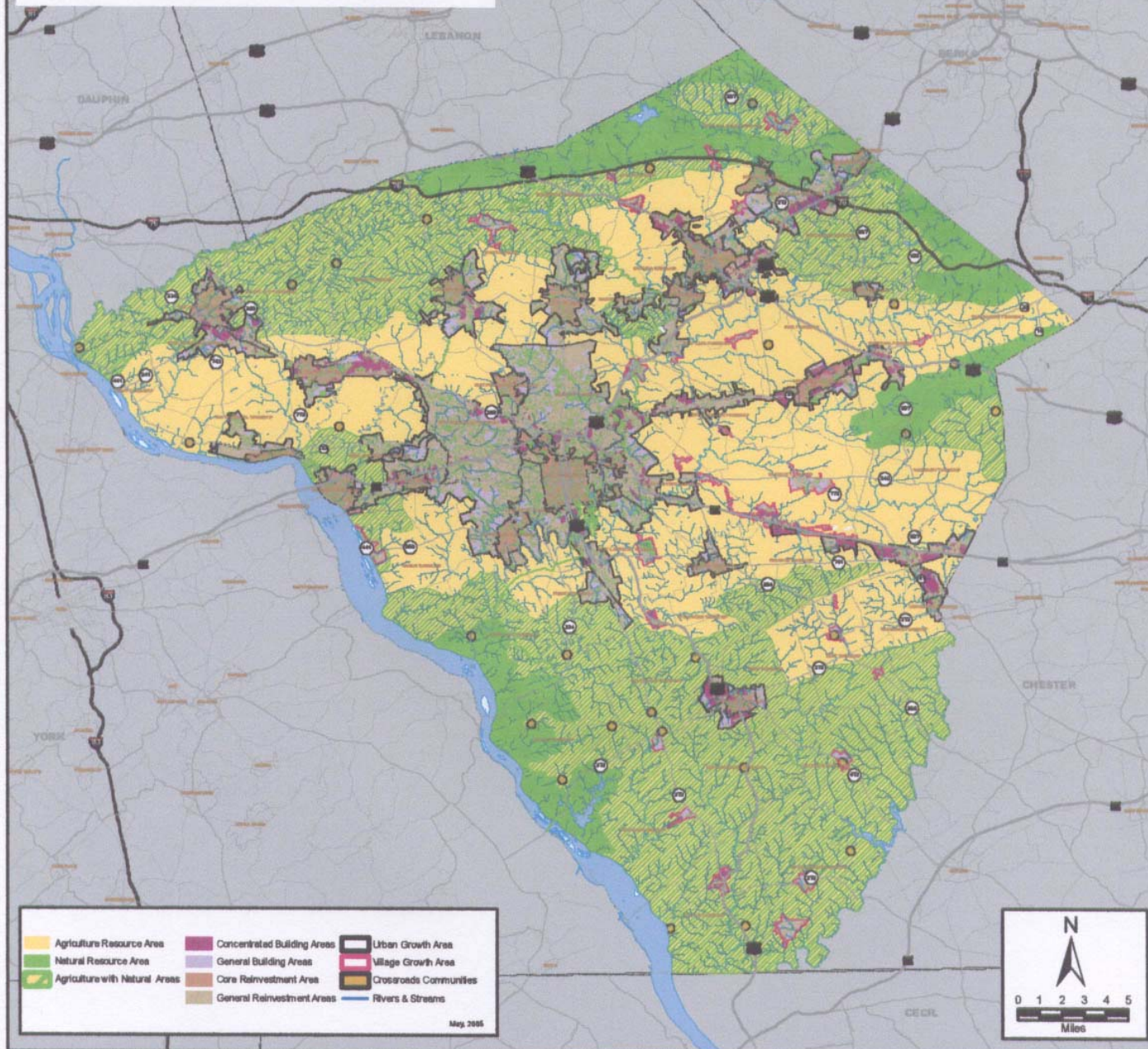
Agricultural Goals and Objectives

- Goal – Maintain agriculture as an important industry
- Objective: Create an agricultural economic development position (Harford County, MD)
- Goal – Preserve and protect agricultural land from haphazard development
- Objective: Adopt agricultural zoning, urban growth boundaries, purchase and transfer of development rights programs

GROWTH MANAGEMENT ELEMENT

Lancaster County Comprehensive Plan

GROWTH MANAGEMENT FRAMEWORK

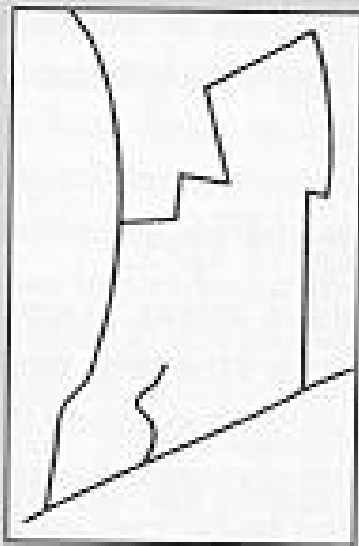


Implementing the Comp Plan

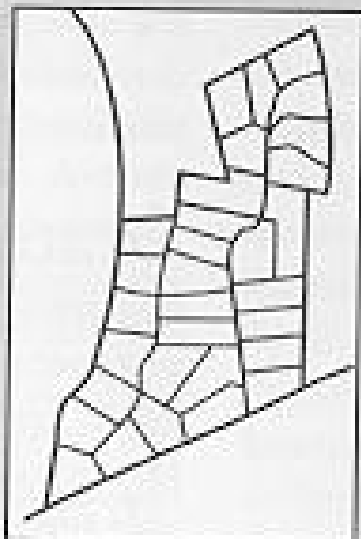
- Agricultural Zoning
- Urban Growth Boundaries
- Purchase of Development Rights
- Transfer of Development Rights
- Partnering with Land trusts

Agricultural Zoning Options

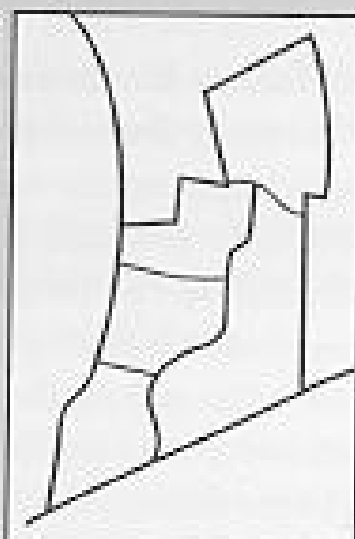
Agricultural Zones and Permitted Development



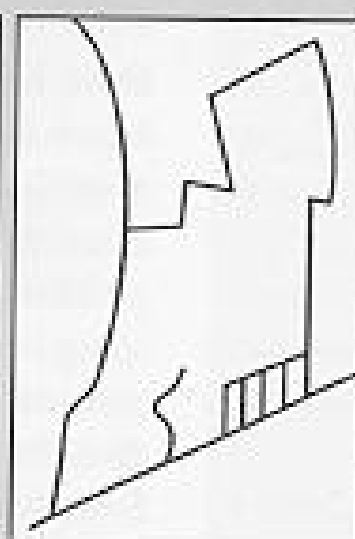
100-Acre Farm



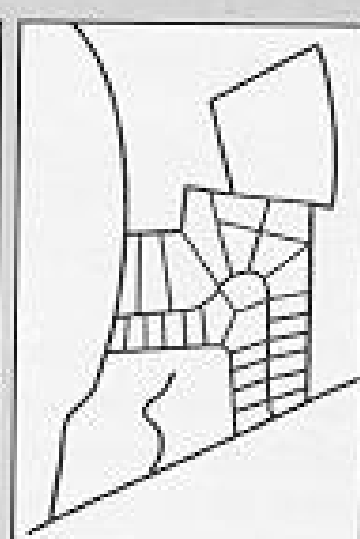
Residential Lots



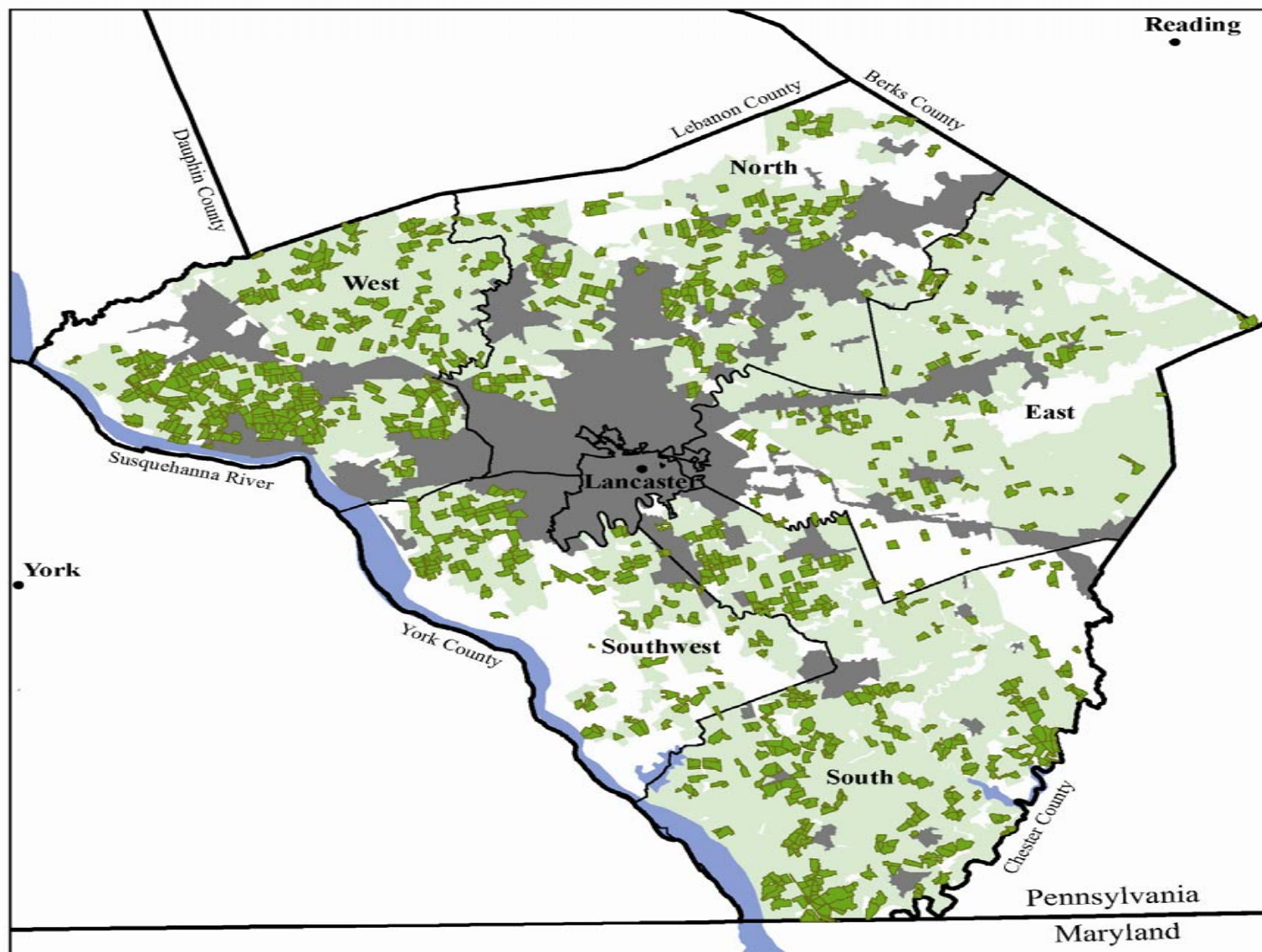
Large Lot
Agricultural Zoning
(1 lot/25 acres)



Area-based Allocation
Agricultural Zoning
(1 dwelling/25 acres)



Rural Cluster
1 acre minimum
lot size 60% Open
Space Preserved



Steps in the Sale or Donation of Development Rights

- Application
- Appraisal
- Offer
- Title search
- Sign and record deed of easement
- Monitoring

Development Rights Sale Example

- 200 acre Farm

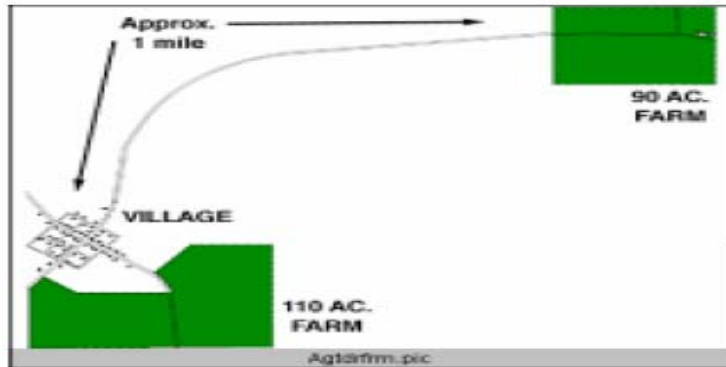
\$950,000 Appraised Fair Market Value

\$600,000 Appraised Value Restricted to
Farming and Open Space

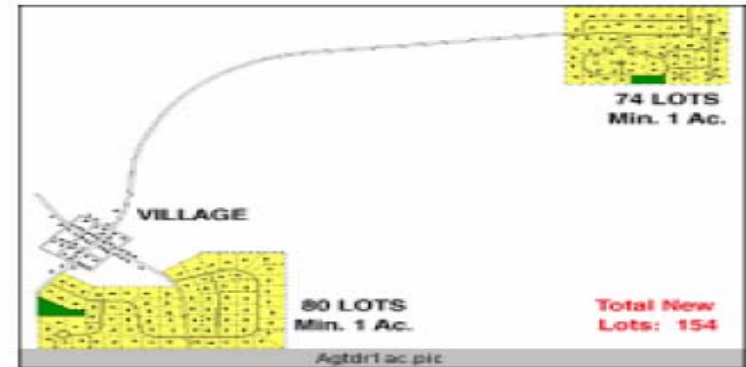
\$350,000 Appraised Easement Value and
Cash Paid to Farmer

Transferred Development Rights (TDR)

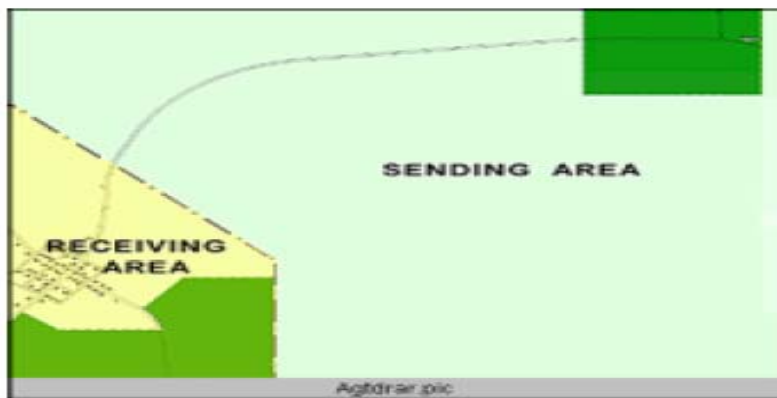
Conceptual Overview



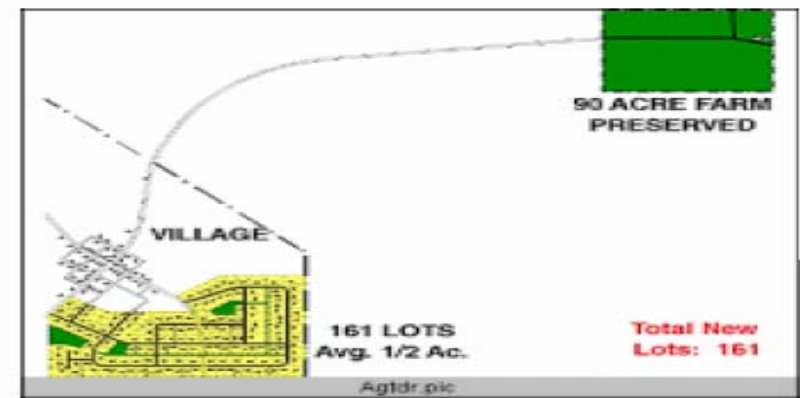
Existing Conditions



Conventional Development



TDR Concept



TDR Implementation

TDR- Montgomery County, MD

Protected Lands and 2000 Generalized Land Use/Land Cover
Montgomery County

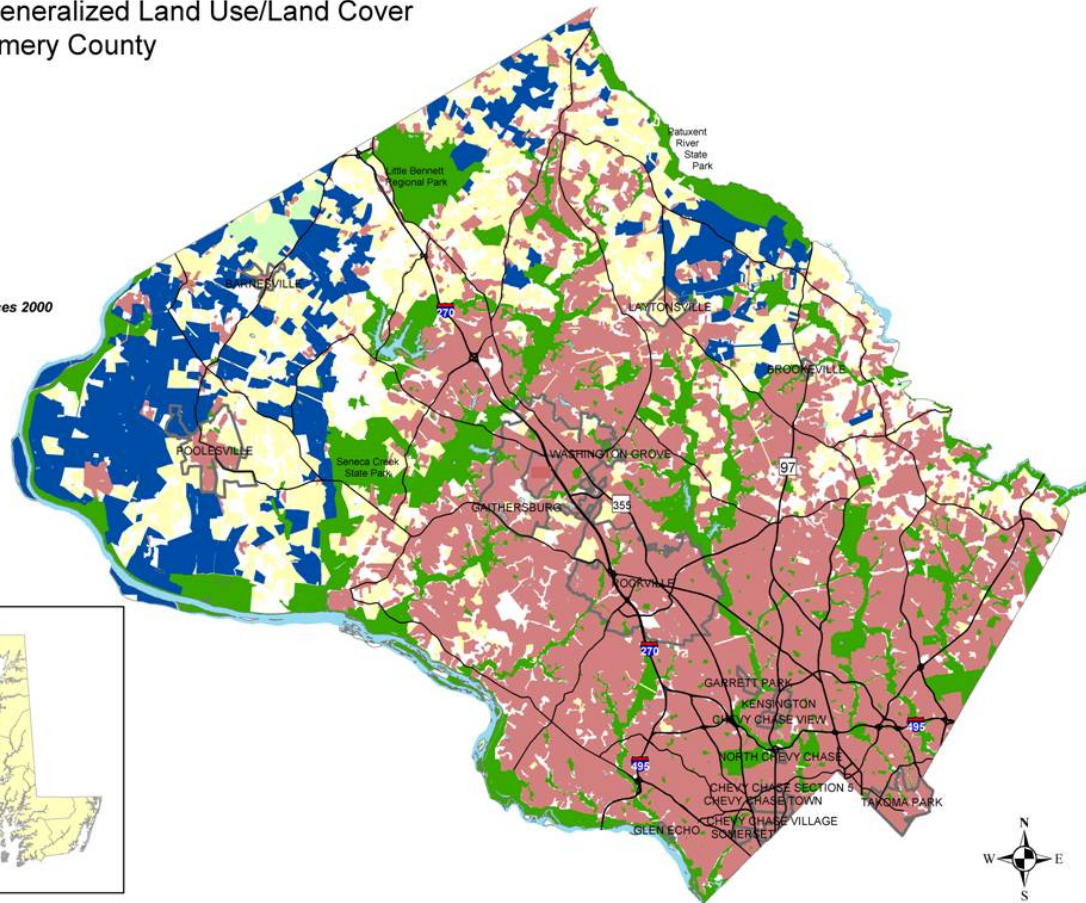
Protected Lands

- Agricultural Easements
- Public Lands
- All Other Protected Lands

Land Use/Land Cover

- Developed
- Agricultural
- All Other Resource Lands

Source: Maryland Department of Natural Resources 2000
Montgomery County



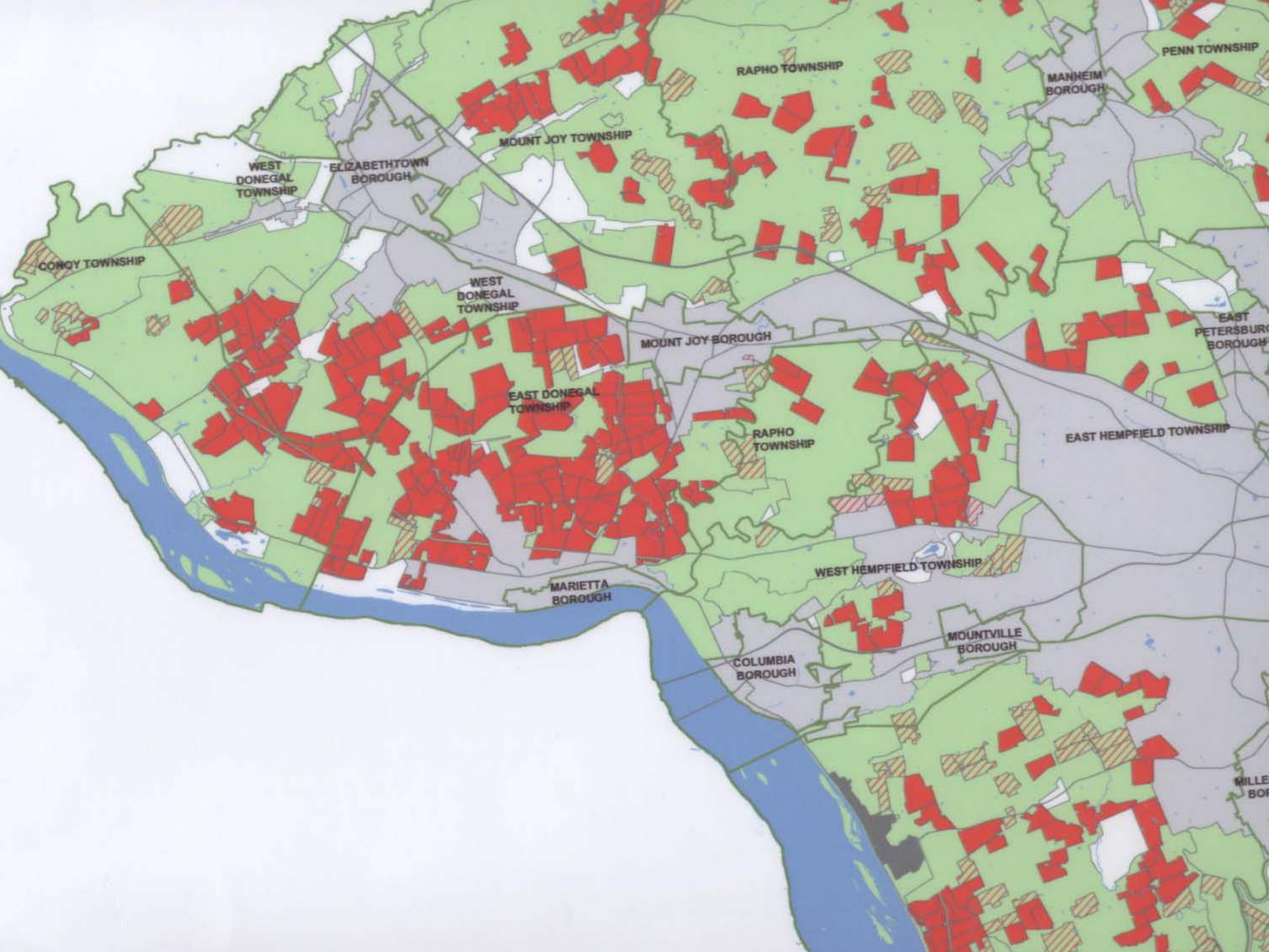
0 2 4 8 12 Miles

Benefits to the Community

- Preserved farmland is still ratable
- Better control over the pace and location of development
- Preservation of Open Space (raises non-farm property values)
- Reduction in increase of cost of community services

Growth Management Strategy

- Preserve farmland in large contiguous blocks
- Preserve farmland along parts of growth boundaries



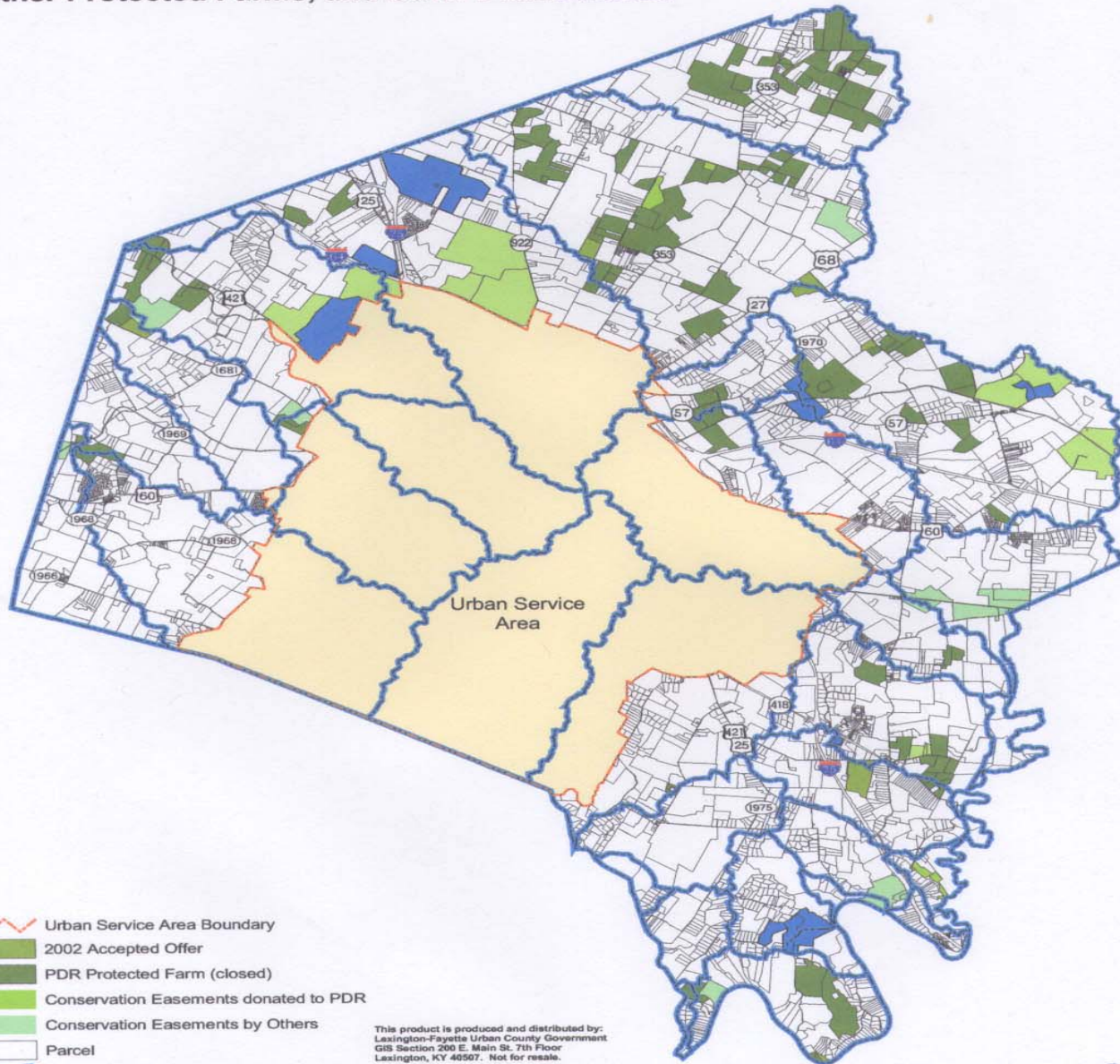
Obstacles to a Successful Farmland Preservation Program

- The creation of “Islands” of preservation
- Excessive cost – over \$10,000 per acre on average
- Shortage of Funds \$\$\$
- Confusing farmland preservation with open space preservation
- Lack of a strategy

Federal \$\$

- 2008 Farm Bill \$733 million over 5 years
- 2002 Farm Bill: \$985 million in grants to states, local governments, and land trusts for purchasing development rights to farmland.
- The federal government will pay up to 50% of the cost of buying the development rights in perpetuity.

2002 PDR Applicants, 2001 PDR Protected Farms, Other Protected Farms, and Other Public Lands.



- Urban Service Area Boundary
- 2002 Accepted Offer
- PDR Protected Farm (closed)
- Conservation Easements donated to PDR
- Conservation Easements by Others
- Parcel
- Watershed Boundary
- Park
- Public Lands

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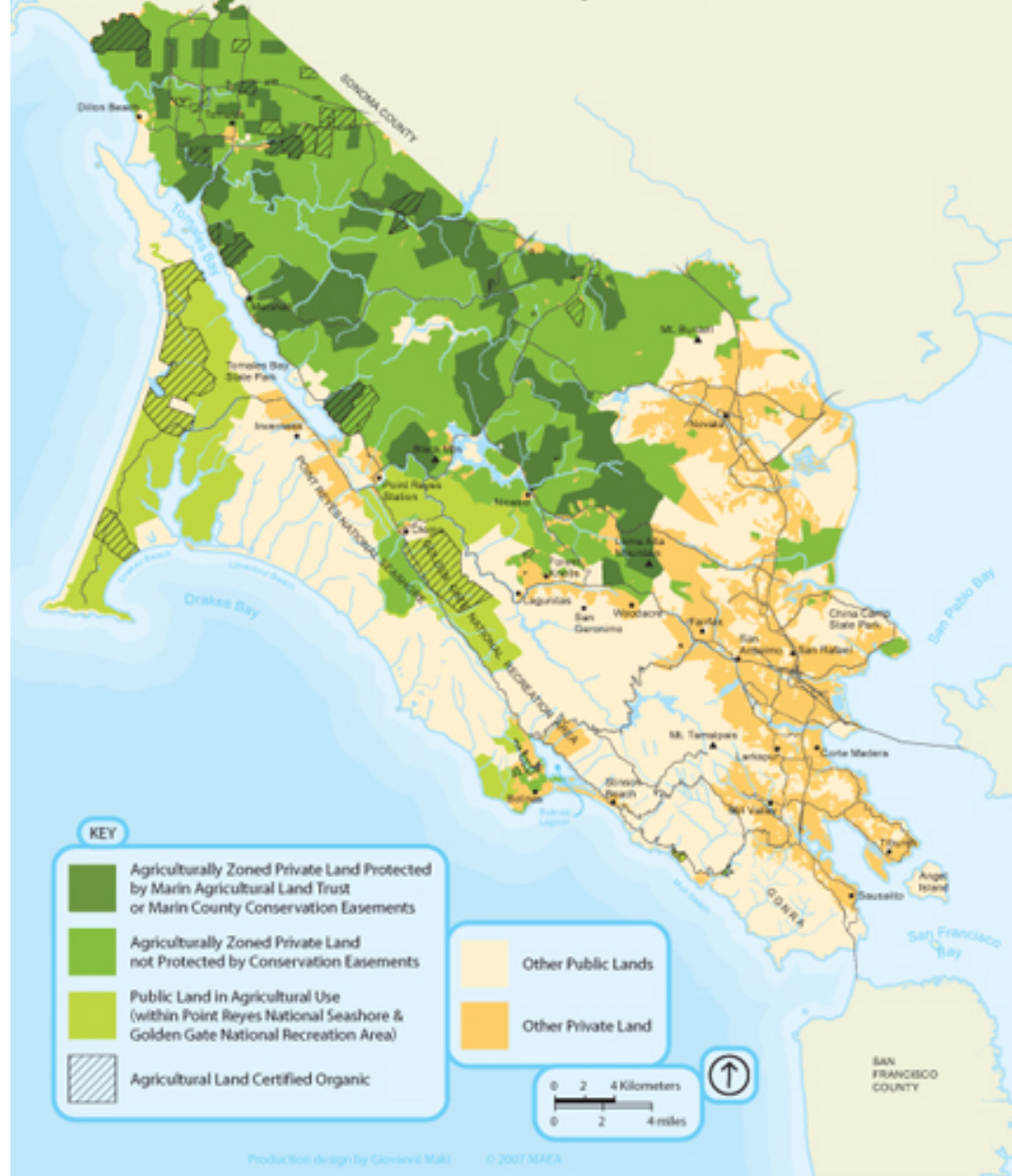
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Revision Date: 12-13-03

Marin County Farms & Ranches

Local Sustainable Agriculture



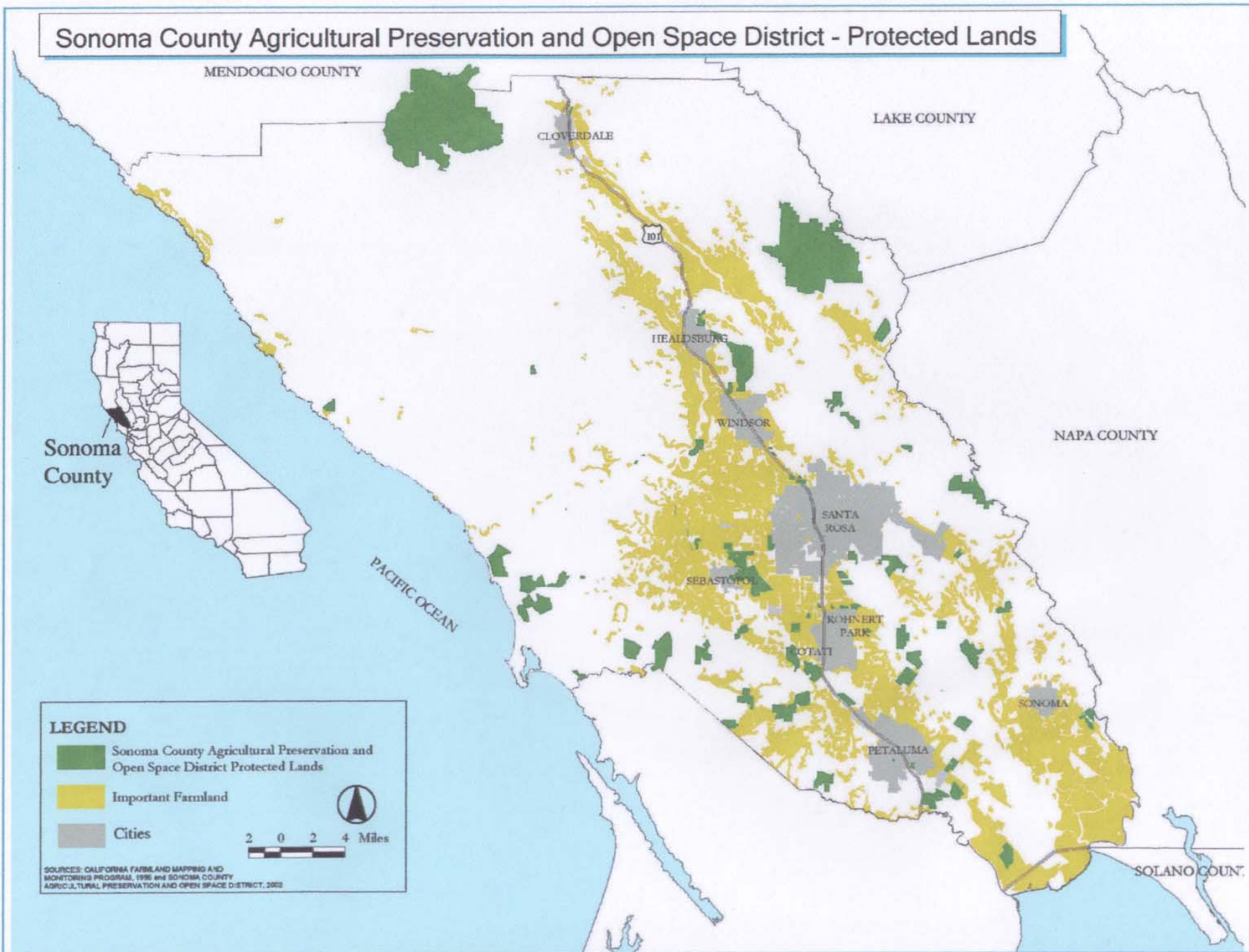
THIS FARMLAND IS PRESERVED
IN PERPETUITY BY
The Owner &
Marin Agricultural Land Trust

PRIVATE
PROPERTY

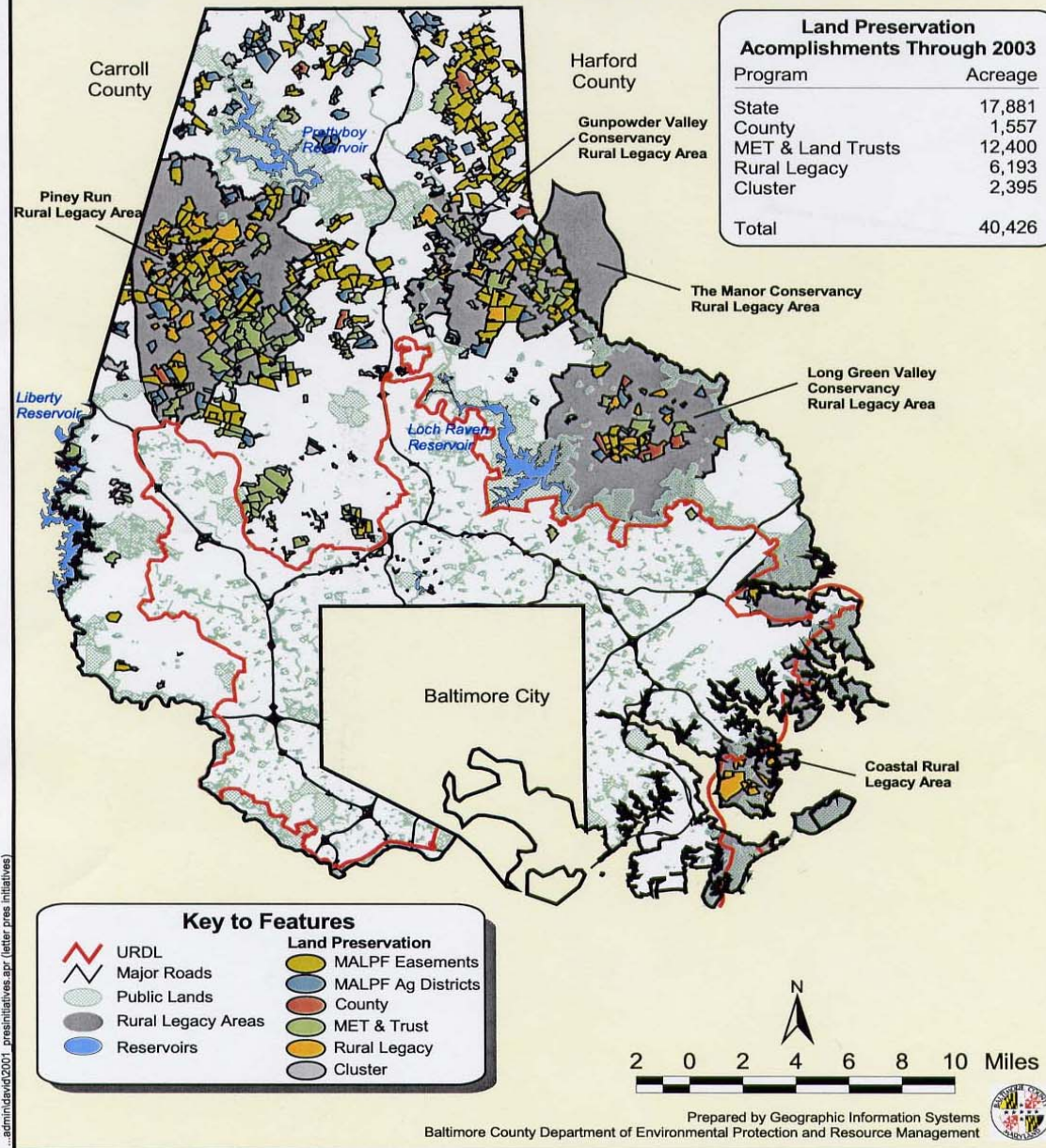


NO
TRESPASSING

Sonoma County Agricultural Preservation and Open Space District - Protected Lands



Baltimore County's Land Preservation Initiatives 2003



Planning *for* Agriculture

APA Webcast April 3, 2009





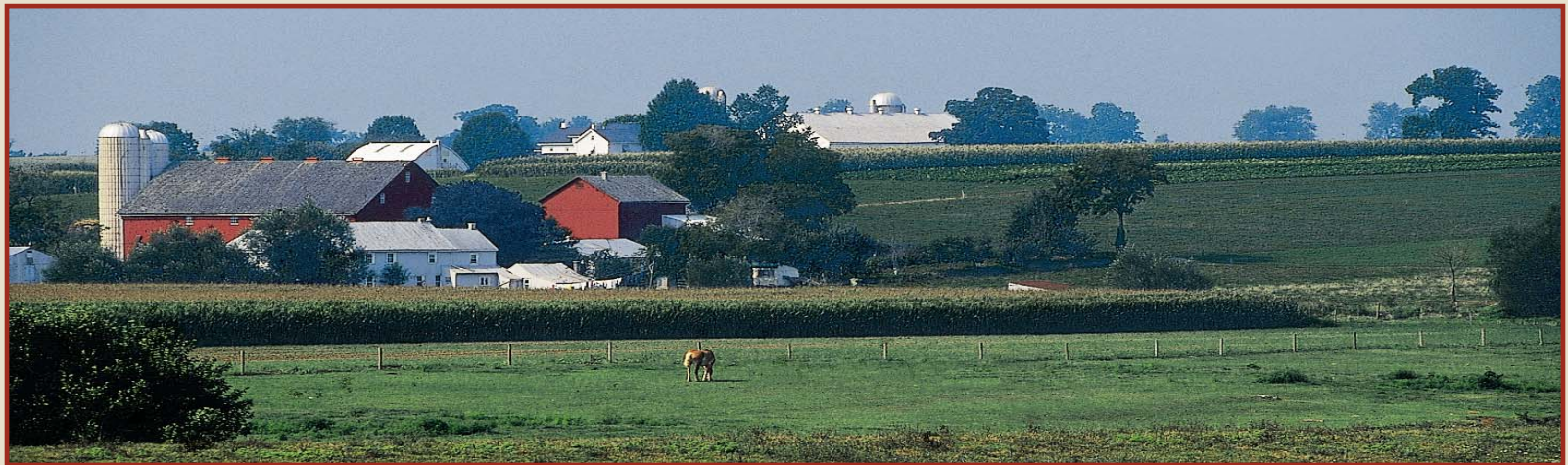
American Farmland Trust

- ❑ Founded in 1980
- ❑ Nonprofit membership organization
- ❑ Dedicated to farmland protection, environmental stewardship and agricultural vitality
- ❑ Planning for Agriculture (P4A) addresses all three



Planning for Agriculture

- ❑ Healthy Farms
- ❑ Healthy Food
- ❑ Healthy Communities





Goes Beyond Preserving Farmland



To sustaining a viable farming sector that supports

- ❑ Economic opportunities
- ❑ Public health
- ❑ Environmental quality



Benefits of Planning for Ag

- ❑ Sustain family farms
- ❑ Spur economic development
- ❑ Improve food security
- ❑ Provide fresh local food and other farm products
- ❑ Support fiscal balance
- ❑ Protect working lands and green infrastructure
- ❑ Retain rural character





Different Strokes for Different Folks

- ❑ P4A can be part of comprehensive planning process or growth management plan
- ❑ P4A can stand alone as a master plan for agriculture – or for food and agriculture
- ❑ P4A can take place at municipal, county and state levels



Where to Start?

Know what you have



Know what you want



Planning Process

Know what you have:

- Research trends and conditions of land use and the economics of agriculture
- Get input from ag community: farmers and ranchers, Coop Extension, Farm Bureau, Farm Credit, etc.
- Conduct a policy audit: local, state & federal policies that affect agriculture



Planning Process

Know what you want:

- Establish local steering committee
- Gather input from stakeholders, *especially* the farming community: interviews, surveys, listening sessions, focus groups, etc.
- Create a vision
- Set goals to achieve that vision
- Identify policy options to achieve those goals



Typical P4A Elements

- ❑ Protect farmland and conserve natural resources
- ❑ Avoid land use conflicts
- ❑ Apply reasonable regulations
- ❑ Encourage economic opportunities





Protect Farmland/Conserve Resources

- ❑ Land: crop, pasture, range, forest, etc.
- ❑ Soils: prime, unique, statewide important
- ❑ Adequate and affordable water
- ❑ Unique microclimates
- ❑ Air quality
- ❑ Habitat





Avoid Land Use Conflicts

Create and strengthen local Right-to-Farm and other ordinances to:

- Protect both current and anticipated farming activities
- Educate community about best management practices
- Notify new neighbors that they are moving in next to a farming business



Apply Reasonable Regulations

- ❑ Ensure setbacks, signage & farm-based businesses support local agriculture
- ❑ Allow secondary businesses that support agriculture in agricultural zones
- ❑ Make sure public health regulations don't prevent value-added farming operations and farmers' markets
- ❑ Ensure adequate stock of affordable housing for farm labor



Agricultural Economic Development





Keeping the Farm in Farmland

- ❑ Farming requires capital, labor & infrastructure; farmland is part of that infrastructure
- ❑ The health of the local economy, especially a strong commercial “core,” is essential to the long-term preservation of agricultural land



“Main Street” Meets Ag Development

Farms and ranches need the same kinds of support as other businesses

- ❑ Retain existing farms and ranches
- ❑ Expand and diversify markets
- ❑ Invest in agricultural infrastructure and support services
- ❑ Recruit new businesses (and the next generation of farmers)



Local Food System Opportunities

- ❑ Regional food infrastructure
- ❑ Value added enterprises
- ❑ Direct Marketing: farm-to-chef, CSAs, farmers' markets, farm stands, U-pick, etc.
- ❑ Farm-to-school/institution
- ❑ Local branding





The Next Generation of Farmers

Remove impediments to entering agriculture



- ❑ Provide access to land
- ❑ Help with financing
- ❑ Offer business training



Balance: Lancaster County Growth Management Plan



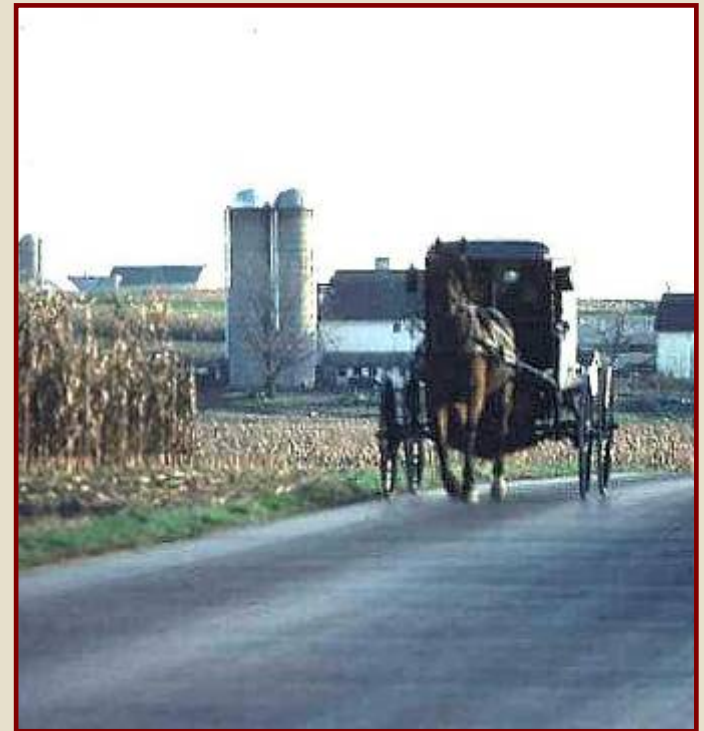
Rural Strategy





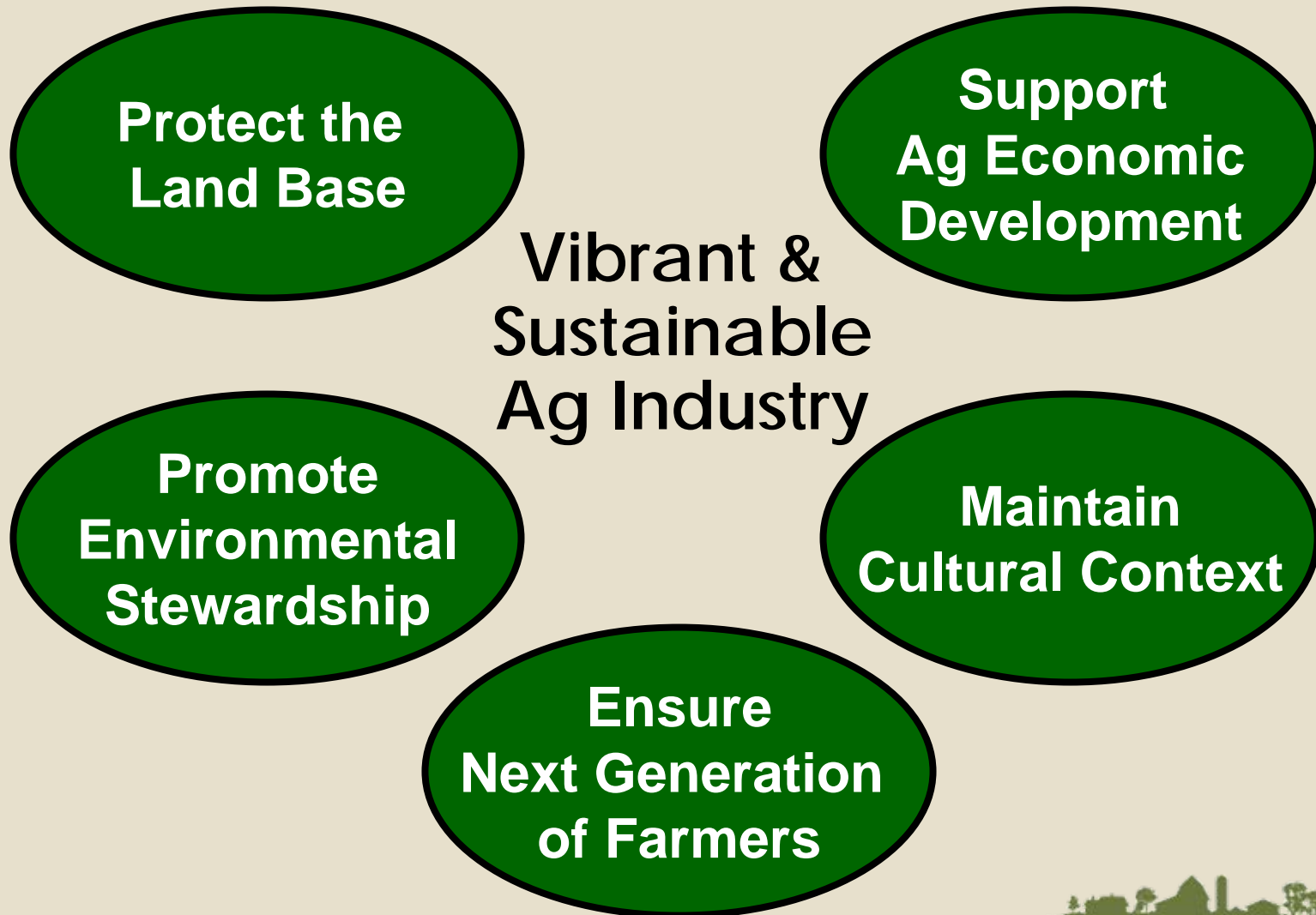
Lancaster's Rural Strategy

- ❑ Integral to the Growth Management Plan
- ❑ More than land use or landscape
- ❑ Economic viability was key





Broad View of Farmland Protection





Goals

Sustain a rural way of life
by maintaining

- ❑ the integrity of agricultural, natural & historic lands and resources
- ❑ the viability of the rural economy





Rural Land Uses Include:



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



Agriculture is Leading Rural Sector



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



Support a Dynamic Rural Economy

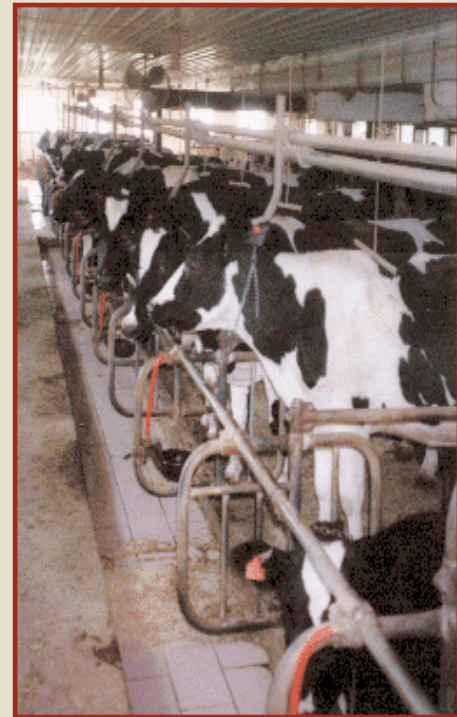
... including the natural resources and support systems needed to maintain the viability of farming, tourism and other resource-based businesses.





County/Township Collaboration

- ❑ Support farmland preservation
- ❑ Reduce impacts of new development
- ❑ Ensure farmers have a voice
- ❑ Create an ag development strategy






Support Farmland Preservation



- Increase funding for County PDR program
- Create/fund township PDR programs
- Promote Agricultural Security Areas
- Expand use of TDR



Reduce Scattered Development

- ❑ Protect farming in Agricultural Zones
 - ❑ Guide development to rural centers
 - ❑ Relieve farmers from nuisance complaints
- 
- ❑ Ensure that ordinances are reasonable and support agriculture
 - ❑ Provide property tax relief



Ensure Farmers Have a Voice

- ❑ Create township Agricultural Advisory Boards
- ❑ Encourage farm family members/retired farmers to be “Agricultural Ambassadors”
- ❑ Coordinate with the Blue Ribbon Commission on Lancaster County Agriculture
- ❑ Develop a Center for Excellence in Agricultural Innovation



Economic Development Strategy

- ❑ Include an Agricultural Economic Development Component in County's Comprehensive Plan



- retain traditional livestock agriculture
- encourage higher-value crops



Economic Development Needs

- ❑ Support new agricultural infrastructure
- ❑ Brand and market local farm products
- ❑ Measure and support the economic impact of the Plain Sect on agriculture and tourism





Value-Added & Agritourism

- ❑ Explore biofuels, biomass & other farm-based alternative energies
- ❑ Create infrastructure for alternative and value-added agricultural enterprises
- ❑ Promote low risk, profitable business models and technology transfer
- ❑ Support accessory *farm-related* uses



Address Accessory On-Farm Businesses

- ❑ Permit and encourage on-farm businesses related to agriculture (agritourism, farm stands, methane generation, etc.)
- ❑ Strictly control businesses that don't relate to farming (e.g., furniture manufacturing)





Support the Business of Farming

- ❑ Increase farmland preservation funding and freeze protected farm property taxes
- ❑ Assist traditional livestock agriculture for processing, packing & distribution infrastructure and develop new markets - Philadelphia, N.Y.C. & D.C.
- ❑ Evaluate energy generation on farms, alternative management systems, new products & livestock marketing



Support the Business of Farming

- ❑ Farm-friendly ordinances support traditional ag AND direct marketing, value-added & agritourism
- ❑ Promote procurement of milk and farm products by regional schools and other institutions



Reduce Conflicts Between Ag and Other Land Use

- ❑ Use conservation subdivisions to transition from ag to developed areas
- ❑ Require minimum setbacks FROM farms in subdivision approvals and deeds
- ❑ Require notifying new residents in country code or a right-to-farm ordinance
- ❑ Describe agricultural practices in public education materials
- ❑ Establish performance standards and guidelines for CAFOs



Increase Conservation Practices

- ❑ Support Conservation District's TA, planning & equipment rental
- ❑ Obtain TA and funding for manure digesters, manure products, etc.
- ❑ Educate farmers about alternative livestock production
- ❑ Adopt stream buffer requirements, etc., to protect water resources
- ❑ Educate non-farmers about existing conservation practices



Plan to Sustain Agriculture

Agriculture is more than land use or landscape

- ❑ Support farmland protection
- ❑ Provide incentives for good land management
- ❑ Economic viability is key

“It’s not farmland without farmers”



For more information about
American Farmland Trust:
www.farmland.org

For information and technical assistance:
FARMLAND INFORMATION CENTER
www.farmlandinfo.org
(800) 370 - 4879