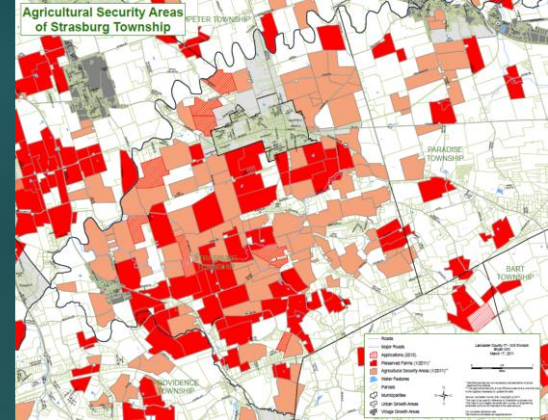


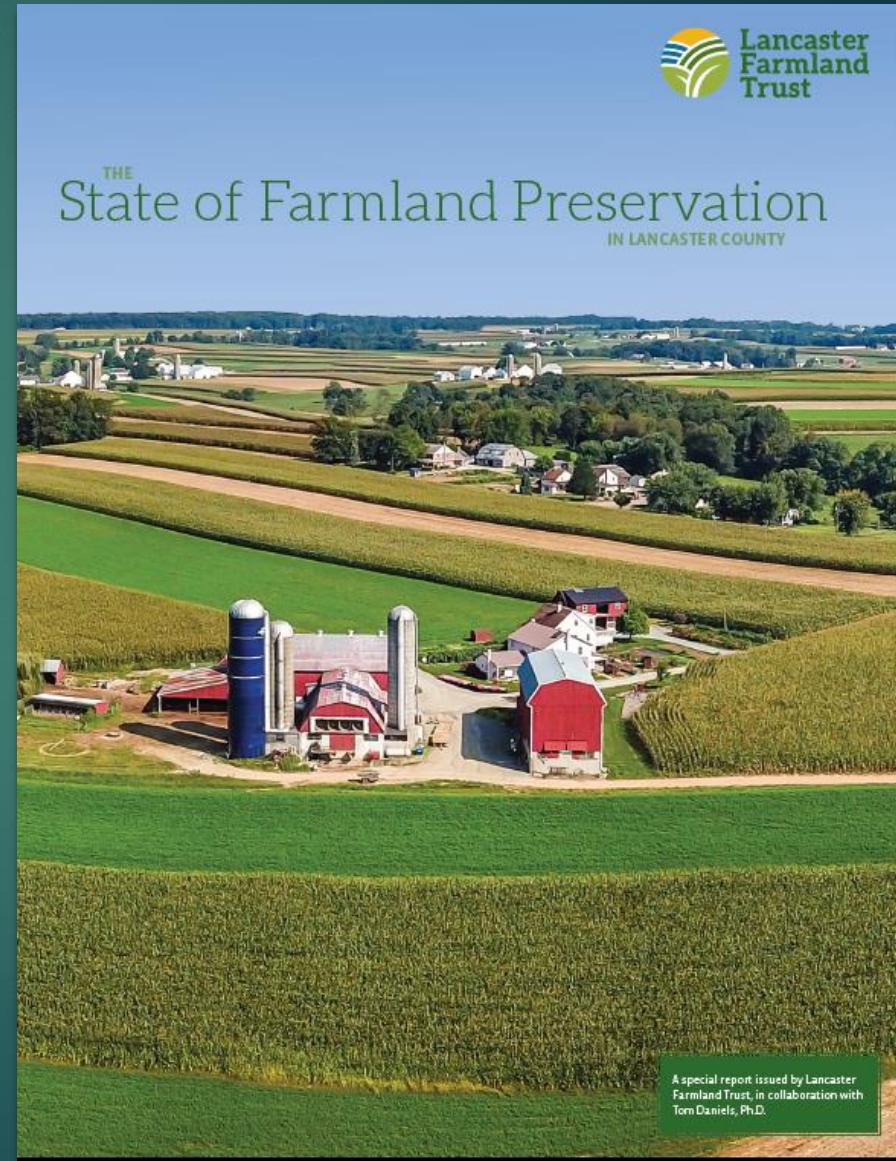
Taking Stock of Farmland Preservation in Your County

Pennsylvania American Planning
Association Conservation
Conference, October 3, 2022

TOM DANIELS, UNIVERSITY OF PENNSYLVANIA
JEFF SWINEHART, LANCASTER FARMLAND TRUST



► https://lancasterfarmlandtrust.org/wp-content/uploads/2021/06/SFP-Report_V17.pdf



Additional Benefits:

- ▶ 1. Media attention
 - ▶ LNP livestream discussion – viewed by more than 1,800 people
 - ▶ Featured on WITF (Smart Talk)
 - ▶ Featured in *The Morning Call* – Lehigh Valley publication – top 100 largest-circulated daily papers
 - ▶ Interview by Mark McKenzie of Cumulus Radio
- ▶ 2. Direct donor engagement
- ▶ 3. “Fodder” for current legislation
 - ▶ SB 525; HB 2020; SB 64; SB 832

Where does farmland preservation stand in your county?

Lancaster County Land Uses

Total Land	610,401 acres
Developed Land	122,535 acres (20%)
Preserved Land (Ag and Natural)	135,626 acres (22%)
Land Not Preserved Nor Developed	357,314 acres (58%)

1,200

acres of farmland
lost to development
annually



\$1.6 B

annual
agricultural sales
(2020)

67%

amount of county
land used for
farming



58,720

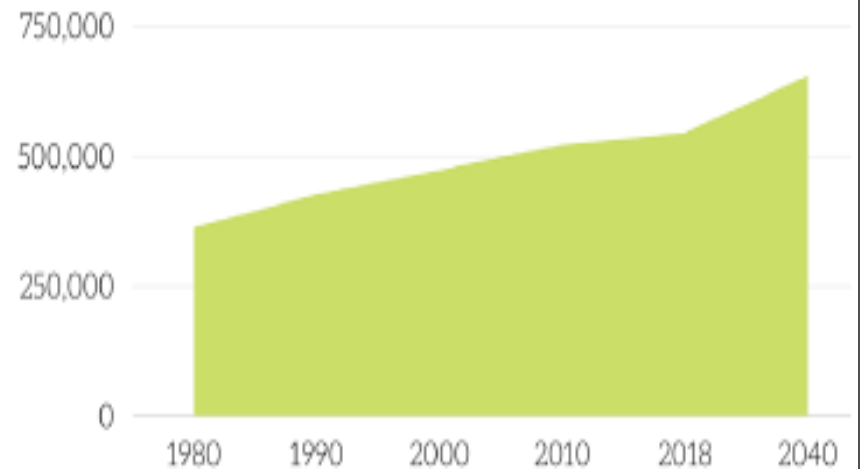
jobs generated
by agriculture

28%

amount of county
ag zoned farmland
permanently preserved



Chart 1. Lancaster County Population Change and Population Projection, 1980-2040.

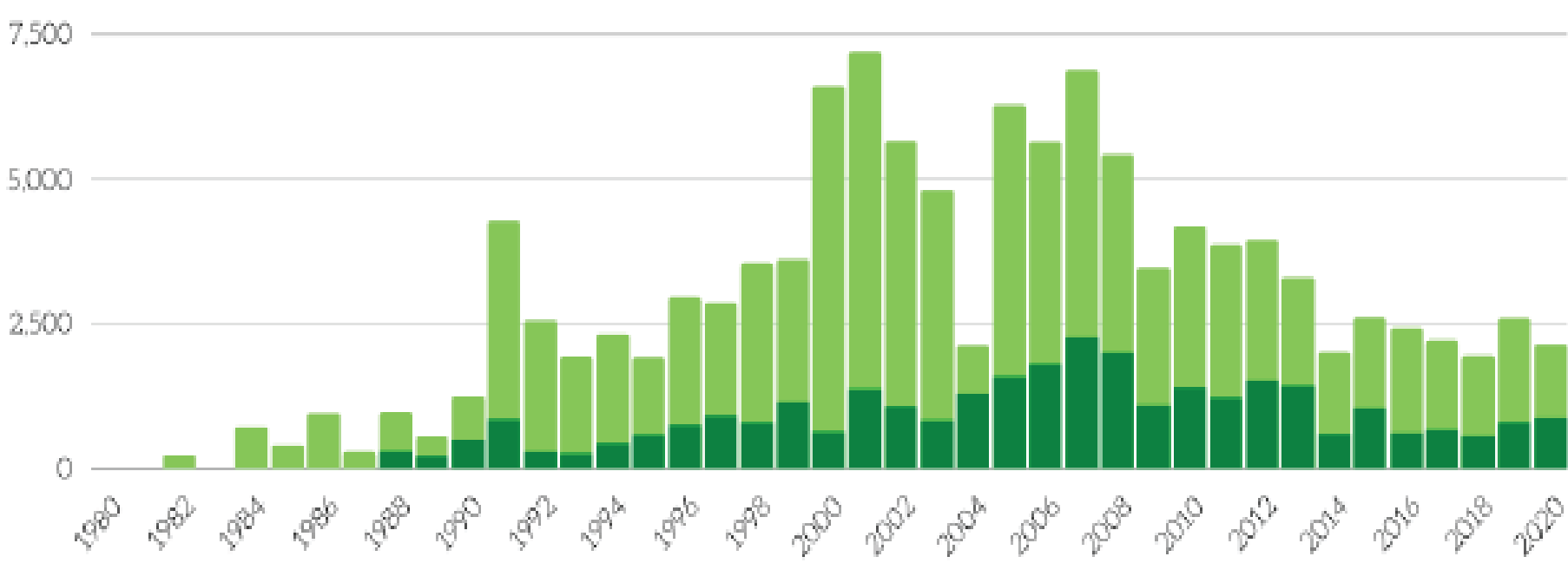


Source: Lancaster County Planning Department

The Pace of Farmland Preservation and Funding



Chart 3. Acres of Farmland Preserved in Lancaster County, by year



Township by Township Comparisons

15 Townships with more than 20% of land preserved

East Drumore (32%)

Rapho (30%)

Colerain (29%)

Fulton (29%)

West Donegal (27%)

Pequea (26%)

Conoy (26%)

Strasburg (25%)

Mount Joy (24%)

Little Britain (24%)

Manor (23%)

Warwick (23%)

Drumore (22%)

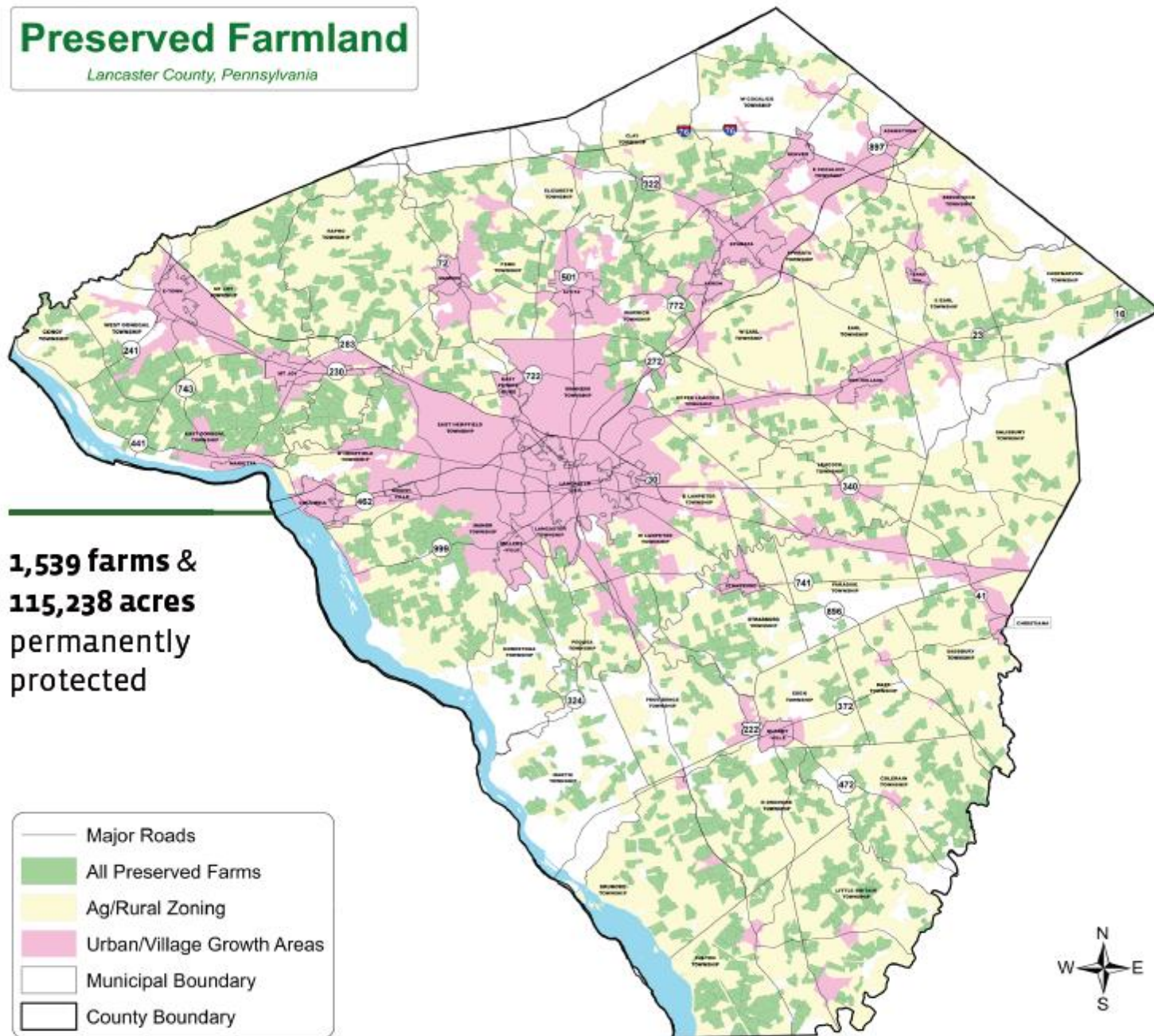
West Lampeter (21%)

Penn (20%)

Figure 1. Preserved Farmland in Lancaster County, 2021

Preserved Farmland

Lancaster County, Pennsylvania



What are the Goals of Farmland Preservation?

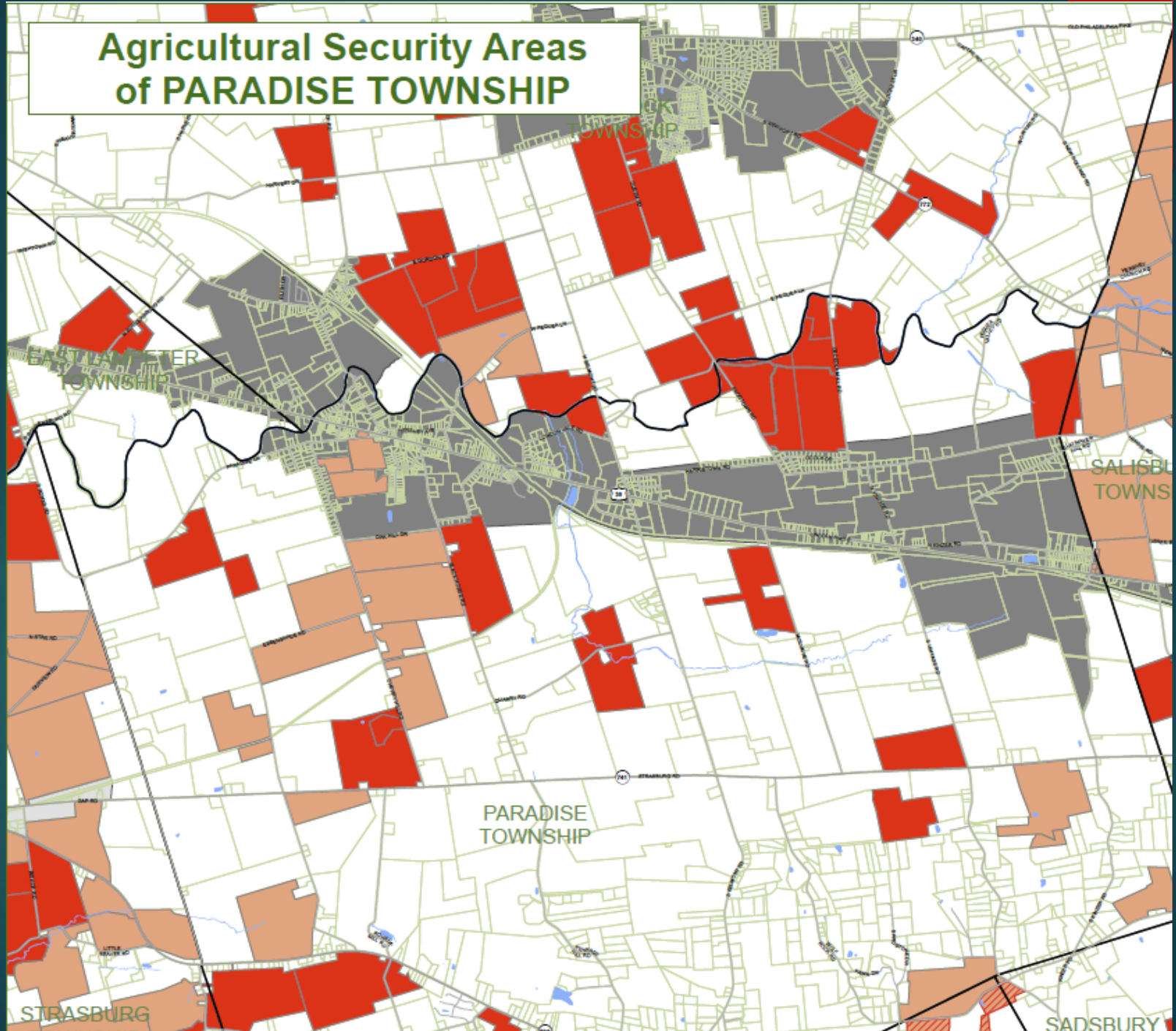
- ▶ 1. Get the farm to the next generation.
- ▶ 2. Protect productive soils for current and future use.
- ▶ 3. Provide a source of fresh local food for local consumers.
- ▶ 4. Preserve a critical mass of farms and farmland that enables the farm support businesses to thrive.
- ▶ 5. Manage growth in a community or county.
- ▶ 6. Preserve large contiguous blocks of farmland to maintain a positive local climate for farming and keep non-farm development at a distance.

Do You Have a Farmland Protection Package?

- ▶ **Agricultural Zoning of no more than one house per 20 acres**
- ▶ **Urban Growth Boundaries**
- ▶ **Purchase of Development Rights to Farmland**
- ▶ **Public-private partnerships in preservation**



Agricultural Security Areas of PARADISE TOWNSHIP



What is Your Farmland Preservation Strategy?

- ▶ 1. Preserve farms close to developed areas: create a line of preserved farms to limit the extension of sewer and water lines. Can be expensive.
- ▶ 2. Preserve farms well away from development. Stretch dollars and preserve as much farmland as possible. May not help manage growth.
- ▶ 3. Preserve farms under medium development pressure.



How Do You Measure Farmland Preservation Success?

- ▶ 1. Dollars spent and acres preserved– “bucks and acres.”
- ▶ 2. Change in the value of county farm output over time.
- ▶ 3. Acres of farmland decline (or increase).



Three Measures of the Spatial Effectiveness of Farmland Preservation

- ▶ 1. The preservation of farmland in large contiguous blocks.
- ▶ 2. The preservation of farmland in agricultural zones.
- ▶ 3. The preservation of farmland along urban growth boundaries.
- ▶ Comparison of 2007, 2016, and 2021 preservation data.

Preservation Organization	Number of Parcels Preserved	Number of Acres Preserved
Lancaster County Agricultural Preserve Board	1,149	55,929
Lancaster Farmland Trust	372	14,871
Brandywine Conservancy	22	1,110
TOTAL	1,543	71,910

Table 1. Farm parcels and acres preserved in Lancaster County, PA, January 2007.

Table 2. Contiguous and Stand Alone Farms by Acreage, 2007

<u>Farm Blocks in Acres</u>	<u>Number of Blocks</u>	<u>Acreage in Block</u>
TOTAL	339	71,910
Contiguous Blocks	231	65,743
1000 or more acres	9	20,927
500-999 acres	18	12,112
250-499 acres	37	13,039
less than 250 acres	137	25,832
Stand Alone Parcels	108	6,167
Within 1/2 Mile of a Contiguous Block	76	4,382
Beyond 1/2 Mile of a Contiguous Block	32	1,785

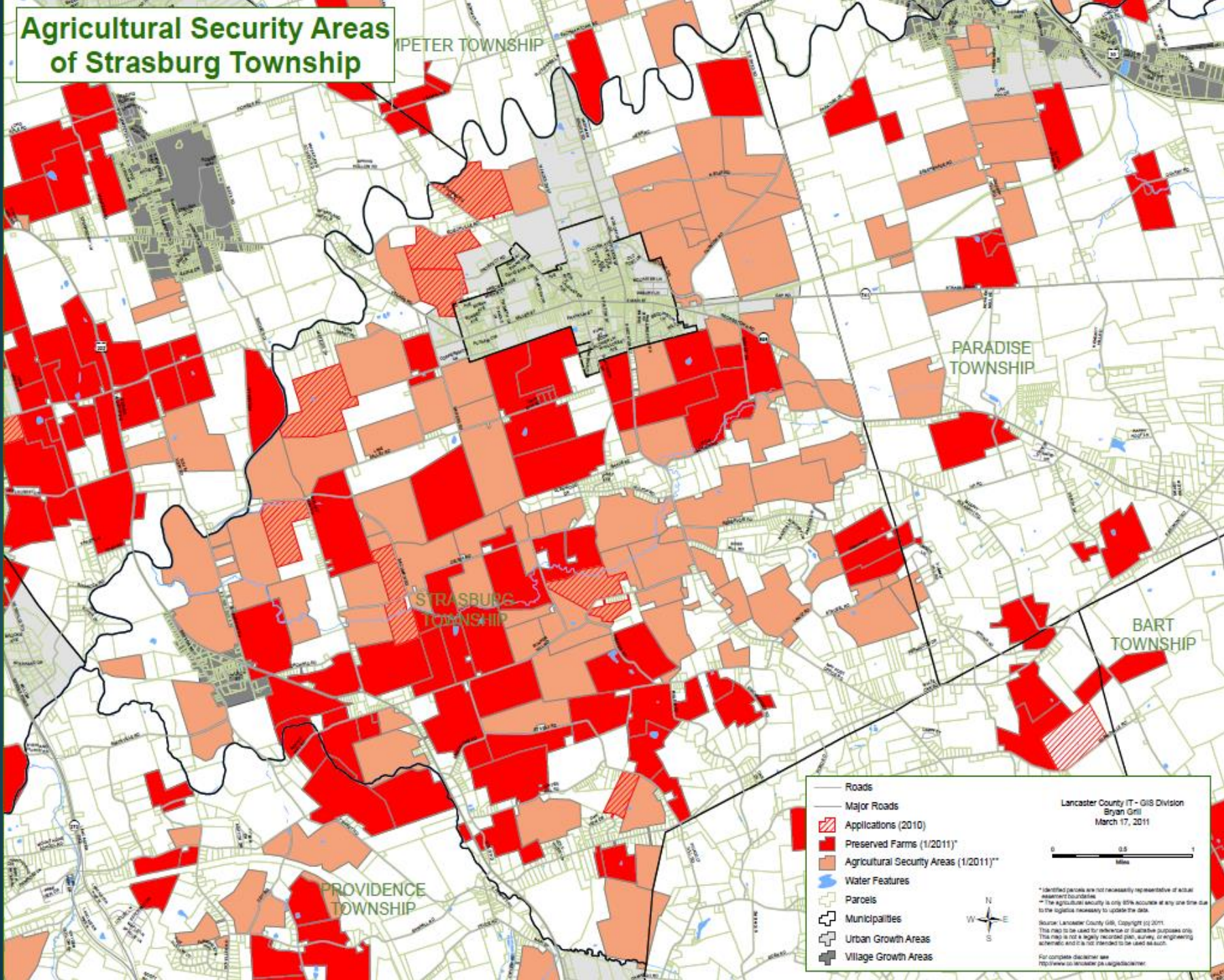
Table 3. Contiguous and Stand Alone Farms by Acreage, 2016

<u>Farm Blocks in Acres</u>	<u>Number of Blocks</u>	<u>Acreage in Block</u>
TOTAL	358	102,678
Contiguous Blocks	244	96,325
1000 or more acres	17	47,809
500-999 acres	22	14,594
250-499 acres	41	14,810
less than 250 acres	164	19,508
Stand Alone Parcels	114	6,353
Within 1/2 Mile of a Contiguous Block	80	4,880
Beyond 1/2 Mile of a Contiguous Block	34	1,473

Farm Blocks In Acres 2021	Number of Blocks	Acreage in Block
TOTAL	367	114,683
1000 or more	20	56,043
500-999	25	16,285
250-499	42	14,901
Less than 250	159	19,873
Stand-alone Parcels	121	7,581
Within ½-mile of a block	92	5,784
Beyond ½-mile of a block	29	1,797

Year	Total Preserved Farm Parcels	Preserved Acreage
2007	1,543	71,910
2016	2,259	102,678
2021	2,305	114,683
	Preserved Farm Parcels in Agricultural Zones	Preserved Acreage
2007	1,479	69,287
2016	2,194	100,094
2021	2,217	110,716

Agricultural Security Areas of Strasburg Township



Roads
 Major Roads
 Applications (2010)
 Preserved Farms (1/2011)
 Agricultural Security Areas (1/2011)**
 Water Features
 Parcels
 Municipalities
 Urban Growth Areas
 Village Growth Areas

Lancaster County IT - GIS Division
 Bryan Grill
 March 17, 2011

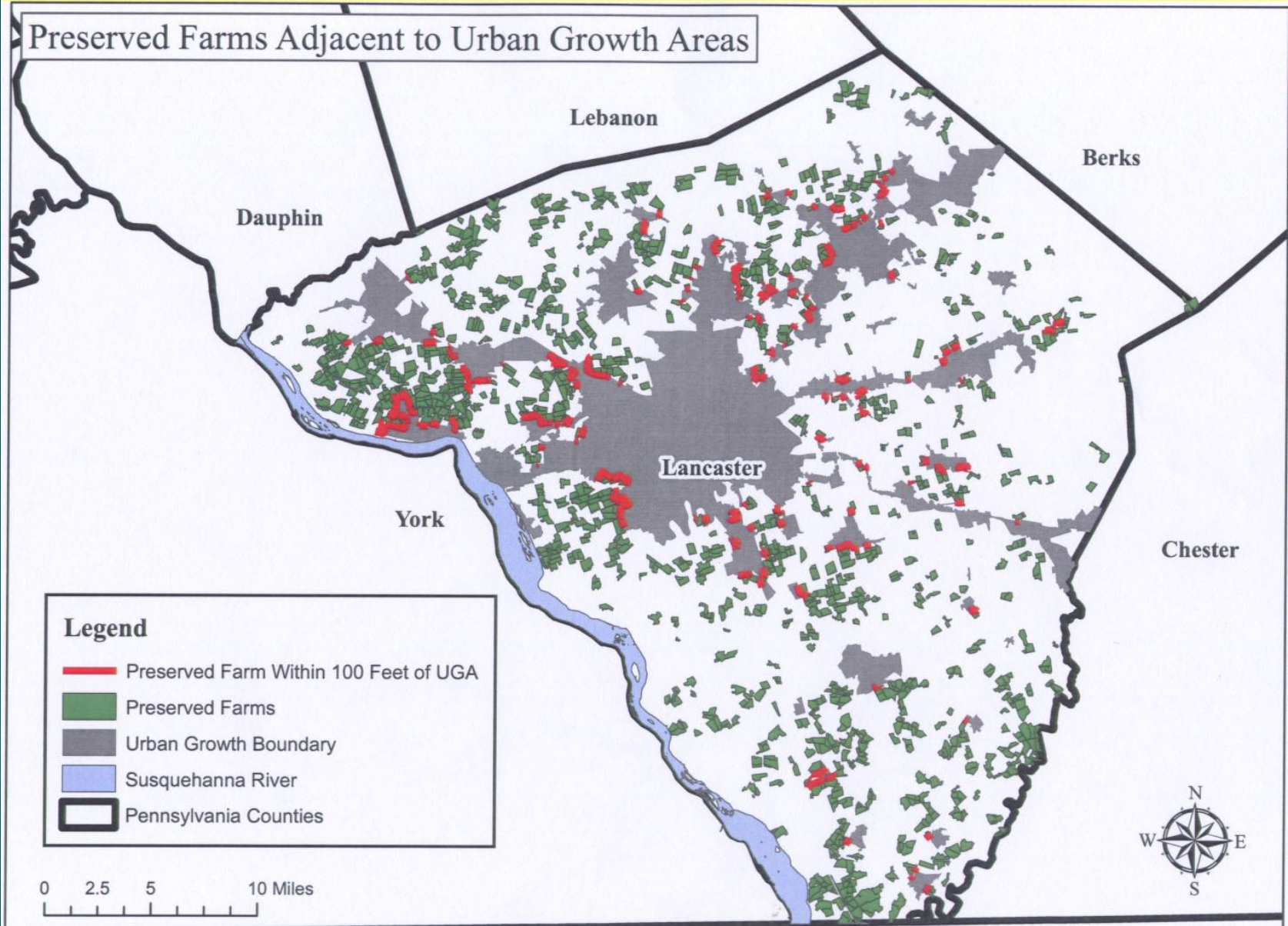
0 0.5 1
 Miles

* Identified parcels are not necessarily representative of actual assessment boundaries.
 ** The agricultural security is only 60% accurate at any one time due to the logistical necessity to update the data.
 Source: Lancaster County GIS, Copyright © 2011.
 This map is to be used for reference or illustrative purposes only. This map is not a highly measured plan, survey, or engineering document and it is not intended to be used as such.
 For complete disclaimer see:
<http://www.co.lancaster.pa.us/gis/disclaimer>

Preserved Farms Along Urban Growth Boundaries

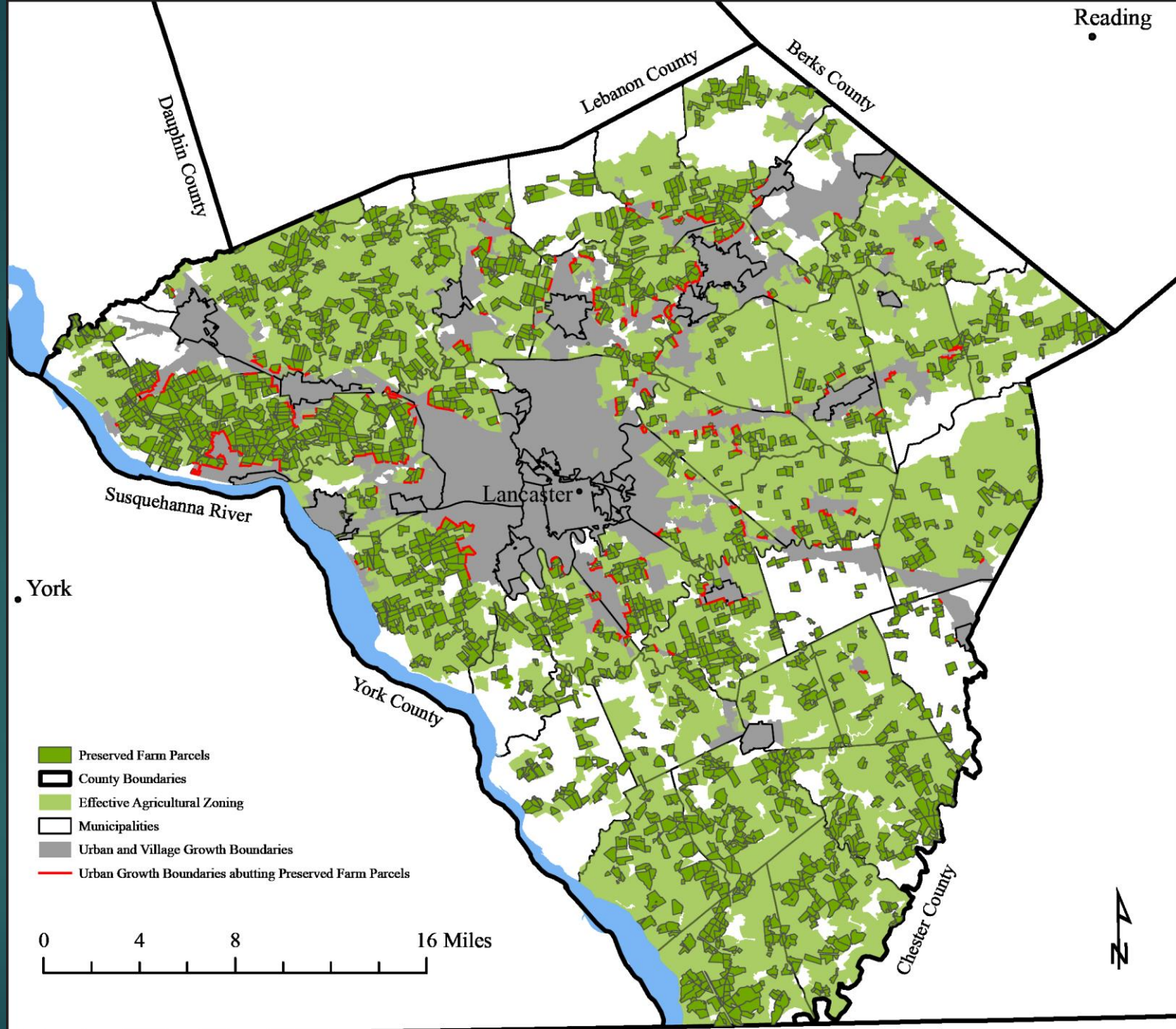
- ▶ 1. In 2007, there were 583 miles of growth boundaries in the County.
- ▶ 2. There were preserved farms along 65 miles of boundaries, or 11.1 percent of all boundaries.
- ▶ 3. In 2021, there were still 583 miles of growth boundaries in the County.
- ▶ 4. In 2021, there were preserved farms along 88.5 miles of boundaries, or 15.2 percent of all boundaries.

Preserved Farms Adjacent to Urban Growth Areas



Preserved farms adjacent to
UGBs and VGBs, 2007.

328 farms
covering
88.9 miles
of shared
border,
2021



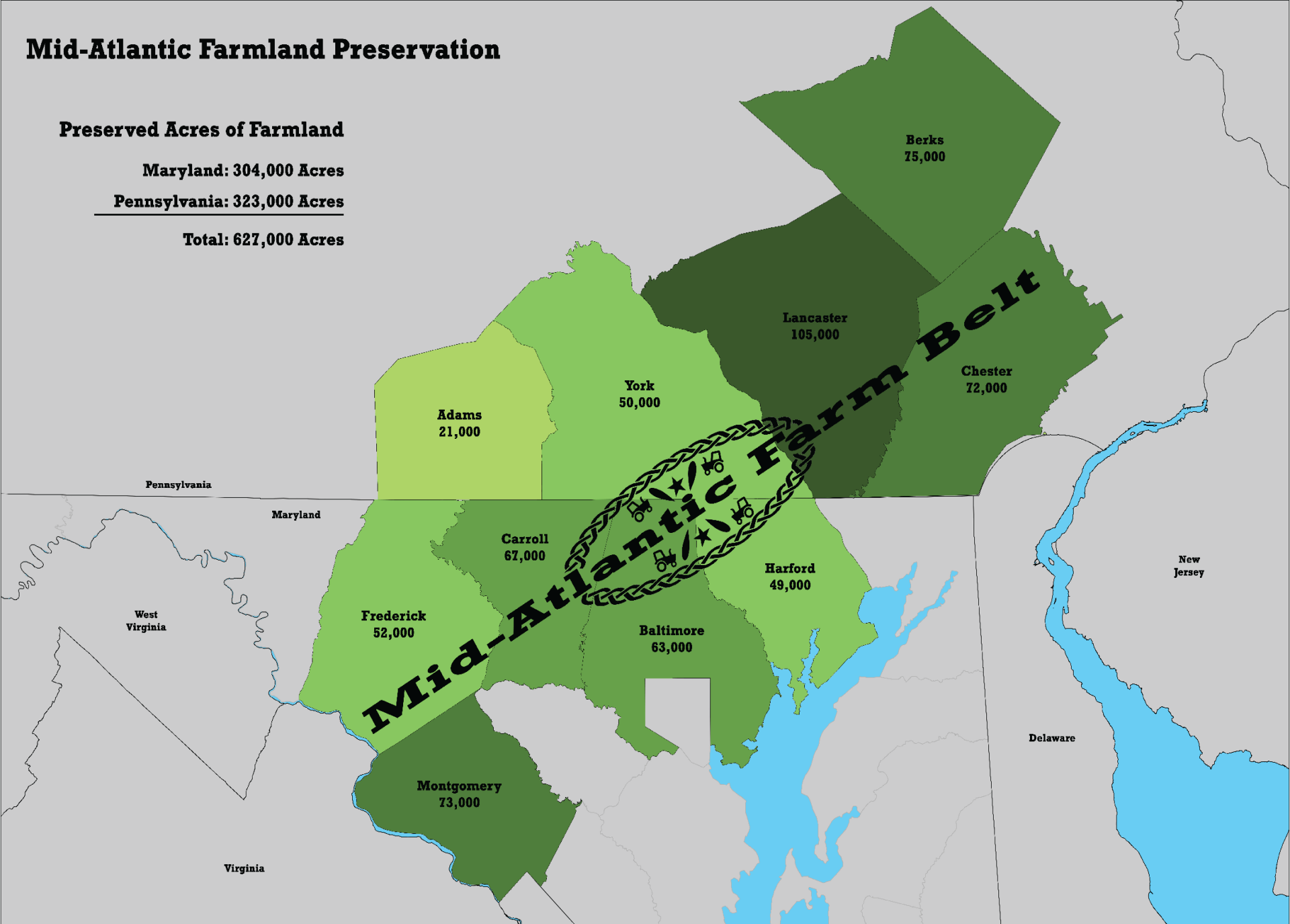
Mid-Atlantic Farmland Preservation

Preserved Acres of Farmland

Maryland: 304,000 Acres

Pennsylvania: 323,000 Acres

Total: 627,000 Acres



Don't Be Shy About Speaking Up for Farmland Preservation

RECOMMENDED ACTIONS

- **Townships:** Create and fund township farmland preservation programs.
- **County:** Double the lifetime investment in farmland preservation by 2030 (an additional \$125 million).
- **Preservation Organizations:** Double the amount of preserved farmland in the county by 2040.
- **Neighbors:** Speak Up! Provide public support for policies and programs that preserve farmland and control growth.

Questions?

