New Partners for Smart Growth Conference

Smart Growth Takes Smart Preservation

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University of Pennsylvania
February 3, 2012
Lancaster County, PA

- Where?
- Why?
- How?
Welcome to Lancaster County

- The number one non-irrigated agricultural county in the United States - Farmers produce more than $1 billion in crops and livestock each year
- Almost 2/3 of the county is still in farm use
- Tourists: 8 million a year
- County population is 520,000
- Adding 5,000 people a year
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
Agricultural Zoning

- 1976 – East Donegal Township
- One house per 25 acres. The one house must be on a lot of no more than 2 acres.
- 100 acres = can subdivide off 4 lots, 8 acres. 92 acres remain in farm operation.
- 5 townships have one house per 50 acres.
- This is legal in Pennsylvania: court cases to back it up.
Ag Preserve Board

- Gets small appropriation from County
- 1983 Hires staff
- Preserves a few thousand acres
- Builds a track record
- 1987 Statewide referendum to float $100 million bond—passes almost 2 to 1
- 1989 state money with local match
Identifying the Land to Preserve

- Land in Farm Use and zoned for agriculture
- Parcel size
- Soil quality - NRCS
- Land enrolled in Agricultural Security Areas (also known as Agricultural Districts) – a prerequisite in PA
- Proximity to preserved farms
Lancaster Farmland Trust

- www.savelancasterfarms.org
- Founded 1988
- Cooperative Agreement with County (1990)
- Has preserved more than 21,000 acres and 300 farms
- Focus on preserving Amish farms
**Guess Who’s #1?**

**Nation’s Top 12 Locally Operated Farmland Preservation Programs, 2011**

<table>
<thead>
<tr>
<th>Rank</th>
<th>County</th>
<th>Total Preserved Acres</th>
<th>Ag Program Acres¹</th>
<th>Ag Program Gain</th>
<th>Last Year’s Gain</th>
<th>Other Program Ag Acres²</th>
<th>Local Funding Available (millions)³</th>
<th>Market Value of Ag Products⁴ (millions)</th>
<th>Land in Farms⁵ (acres)</th>
<th>Percent land in farms preserved</th>
<th>Effective Ag. Zoning⁶</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Lancaster (PA)</td>
<td>90,280</td>
<td>69,107</td>
<td>3,850</td>
<td>2,368</td>
<td>21,173</td>
<td>4.25</td>
<td>1.07 billion</td>
<td>425,336</td>
<td>20.1</td>
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<td>2</td>
<td>Montgomery (MD)</td>
<td>71,865</td>
<td>64,904</td>
<td>243</td>
<td>153</td>
<td>6,961</td>
<td>4</td>
<td>33.1</td>
<td>67,613</td>
<td>100</td>
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<tr>
<td>3</td>
<td>Berks (PA)</td>
<td>69,227</td>
<td>63,709</td>
<td>1,929</td>
<td>2,172</td>
<td>5,518</td>
<td>1.08</td>
<td>367.8</td>
<td>222,119</td>
<td>30.2</td>
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<td>4</td>
<td>Carroll (MD)</td>
<td>61,807</td>
<td>55,530</td>
<td>1,875</td>
<td>4,178</td>
<td>5,744</td>
<td>11</td>
<td>87.4</td>
<td>141,934</td>
<td>41.5</td>
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<td>5</td>
<td>Chester (PA)</td>
<td>60,493</td>
<td>28,917</td>
<td>1,732</td>
<td>1,367</td>
<td>31,576</td>
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<td>553.2</td>
<td>166,891</td>
<td>35.1</td>
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<td>6</td>
<td>Baltimore (MD)</td>
<td>54,620</td>
<td>26,880</td>
<td>189</td>
<td>2,464⁺</td>
<td>27,740</td>
<td>2</td>
<td>68.4</td>
<td>78,282</td>
<td>69.3</td>
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<td>7</td>
<td>Burlington (NJ)</td>
<td>52,287</td>
<td>29,168</td>
<td>758</td>
<td>574</td>
<td>23,118</td>
<td>10</td>
<td>86.3</td>
<td>85,790</td>
<td>60.0</td>
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<td>8</td>
<td>Marin (CA)</td>
<td>46,640</td>
<td>44,182</td>
<td>2,290</td>
<td>375</td>
<td>2,458</td>
<td>4.20</td>
<td>57.8</td>
<td>133,275</td>
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<td>9</td>
<td>York (PA)</td>
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<td>37,908</td>
<td>254</td>
<td>714</td>
<td>8,279</td>
<td>0.10</td>
<td>212.6</td>
<td>292,507</td>
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<td>10</td>
<td>Frederick (MD)</td>
<td>45,869</td>
<td>37,958</td>
<td>1,285</td>
<td>650</td>
<td>7,911</td>
<td>3</td>
<td>127</td>
<td>202,087</td>
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<td>11</td>
<td>Harford (MD)</td>
<td>45,404</td>
<td>40,442</td>
<td>175</td>
<td>82</td>
<td>4,962</td>
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<td>42.8</td>
<td>75,166</td>
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<td>12</td>
<td>Sonoma (CA)</td>
<td>43,128</td>
<td>41,119</td>
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<td>887</td>
<td>2,009</td>
<td>6</td>
<td>647.5</td>
<td>530,895</td>
<td>6.8</td>
<td>Y</td>
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<td><strong>TOTALS:</strong></td>
<td><strong>687,807</strong></td>
<td><strong>539,824</strong></td>
<td><strong>14,580</strong></td>
<td><strong>15,984</strong></td>
<td><strong>147,449</strong></td>
<td><strong>52.63</strong></td>
<td><strong>3.2 billion</strong></td>
<td><strong>2,421,895</strong></td>
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2002 Farm Bill

- Congress authorized $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.
- 2008 Farm Bill: $733 million over 5 years
Urban and Village Growth Boundaries

- Voluntary boundaries begun in 1993
- Limit the extension of sewer and water lines
- 20 year growth capacity
Lancaster County, 2011

Preserved Farms of Lancaster County

Source: Lancaster County GIS. Copyright (c) 2011. This map is to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used for such. For complete disclaimer see: http://www.co.lancaster.pa.us/gis/disclaimer

Map: BRG - 4/2011
Strengths of Lancaster Approach

- A real ag industry worth protecting
- 350,000 acres of agricultural zoning
- 23 urban and village growth boundaries
- More than 90,000 acres of preserved farmland
- Good Funding
- More land preserved than developed in each of last 15 years.
- Peace with the Development Community
- Public-Private Partnership between County and Lancaster Farmland Trust
The Farmland Protection Package

- Most of the Leading Growth Management Counties in Metro Areas use:
  - Agricultural Zoning of at least one house per 20 acres
  - Some kind of Growth Boundary or Urban Service Area
  - Serious funding for Purchase of Development Rights to Farmland
Baltimore County, MD