



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, September 14, 2009
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

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OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

FUTURE AGENDAS

EXECUTIVE SESSION

27. Personnel

ADJOURNMENT

REGULAR MEETING-MANSFIELD TOWN COUNCIL

August 24, 2009

DRAFT

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Haddad, Koehn, Lindsey, Nesbitt, Paterson, Paulhus
Excused: Clouette, Duffy, Schaefer

II. APPROVAL OF MINUTES

Mr. Haddad moved and Mr. Paulhus seconded to approve the minutes of the August 10, 2009 meeting as presented. Motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

David Freudmann, Eastwood Road, presented a statement (attached) in which he reviewed financing issues for the Storrs Center Project and expressed his concerns regarding the process.

Betty Wassmundt, Old Turnpike Road, commented that someone should be held responsible for allowing the open space bonding authorization to expire.

Jim Morrow, resident of Hanks Hill Road and Chair of the Open Space Committee, speaking for himself explained the bond expired because the open space purchases did not require the issuance of bonds. The projects were funded from other sources.

Ric Hossack, Middle Turnpike, conveyed his appreciation for the list of Town-owned properties and asked the Council to lower his taxes for next year.

Mr. Haddad moved and Mr. Nesbitt seconded to move Item 5, Probate Court Consolidation, as the next item of business. Motion passed unanimously.

IV. TOWN MANAGER'S REPORT

Report attached.

Ms. Koehn asked if the Town would provide information as to where residents could purchase large recycling barrels. The Director of Public Works will do so.

Mayor Paterson reminded the public that the Festival on the Green is still looking for volunteers and that the parade will be bigger and better than ever. Town Manager Matt Hart informed Council members that he will not be in attendance at the September 14th meeting as that is the week of the ICMA conference.

Responding to earlier questions from the public the Town Manager assured all that the Town is negotiating with Leyland Alliance from a position of strength and that no agreement would be presented to the Council and the public that is not in the best interest of the Town.

Mr. Haddad moved and Mr. Nesbitt seconded to move Item #6, Bond Issue-Land Acquisition, as the next item of business. The motion passed unanimously.

V. OLD BUSINESS

1. Community/Campus Relations

Town Manager Matt Hart reminded members that UConn students will return to school this weekend and reviewed some of the steps that have been taken by the Town and University, including scheduling meetings with the owners and tenants of single-family homes who have proved to be problematic in the past.

Mayor Paterson thanked Fire Marshal John Jackman for the statistics he was able to provide to the Town/University Relations Committee regarding the cost of student partying to the Town. This information will be beneficial to the Committee as they begin to prepare their report for the Board of Trustees. The Mayor commented they are also trying to get the high school involved in the discussion.

2. Community Water and Wastewater Issues

Mr. Nesbitt reported the Four Corners Sewer Advisory Committee would be meeting on August 27th at which meeting Town Planner Greg Padick will present information.

3. UConn Landfill, Long-term Monitoring Program

Ms. Koehn requested a map be provided showing the location of the UConn landfill monitoring wells and, if possible, showing recent trends as to which wells have been shown to exceed their allowances of certain chemicals. The Town Manager will review the materials available.

4. Planning, Acquisition and Management Guidelines for Mansfield Open Space

Mr. Paulhus moved and Mr. Nesbitt seconded, effective August 24, 2009, to approve the 2009 update of the Planning, Acquisition and Management Guidelines for Mansfield Open Space, Park, Recreation Agricultural Properties and Conservation Easements.

Director of Parks and Recreation Curt Vincente and Director of Planning Greg Padick informed Council members that the suggestions from the Council's previous discussion on this item were incorporated into the current draft text. In response to suggestions by members staff will make the requested formatting changes and add the following to the last line in Section II.B.1."...,including anticipated maintenance and improvement cost." Mr. Padick explained the current process for acceptance of PZC approved open space/conservation easement acquisitions and the one

outlined in the draft, which will include additional opportunities for Town Council input prior to Town Manager acceptance of the land. Staff will review the language explaining this process to see if it can be clarified.

Motion to approve with revisions passed unanimously.

Mr. Nesbitt moved and Mr. Paulhus seconded to add to the agenda as Item #12a a discussion of an analysis of open space. Motion passed unanimously.

VI. NEW BUSINESS

5. Presentation: Probate Court Consolidation

Claire Twerdy, Probate Judge for the Towns of Mansfield and Coventry, updated the Council on the consolidation plan now under discussion in the Districting Commission established by the legislature to look at the Probate System. The plan offered by the Probate Assembly calls for the Towns of Mansfield, Coventry, Tolland and Willington to merge. Judge Twerdy commented that once the District is established it will be up to the Towns to determine the location of the court. She urged consideration be given to maintaining the court in Mansfield since the location is easily accessible to Natchaug Hospital and the Windham Children's Court.

6. Bond Issue – Land Acquisition

Mr. Haddad moved and Mr. Paulhus seconded to approve the resolutions as follows:

RESOLUTION APPROPRIATING \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450) for costs related to the acquisition by the Town of one or more parcels of land or interests therein for open space, municipal, or passive or active recreational uses, or any combination thereof, after referral of any such proposed acquisition to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, and approval by the Town Council following a public hearing held on not less than five days' published notice. The appropriation may be spent for survey fees, feasibility and planning studies related to potential acquisitions, legal fees, net temporary interest and other financing costs, and other expenses related to the project.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450) to

finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements

may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the acquisitions and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

RESOLUTION ESTABLISHING REFERENDUM ON ACQUISITION OF LAND FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 6 of this meeting, appropriating \$1,052,450 for acquisition of land or interests therein for open space, municipal, or passive or active recreational uses and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Staff members Curt Vincente, Gregory Padick, Cherie Trahan and Open Space Committee Chair Jim Morrow were available to answer Council members' questions. In response to a previously asked question, Ms. Trahan, Director of Finance, stated that since the previously approved bonds were never issued no cost were incurred by the Town.

Mr. Nesbitt suggested that the bonded money should also be available for spending on improvements to the properties and moved to amend the resolutions to read as follows:

RESOLUTION APPROPRIATING \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES AND FOR IMPROVEMENTS TO LAND CURRENTLY OWNED BY THE TOWN OR TO BE ACQUIRED BY THE TOWN FOR SUCH PURPOSES, AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450) for costs related to: (1) the acquisition by the Town of one or more parcels of land or interests therein for open space, municipal, or passive or active recreational uses, or any combination thereof, after referral of any such proposed acquisition to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of the Connecticut General Statutes, Revision of 1958, as amended, and approval by the Town Council following a public hearing held on not less than five days' published notice, and (2) improvements, as to be determined by the Town Council, to any parcel of land currently owned by the Town or acquired by the Town pursuant to this resolution for such uses, or any combination thereof, after referral of any such improvement to the Planning and Zoning Commission of the Town for review pursuant to Section 8-24 of said Connecticut General Statutes. The appropriation may be spent for survey fees, feasibility and planning studies related to potential acquisitions, design, construction, acquisition, installation, material and equipment costs related to such improvements, legal fees, net temporary interest and other financing costs, and other expenses related to the project.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ONE MILLION FIVE-TWO THOUSAND FOUR HUNDRED FIFTY DOLLARS (\$1,052,450). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general

obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the projects and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

RESOLUTION ESTABLISHING REFERENDUM ON ACQUISITION OF LAND FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 6 of this meeting, appropriating \$1,052,450 for acquisition of land or interests therein for open space, municipal, or passive or active recreational uses and for improvements to any parcel of land currently owned by the Town or acquired by the Town pursuant to the resolution for such uses, and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$1,052,450 FOR ACQUISITION OF LAND OR INTERESTS THEREIN FOR OPEN SPACE, MUNICIPAL, OR PASSIVE OR ACTIVE RECREATIONAL USES AND FOR IMPROVEMENTS TO LAND CURRENTLY OWNED BY THE TOWN OR TO BE ACQUIRED BY THE TOWN FOR SUCH PURPOSES, AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

- (e) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office.
- (f) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

The move to amend the resolutions was seconded by Mr. Paulhus.

Council members discussed whether or not open space money should be used for improvements to Town-owned properties, what types of improvements could be covered by this resolution and what safeguards are built into the system to allow for public input. Some Council members were concerned that this addition would exert significant pressure on future Councils to use this money for improvements not previously considered with open space money while other thought the addition would provide more flexibility for future Councils.

The motion to amend the proposed resolutions passed with Ms. Lindsey, Mr. Nesbitt, Ms. Paterson and Mr. Paulhus in favor and Ms. Koehn and Mr. Haddad in opposition.

The motion to approve the resolutions as amended passed with Ms. Lindsey, Mr. Nesbitt, Ms. Paterson and Mr. Paulhus in favor and Ms. Koehn and Mr. Haddad in opposition.

Town Manager Matthew Hart stated that the Council should have been apprised that the previous bonding authorization for open space was about to expire. Internal mechanisms have been put in place to assure notice of such deadlines will be communicated.

7. Bond Issue – Public Works Projects

Mr. Haddad moved and Mr. Paulhus seconded a motion to approve the following resolution:

RESOLUTION APPROPRIATING \$3,093,840 FOR REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate THREE MILLION NINETY-THREE THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$3,093,840) for costs related to the design, construction and inspection of replacements to the Stone Mill Road and Laurel Lane bridges. The project is contemplated to be completed substantially in accordance with the plans entitled "Replacement of Bridge No. 04731 Stone Mill Road Over Fenton River" and the plans entitled "Replacement of Bridge No. 05366 Laurel Lane over Mount Hope River", prepared by GM2 Associates, Inc. The appropriation may be spent for design, construction and inspection of construction costs, materials, engineering fees, survey fees, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified. The Town anticipates receiving Federal bridge project grants of eighty percent (80%) of the eligible project cost to defray in part the appropriation.

(b) That the Town issue its bonds or notes, in an amount not to exceed THREE MILLION NINETY-THREE THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$3,093,840) to finance the appropriation for the project. The amount of bonds or notes authorized shall be reduced by the amount of grants received by the Town for the project to the extent that such grants are not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes or the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed THREE MILLION NINETY-THREE THOUSAND EIGHT HUNDRED FORTY DOLLARS (\$3,093,840). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is

necessary or desirable to complete the project and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

The motion to approve the resolution passed unanimously.

Mr. Haddad moved and Mr. Paulhus seconded to approve the following resolution:

RESOLUTION APPROPRIATING \$105,250 FOR CONSTRUCTION OF THE HUNTING LODGE ROAD BIKEWAY/WALKWAY AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$105,250) for costs related to the construction of the Hunting Lodge Road Bikeway/Walkway. The project is contemplated to be completed substantially in accordance with the plans entitled "Hunting Lodge Road Pedestrian/Bikeway" prepared by the Town of Mansfield Department of Public Works dated revised October, 2008. The appropriation may be spent for construction and inspection of construction costs, materials, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes, in an amount not to exceed ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$105,250) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed ONE HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$105,250). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to

be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

The motion to approve the resolution passed unanimously.

Mr. Haddad moved and Mr. Paulhus seconded to approve the following resolution:

RESOLUTION APPROPRIATING \$263,130 FOR CONSTRUCTION OF A SALT STORAGE SHED TO BE LOCATED AT THE MANSFIELD PUBLIC WORKS DEPARTMENT COMPLEX AND AUTHORIZING THE ISSUE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION.

RESOLVED,

(a) That the Town of Mansfield appropriate TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$263,130) for costs related to the construction of a salt storage shed to be located at the Mansfield Public Works Department complex, 230 Clover Mill Road in Mansfield. The project is contemplated to

be for a salt storage area capable of storing approximately 2,000 tons of deicing materials and sand/aggregate mixtures. The appropriation may be spent for design, construction of concrete floors, walls, electrical, lighting, doors and other appurtenances as well as site work consisting of demolition, excavation, grading, forming, paving, drainage, retaining walls, knee walls, foundations, footings and sealing as well as inspection of construction costs, materials testing, construction management costs, permits, legal fees, net temporary interest and other financing costs, and other expenses related to the project. The Town Council is authorized to determine the scope and particulars of the project and may reduce or modify the scope of the project; and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes, in an amount not to exceed TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$263,130) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes for the project. The amount of the notes outstanding at any time shall not exceed TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED THIRTY DOLLARS (\$263,130). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

(d) The Town Manager, the Director of Finance and the Treasurer, or any two of them, shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes to provide for the keeping of a record of the bonds, notes or temporary notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 and, if applicable, pursuant to Section 54A(d) of the Internal Revenue Code of 1986, as amended, that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager, the Director of Finance and the Treasurer, or any two of them, are

authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

(f) That the Town Manager, the Director of Finance and the Treasurer, or any two of them, are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes authorized by this resolution to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

(g) That the Town Manager, the Director of Finance, the Treasurer and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the project and to issue bonds or notes and temporary notes and obtain grants, if available, to finance the aforesaid appropriation.

Motion to approve the resolution passed unanimously.

Mr. Haddad moved and Mr. Paulhus seconded to approve the following resolution:

RESOLUTION ESTABLISHING REFERENDUM ON THE REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES IN MANSFIELD.

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$3,093,840 for costs related to the design, construction and inspection of replacements to the Stone Mill Road and Laurel Lane bridges and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to the voters at referendum to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and the Connecticut General Statutes, Revision of 1958, as amended, including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$3,093,840 FOR REPLACEMENT OF THE STONE MILL ROAD AND LAUREL LANE BRIDGES AND AUTHORIZE THE ISSUE OF BONDS AND NOTES TO DEFRAY THE PORTION OF SAID APPROPRIATION NOT FUNDED FROM GRANTS?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) That the Town Clerk shall publish notice of such referendum vote as part of the notice of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Motion to approve passed unanimously.

Mr. Haddad moved and Mr. Paulhus seconded to approve the following resolution:

RESOLUTION ESTABLISHING REFERENDUM ON THE CONSTRUCTION OF THE HUNTING LODGE ROAD BIKEWAY/WALKWAY

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$105,250 for costs related to the design, construction and inspection of the Hunting Lodge Road Bikeway/Walkway and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, October 26, 2009 at 6:30 p.m., which Town Meeting the Town Council hereby authorizes the Mayor to call. The Town Council hereby designates said resolution for submission to the voters at referendum in the manner provided by Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and said Connecticut General Statutes including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$105,250 FOR CONSTRUCTION OF THE HUNTING LODGE ROAD BIKEWAY/WALKWAY AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) The Town Clerk shall publish notice of such referendum votes as part of the notice of the Special Town Meeting to be held on October 26, 2009 and of the election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Motion to approve passed unanimously.

Mr. Haddad moved and Mr. Paulhus seconded to approve the following resolution:

RESOLUTION ESTABLISHING REFERENDUM ON THE CONSTRUCTION OF A SALT STORAGE SHED

RESOLVED,

(a) That pursuant to Sections 406 and 407 of the Town Charter the resolution adopted by the Council under Item 7 of this meeting, appropriating \$263,130 for costs related to the design, construction and inspection of a Salt Storage Shed and authorizing the issue of bonds and notes and temporary notes to finance the appropriation, shall be submitted to a Special Town Meeting to be held Monday, October 26, 2009 at 6:30 p.m., which Town Meeting the Town Council hereby authorizes the Mayor to call. The Town Council hereby designates said resolution for submission to the voters at referendum in the manner provided by Section 7-7 of the General Statutes of Connecticut, Revision of 1958, as amended, to be held on Tuesday, November 3, 2009 in conjunction with the election to be held on that date, in the manner provided by said Charter and said Connecticut General Statutes including the procedures set out in Section 9-369d(b)(2) of said Statutes, and in accordance with "Ordinance Regarding the Right of Voters Who Are Not Electors to Vote at Referenda Held in Conjunction with an Election", adopted by the Mansfield Town Council on August 25, 1997.

(b) That the aforesaid resolution shall be placed upon the paper ballots or voting machines under the following heading:

"SHALL THE TOWN OF MANSFIELD APPROPRIATE \$263,130 FOR CONSTRUCTION OF A SALT STORAGE SHED TO BE LOCATED AT THE MANSFIELD PUBLIC WORKS DEPARTMENT COMPLEX AND AUTHORIZE THE ISSUE OF BONDS AND NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Voters approving the resolution will vote "Yes" and those opposing said resolution shall vote "No".

(c) The Town Clerk shall publish notice of such referendum votes as part of the notice of the Special Town Meeting to be held on October 26, 2009 and of the

election to be held on November 3, 2009. Absentee ballots will be available from the Town Clerk's office. Absentee ballots will be available from the Town Clerk's office.

(d) That, in their discretion, the Town Clerk is authorized to prepare a concise explanatory text regarding the resolution and the Town Manager is authorized to prepare additional explanatory materials regarding the resolution, such text and explanatory material to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended.

Motion to approve passed unanimously.

8. Birch Road Bikeway, Phase II

Mr. Paulhus moved and Mr. Nesbitt seconded, to schedule a public information session regarding Phase II of the Birch Road Bikeway Project, for 7:00 PM on September 28, 2009.

Motion passed unanimously.

9. 2009 Recreational Trails Program Grant

Mr. Haddad moved and Mr. Paulhus seconded effective August 24, 2009, to resolve to seek funds not to exceed \$29,500 from the Connecticut Department of Environmental Protection's Recreational Trails Program to improve wheelchair accessibility, trail linkage, educational, and physical activity opportunities at the Schoolhouse Brook Park/Bicentennial Pond Recreation Area.

Motion passed unanimously.

10. Amendment to Mansfield Park Rules and Regulations

Mr. Paulhus moved and Mr. Nesbitt seconded to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on September 14, 2009, to solicit public comment regarding the proposed amendment to the Mansfield Code, Chapter A194: Park Rules and Regulations to allow for the location of a temporary program sponsorship signs/banners at the new Mansfield Skate Park.

Council members asked staff to be prepared to answer these questions. What is the skate park season? Which non-profit entity is referred to in the proposed changes? How are the previously approved regulations for banners at the ballpark being used and what other fund raising methods are the organization currently using?

Motion to set the public hearing passed unanimously.

11. Connecticut Local JAG Recovery Grant

Mr. Paulhus moved and Mr. Haddad seconded to approve the following resolution:

RESOLVED that effective August 24, 2009, the Town Manager, Matthew Hart, is hereby certified to make, execute and approve on behalf of this municipality other instruments involved including the Recovery Act Connecticut Local Pass-Through Justice Assistance Grant (CT Local JAG) Program.

Ms. Koehn questioned the need for shotguns in the Town of Mansfield.

Motion passed will all in favor except for Ms. Koehn who was in opposition.

12. Proclamation Recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month

Mr. Haddad moved and Mr. Nesbitt seconded, effective August 24, 2009, to authorize the Mayor to issue the attached Proclamation Recognizing September as Leukemia, Lymphoma & Myeloma Awareness Month

Motion passed unanimously.

12a. Analysis of Open Space Property

Mr. Nesbitt moved and Mr. Paulhus seconded to direct the Town Manager to conduct an analysis for the current town-owned properties acquired through the Open Space Program; said analysis to include estimated cost of maintenance; any projected improvements and the estimated usage for the individual or groups of parcels as applicable.

Mr. Paulhus left at 10:35 p.m.

Ms. Koehn moved to amend the motion to read:

The Town Council requests the Town Manager conduct an analysis for the current town-owned properties acquired through the Open Space Program; said analysis to include estimated cost of maintenance and any projected improvements.

Mr. Haddad seconded the amendment.

Council members discussed the validity of the information to be provided to voters given that the analysis is based on the previous resolution to approve bonding for open space and not the approved resolution which included the possibility of expending money on improvements to parcels acquired with bonded funds. Some members felt that the information to be provided to the public with this analysis shows the long term maintenance cost for only one of the categories authorized by the bonding authorization even when the Town has the experience to provide voters with the information for all of the possible uses of the bonding money. Other members expressed the opinion that information from this analysis would be valuable to voters.

The motion to amend failed with Mr. Nesbitt and Ms. Lindsey voting aye and Mr. Haddad, Ms. Koehn and Ms. Paterson voting nay.

Ms. Lindsey moved to table the motion, seconded by Mr. Nesbitt the motion passed.

VII. DEPARTMENTAL AND COMMITTEE REPORTS

No Reports

VIII. REPORTS OF COUNCIL COMMITTEES

Mr. Haddad, Chair of the Personnel Committee, reminded Council members to submit their Town Manager evaluations. Mr. Haddad stated that the plan is to have a new agreement in place prior to the expiration of the first, but to make sure all situations are covered Mr. Haddad presented the following resolution for approval:

Whereas, the initial term of the Town Manager Employment Agreement between the Town of Mansfield and Town Manager Matthew W. Hart ends on November 30, 2009; and

Whereas, said Agreement permits the Town of Mansfield to negotiate a successor Agreement if it provides notice to the Town Manager at least (3) months before November 30, 2009:

Now therefore, be it resolved that the Town Council of the Town of Mansfield hereby reserves its authority to negotiate a successor Employment Agreement with Town Manager Matthew W. Hart, and directs the Town Clerk to provide official notice of this resolution to the Town Manager, forthwith.

Seconded by Mr. Nesbitt the motion passed unanimously.

IX. REPORTS OF COUNCIL MEMBERS

No Reports

X. PETITIONS, REQUEST AND COMMUNICATIONS

13. M. Hart re: reappointments

14. M. Hart re: Mansfield Public Library Toddler Time Program

15. L. Hultgren re: Design Build Questions – 1st Parking Garage

16. R. Miller re: 2009 (H1N1) Influenza A – Board of Directors Update

17. R. Miller re: Novel 2009 H1N1 Influenza Update for School Officials

18. D. O'Brien re: Annual Town Meeting

19. E. Paterson re: Draft Regional Planning Commission

20. Resolution to establish and issue charge to an advisory committee for the Four Corners Sewer Planning project

21. Celebrate Mansfield Weekend

22. Metro Hartford Alliance re: Presentation to Town Council

23. Chronicle "Council creates downtown committee" – 08-11-09

24. Chronicle "Hartford group makes pitch for Mansfield" – 08-17-09
25. Chronicle "Mansfield Council endorses youth plan" – 08-13-09
26. Chronicle "Mansfield plan aims to make all children healthy" – 08-07-09
27. Chronicle "Town debates volunteer driver use" – 08-15-09
28. Chronicle "UConn, Mansfield dam gets federal funds" – 08-07-09
29. Governing "Bidding Boards Goodbye" – August 2009
30. Mansfield Today "Council creates advisory committee on Storrs..." – 08-19-09
31. Mansfield Today "Council endorses plan to improve lives..." – 08-14-09
32. Mansfield Today "Mansfield courted by Hartford-based..." – 08-17-09
33. Mansfield Today "UConn, Mansfield dam get federal funds" – 08-11-09

XI. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike spoke against the purchase of shotguns provided for in the Local JAG Recovery Grant and apologized for his outburst during that discussion. He also feels that 2 sound meters is more than sufficient and would prefer the money be spent on education. Mr. Hossack commented that the changes made to the open space bonding authorization significantly change the purpose of the fund.

Betty Wassmundt, Old Turnpike Road, stated she isn't sure whether the changes to the open space bonding authorization are positive or not. She also stated that the open space analysis should be applied to all town-owned parcels in Town.

XIII. FUTURE AGENDAS

Ms. Koehn requested the charge for the Four Corner Sewer Advisory Committee be scheduled for discussion at an upcoming meeting.

XII. ADJOURNMENT

Ms. Koehn moved and Ms. Lindsey seconded to adjourn the meeting at 11:15 p.m.

Motion passed unanimously.

Elizabeth C Paterson, Mayor

Mary Stanton, Town Clerk

Mansfield, Connecticut Town Council Meeting August 24, 2009
Public comment by David Freudmann, 22 Eastwood Rd.,
Storrs, CT 06268, 860-429-0763
Topic: Storrs Center Project Negotiations

Inasmuch as the Town Council has just had an executive session to discuss financing issues for the Storrs Center project, this would be an opportune time to review the matter of the town's deepening entanglement with a private developer. During the Town Council meeting of December 10, 2007, Town Manager Matthew Hart advised the Council that to facilitate advancement of the project, the town might be asked for the following four things:

1. Financing - either through direct spending, or lending - the town "acting as a bank", or through co-signing of a developer's loan.
2. Abatement of taxes.
3. Waiving of permitting fees.
4. Subsidization of rents for some of the tenant-proprietors.

At the following Council meeting in January 2008, I registered my opposition to any such corporate welfare euphemistically called "public input." I noted that this would set a bad precedent, as future developers would point to this and ask for financing, tax breaks, fee waivers, and rental subsidies.

Mr. Hart has the unenviable task of negotiating on behalf of the town with master developer Leyland Alliance. Leyland has a well-oiled negotiating team experienced in wringing out every last dollar of concessions that it can extract from municipalities such as ours. While I don't doubt Mr. Hart's negotiating skills, I believe that he is entering these negotiations in a disadvantaged position and therefore is negotiating from weakness. He realizes, regrettably but correctly, that a majority of the Town Council, his bosses, wants the Storrs Center project to happen, no matter what. With his performance evaluation and contract negotiations coming up this fall, he would be correct to assume that failure to consummate a deal with Leyland Alliance would be seen as just that, a failure. Leyland Alliance's negotiators know this and can safely assume that he is under pressure to "do the deal."

I urge the Council, in executive session, to notify Mr. Hart that the town will not provide financing or co-sign notes, will not abate taxes, will not waive permitting fees and will not subsidize rents. With that empowerment from Council, he will be able to negotiate from strength, not weakness, confident that his supervisors would prefer no deal at all rather than a bad one.



David Freudmann

**Town Manager's Office
Town of Mansfield**

Memo

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Town Employees
Date: August 24, 2009
Re: Town Manager's Report

Below please find a report regarding various items of interest to the Town Council, staff and the community:

Council Requests for Information

- *Energy Plan Savings (Koehn)* – Staff is working on a response to this request.
- *Four Corners Sewer Advisory Committee Resolution* – Please see item number 20 in your Council packet for a copy of the requested resolution.
- *Mansfield vs. Windham WPCA Update (Koehn)* – The Town of Mansfield contracts with the Town of Windham WPCA for certain sewerage services. The Windham plant is now undergoing a statutory upgrade and Windham has assessed Mansfield a percentage of the cost of that upgrade. Since the inception of the agreement, the Windham WPCA has developed various merchant facilities to treat grease and septage, and these merchant facilities bring in additional revenue. Mansfield filed an arbitration against the WPCA claiming that it was entitled to a portion of the revenues from the merchant facilities, and that should receive a commensurate credit against our obligation to assist in funding the plant upgrade. The arbitrator has issued an interim ruling denying Mansfield's claim for a share of the revenues derived from the processing of septage and grease at the facility. We are now moving forward at a staff level to resolve the remaining issues that the arbitrator has not ruled upon, such as how future plant expansion will be handled, in light of the arbitrator's ruling. To the extent that the issues cannot be resolved by the parties, we may need to return to arbitration. Staff will keep the Council apprised of our progress.
- *Ponde Place and Water Utility Coordinating Committee (Koehn)* – I now have a better understanding of this request and staff will prepare a response for the September 14th Council meeting.
- *Status of Greek Amphitheater (Koehn)* – The subject project includes the construction of a 500 seat classic Greek Amphitheater, Exhibit Hall /Area of Refuge and associated plaza and site landscaping. The amphitheater seating and associated stage are being constructed with marble imported from Greece. The Hellenic Society Paideia and the efforts of many volunteers are financing the project. Based on Planning and Zoning Commission approval conditions and the submitted application, the use of the amphitheater is limited to five performances per year where attendance is expected to exceed 150 persons. The Inland Wetlands Agency and Planning and Zoning Commission conditionally approved the amphitheater project in 2002. Zoning and building permits were issued in 2006. Stop work orders were issued in 2007 due to unauthorized work involving revisions to approved plans. In 2008, the PZC and Building Department approved certain plan revisions and work was reauthorized for installation of amphitheater seating. Lower seating levels have been installed and portions of the stage area have been constructed. The applicant has verbally related that revised architectural plans for the Exhibit Hall/Area of refuge are expected to be ready in the next few months. The revised plans will need to be approved by the Planning and Zoning Commission and Building Official. It is anticipated that project completion remains years away.

Departmental/Division News

- Department of Public Works:
 - *Federal Stimulus Projects* - Our two transportation-related federal stimulus (ARRA) projects are moving along. The revised plans and specs for the Birch Road bikeway were submitted to the DOT this week and we expect to be able to bid this project this fall. Plans and specs for the milling and overlay of Mansfield City Road under Route 6 are in process and we hope to have these submitted in early September as well. Both projects will require public information meetings to meet the federal project guidelines.
 - *Gas Line Installation* - We expect to finish the gas line installation down Davis Road (except for paving) this week. Mansfield Middle School will be on-line for heat this winter.
 - *Hunting Lodge Road Bikeway* - We will be paving the Hunting Lodge Road bikeway next week, just in time for the UConn move-in. Landscaping and some driveway work will remain for September.
 - *Single Stream Recycling* - We have converted to single stream recycling, although sorted recyclables are still permitted for those who choose to recycle that way. Sorted recycling will continue at the Transfer Station.
- *Farmers' Market Service Fees* - The Eastern Highlands Health District Board of Director's adopted proposed amendments to FY2010 EHHD Fee Schedule effective November 1, 2009. The amendments adopted now provide new service fee categories for food vendors at farmer's markets within the health district. It is important to note that the Storrs Farmer's Market Master attended our June public hearing and provided testimony in support this proposed fee schedule.
- *Historic Documents Preservation Grant* - The Town of Mansfield's application for Historic Document Preservation Grant funding has been approved in the amount of \$5,000. The grant contract, schedule to end June 30, 2010, will allow the Town to continue its historic document preservation work.
- *Mansfield 2020: A Unified Vision* - I would like to conduct a workshop with the Town Council to review the Town Government Vision Point and prioritize other components of the plan. Please watch your email for some suggested dates to conduct this session.
- *Parking Steering Committee for Storrs Center* - I have close to a complete slate of nominees to serve on this committee and plan to present you with a recommendation at your September 14th meeting.

Upcoming Events

- *Celebrate Mansfield Weekend, September 11-13* - Join the Mansfield Downtown Partnership, the Town of Mansfield, the Mansfield Community Center, the Mansfield League of Women Voters, the Altnaveigh Inn & Restaurant, and Storrs Farmers Market for a weekend full of community fun! Go to www.mansfieldct.org for a more information including a listing of events.

Upcoming Meetings

- Traffic Authority, August 25, 2009, 10:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Sustainability Committee, August 26, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Four Corners Sewer Advisory Committee, August 27, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Mansfield Downtown Partnership Board of Directors, September 1, 2009, 4:00 PM, Mansfield Downtown Partnership Office (1244 Storrs Road)
- Mansfield Advocates for Children, September 2, 2009, 6:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Personnel Committee, September 2, 2009, 6:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Agriculture Committee, September 2, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Ethics Board, September 3, 2009, 4:30 PM, Conference Room B, Audrey P. Beck Municipal Building
- Community Quality of Life Committee, September 3, 2009, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building

- Youth Service Bureau Advisory Board, September 8, 2009, 11:30 AM, Conference Room B, Audrey P. Beck Municipal Building
- Town/University Relations Committee, September 8, 2009, 4:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Planning and Zoning Commission, September 8, 2009, 7:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Historic District Commission, September 8, 2009, 8:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Mansfield Board of Education, September 10, 2009, 7:30 PM, Council Chambers, Audrey P. Beck Municipal Building
- Housing Code Board of Appeals, September 14, 2009, 5:00 PM, Council Chambers, Audrey P. Beck Municipal Building
- Communications Advisory Committee, September 14, 2009, 7:00 PM, Conference Room B, Audrey P. Beck Municipal Building
- Beautification Committee, September 14, 2009, 8:00 PM, Conference Room C, Audrey P. Beck Municipal Building
- Town Council, Monday, September 14, 2009, 7:30PM, Council Chambers, Audrey P. Beck Municipal Building

**Meeting dates/times are subject to change. Please view the Town Calendar at www.MansfieldCT.org for a complete and up-to-date listing of committee meetings.*



*Town of Mansfield
Proclamation Recognizing September as
Leukemia, Lymphoma & Myeloma Awareness Month*

WHEREAS, blood cancers currently afflict more than 912,938 Americans with an estimated 139,860 new cases diagnosed each year, and

WHEREAS, leukemia, lymphoma and myeloma will kill an estimated 53,240 people in the United States this year, and

WHEREAS, The Leukemia & Lymphoma Society, through voluntary contributions, is dedicated to finding cures for these diseases through research efforts and the support for those that suffer from them, and

WHEREAS, The Leukemia & Lymphoma Society maintains offices in Fairfield County and Meriden, Connecticut to support patients with these diseases and their family members in the Town of Mansfield, and

WHEREAS, the Town of Mansfield is similarly committed to the eradication of these diseases and supports the treatment of its citizens that suffer from them, and

WHEREAS, the Town of Mansfield encourages private efforts to enhance research funding and education programs that address these diseases.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Mansfield joins with The Leukemia & Lymphoma Society in designating the month of September 2009 as Leukemia, Lymphoma & Myeloma Awareness Month to enhance the understanding of blood related cancers and to encourage participation in voluntary activities to support education programs and the funding of research programs to find a cure for them.

IN WITNESS WHEREOF, I have set my hand and caused the Corporate Seal of the Town of Mansfield to be affixed on this 24th day of August in the year 2009.

Elizabeth C. Paterson
Mayor, Town of Mansfield

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LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING September 14, 2009

The Mansfield Town Council will hold a public hearing at 7:30 PM at their regular meeting on September 14, 2009 to solicit public comment regarding the proposed amendment to the Mansfield Code Chapter A194: Park Rules and Regulations to allow for the location of temporary program sponsorship signs/banners at the new Mansfield Skate Park.

At this hearing persons may address the Town Council and written communications may be received. Copies of said proposals are on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield, CT 06268.

Dated at Mansfield Connecticut this 4th day of September 2009.

Mary Stanton
Town Clerk

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matthew W. Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to Town Manager; Curt Vincente, Director of Parks & Recreation; Jay O'Keefe, Assistant Director of Parks & Recreation; Gregory Padick, Director of Planning; Curt Hirsch, Zoning Enforcement Officer
Date: September 14, 2009
Re: Amendments to Mansfield Park Rules and Regulations

Subject Matter/Background

With respect to the adoption and amendments to town ordinances, my understanding is that the Town Council wishes to have additional time to reflect upon the input received from the public hearing prior to taking action on the proposal. Consequently, I have listed this item on the agenda in case the Council wishes to debrief the public hearing and to provide staff with any initial guidance. We will carry this item forward to your next agenda for official action.

Attachments

- 1) Proposed Amendment to Mansfield Code, Chapter A194: Park Rules and Regulations
- 2) Mansfield Code, Chapter A194: Park Rules and Regulations
- 3) Recreation Advisory Committee correspondence, April 30, 2009
- 4) Recreation Advisory Committee referrals, February 13, 2009 and February 9, 2009

Town of Mansfield
Proposed Amendment to Mansfield Code, Chapter A194: Park Rules and Regulations
“Temporary Sponsorship Signs/Banners”

August 24, 2009 Draft

§A194-1. Permitted activities.

- J. Subject to compliance with applicable provisions of the Mansfield Zoning Regulations, the Parks and Recreation Department may authorize not-for-profit organizations to erect temporary program sponsorship signs/banners in town parks, subject to the following conditions:
1. Eligibility. Only not-for-profit organizations that operate to serve Mansfield residents are eligible to erect signs/banners under this section. The eligible not-for-profit organizations may erect temporary signs/banners for only those businesses, organizations, individuals and other entities that provide monetary or other material assistance to the eligible organization. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to determine which not-for-profit organizations and program sponsors are eligible to erect signs/banners under this subsection.
 2. Location. The location of temporary program sponsorship signs/banners in town parks shall be limited to **four** ~~three~~ sites:
 - (a) Around the interior perimeter of the outfield fence at Southeast Park Field A;
 - (b) adjacent to the Southeast Park Football Field;
 - (c) Adjacent to the playing fields at the Lions Club Memorial Park; and
 - (d) **Around the interior perimeter of the fence at the Mansfield Skate Park.**
 3. Duration. Signs/Banners permitted under this section may be erected or displayed for the duration of the season. Signs/Banners must be removed following the conclusion of the season.
 4. Construction. Signs/Banners permitted under this section must be single-sided, non-illuminating, temporary or portable in design, and constructed with weather-proof material.
 5. Size. Signs/Banners permitted under this section cannot exceed thirty-two (32) square feet in area.
 6. Color/Format. Signs/Banners permitted under this section must be consistent in format and have a dark background. Wording on signs/banners permitted under this section is limited to the name and logo of the program sponsor.
 7. Enforcement. The Parks and Recreation Department shall administer and enforce the requirements of this section.
 8. Other. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to develop additional location requirements at the **four** ~~three~~ sites defined in Subsection J(2) above, and other restrictions and guidelines for signs/banners permitted under this section.

Town of Mansfield
Proposed Amendment to Mansfield Code, Chapter A194: Park Rules and Regulations
“Temporary Sponsorship Signs/Banners”

August 24, 2009 Draft

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1. Eligibility. Only not-for-profit organizations that operate to serve Mansfield residents are eligible to erect signs/banners under this section. The eligible not-for-profit organizations may erect temporary signs/banners for only those businesses, organizations, individuals and other entities that provide monetary or other material assistance to the eligible organization. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to determine which not-for-profit organizations and program sponsors are eligible to erect signs/banners under this subsection.
 2. Location. The location of temporary program sponsorship signs/banners in town parks shall be limited to **four** ~~three~~ sites:
 - (a) Around the interior perimeter of the outfield fence at Southeast Park Field A;
 - (b) adjacent to the Southeast Park Football Field;
 - (c) Adjacent to the playing fields at the Lions Club Memorial Park; and
 - (d) **Around the interior perimeter of the fence at the Mansfield Skate Park.**
 3. Duration. Signs/Banners permitted under this section may be erected or displayed for the duration of the season. Signs/Banners must be removed following the conclusion of the season.
 4. Construction. Signs/Banners permitted under this section must be single-sided, non-illuminating, temporary or portable in design, and constructed with weather-proof material.
 5. Size. Signs/Banners permitted under this section cannot exceed thirty-two (32) square feet in area.
 6. Color/Format. Signs/Banners permitted under this section must be consistent in format and have a dark background. Wording on signs/banners permitted under this section is limited to the name and logo of the program sponsor.
 7. Enforcement. The Parks and Recreation Department shall administer and enforce the requirements of this section.
 8. Other. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to develop additional location requirements at the three sites defined in Subsection J(2) above, and other restrictions and guidelines for signs/banners permitted under this section.

Chapter A194: PARK RULES AND REGULATIONS

[HISTORY: Adopted by the Town Council of the Town of Mansfield 11-25-1974, effective 12-3-1974. Amendments noted where applicable.]

GENERAL REFERENCES

Alcoholic beverages — See Ch. 101.

Outdoor burning — See Ch. 114.

Parks and recreation areas — See Ch. 137.

§ A194-1. Permitted activities.

The following park uses and/or activities are permitted subject to additional specific regulations which may be adopted by the Town Council or its designated agency:

- A. Hiking, picnicking, organized nature study, bicycling and horseback riding in designated areas.
- B. Ice skating, swimming, cross country skiing and fishing at specific times and/or places.
- C. Day and/or night camping only in specified areas, with a permit issued by the Town Manager or other designated person or agency of the town. **[Amended 7-25-1983]**
- D. Open fires only in fireplaces in designated picnic areas around Bicentennial Pond. **[Amended 7-25-1983]**
- E. Open camping fires are thus prohibited in the remainder of Schoolhouse Brook Park. **[Added 7-25-1983]**
- F. Organized games in designated areas.
- G. Posting of signs only with permission issued by the Town Manager or other designated person or agency of the town. **[Amended 7-25-1983]**
- H. Special activities and/or programs only upon approval by the Town Manager or other designated person or agency.
- I. Pets on leash only.
- J. Subject to compliance with applicable provisions of the Mansfield Zoning Regulations, the Parks and Recreation Department may authorize not-for-profit organizations to erect temporary program sponsorship signs/banners in Town parks, subject to the following conditions: **[Added 1-27-2003, effective 2-25-2003]**
 - (1) Eligibility. Only not-for-profit organizations that operate to serve Mansfield residents are eligible to erect signs/banners under this subsection. The eligible not-for-profit organizations may erect temporary signs/banners for only those businesses, organizations, individuals and other entities that provide monetary or other material assistance to the eligible organization. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to determine which not-for-profit organizations and program sponsors are eligible to erect signs/banners under this subsection.
 - (2) Location. The location of temporary program sponsorship signs/banners in Town parks shall be limited to three sites:
 - (a) Around the interior perimeter of the outfield fence at Southeast Park Field A;
 - (b) Adjacent to the Southeast Park Football Field; and
 - (c) Adjacent to the playing fields at the Lions Club Memorial Park.
 - (3) Duration. Signs/Banners permitted under this subsection may be erected or displayed for the duration of the season. Signs/Banners must be removed following the conclusion of the season. **[Amended 5-14-2007, effective 6-11-2007]**
 - (4) Construction. Signs/Banners permitted under this subsection must be single-sided, nonilluminating, temporary or portable in design, and constructed with weather-proof material.
 - (5) Size. Signs/Banners permitted under this subsection cannot exceed 32 square feet in area.
 - (6) Color/Format. Signs/Banners permitted under this subsection must be consistent in format and have a dark background. Wording on signs/banners permitted under this subsection is limited to the name and logo of the program sponsor.

- (7) Enforcement. The Parks and Recreation Department shall administer and enforce the requirements of this subsection.
- (8) Other. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to develop additional location requirements at the three sites defined in Subsection J(2) above, and other restrictions and guidelines for signs/banners permitted under this subsection.

§ A194-2. Prohibited activities.

Prohibited activities shall be as follows:

- A. Commercial advertising, except for temporary program sponsorship signs/banners as permitted in § A194-1J above. [Amended 1-27-2003, effective 2-25-2003]
- B. Vending or soliciting of any type except as authorized by the Town Council.
- C. Littering.
- D. Removal of or injury to trees, shrubs, flowers and/or other plants.
- E. Molesting of birds and/or other fauna.
- F. Destruction, misuse and/or defacement of park property.
- G. Use or possession of explosives, firearms and/or fireworks.
- H. Hunting and/or trapping.
- I. Pets in swimming area.
- J. All motorized vehicles except on designated public access roads and parking areas.
- K. Use of the park, including parking areas, between sunset and sunrise without proper permit.
- L. Disorderly conduct.
- M. Drinking or possession of alcoholic beverages. [Added 3-10-1975, effective 3-19-1975]
- N. Golfing. [Added 7-28-1997, effective 8-23-1997]



Town of Mansfield Recreation Advisory Committee

Sheldon Dyer, Chairman
Darren Cook
Donald Field
Frank Musiek
Howard Raphaelson
Anne Rash

Ten South Eagleville Road
Storrs/Mansfield, Connecticut 06268
Tel: (860) 429-3015 Fax: (860) 429-9773
Email: Parks&Rec@MansfieldCT.org

TO: Mansfield Town Council
FROM: Recreation Advisory Committee
DATE: April 30, 2009
SUBJECT: Referral: Program Sponsorship Signs/Banners at Mansfield Skate Park

The Recreation Advisory Committee (RAC) held a meeting on Wednesday, April 29 and reviewed the attached referral from the Town Council. RAC members approved the following:

In the absence of other support funding from the Town for Skate Park equipment, RAC is encouraging fundraising to reach the goal of providing minimal equipment to make the park usable. The current fundraising group has raised \$12,960 to date. Extending the Parks Rules and Regulations to allow for a fourth location for sponsorship signs/banners will provide another potential option to raise much needed funds for equipment. RAC supports a change to the Park Rules and Regulations to accommodate this and if the Town Council supports this recommendation, the following modifications to the Mansfield Code of Ordinances would be necessary:

Section A-194-1 Permitted activities

Item J(2) Location. The location of temporary program sponsorship signs/banners in Town parks shall be limited to ~~three~~ **four** sites:

- (a) Around the perimeter of the outfield fence at Southeast Park Field A;
- (b) Adjacent to the Southeast Park Football Field;
- (c) Adjacent to the playing fields at the Lions Memorial Park; and
- (d) Around the interior perimeter of the fence at the Mansfield Skate Park.**

Item J(8) Other. Subject to the conditions expressed herein, the Parks and Recreation Department has the discretion to develop additional location requirements at the ~~three~~ **four** sites defined in Subsection J(2) above, and other restrictions and guidelines for signs/banners permitted under this subsection.

MEMORANDUM

Town of Mansfield
Town Manager's Office
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336
Hartmw@mansfieldct.org



To: Recreation Advisory Committee
From: Matt Hart, Town Manager *Matt*
Date: February 13, 2009
Re: Referral: Program Sponsorship Signs/Banners at Mansfield Skate Park

At the February 9, 2009 Mansfield Town Council meeting, the Council voted to refer the above captioned matter to the Recreation Advisory Committee for review and comment.

Please see the attached information regarding this referral.

Your assistance with this matter is greatly appreciated.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to Town Manager
Date: February 9, 2009
Re: Program Sponsorship Signs/Banners at Mansfield Skate Park

Subject Matter/Background

At the last meeting, Council asked that this item be added to a future agenda to begin a discussion of this topic. I have attached a few documents that could assist with your discussion.

Attachments

- 1) Mansfield Code, Chapter A194: Park Rules and Regulations
- 2) *Make a name for yourself in the new Mansfield Community Center*



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager; Mike Nintean, Director of Building and Housing Inspection
Date: September 14, 2009
Re: Community/Campus Relations

Subject Matter/Background

The Committee on Community Quality of Life met on September 3, 2009 and the meeting was very productive. We agreed to proceed with the following actions:

- 1) Finalize and present a proposed parking regulation to the Town Council;
- 2) Staff to continue research and report back to committee on a parking registration permit and tenant registry;
- 3) Staff to develop a proposed change to the definition of "family," including the adoption of a new student housing category; and
- 4) Staff to prepare an inventory of various local ordinances regarding quality of life issues, including, to the extent possible, the relevant enforcement history of these ordinances.

Mayor Paterson and Council member Clouette may comment further regarding the recent committee meeting.

Also regarding the Committee on Community Quality of Life, it has been difficult to obtain a quorum at our monthly meetings. Pursuant to the Town Council's charge the committee must consist of 11 members. The membership is comprised of four Town Council members, one representative each from both UConn and the Planning and Zoning Commission, and five citizens at-large. As of this writing one of the citizens at-large and the P&Z representative have both resigned. Furthermore, one other citizen has a scheduling conflict which limits participation and two of the Council members have had difficulty attending. We have lacked a quorum at several meetings, but did have a quorum at our session last week.

To effectively address this issue, I recommend that the Town Council adjust the composition of the Committee on Community Quality of Life to aid in our ability to obtain a quorum on a more regular basis and to move our initiatives forward.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager; Lon Hultgren, Director of Public Works
Date: September 14, 2009
Re: Community Water and Wastewater Issues

Subject Matter/Background

The Town Council has expressed a desire to review the charge issued to the Four Corners Sewer Study Advisory Committee. As Lon Hultgren and I will miss the meeting on September 14th, we respectfully request that you delay this discussion until your meeting on September 28, 2009. I have reviewed this issue with committee chair Gene Nesbitt, and he concurs with the suggestion.

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Mu H*
CC: Maria Capriola, Assistant to Town Manager; Curt Vincente, Director of Parks & Recreation; Gregory Padick, Director of Planning; Jennifer Kaufman, Parks Coordinator
Date: September 14, 2009
Re: Open Space Analysis for November 2009 Bond Referendum

Subject Matter/Background

At the August 24, 2009 meeting the Town Council discussed the preparation of an analysis of maintenance and management costs associated with open space acquisition. After considerable debate, the Council tabled this issue for its next meeting.

Curt Vincente, Director of Parks and Recreation, will be available at Monday's meeting to assist the Council in its discussion of this item. To facilitate your discussion, we have attached various articles providing factual information concerning open space acquisition.

Attached

- 1) Articles related to open space:
 - a. Costs of Open Space vs. Developed Land Uses
 - b. Economic Benefits of Open Space Index
 - c. General Valuation and Economics
 - d. Open Space and Taxes
 - e. Property Values
 - f. The Cost of Sprawl and Development
 - g. The Economic Benefits of Parks and Open Space
 - h. To Keep the Tax Bills Down, Should the Community Build Homes or Parks

Costs of Open Space Vs. Developed Land Uses

 Print  Share

* Protecting open space eliminates the costs of new government services, including schools, water, trash removal, sewers, policing, and fire protection--the primary burdens on local government budgets.

* Protecting open space can improve municipal bond ratings and reduce the costs of government borrowing.

Fausold, Charles J. and Robert J. Lillieholm. 1996. "The Economic Value of Open Space: A Review and Synthesis." Lincoln Institute of Land Policy Research Paper.

*****Do not cite without permission

Burchell and Listokin summarized the four basic steps in fiscal impact analysis:

1. estimate the population generated by growth (i.e. people, school-age children, employees, etc.);
2. translate this population into consequent public service costs;
3. project the revenues generated by growth; and
4. compare development-induced costs to revenues; if costs exceed revenues a deficit is incurred; if revenues exceed costs a surplus is realized."

"Fiscal impact analyses must be carefully evaluated, since the choices of methodology and assumptions greatly influence the findings. It has been noted, for example, that 'the results of most fiscal impact analyses conform with the policy inclinations of the governments or organizations that sponsored them'."

The greatest benefit of fiscal impact analyses "may be in prompting a reassessment of the 'conventional wisdom' about the economic consequences of development and conservation. Fiscal impact analysis will not by itself answer the question of whether a particular parcel of land should be preserved as open space or developed. However, it can help frame the discussion and lead to more informed decisions by policymakers, conservationists and the public."

Government Finance Group, Inc. September 1993. "Economic Benefits of Open Space." Public Finance Digest.

"Residential land is the most expensive for local government to support. Residential development costs the public more money than it pays in taxes and charges. Land with a low density of residents per acre such as commercial/ industrial or open space yields fiscal benefits to the local governments. This contrast can be seen quite clearly with the example of education costs within a local jurisdiction. Allocating practically all of the costs of education to residential land makes this the most costly type of land. Commercial land generates minimal education costs. While open space's education costs are higher than those of commercial/ industrial land, this type of land maintains these costs at a very moderate level due to its low population density.

A thorough analysis of the commercial/industrial land category's apparent economic advantages also reveals many of the to be illusory. For example, commercial/industrial development can attract new residents to the community to work at its businesses, but these new residents' demands for increased services appear to wipe out the initial advantages of this land type."

"The core reasoning behind this assessment of open space's economic benefits is that agricultural or undeveloped land demands fewer services and even with customary low tax rates generates more than enough to pay its way."

Chalkey, Tom. Summer 1992. "High Tops and Tree Tops." The Amicus Journal.

"City living is not yet popularly viewed as 'ecological', but city dwellers use far less energy and resources and generate far less waste than suburbanites. A denizen of the average American city lives in smaller quarters- usually in an apartment house- than the typical suburbanite, who inhabits a single-family home on a quarter-acre lot."

Thomas, Holly L. February 1991. "The Economic Benefits of Land Conservation", Technical Memo of the Dutchess County Planning Department, Dutchess County, New York.

"Land conservation is often less expensive for local governments than suburban-style development."

"The old adage that cows do not send their children to school expresses a documented fact-- that farms and other types of open land, far from being a drain on local taxes, actually subsidize local government by generating far more in property taxes than they demand in services. The opposite is true of most suburban forms of residential development. In other words, maintaining a substantial open space system is one important way of controlling the costs of government."

"A 1990 study of revenues and expenditures for various types of land uses in Red Hook, Fishkill, and Amenia, by Scenic Hudson, Inc. found that residential land required \$1.11 to \$1.23 in services for every dollar it contributed in revenue, while open land required only \$0.17 in services in Amenia, \$0.22 in Red Hook, and \$0.74 in Fishkill for each one dollar contribution."

"The Scenic Hudson and Cooperative Extension studies and others have shown that commercial and industrial land uses also demand less in services than they pay in taxes. However, it is important to remember that commercial and industrial growth encourages residential growth. Working farms do not."

"Giving land conservation a high priority encourages more cost-efficient development."

"Clustering involves grouping buildings on parts of a piece of property instead of spreading them out in a way that consumes the entire parcel. ...Clusters are frequently referred to as open space subdivisions because they can be designed to keep the most important undeveloped land on a site -- such as productive farm fields or wildlife corridors-- intact."

"The National Association of Home Builders first documented the economic benefits of clustering in 1976. In evaluating this tool for encouraging development and land conservation at minimal public cost, the association found that a sample 472-unit cluster cost 34% less to develop than a conventional grid subdivision."

"These costs vary from site to site, but follow the general principle that well-designed clusters--both high density clusters in community centers and low density clusters of detached units in rural areas-- consume less land, require shorter roads and pipes, and fit in better with traditional community densities than do the suburban grids and spiderwebs that are spreading across the landscape."

"Communities with well thought-out land protection programs may improve their bond ratings."

"Bond ratings are beginning to reflect the fact that unlimited or mismanaged growth can threaten a community's fiscal health, while sound planning can help sustain it."...Howard County, Maryland, for example, "has one of the most innovative farmland preservation programs in the country. It stretches public dollars by combining installment purchases of development rights with property tax abatements."

"In May, 1990, Fitch Investors Service gave the county a AAA bond rating for the issuance of over \$55 million in bonds for capitol projects because of its record and its specific plans for limiting and managing growth. In its presentation to the Fitch Investors Service, the county argued that because its programs limited the amount of land that could be developed, they limited the amount of infrastructure the county would have to provide. This meant that the county would not have to go into as much debt for infrastructure construction, and could more easily carry any other debt it incurred. In awarding the AAA rating, Fitch Investor Service agreed."

Maine Coast Heritage Trust. June 1991 "The Positive Impacts of Conservation." Technical

Bulletin, no.112.

Selectman George Christopher, from Bowdoinham, Maine, "in order to assess what would be in the best financial interests of the town, analyzed a hypothetical 150-unit subdivision of \$150,000 four-bedroom homes. In a community where the average cost of housing is \$67,000 due to a large percentage of mobile homes, the subdivision appeared at first glance to be a revenue generator. The study accounted for additional solid waste disposal and education costs and ignored increased expenditures for fire and police protection and municipal road maintenance. It concluded that, rather than generating income, the proposed subdivision would cost the town roughly \$2000 per year and cause 3.3 mil increase for each taxpayer. Bowdoinham chose to preserve a working farm and scenic open space rather than to underwrite the costs of development, which research indicated would not be met by the anticipated property tax revenues. Selectman Christopher's conclusion: 'Undeveloped land is the best tax break a town has.'"

"The extensive mall development in South Portland (Maine), championed as growth that would bring in revenue, dramatically raised the state valuation of the area, which caused the state school subsidy to drop significantly. South Portland's school expenses, \$10.4 million, more than exceed the \$9.5 million in revenue generated by taxing the residential sector. School costs often form the largest percentage of a municipal budget (71% of South Portland's), and the state subsidy is decreased as the land values increase. Advocates for constant expansion of a community's tax base, particularly in high-valued coastal areas, have probably ignored the effects such raised valuations have had on reducing education subsidies - and raising taxes!"

"Well-sited, well-planned and needed developments may have a positive effect on town revenues. The AFT (American Farmland Trust) studies indicate that low-density, sprawling, large-lot development costs communities an average of three times more in service costs than cluster development. The cost varies according to the extent of service provided by each town. Extending water and sewer lines accounts for much of the cost of servicing sprawl."

Senf, David. 1994. "Farmland and the Tax Bill: the Cost of Community Services in Three Minnesota Towns." American Farmland Trust.

"As case studies, Cost of Community Service Studies' (COCS) findings are most important to their host communities. However, all COCS studies performed to date by American Farmland Trust (AFT) or other researchers have found the same general pattern.

As a rule, residential development does not pay for itself. Commercial and industrial properties, and farmland (or open space) generate significantly more revenue than they demand in services on an annual basis."

"Farmland in the seven-county metropolitan area of Minneapolis and St. Paul, Minn. Has been urbanized at nearly twice the rate of population growth since 1970, resulting in the loss of more than 150,000 acres, or 235 square miles of farm and vacant land. Since 1980, growth has occurred almost exclusively in the second ring of suburbs and, to a lesser extent, on the urban fringe. Slowing the pace of urban sprawl around the Twin Cities has been hampered in part by the property tax-dependent system of local government finance. Even with a nationally lauded property tax base sharing program and one of the nation's highest levels of state aid to local government, municipalities compete for new development to increase their tax base."

"Working with the Land Stewardship Project, a Minnesota-based farmland and social justice organization, AFT conducted COCS studies in three outlying Twin Cities Metro Area municipalities. On average, AFT found that the ratio of dollars generated by residential development to the cost of services provided was \$1 :1.04. In comparison, on average, for every farm dollar raised, only 50 cents was spent to provide services." (For every commercial/ industrial dollar raised, 39 cents was spent to provide services.)

"farmland protection may be financially beneficial, partly because of its contribution to the tax base, but also because of it holds down total property valuation. Lower property valuation leads to more state aid

(in Minnesota), which reduces the share of local government costs paid for by community residents and property owners."

"by reducing the gap between residential revenues and costs, Minnesota's generous level of intergovernmental aid may be inadvertently accelerating the metro area's rate of urbanization."

Freedgood, Julia. 1992. "Does Farmland Protection Pay?: The Cost of Community Services in Three Massachusetts Towns." American Farmland Trust.

The ratios of revenues to expenditures for residential, commercial/ industrial, and farmland/ open space found in Agawam, Deerfield, and Gill, Massachusetts, are consistent with results in other Cost of Community Service studies. The average ratios were 1: 1.12 for residential land, 1: .42 for Commercial/ Industrial land, and 1: .33 for Farmland/ Open space.

"In AFT's Massachusetts studies, Farm and Open Lands in Agawam, Deerfield, and Gill required very little in the way of public services. They may not have raised much in terms of gross revenue, but neither were they a drain on town resources. This information should help towns resist the pressure to develop *simply to increase their ratables*, especially if they are expanding the residential base."

"Commercial and Industrial sectors were found to offset Residential deficits and certainly appear to play a key role in the towns' balance of land use. However, increasing these sectors is not a panacea either, as they may not always be pure revenue generators. For example, 'The Tax Base and The Tax Bill' (Vermont League of Cities and Towns and the Vermont Natural Resources Council, 1990.) showed that Vermont property taxes were highest in towns with the most commercial and industrial development. The study's authors suggest several possible explanations. One is that commercial and industrial developments can spur residential growth. Creating jobs, they often attract new people to town to fill them. 'It is the combination of new residents and the job-generating development itself which drives the tax bills up. Finally, as towns become more populated, voters often ask their municipal government to provide more services such as sidewalks, police, town managers, etc.'"

"COCS studies do suggest that farm and open lands deserve consideration as revenue enhancers. In this way, they call into question the assumptions of 'highest and best use.' They challenge the notion that development options are always necessary for towns to ensure economic stability, and submit that development should not be judged solely on its gross addition to the tax base. Communities must consider the net effects of their land use in the present as well as in the future."

Trust for Public Land. Background materials.

The open space conservation program of the town of Cheshire, Connecticut, has been cited by Moody's in upgrading the town's debt rating. TPL has played a key role in implementing the program.

Association of New Jersey Environmental Commissions. "Open Space is a Good Investment: The Financial Argument for Open Space Preservation." 1996.

"Studies show that for every \$1.00 collected in taxes, residential development costs between \$1.04 and \$1.67 in services -- and these costs continue forever, generally increasing over time. Even including the initial cost of acquisition, open space is less costly to taxpayers over both the short and the long term than development of the same parcel. The major public costs to preserve natural areas are finite, often paid by a bond or loan over 20 years.

A Burlington County Office of Land Use Planning study of Mansfield Township shows that for every \$1.00 in taxes that a new residential unit generates, it requires \$1.48 for services. Conversely, farmland costs \$0.27 in services for every \$1.00 it generates in taxes. Each new residential unit has a net negative fiscal impact of \$1,866 per year while preservation of the same land through the county farmland preservation program would result in a one time cost of \$3,000."

"The Township's zoning ordinance would have permitted 300 units of small, clustered housing on the 720-acre property. The average cost per household to the school district, assuming one student per

home, is \$5,568. The average residential property tax, excluding county taxes, is \$2,172. Given these facts, Washington Township concluded:

the annual cost to the school district would be approximately \$1,670,400 ($\$5,568 \times 300$ children).

the anticipated revenue would be approximately \$651,600 ($\$2,172 \times 300$ homes).

the annual deficit for the school district budget would be \$1,018,800 ($\$1,670,400 - \$651,600$).

The net cost for the development rights of the 720 acre farm was \$10.4 million. The public investment for the development rights could be offset in less than 15 years by avoiding the higher costs of the development. From then on the town would incur only the positive revenue flow from the farmland and attain the statewide and municipal goal of farmland preservation. In contrast, the cost of services for a residential development would continue forever."

"In 1994, the staff of the Pinelands Commission compared local taxes in 13 towns within the Pinelands Protection Area, where there is substantial farmland and public open space, with 13 similar towns outside the Pinelands. The results showed that living inside the Pinelands area costs the residents less. The average per capita tax increase from 1970 to 1990 was 42 percent lower in Pinelands towns than in non-Pinelands towns. In 1990 the average tax bill in the Pinelands towns was \$1,928, while in the non-Pinelands towns it was \$2,413. Pinelands residents pay 6.0 percent of their income on local taxes while non-Pinelands residents pay 6.9 percent."

"Comparing towns with a high percentage of commercial ratables to less commercially developed communities, the study finds that 'ratable rich' towns, contrary to expectations, have found no tax relief. The 13 municipalities that ranked highest in the addition of ratables pay 57 percent of the local taxes. Despite adding \$4.2 billion in commercial and industrial ratables over 20 years, these communities did not see a reduction in their costs of running local government. Also, contrary to expectations, the tax rate for residential owners in ratable rich communities did not go down.

The courts have increasingly ruled in favor of companies that appeal for tax relief. In addition, in five to ten years, employees move in and require services. Traffic increases so roads need to be widened and local quality of life deteriorates, leading to lowered property values. Over time, commercial real estate is depreciated while residential real estate increases in value, changing the balance of property tax assessments. Also, office buildings don't change hands as often as houses do, so their taxable value doesn't come as close to inflation. Thus, the proportion of taxes paid by commercial ratables generally declines over time."

"Many communities view that capture of non-residential ratables as an important means of stabilizing or even reducing local property tax rates. While this may be true for some communities for short periods of time, the tax implications of non-residential ratables, particularly retail, are often considerably more complex than anticipated. New retail development require(s) outlays for public services such as police, fire, courts, road maintenance and traffic control. In addition, the availability of retail services often stimulates residential development nearby, requiring additional public services."

"New York City Mayor Rudolph Guliani, in announcing a water rate increase of 1 to 2 percent that will allow the city to buy more lands in sensitive upstate watershed areas, said that the increase 'is a tiny fraction of the \$8 billion that would have to be raised if increasing pollution forces New York City to build a filtration plant.' New York City Department of Environmental Protection is working to 'minimize the introduction of pathogens and pollutants' into streams and reservoirs by preserving buffers in sensitive watershed lands.

Protecting the New Jersey Highlands would provide the same kinds of benefits. Covering 750,000 acres from the Delaware River south of Phillipsburg northeast toward the Hudson River, the Highlands supplies drinking water to half the state's residents. Although we are losing up to 10,000 acres a year to suburban and commercial development, the major Highlands watersheds are relatively free of pollution. The New Jersey Conservation Foundation found in 1992 that 'the cost of constructing water treatment plants is likely to match or even exceed the cost of preserving watershed lands And the significant expense

involved in operating such facilities is ongoing."

"A town can realize savings by directing development near existing or planned centers -- places that already (or planned to be) served with sewers, water lines, and other infrastructure. Savings results from the ability to use excess capacity in sewers and school facilities, and from needing fewer miles of roads, and water and sewer lines.

The Center for Urban Policy Research documented these savings in a 1992 study. The Center found that New Jersey could save:

\$1.43 in infrastructure costs by channeling more future development near centers;

nearly 60 percent of its undeveloped land by channeling development near existing centers;

83 percent of environmentally sensitive lands and 39 percent of farmland.

Nantucket Land Council, Inc. 1989. "Balancing Today's Development & Tomorrow's Taxes."

"...the building boom of the 1980's has become a serious enough problem to threaten the island's economy as well as its fragile environment."

A study commissioned by the Nantucket Land Council and conducted by the economic research firm of RKG associates showed that "the building boom ... caused the town's operating budget to explode, going up more than 26 percent a year. As a result, property taxes more than doubled between 1982 and 1988. Yet, town revenues could not keep up with the expenditure growth, because the average cost of servicing a new dwelling unit (\$2,925) exceeds the taxes paid by that additional unit (\$2,656). Simply stated, new dwellings do not carry their own weight on the tax rolls."

Brabrec, Elizabeth. 1992. "On the Value of Open Spaces." Scenic America: Technical Information Series, v. 1 (2).

"In its study of Loudoun County, Virginia, the American Farmland Trust found that net public costs were approximately three times higher (\$2,200 per dwelling) where the density was one unit per five acres, than where the density was 4.5 units per acre (\$700 per dwelling)."

"A recent review and evaluation of the literature conducted by the Urban Land Institute concluded that 'development spread out at low densities increases costs of public facilities.' (Frank, 1989) The book suggests that houses built in such sprawl may cost from 40 to 400 percent more to service than comparable homes in more compactly designed subdivisions."

Ad Hoc Associates. 1995. "The Effects of Development and Land Conservation on Property Taxes in Connecticut Towns"

"the tax bills are generally highest in towns that are most developed and the lowest in towns that are most rural.

The tax bill on the median-value house is, on average, higher in towns that have larger tax bases; more residents; more employment; more retail sales; more commercial, industrial and utility taxable property value; are more densely populated; and have a low percentage of their land in undeveloped forest."

"growth and development will not generally lower property tax bills."

"In reality, the permanent protection of a parcel is more likely to redirect growth than preclude development. Over the long term, the amount of development a given town is likely to see will probably not be changed by the conservation of a single parcel. Instead, the conservation of certain key parcels may influence the location and pattern of development. This may make providing municipal services more efficient and cheaper; it may help the town meet its other goals; and it may make other property in town more valuable, resulting in increased tax revenues."

Brown, Lauren. January 28, 1996. "It May Be Cheaper to Just Let Land Alone." New York

Times: Connecticut Weekly.

"Robert Gregg, president of the Woodbridge (Connecticut) Land Trust, said that even factoring in childless households still leaves the town with a negative balance from residential development, particularly from the kind of construction that is popular now in the area: four-bedroom, \$350,000 houses. In a detailed study that compared future education costs to the cost of purchase through bonding, Mr. Gregg concluded that 'the town cannot afford not to buy land.'"

"Residents of Bethany, the town next to Woodbridge, had a cost analysis done on a 292-acre tract of land that was offered to the town for purchase last fall. Planning and zoning commission approval had been obtained for 83 houses and the price was \$3 million. Melissa Spear and other members of a land preservation group found that after 10 years, the new houses would generate a tax increase to the average Bethany household from \$35 to \$189 depending on the number of children.

They also calculated the net present value of town expenses that would result from the approved development over the next 20 years and found it to range from \$2 million to \$6 million, thereby making the \$3 million dollar purchase price (of the undeveloped tract of land) look more fiscally logical."

(The offer went to referendum and failed by 79 votes.)

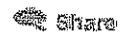
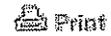
Miller, Stephen. May 11, 1992. "The Economic Benefits of Open Space." Islesboro Islands Trust, Islesboro, Maine.

"Municipalities have been issued better bonding rates because of a commitment to open space preservation. Once lost to development, open space is impossible or difficult to retrieve and the long-term costs can be immense. It can be described as a 'non-depreciating, non-reproducible asset with increasing benefits over time.' (John Krutilla) Open space conveys value because of the potential for future land use choices. Option retention is difficult to quantify precisely but is, none-the-less, another measurable open space amenity.

"open space produces a tax revenue surplus that subsidizes other land uses" and "open space contributes public environmental benefits of substantial, measurable value that more than compensate for preferential tax costs."

"A mixture of land uses is essential to maintenance of social welfare and quality of life. The significance of the open space role in the full municipal economic picture argues for continuance of tax incentive programs and policies. It also argues for economic planning wherever land use proposals threaten existing open space values."

Economic Benefits of Open Space Index



Rank of open space/parks/recreation among factors used by small businesses in choosing a new business location: One¹

Estimated annual value of open space to the economy of New Hampshire: \$8 billion

Approximate fraction of the state's total economy this amount represents: 25 percent²

Percentage of Denver residents who in 1980 said they would pay more to live near a greenbelt or park: 16 percent

Percentage who said so in 1990: 48 percent³

Estimated gross increase in residential property value resulting from proximity to San Francisco's Golden Gate Park: \$500 million to \$1 billion

Increased property taxes resulting from this value: \$5-\$10 million⁴

Annual value of agricultural production in California's Central Valley: \$13 billion

Estimated amount of Central Valley farmland lost to urban sprawl each year: 15,000 acres

Estimated value of agricultural production that could be saved by 2040 if Central Valley communities increased the density of development from 3 to 6 housing units per acre: \$72 billion⁵

Estimated value of outdoor recreation to the U.S. economy in 1996: \$40 billion⁶

Rank of recreation among all economic activities on U.S. Forest Service lands: 2⁷

Annual economic benefits to local economies of visits to U.S. national parks: \$10 billion

Annual revenue of local businesses from these visitors to U. S. national wildlife refuges in 1995: \$401 million

Income from the 10,000 jobs supported by these visitors: \$162.9 million⁸

Annual economic contribution of whitewater rafting on West Virginia's Gauley River: \$20 million⁹

Amount spent on hiking footwear each year: \$374 million¹⁰

Amount spent to maintain Maryland's Northern Central Rail Trail in 1993: \$191,893

State and local taxes generated by Maryland's Northern Central Railtrail in 1993: \$304,000¹¹

Estimated cost to New York City to buy watershed lands to protect upstate drinking water supplies: \$1.5 billion

Estimated cost to New York City to build a filtration plant if upstate watershed lands are developed: \$6 billion to \$8 billion¹²

Annual reduction in water treatment costs after the city of Gastonia, North Carolina, relocated its drinking water intake to a lake without surrounding development: \$250,000¹³

Proportion of tree cover in the total land area of Atlanta, Georgia: 27 percent

Estimated annual value of this tree cover to improving Atlanta's air quality: \$15 million

Additional annual economic benefits in air quality that would be realized if Atlanta's tree cover were increased to 40 percent, the proportion recommended by the forestry organization American Forests: \$7 million¹⁴

Estimated value of all economic benefits generated by single acre of wetland: \$150,000 to \$200,000¹⁵

Approximate number of measures on state and local ballots in November 1998 concerning land conservation, parks, and smarter growth: 240

Fraction of those approved by voters: 72 percent

Amount of new funding for parks and open space triggered, directly or indirectly, by these ballot measures: \$7.5 billion.¹⁶

¹John L. Crompton, Lisa L. Love, and Thomas A. More, "An Empirical Study of the Role of Recreation, Parks and Open Space in Companies' (Re) Location Decisions," *Journal of Park and Recreation Administration*, 15:1 (Champaign, IL: American Academy for Park and Recreation Administration, 1997), 37-58.

²Associated Press, "Study: Open Space Bolsters State Economy," *Concord (NH) Monitor* (February 7, 1999).

³National Park Service, Rivers, Trails and Conservation Assistance Program, "Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors," 4th ed. (Washington, DC: National Park Service, 1995), 1-8.

⁴"The Value of Parks," Testimony before the California Assembly Committee on Water, Parks, and Wildlife, May 18, 1993.

⁵American Farmland Trust, "Alternatives for Future Urban Growth in California's Central Valley: The Bottom Line for Agriculture and Taxpayers,"

⁶Outdoor Recreation Coalition of America, "Economic Benefits of Outdoor Recreation," *State of the Industry Report* (1997)

⁷Outdoor Recreation Coalition of America

⁸Andrew Laughland and James Caudill, "Banking on Nature: The Economic Benefits to Local Communities of National Wildlife Refuge Visitation," (Washington, DC: U.S. Fish and Wildlife Service, Department of Economics, July 1997), v.

⁹National Park Service, Rivers, Trails and Conservation Assistance Program, "Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors," 3rd ed. (Washington, DC: National Park Service, 1992), 5-6.

¹⁰Outdoor Recreation Coalition of America, (1997).

¹¹Maryland Greenways Commission, "Analysis of Economic Impacts of the Northern Central Rail Trail," (Annapolis, MD: Maryland Greenways Commission, Maryland DNR, June 1994).

¹²John Tibbetts, "Open Space Conservation: Investing in Your Community's Economic Health," (Cambridge, MA: Lincoln Institute of Land Policy, 1998), 24.

¹³Interview, Kathy Blaha, Trust for Public Land.

¹⁴American Forests, "The State of the Urban Forest: Assessing Tree Cover and Developing Goals," September, 1997.

¹⁵Stephen Miller, "The Economic Benefits of Open Space," *Islesboro Islands Trust*, (Islesboro Islands, ME: Islesboro Islands Trust, May 1992), 3. See also Association of New Jersey Environmental Commissions (ANJEC), "Open Space is a Good Investment: The Financial Argument for Open Space Protection," (Mendham, NJ: ANJEC, 1996), 9; and National Wildlife Federation,

¹⁶Phyllis Myers, *State Resources Strategies*, "Livability at the Ballot Box: State and Local Referenda on Parks, Conservation, and Smarter Growth, Election Day, 1998" (A report for The Brookings Institution Center on Urban and Metropolitan Policy, January 1999) Land Trust Alliance.

General Valuation and Economics



Fausold, Charles J. and Robert J. Lillieholm. 1996. "The Economic Value of Open Space: A Review and Synthesis." Lincoln Institute of Land Policy Research Paper.

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CONCEPTS OF VALUE, PUBLIC GOODS, AND COMMON PROPERTY RESOURCES

"Attempting to assign values to open space functions presents several challenges. First, open space typically provides several functions simultaneously. Second, different types of value are measured by different methodologies and expressed in different units. Converting to a standard unit (such as dollars) involves subjective judgments and is not always possible. Third, values are often not additive, and 'double counting' is an ever-present problem. Finally, some would argue that it is morally wrong to try to value something which is by definition invaluable. At a minimum, open space will always possess intangible values which are in addition to any calculation of monetary values."

"Open space often plays a role in the provision of 'public goods' and 'common property resources'. Public goods ... are nonexcludable, meaning that once they are produced, it is impossible, or very costly to exclude anyone from use. ...and nonconsumptive, meaning that one person's enjoyment of the good does not diminish its availability for others.

"Examples include clean water, clean air, biological diversity scenic vistas, community character and viewing wildlife that typically depend in part on the habitat provided by open space.

"Open space can also produce common property resources that are owned in common, rather than privately, by some defined group of co-owners. In the case of wildlife, open space produces both public goods (e.g., birds and animal watching) and consumptive resources (e.g., hunting and fishing).

" land use and resource management decisions imply tradeoffs between marketed and non-marketed goods and services, making it difficult to compare relative values and, through tradeoffs, arrive at socially optimal decisions.

"Much of the economic value associated with open space-related activities like recreation can be broken into two broad categories: 'use value' and 'nonuse value.' Use value results from current use of the resource."

Examples include "'consumptive uses' like hunting, fishing, and trapping, 'non-consumptive uses' like hiking, camping, ... photographing wildlife..., and indirect uses' like reading books or watching programs on open space related resources or activities..."

"Non-use values consider an individual's possibility for future use, or their altruism. Two types of nonuse value are recognized: 'option value' and 'existence value.'(Weisbrod 1964, and Krutilla 1967). Option value represents an individual's willingness to pay to maintain the option of using a resource at some time in the future. Existence value represents an individual's willingness to pay to ensure that some resource exists." (even if the individual never visits or uses the resource)

"The Presidents Commission on American's Outdoors (1987) found natural beauty was the single most important factor in deciding tourist destination. In addition, New England's governors have recognized open space as an important factor in the region's quality of life and tourism industry (New England Governors Conference, Inc. 1988)."

Examples of the economic value of open space (methods of measuring) discussed in this report:

fiscal impact analysis, Market value and enhancement value, the value of open space as a natural system, use and nonuse values of open space, the production value of open space (agricultural production, orchards, pasture and grazing lands, and forestlands, wetlands and fish production, revenues generated by open space activities, and the intangible values of open space.

"One concern environmentalists have with traditional attempts to calculate the value of open space is the use of a discount rate to arrive at the net present value of future benefits over a specified timeframe. Present value calculations are well-suited to capital equipment with a measurable life of 50 years or less. However, when applied to the benefits provided by natural systems (which continue indefinitely), positive discount rates effectively 'discount' the interests of future generations. To the extent that the use of a discount rate cannot be avoided, however, a low rate should be utilized."

Turco, Douglas M. December 1994. "Measuring the Economic Impact of Recreation Special Events." Bureau of Tourism & Recreation Research, Illinois State University.

Key Terms in Economic Impact Assessment

1. Economic Impact

"..the net change in a host economy directly attributed to a leisure service. There are basically two components which contribute to the economic impact of leisure services on local communities. ...the degree to which the service stimulates sales by non-residents" and "the degree to which residents and local businesses purchase their goods and services locally."

2. Multiplier Principle

"There are essentially three multipliers used in determining economic impact of recreation and tourism activities; output or sales, income, and employment. Most economic impact studies use an aggregate output or sales multiplier to demonstrate the total economic impact of the service in question.

"... the multiplier is simply defined as the total effects of a leisure service (direct + indirect) divided by the direct effects. A local economy is comprised of many businesses which buy from and sell to other businesses within the area and outside the region. The multiplier takes into account the interrelationships of businesses within a local economy. The more independent or self-sufficient the local economy under study (i.e., state v.s.. local economy) the larger will be the multiplier.

Thomas, Holly L. February 1991. "The Economic Benefits of Land Conservation", Technical Memo of the Dutchess County Planning Department.

"Too often our communities are presented with a false choice between economic growth and environmental protection. Successes in attaining and sustaining economic health depends on recognizing the economic contribution that undeveloped land already makes."

Miller, Stephen. May 1992. "The Economic Benefits of Open Space," Islesboro Islands Trust, Maine.

Study addressing the concern of municipal governments about the effect open space and conservation easements may have on local taxes- often their primary source of revenue.

"Property tax incentives recognize some of the common property economic benefits of open space. These benefits, such as aquifer recharge or scenic vistas, are public. All members of the community benefit equally. Since development precludes or threatens these open space environmental services, discussions about growth and preservation should include them. Implied is a shift in perspective away from seeing natural resources and environmental services as free or incapable of being measured (and therefore of no empirical economic value) toward seeing open space values as integral to long-term economic well-being. Government seeks to protect the greatest social benefit. Maximization of total social welfare, with municipal revenues a part of that greater picture, will need to assess open space benefits. A true accounting of these benefits will list all measurable attributes of the open space, estimate the value of each, then discount for any costs."

"Some techniques used to estimate the value of environmental services (attributes of open space such as wildlife habitat, clean drinking water and clean air, recreation, flood control, scenic views, biological diversity, quality of life, rural character, etc.) include "market and surrogate-market price valuations,

property value techniques, travel-cost approach, and survey based techniques.... a 1981 cost-benefit study in Massachusetts found annual wetlands values as high as \$170,000 per acre. A survey-based cost-benefit analysis measuring the value of a scenic view and clean air threatened by a coal-fired power plant found those open space benefits to be in the range of \$400,000 to \$700,000 per year. Recreation values coming from unpaid use of a private swimming area were, in one instance, \$685,000 annually."

"Since current use assessment reduces the total amount of municipal tax revenue from open space land, municipal officials often see the difference between tax revenues before current use assessment and revenues after current use assessment as a cost. However, the values of the environmental services flowing from the open space land, as measured by the cost-benefit analysis, more than compensate municipalities for this loss. Therefore, cost-benefit analysis can help determine the future direction of public policy."

"Open space provides additional positive economic benefit by supporting tourism; encouraging more cost-efficient development; allowing nature to perform its life-giving, valuable work; and establishing a quality of life that attracts businesses and others to relocate."

"An important additional conclusion is that environmental integrity and stability determine economic integrity and stability; that ecological welfare determines human welfare; that sustainable social benefits are inexorably tied to sustainable environmental benefits."

Paddock, Richard C. August 1994. "How Much is a River Worth?" California Lawyer.

"The most controversial approach to damage assessment is called contingent valuation, which is a way of estimating value of lost use. Using this method, economists pose hypothetical questions to members of the public to learn how much they would pay to preserve a place such as the upper Sacramento River, even if they might never visit it."

"Contingent valuation is basically a survey approach where you construct the missing market for whatever the environmental amenity is and offer it to people at different prices,' explains Richard Carson, an economics professor at the University of California. If members of the public are willing to pay even a small amount in taxes, economists can arrive at a value of hundreds of millions of dollars- on top of restoration costs. A contingent valuation study conducted after the Exxon Valdez oil spill in 1989 found that the public valued Alaska's devastated Prince William Sound at more than \$3 billion- a figure much higher than alternative methods of damage assessment would have come up with. This helped Exxon to settle for \$1 billion."

In 1991 a Southern Pacific freight train derailed in Dunsmuir, California and one of the cars fell from a bridge into the Sacramento River. "More than 19,000 gallons of the weed-killer metam sodium surged downstream, turning the river a virulent, roiling neon green and wiping out the entire aquatic ecosystem for 40 miles within a few hours" The spill killed "more than 1 million fish in a section of the river long prized for its native rainbow trout" The accident also "poisoned the trees along the banks and killed thousands of mammals, amphibians, and birds that had made the river canyon their home."

"the state filed suit against Southern Pacific seeking compensation for the damage caused by the spill."

"State officials did some preliminary research that suggested (a contingent valuation) study could produce an estimated value of as much as \$150 million -probably far more than the estimated cost of restoration would be."

"In the end, the two sides agreed to settle the case for \$40 million, the largest settlement in an environmental case in California."

"About \$13 million of the settlement will pay for the damage assessment, the state's initial emergency response, and litigation costs. Another \$5 million will be spent on promoting and monitoring the river's recovery, while \$14 million will go toward enhancing the river and acquiring new habitat"

Rypkema, Donovan. January 1994. "Place, Community, and Economic Development: A

Presentation by Donovan Rypkema to alumni of the Mayor's Institute on City Design."

"We are in the midst of a major shift in how the economy functions. There are four interrelated elements that make up this shift: first, globalization; second, localization; third, quality of life as the critical factor in economic growth; and fourth, location dependency being replaced by innovation and place dependency."

"What constitutes 'quality of life'? Quality of life is the amalgam of those things that make a place out of a location and a community out of a bunch of houses. Today, for lots of reasons, economic growth will only take place on a sustainable basis where there is a high quality of life; and securing quality of life is at the heart of what preservation and community design is all about."

PKF Consulting, Analysis of the Economic Impacts of the Northern Central Rail Trail, June 1994, Maryland Greenways Commission, Maryland Department of Natural Resources, Annapolis Maryland.

(section II, "The National Perspective", by Edward T. McMahon, Director of the American Greenways Program)

"Numerous studies demonstrate that linear parks can increase property values, which can in turn increase local tax revenues. Spending by residents on greenway- related activities helps support recreation-oriented businesses and employment, as well as other businesses that are patronized by greenway users. Greenways often provide new business opportunities and locations for commercial activities like bed and breakfast establishments, and bike and canoe rental shops. Greenways are often major tourist attractions which generate expenditures on lodging, food, and recreation-oriented services. Finally, greenways can reduce public expenditures by lowering the costs associated with flooding and other natural hazards.

OPEN SPACE AND TAXES

Every property has a cost and a revenue to a town. The question is: What is the level of cost or revenue, and is there an overall surplus? Most studies show that non-residential uses more than pay their way in a community, and that residential uses are a net loss. (The reason for this imbalance is due to the greater demand for services, principally schools, from residential users.) The balance comes where the non-residential uses provide the surplus to compensate for the residential deficit.

It is a myth that open space brings no tax revenue to a town (or, worse yet, is an outright loss). While true for lands held by some private non-profits, this is not true for government-held lands (both federal and state), lands held by utilities, and agricultural lands. These latter groups all give money to municipalities based on set formulas.

Most importantly, most open space uses of land require only minimal services from towns and provide jobs for area residents. This low demand for services, coupled with actual tax income, can combine to make open space not only an acceptable land use from a tax perspective, but a preferable land use. This is well illustrated in an American Farmland Trust study of six towns. While these towns had widely differing land use patterns, populations and regional development, they were remarkably similar in the ratio of cost of community service to income. (see chart).



Baldwin Park in Plymouth boasts a Kentucky coffee tree. A core sample indicates that this uncommon tree was planted around 1895, perhaps to celebrate the town's centennial. The Connecticut Botanical Society has certified it as a Notable Tree of Connecticut.
— Photo by Louise Lake

These figures clearly demonstrate the net positive fiscal impact of agricultural open land. In addition, farmland and open space can be appreciated for their economic enhancements as well as for their savings to the town in services. In this way, they should be viewed as commercial enterprises in their own rights. Agriculture is an industry that provides jobs and supports other business in town. Open space also provides jobs and supports business through its needs for maintenance such as timbering and recreational development.

Many towns view farmland and

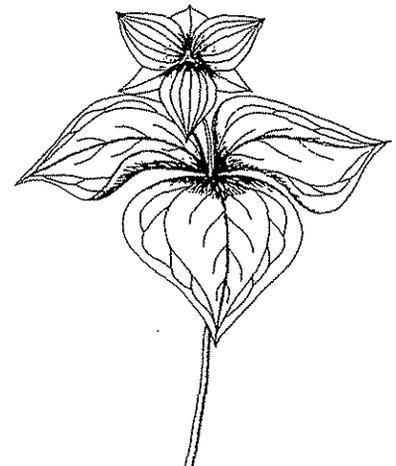
open space as an interim use — that it is land awaiting development — and that many people feel that farmers get an unfair tax reduction. These figures from the American Farmland Trust demonstrate that in fact, farms carry a disproportionate tax burden compared to their demand for services, and so should be viewed as a tax revenue source. After all, “farmers don’t send cows to school.”

— From a Land Conservation Coalition of Connecticut summary of *Does Conservation Pay?* symposium of the Lincoln Institute of Land Policy held on May 12, 1992.

SUMMARY OF COST OF COMMUNITY SERVICES RATIOS (IN DOLLARS)

Town	Commercial Residential	Farm/Forest Industrial	Open Land
Hebron, CT	1 : 1.06	1 : .42	1 : .36
Agawam, MA	1 : 1.05	1 : .42	1 : .30
Deerfield, MA	1 : 1.16	1 : .38	1 : .29
Gill, MA	1 : 1.15	1 : .34	1 : .29
Beekman, NY	1 : 1.12	1 : .18	1 : .48
North East, NY	1 : 1.36	1 : .29	1 : .21

Ratios are \$1 of income to \$X dollars expended; Residential category includes farm houses.



Property Values

* Protecting open space can stabilize or increase nearby or adjacent property values--avoiding the need for increased property tax rates.

* Studies in a wide range of urban areas have documented increases in real estate value for residences located near parks, with increments in real estate value attributed to individual parks ranging into millions of dollars. Homes near greenways have also been shown to sell for higher prices than those farther away.

TPL memo from Ernest Cook to Rand Wentworth, April 7, 1994.

With TPL's assistance, Burlington Vermont purchased a "20-acre property that -- when developed as parkland (right now it's a tank farm)-- will complete its waterfront (Lake Champlain) park system, which is seen as a primary catalyst in the future economic development of the city. Interestingly, the city also purchased (again with TPL's help) an adjoining 25-acre property that it plans to hold as an 'urban reserve' for a future generation of Burlington citizens to determine the appropriate development of-- probably a combination of residential and commercial. This property has been purchased with city pension fund money. The idea is that the property will appreciate dramatically in value as the new waterfront park is fully developed (the tank farm has a five year lease). This is a somewhat long-term vision of how parks can stimulate property values and new investment.

Fausold, Charles J. and Robert J. Lillieholm. 1996. "The Economic Value of Open Space: A Review and Synthesis." Lincoln Institute of Land Policy Research Paper.

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"In urban or urbanizing regions ... where highest and best use (as determined by the market) is typically development, the open space value of land must be separated from its development value. Such a separation is in fact required when land is placed under a conservation easement." ...

"...as a significant market in high amenity natural land emerges (i.e., there are more comparable sales of land preserved for open space), it will be possible to apply the standard concept of highest and best use (i.e., the use which yields the highest return to the landowner) in appraising the value of the property. In fact, the open space value may be the highest and best economic use value (Adams and Mundy 1991)."

"... While such an approach would more accurately capture the values of open space discussed elsewhere in this paper, it may also make achieving open space preservation more expensive."

Enhancement value is the tendency of open space to enhance the property value of adjacent properties. It "is also explicitly recognized by federal income tax law. U.S. Treasury regulation Sec. 14(h)(3)(i) requires that the valuation of a conservation easement take into account (i.e., be offset by) any resulting increase in the value of other property owned by the donor of the easement or a related person. Section 14(h)(4) sites as an example a landowner who owns 10 one-acre lots and donates an easement over eight of them: 'By perpetually restricting development on this portion of the land, (the landowner) has ensured that the two remaining acres will always be bordered by parkland, thereby increasing their fair market value...'"

Examples:

"Parsons (1992) found that land use restrictions in Maryland designed to protect Chesapeake Bay caused a considerable increase in housing prices, ranging from 14 to 27 percent for houses within the Critical Zone (1000 feet inland from the Bay and major tributaries) to between 4 and 11 percent for houses up to 3 miles away. Unfortunately, his analysis was not able to distinguish between price increase due to limitations on the supply of land available for development and increases due to the enhancement value

of open space capitalized into the value of the land (and subsequently housing prices)."

"Thibodeau and Ostro (1981) utilized two methods to estimate the enhancement value of 8,535 acres of wetlands in Massachusetts's Charles River Basin. A multivariate regression analysis found that properties abutting the wetlands were valued \$400 more than non-abutting properties, and that each acre of wetland added \$150 in value to adjacent properties. A survey of 15 appraisers and realtors yielded the estimate that each acre of wetlands contributes \$480 to the value of an abutting parcel of property."

"In rural areas where most land is open space and likely to remain so (or at least is perceived to be at low risk for development) both market and enhancement value will be negligible. However, in urban or urbanizing areas where open space is scarce or diminishing (or in rural areas with unique amenities such as scenic views) market and enhancement value will be high. For advocates of open space protection, enhancement value is important because it offsets the negative effects of removing the market value of the open space itself (which is usually tax exempt or taxed at a low rate) from the local property base."

McAliney, Mike (ed.) December 1993. Arguments for Land Conservation: Documentation and Information Sources for Land Resources Protection, Trust for Public Land, Sacramento, California.

According to the National Park Service, "the highest increase in property values occurs in cases where parks highlight open space with some recreational access and limited use." Economic Impacts of Protecting Rivers, Trails, and Greenway Corridors, National Park Service, 1990 Edition.

A land developer from Front Royal, Virginia, donated a 50 foot wide seven mile easement for the Big Blue Trail in northern Virginia. The developer recognized the amenity value of the trail and advertised that the trail would cross approximately 50 parcels. All tracts were sold within four months. "Pathways Across America", American Hiking Society, 1990.

"In one section of San Diego County, homes with backyards overlooking dedicated open space sell for more than homes across the street. The homes next to open space are advertised as having the biggest backyards in San Diego County because of the dedicated open space." Bob Copper, Director, San Diego County Department of Parks and Recreation, July, 1993

"One developer in San Diego County found he could increase the sale price of his houses by 25 percent by scaling back his development 15 percent and adding natural open space corridors visible from every home." Bob Copper, Director, San Diego County Department of Parks and Recreation, July, 1993

"The old adage, 'That which is not on the tax rolls is the primary determinant of the value of that which is' is especially true when it comes to homes next to parks and open space." Bob Copper, Director, San Diego County Department of Parks and Recreation, July, 1993

Andrew, Mark. August 22, 1994. Hennepin Community Works: An Employment, Public Works, and Tax Base Development Program. Hennepin County, Minnesota.

A series of maps was created using GIS to illustrate opportunities for public investment such as parks, park systems, other investments for the program. One of these maps illustrates the general pattern of change in market values of land in Hennepin County.

"The largest concentrations of stagnant or decreasing home values occur in the communities northwest and southeast of downtown Minneapolis. ...Even within these areas, properties along the connected park systems ... are appreciating faster than properties away from the parks and parkways. This may be due to a number of factors, including marketplace value associated with such amenities, greater homeowner willingness to invest in upkeep and better initial construction quality."

"The greatest opportunities to stabilize the residential tax base and strengthen communities are in areas showing the most stress- northwest and southeast of downtown Minneapolis. Extending parks and public works into underserved areas should have a positive impact on private investment in these areas over time."

Lacy, Jeff. August 1990. "An Examination of Market Appreciation for Clustered Housing with Permanently Protected Open Space." Center for Rural Massachusetts Monograph Series. Amherst, Massachusetts.

"In recent years, many planners and municipal officials have been re-examining this 'neo-traditional' approach to the siting of new residential and commercial structures. Whether called open-space, village, community, cluster, or planned-unit-development zoning, the underlying principles are similar. The same number of homes that would be constructed under a conventional development plan (typically as single-family-detached units) are grouped more closely together on down-sized houselots, with the remaining area parcel left as permanently preserved open space. This undeveloped land, often 50% or more of the original parcel, is then managed by a homeowner's association, deeded to the municipality or a land trust, or retained by the original owner who has surrendered (sold) all of the development rights."

"One concern frequently expressed by those in the real estate and development professions is that because of the smaller houselot size, clustered housing, even with protected open space, will not necessarily appeal to the average American homebuyer as an investment.

The purpose of this study was to assess this statement:

"Market appreciation rates for clustered housing with associated open space can be equal to those for conventionally developed housing types."

This study, in Amherst and Concord, Massachusetts, found that clustered housing with open space appreciated at a higher rate than conventionally-designed subdivisions. Appreciation was measured as the percent increase in open-market sales price. The study compared one clustered development and one conventional development in each community. The clustered homes in Amherst appreciated at an average annual rate of 22%, compared to an increase of 19.5% for the more conventional subdivision. This translated into a difference in average selling price of \$17,000 in 1989 between the two developments. In Concord, the clustered development appreciated at an average annual rate of 21%, compared to an increase of 18.4% for the conventional development. The difference in average selling price was over \$100,000 in 1988 between the two types of development in the Concord area study.

"This study suggests benefits that can transcend even a significant reduction in house-lot size: The design flexibility inherent in an open-space layout leaves room for integrating the undeveloped lands into and around the groupings of structures. This ensures ready access to considerably more open space than would have been possible on a given, albeit larger, residential house lot."

"the home-buyer, speaking in dollar terms through the marketplace, appears to have demonstrated a greater desire for a home with access and proximity to permanently protected land, than for one located on a bigger lot, but without open-space."

Southwest Journal. July 1993. "Editorial /Opinion: Good idea faces a challenge as tough as rebuilding cities--winning support for big spending."

"The end result would be new taxpaying neighborhoods where slums had once pulled down property values, skilled workers who once were welfare recipients and several new jewels for the city park system.

Southwest Minneapolis doesn't stand to gain a single greenspace in the whole project, but it would still come out a winner because taxes on property here wouldn't have to continue to rise (or wouldn't rise as quickly) to make up for falling property values in other parts of the city. And neighborhoods full of employed people need fewer and less costly services than neighborhoods full of families in crisis."

PKF Consulting. June 1994. Analysis of the Economic Impacts of the Northern Central Rail Trail, Maryland Greenways Commission, Department of Natural Resources, Annapolis Maryland.

"Nearly all concurred that the Trail increases the attractiveness of the vast majority of properties within an easy walk of the resource. ...There are, however, a number of properties negatively influenced by the

weekend convergence of Trail users. As certain popular parking facilities become full, users park on nearby private properties."

"The greatest value that the Trail adds to nearby properties according to developers and brokers is the increased salability of listings...if two identical properties are for sale and one is near the Trail and the other is not - the Trail is used as a selling point, and helps many nearby owners sell their property faster."

Fox, Tom. 1990. Urban Open Space: An Investment that Pays, The Neighborhood Open Space Coalition, New York.

In 1974, 336 properties in 16 different housing developments near Philadelphia's, Pennypack Park were analyzed using multiple regression analysis. The Regional Science Research Institute found that property value decreases the farther away it is from open space.

"At 40 feet, the park accounted for 33% of the land value. This dropped to 9% of the value at 1,000 feet and down to 4.2% at 2,500 feet. A net increase of \$3,391,000 in real estate value was directly attributed to the park. Each acre of parkland generated about \$2,600 in location rent. One interesting observation-- properties with backyards bordering the park had values slightly lower than properties a block away. Since the park wasn't a heavily used facility, researchers suggested that the decrease wasn't due to such things as noise or pedestrian traffic on the street, but more to property owners feeling vulnerable to people crossing their land when traveling to and from the park."

"A study of four different types of parks in Worcester, Massachusetts found that a house within 20 feet of a park was worth about \$2,675 more than a similar house 2,000 feet away from the park. After 2,000 feet, the park's influence became negligible. Overall, the 219 acres of parks generated \$349,195 of economic benefit. Researchers also found that natural landscapes created the highest values in adjacent property, although, characteristically, property next to active recreation facilities had slightly lower values. In this case the decrease was attributed to noise and pedestrian traffic. Property values one block away from the active parks, however, increased."

"The growing awareness of the value of views was described in a recent New York Times real estate article highlighting a host of amenities that influence the value of residential properties -- views were clearly the most significant. For various properties surrounding Central Park, the article estimated that the premium for views of the park ranged from \$10,000 to \$700,000 depending on the size of the apartment and the type of view." (New York Times, Nov.12, 1989 "Putting a Price on the Priceless in Manhattan")

Spickard, Steven E. May 18, 1993. "The Value of Parks," Testimony before the California Assembly Committee on Water, Parks, & Wildlife.

"Well maintained parks enhance surrounding property values.

"Golden Gate Park is responsible for \$500 million to one billion dollars of the market value of real estate within walking distance of the park. This value generates \$5 to \$10 million per year in property tax revenue."

Brabrec, Elizabeth. 1992. "On the Value of Open Spaces." Scenic America: Technical Information Series v. 1 (2).

"On the west coast, Secretary of the California Resources Agency anticipated that \$100 million would be returned to local economies each year from an initial park bond investment of \$330 million. The returns were to be in the form of increased value of properties and stimulated businesses. (National Park Service, 1990)

Brabrec, Elizabeth. 1992. "The Value of Nature and Scenery." Scenic America: Technical Information Series v. 1 (3).

"Proximity to recreational trails did not adversely affect the desirability or value of adjacent properties

along the (Heritage, St. Mark's and Lafayette/ Moraga) trails. Using a survey of landowners and real estate agents, researchers found a positive effect on property values as a result of trail proximity. Of those who purchased property after the trails had been constructed, the majority reported that the trails added to the property's appeal."

(Moore, Roger L.; Graefe, Alan; Gitelson, Richard; and Porter, Elizabeth, "Benefits of Rail-Trails: A Study of the Users and Nearby Property Owners From Three Trails", Washington, D.C.: National Park Service (1992).)

Ulrich, Dana. April 25, 1996. "Put a value on open space", Recorder Publishing Company.

"According to Greg Delosier of the New Jersey Association of Realtors, the exact amount by which a home's value increases with proximity to open space varies by community. But many studies have shown that in general, homes located adjacent to trails, parks, and even golf courses sell more quickly, are assessed at higher values, and are more likely to increase in value than homes not near open spaces.

For example, the Center for Rural Massachusetts found in a 1990 study that homes on acre lots in a cluster sub-division with open space appreciated 12.7 percent faster over 21 years, compared with similar homes on 1/2 acre lots in a sub-division without open space."

"A study by Correll, Lillydahl and Singell in 1978 found that a greenbelt in Boulder, Colorado increased property values in the surrounding neighborhood by \$5.4 million. Additional tax revenues resulting from the higher property values were \$500,000 annually. This increase covered the \$1.5 million purchase price for the greenbelt in just three years.

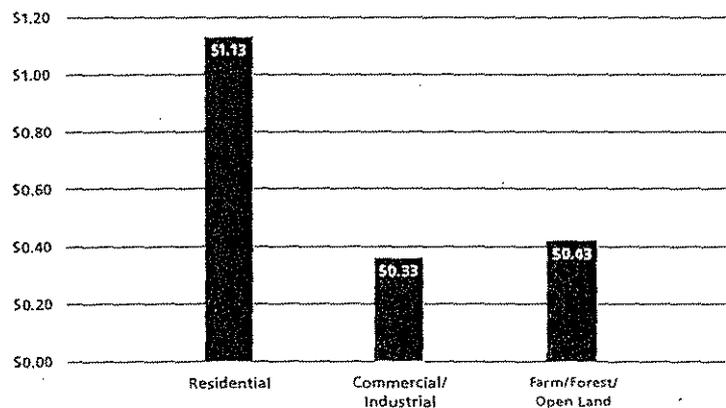
Property values were closely correlated with proximity to the greenbelt, decreasing by \$4.20 for every foot of distance from the greenbelt, up to 3200 feet."

As development pushes outward from our cities and built-up suburbs, we only encourage people and businesses to leave these communities. By discouraging the development of farmland, we can reverse this outward migration and encourage the rebuilding and revitalization of our cities.

The Cost of Sprawl and Development

Poorly planned growth, what we now call "sprawl", is increasingly recognized as a costly mistake. Study after study has shown that new residential development costs communities more in services than it generates in revenues. Conversely, farmland only costs a community, on average, \$.31 in services for every \$1.00 it generates in revenue.

Average Cost – per Dollar of Revenue Raised – to Provide Public Services for Different Land Uses in Five Connecticut Towns



Data source: American Farmland Trust, Farmland Information Center, "Summary of Cost of Community Services Studies, Revenue-to-Expenditure Ratio in Dollars," June 1998.

Introduction

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Too often we hear that communities cannot afford to “grow smart” by conserving open space. But accumulating evidence indicates that open space conservation is not an expense but an investment that produces important economic benefits. Some of this evidence comes from academic studies and economic analysis. Other evidence is from the firsthand experience of community leaders and government officials who have found that open space protection does not “cost” but “pays.”

This casebook presents data and examples that can help leaders and concerned citizens make the economic case for parks and open space conservation. Some communities protect open space as a way to guide growth and avert the costs of urban and suburban sprawl. In others, new parks have invigorated downtown businesses and neighborhood economies.

Some communities work to conserve economically important landscapes, such as watersheds and farmland, or they preserve open space as a way to attract tourists and new business. And many communities are learning that conserved open space contributes to the quality of life and community character that supports economic well-being.

Too many community leaders feel they must choose between economic growth and open space protection. But no such choice is necessary. Open space protection is good for a community’s health, stability, beauty, and quality of life. It is also good for the bottom line.

By
Will Rogers
President
Trust for Public Land



PHIL SCHERMEISTER
TPL President Will Rogers.

Opposite: Chattanooga Riverwalk,
Chattanooga, Tennessee.

BILLY WEENS

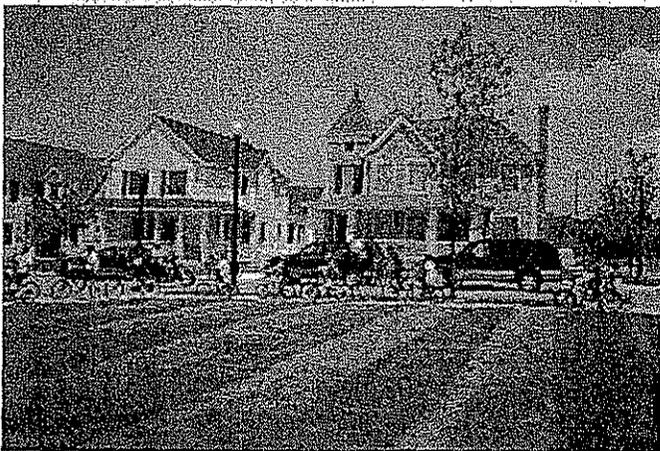
GROWING Smart

Open space preservation

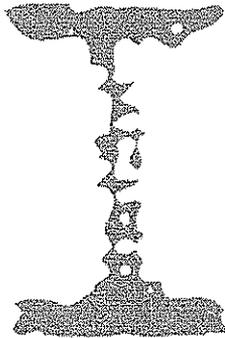
helps communities grow smart,
preventing the higher costs of unplanned development.

In the future, livable communities will be the basis for our competitiveness and economic strength. Our efforts to make communities more livable today must emphasize the right kind of growth—sustainable growth. Promoting a better quality of life for our families need never come at the expense of economic growth. Indeed, in the 21st century it can and must be an engine for economic growth.

—Vice President Al Gore



Slavic Village was designed to offer affordable housing and a public park. The development also has brought economic renewal to its Cleveland, Ohio, neighborhood.



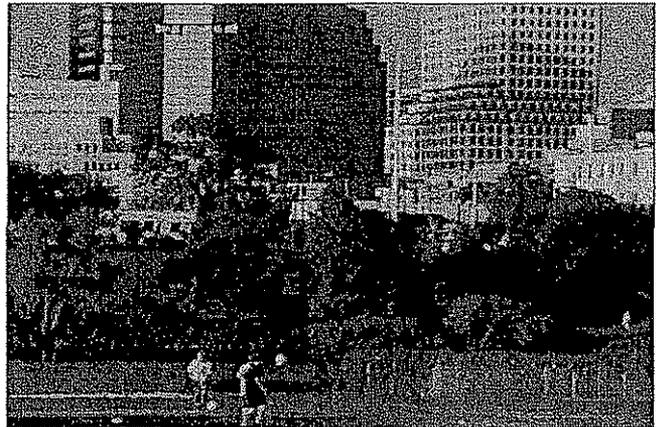
In many ways the 1990s were a great decade for Austin, Texas. Attracted by oak-covered hillsides and a relaxed, almost small-town, atmosphere, more than 800 high-tech companies have moved to the Austin region in recent years, swelling the local tax base. *Newsweek* recently dubbed Austin "the utopian workplace of the future," and *Fortune* has designated it the nation's new number-one business city.

However, this growth has not come without cost. Destructive urban sprawl has become a headline issue in Austin, where the population swelled from 400,000 to 600,000 in the last decade and where many residents fear that Austin's success carries the seeds of its own doom. A million people now live in the Austin metro area. Roads are clogged with traffic, air quality is in decline, sprawling development threatens drinking water, and the oak-dotted hillsides are disappearing beneath houses and shopping centers. In 1998, the Sierra Club ranked Austin the second most sprawl-threatened mid-sized city in America.¹

But even if Austin is one of the nation's most sprawl-threatened cities, it has also begun to mount an admirable defense. A 1998 Chamber of Commerce report recognized Austin's environment as an important economic asset worth protecting, and the city council has launched a smart growth initiative in an attempt to save the goose that lays the golden egg. The initiative includes regulatory changes in an attempt to encourage denser development patterns. It also includes efforts to protect open space. Over the last decade, Austin voters have approved over \$130 million in local bonds to help create parks and greenways and protect critical watershed lands.

Some of this money is going to the purchase of open space that will attract new residents to a 5,000-acre "desired development zone," says real estate developer and Austin City Councilmember Beverly Griffith. "We're identifying and setting aside the most sensitive, the most beautiful, the most threatened lands in terms of water quality, so the desired development zone will have a spine of natural beauty down the middle of it, and that will attract folks to live and work there."

"Planning for housing, open space, and recreation is what's going to enrich the desired development zone," Griffith says. "People will be able to work and live in the same area." ▶



ERIC SWANSON

Town Lake, Austin, Texas, is one of many greenspaces that makes the city an attractive place to live and work.

Planning for housing, open space, and recreation is what's going to enrich the desired development zone. People will be able to work and live in the same area.

—BEVERLY GRIFFITH
City Councilmember, Austin, TX



ERIC BEGGS

Beverly Griffith.

Asst. William Moorish

"Before increasing the density of a community we like to increase the intensity of nature," says William Moorish, director of the Design Center for American Urban Landscape at the University of Minnesota. Moorish cites an example from the Lake Phalen neighborhood of St. Paul, Minnesota, where a 1950s shopping center is being torn down to uncover a lake and wetland. Plans call for restoring the wetland as the centerpiece of a mixed-use neighborhood already served by infrastructure and mass transit.

Open space makes higher-density living more attractive, Moorish contends. Every community should provide infrastructure to its residents, and Moorish would expand the definition of infrastructure to include open space and a quality environment. Currently, the design of much urban infrastructure—roads, bridges, power lines, airports, water treatment plants—strips the richness of nature from communities. By preserving open space we fashion a richer, greener, more complex infrastructure that makes cities more appealing places to live. This, in turn, will reduce the pressure to bulldoze economically valuable farmland and natural areas on the urban fringe.

Many community leaders expect that the taxes generated by growth will pay for the increased costs of sprawl, but in many instances this is not the case.

► Smart Growth and Open Space

Austin is not alone in its efforts to protect open space as a way of supporting local economies and guiding growth into more densely settled, multiuse, pedestrian-friendly neighborhoods. Open space conservation is essential to any smart growth plan. The most successful higher-density neighborhoods—those most attractive to homebuyers—offer easy access to parks, playgrounds, trails, greenways and natural open space.

To truly grow smart a community must decide what lands to protect for recreation, community character, the conservation of natural resources, and open space. This decision helps shape growth and define where compact development should occur.

Many Americans believe that smart growth communities are more livable than are sprawling suburban neighborhoods. But accumulating evidence also suggests that smarter, denser growth is simply the most economical way for communities to grow. This is one reason that the American Planning Association, the U.S. Conference of Mayors, the National Association of Counties, and many business leaders are getting behind the smart growth movement.

Can conservation lower property taxes?

Does land conservation force a rise in local property taxes by removing land from the tax rolls?

The answer may be yes and no, according to a pair of 1998 studies by the Trust for Public Land. The studies examined the relationship between land conservation and property taxes in Massachusetts.

In fact, the study found, in the short term property taxes did rise after a land conservation project.

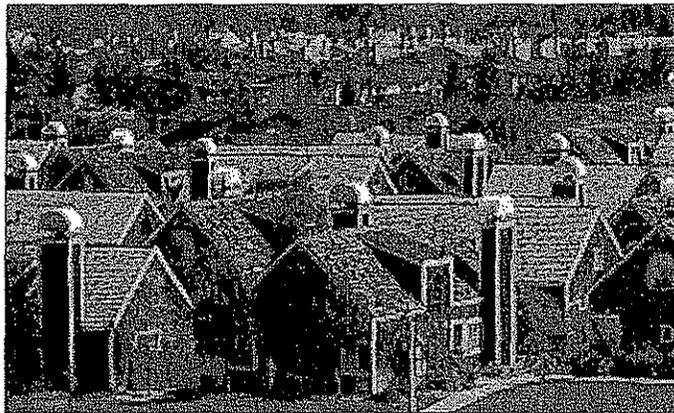
But in the long term, Massachusetts towns that had protected the most land enjoyed, on average, the lowest property tax

rates—perhaps because they had less development, which requires roads, schools, sewer and water infrastructure, and other services.

Every community is different, the report cautions; decisions about conservation must be informed by a careful analysis of tax consequences and broader community goals:

"The challenge when evaluating future investments is to strike a balance between what improves a community, what residents can afford and what is fair. Planning for both conservation and development is an important part of achieving that goal."²

Increased density saves in infrastructure costs and contains sprawl.



LARRY OERMAN

The Costs of Sprawl Outpace Tax Revenues

Sprawl development not only consumes more land than high-density development, it requires more tax-supported infrastructure such as roads and sewer lines. Police and fire services and schools also must be distributed over a wider area.

One study found that New Jersey communities would save \$1.3 billion in infrastructure costs over 20 years by avoiding unplanned sprawl development.³

Another predicted that even a modest implementation of higher-density development would save the state of South Carolina \$2.7 billion in infrastructure costs over 20 years.⁴ And a third found that increasing housing density from 1.8 units per acre to 5 units per acre in the Minneapolis/St. Paul area would slash \$3 billion in capital infrastructure costs over 20 years.⁵

Many community leaders expect that the taxes generated by growth will pay for the increased costs of sprawl, but in many instances this is not the case.

- In the island community of Nantucket, Massachusetts, each housing unit was found to cost taxpayers an average of \$265 a year more than the unit contributed in taxes. "Simply stated, new dwellings do not carry their own weight on the tax rolls," a town report concluded.⁶
- And in Loudoun County, Virginia—the fastest growing county in the Washington, D.C. area—costs to service 1,000 new development units exceeded their tax contribution by as much as \$2.3 million.⁷
- Studies in DuPage County, Illinois, and Morris County, New Jersey, suggest that even commercial development may fail to pay its own way. In addition to making its own demands on community resources, commercial development can attract costly residential sprawl.⁸

But do people want to live in clustered housing?

Many communities are saving money and land by encouraging—or even mandating—clustered housing.

In a typical clustered development, homes are built closer together on smaller lots and surrounded by protected open space or conservation land.

Clustered housing is cheaper for a community to service than houses on larger lots, largely because it consumes less land and requires shorter roads, shorter utility lines and less infrastructure of other types.

But do people really want to live in clustered housing?

A 1990 study attempted to answer this question for two communities in New England, where sprawl is rapidly overwhelming the original clustered development pattern of houses gathered around a village green and surrounded by farms, forests, and other open space.

Researchers used the rate of real estate appreciation as a measure of consumer demand for homes in two clustered developments in Concord and Amherst, Massachusetts. In both communities the average clustered home appreciated faster than comparable homes on conventional lots.

Clustered housing can allow a community to meet its land protection goals without endangering property values or the tax base while allowing construction of the same number of units, the report suggests.

"The home-buyer, speaking . . . through the marketplace, appears to have demonstrated a greater desire for a home with access . . . to permanently protected land, than for one located on a bigger lot, but without the open-space amenity."⁹

Ask Luther Propst and Chris Monson



DOMINIC OLDERSHAW

Luther Propst.

In eastern Pima County, Arizona, on the outskirts of rapidly growing Tucson, developers once wanted to build a 21,000-unit resort and residential community on the 6,000-acre Rocking K Ranch adjacent to Saguaro National Park.

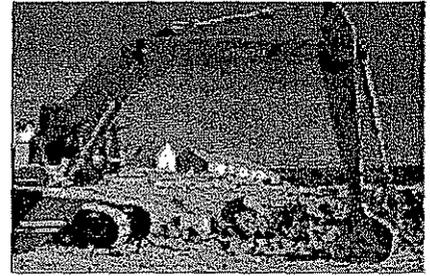
But the project was scaled back to 6,500 clustered units after opposition from the National Park Service and local environmentalists threatened to derail the development. As part of the agreement that allowed the development to proceed, the most biologically important land was set aside as open space. Two thousand acres has been sold to the National Park Service.

The rest of the property will be managed with input from Rincon Institute, a community stewardship organization supported by homeowners and businesses in the new development and visitors to the resort. The Institute conducts long-term environmental research, helps protect neighboring natural areas and conducts environmental education programs.

"Initially the developers were skeptical, but they now see that a legitimate commitment to conservation is good for marketing," says Luther Propst, director of the Sonoran Institute, which helped negotiate the arrangement.

The developer agrees. "People will pay a premium for an environmentally well-thought-out community," says Chris Monson, president of the Rocking K Development Corporation. "Sometimes less is more, so we increased densities, clustered housing, and preserved open space. We think this makes our development look attractive. It also makes the units easier to sell."

Loudoun County, Virginia, near Washington D.C., is under intense development pressure.



JEANNIE COUCH

► The Benefits of Land Conservation

Instead of costing money, conserving open space as a smart growth strategy can save communities money:

- Bowdoinham, Maine, chose to purchase development rights on a 307-acre dairy farm when research indicated that the costs of supporting the development would not be met by anticipated property revenues. "Undeveloped land is the best tax break a town has," concluded selectman George Christopher.¹⁰

- A study in Woodbridge, Connecticut, revealed that taxpayers would be better off buying a 292-acre tract than permitting it to be developed. "This town cannot afford *not* to buy land," wrote Robert Gregg, president of the Woodbridge Land Trust.¹¹

"Land conservation is often less expensive for local governments than suburban style development," writes planner Holly L. Thomas. "The old adage that cows do not send their children to school expresses a documented fact—that farms and other types of open land, far from being a drain on local taxes, actually subsidize local government by generating far more in property taxes than they demand in services."¹²

For this reason, even groups that usually oppose taxation have come to recognize that new taxes to acquire open space may save taxpayers money in the long run. "People are . . . beginning to realize that development is a tax liability for towns, not an asset, because you have to build schools and hire more police officers. And that makes property taxes go up," Sam Perilli, state chairman of United Taxpayers of New Jersey, an antitax group, told the *New York Times*.¹³

Keep On Ranchin'

Along the Front Range of the Colorado Rockies, communities from Fort Collins in the north to Pueblo in the south are racing to preserve the wide open spaces and quality of life that have attracted millions of new residents.

"A lot of employers move here for the climate, access to the mountains, the open space, and other quality of life issues," says Will Shafroth of Great Outdoors Colorado (GOCO), which funds open space projects using state lottery revenues. "But if we continue to develop and become a solid city between Fort Collins and Pueblo, we lose the very reason businesses come here to begin with. They're going to move off and find the next place, as they have in California and Florida and Texas and other places that have grown rapidly."

Larimer County, at the northern end of the Front Range, is typical. The county, which has been growing at 3.5 percent per year for the past 25 years, lost nearly 35,000 acres of farm and ranch land to development between 1987 and 1992.

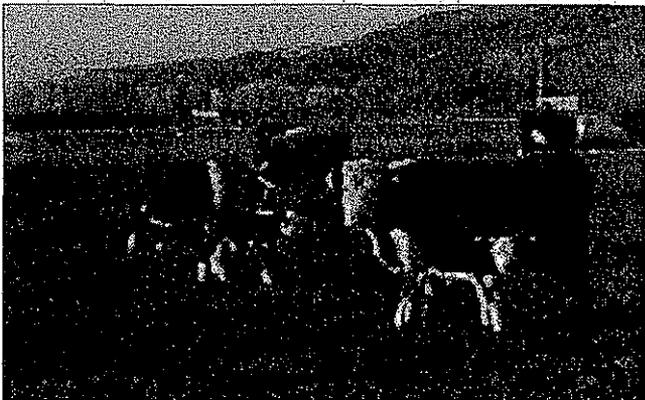
"There is strong concern that we not

allow our communities to grow together into one indistinguishable urban mass," says Tom Keith, chair of Larimer County's Open Lands Advisory Board, which was appointed by county commissioners to guide a new Open Lands Program.

Larimer County has taken several approaches to preserving its quality of life. In the early 1990s a committee appointed by the county recommended clustered rather than dispersed development on rural lands, and while the approach was not mandatory, 20 clustered projects were under way by 1997.

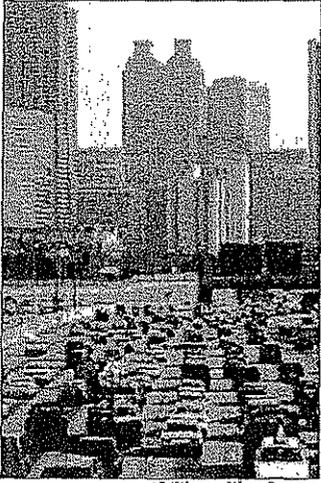
In 1995 Larimer County voters passed an eight-year, ¼ cent "Help Preserve Open Spaces" sales tax, which has brought in nearly \$18 million to date. The money will be used for the purchase of land or development rights to keep open lands open and to keep farms and ranches in agricultural use. Other support for the program has come from GOCO.

As of 1998, Larimer County had protected 7,000 acres of the open space on which its quality of life and prosperity depend.¹⁴



BILL GRAY

In Steamboat Springs, Colorado, TPL helped create an open space plan and supported a successful tax measure to protect working ranches.



AP/WORLD WIDE PHOTOS

Sprawl development has led to traffic problems in Atlanta, Georgia.

There is no greater risk to land values than unrestrained development.

—REAL ESTATE RESEARCH CORPORATION

New Jersey shows the way

- Number of open space bond acts approved by New Jersey voters, 1961-1995: **9**
- Funds for New Jersey's Green Acres land acquisition program generated by these bond acts: **\$1.4 billion**
- Expected additional amount of state open space funding approved by New Jersey voters, November 1998: **\$1 billion**
- Amount of open space these latest funds will help protect: **1 million acres**
- Approximate proportion of New Jersey's remaining developable open space this acreage represents: **50 percent**
- Number of New Jersey counties that passed open space funding measures in November 1998: **6**
- Of 21 New Jersey counties, the number that now have a dedicated source of open space funding: **16**
- Rank of New Jersey among states in population density: **1** ¹⁷

➤ **Livable Communities: A Long-term Investment**

In the long term, economic advantage will go to communities that are able to guide growth through land conservation and other smart growth measures. In some instances a community's bond rating may actually rise after it has shown it can control growth by purchasing open space.¹⁵

One 1998 real estate industry analysis predicts that over the next 25 years, real estate values will rise fastest in the smart communities that incorporate the traditional characteristics of successful cities: a concentration of amenities, an integration of residential and commercial districts, and a "pedestrian-friendly configuration."

But many low-density suburban communities will suffer lower land values because of poor planning, increasing traffic, deteriorating housing stock, and loss of exclusivity, the report predicts, concluding that "there is no greater risk to land values than unrestrained development."¹⁶

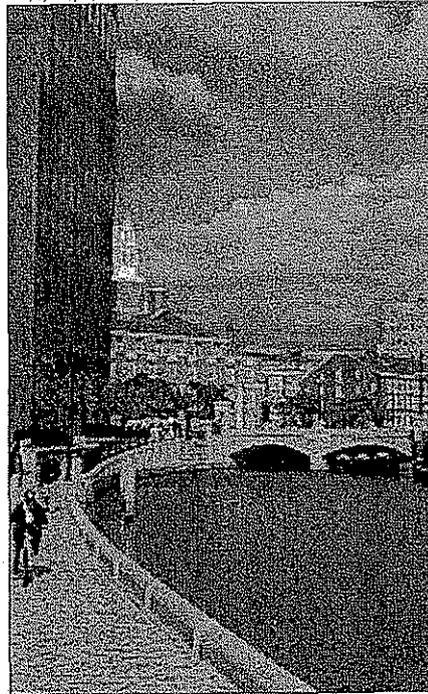
Attracting Investment

Parks and open space

create a high quality of life

that attracts tax-paying businesses

and residents to communities.



SUSAN LAPIDES

Providence, Rhode Island, plans a system of trails and greenways to bring growth and investment to the city.

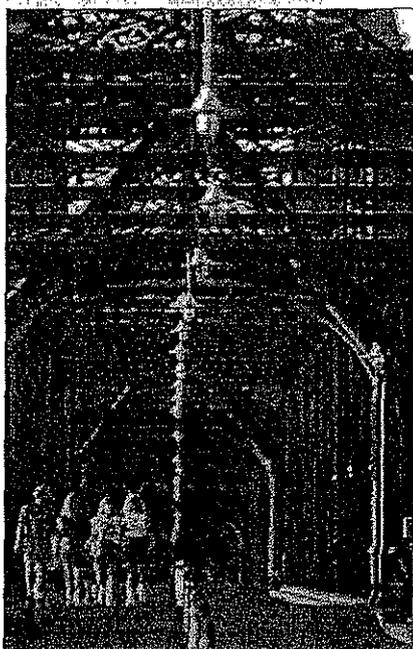
Open space pays

In 1967, Boulder, Colorado, became the first U.S. city to pass a dedicated sales tax to fund the preservation of open space. Today Boulder enjoys an open space treasury of more than 40,000 acres, much of it in a ring of greenbelts that offer uncluttered views of the city's signature Rocky Mountain backdrop.¹⁹

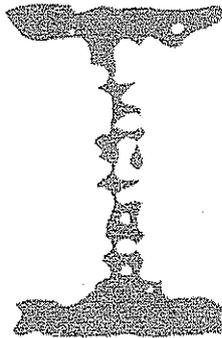
As early as the 1970s, it was already clear that Boulder residents would pay a premium to live near these open spaces, with their trails and stream corridors, and that the resulting increase in taxes would more than pay for open space protection. In one neighborhood, total property values increased by \$5.4 million after the greenbelt was built, generating \$500,000 per year in additional property taxes—enough to recoup the greenway's \$1.5 million purchase price in only three years.²⁰

Boulder's experience confirms what many communities have discovered: open space conservation is a one-time investment that can boost property values and swell tax coffers long after the land is paid for. And in survey after survey home buyers identify nearby open space and trails as among the top features in choosing a home.²¹

Chattanooga, Tennessee, is fueling an economic revival with parks and greenways. This pedestrian-only bridge crosses the Tennessee River.



BILLY WEEKS



In the early 1980s, Chattanooga, Tennessee, was suffering a deep economic recession. Eighteen thousand manufacturing jobs had been lost due to factory closure and relocation. Surviving factories, burdened with outdated equipment, pumped out a smog so thick that residents sometimes drove with their lights on in the middle of the day.

Faced with rising unemployment and crime, polluted air, and a deteriorating quality of life, middle-class residents began to leave the city, taking with them the tax base that had supported police, sanitation, road repair, and other municipal services. Departing residents explained that they were moving to the cleaner, greener, and safer suburbs. To lure them back, local government, businesses, and community groups decided to improve Chattanooga's quality of life by cleaning the air, acquiring open space, and constructing parks and trails.

Largely as a result of these efforts, Chattanooga today is alive with economic activity. Where once there were rusting factories, there are now green open spaces surrounded by a bustling commercial and residential district. Where the Tennessee River sweeps through the city, abandoned warehouses have given way to an eight-mile greenway, the centerpiece of a planned, 75-mile network of greenways and trails. A former automobile bridge across the river has been dedicated to pedestrian use, sparking economic revival on both sides of the river. Downtown, an IMAX theater now caters to Chattanooga residents and tourists, and a new Tennessee RiverPark surrounds the new Tennessee Aquarium, which has injected an estimated \$500 million into the local economy since opening in 1992.

In all, the environmentally progressive redevelopment of Chattanooga's downtown riverfront involved \$356 million in public and private investment. In the eight years between 1988 and 1996 the number of businesses and full-time jobs in the district more than doubled, and assessed property values went up over \$11 million, an increase of 127.5 percent. Over the same period, the annual combined city and county property tax revenues went up \$592,000, an increase of 99 percent.¹⁸

"We certainly have had a revival, and the city takes pride in the fact that we have received a lot of attention for this turn-



David Crockett.

Making the city more pedestrian-friendly is really what's bringing it back to life.

—DAVID CROCKETT
Chairman, Chattanooga City Council

around,” says David Crockett, chairman of the Chattanooga City Council and president of the Chattanooga Institute, which focuses on new ways of building communities. “There is a feeling not that we’ve arrived, but that we are on the right path—and ‘path’ is a good word for it,” Crockett says, “since our progress is closely linked to paths. People may point to some rightly celebrated projects, like the aquarium or the IMAX theater, but making the city more pedestrian-friendly is really what’s bringing it back to life.”

Ten years ago, Crockett found himself arguing for the importance of parks and open space to the city’s economic future. “People asked why we should spend money on walking paths and parks when we have schools that need money and roads to fix and we need to create more jobs. But now we have moved beyond thinking of those as tradeoffs. It is understood that we invest in all of those things. There is consensus that we will continue to add more parks, open space, and walking areas to the city.”

Give us land, lots of land

» Corporate CEOs say quality of life for employees is the third-most important factor in locating a business, behind only access to domestic markets and availability of skilled labor.²⁹

» Owners of small companies ranked recreation/parks/open space as the highest priority in choosing a new location for their business.³⁰

» Seventy firms that moved to or expanded within Arizona chose the state for its “outdoor lifestyle and recreation opportunities.”³¹

Land pays

» SALEM, OR: Land adjacent to a greenbelt was found to be worth about \$1,200 an acre more than land only 1,000 feet away.²²

» OAKLAND, CA: A three-mile greenbelt around Lake Merritt, near the city center, was found to add \$41 million to surrounding property values.²³

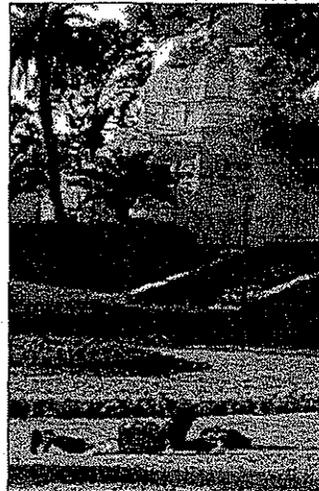
» FRONT ROYAL, VA: A developer who donated a 50-foot-wide, seven-mile-long easement along a popular trail sold all 50 parcels bordering the trail in only four months.²⁴

» SEATTLE, WA: Homes bordering the 12-mile Burke Gilman trail sold for 6 percent more than other houses of comparable size.²⁵

» DENVER, CO: Between 1980 and 1990, the percentage of Denver residents who said they would pay more to live near a greenbelt or park rose from 16 percent to 48 percent.²⁶

» DAYTON, OH: Five percent of the selling price of homes near the Cox Arboretum and park was attributable to the proximity of that open space.²⁷

» SAN FRANCISCO, CA: Golden Gate Park increases the value of nearby property by an amount of from \$500 million to \$1 billion, in the process generating \$5-\$10 million in annual property taxes.²⁸



Golden Gate Park,
San Francisco,
California.

WILLIAM FOOTE

Bank of America

In 1996 the Bank of America released "Beyond Sprawl: New Patterns of Growth to Fit the New California," a report about the effects of sprawl on California's economy. B of A had sponsored the report in partnership with the California Resources Agency, the Greenbelt Alliance, and the Low Income Housing Fund, but it was the involvement of the state's largest bank that lent the report particular credibility with businesspeople.

"Unchecked sprawl has shifted from an engine of California's growth to a force that threatens to inhibit growth and degrade the quality of our life," the report concluded. Among other costs, the report singled out the loss of farmland, the expense of supporting highways and other infrastructure in far-flung suburbs, and damage to the environment due to development pressure on remaining open land.³⁴

In 1998 a report by the Center for the Continuing Study of the California Economy confirmed the Bank of America findings. "Land Use and the California Economy: Principle for Prosperity and Quality of Life" highlighted planned growth, open space preservation and higher-density development as ways of preserving quality of life to attract businesses and workers. "A high quality of life is not just an amenity for California residents," the report states. "It is increasingly a key determinant in attracting workers in California's leading industries."³⁵

Critics warned that Portland, Oregon's urban growth boundary would stifle the economy. But the opposite has occurred.



PHOTO: PHIL SCHERMEISTER

Quality of Life:

The New Engine of Economic Growth

The revival of Chattanooga illustrates the new role of parks, open space, and quality of life in attracting residents, businesses, and economic activity to communities. The riverfront location that once drew factories to the city now makes its economic contribution by attracting tourists and new residents.

As the nation moves toward a mixed economy based on services, light industry, consumer goods, and new technologies, businesses and their employees are no longer tied to traditional industrial centers. Today, businesses are free to shop for an appealing location, and they clearly prefer communities with a high quality of life, including an abundance of open space, near-by recreation, and pedestrian-friendly neighborhoods.

Consider the case of Portland, Oregon, which in 1980 established an urban growth boundary that strictly limited development at the city's fringe. Critics warned that the boundary would stifle development and damage the region's economy. But instead, the number of jobs in the metropolitan area has increased by 57 percent. High-tech companies and industries sprang up inside the urban boundary. Hewlett-Packard, Intel, and Hyundai were among those companies attracted by forests, orchards, and creeks on the outskirts of a livable urban area. According to the *New York Times*, employers wanted to attract "educated workers who were as interested in the quality of life as a paycheck."

"This is where we are headed worldwide," maintained an Intel spokesman. "Companies that can locate anywhere they want will go where they can attract good people in good places."³²

Open Space for Quality of Life

Across the nation, parks and protected open space are increasingly recognized as vital to the quality of life that fuels economic health. For a 1995 poll, researchers from the Regional Plan Association and the Quinnipac College Polling Institute queried nearly 2,000 people from around the country about quality of life. The major elements cited as crucial for a satisfactory quality of life were low crime with safe streets and access to greenery and open space.³³

Maintaining a clear edge between town and country is the most simple and critical step counties and cities can take to retain the rural character that has been the source of our wealth.

—SIERRA BUSINESS COUNCIL

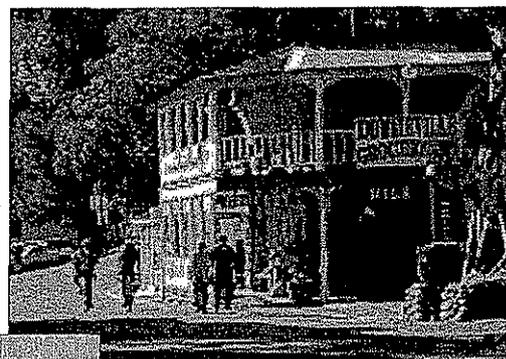
Real estate industry analysts confirm quality of life as a determining factor in real estate values and economic vitality. One 1998 industry report calls livability “a litmus test for determining the strength of the real estate investment market . . . If people want to live in a place, companies, stores, hotels, and apartments will follow.”³⁶

A 1996 report by Arthur Andersen consulting company found that mid- and high-level executives increasingly choose to work in locations that offer a high quality of life outside the workplace. Availability of quality education is of prime importance, Andersen reports. But not far behind comes recreation, along with cultural institutions and a safe environment. Proximity to open space is seen as an important benefit.³⁷

A survey of businesses in California’s Sierra Nevada Mountains cited nearby wildlands, open landscapes, and small-town charm as among the significant advantages of doing business there. “The quality of life in this region drives our economic engine,” says Tracy Grubbs, director of special projects for the 450-member Sierra Business Council. The council’s 1997 report concluded that “as the Sierra Nevada’s population grows, maintaining a clear edge between town and country is the most simple and critical step counties and cities can take to retain the rural character that has been the source of our wealth.”³⁸

“There are businesses that have decided to locate in communities because of the presence of a greenways system,” says Chuck Flink, president of Greenways, Inc., which helps communities plan these long, skinny parks. Flink points to Reichold Chemical Company, which brought 500 jobs to Research Triangle Park in Raleigh-Durham, North Carolina, and to Caterpillar, Inc., which located in Morgantown, North Carolina, after a 20-city search. “Both companies cited the presence of greenways as decisive factors in the location decision,” Flink says.

Nationwide, easy access to parks and open space has become a new measure of community wealth—an important way to attract businesses and residents by guaranteeing both quality of life and economic health.



SEAN ARSABI

The Sierra village of Downieville, California is a popular tourist destination.



SIERRA BUSINESS COUNCIL

The Sierra Business Council’s Tracy Grubbs.

Voters say, Just buy it!

More and more state, county, and municipal voters are deciding that the surest—and often the fairest—way to protect open space is to just buy it. Purchasing land or development rights as a way of guiding growth avoids expensive regulatory and legal battles while reimbursing landowners for the economic and other benefits the open space will bring the community.

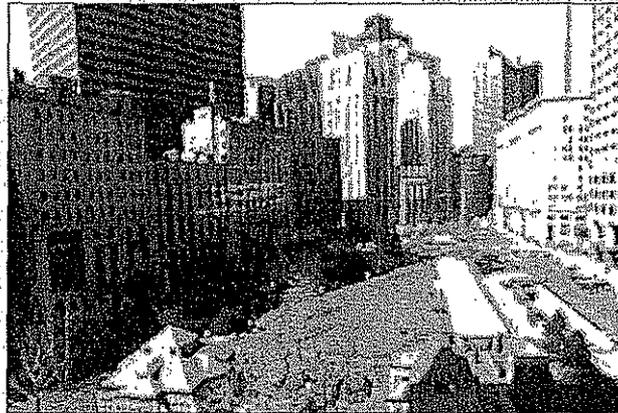
In November 1998, voters nationwide faced 240 state and local ballot measures concerning land conservation, parks, and smarter growth—and approved 72 percent of them. Many of these were funding measures that will trigger, directly or indirectly, more than \$7.5 billion in state and local funding for land acquisition, easement purchase, park improvements, and protection of historic resources.

Such successes show that voters are coming to understand that conservation and open space are investments, not costs. Recent ballot measures seeking funds for conservation and open space have received the highest rates of approval among ballot measures seeking approval for new capital expenditures.³⁹

Revitalizing Cities

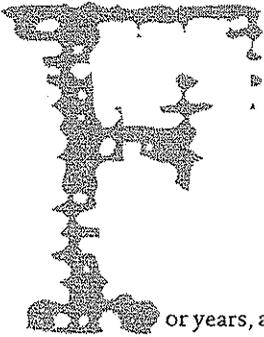
Urban parks, gardens, and recreational open space

stimulate commercial growth and
promote inner-city revitalization.



SUSAN LAPIDES

The Park at Post Office Square, on land formerly used for a parking garage, has become a magnet for new business investment in downtown Boston, Massachusetts. The garage is now underground.



For years, a two-acre parcel in the midst of Boston's financial district was occupied by an unsightly, 500,000-square-foot concrete parking garage. But in the early 1980s, at the urging of surrounding businesses, the city joined a unique public-private partnership to demolish the structure and create a privately funded underground garage covered by a graceful park. Today, the Park at Post Office Square features a spreading lawn, polished granite walls, teak benches, a 143-foot formal garden, a walk-through sculpture fountain, and a café. Each day as many as 2,000 people stream up the escalators from the garage to jobs in the surrounding high-rises.

"Post Office Square Park has changed Boston forever," wrote *Boston Globe* architecture critic Robert Campbell. "The business district used to be an unfathomable maze of street and building without a center. The park provides that center, and all around it, as if by magic or magnetism, the whole downtown suddenly seems gathered in an orderly array. It's as if the buildings were pulling up to the park like campers around a bonfire."

This rare open space in Boston's crowded financial district has boosted the value of surrounding properties while providing an elegant green focus to a crowded commercial area. The city receives \$1 million a year for its ownership interest in the garage, and \$1 million in annual taxes. After the construction debt is paid, ownership of the garage and park will revert to the city.⁴⁰

"The garage that formerly filled that block was really a negative," says architect and city planner Alex Garvin, who has written extensively on the role of open space in urban economies. "It simply wasn't attractive for a business to be located opposite a multistory parking structure." But with the parking relocated below ground and the park created on top, all that changed, particularly given that the park is not just decorative space but has become a popular gathering spot. "There's a café there," Garvin says. "You can sit in the park. It has become an attractive place where people want to be. And now that people want to be in the park, businesses want to be across the street from it and the value of that property goes up."

Ask Michael Groman

"The creation of quality open space in the neighborhood translates into a quality neighborhood," argues Michael Groman, manager of the Philadelphia Green Program of the Pennsylvania Horticultural Society.

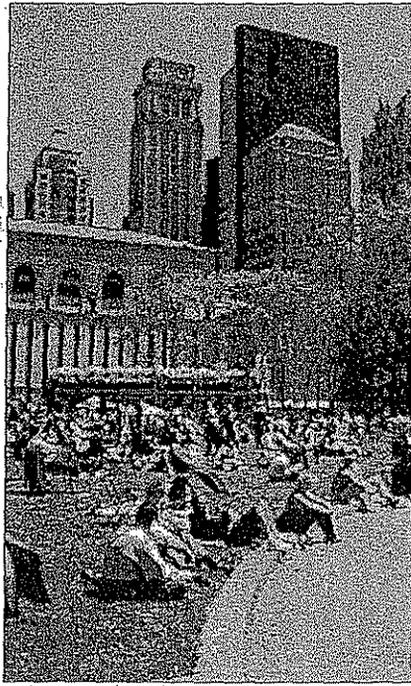
Recently, Groman's department has been taking a novel approach to neighborhood stabilization in Philadelphia's New Kensington neighborhood, where more than a thousand littered vacant lots were damaging property values and scaring away potential investors. Improper management of these properties was costing the community dearly, Groman says. "The idea was to try to reduce the drag that these vacant lots have on the community."

Working with the New Kensington Community Development Corporation (NKCDC), Groman helped launch programs to improve the visual appeal of the properties and transfer some of them to adjacent homeowners for a nominal sum. "Greening and managing vacant land is a primary component in community development work," Groman maintains. "Managing open space is not a luxury but rather a definite need."

It's as if the buildings were pulling up to the park like campers around a bonfire.

—ROBERT CAMPBELL
Boston Globe architecture critic
on the Park at Post Office Square

Bryant Park in midtown Manhattan is credited with increasing occupancy rates and property values in the surrounding neighborhood.



BRYANT PARK RESTORATION CORPORATION



BRYANT PARK RESTORATION CORPORATION

Dan Biederman is cofounder of the Bryant Park Restoration Corporation.

A similar story comes from New York City, where nine-acre Bryant Park, beside the New York Public Library, was neglected and run-down until the late 1970s. Today, after a five-year, \$9 million renovation, the park boasts attractive lawns, flower gardens, news and coffee kiosks, pagodas, a thriving restaurant, and hundreds of moveable chairs under a canopy of trees. On some days, more than 4,000 office workers and tourists visit this green oasis in the heart of Manhattan, and more than 10,000 people come for special events.⁴¹

The park, supported by city funds and by contributions from surrounding businesses, has spurred a rejuvenation of commercial activity along Sixth Avenue. Rents in the area are climbing and office space is hard to come by. In the next five-to-seven years, revenues from park concessions will permit repayment of construction debt and make the park economically self-sufficient. At that point the park will no longer need city funds, although it will continue to feed the neighborhood's economy.

Spartanburg goes for the green

In the late 1980s at the request of city government, the local Flagstar Corporation of Spartanburg, South Carolina, selected downtown instead of a suburban site for a new corporate office building. Because part of the goal was to revitalize the downtown area, Flagstar executives realized that a single office building would not do the trick, so a formal corporate plaza and a traditional downtown park with flower gardens, walkways, benches, and lawns were added as magnets for downtown renewal.

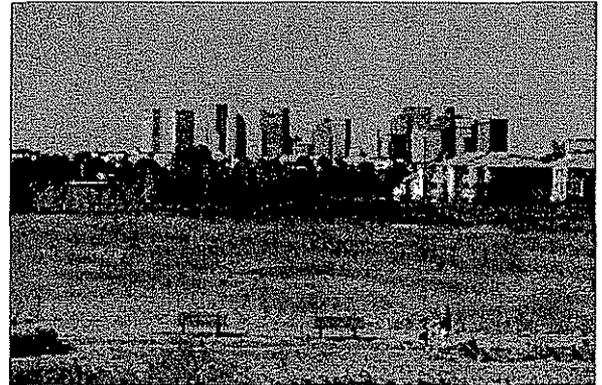
The result? By 1993, property values in the central business district had increased

325 percent over their 1983 value. Retail sales had also risen, with some downtown businesses reporting increases of as much as 100 percent. Residential rents in the area have more than doubled since creation of the redevelopment and park. In all, more than \$250 million in investment flowed into downtown Spartanburg between 1988 and 1996. In the fall of 1996, officials announced a \$100 million development proposal that includes a four-star hotel, a conference center, a golf course, an exhibit hall, and new office and residential development.⁴²

To Dan Biederman, who helped organize the Bryant Park effort, the lesson is clear. "If building owners and the agents help protect urban open space they will be more than paid back for their efforts, both in increased occupancy rates and in increased rent—all because their building has this attractive new front yard."

Similar projects are underway elsewhere:

- In East Boston, Massachusetts, plans are under way for a \$17 million, 6.5-acre park at the abandoned East Boston piers to serve as a locus of economic development along a new recreational waterfront. The new park offers playgrounds, gazebos, and views of downtown Boston.⁴³
- With the help of the Trust for Public Land, Santa Fe, New Mexico, recently acquired a 50-acre former rail yard—the last large undeveloped parcel downtown. The land will be used for a park and as a site for community-guided development.⁴⁴
- In Burlington, Vermont, a former 20-acre fuel tank farm will become a park on the Lake Champlain waterfront. Anticipating the economic benefits the park will bring, the city purchased an adjacent 25 acres as a reserve for future commercial development—land expected to appreciate as the park takes shape.⁴⁵

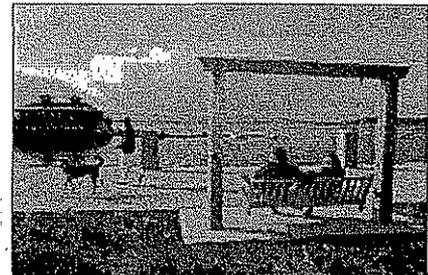


SUSAN LAPIDES



ERIC SWANSON

A greenway along the piers in East Boston, Massachusetts (above), a former rail yard in Santa Fe, New Mexico (left), and a lakefront park in Burlington, Vermont (below) are part of urban redevelopment efforts.



GLEN RUSSELL

Brownfields Payoff

One way to preserve valuable landscapes while accommodating a growing population is to redevelop previously used urban lands—sometimes known as "brownfields."

Even with the expense of environmental clean-up, a recycled parcel is often less expensive to develop than new land, because it is already serviced by roads, utilities, and other infrastructure. Brownfield development also limits the pressure to develop farms and other open space.

Since 1993 the U.S. Environmental

Protection Agency has been helping communities redevelop some of the nation's estimated 130,000 to 425,000 brownfield properties, and these projects are already showing economic benefit:

- » In Buffalo, New York, a 763,000-square-foot greenhouse on a former steel mill site produces up to 8 million pounds of hydroponic tomatoes each year and employs 175 workers.
- » In North Birmingham, Alabama, a reseller of industrial byproducts has established a facility where a steel mill once stood. The business—

which will create 30 jobs—is the first tenant in a 900-acre brownfields target area that may eventually bring as many as 2000 jobs to the economically depressed neighborhood.

- » In Emeryville, California, a hotel, office, and residential complex on former industrial property is expected eventually to generate as many as 10,600 new jobs. Future tenants include the biotechnology company Chiron Corporation, which will construct a 12-building, 2.2 million-square-foot campus over the next 20 years.⁴⁶

Bleeding housing with open space

Packaged together, affordable housing and open space can bring powerful changes to an urban neighborhood.

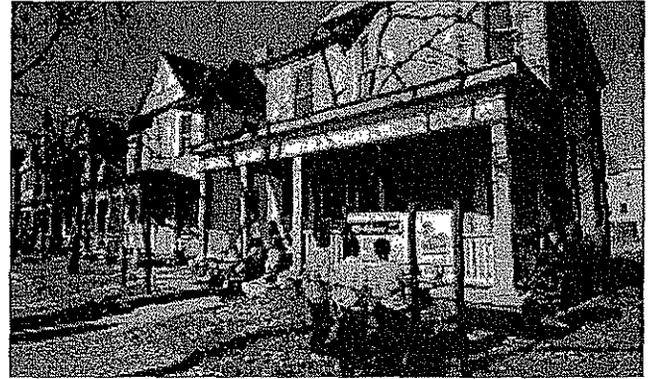
For years, the grounds of a former state mental hospital offered the only open space in the high-density Broadway neighborhood of Cleveland, Ohio. This lovely site in the midst of the city contained a strip of green along meandering Mill Creek, flowering meadows, and gently wooded hills. But even though residents could see this space, it was off-limits and patrolled by guards—fenced, contaminated, and littered with trash.

Residents were eager to see the site developed as a park, but the Cleveland Metro Parks Department balked at the idea of tearing down the buildings, arguing that the department was in the business of preserving and maintaining natural lands, not restoring already developed sites.

Eventually, the Broadway Area Housing Coalition (now known as Slavic Village Development) came up with a plan for the 100-acre site. The goals were to preserve the best of the open space and attract middle-class home buyers to an inner-city development. Planners also wanted to connect the open space to 45-foot Mill Creek waterfall—the tallest waterfall in Cuyahoga County—long blocked from public use by railroad tracks, bridges and buildings.

The mental hospital was torn down, and the contamination was cleaned up. A private housing development of 217 units is being developed on 58 acres of the land. Parkland totaling 35 acres will include the stream corridor and trails connecting to the waterfall. Houses along the park are selling as quickly as they are built, and entrepreneurs are leasing properties near the waterfall, which is expected to attract 40,000 to 50,000 visitors each year. Community residents are delighted at last to have access to open space.⁴⁷

The Martin Luther King, Jr. National Historic Site has brought stability and investment to its Atlanta, Georgia, neighborhood.



PETER BENEY

► Parks for Community Revitalization

American cities large and small are creating parks as focal points for economic development and neighborhood renewal. “Revitalizing public parks is a phenomenally cost-effective way to generate community economic development,” says Steve Coleman, a Washington, D.C., open space activist. “If you think of [a park] as an institution, it can be a site for job training, education, or cultural performances.”

Coleman has been active in revitalizing Washington’s secluded and long-neglected Meridian Hill Park, which stands on a hill with a distant view of the White House. In 1990, Coleman and his neighbors organized Friends of Meridian Hill to restore the park as a neighborhood asset. An Earth Day clean-up and celebration was held, complete with a blues concert. Park activists encouraged youth groups to schedule events in the park. Today, the restored park is frequented not only by residents, but by busloads of tourists who enjoy the multiethnic ambiance of the Meridian Hill neighborhood. Visitation has tripled, and many park visitors patronize local restaurants and retail businesses. Occupancy rates in surrounding apartment buildings have soared.

A similar story comes out of Atlanta, Georgia, where the expansion and restoration of the Martin Luther King, Jr. National Historic Site has sparked a revival of the African-American “Sweet Auburn” neighborhood. The Trust for Public Land—which began acquiring properties for the historic site in the early 1980s—recently acquired several more historic homes and demolished a dilapidated factory to provide land for the park. The improved site, with additional open space, has become a catalyst for community reinvestment. Crime is also down. Dozens of homes have been built or restored, and the site’s 500,000 annual visitors have bolstered neighborhood businesses.

None of this would have been possible without the investment in the national historic site, says real estate developer Bruce Gunter, who has developed nonprofit, low-income housing within the district. “The National Park Service is



CAROL COLLARD

Bruce Gunter.

there for the long haul," Gunter says. "People considering commercial or residential development can be confident that the benefits of the park aren't going to disappear."

Gunter and others are now planning a greenway park along the new Freedom Parkway, connecting the King Historic Site, the Jimmy Carter Presidential Center, and Atlanta's downtown. The park will contain bike trails, benches, and street lighting and will be what Gunter calls, "a real-life, honest-to-God, throw-a-Frisbee, get-a-drink-of-water, have-a-picnic kind of a park." Gunter and other businesspeople are helping to raise money for the park, which should boost property values and spur business along its length.

"This is pure market economics at work," Gunter says. "There are eight neighborhoods that surround this parkway, and they will all be strengthened. The whole point is to try to keep the middle-class families that are living there and to attract others. The park will be a real anchor for an in-town middle class."

Paul Grogan, former president of Local Initiative Support Coalition (LISC), a community development group in New York City, agrees that open space can play a crucial role in revitalizing low-income, inner-city neighborhoods. "Low-income neighborhoods are principally residential neighborhoods where the economics have gotten weak because of depopulation and disinvestment," Grogan says. "The key to restoring their economic vitality is restoring the residential vitality. The residents of such communities regard quality open space—parks, ball fields, and gardens—as vital to the health of their community."



ROBERT CADENA

The whole point is to try to keep the middle-class families that are living there and to attract others. The park will be a real anchor for an in-town middle class.

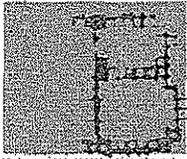
—BRUCE GUNTER
Atlanta real estate developer

Ask Frederick Law Olmsted

As early as the 1850s, landscape architect Frederick Law Olmsted justified the purchase of land for New York's Central Park by noting that the rising value of adjacent property would produce enough in taxes to pay for the park.

By 1864, Olmsted could document a \$55,880 net return in annual taxes over what the city was paying in interest for land and improvements. By 1873, the park—which until then had cost approximately \$14 million—was responsible for an extra \$5.24 million in taxes each year.⁴⁸

Community parks and gardens bring vitality to urban neighborhoods. Creston Avenue Community Playground, Bronx, New York.



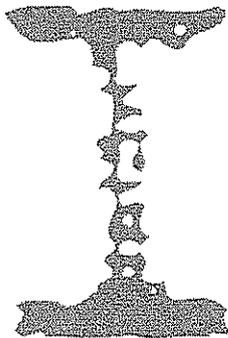
Boosting Tourism

Open space boosts local economies
by attracting tourists and
supporting outdoor recreation.



PHIL SCHERMEISTER

Rock climber in
Cantara, California.



In 1996, the Trust for Public Land helped add 17 acres to the Gauley River National Recreation Area in Nicholas County, West Virginia. The acquisition helped protect the river's water quality, wooded banks, and scenic canyon. But it was also driven by a bottom-line economic motive. Tourism is West Virginia's fastest growing industry, and whitewater rafting is one of that industry's fastest growing segments. Each fall whitewater rafters come to run a 24-mile scenic stretch of the Gauley River, pumping \$20 million into the local economy.⁴⁹ Elsewhere in West Virginia, rafting provides 1,000 seasonal jobs in Fayette County while contributing \$50 million to the local economies—mostly from the sale of videos, photos, T-shirts, cookbooks, food, and lodging.⁵⁰

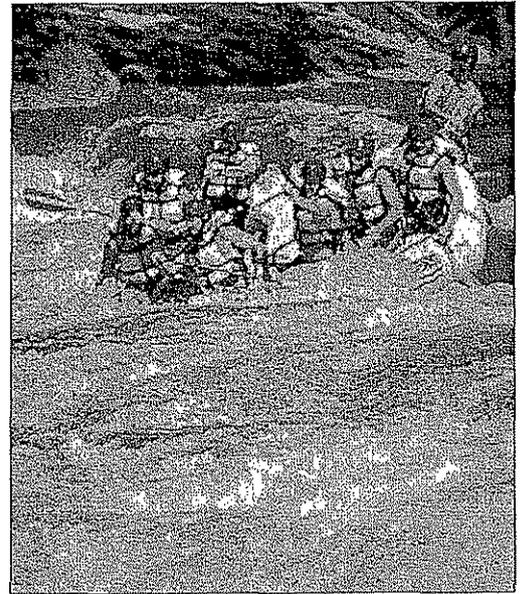
Across the nation, parks, protected rivers, scenic lands, wildlife habitat, and recreational open space help support a \$502-billion tourism industry. Travel and tourism is the nation's third largest retail sales industry, and tourism is one of the country's largest employers, supporting 7 million jobs, including 684,000 executive jobs. At present rates of growth, the tourism/leisure industry will soon become the leading U.S. industry of any kind.⁵¹

Outdoor recreation, in particular, represents one of the most vigorous growth areas in the U.S. economy. Much of this recreation is supported by public and private parks and open land. Popular outdoor recreational activities include hiking, camping, biking, birding, boating, fishing, swimming, skiing, and snowmobiling. According to the Outdoor Recreation Coalition of America, outdoor recreation generated at least \$40 billion in 1996, accounting for 768,000 full-time jobs and \$13 billion in annual wages.⁵²

Protecting Tourism and Recreation Resources

Where do Americans go for recreation? A poll for the President's Commission on Americans Outdoors found natural beauty and quality of view to be the most important criteria for tourists seeking outdoor recreation sites.⁵³

Recognizing this, many communities now work to attract tourists by protecting scenic views and vistas, moving utility wires underground, and preserving trees and historic build- ▶

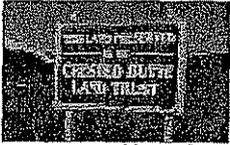


THOMAS R. FLETCHER

Whitewater rafting is an economic mainstay of West Virginia's rural communities. Gauley River National Recreation Area.

Across the nation, parks, protected rivers, scenic lands, wildlife habitat, and recreational open space help support a \$502-billion tourism industry.

In Land We Trust



WILLIAM POOLE

How interested are Americans in guiding growth and protecting quality of life? One striking measure is the increasing

number of local, state, and regional land trusts, grassroots nonprofit organizations that help communities conserve land—most often by purchasing or accepting donations of land or conservation easements.

According to the Land Trust Alliance, the number of land trusts jumped 63 percent, to more than 1,200, between 1988 and 1998, with the most dramatic growth coming in the Rocky Mountain states (160 percent), the Southwest (147 percent), and the South (118 percent).

In that same decade, land trusts conserved an area nearly the size of Connecticut, more than doubling the land protected by land trusts to 4.7 million acres.

Of that 4.7 million acres, 1.4 million are protected by conservation easement, by far the fastest growing land protection strategy of local land trusts. A conservation easement, sometimes called a "purchase of development rights," limits development on land. Depending on how the easement is written, it may also preserve such essential productive uses as farming, ranching, watershed protection, and recreation.

Land on which local land trusts hold conservation easements increased nearly 400 percent between 1988 and 1998. In Montana, where easements have become an important tool for protecting ranchlands, land trusts hold easements on more than a quarter million acres. New York land trusts hold easements on nearly 200,000 acres; Vermont land trusts on nearly 140,000 acres.

More than one million Americans are members and financial supporters of local land trusts. Land protected by local land trusts includes forests, wetlands, wildlife habitat, historic landscapes, farmland, and ranches.⁵⁶

*If you develop everything,
you destroy what people come
here to see.*

—BRUCE NOURJIAN
President, Stowe Land Trust

- In Stowe, Vermont—a popular resort and winter sports center—developers seeking building permits must guarantee preservation of scenic vistas and signature landscapes.

"People come to Vermont to see cows, pastures, green fields and meadows, so protecting open space is healthy for our local economy. If you develop everything, you destroy what people come here to see," says Bruce Nourjian, a sometime developer and president of the Stowe Land Trust, which over the past 12 years has protected over 2,500 acres in the Stowe Valley. In Stowe, Nourjian adds, most developers support land conservation, because they know that by preserving the area's rural character they are protecting the value of their investment.

The Value of Recreation on Federal Lands

Other communities benefit from tourism and recreation on nearby federal lands. The National Park Service estimates that in 1993 national park visitors contributed more than \$10 billion in direct and indirect benefits to local economies.⁵⁴ And recreation is the second largest producer of direct revenue from U.S. Forest Service lands—bringing in more than grazing, power generation and mining combined—and may account for as much as 74 percent of the economic benefit from these lands when indirect contributions are taken into account.⁵⁵

Many towns that traditionally have depended on logging, mining, and other extractive industries on public lands are now working to bolster local economies by attracting tourists.

Wildlife watchers spent \$29.2 billion on trips, equipment, and other expenditures in 1996, according to the U.S. Fish and Wildlife Service.



CAROLYN FANNON



JEFF CLARKE

In Berlin, New Hampshire—a paper mill town adjacent to the White Mountains National Forest, which attracts 6 million visitors each year—environmentalists and businesspeople are conducting “moose tours,” and planning excursions that explore the history and heritage of the paper and pulp industry. Tourists would learn how trees are grown and harvested, and they would visit a paper mill and a model logging camp to understand what life was like when the local Androscoggin River was filled with logs on the way to the mill.

“We want to nurture the constituency that sees the economic value in conserving natural resources, because we think that will lead to more conservation,” says Marcel Polak, who explores alternative business opportunities that promote conservation efforts for the Appalachian Mountain Club (AMC) in the upper Androscoggin Valley.⁵⁷

For such programs to succeed it is essential to protect forestlands across a broad swath of New York and New England. These forests have supported communities for generations, but global competition has weakened the forest products industry, and many timber companies seek to sell land for development. Unfortunately, the most desirable land for second homes and other development is also the most important for wildlife habitat and recreation.

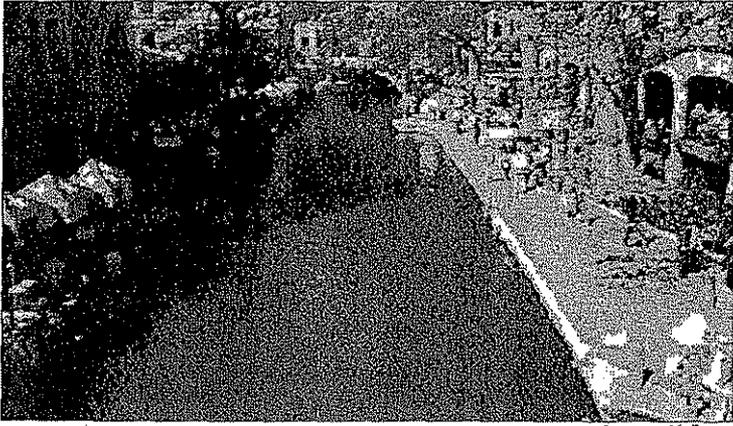
Open space brings billions to New Hampshire

- Estimated annual value of open space to the economy of New Hampshire: **\$8 billion**
- Approximate fraction of the state's total economy this amount represents: **25 percent**
- Number of jobs supported by New Hampshire's open space: **100,000**
- Annual contribution of open space to state and local taxes: **\$891 million**
- Fraction of all state and local tax receipts this contribution represents: **35 percent**⁵⁸

Preserving open space is key to protecting the rural character that attracts people to Stowe, Vermont.

State land protection programs

- Amount that Maryland's Rural Legacy Program will spend to preserve farms and other rural open space in the next five years: **\$70 million to \$140 million**
- Amount of land that will be protected by these funds: **50,000-75,000 acres**
- Amount of land conserved over the past ten years with funds from Florida's Preservation 2000 Program: **1 million acres**
- Proportion of voters that approved an extension of the Preservation 2000 Program in November 1998: **70 percent**
- Annual amount from state lottery proceeds that Oregon voters set aside to purchase river corridors, watersheds and wetlands, and native salmon habitat in November 1998: **\$45 million**
- Proportion of Oregon voters approving this investment: **67 percent**
- Minimum annual amount set aside by the North Carolina legislature for dedicated Clean Water Management Trust Fund: **\$30 million**
- Amount granted for land conservation projects from the North Carolina Clean Water Trust Fund since its inception in 1997: **\$36 million**⁵⁹



LAURA A. McELROY

The San Antonio Riverwalk is the most popular attraction in the city's \$3.5-billion tourist industry.

Remember the Riverwalk

In the early 1900s, engineers in San Antonio, Texas, planned to bury the San Antonio River to prevent recurrent flooding. But citizens envisioning a riverfront park stopped the project.

Eventually a channel was cut, and flood-gates were added to control flooding. Trees and shrubs were planted, and a mile and a half of walkways were added along the shore. Stairways connected the walkways to city streets, and 21 pedestrian bridges spanned the river. Riverside buildings, which had long faced away from the waterway, were given new entrances facing the park.

Created for \$425,000, the park has been enlarged twice, including the addition of new canals and walkways. Today, Paseo del Rio is lined with outdoor cafés, shops, bars, art galleries, and hotels—an irreplaceable retreat for city residents and workers. The Riverwalk has also overtaken the Alamo as the single most popular attraction for the city's \$3.5-billion tourist industry.⁶⁵

“The lake frontage, river frontage, hillsides and ridges—those are the places people want to build homes,” says Tom Steinbach, the AMC's director of conservation. “But if communities don't preserve these lands, they will lose their future economic base.”

The Impact of Trails and Wildlife Tourism

Hiking and biking trails can also stimulate tourism. Each year 100,000 people come to ride the famous Slickrock Mountain Bike Trail near Moab, Utah. The trail generates \$1.3 million in annual receipts for Moab, part of \$86 million spent by visitors to nearby desert attractions that include Arches and Canyonlands National Parks. In 1995, tourism in Moab supported 1,750 jobs, generated nearly \$1.7 million in taxes, and accounted for 78 percent of the local economy.⁶⁰

Trails along former railroad corridors also pay handsome dividends. In recent years the federal government has invested more than \$300 million in more than 9,500 miles of rail trails in 48 states, and this investment is already paying off.⁶¹ For example, in Dunedin, Florida, store vacancy rates tumbled from 35 percent to zero after the Pinellas Trail was built through town beginning in 1990.⁶² In 1994 the Maryland Greenway Commission authorized a study of the 20-mile Northern Central Rail Trail near Baltimore. Researchers found that whereas the trail cost \$191,893 to maintain and operate in 1993, that same year it returned \$304,000 in state and local taxes.⁶³ In another study, the National Park Service found that three rail trails—in Iowa, Florida, and California—contributed between \$1.2 million and \$1.9 million per year to their home communities.⁶⁴

Natural open space supports fishing, hunting, and other wildlife-based tourism. Sport fishing alone boosted the nation's economy by \$108.4 billion in 1996, supporting 1.2 million jobs and generating household income of \$28.3 billion.

*At present rates of growth, the tourism/
leisure industry will soon become the leading
U.S. industry of any kind.*

—NATIONAL PARK SERVICE

Sport fishing added \$2.4 billion to state tax coffers—nearly 1 percent of all state tax receipts—while contributing \$3.1 billion in federal income taxes.⁶⁶ Another \$85.4 billion is generated for the U.S. economy each year by people who feed birds or observe and photograph wildlife.⁶⁷

Funding Resources for Tourists

Recognizing the connection between open space and tourism, some communities have begun taxing tourists to raise funds for park and open space preservation. In 1985 the Montana legislature authorized some small communities that derive a large portion of their income from tourism to levy a sales tax of up to 3 percent on tourist-related goods and services to pay for infrastructure and tourist services, including parks and recreational services. Using receipts from this tax, the town of Whitefish, Montana is building a bike path.⁶⁸

Flagstaff, Arizona, is another community that supports parks and land acquisition using funds generated by tourists. Two million tourists visit this community of 50,000 people each year, attracted by nearby Indian ruins, skiing, national forests and Grand Canyon National Park. In 1988, the city passed a 2 percent “bed, board, and booze” tax (known locally as the BBB tax), which currently raises \$3.3 million each year. A third of the money goes to city park improvements, and an additional portion goes to city beautification and land acquisition. The funds are helping to build a 27.5-mile urban trail system connecting neighborhoods, commercial areas, and national forest lands.⁶⁹

As travel and tourism swells to become the nation’s leading industry within the next few years, communities from coast to coast are coming to see their parks and open lands in a new light. Long appreciated as resources for residents, increasingly they are being appreciated for their attraction to visitors and as economic engines for the next millennium. ■

In 1996, sport fishing contributed \$7.1 billion to California’s economy. East Walker River, Bridgeport, California.

**Recreation =
Fun + Profit**

- ▶ Annual contribution of river-rafting and kayaking to the economy of Colorado: **\$50 million**⁷⁰
- ▶ Amount outdoor recreation adds to the economy of Arkansas each year: **\$1.5 billion**⁷¹
- ▶ Amount of this figure contributed by canoeing: **\$20.1 million**⁷²
- ▶ Amount spent by Americans on the purchase of canoes and kayaks in 1996: **\$99.1 million**⁷³
- ▶ Amount spent on hiking footwear each year: **\$374 million**⁷⁴
- ▶ Contribution of sport fishing to the economy of California in 1996: **\$7.1 billion**⁷⁵
- ▶ Annual value of hunting, camping, fishing, and horseback riding on federal Bureau of Land Management lands: **\$376 million**⁷⁶
- ▶ Annual value of sport fishing on U.S. Forest Service land: **\$1.2 billion**⁷⁷
- ▶ Rank of recreation among all economic activities on U.S. Forest Service lands: **278**
- ▶ Visits to national wildlife refuges in 1995: **27.7 million**⁷⁹
- ▶ Revenue of local businesses from these visitors: **\$401 million**⁸⁰
- ▶ Income from the 10,000 jobs supported by these visitors: **\$162.9 million**⁸¹



PHIL SCHERMEISTER

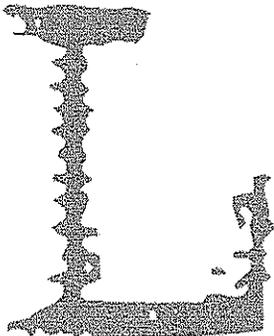
Protecting Farms and Ranches

Protecting agricultural lands

safeguards the future of
farming economies and communities.



CARDLYN FANNON



located in rolling, coastal hills north of San Francisco, the dairy farm of the Straus Family Creamery occupies some of the potentially most valuable land in California. In the 48 years that Ellen and Bill Straus have owned their Marin County farm, they have seen other farms give way to development up and down the California coast. "But we think farming is important, and we love this land," Ellen Straus says. So the couple has turned down many lucrative offers for the land and hopes to pass the farm on to their children.

To protect her land, Ellen Straus became an open space advocate. In 1980, Straus cofounded the Marin Agricultural Land Trust (MALT), established with the help of the Trust for Public Land. MALT and other agricultural land trusts use public or donated funds to purchase the development rights to agricultural land. The purchase of development rights reduces the taxable value of the land so that a family can afford to keep it in agriculture. The purchase reimburses the farmer for the economic benefit the open land brings to the community. Some farmers use the funds to buy new equipment or upgrade the farm.

Using such techniques, MALT has helped protect 38 farms, totaling more than 25,000 acres of agricultural open space in Marin County since 1980—including the 660-acre Straus farm, which has since become the first organic dairy and creamery west of the Mississippi.⁸²

In addition to protecting farms, vistas, and the character of rural communities, MALT's work has protected an irreplaceable economic asset. Marin County generated more than \$57 million in agricultural production in 1997, including \$35 million in milk and other livestock products. Two decades after Marin County pastures were first threatened by encroaching development, milk remains the county's most important agricultural product.⁸³



STEVEN SAMUELS

Conservation easements safeguard Marin County, California ranches from development. The county, which adjoins San Francisco, generated \$57 million in agricultural products in 1997.

Fresno's Choice

Fresno County, in the heart of the fertile San Joaquin Valley of California, is the nation's top producing agricultural county, generating \$3.3 billion in gross agricultural revenues each year. But if current development patterns continue, the county's population is expected to triple over the next 40 years, consuming nearly 20 percent of agricultural land.

In response, farm and business groups have formed the Growth Alternatives Alliance to work against farmland loss. In a 1998 report, "A Landscape of Choice: Strategies for Improving Patterns of Community Growth," the Alliance proposed a plan that would direct development away from valuable farmland and into somewhat denser, mixed-use, pedestrian-friendly neighborhoods in existing communities.

According to the report, "Each acre of irrigated agricultural land should be considered a factory that produces between \$6,000 to \$12,000 per year for the local economy. The loss of even 1,000 acres of agricultural land can remove as much as \$15 million from our local domestic product."⁸⁴



EVAN JOHNSON

Productive farmland is being lost to development at a rate of 50 acres every hour. Sonoma County, California.

Let them eat sprawl?

A recent report by the U.S. Department of Agriculture documents the loss of U.S. farmland. During 1992-1997, the report found, nearly 14 million acres of farmland were taken out of production—nearly 320 acres every hour.⁸⁶

Reaction to the report singled out sprawl development as a prime culprit.

"There's a market force at work that makes it more and more difficult for the farmer," banker Jim Kommertzheim told Kansas's *Wichita Eagle*. "Demand for land for home development increases the price to the point where a farmer can't afford to buy it for agricultural production."⁸⁷

Scott Everett of the Michigan Farm Bureau also blamed urban sprawl for driving up the price of farmland. "Once the erosion of our land base begins to affect production," he said, "you're never going to be able to turn it around."⁸⁸

The Value of Endangered Farmland

The nation's farms and ranches are often referred to as "working landscapes" because of the food and fiber they produce. The best of these lands are literally irreplaceable, their agricultural productivity the result of geologic and climatic factors that cannot be reproduced. Even though they also have value as developable land, their highest economic use derives from their long-term productivity as farms and ranches.

"If agriculture is going to be a vital part of a community or valley or region, then it's vitally important that a critical mass of farmland be permanently protected," says Ralph Grossi, president of the American Farmland Trust (AFT), which works to preserve the nation's farmland.

American agriculture is an industry of great value. According to the U.S. Department of Agriculture, farm receipts reached a record \$202.3 billion in 1997, generating approximately \$50 billion in farm income that was cycled through local communities. That same year the U.S. exported \$57 billion in agricultural products, which accounted for a \$21 billion balance-of-trade surplus for such products.

Unfortunately, the land that supports this valuable industry faces increasing pressure from suburban growth and second-home development. The AFT estimates that 13 million acres of open land were converted to urban uses between 1982 and 1992. Of this, 32 percent—4.2 million acres—was prime or unique farmland. During these years, prime farmland was lost to development at the rate of nearly 50 acres every hour.⁸⁵

"Farms are often the most stable part of the local economy," says AFT's Ralph Grossi. "They have been passed down for generations and tend to stay put rather than move around as other jobs and businesses do. Agriculture lends economic stability to a community, providing a net inflow of dollars—year in, year out—from the sale of agricultural products."



RICK TANG

Ralph Grossi.

If agriculture is going to be a vital part of a community or valley or region, then it's vitally important that a critical mass of farmland be permanently protected.

-RALPH GROSSI
President, American Farmland Trust

Lands under the most imminent threat of development produce 79 percent of the nation's fruit, 69 percent of its vegetables, 52 percent of its dairy products, 28 percent of its meat, and 27 percent of its grain. AFT estimates that if present trends continue, by 2050 farmers and ranchers could be required to produce food for 50 percent more Americans on 13 percent less land, and that the nation might eventually become a net food importer.⁸⁹

Protecting Ranchlands

In the West, where "wide open spaces" aren't as wide or as open as they used to be, communities are scrambling to protect land that supports the economic engines of ranching, tourism, and business growth. The West has experienced explosive growth in recent decades. As land values rise, ranching families are pressured to sell what is often a region's most beautiful and productive lands for development. Typically, a family may be forced to sell to finance education or retirement or to pay crushing inheritance taxes on steeply appreciating property. As a result in some areas, open range is fast disappearing. As fences go up, the health of the grasslands is compromised and wildlife corridors are cut.

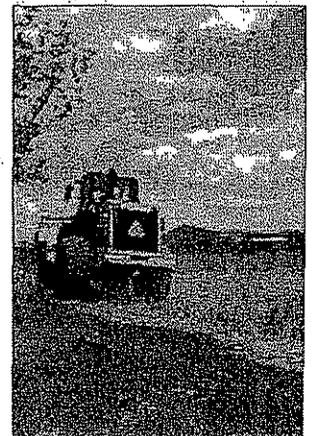
Although communities across the West are working to preserve ranches, activity is particularly intense in Colorado, which is losing 90,000 acres of ranchland each year.⁹⁰ In 1992, the state launched Great Outdoors Colorado (GOCO), a grants program funded by state lottery revenues that supports wildlife preservation, recreation programs, and open space acquisition. Since 1994, GOCO has awarded \$145 million in grants to state agencies, counties and municipalities, park and recreation districts, and nonprofit land conservation organizations. Of these funds, \$35 million helped protect more than 60,000 acres of open space.⁹¹

Attaching your PDRs

States and communities use several techniques to help keep farmland and ranchland in agriculture. In some instances farmland may be taxed at a special lower rate so long as it is used for farming. But states and communities are increasingly purchasing the development rights to agricultural land and restricting this land to farm, woodland, or other open space use.

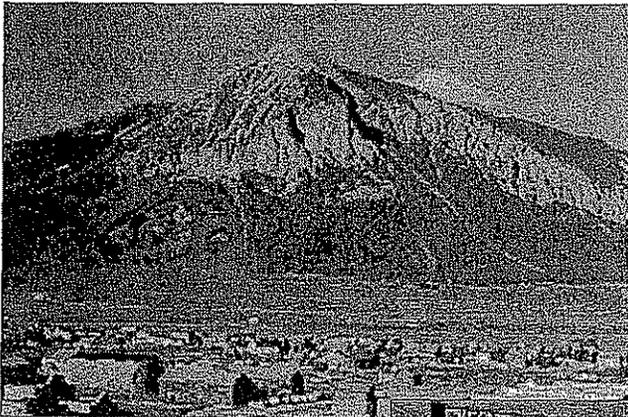
Purchase-of-development-rights (PDR) programs began on the East Coast and have since spread across the country. Fifteen states and dozens of county and municipal governments now sponsor PDR programs, with funds for some transactions coming from both state and local sources. State PDR programs alone have protected more than 470,000 acres.

Maryland, among the first states to launch a PDR program (in 1977), has protected nearly 140,000 acres of farmland. Other states with major PDR programs include Vermont, New Jersey, Massachusetts, and Connecticut.⁹²



Traverse City, Michigan's orchards are losing ground to development.

TERRY W. PHIPPS



ERIC SWANSON

Recreation and tourism bring both dollars and development. Gunnison County, Colorado, and other rural communities are trying to balance growth and their traditional way of life.

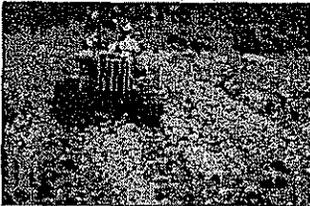


DAVID HARP

Local land protection efforts are also under way in several rural Colorado counties that are threatened by development. In Gunnison County, home to the Crested Butte ski resort and mountain bike center, efforts have focused on preserving a critical mass of ranchland, especially private land that offers access to summer grazing allotments on U.S. Forest Service land. These lands also provide habitat for wildlife that attracts tourists, hunters, and anglers. Hunting and fishing alone contribute more than \$62 million each year to the Gunnison County economy.⁹³

Ranchlands and Tourism

Ranchland protection also helps safeguard the tourist economy by preserving the vistas and open landscapes tourists love, says Will Shafroth, executive director of GOCO, which has channeled more than \$2.5 million of state lottery funds into



MICHAEL K. NICHOLS

Higher density development could protect farmland and save billions in tax dollars in California's Central Valley.

Saving a billion dollar breadbasket

Each year, urban sprawl consumes 15,000 acres of farmland in the Central Valley of California, the nation's most productive agricultural region. At current growth rates and development patterns, the valley's \$13 billion in annual production will be slashed by \$2.1 billion a year by 2040—a reduction equivalent to the current agricultural production of New York, Virginia, Oregon, or Mississippi.

A 1995 study for American Farmland Trust examined two growth scenarios for the Central Valley. In one, development continued at its current density of three dwelling units per acre. In the other scenario, this rate of growth was doubled, to six dwelling units per acre. Among the study's findings are the following:

- ▶ Compact, efficient growth would slash farmland conversion in half between now and the year 2040.
- ▶ While agricultural sales and related economic benefits would decline under both growth scenarios, compact growth would reduce this loss by more than half, saving communities \$72 billion by 2040.
- ▶ Farmland protection and efficient growth would save 21,500 jobs, equivalent to the number of civilian jobs lost in California during the recent round of military base closings.
- ▶ Because low-density growth costs governments more to service than does high-density development, farmland protection and efficient growth could save Central Valley taxpayers \$1.2 billion each year.⁹⁴

In Colorado communities lacking a land protection program, 63 percent of survey respondents wanted one; in communities that already had a program, 81 percent approved of it.

the purchase of agricultural easements in Gunnison County. "Surveys tell us that the people who come to Crested Butte to ski in the winter and mountain bike in the summer place a very high value on open space," Shafroth says. "They leave the airport and they don't have to drive through subdivision after subdivision to get to the ski area. Some ski areas may have great skiing, but their surroundings are less interesting because they're completely paved over."

GOCO's efforts in Gunnison County have been in cooperation with the Gunnison Ranching Legacy Project, a local group dedicated to ranchland preservation.⁹⁵ Other funding for land protection has come from county and local sources. In 1991, Crested Butte began collecting a real estate transfer tax that has raised more than \$1.5 million for open space conservation, and in 1997 county residents passed a dedicated sales tax to fund open space protection.

In addition, more than 100 Crested Butte merchants collect an informal 1 percent sales tax and donate the money to the Crested Butte Land Trust and the Gunnison Ranching Legacy Program. The idea for this voluntary customer donation was generated by the merchants themselves. The donation program raised an estimated \$100,000 for land protection in 1998. Working together, the town of Crested Butte and the Crested Butte Land Trust have helped protect more than 1,000 acres around their mountain community. "There're just a lot of people in this town that really value open space," says town planner John Hess.

Throughout Colorado, 29 counties and municipalities levy taxes or have approved bonds to fund the protection of agricultural lands and other open space, and the number is growing. An October 1998 poll of 600 randomly selected Colorado residents found strong approval for local land protection programs. In Colorado communities lacking a land protection program, 63 percent of the respondents wanted one; in communities that already had a program, 81 percent approved of it.⁹⁶ In Colorado—as across the nation—communities are recognizing that once farms, ranches, and other open space are gone, the economies they support are lost forever. ■

Farms Keep Taxes Lower

» More than 40 studies from 11 states have found that farms can save communities money by contributing more in taxes than they demand in tax-supported services.

Examples include:

* » Hebron, CT: Farms required \$0.43 in services for every dollar they generated in taxes. In contrast, residential properties required \$1.06 in services for every dollar contributed in taxes.

» Minneapolis-St. Paul, MN: In three nearby rural communities, farms drew an average of \$0.50 in services for every tax dollar paid. Residential properties required an average of \$1.04 in services for every tax dollar.

» Dunn, WI: Farms required \$0.18 cents in services for every tax dollar; residential development cost taxpayers \$1.06 for every tax dollar collected.⁹⁷

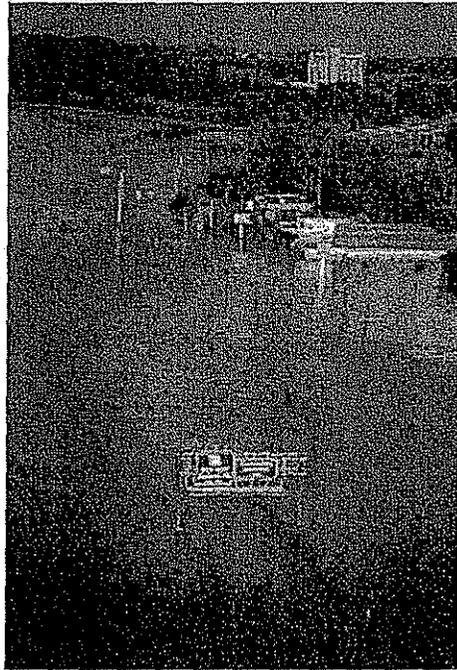


SUSAN LAPIDES

TPL helped save the last working farm in Billerica, Massachusetts, from development as a discount chain store.

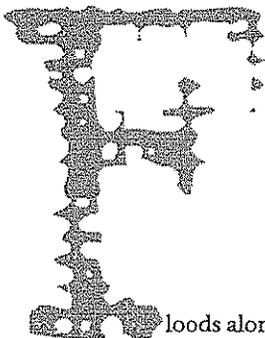
Preventing Flood Damage

Floodplain protection offers a
cost-effective alternative to
expensive flood-control measures.



RICHARD DAY/DAYBREAK IMAGERY

Inappropriately sited
development costs bil-
lions in flood damage.
Alma, Illinois.



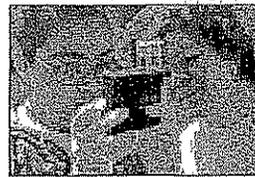
loods along Northern California's Napa River have caused an average of \$10 million in property damage each year since 1960. It's not that engineers haven't tried to control the river's rages. Like many rivers, the Napa River—which flows through the famous Napa Valley wine-growing region—has been dredged and channeled. Levees have been built, and the river's banks have been fortified with concrete. Still, seasonal floods have wreaked havoc on lives and property and threatened to disrupt the valley's lucrative tourist trade.

But in 1998, Napa County voters approved funding for a radical new river-management plan. Instead of trying to control the river, the engineers will let it flow, and 500 acres of floodplain will be acquired to accommodate winter rains. Bridges will be raised, some levees will be lowered, and 17 homes in the floodplain will be purchased and demolished, as will several businesses and a trailer park. The estimated cost: \$160 million to "fix" a river that has done \$500 million in flood damage since 1960.⁹⁸

According to the U.S. Army Corps of Engineers, flood damages in the U.S. average \$4.3 billion each year.⁹⁹ But a protected floodplain contains no property to be damaged and acts as a permanent "safety valve" for flooding, reducing destruction to developed areas downstream. A 1993 study by the Illinois State Water Survey found that for every 1 percent increase in protected wetlands along a stream corridor, peak stream flows decreased by 3.7 percent.¹⁰⁰

Communities across the nation are learning that building in floodplains is an invitation to disaster, despite expensive dike and levee systems that simply increase flooding farther downstream. Expense piles on expense as residents and businesses demand costly drainage improvements, flood control projects, flood insurance, and disaster relief. In the heavily developed floodplain of New Jersey's Passaic River, for example, inappropriate development resulted in \$400 million in flood damages in 1984 alone. One mitigation proposal envisioned construction of a \$2.2 billion tunnel; another would require the purchase and condemnation of 774 homes.¹⁰¹ ▶

State the Day!



ALEX TERRANI

Students test the waters of Barnegat Bay, New Jersey.

Only 40 miles from New York City, Ocean County, New Jersey, is among the fastest growing counties in the nation's most densely populated state. It is also a

place of great natural beauty and home to a network of streams and marshes along slender Barnegat Bay.

Inappropriate development across Ocean County is polluting the ground water and threatening the quality of life. Despite this, county leaders were long reluctant to ask voters to spend money on open space protection, fearing that the largely Republican and senior electorate would not support new property taxes for land conservation.

But polling and other research by the Trust for Public Land suggested that voters would support local open space funding. TPL helped organize a citizens committee to promote a property tax measure and helped draft a measure that their research indicated voters would support. When county leaders approved the measure for the November 1997 ballot, TPL made a grant to a community organization to educate the public about the issue.

Today, Ocean County is one of 16 New Jersey counties and 99 municipalities to have dedicated open space trust funds, making them eligible for state grants. Ocean County's measure is expected to generate \$4 million annually to protect watershed and agricultural lands.

Reaping the benefits of the forests and the trees



NANCY WARNER, PACIFIC FOREST TRUST

Susan Pritchard of the Pacific Forest Trust visits a sustainably-managed forest protected from development by conservation easements.

Private timberlands contribute to community economies through the production of lumber and other forest products, by hosting recreation and tourism, and by performing vital ecological and biological services such as cleaning the air, stabilizing watersheds, and safeguarding biodiversity.

In Virginia, for example—where 77 percent of more than 15.4 million acres of timberland is held by more than 400,000 private landowners—timber production and wood processing contribute \$11.5 billion a year to the state economy and employ 220,000 workers. Wildlife and forest-based recreation contribute an additional \$11.7 billion.¹⁰²

But as the timberland becomes valuable for development, small timber owners may no

longer be able to afford to pay property taxes, and families of deceased timber owners may have to sell the land to pay crushing inheritance taxes.

According to the Pacific Forest Trust, which protects timberland through conservation easements, some nine million acres of forestland—one quarter of all private holdings—may be in danger of conversion to non-forest use in the Pacific Northwest alone.¹⁰³

Just as an agricultural easement prohibits development while allowing a farmer to farm, a timberland easement prohibits development while allowing a specified level of timber harvest. The easement reduces the taxable value of the land, so a landowner can afford to keep it in forest, and preserves the forest's economic value while reducing the community's costs for schools, roads, and other development-related infrastructure.

In recognition of the need to conserve working forests, in 1990 Congress created the Forest Legacy Program to fund purchases of forestland and easements.¹⁰⁴ By 1998, the program had distributed approximately \$38 million—barely enough to make a dent in conservation needs.

In 1999, as part of its effort to increase federal funding for land protection, the Clinton administration requested \$50 million in Forest Legacy funds. Other money for forest protection comes from state and local programs. Many forest easements are held by the nation's more than 1,200 local land trusts.

Governments at all levels are prohibiting development in floodplains or are acquiring these lands for permanent flood protection.



RICHARD DAY/DAYBREAK IMAGERY
Standing levee along the Mississippi River.

► **Communities Acquire Floodplains**

No wonder that more and more governments at all levels are prohibiting development in floodplains or are acquiring floodplains for permanent flood protection. Near Boston, for example, officials protected—through purchase or easement—over 8,000 acres of wetlands along the Charles River that are capable of containing 50,000 acre-feet of water as an alternative to a \$100 million system of dams and levees. Loss of these wetlands would have caused an estimated \$17 million in flood damage annually.¹⁰⁵

Similarly, the residents of Littleton, Colorado, created a 625-acre park and seasonal wetland rather than channel 2.5 miles of the South Platte River. (Local bonds and federal grants paid for the floodplain acquisition.)¹⁰⁶

Some towns have even relocated to avoid the ongoing expense and trauma of trying to prevent—and rebuild after—a disastrous flood. In 1978, the entire population of Soldiers Grove, Wisconsin, moved out of reach of the Kickapoo River to avoid the devastating floods that had descended once each decade. The U.S. Army Corps of Engineers proposed a \$3.5 million levee to protect the town, but maintenance expenses would have been double the town's annual property tax receipts. It cost the U.S. Department of Housing and Urban Development \$1 million to move the town, saving an estimated \$127,000 a year in flood damage.¹⁰⁷

Because of the high cost of recurring flood damage, in 1988 the Federal Emergency Management Agency (FEMA) announced that in the future it would work to relocate homes and businesses out of the path of "recurring natural disasters."

Valmeyer, Illinois, relocated out of the reach of the Mississippi River after the Midwest floods of 1993—the most costly in U.S. history, with damage estimates between \$12 billion and \$16 billion. Residents of Valmeyer (pop. 900), 30 miles south of St. Louis, reestablished their town on a nearby hill after FEMA announced it would help rebuild homes only in a new, higher location.¹⁰⁸

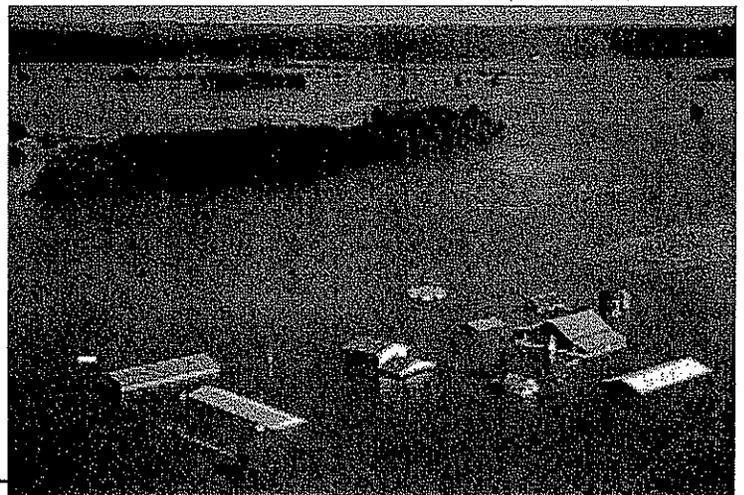
FEMA granted \$2 million dollars in disaster assistance to Arnold, Missouri, after flooding by the Mississippi and

Open space in Minnesota? You bet!

- Proportion of proceeds from Minnesota state lottery dedicated to that state's Environment and Natural Resources Trust Fund since its establishment in 1988: **40 percent**
- Amount granted from that fund in its first decade to protect land and complete other environmental projects: **\$82.8 million**
- Proportion of Minnesota voters that in November 1998 approved a 25-year extension of the Environment and Natural Resources Trust Fund: **77 percent**
- Annual amount expected to be generated by this fund by the year 2010: **\$50 million**¹⁰⁹

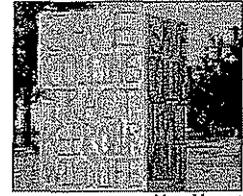
The town of Valmeyer, Illinois was relocated to save money spent on flood damage.

RICHARD DAY/DAYBREAK IMAGERY



A protected floodplain that doubles as a wildlife refuge or recreation area may generate economic benefits by attracting hunters, birdwatchers, and other tourists to a community.

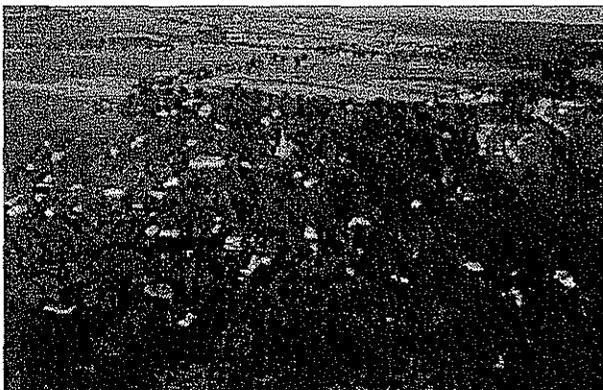
Voters in Arnold, Missouri, passed a bond initiative to raise funds to buy endangered open space.



MIKE MOORE

Urban trees, please

- Proportion of tree cover in the total land area of Atlanta, Georgia: **27 percent**
- Estimated annual value of this tree cover to improving Atlanta's air quality: **\$15 million**
- Additional annual economic benefits to air quality that would be realized if Atlanta's tree cover were increased to 40 percent, the proportion recommended by the forestry organization American Forests: **\$7 million**
- The amount Atlanta's current tree cover has saved by preventing the need for stormwater retention facilities: **\$883 million**
- Additional economic benefits in stormwater retention that would be realized if Atlanta's tree cover were increased to 40 percent: **\$358 million**
- Decline in natural tree cover in the Atlanta metropolitan area since 1972: **60 percent** ¹¹³



RICHARD DAY/DAYBREAK IMAGERY

Acquiring land, along with elevating and removing properties after the 1993 mid-west floods saved an estimated \$304 million in future flood damages.

- ▶ Meramec Rivers in 1993. The assistance was awarded in part because of the town's strong flood-mitigation program, which includes the purchase of damaged or destroyed properties and a greenway along the Mississippi River floodplain. In 1995, another large flood struck Arnold, but this time damage amounted to less than \$40,000 because of public acquisition of flood-prone and flood-damaged properties. ¹¹⁰

FEMA estimates that federal, state, and local governments spent a total of \$203 million acquiring, elevating or removing damaged properties from floodplains after the 1993 floods. This mitigation resulted in an estimated \$304 million in reduced future disaster damages. ¹¹¹

Protected floodplains also create economic benefits by providing open space for recreation, wildlife habitat, and farming. A protected floodplain that doubles as a wildlife refuge or recreation area may generate economic benefits by attracting hunters, birdwatchers, and other tourists to a community.

In the Katy Prairie near Houston, Texas, the Trust for Public Land is helping flood control officials and a local land conservancy to purchase agricultural land to serve as a safety valve for seasonal flooding. Much of the land is leased to farmers for growing rice, and it also serves as critical habitat for migratory waterfowl, which attract bird watchers and hunters. Each dollar invested in the project will yield multiple economic benefits that promote local industries and tourism. ¹¹²

Safeguarding the Environment

Open space conservation is often

the cheapest way to safeguard drinking water,
clean the air, and achieve other environmental goals.



DON RIEPE, NATIONAL PARK SERVICE

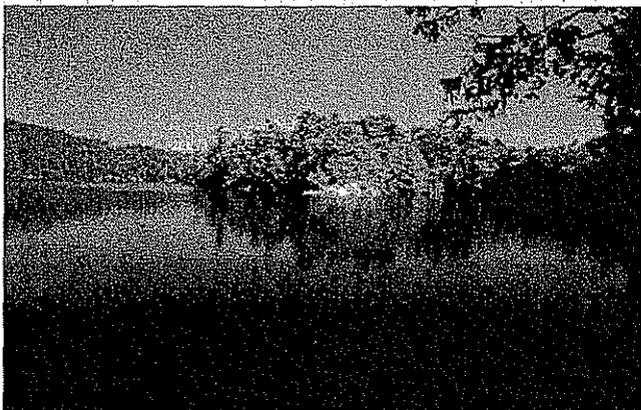
Green heron.

Communities are realizing that keeping water clean is almost always cheaper than cleaning it up.

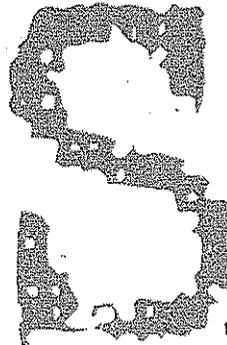
Watershed?

- Increase in chlorine added to Chicago's drinking water as a result of source contamination since 1965: **30 percent**
- Increase in Cincinnati water bills to pay for activated carbon filtration needed to remove pesticide contamination: **10 percent**
- Amount spent to protect Milwaukee drinking water against *Cryptosporidium* bacteria, which killed 103 residents in 1993: **\$54 million**
- Annual reduction in water treatment costs after the city of Gastonia, North Carolina, relocated its drinking water intake to a lake without surrounding development: **\$250,000**
- Estimated cost to New York City to buy watershed lands to protect upstate drinking water supplies: **\$1.5 billion**
- Estimated cost to New York City to build a filtration plant if upstate watershed lands are developed: **\$6 billion to \$8 billion**¹¹⁷

The purchase of watershed lands can provide clean drinking water without constructing an expensive treatment plant. Sterling Forest, New York.



CESAR ALONSO



terling Forest, on the New York-New Jersey border, is more than just a pretty woodland. The 16,000-acre forest gathers drinking water for more than two million people—a quarter of New Jersey's population. A few years ago the private owners of the forest proposed the construction of 13,000 homes, eight million square feet of commercial and light industrial development, and three golf courses. New Jersey officials calculated that this would so pollute the watershed that a new filtration plant would be required. Estimated cost: \$160 million.

As an alternative, New Jersey officials offered \$10 million toward the purchase of the land. The Trust for Public Land and the Open Space Institute entered negotiations with the owners and helped raise \$55 million from public and private sources to preserve more than 90 percent of Sterling Forest. The purchase helped consolidate 150,000 contiguous acres of parks and protected land, conserving important habitat for bears, bobcats, beavers, and birds, including scarlet tanagers, while protecting seven miles of the Appalachian Trail.¹¹⁴

Communities nationwide face billions of dollars in expenses to treat polluted drinking water. Development of watersheds brings pollution from septic and sewer systems, from lawn and garden chemicals, and from highway runoff. Currently, 36 million Americans drink water from sources that violate EPA contaminant standards, and the agency has estimated that \$140 billion will be needed over the next 20 years to make drinking water safe.¹¹⁵

As a result, more and more communities are realizing that keeping water clean is almost always cheaper than cleaning it up. Recognizing this, Congress has authorized the use of a portion of federal clean water funds for watershed acquisition. A 1991 study by the American Water Works Research Foundation concluded that "the most effective way to ensure the long-term protection of water supplies is through land ownership."¹¹⁶

Other communities also are reducing filtration costs by protecting watersheds:

- New York City is spending \$1.5 billion to protect 80,000 acres of its upstate watershed—which seems like a lot of money until you understand that the alternative is an \$8 billion

Securing land around Mountain Island Lake and its tributaries will protect the primary drinking water source for metropolitan Charlotte, North Carolina.



WAYNE MORRIS

water filtration plant that would require an additional \$300 million a year in operating costs.¹¹⁸

- With TPL's help, the San Antonio (Texas) Water System and the Edwards Underground Water District recently acquired more than 5,000 acres atop the Edwards Aquifer, where development would have polluted drinking water for 1.5 million people.
- In North Carolina, TPL recently purchased and conveyed to Mecklenburg County 1,300 acres on Mountain Island Lake, the water source for over half a million people in and around Charlotte. In 1996 the North Carolina legislature guaranteed at least \$30 million a year to protect the state's water resources—including funds for the purchase of watershed land and easements.

Other communities are working to protect both water *quality* and water *quantity* by guaranteeing that rainwater recharges underground aquifers. Pervasive development can cover large areas with impervious surfaces (such as roads and rooftops) which shunt runoff away from drinking water aquifers and into culverts and streams. In these areas, there is simply not enough undeveloped open space to absorb rainfall. ▶

Save the species!

Natural ecosystems support endangered species and other genetic resources of incalculable economic and biological value. In recognition of this value, state and federal laws protect endangered species in the path of development. But these essential laws can also prompt costly litigation and development delays without guaranteeing the network of protected habitat a species may need to survive.

Booming San Diego County, California—often cited as an endangered species “hot spot”—is pioneering an alternative approach to endangered species protection. Under the auspices of California's Natural Communities Conservation Program, local, state, and federal officials are working with landowners and conservation groups to develop a regional sys-

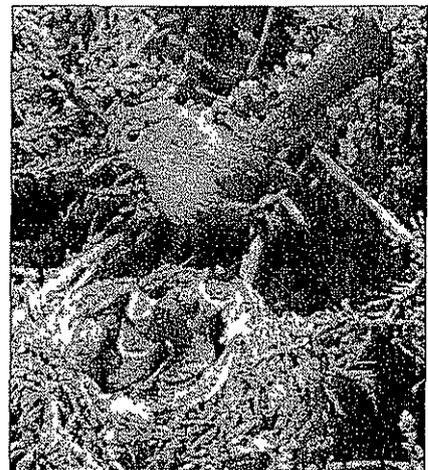
tem of habitat reserves while easing development regulations on less sensitive land.

In support of this program, the Trust for Public Land has purchased and transferred to public ownership several crucial parcels, including songbird habitat along the Sweetwater River; coastal sage habitat in the Tijuana River Estuarine Research Reserve; breeding ground for the endangered California gnatcatcher; and five square miles of mesa, woodlands, meadows, and wetlands within Escondido city limits.

Such efforts support community economies by allowing guided development to continue while protecting valuable biological resources. By protecting the land on which other species live, we also protect the ecosystems on which all species—including our own—depend.

Wetlands

- ▶ Estimated annual value of water quality improvement by wetlands along a three-mile stretch of Georgia's Alchovy River: **\$3 million**¹¹⁹
- ▶ Estimated fraction of U.S. commercially valuable fish and shellfish that are spawned in wetland habitat: **75-90 percent**¹²⁰
- ▶ Estimated annual value of water storage and aquifer recharge in a single 557,000-acre Florida swamp: **\$25 million**¹²¹
- ▶ Estimated value of all economic benefits generated by a single acre of wetland: **\$150,000 to \$200,000**¹²²



ANTHONY MERCIKA

California gnatcatcher.

Banking Land on the Cape

Long a favorite with summer vacationers, Cape Cod has been the fastest growing region of Massachusetts in recent years. The Upper Cape has become an extension of the Boston megalopolis 90 miles to the northwest. Elsewhere, summer homes have been converted to year-round residences for retirees and telecommuters.

In some communities, development has been so furious that property taxes have doubled to pay for schools and other services. The water table is being polluted by septic tanks, and roads are clogged with traffic.

In November 1998, voters decided that one sure way to protect the Cape's open land was to buy it. Fifteen communities—every town on Cape Cod—passed a 3 percent property tax surcharge to fund the purchase of open space for a Cape Cod Land Bank, at an average annual cost of \$57 per household.

"People have to understand that every parcel that isn't saved is going to cost them, both in higher taxes and in a deteriorating lifestyle," said Representative Eric Turkington, who sponsored the state enabling legislation that made the votes possible.¹²⁶



ROBERT CADENA

Wetlands filter pollutants and are essential to fisheries. Barnegat Bay, New Jersey.

Researchers settled on \$33 trillion a year as the most likely value of nature's worldwide environmental services.

▶ A 1998 report by the Massachusetts Clean Water Council showed that as much as 30 percent of that state's natural groundwater recharge may be lost due to development.¹²³

Nature's Economic Services

Watershed conservation is only the most obvious way that protected open space can help communities meet environmental goals in a cost-effective manner. Open land provides the space for nature to perform life-sustaining services that otherwise would have to be provided technologically at great expense:

- degradation of organic wastes
- filtration of pollutants from soil and water
- buffering of air pollutants
- moderation of climatic change
- conservation of soil and water
- provision of medicines, pigments, and spices
- preservation of genetic diversity
- pollination of food crops and other plants

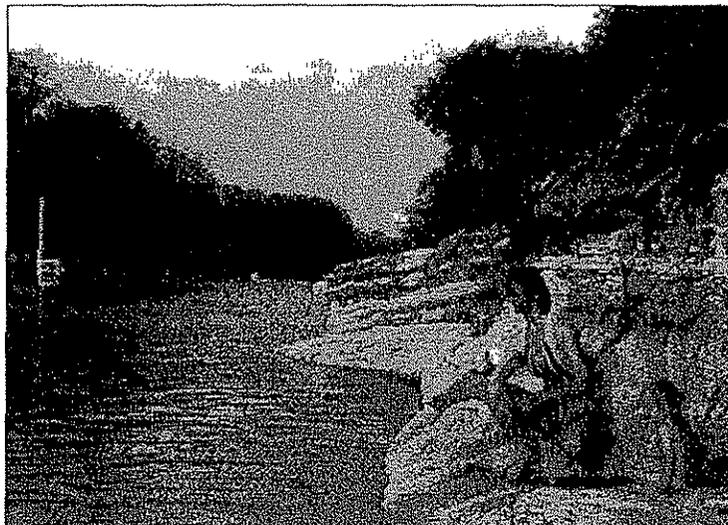
In one much-quoted study, 13 researchers led by Robert Costanza, an ecological economist at the University of Maryland, judged the worldwide annual value of 17 natural environmental services to be between \$16 trillion and \$54 trillion. Within this range, the researchers settled on \$33 trillion a year as the most likely value of nature's worldwide environmental services.¹²⁴

The Value of Wetlands, Forests and Wooded Buffers

Forested open space and wetlands are particularly valuable. Trees control erosion, help clean the air of pollutants, mitigate global warming by absorbing carbon dioxide and other greenhouse gasses, and help shelter and cool our homes. The forestry organization American Forests estimates that trees in the nation's metropolitan areas contribute \$400 billion in stormwater retention alone—by eliminating the need for expensive stormwater retention facilities.¹²⁵

Wetlands serve as wildlife habitat, absorb storm and flood water, and reduce pollutant and sediment loads in watershed

Protecting the Barton Creek watershed from development preserves Austin, Texas's wildlife and water quality.



ERIC SWANSON

runoff. These are all services society would have to pay for otherwise. Natural open space provides these services for free; in its absence, society must pay for them:

Protected buffers along rivers, lakes, streams, and reservoirs help preserve clean waters that generate profits from tourism and fisheries. In the Pacific Northwest, the U.S. Forest Service is acquiring stream buffers to help protect a fishing industry that accounts for 60,000 jobs and \$1 billion in annual income.¹²⁷ In one project, TPL helped the Forest Service acquire 790 acres along Washington's Bogachiel River to protect runs of chinook, coho, pink, and chum salmon, and steelhead and cutthroat trout. The purchase helped "show citizens that the land was more valuable for fishing and tourism than it was for timber," says N. J. Erickson, who administers the Pacific Northwest Streams Acquisition Program for the Forest Service.

Protected buffers also filter pollutants and nutrients from agricultural and residential runoff—a serious hazard to inland and coastal waters and the important economies they support. Scientists recently discovered a 7,000-square-mile "dead zone" in the Gulf of Mexico off Louisiana. Caused by excess nutrients in the rivers feeding the Gulf, this zone of depleted oxygen threatens a fishery worth \$26 billion a year.¹²⁸

States, communities, and the federal government are attempting to stem such losses by setting aside environmentally sensitive stream buffers. The U.S. Department of Agriculture helps farmers set aside wetlands through the Conservation Reserve Program, which will help fund restoration of 420,000 acres of wetlands, forests, and native grasses along the Illinois and Minnesota Rivers. A similar program pays farmers to retire flood-prone or eroding cropland along rivers and streams leading into Chesapeake Bay, where agricultural runoff threatens the \$90 million blue crab fishery.¹²⁹

Even the most ambitious attempts to place a dollar value on natural systems must fail, for ultimately these systems have value beyond our ability to measure. But that their loss results in significant economic loss is undeniable, and their preservation is essential to any effort to "grow smart" and create a livable future for all Americans. ■

TPL's Public Finance Program

In November 1998 the Trust for Public Land worked in support of 29 state and local park and open space bond measures, 26 of which passed, generating \$2.6 billion in new funding.

TPL's Public Finance Program works with citizen groups, elected officials, and public agencies to help craft, pass, and implement public finance measures for conservation. TPL's team of campaign strategists includes experts in law, public finance, policy research, communications, public opinion polling, direct mail, and legislative analysis.

TPL offers the following services:

- **Feasibility Assessment:** research, public opinion surveys, and analysis to ascertain the level of public support for new parks and open space funding.
- **Measure Development:** identification of the most appropriate sources of funding and design of a measure that meets legal requirements, that will attract public support, and that protects priority conservation lands.
- **Campaign Management:** assistance with polling, political strategy, direct mail outreach, and coalition building.

For more information, call 617-367-6200 or see <http://www.tpl.org/tech>.

Endnotes

Steve Lerner is research director at Commonweal, a nonprofit that focuses on health and environmental issues, and the author of *Eco-Pioneers: Practical Visionaries Solving Today's Environmental Problems* (MIT Press, 1997).

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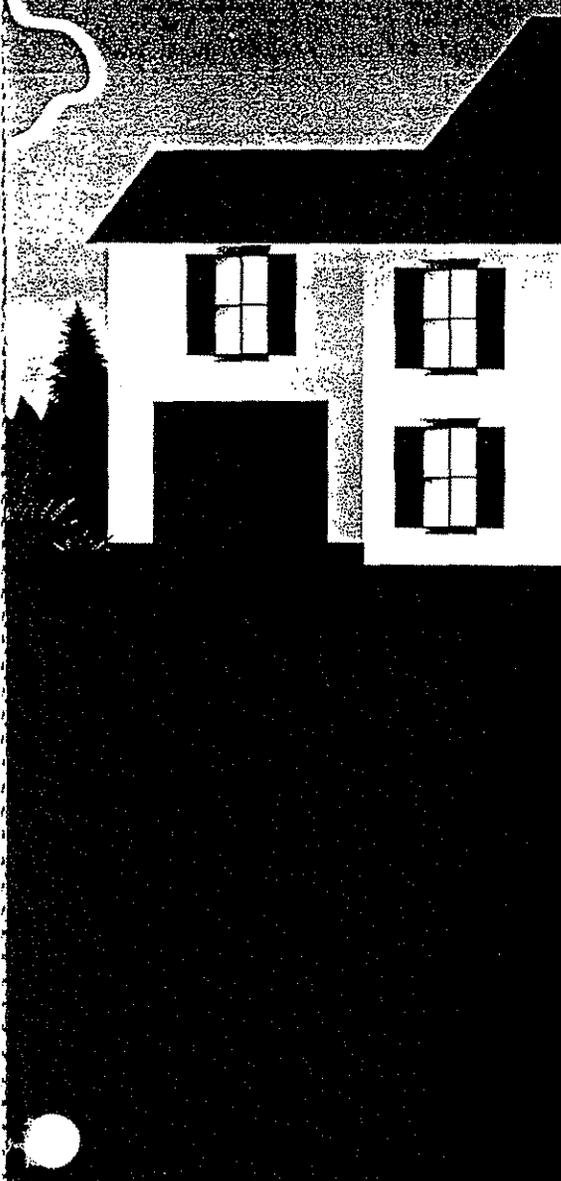
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TO KEEP THE TAX BILLS DOWN...



Documenting the Benefits

NRPA has published a 116 page publication titled *The Impact of Parks and Open Space on Property Values and the Property Tax Base*. The publication reviews the principles and empirical evidence relating to the economic impact of parks, open spaces, greenways, and golf courses on property values. The economic impact derives from two premises.

First, these amenities often increase the value of proximate properties, and the resultant incremental increase in revenues that governments receive from the higher property taxes is frequently sufficient to pay the acquisition and development costs of the amenities.

The second premise is that development causes public expenditures to increase, because the costs to a community of servicing residential sub-divisions usually exceed the property and sales tax revenues that accrue from the development. Thus, conversion of open space to housing often results in an increased tax burden on existing residents.

The publication reviews and synthesizes a convincing body of evidence, dating back almost 150 years to pioneering work by Frederick Law Olmsted, which suggests the conventional wisdom that park amenities offer no economic return is wrong.

This is the second publication in NRPA's series documenting the economic benefits of parks and recreation. The first monograph, published last year, was titled *Measuring the Economic Impact of Visitors to Sports Tournaments and Special Events*. The publication can be obtained from NRPA by calling (703) 858-2190.

Park advocates frequently find themselves in competition with residential developers for land in a community. The conventional wisdom which prevails among many decision-makers and taxpayers is that development is the "highest and best use" of vacant land for increasing municipal revenues. This notion is reinforced by developers who claim their projects "pay for themselves and then some." At a council hearing debating the merits of these alternative land uses, the case made by developers is likely to resemble the following:

"The residents' property taxes are already too high. Acquiring this land for a park would result in a tax increase since the property would be removed from the tax rolls. On the other hand, if the tract were developed, more homes would produce more tax revenues, which would result in keep-

ing our tax rate from increasing. This community, in all good conscience, cannot afford to allow potential taxable property from being constructed."

The myth that development reduces property taxes resides deep in the American psyche and frequently has thwarted the conservation efforts of parks and open space advocates. However, the reduction in financial aid from intergovernmental transfers and the on-going resistance of residents to tax increases has caused some elected officials to scrutinize this conventional wisdom more carefully. This has led to a growing number of communities investing in fiscal impact analyses and cost of community service (COCS) analyses.

As a result of these types of studies, parks and open space advocates are now able to respond to the developers' case in the following terms:

"It's not true that more development is the answer to our rising tax rate; in fact, it is often the cause of it. If the land were to be developed, it would cost the community more to provide services to the development than the community would receive in tax revenues. This deficit would have to be made up by increasing the tax rate.

Parks do not demand municipal services. They cost the community little beyond acquisition expenses but provide many economic benefits. In fact, the projected deficit created by the cost of servicing a development exceeding the taxes received from it, is often adequate in fifteen years to pay for the land's acquisition for a park. Parks and open space keep our taxes low and it is in the best interests of the community to acquire the property for a park."

Fiscal impact analyses are concerned with the future fiscal impact on a community of a specific proposed development, while COCS analyses relate to the current conditions based on existing budgets and real dollars. In this way, they provide hindsight from past land use decisions. The findings from these two types of analyses have challenged the historical view that more development generates more net revenue for municipalities.

COCS analyses consistently report that over a wide range of residential densities, and especially in rapidly growing communities, the public costs associated with residential development exceed the public revenues that accrue from it. The traditional belief is that developments generate sufficient tax payments to pay their way.

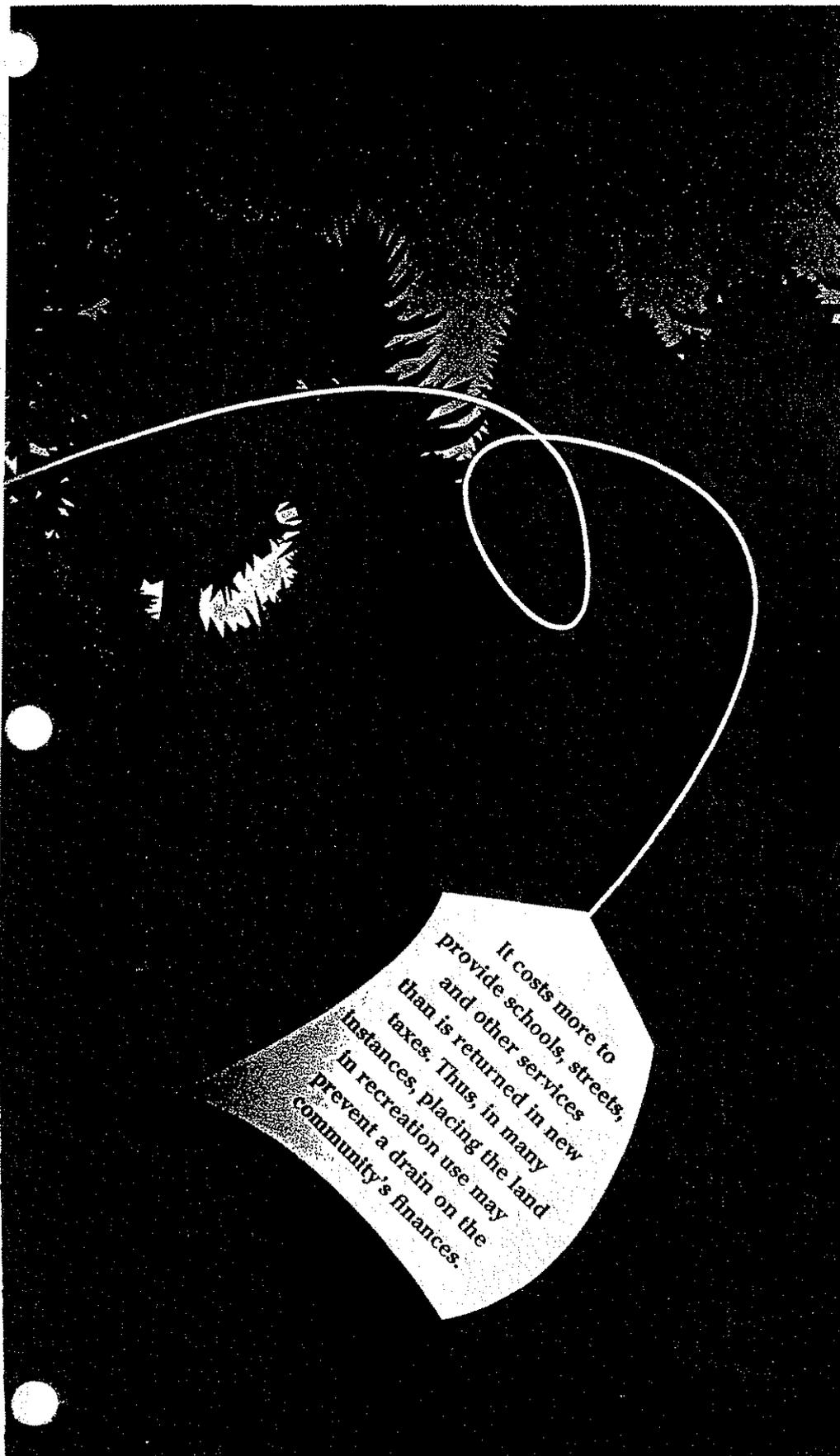
The people who reside in developments require services. Natural parks and open space require few public services — no roads, no schools, no sewage, no solid waste disposal, no water, and minimal fire and police protection. A recent monograph published by NRPA (see box on page 80) exposes

SHOULD THE COMMUNITY BUILD HOMES OR PARKS

By John L. Crompton



Parks do not demand municipal services. They cost the community little beyond acquisition expenses but provide many economic benefits.



the development myth by reviewing the results of over 70 studies that have been reported on this issue.

The contribution that parks make to minimizing property tax increases was recognized by some in the late 1950s and was articulated by the Outdoor Recreation Resources Review Commission in its landmark report in the early 1960s:

"The use most often competing for potential park land or open space is residential development, and governments often lose money on such development - that is, it costs more to provide schools, streets, and other services than is returned in new taxes. Thus, in many instances, placing the land in recreation use may prevent a drain on the community's finances."

These early observations have been confirmed in recent years by many of the findings reported in the increasingly sophisticated fiscal impact and COCS analyses that have been undertaken by numerous governmental entities.

The ascendancy of political acceptance of this viewpoint has been reinforced by two other factors. First, the climate of fiscal austerity, that is characteristic of many jurisdictions, has made local officials more receptive to techniques which may protect them against new spending and tax pressures. Second, the rise of antigrowth sentiment in a growing number of communities has enhanced the political plausibility of techniques that encourage growth control. These factors are gradually shifting the burdens of fiscal proof from the opponents to the advocates of growth.

Cost of Community Services Analysis Procedures

COCS analysis determines the overall fiscal contribution of current land uses to a community. It assesses the costs incurred by, and the revenues



accruing to, a given public jurisdiction from different types of land use in a given time period, usually a year. COCS and fiscal impact studies have been used as planning tools for over 50 years, but from the perspective of park and open space advocates they had two critical limitations. First, they typically did not include parks and open space. Apparently, it was assumed that undeveloped land had no substantial economic value. Second, they were expensive, costing over \$50,000 to commission which made them non-feasible in many small communities.

To address these issues, the American Farmland Trust in the mid-1980s developed a relatively inexpensive procedure for assessing the costs and revenues of community services associated with different land uses that included open space. A description of their methodology is given in publications listed on their website and in the NRPA monograph (see Box).

Review of Empirical Findings

The monograph reports the results of studies that have used the American Farmland Trust's approach to COCS. These studies were undertaken by 26 different research teams in 18 different states. The main commonality among the studies is that most of the selected communities were relatively small and incorporated farmland in their tax base.

Given the diversity of locations and research teams involved, the results are remarkably consistent. They confirm the results reported by more elaborate conventional fiscal impact studies, which consistently document the net deficit of most residential development and recommend attracting commercial and industrial development to offset these deficits. However, they offer the additional dimension of demonstrating the relatively positive fiscal impact of farm and forestland, open space and

parkland, when compared to residential land use. These elements traditionally have been omitted from fiscal impact analyses.

A summary of results from over 70 COCS studies is reported in Table 1. It shows the median cost per dollar of revenue raised to provide public services to each of the three different land uses.

Thus, for every \$1 million in tax revenues these communities received from farm/forest/open space uses and from industrial/commercial uses, the median amount they had to expend was only \$370,000 and \$290,000 respectively, to provide them with public services. In contrast, for every \$1 million received in revenues from residential developments, the median amount the communities had to expend to service them was \$1,150,000.

The results of these studies indicate that favoring residential development at the expense of open land does not alleviate the financial problems of communities. Indeed, it is likely to exacerbate them.

A more detailed review of the COCS and fiscal impact case studies revealed three useful additional insights. First, communities with larger and rapidly growing populations appeared to experience greater net deficits on their residential land than did communities with smaller, more stable populations.

Bedroom communities, which are characterized as places from which people commute to work to commercial/industrial establishments located elsewhere, are particularly vulnerable to the taxation increases likely to accompany new residential development. Such communities have no commercial/industrial base to mitigate the costs of servicing new residential developments, making substantial tax increases to existing residents almost inevitable.

Second, the use of a broad residential

development category which was adopted in all of these studies, often obscures substantial differences within it. Thus, many studies have shown that the more sprawling the growth, the higher the cost. For example, in Wright County, Minnesota, the net annual deficit between taxes paid and the cost of services required was found to be \$490 for developed home lots larger than one acre, and \$114 for quarter acre lots.

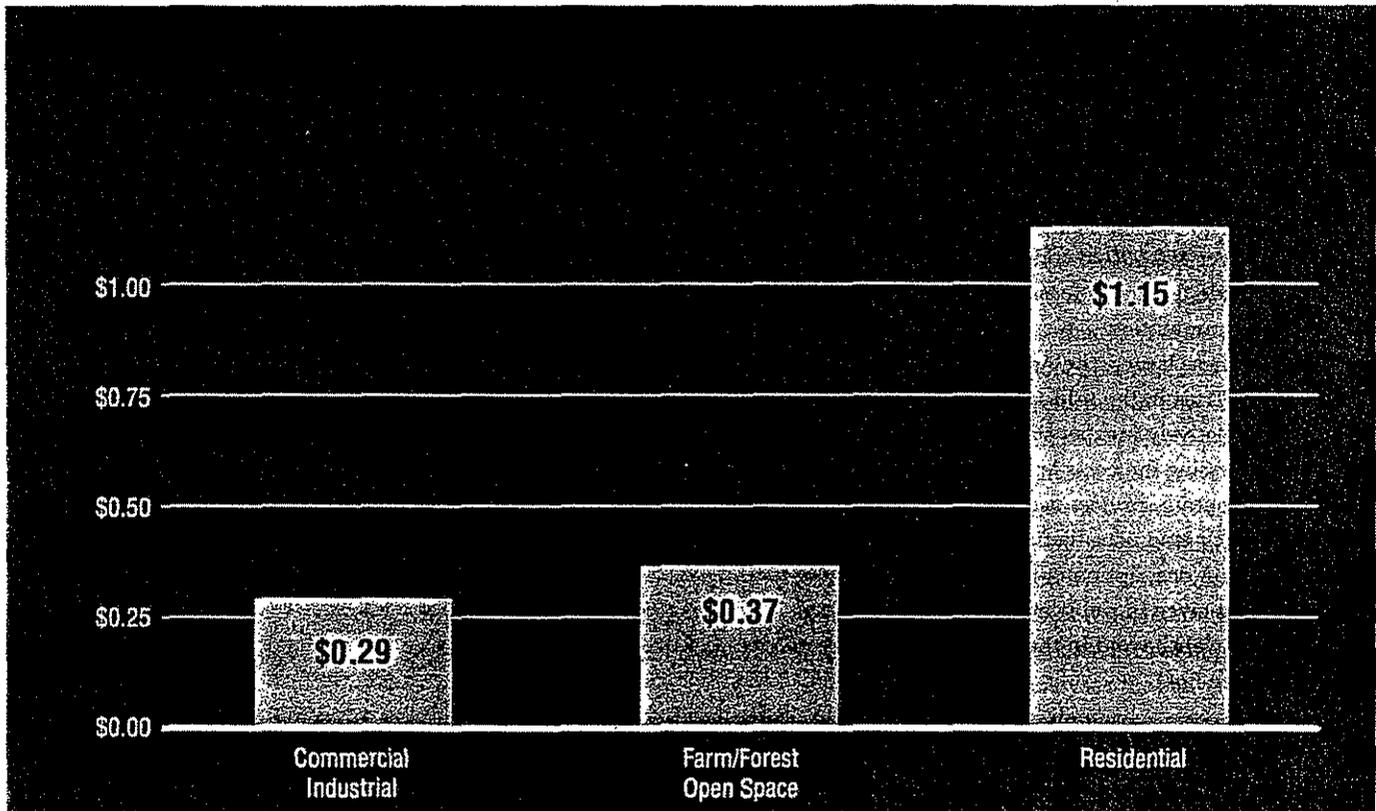
Similarly, in a study of Loudoun County, Virginia (the location of NRPA headquarters), which is the fastest growing county in the Washington, D.C. area, it was found that public costs were approximately three times higher (\$2,200) per dwelling where the density was one unit per five acres, than where the density was 4-5 units per acre (\$700 per dwelling). This reflects the increased costs associated with such services as school buses, emergency service response times, road provision and repairs, garbage pick-up, and utilities when homes are spread out.

While sprawl often contributes to net deficits so, on the other hand, do lower-rent apartments and larger (four and five bedroom) housing units also tend to result in a net fiscal deficit. This occurs because the dominant cost centers of local governments are education and social service expenditures. Together these two centers on average account for approximately 50% of local government expenditures.

Building on this observation, a third insight was the major role of education in accounting for the residential property deficits. The impact on school costs is especially pernicious because in many states the subsidy that a local school district receives from the state declines as assessed valuations in the district increase. This means that the deficit fiscal impact of residential property is accentuated, because by increas-

FIGURE 1. THE MEDIAN COST, PER DOLLAR REVENUE RAISED, TO PROVIDE PUBLIC SERVICES TO DIFFERENT LAND USES

(N=70 COMMUNITIES)



Source: American Farmland Trust, Farmland Information Center, Technical Assistance Division, Northampton, MA

FIGURE 2. AN ILLUSTRATIVE COMPARISON OF THE NET COST OF SERVING A RESIDENTIAL DEVELOPMENT AND A NATURAL PARK AREA.

On the 50-acre site, assume a density of three homes per acre and a property tax rate (school district, city, county et. Al.) of 2-1/2% of market value on these \$200,000 homes. Thus, annual property tax revenue equals

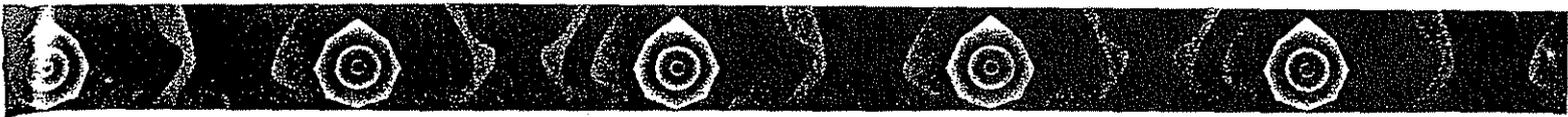
$$\text{\$750,000 (50 x 3 x \$5,000).}$$

Assume that the cost of servicing these residences is 15% higher than the property taxes received (figure 1).

Thus, the annual net loss to the community for servicing this residential development is

$$\text{\$112,500 ((115 / 100) x \$75,000) - \$75,000}.$$

If the operation and maintenance cost of the 50-acre natural park is lower than \$112,500 per year, then it is a less expensive option to service than the housing development on the same site.



ing the tax base it triggers a reduction in the revenue that school districts receive from the state.

Parks and Open Space Implications

The data from these empirical studies group publicly owned parks and open space with privately owned agricultural land, forestland and vacant lots. However, the revenue implications associated with this non-developed land are quite different in the public and private sectors. Revenues accruing to the city from publicly owned land are likely to be minimal – limited to net receipts from admission fees, concessions, grazing rights, or lease income from tenant farmers. In contrast, even if the private lands are protected by conservation easements and taxed at their use or productive value rather than their appraised value so property taxes are low, they still yield some tax revenue to the community.

Residential development is the most common alternate use proposed for potential park and open space lands. Thus, because only nominal revenue is likely to accrue from public park and open space lands, the key fiscal impact issue becomes, "Will the net costs of purchasing, maintaining and operating the land as a park or as open space be greater than the net costs associated with servicing a residential development that may be constructed on that site?" Evidence in the NRPA monograph (see Box) suggests that the purchase cost is likely to be paid for by increases in proximate property values. Hence, the fiscal impact comparison involves only the park or open space land's maintenance and operating expenses.

Figure 2 presents alternative scenarios for the uses of a 50 acre natural site, and applies the data summarized in Figure 1 to illustrate how to under-

take the comparative fiscal impact analysis. In the context provided, the illustration suggests that if the annual cost of maintaining and operating the site as a natural park is less than \$112,500, then it is likely to be less of a financial burden to the community than if the 50 acre site is developed for houses.

Further, investment in parks and open space does not incur the externalities costs that accompany residential development – traffic congestion, noise, crime, pollution, infrastructure deterioration, and changes in community character. The COCS methodology does not include quantification of the costs of these externalities, but presumably they add to the appeal of using land for open space rather than developing it.

Conclusions

Communities striving to reduce the tax burdens on citizens may not fully appreciate the increase in the scope and level of services that will have to be provided to different categories of land use. The costs and benefits of parks and open space have largely been ignored by fiscal impact studies in the past. The results reported here provide evidence of the need to include parks and open space in the fiscal and economic discourse. These kinds of analyses have caused some communities to consider purchasing land for open space or purchasing conservation easements, rather than incurring the losses likely to accrue from development.

The procedures used in these studies were intended by the American Farmland Trust to "simplify" the complex and expensive process involved in undertaking traditional fiscal impact analyses. The trade-off involved in using the simpler procedures is that

there is some reduction in level of accuracy. However, the consistency of the results, and the magnitude of differences between residential and open space use, is so striking that debate over nuances in the methodology is rendered redundant. The evidence clearly indicated that creating parks and preserving open space can be a less expensive alternative to development. The conclusion is that a strategy of conserving parks and open space is not contrary to a community's economic health, but rather is an integral part of it.

These types of findings provide park advocates with a credible entry into the economic development discussion and enable them to position parks as being a meaningful component of economic development. By showing their relative fiscal strength compared to residential development, advocates can refute the notion that parklands are a drain on local resources. The results challenge the assumption that development of land is its "highest and best use," which often thwarts park and open space advocates.

The intent in this paper is not to suggest that one type of development is a superior land use to another, because some combination of all three land uses (residential, commercial/industrial, and open space) is needed in viable communities. Rather, the intent is to point out that using land for parks and open space is relevant to discussions concerned with enhancing a community's fiscal health.

The goal is not to prevent growth, but to encourage a balance between development and open space that tends to get lost without these types of analyses. These types of studies moderate the dialog by giving parks and open space a higher profile in the economic development debate. ■

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant to the Town Manager; Cynthia van Zelm, Executive Director, Mansfield Downtown Partnership; Lon Hultgren, Director of Public Works
Date: September 14, 2009
Re: Establishment of Parking Steering Committee for Storrs Center

Subject Matter/Background

On August 10, 2009, the Town Council approved resolutions to establish and issue a charge to a parking steering committee for Storrs Center, and to appoint members of the parking steering committee.

As determined by the Council, the Steering Committee shall be comprised of the following members:

1. Town Council (at least one member)
2. One representative from Regional School District #19
3. One representative from the University of Connecticut
4. One representative from the Mansfield Downtown Partnership, Inc.
5. Two Mansfield citizens including at least one adjacent private property owner, and one who is interested in public transportation as recommended by the Transportation Advisory Committee
6. One representative from a local public transportation provider

Staff and Ex-officio members:

1. Town Manager
2. Town of Mansfield Public Works Director
3. Mansfield Downtown Partnership, Inc., Executive Director
4. Town's parking consultant
5. One representative from Storrs Center master developer, LeylandAlliance

Recommendation

As approved by Council, staff has engaged in discussions with key stakeholders and has developed a slate of nominees for the committee. We are pleased to recommend the following individuals for appointment:

- Ralph Pemberton, Director of Building and Grounds, Regional School District #19
- Martha Funderburk, Acting Manager, Parking Services for the University of Connecticut
- Karla Fox, Mansfield Downtown Partnership Planning and Design Committee member
- Manny Haidous, representing the owners of University Plaza
- Michael Taylor, representing the Transportation Advisory Committee and owner of Storrs Commons
- Melinda Perkins, Windham Region Transit District (WRTD) Administrator

The Town Council will need to identify and appoint its representative to the committee.

If the Town Council concurs with this recommendation, the attached resolution is in order.

Attachments

- 1) Proposed resolution dated September 14, 2009
- 2) Resolutions to Establish a Parking Steering Committee for Storrs Center dated August 10, 2009



**Town of Mansfield
TOWN COUNCIL**

Resolution to Appoint Members of a Parking Steering Committee for Storrs Center

September 14, 2009

WHEREAS, on August 10, 2009, the Mansfield Town Council approved a resolution to establish a parking steering committee for Storrs Center; and

WHEREAS, on August 10, 2009, the Town Council approved a resolution to appoint members to the parking steering committee:

NOW, THEREFORE BE IT RESOLVED THAT:

The following members are appointed to the Storrs Center Parking Steering Committee:

- Ralph Pemberton, Director, Building and Grounds, Regional School District #19
- Martha Funderburk, Acting Manager, Parking Services for the University of Connecticut
- Karla Fox, Mansfield Downtown Partnership Planning and Design Committee member
- Manny Haidous, representing the owners of University Plaza
- Michael Taylor, representing the Town's Transportation Advisory Committee and the owner of Storrs Commons
- Melinda Perkins, Windham Region Transit District (WRTD) Administrator



**Town of Mansfield
TOWN COUNCIL**

**Resolutions to Establish a Parking Steering Committee
for Storrs Center**

August 10, 2009

**A. RESOLUTION TO ESTABLISH AND ISSUE CHARGE TO A PARKING
STEERING COMMITTEE FOR STORRS CENTER**

WHEREAS, the Storrs Center downtown project incorporates a mix of uses including shops, restaurants, offices, housing, parks, and open space; and

WHEREAS, a variety of parking, including an intermodal facility, on-street and surface parking, is needed to accommodate the uses associated with Storrs Center; and

WHEREAS, the Storrs Center Special Design District Master Parking Study was approved by the Mansfield Planning and Zoning Commission as part of the Storrs Center Special Design District on June 18, 2007, which requires that a specific number of parking spaces, by use, be included in the Storrs Center project; and

WHEREAS, it is imperative that parking at Storrs Center be user-friendly, convenient, and affordable; and

WHEREAS, the Town of Mansfield will own the initial intermodal facility and the interior streets in Storrs Center; and

WHEREAS, the Storrs Center project received one of its last major approvals (a permit for improvements to Storrs Road) on June 16, 2009, and the project is continuing to progress toward construction, necessitating the need to move forward on a parking management plan; and

WHEREAS, there are several Town, University of Connecticut, and private surface parking lots immediately adjacent to the Storrs Center project area that will be affected by parking for Storrs Center; and

WHEREAS, the input of adjacent property owners, other interested parties and the Mansfield community is necessary for the development of a parking management plan that meets the goals of Storrs Center; and

WHEREAS, an advisory Steering Committee would assist the Town and the Mansfield Downtown Partnership in planning for parking in Storrs Center; and

WHEREAS, the Town Council desires to establish a Steering Committee to assist in the coordination and planning for parking at Storrs Center:

NOW, THEREFORE BE IT RESOLVED THAT:

A Parking Steering Committee is established for the Storrs Center project and is authorized to perform the following charge:

- Oversee development of a parking management plan for Storrs Center (intermodal facility, surface parking, on-street parking, and adjacent parking areas) including but not limited to an evaluation of parking management strategies; parking operational systems; development of access control and enforcement strategies; evaluation of the cost of operational and enforcement systems; creation of regulatory and wayfinding parking signage; creation of a public communications strategy about parking options;
- Assist Town of Mansfield staff and the Town Transportation Advisory Committee with public transportation issues;
- Assist with information sharing and public input for the project amongst adjacent property owners, other interested parties and the Mansfield community;
- Present the management plan to the Mansfield Downtown Partnership's Board of Directors for its review and endorsement; and
- Present the management plan to the Town Council for its review and approval.

B. RESOLUTION TO APPOINT MEMBERS OF PARKING STEERING COMMITTEE FOR STORRS CENTER

WHEREAS, the Town Council desires to appoint a Parking Steering Committee for Storrs Center:

NOW, THEREFORE, BE IT RESOLVED TO:

Appoint a Storrs Center Parking Steering Committee with the following members:

1. Town Council (at least one member)
2. One representative from Regional School District #19
3. One representative from the University of Connecticut
4. One representative from the Mansfield Downtown Partnership, Inc.
5. Two Mansfield citizens including at least one adjacent private property owner, and one who is interested in public transportation as recommended by the Transportation Advisory Committee
6. One representative from a local public transportation provider

Staff and Ex-officio members:

1. Town Manager
2. Town of Mansfield Public Works Director
3. Mansfield Downtown Partnership, Inc. Executive Director
4. Town's Parking consultant
5. One representative from Storrs Center master developer, LeylandAlliance



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant to Town Manager; David Dagon, Fire Chief; John Jackman, Deputy Fire Chief/Fire Marshal
Date: September 14, 2009
Re: Proclamation in Recognition of Fire Prevention Week

Subject Matter/Background

The Mansfield Fire Department is teaming up with the National Fire Protection Association (NFPA) for Fire Prevention Week 2009, October 4-10, to urge Mansfield community members to “**Stay Fire Smart! Don’t Get Burned.**” This year’s campaign has focus on ways to keep homes fire safe and to prevent painful burns. Additionally, fire safety educators from the fire department will be teaching community members how to plan and practice escape from a home in case a fire occurs.

Each year roughly 3,000 people lose their lives as a result of home fires and burns, and more than 200,000 individuals are seen in the nation’s emergency rooms for burn injuries. The vast majority of these fire deaths, fire injuries, property damage and burn injuries are preventable.

The most common types of burn injuries result from scald burns from hot water or oil, thermal burns from fire or flame and contact burns from a hot object. Burns of all types are painful and can result in serious scarring and even death. When we take extra caution in our homes to ensure that the curling iron is out of children’s reach or pot handles are turned away from the edge of the stove, such injuries are entirely preventable. With this additional effort, we can keep our homes safe from fire and prevent devastating burn injuries.

Recommendation

To promote Fire Prevention Week here in Mansfield, staff respectfully requests that the Council adopt the proposed proclamation:

If the Town Council supports this request, the following motion is in order:

Move, effective September 14, 2009, to authorize the Mayor to issue the attached Proclamation in Recognition of Fire Prevention Week.

Attachment

- 1) Proposed Proclamation in Recognition of Fire Prevention Week



Town of Mansfield
Proclamation in Recognition of Fire Prevention Week

WHEREAS, the Town of Mansfield is committed to ensuring the safety and security of all those living in and visiting our community; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, roughly 3,000 people die as a result of home fires and burns, and more than 200,000 individuals are seen in the nation's emergency rooms for burn injuries; and

WHEREAS, Thermal burns from fire or flame outnumber scalds nearly two-to-one, but for children ages five and under, scalds outnumber burns roughly two-to-one; and,

WHEREAS, cooking is the leading cause of home fires and home fire injuries, while heating equipment and smoking are the leading causes of home fire deaths; and

WHEREAS, Mansfield's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Mansfield's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, the 2009 Fire Prevention Week theme, "Stay Fire Smart! Don't Get Burned" effectively serves to remind us all of the simple actions we can take to stay safe from fire during Fire Prevention Week and year-round.

NOW, THEREFORE, BE IT RESOLVED, that I, Elizabeth Paterson, Mayor of the Town of Mansfield, on behalf of the Town Council do hereby proclaim October 4-10, 2009 as Fire Prevention Week throughout the Town of Mansfield, and urge all the people of Mansfield to protect their homes and families by heeding the important safety messages of Fire Prevention Week 2009.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed this 14th day of September in the year 2009.

Elizabeth C. Paterson
Mayor, Town of Mansfield
September 14, 2009



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Maria Capriola, Assistant to the Town Manager
Date: September 14, 2009
Re: Letter of Interest – William Caspar Graustein Fund

Subject Matter/Background

The Town of Mansfield has been invited to submit a "Letter of Interest" to the Graustein Fund to continue participating in the Discovery initiative through the year 2014. Eligible communities are those that have adopted a results-based community decision making process and have developed a comprehensive community plan to improve results for all young children as a mechanism to sustain the agenda over time. This grant requires a commitment and the capacity to work in partnership with the Memorial Fund and the foundation's statewide, community and other grantees to select a set of common indicators and develop uniform collection and reporting methods. It also requires the commitment of the five key signatories (the mayor, the superintendent, the collaborative agent, parent leader, and the chair, in addition to staff of the local early childhood collaborative) to participate or send representatives to cross-site and on-site capacity building offered by the Memorial Fund.

Financial Impact

The Memorial Fund will provide Discovery grants of **up to:** \$50,000 for Year 1, \$50,000 for Year 2, \$40,000 for Year 3, \$30,000 for Year 4, and \$20,000 for Year 5. The local commitment of cash match would be expected to grow as the Memorial Fund's dollars step down over the five-year period: \$25,000 in Year 1, \$25,000 in Year 2, \$35,000 in Year 3, \$45,000 in Year 4, and \$55,000 in Year 5. To qualify, this match may come from local or state resources approved for similar purposes. Given the level of funding needed to support local work, in addition to blending existing public resources, communities are encouraged to develop new sources of revenue for this purpose. While we do not have to identify the source of the cash match until the application is submitted in January of 2010, we have already begun to explore potential sources. These include federal stimulus funds to support early literacy initiatives ("Books on Buses"), state School Readiness funds, and potential grants from local foundations.

Recommendation

Staff recommends that staff submit this "Letter of Interest" to indicate our intent to apply for the next round of funding. This does not commit us to any further action at this time, and the feasibility of the cash match needs to be explored. If awarded, this grant will enable us to continue key early childhood initiatives that we have started as a result of

our previous involvement in Discovery, along with initial funding for implementation of "Mansfield's Plan for Young Children."

If the Council supports this recommendation, the following motion is in order:

Move, effective September 14, 2009, that the Town Council authorize the Mayor to submit a Letter of Interest to the William Caspar Graustein Foundation to apply for funding under the Discovery initiative for the period 2010-2014.

Attachments

- 1) Overview 2010-2014 Plan

2010-2014 Strategic Plan

Overview

This year, the Memorial Fund developed a strategic plan for 2010-2014. During that time, we were privileged to hear from more than 300 parents, teachers, community leaders, advocates, early childhood providers, researchers, and other partners through a series of forums and work groups. The process was enriched beyond measure by the sharing of wisdom and perspectives.

The Memorial Fund's strategic plan includes a birth-to-age eight initiative, continuing engagement in instructional leadership development in the PreK-12 system, and a new Innovation Fund. The Innovation Fund, although small, will be open to a broad range of ideas in support of educational improvement. For the PreK-12 activity, we will work with partners such as the Connecticut Center for School Change. The greater part of our resources will continue to support early childhood.

Based on input, we plan to continue to call the birth-to-eight initiative *Discovery*. Discovery aims to achieve this result:

Connecticut children of all races and income levels are ready for school by age five and are successful learners by age nine.

To achieve this, families need equal access to quality services for all children. The Memorial Fund will continue to lead and support community change and policy reform efforts that establish an early childhood education system in Connecticut. In her report "American Early Childhood Education: Preventing or Perpetuating Inequity?" Dr. Sharon Lynn Kagan makes a case for using a systemic approach to early childhood reform. She finds that "quality and equality will emerge only when fiscal and policy attention is accorded to both programs and their underlying infrastructure."

According to the research, the infrastructure necessary to support the varied programs for young children would include, for example, common licensing standards, a quality rating system, early learning standards, measurement and reporting, early childhood teaching credentials, comparable wages, universal pre-k for all 3- and 4-year-olds, and facilities expansion and improvement. Our own experience over the last eight years, and the input into our planning process, expands this definition of infrastructure to include such capacities as local decision-making structures, parent engagement, results-based community plans, integration of state and local level advocacy, and measurement of progress.

The Memorial Fund is interested in supporting community change and policy reform efforts that contribute to:

Building an early childhood system at both the state and local levels, with communities as full partners in creating the vision and setting priorities.

Such community change and policy reform efforts are also intended to contribute to the following strategies:

- *Increase parent engagement and leadership in early care and education through information, support and leadership development opportunities.*
- *Improve the quality of life and access to family- and center-based child care for children from birth through age five.*
- *Increase practice and policy alignment of preschools and grades K-3 in: curriculum and standards, assessment, professional development, transitions, alignment of resources, and parent engagement.*
- *Improve early language and literacy development through work with families, communities, schools, and child- and family-serving agencies.*
- *Increase state and local capacity for storytelling, measurement and accountability.*

The Memorial Fund will pursue these strategies through partnership and leverage, knowledge development, capacity building, advocacy, and communications. We will continue to offer communities a variety of supports, including training on community decision making and results based accountability, as core capacities for creating and sustaining a local early care and education system. We will continue to strengthen the collaboration between communities and the statewide research and advocacy organizations that share a commitment to Discovery's population result. We will work to align our support of K-12 school improvement with our support of communities.

The plan also includes some new work, including a focus on parenting information and education; family or home-based child care and learning; and early language and literacy development for very young children.

Across all strategies we want to help close Connecticut's achievement gap and to strengthen our work on issues of economic and racial equity.

Most importantly, we are looking to engage more deeply with all our partners in Connecticut and nationally to continue to improve the lives of young children even in these difficult economic times. Partnership is a deeply-held Memorial Fund value. These times call for extraordinary partnerships. Together we will be stronger, and our children, of all races and income levels, can indeed be ready for school by age five and successful learners by age nine.

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS MEETING
Tuesday, July 7, 2009
Mansfield Downtown Partnership Office
1244 Storrs Road**

4:00 PM

Minutes

Present: Steve Bacon, Harry Birkenruth, Tom Callahan, Gregg Haddad, Matthew Hart, Philip Lodewick, Frank McNabb, Betsy Paterson, Bill Simpson, David Woods

Staff: Cynthia van Zelm, Lee Cole-Chu

1. Call to Order

Board President Philip Lodewick called the meeting to order at 4:04 pm.

2. Welcome new Board members

Mr. Lodewick welcomed Harry Birkenruth and Bill Simpson as new Board members. The Board introduced themselves.

3. Opportunity for Public to Comment

There was no public comment.

4. Approval of Minutes

Steve Bacon made a motion to approve the May 5, 2009 Board minutes. Matt Hart seconded the motion. Betsy Paterson abstained. The motion was approved with one abstention.

5. Director's Report

Cynthia van Zelm said the Tour de Mansfield 4th Annual Bike Tour is July 18. Mr. Hart said the Bike Tour will include a 5 mile family fun ride as well as 20 mile and 40 mile rides. Ms. van Zelm said that more volunteers were needed if anyone is available.

Ms. van Zelm said that she planned to have the communications piece of the Board packet sent electronically. She noted that incoming Board member Steve Rhodes had volunteered his office to assist with scanning the communications. Ms. van Zelm said she would start sending the rest of the packet electronically and asked again for Board members to indicate if they would still like a hard copy.

6. Election of Officers to Board of Directors for 2009-2010

Ms. Paterson made a motion to approve Philip Lodewick as President, Steve Bacon as Vice President, Steve Rogers as Secretary, and Kristin Schwab as Treasurer for 2009-2010. Dean David Woods seconded the motion. The motion was approved unanimously.

7. Appointment of Committee Chairs and Members for 2009-2010

Mr. Lodewick made a motion to appoint the attached list of Mansfield Downtown Partnership Committee Chairs and members until the end of the Partnership's fiscal year on June 30, 2010. Ms. van Zelm noted that Leon Bailey had resigned from the Planning and Design Committee so he should not be included as a Committee member for the next fiscal year. Ms. Paterson seconded the motion. The motion was approved unanimously. Ms. van Zelm noted that she had calls out to a few other prospective Committee member who have expressed interest in serving.

8. Storrs Center Action Items

Mr. Lodewick said his goal is to focus each Board meeting on the critical issues to move Storrs Center ahead. Mr. Lodewick, Tom Callahan, Ms. van Zelm, and Mr. Hart said those issues include financing, LeylandAlliance's update of their business plan by phase, designing and engineering the improvements to Storrs Road, negotiation of a development agreement between the Town of Mansfield and master LeylandAlliance. The Board discussed these issues.

Ms. van Zelm said that a letter had been sent from Mr. Lodewick to all businesses affected by relocation to update them on a timetable related to relocation and reiterate their relocation rights.

Mr. Hart spoke to the issue of parking management of the on-street, surface and garage spots in Storrs Center. He noted that the Town had retained Walker Parking early on to assist the Town with parking issues. Walker Parking had prepared a presentation to the Town Council, Partnership and the community in March. Mr. Hart said the recommendation would be to create a parking management plan and establish a parking steering committee. He said that he and Ms. van Zelm and Mr. Callahan had meet with key stakeholders who were receptive to these ideas. Mr. Hart said that he, Ms. van Zelm and Town Public Works Director Lon Hultgren would be presenting a staff report on parking to the Town Council on July 13.

9. Four Corners Sewer Study Advisory Committee

Matt Hart gave an update on the Four Corners Sewer Study Advisory Committee. He said the Committee's work had been expanded to look at the water source at Four Corners. CT Water Company had expressed interest in bringing additional water to Mansfield. They would need permits and financing. Mr. Hart said the Committee had held a community meeting in the last month. Mr. Hart also said the CT Legislature had passed a bill to allow the University of Connecticut to receive sewage from the Town in this area. The largest hurdle will be the financing – the estimate is approximately \$14 million to bring in water and sewer to Four Corners. The Town has requested federal and state assistance.

Mr. Hart said it is important to look at the project in coordination with Storrs Center and keep the lines of communication open. Mr. Callahan reiterated this point.

Ms. Paterson said that that water and sewer at the Four Corners would make the area more attractive for commercial development and, thus, assist with the Town's tax base.

10. Report from Committees

Advertising and Promotion

Dean Woods thanked Board members who attended the Connecticut Repertory production of "Crowns." He said that the production did well and they are excited about additional productions next year.

Dean Woods said that LeylandAlliance had committed to updating two of the panels on the Mansfield kiosk.

He said the Committee discussed summer and fall banners for the pedestrian walkway from the downtown to Town Hall and then to the Community Center. He said that four members of the Committee had purchased banners and he asked the Board to assist with further donations.

Festival on the Green

Betsy Paterson said that Festival planning was moving ahead. She said that the Festival also needs some additional donations/sponsorships. She said the Festival Committee has cut back on expenses as well.

Ms. Paterson said the town-wide picnic will be held the night before the Festival but will not include fireworks as they are cost prohibitive.

The Festival will include the juried art show, and the James Montgomery Band.

The Celebrate Mansfield weekend will include wine tasting on Friday night sponsored by the Altnaveigh, Know Your Towns Fair on Saturday, an event at River Park, the town-wide picnic with music, and the Festival on Sunday.

Finance and Administration

Mr. Callahan said the Finance and Administration Committee will continue to review the DRAFT Storrs Center Business Plan.

Membership Development

Mr. Lodewick said that Frank McNabb had agreed to take on the chairmanship of the Membership Development Committee.

Planning and Design

Steve Bacon said the Planning and Design Committee was focused on reworking the Committee's charge which was out of date. He said the Committee hopes to complete its work at its July meeting.

11. Adjourn

Ms. Paterson made a motion to adjourn the meeting. Mr. Callahan seconded the motion. The motion was approved unanimously and the meeting adjourned at 5:30 pm.

Minutes taken by Cynthia van Zelm.

MANSFIELD AGRICULTURE COMMITTEE

Minutes of July 1, 2009 meeting
Audrey P. Beck Municipal Building
Conference Room B, 7:30 p.m.

1. Acting Chairman, Bill Palmer, called the meeting to order at 7:35.
2. PRESENT: Bill Palmer, Al Cyr, Charlie Galgowski, Vicky Wetherell, Kathleen Paterson.
Also attending, Jennifer Kaufman.
3. Minutes of the May 6, 2009, meeting were approved.

Old Business

4. Farm Animal Zoning Regulations

Jennifer reported that the proposed regulations probably would not be approved and that PZC would decide how to proceed at their July 6 meeting.

5. Working Farms Action Plan in the Mansfield 2020 Strategic Plan

The committee completed their comments on the Working Farms Action item, including potential obstacles, partners, etc. These comments will be forwarded to the Town Manager's office. The committee recommended adding an action step to the proposed plan: the town should apply for a state-sponsored farm viability grant to address the action steps in this plan. There is a November 13 deadline for this application.

New Business

6. Working Session

The committee decided to have a working session on August 12 at 7:30 p.m. to discuss a farm viability grant proposal.

7. Promoting Local Agriculture

The committee decided to have a table at the Storrs Farmer's Market on July 25 to hand out promotional materials and answer questions.

8. The meeting adjourned at 9:05 p.m.

TOWN OF MANSFIELD
Sustainability Committee
Minutes of the Meeting
July 22, 2009

Present: Stoddard, Lennon, Paulhus, Hultgren, Walton

The meeting was called to order at 7:10 p.m.

The June 23, 2009 minutes were reviewed with one correction. The Climate Showcase Communities grant is not part of the stimulus package. This correction will be made for approval at the next meeting.

Hultgren distributed the Clean Air Cool Planet small town carbon calculator user's guide, which focuses on buildings and facilities, vehicles and streetlights. The Town is requesting a UConn work study student, either from the College of Engineering or Natural Resources, to help this fall with the gathering and tabulation of baseline data. This will be coordinated with the work that the maintenance department is already doing on building energy use.

The committee reviewed an outline of public works sustainability practices that the American Public Works Association advocates. The outline broadly includes fleet maintenance; vehicle fuel conservation; sustainable water, sewer and stormwater management; water reduction; alternative transportation modes; sustainable transportation infrastructure management and energy efficient/conserving buildings and facilities. Some of the specific actions the Town has already undertaken; others remain.

Walton reported that the Town submitted a Climate Showcase Communities grant to the EPA that was due earlier in the day. The grant requests \$400,000 for an intermodal area within the first planned Storrs Center parking structure. The grant request features four electric car-shares powered by a rooftop solar carport and a LEED silver intermodal office and seating area. The Town should know the disposition of the grant in September.

Hultgren distributed a sheet organizing the action step from page 51 of the Strategic Plan into three groupings – energy; education and public outreach; governmental procedures, research and regulation. This will be discussed further at future meetings as the role of the sustainability committee is defined.

Walton stated the Clean Energy Team has been focused on educating residents about renewable energy options and promoting energy conservation. If the sustainability committee decides to focus on Town policy and governmental function, then the clean energy team could become the educational arm of the sustainability committee.

The next meeting was scheduled for Wednesday, August 26, 2009 at 7:00, in conference room B.

The meeting was adjourned at 8:10 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

Cc: Lon R. Hultgren, Director of Public Works, Members, file, Town Manager, Town Clerk

TOWN OF MANSFIELD
Sustainability Committee
Minutes of the Meeting
June 23, 2009

Present: Duffy (chair), Miller, Stoddard, Ryan, Lennon, Paulhus, Hart, Hultgren, Walton

The first meeting of the sustainability committee was called to order at 7:00 p.m.

Introductions were made. Attendees were asked to provide an e-mail address for a sustainability committee distribution list.

Hart and Walton shared some of the sustainable activities that the Town has already undertaken. The committee reviewed the role of the sustainability committee listed on page 51 of the Mansfield Strategic Plan. It was decided to begin by researching strategies that other sustainable municipalities have used and tools that will help establish an environmental baseline of the Town's operations. Miller stated that UConn used the AASHE STARS sustainability benchmarking system, designed for universities, and has made a climate commitment to be carbon neutral by 2050. Stoddard stated that Clean Air, Cool Planet or ICLEI's greenhouse gas are two examples of tools designed for towns. These tools will be reviewed by staff and shared with the committee. Committee members were asked to gather case studies of what other communities are doing.

Aside from greenhouse gas emissions, sustainable water use is particularly relevant to the Mansfield. Miller reported that the University did a water study in 2007, which has helped to move them forward in metering usage by building and target wastefulness. Hultgren stated that the Town will begin a water study in September 2009 to look at Town buildings using UConn water and possibly include Juniper Hill Village, Glenridge, the Senior Center and Wrights Village in the study. Other Town facilities served by wells can be measured using an ultrasonic device after the initial study has been done.

Stoddard suggested that while the committee develops its focus, to also be open to grant money that becomes available. An EPA Climate Showcase Communities grant is available now and due on July 22. Staff will look at it and report on it at the next meeting.

Committee meetings will be scheduled for the fourth Wednesday of the month. Walton will submit these to the Town Clerk and e-mail the dates to committee members. The next meeting is scheduled for July 22, 2009 at 7 pm. Agenda items for the next meeting include bringing benchmark tools, case studies, report on the Climate Communities Showcase grant, organize Action Step #4 from page 51 of the Strategic Plan, and discuss the function of the Clean Energy Team.

The meeting was adjourned at 8:35 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

Cc: Lon R. Hultgren, Director of Public Works, Members, file, Town Manager, Town Clerk

Sara-Ann Chainé

From: webmaster@mansfieldct.org
Sent: Thursday, September 10, 2009 9:32 AM
To: Sara-Ann Chainé
Subject: 8/12/09 APPROVED ZBA MINUTES

VOL 4, PG 217

**MANSFIELD ZONING BOARD OF APPEALS - REGULAR MEETING
MINUTES
AUGUST 12, 2009**

Chairman Pellegrine called the meeting to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

Present: Members - Fraenkel, Katz, Pellegrine, Singer-Bansal, Wright

Absent: Alternates - Accorsi, Clauson

JEROME D. SIPPLE - 7:00 PM

To hear comments on the application of Jerome D. Sipple for a Variance of Art VIII, A to construct a 25' x 44' steel garage building, approx 4' from the side property line at 30 Jude Ln.

Mr. Sipple is proposing to erect a 25' x 44' garage, possibly to be used to construct a home built aircraft. After talking to the health department, Mr. Sipple realizes that the garage cannot be placed evenly between the property line and the septic system. Due to the location of the septic and the slope of the land, the only place left would be to place the garage 3' from the property line, at the end of the existing paved driveway.

A Neighborhood Approval Sheet and certified receipts were submitted, showing no objections from abutters.

Four trees will have to be removed. This will be an extended, 2-car garage, allowing enough space for an aircraft.

Singer-Bansal suggested that there may be another place for the garage if the shed was taken down and the driveway extended, placing the garage approximately 12' from the side property line and 12' from the rear property line. With this plan, a variance may not be necessary. Mr. Sipple will confirm the setback requirements with the zoning agent.

The hearing was continued until the next regular meeting in September in order to give applicant time to consider other options.

APPROVAL OF MINUTES FROM JULY 8, 2009

Wright moved to approve the minutes of July 8, 2009 as presented.

VOL 4, PG 218

Motion passed

ADJOURNMENT

Meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Julie Wright
Secretary

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TOWN/UNIVERSITY RELATIONS COMMITTEE

Tuesday, August 18, 2009
Audrey Beck Municipal Building
Council Chambers
4:00 pm

Minutes

Present: P. Barry, M. Beal, T. Callahan, B. Clouette, J. Hintz, E. Paterson, S. Rhodes,
J. Saddlemire, W. Simpson

Staff: M. Capriola, J. Jackman, G. Padick

1. Opportunity for Public to Address the Committee
None.
2. June 9, 2009 Meeting Minutes
The minutes of June 9, 2009 were passed unanimously, with the motion made by Clouette and seconded by Rhodes.
3. Committee Membership Proposal
Mayor Paterson and Mr. Rhodes announced that the revised Committee membership proposal has been executed by the University and the Town. They provided an update on member appointments.
4. Preparations for Fall Semester
Mr. Saddlemire, Mr. Hintz, and Mr. Jackman provided an update regarding preparations for the return of students. There will be a "soft opening" next week with approximately 3,000 students returning to campus i.e. athletes, band members, first year students. MCCP will conduct their annual door-to-door community visits; the visits educate students about how to be a good neighbor/member of the community. MCCP will pilot a new program in which community members host cook-outs for their neighborhoods; the purpose will be to provide an opportunity for residents and students living off campus to get to know their neighbors. Town and University staff are meeting with apartment complex property owners and managers to discuss expectations and strategies for managing behavior. Staff will also conduct orientations with landlords and students living in off-campus single family homes.
5. University Spring Weekend
Mr. Rhodes and Mr. Jackman provided an update on the draft report that will be jointly issued by the Town and University regarding Spring Weekend 2009. The Committee discussed efforts from Spring Weekend 2009 to manage the event. One success noted was that stakeholders were able to prevent Spring Weekend from expanding to a fourth night (Wednesday). Members discussed the need for the Committee to identify goals, objectives, and measures for determining progress and whether or not the event management was successful.

6. Other

Mr. Padick provided an update on the proposed Ponde Place Development. The project has received a permit from IWA; if the developers drill and prove that the wells can provide an adequate water supply they will be able to move forward. The state Department of Public Health has not yet approved Phase I so they can not drill the wells.

The meeting adjourned at 5:15pm.

Next Meeting: September 9, 2009

Respectfully Submitted,
Maria E. Capriola, Assistant to Town Manager
Town of Mansfield

**Town of Mansfield
Personnel Committee
July 23, 2009**

Audrey Beck Municipal Building, Conference Room B

Members Present: Deputy Mayor Gregg Haddad, Councilor Helen Koehn,
Staff Present: Assistant to Town Manager Maria Capriola, Town Manager Matt
Hart

- I. CALL TO ORDER
The meeting came to order at 6:10p.m.
- II. MINUTES of 6/29/09
The minutes of 6/29/09 were adopted by members present.
- III. TOWN MANAGER PERFORMANCE EVALUATION PROCESS & TIMELINE
The Committee reviewed and discussed the timeline and performance review form updated by Mr. Haddad. Mr. Haddad agreed to continue to work on developing an online tool for the performance review.
- IV. RESOLUTION ON OPEN AND TRANSPARENT GOVERNMENT
Ms. Koehn presented research and draft policy on accountability and transparency in government; the policy includes potential documents that could be available via the Town's website. Members agreed to review the document and be prepared to discuss the draft policy at its next regular meeting of the Committee.
- V. COMP TIME PRACTICES FOR EXEMPT AND NON-EXEMPT STAFF
Mr. Hart and Ms. Capriola reviewed comp time practices and policies for hourly and salaried employees. They discussed how comp time is accrued and used by employees. At a future meeting, staff will provide the Committee with an overview of accrual data and excerpts from the collective bargaining agreements that pertain to compensatory time.
- VI. ADJOURNMENT
The meeting concluded at 7:40 p.m.

Respectfully Submitted,
Maria E. Capriola
Assistant to Town Manager

COMMITTEE ON THE QUALITY OF LIFE
Minutes of Meeting, May 7, 2009
Employee Lounge, Mansfield Town Hall

Members Present: Helen Koehn (Chair), Bruce Clouette, Denise Keane, David Morse, Steve Rhodes.

Staff Present: Mike Ninteau, Gregory Padick, Jim Hintz.

Meeting called to order at 7:40 p.m.

S. Rhodes agreed to serve as Recording Secretary.

The minutes of the April 8, 2009 meeting were approved, correcting the spelling of Steve Rhodes's name.

PUBLIC COMMENT

No members of the public were present.

J. Hintz noted that Committee member Dana White is graduating from UConn and has resigned from the Committee. The Committee agreed that J. Hintz may submit nominations of students for the vacant seat to Chair H. Koehn, who will forward to the Town's Committee on Committees. H. Koehn will write a letter of thanks to Dana White on behalf of the Committee for her service.

CHAIRPERSON'S REPORT

H. Koehn has scanned documents on the definition of 'family' in zoning regulations and municipal ordinances on parking at residential rental properties. The documents will be placed on the Committee's web site and members should be prepared to discuss them at the next meeting.

ACTION ITEMS

6(a) Water testing provisions.

M. Ninteau recommended no change in the Town's water-testing requirements (memorandum, April 30, 2009, as distributed to the Committee). The Town does not have access to water-testing data beyond the information available in the existing permitting process. In previous discussion, the Committee was divided on whether the two-year testing provision should be shortened, extended, or eliminated. At the Committee's February 12 meeting, Rob Miller, Director of Health for the Eastern Highland Health District, recommended continuing the two-year cycle.

Discussion: Presently 1200 units require a rental certificate in Mansfield. The vast majority are served by public water systems or large wells that receive routine monitoring. Approximately 100-150 units – mostly single-family residences – fall under the current two-year testing requirement. There are provisions in place for prompt action should water-quality problems be spontaneously discovered in these units. D. Morse suggested that the recommendation of two years is too conservative and that

the Committee seek additional professional opinions. B. Clouette said he is not impressed with testing as a protective or predictive procedure, and suggested the Town explore outreach efforts to landlords and tenants on water safety, noting that everyone wants housing to be safe but Town efforts to promote safety should be cost- and procedure-effective.

Action: B. Clouette moved to table further discussion of water testing. D. Morse second. Motion passed.

6(b) Mansfield 20/20 vision points regarding housing.

Discussion: B. Clouette suggested that members divide up the action points to gather information and report back to the Committee. Much more information is needed on some of the steps, particularly 6 and 7. S. Rhodes noted that the public expects that these proposed Action Steps be individually reviewed and evaluated. Since the Committee's last meeting, B. Clouette reported to the Town Council that this Committee is willing to undertake review of the neighborhood preservation item discussed at the April 8 meeting. G. Padick noted that the Council expects to receive from the Committee the completed form that accompanied the Action Steps.

Action: H. Koehn will complete the form and submit to the Town Council. B. Clouette will take responsibility to research Action Points 6 and 7. S. Rhodes will take Points 8 and 9. D. Morse will take Point 2. The Committee agreed to delay consideration of Point 1 as a low priority, and to delete Action Points 4 and 5 since they propose action that falls outside the Town's legal taxing authority as defined by the State. Point 3 was illegible on the copies distributed to members, so M. Nintean will distribute a clear copy before the next meeting.

Discussion: D. Morse questioned why Point 2 would be necessary, in light of existing Town ordinances. S. Rhodes observed that the underlying question is whether the Town should rely on police officers or zoning/landlord-tenant procedures to control nuisance behavior. B. Clouette suggested that the Committee not take the language in Point 2 too literally, but rather agree to confront the problem and propose solutions. He noted that landlord initiative (or lack of initiative) is decisive in whether a rental property becomes a problem, and suggested we research best practices. H. Koehn asks that the Committee consider issues of affordable housing.

6(c) Residential rental parking.

Discussion: M. Nintean noted that the Town receives many complaints from citizens about parking conditions at rental units in their neighborhoods. Any additional Town regulation of parking would require considerable expense for staffing and administration costs. B. Clouette asked if parking could be restricted to behind rental units. M. Nintean noted that it would be necessary to grandfather existing units if the Town did not wish to require existing units to incur substantial costs in reconfiguring parking arrangements. G. Padick noted that environmental concerns might prohibit parking relocation on individual sites, and that existing zoning laws exempt single-family houses. B. Clouette asked how parking could be effectively regulated as the ongoing pattern of conversions of single-family homes to rental units continues, if an ordinance

could apply to new conversions only. S. Rhodes suggested the restriction apply to new construction of any single-family or rental unit. D. Morse was concerned that Section 302.8 Motor Vehicles as distributed would seem to unfairly prohibit individuals from working on their own automobiles on their property and suggested that the ordinance set an explicit time period, after which a vehicle would be in violation. M. Nintean noted that the ordinance is used for junk cars sitting for long periods and suggested that enforcement be discretionary to the professional enforcement staff rather than enacting a time period and incurring additional administrative costs monitoring individual vehicles. D. Morse stated that he favored a specified time period in spite of these concerns. J. Hintz brought to the Committee's attention existing problems with abandoned cars on rental property, where landlords have not taken steps to remove those abandoned vehicles.

7. Future action items

- (a) H. Koehn asked Committee members to review the materials on definition of Family and be prepared to discuss at the next meeting.
- (b) The Committee agreed to defer consideration of alcohol-server training to a later meeting.

Meeting adjourned at 9:00 p.m.

ARTS ADVISORY COMMITTEE
Meeting of Tuesday, 04 August 2009
Mansfield Community Center (MCC) Conference Room

MINUTES

1. The meeting was called to order at 7:05p by Acting Chair Tom Bruhn. *Members present:* Tom Bruhn, Scott Lehmann, Joan Prugh. *Members absent:* Jay Ames, Kim Bova, Blanche Serban. *Others present:* Jay O'Keefe (staff).
2. The draft minutes of the 07 July 09 meeting were approved as written.
3. **Festival on the Green Art Show.** Kim has indicated by e-mail that the Festival on the Green still lacks panels for displaying art at its show (Sep. 13). Jay O'K reported that the AAC does indeed have \$500 in its budget, which could perhaps be put toward purchasing such panels. Those in attendance agreed to look into what sort of display panels are available and at what cost.
4. **Know Your Towns Fair.** Scott reported that the Mansfield LWV has not yet supplied the information he requested about reserving a table for the AAC at Know Your Towns Fair (Sep. 12). Unless a response is forthcoming soon, we will have to shelve this plan, since it will take some time to assemble material (such as brochures on local arts groups) for display at the table.
5. **Art displays.**
 - a. In accord with Town art display policy, the Mansfield Library has submitted a proposal from **Martin Bloom** for a display of collage works there. Judging by the photos supplied, the show will consist largely (or perhaps entirely) of works not shown at the MCC last fall. The exhibit was approved.
 - b. Joan reported that **Michael Allison** will be happy to display his colored wooden bowls in the winter quarter; he could also move his show forward to the fall if necessary. Scott will ask Jay Ames to find out whether **William Stallman** still wants to exhibit found-object sculpture in the fall.
 - c. Scott will also let **Jay Ames** know that he can plan on exhibiting his paintings in the sitting room in the fall, as nobody else has applied. As usual, we will need to see photos in advance.
 - d. Jay O'K reported that some artists exhibiting at the MCC have posted identifying labels which damage the walls when removed. He requested that artists who wish to post information about their works first consult with him about how to do this safely.

Exhibit Period	Entry cases		Sitting room		Hallway	
	Double-sided	Shelves	Upper (5)	Lower (3)	Long (5)	Short (2)
Spring 15 Apr – 15 Jul	<i>Alex Delehanty</i> (sculpy work)		<i>Blanche Serban</i> (oils)			
Summer 15 Jul – 15 Oct	8/15 – 10/15 <i>Festival on the Green</i>		<i>Liviu Cupceancu</i> (various media)			
Fall 15 Oct – 15 Jan	<i>William Stallman?</i> (found object sculpture)		<i>Jay Ames?</i> (paintings)		<i>Sylvia Smith</i> (water media)	
Winter 15 Jan – 15 Apr	<i>Michael Allison</i> (colored wooden bowls)					

6. **Coffee houses.** Joan reported that the memoir-writing group is interested in doing another reading sometime this coming year. She has not yet been able to reach Tom Terry about a performance by his flamenco guitar group.
7. **Summer concerts.** In response to a question from Joan, Jay O'K reported that Friday summer concerts sponsored by Parks and Recreation, formerly held at Bicentennial Pond, are now presented at the MCC (outside if the weather be good, inside in the gym if not). Supported by fund-raising and a modest Town contribution, they are free to the public and typically draw audiences of 150-200.
8. **Annual report.** The AAC's FY2008-09 report is due Sep. 1. Scott will e-mail a draft to AAC members.
9. **Adjourned** at 7:32p. Next meeting: Tuesday, 01 September 09, 7:00p.
Scott Lehmann, Acting Secretary, 07 August 09; approved 01 September 09

**MANSFIELD DOWNTOWN PARTNERSHIP
MEMBERSHIP DEVELOPMENT COMMITTEE MEETING
Mansfield Downtown Partnership Offices
March 10, 2008
8 AM**

MINUTES

Present: Betsy Treiber (Chair), Dolan Evanovich, Dave Martel

Staff: Cynthia van Zelm

1. Call to Order

Betsy Treiber called the meeting to order at 8:05 am.

2. Comments on Meeting Notes

Dolan Evanovich made a motion to approve the meeting notes. Dave Martel seconded the motion. The motion was approved unanimously.

3. Update on Memberships Received

Mrs. Treiber said there are 333 paid members for a total of \$16,960. Ms. Treiber said that Board member Betsy Paterson had spoken to the Board of Trustees about membership.

Ms. van Zelm updated the Committee on the status of the Storrs Center project.

4. Review of Initial Membership Brochure Changes

The Committee responded to edits to the membership brochure.

Mr. Martel thought the edits were straightforward but he reiterated that we need to determine what we will be asking members to do i.e., write letters, speak to the Town Council? etc.?

The role of the members needs to continue to be advocacy – we still need them to advocate for Storrs Center! E-mail is a good venue to do this.

Mr. Evanovich asked how can we lobby the Governor regarding funding for the garage?

It is important for residents to understand that the project will generate revenue for the town in the long run.

Mr. Martel thought it was important to let the membership know that without their voice, this is not a done deal.

Mr. Evanovich said he thought a lot of the brochure changes involved updating the data.

Mr. Martel said two of the major next steps to convey to the membership are what is needed to get to construction and once we are at construction, making sure it is "smart" construction.

Mr. Evanovich suggested checking in during April as to timing on updating the brochure.

Cynthia van Zelm said we may need a new designer as she is not sure if Laura Scott is still doing graphic design. There was a suggestion by Dave Martel that the brochure could be lasered out at Kinko's. He said he would not put it on an off-set printer. Ms. van Zelm said she would also talk to our printer GBE to see what type of design they can do.

Ms. van Zelm will prepare a full mock-up.

5. Review of Strategic Plan

Mr. Martel thinks that the Partnership might actually lose memberships over the next five years. Once the shovel is in the ground, the call to action, may go away, and so could lose membership. He expects that we probably won't see long term memberships from residents, but business memberships may continue. Perhaps residents will join as consumers.

6. Adjourn

The Committee agreed to meet on May 19 at 8 am.

Mr. Evanovich made a motion to adjourn. Mr. Martel seconded the motion. The meeting adjourned at 9:05 am.

Meeting notes taken by Cynthia van Zelm.



**TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER**

Matthew W. Hart, Town Manager

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

September 4, 2009

Re: Restoration of Passenger Rail Service to Eastern Connecticut

Dear colleague:

I hope this letter finds you well. I am writing today to invite you to a forum to discuss the restoration of passenger rail service to Eastern Connecticut.

I have been approached by municipal colleagues in Massachusetts who are interested in exploring the viability of restoring passenger rail service to the New England Central Railroad line running south from Amherst, Massachusetts down to New London, Connecticut (see attached map). This line could also provide connecting service to New York City and Boston. There are many Connecticut communities along the existing line, including Stafford, Willington, Mansfield, Windham, Norwich and New London. By providing a local connection to a quality mass transit service, the restoration of passenger rail could have many benefits for our citizens and our regional economy. With the presence of multiple colleges and universities in our communities - UMass, Amherst, UConn, ECSU, Connecticut College and the Coast Guard Academy to name some of the most prominent - one could also view this section of Connecticut and Massachusetts as an "education corridor" analogous to the Hartford-Springfield knowledge corridor.

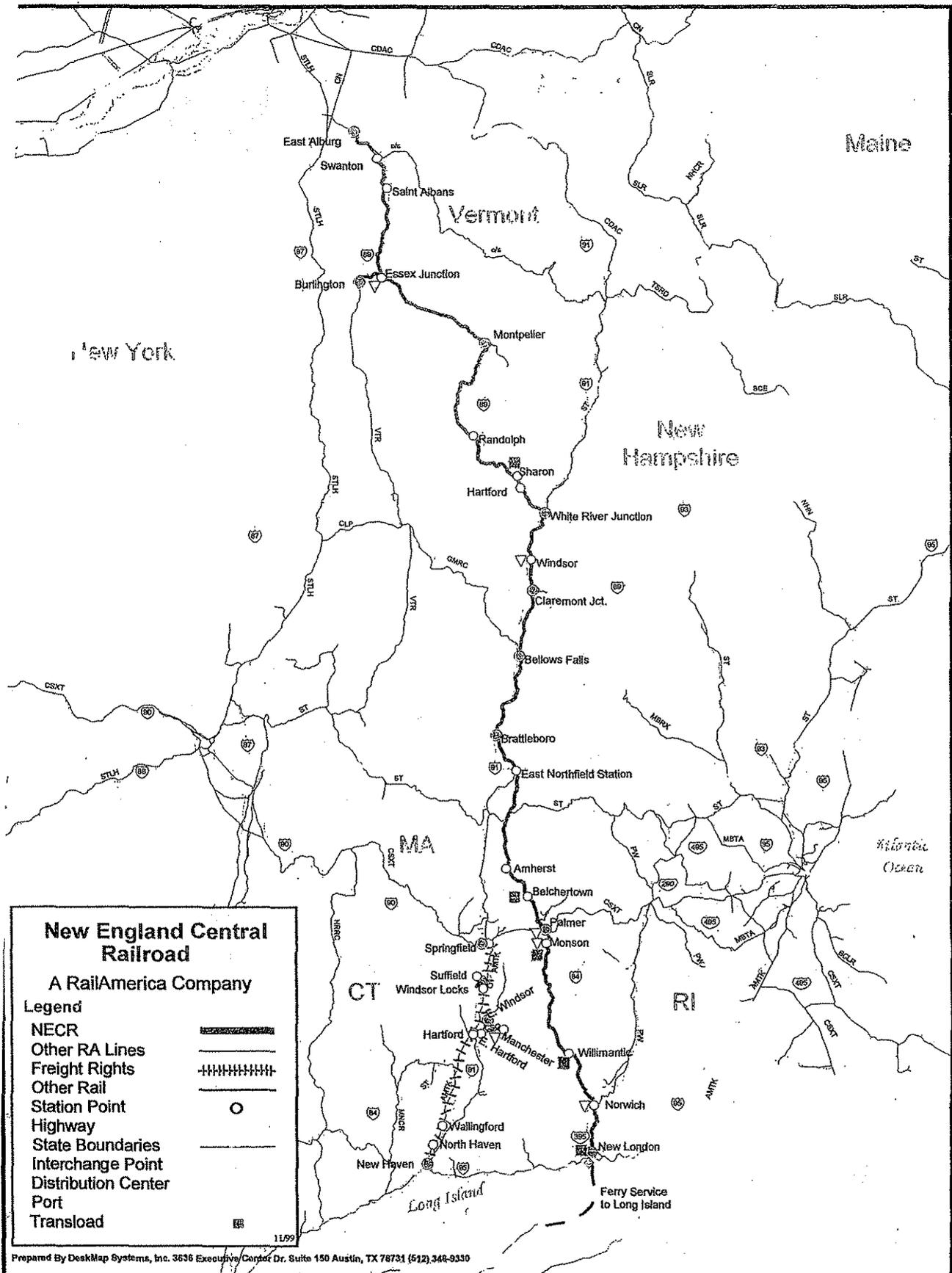
At 9:30 AM on Thursday, October 1, 2009, my Massachusetts colleagues and I will conduct a presentation regarding this proposal. We will convene at 9:30 AM and meet in the Council Chambers in the Audrey P. Beck Municipal Building in Mansfield, located at 4 South Eagleville Road (adjacent to the intersection of routes 195 and 275). Please pass this invitation along to other interested parties. If you can attend, please RSVP to Sara-Ann Chaine, Executive Assistant, who can be reached at (860) 429-3336 or chainsa@mansfieldct.org.

I hope to see you on October 1st.

Sincerely,

Matthew W. Hart
Town Manager

CC: Larry Shaffer, Town Manager, Town of Amherst, Massachusetts
Matthew Streeter, Town Manager, Town of Palmer, Massachusetts
Charles Hunter, Director of State Relations, RailAmerica Corporation



**New England Central
Railroad**
A RailAmerica Company

Legend

NECR	
Other RA Lines	
Freight Rights	
Other Rail	
Station Point	
Highway	
State Boundaries	
Interchange Point	
Distribution Center	
Port	
Transload	

11/99

Prepared By DeskMap Systems, Inc. 3636 Executive Center Dr. Suite 150 Austin, TX 78731 (512) 348-9330

Mansfield's \$500 Energy Challenge



**Reduce your electric bill and
receive \$500 in energy efficient prizes**

Who Can Participate? Mansfield residents

Begins: October 27, 2009 with a kick-off meeting,
7:00 pm, Mansfield Library Buchanan Auditorium
(required to participate)

Two \$500 Prizes: The households with the
greatest drop in electrical energy usage

Support: Each household will have access to
infrared imaging, a starter kit of supplies and energy
coaches

Sponsored by: The Mansfield Clean Energy
Team and funded through a CT Clean Energy Fund
micro-grant

For More Information: Call Ginny Walton,
Mansfield Recycling Coordinator, at 429-3333

We
challenge
your
household
to shed
unnecessary
electrical
expenses.



TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS



Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

The \$500 Energy Challenge

October 2009

Dear Friend of Energy Efficiency:

The Mansfield Clean Energy Team, a task force made up of residents and Town employees, is offering an opportunity for you to achieve real savings on your electric bill. We challenge your household to shed unnecessary electrical expenses from electrical vampires, inefficient appliances and costly habits. In return for reducing your electric usage, if you have the largest reduction out of all the other challengers, you will receive \$500 to further your household's energy efficiency. The funding for this program is through a Community Innovations Grant that the Town of Mansfield received from the Connecticut Clean Energy Fund.

The \$500 Energy Challenge Details

- A. The challenge begins October 27, 2009 and ends June 30, 2010.
- B. To participate, complete the agreement on the other side. By participating, you have access to supportive materials, tools and coaching from the clean energy team. We want you to succeed in making substantive reductions in your household electrical use.
- C. In order to be evaluated for the \$500 prize, you will need to provide the following by August 31, 2010:
 - i. May 2009, June 2009, May 2010 and June 2010 electric bills.
 - ii. A list of changes that were made to reduce your electrical usage.
- D. Winners will be evaluated in two categories – largest drop in electrical usage and largest percentage electrical drop. To make this determination, the average kilowatt-hours from the May and June 2009 bills will be compared to the average kilowatt-hours from the May and June 2010 bills. Potential winners will receive a visit from us to check out the changes that were made. The winners decide, in consultation with the Clean Energy Team, where the \$500 will be used. The money will either be paid directly to the vendor or reimbursed upon proof of purchase. The winner will agree to local publicity.
- E. In order to broaden the impact of this challenge, we have enlisted the help of Charter Communications to film the progress that participants are making. This information will be aired on Channel 14, the cable access station. We ask for your cooperation by allowing an intern from Charter Communications to film your household's challenges and successes.

The \$500 Energy Challenge Participant Agreement

Name _____

Street Address _____

Mailing Address _____

E-mail _____

Home Phone _____

Cell Phone _____

Has there been any change in household members since July 2009? Yes or No.

If yes, please explain _____

Has there been any energy efficiency changes since July 2009? Yes or No.

If yes, please explain _____

I agree to the terms of The \$500 Energy Challenge.

Signature _____

Date _____

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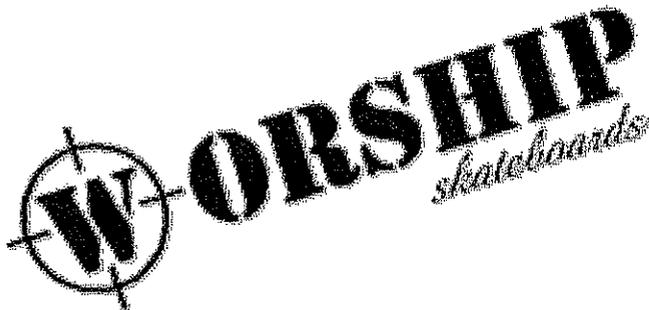
MANFIELD SKATEPARK

Grand Opening Event

09/19/09 1-3PM

PRIZES SKATING BIKING CONTESTS RAFFLE
LIVE MUSIC PRO DEMO

Skate and BMX Demo by: worship skateboards.com & ctbmx.com



Park is located at 10 South Eagleville Road, Mansfield, CT 06268
HELMETS REQUIRED – DONATIONS ACCEPTED

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TOWN OF MANSFIELD
DEPARTMENT OF PUBLIC WORKS

Lon R. Hultgren, P.E., Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3331 TELEPHONE
(860) 429-6863 FACSIMILE

Item #12

August 31, 2009

Subject: Hunting Lodge Road Bikeway/Walkway
Town of Mansfield

Dear Property Owner/Renter/Resident:

The Town of Mansfield is nearing the completion of the 8 foot wide paved bikeway/walkway along the southwest side of Hunting Lodge Road. Paving of the trail will be done on Tuesday September 1st and 2nd. Please be aware that access and egress of driveways may be prohibited for short periods of time during this operation.

Work to be performed in the following weeks will include paving of driveways, grading adjacent to the trail, plantings and amenities. We ask that you please keep this in mind when parking your vehicles.

Parking, placing of trash for pickup, and other obstructions are prohibited on the trail and can result in fines or vehicles being towed. Also recognize that many sections of the trail are adjacent to homes along Hunting Lodge Road and we ask that you be respectful of that in terms of noise and litter. Littering may result in fines of \$90.00 as per the municipal ordinance section 131-15.

The Town hopes that you will enjoy this section of trail that provides safer pedestrian travel to you. Recognize that we need your help to keep this area safe and clean.

If you have any questions or comments please contact me at (860) 429-3340.

Sincerely,

Timothy J. Veillette
Project Engineer

Cc: Lon R. Hultgren, Director of Public Works
Mathew W. Hart, Town Manager
Michael E. Nintean, Director Department of Building and Housing Inspection
Virginia Walton, Recycling Coordinator
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Mansfield Downtown Partnership
Helping to Build Mansfield's Future

Item #13



August 31, 2009

Matt

Thank you so much for your assistance with the 6th Annual *Festival on the Green!* We could not put on the event without your support. We are looking forward to a full weekend of Mansfield activities – we have enclosed our Celebrate Mansfield Weekend brochure which includes details on all the great events scheduled. Please also find a flyer about the *Festival* as well as site maps of the *Festival* grounds. In case of rain, the *Festival* will be held inside E.O. Smith High School.

The Mansfield Downtown Partnership, Inc.'s *Festival on the Green* is an annual event to highlight the businesses located in the Storrs Center commercial area, to showcase Mansfield-area organizations, restaurants, and artists, and to look forward to the future Storrs Center. The *Festival* is a time to gather as one community and celebrate what makes Mansfield unique. The 2009 event will be bigger and better than ever! There will be an expanded Celebrate Mansfield Parade, musical performances including Kidsville Kuckoo Revue and the James Montgomery Band, cooking demos, a Juried Art Show, games, and more.

We look forward to seeing you at the *Festival* and again thank you for your help!

Attachments:

- 1) Site Plan, and Parade and Parking Location Map
- 2) Map of E.O. Smith High School for rain location
- 3) Festival flyer and Celebrate Mansfield Weekend brochure

*Thank you
for all your
help and
support!
Cynthia*

family friends children laughter entertainment music games food donations

Weekend Events

6th Annual festival on the green

MANSFIELD DOWNTOWN PARTNERSHIP

Sunday, Sept 13
12:00-5:00 pm
(Rain or Shine)

Storrs Center Commercial Plazas

Rain Location: E.O. Smith High School

Festival Schedule of Events:

- 12:00 - Celebrate Mansfield Parade
(Post Office Parking Lot - Meet at 11:00 am)
- 12:00 - Festival Grounds Open
- 12:30-1:30 - Kidsville Kuckoo Revue
- 12:30-4:30 - Cooking Demonstrations
- 1:30-3:30 - Pony Rides
- 1:30 - Pie Eating Contest
- 1:45-3:15 - Local Talent Showcase
- 3:30-5:00 - Headliner: James Montgomery Band

Festival Events are FREE and Open to the Public!

Friday, September 11th

Vintage Mansfield

A Wine Tasting
5:00 - 7:00 pm
Altnaveigh Inn and Restaurant
Tickets \$35

Saturday, September 12th

23rd Annual Know Your Towns Fair
11:00 am - 2:00 pm
Mansfield Community Center
Free and open to the public

Explore the River (Park)

9:00 - 11:00 am
River Park (Plains Road on the Willimantic River)
Free and open to the public

Music @ the Market

Storrs Farmers Market
3:00 - 6:00 pm
Mansfield Town Hall parking lot
Open to the public

Picnicpalooza!

5:00-7:00 pm
All-town picnic at E.O. Smith High School
Free and open to the public.
Can't bring a picnic? Check out the Farmers Market or our grill tent to purchase some outdoor eats.

Sunday, September 13th

Celebrate Mansfield Parade

Noon
Storrs Road (S. Eagleville to Dog Lane)
Free and open to the public

6th Annual Festival on the Green

12:00 - 5:00 pm
Behind the Storrs Center commercial plazas
Free and open to the public

celebrate
MANSFIELD WEEKEND



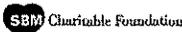
Visit www.MansfieldCT.com for more information.

Festival Sponsored By:

LeylandAlliance
REMINDER GOLD PAGES
ReminderNews



THE BURNS REAL ESTATE GROUP
Keller Williams



ROCKVILLE BANK
CONNECTICUT REAL ESTATE BANK
COMMERCIAL BANK

James Raynor DDS
Louis Cano DDS
Matthew Raynor DMD

Storrs Drug

LIBERTY BANK

Storrsville
Inc Co-Confederate Units

FERRIGNO REALTORS

The University of Connecticut FOUNDATION INCORPORATED

Merchants at Storrs Commons



WILLIMANTIC WASTE PAPER CO. INC.



W & R

NewAlliance Bank

The Festival on the Green is a low-waste event. Keep it green!

celebrate

MANSFIELD WEEKEND



Schedule of Weekend Events

Friday, September 11th

Vintage Mansfield

5:00 – 7:00 pm

Altnaveigh Inn and Restaurant

Tickets \$35



Kick off the Celebrate Mansfield Weekend with a wine-tasting hosted by Gail and Douglas Parks, proprietors of the historic Altnaveigh Inn and Restaurant. Enjoy hors d'oeuvres prepared by Mr. Parks while supporting the Festival on the Green.

For more information, please contact the Partnership office: 429.2740 or mdp@mansfieldct.org.

Saturday, September 12th



LEAGUE OF
WOMEN VOTERS

23rd Annual Know Your Towns Fair

11:00 am - 2:00 pm

Mansfield Community Center

Free and open to the public

This annual event, sponsored by the League of Women Voters of Mansfield, gathers representatives from Town offices, UConn groups and area non-profits in one location to make newcomers to town and long time residents alike aware of the services they offer and the opportunities for public participation that are available.

In past years, each Know Your Towns Fair has hosted over 70 exhibitors providing information on health care; learning opportunities for children, youth, and adults; scouting; area museums, theaters, and artists cooperatives; local community services and more.

For more information, please contact the Mansfield League of Women Voters: <http://www.lwvct.org/lwvmansfield/>.

Saturday, September 12th Cont.



Mansfield
Community Center

Explore the River (Park)

9:00 – 11:00 am

River Park (Plains Road on the Willimantic River)

Free and open to the public

Join Mansfield Parks and Recreation for free kayak trials, guided walks and backyard games (volleyball and badminton) at River Park, along the Willimantic River, a state designated greenway. Eight kayaks are available to rent for a nominal fee at the Mansfield Community Center. Volleyball and Badminton sets are also available to rent.

For more information, please contact the Parks and Rec Department: 429.3015.



Storrs
Farmers Market

Music @ the Market

3:00 – 6:00 pm

Mansfield Town Hall parking lot

Open to the public

Enjoy the musical talents of Mansfield's own Seldom Heard and pick up the fixings for a great picnic dinner! Storrs Farmers Market offers premium local foods every Saturday from 3:00 – 6:00 pm from May through November.

For more information, please email StorrsFarmersMarket@gmail.com or visit www.storrsfarmers.org.

PICNICPALOOZA!

All-town picnic at E.O. Smith High School

5:00 – 7:00 pm

E.O. Smith High School

Free and open to the public

Bring some friends and some food! Can't bring a picnic? Check out the Farmers Market or our grill tent to purchase some outdoor eats! Bruce John and the Eagleville Band will provide musical entertainment while you picnic with your friends and neighbors. A relaxing and fun evening for all ages!

For more information, please contact the Town Manager's office: 429.3336.

Sunday, September 13th



Celebrate Mansfield Parade

Noon

Storrs Road (S. Eagleville to Dog Lane)

Free and open to the public

Mansfield takes to the street to show all that is unique and special about our town with a parade that features: marching bands, dancers, police and fire trucks, athletic teams, puppets, old cars, horses, bicyclists, color guard, animals, the traditional "Tykes on Trikes," our local politicians, a special 2009 Mansfield Grand Marshal, and much, much more! It promises to be the most exciting parade yet! Come early and reserve a "seat on the street" to give yourself a front row view of the 2009 Celebrate Mansfield Parade.

For more information, please contact the Partnership office: 429.2740 or mdp@mansfieldct.org.

6th Annual
festival on the
green

6th Annual Festival on the Green

12:00 – 5:00 pm

Behind the Storrs Center commercial plazas

Rain location: Inside E.O. Smith High School

Free and open to the public

The Mansfield Downtown Partnership has many great activities planned for residents of all ages! There will be cooking demonstrations, a Juried Art Show, children's activities, sidewalk drawing, and a pie-eating contest. The fun starts when the Kidsville Kuckoo Revue takes the stage followed by the "Local Talent Showcase." The James Montgomery Band will round out the entertainment. Of course, there will be plenty of food for sale by Mansfield restaurants!

For more information, please contact the Partnership office: 429.2740 or mdp@mansfieldct.org.

For more information on all of the Celebrate Mansfield Weekend events, please visit www.mansfieldct.org/fog.html.

We hope to see you in September!

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Finally, a rail plan for New England

(The following opinion, published Aug. 24, 2009, by the Boston Globe, was written by former Massachusetts Gov. Michael Dukakis [also a former vice chairman of Amtrak] and Robert O'Brien, who is executive director of the Downtown North Association and chairman of the North-South Rail Link Citizens Advisory Committee.)

ALL ABOARD! The New England Rail Train is at long last leaving the station.

Earlier this month top transportation officials of the six New England states endorsed an ambitious regional rail plan that will give New England the opportunity to compete for federal stimulus funds as well as the \$8 billion the president and Congress already have committed to intercity high speed rail.

The plan includes a series of projects that will connect the region's states to one another and the region to the rest of the country. It will put thousands of people to work, revive some key urban communities, and build a more secure foundation for the region's economic and environmental future.

The projects include:

- New Inland Route high speed service from Boston to New York City via Worcester, Springfield, Hartford, and New Haven, which will link and revitalize some of the region's oldest cities and most affordable and promising economic enterprise zones - as will proposed new rail service to Fall River and New Bedford. The Inland Route will also provide connecting service along a new Knowledge Corridor from Springfield north to Montpelier, Burlington, and Montreal, connecting the five-college area in and around Amherst with universities such as Dartmouth and the University of Vermont. This would encourage the kind of academic and technological excellence that is the key to New England's future.
- New Capital Corridor service between Concord and Boston - via Manchester, Nashua, and Lowell - which will strengthen another important group of residential and employment centers and ease the burden on a seriously overcrowded I-93 and highway system

north of Boston.

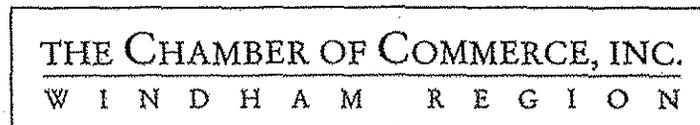
- Extension north along the Maine Coast to Freeport and Brunswick of the already successful Amtrak Downeaster service between Boston and Portland, with connections to the Maine State Ferry Service. This will support the all-season tourism industry that has long been a major element of the regional economy and quality of life.
- Completion of environmental review and preliminary engineering for the North Station/South Station Rail Link - for which federal funds have already been requested by Governor Patrick. This project would link North and South Stations by an underground rail tunnel, thereby extending the Amtrak Northeast Rail Corridor north of Boston and finally connecting all the pieces of the commuter rail system in a way that will make it possible for people to leave their cars at home and get to Logan Airport.

The regional rail plan came none too soon. The region is already behind the Midwest and California, both of which have been working on regional rail plans for at least the past decade; other parts of the country are racing to catch up. New England is even behind the rest of the Northeast Corridor, where our partner states to the south have been hard at work, with new rail tunnels between New York and New Jersey already approved, along with roadbed improvements between New York and Washington that will reduce Acela running times to about two hours.

But now that there is a rail plan for New England, it is time to act. The Obama administration has already received over \$100 billion in state applications for the \$8 billion on the table. The New England governors working our congressional delegations need to push - and push hard - to join California and the Midwest at the front of the federal line. And Massachusetts has a special role to play in this effort: We are the biggest state in New England, and virtually every element of the new regional rail plan is connected to or through us.

Working together, we have a not-to-be-missed opportunity to set the stage for a vibrant and expanding New England economy of the future.

August 24, 2009



Northeast CT Tourism Development Plan

Goal:

To increase the economic prosperity and quality of life in Northeast CT through the development of tourism in the region.

Economic development is essential to supporting area economic prosperity and quality of life. It has four major areas of focus:

1. It creates and retains jobs
2. It facilitates quality growth
3. It provides a stable tax base
4. It addresses universal challenges

A major ingredient of economic development is tourism. Although Northeast CT does not have a large, traditional tourism industry like the Mystic or Orlando areas, it does have the potential to add dramatically to the economic growth of the region.

Objectives:

1. Create a sense of place, brand the region and then market it to attract
 - a. Visitors
 - b. Businesses
 - c. Work force
2. Preserve and promote our natural resources, farms and open space
3. Preserve and promote our historical resources and museums, "heritage" assets
4. Preserve and promote our cultural venues, arts and artists
5. Leverage key economic drivers such as UCONN and ECSU through partnerships
6. Advocate and undertake infrastructure improvements
 - a. Zoning, permitting
 - b. Availability of sites, utilities, services
 - c. Roads, transportation (bus, rail), signage
 - d. education
7. Foster expansion and growth by building upon existing businesses and resources
8. Assemble regional inventory of tourism assets
9. Assemble regional inventory of available locations for redevelopment or new development of tourism related businesses
10. Assemble regional inventory of events
11. Develop committee that will work to achieve economic development goals
12. Create resources (both paper and electronic) to attract
 - a. Visitors
 - b. Tourism friendly business
 - c. Workforce

Strengths:

1. Variety of assets
2. Support from State (Mystic Country)
3. Support from Federal government (Last Green Valley)

Challenges:

1. Coordination of services
2. Collaboration and strategic partnering
3. Funding
4. Variation of needs in communities

Meeting Objectives:

1. Create a sense of place, brand the region and then market it to attract visitors, businesses, workforce.
 - a. Quiet Corner/Last Green Valley branding
 - b. Marketing region in layers
 - i. Local/internal
 - ii. State wide
 - iii. Interstate
 - iv. Regionally
 - v. Nationally
 - c. Work with Economic Development agencies to market region to businesses
2. Preserve and promote our natural resources, farms and open space
 - a. Promote farmers markets, parks, farms
 - b. Promote waterways
 - c. Promote outdoor recreation
3. Preserve and promote our historical resources and museums
 - a. Develop visitor centers in all assets
 - b. Develop themed itineraries
 - c. Produce themed publications
4. Preserve and promote our cultural venues, arts and artists
 - a. Develop visitor centers in all assets
 - b. Develop themed itineraries
 - c. Produce themed publications
 - d. Coordinate venues and assets
5. Leverage key economic drivers such as UCONN and ECSU through partnerships
 - a. Develop visitor centers in all assets
 - b. Develop themed itineraries for students/parents
 - c. Produce themed publications for student market
6. Advocate and undertake infrastructure improvements
 - a. Educate municipalities regarding importance of supporting tourism and business
 - b. Work with economic development agencies and other municipal agencies to improve regulations and processes that are more business friendly
 - c. Collaborate with municipalities regarding creating cluster centers vital to tourism
 - d. Support and educate tourist related businesses to promote growth
 - e. Improve signage on highways and local roadways
7. Foster expansion and growth by building upon existing businesses and resources
 - a. Improve visitor center program

- b. Provide workshops for businesses that provide services and financial support
- c. Provide packaging workshops
- 8. Assemble regional inventory of tourism assets
 - a. Identify area assets
 - b. Develop regional websites and publications to include all assets
- 9. Assemble regional inventory of available locations for redevelopment or new development of tourism related businesses
 - a. Identify assets that are lacking in the region and develop plan to attract them
 - b. Identify tourism "hot spots" or hubs and develop and promote them
- 10. Assemble regional inventory of events
 - a. Develop regional websites and publications
 - b. Educate communities and organizations about the need for planning and coordinating
- 11. Develop committee that will work to achieve economic development goals
 - a. Committee should include assets, state and federal agencies, municipalities, etc.
 - b. Committee should be driving force of tourism development in the region
 - c. Budget finances for year to meet tourism objectives
 - d. Develop process to apply for additional grant funding
 - e. Support all local agencies and programs involved in tourism
- 12. Create resources (both paper and electronic) to attract visitors and businesses
 - a. Email contact list of all assets and municipalities
 - b. Websites
 - c. Visitor guides that are accessible to assets/affordable
 - d. Coordinate visits/trips by groups for entire region, tour packages=tourism coordinator

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the Chronicle, Willimantic, Conn., Tuesday, September 1, 2009 3

Birch Road Bikeway set for construction

Town required to host public forum first

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — Town council members agreed unanimously last week to host a public information session Sept. 28 for town residents about "Phase II" of the Birch Road Bikeway project.

The info session will be at 7 p.m. in the Audrey P. Beck Town Office Building.

The second portion of the project — the construction of one-half mile of bikeway on Birch Road — will be paid for through the federal American Recovery and Reinvestment Act of 2009.

It will cost \$300,000 to complete the second phase of the project. There is no local match for the project.

According to Town Manager Matthew Hart, the project was originally supposed to be funded through a federal transportation enhancement grant.

However, funding from that grant did not provide enough funds for the entire project and only paid for the completion of a bikeway on Route 44.

Town officials are required to hold an information session about the project because they are submitting their final design to the state Department of Transportation for approval.

The department's design process for federal stimulus funds requires a mandatory information session for area residents.

Mansfield Director of Public Works Lon Hultgren said town

officials were only having the hearing because it is required.

The project has already been approved by residents and properties/easements were obtained in 2004. As a result, residents do not need to take further action on the project.

"We'll have the plans there and we'll explain it," said Hultgren of the meeting.

According to Hultgren, not much has changed from the original plan except it has been slightly scaled back because there is less funding for the project than officials thought.

"The design has changed a little bit," he said, adding the bikeway would be built closer to the road than originally planned.

Hultgren said bikeway plans were sent to the state DOT last week and town officials are not allowed to send the project out to bid until the state has approved the project's design.

He said he did not know how long it could take to get approval, but it could take as long as month or more.

Hultgren said the timeline for bikeway construction depends on when Mansfield is given the green light to proceed.

According to Hultgren, if he receives approval by Oct. 1, the project will go out to bid and preliminary roadwork will begin before winter.

Then, if all goes well, construction could begin in early spring 2010.

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2 the Chronicle, Willimantic, Conn., Friday, August 28, 2009

Council seeks funds for trooper supplies

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — Town council members have voted in favor of applying for \$9,100 through the state's Local Pass-Through Justice Assistance Grant, possibly resulting in more guns for resident troopers in Mansfield.

The grant — known to town officials as the JAG grant — is used for crime prevention, community education and law enforcement activities that “stimulate economic recovery.”

Councilmen voted 5-1 in favor of applying for the grant Monday during their regular meeting. Council member Helen Koehn was the lone dissenting vote.

Koehn said she supported Mansfield applying for grant funding, but did not want guns in town.

In addition to using the funds to buy shotguns and ammunition, the funding would also be used to purchase two patrol bicycles and three digital sound meters.

Bikes would cost \$3,000, shotguns would cost \$3,200, sound meters would cost \$2,475 and ammunition would cost \$425.

The items would be purchased for Mansfield at the recommendation of Sgt. James Kodzis of the town's resident state trooper's office.

“I see the bicycles, but not the shotguns,” said Koehn, adding the town could “stimulate the econo-

my” in other ways.

Town Manager Matthew Hart said resident troopers in town already have accessible shotguns if they are necessary for use.

“I believe we have one or two that are in safes,” said Hart, adding they are used on a “routine basis.”

According to the grant application, safety personnel in Mansfield think shotguns have advantages over a regular handgun including increasing the range used to engage a “threat” and the ease of using a shotgun.

Koehn may have been the only councilman to disagree with the proposed use of the grant, but Mansfield resident and town council hopeful Ric Hossack also disapproved of the purchase of shotguns.

“To spend money on shotguns for state police is incomprehensible,” he said during the audience of citizens at the end of Monday's meeting.

Hossack said spending grant funding on weapons “bothered him” and there were better ways to use the money.

“You shouldn't, as town council, be promoting the use of lethal force,” he said, adding tear gas, or other non-lethal tools, would be better suited for Mansfield.

Hossack said he would rather see the money used on community education for area children.

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Opinion

8/31

Chronicle

Lucy B. Crosbie
President

Kevin Crosbie
Publisher

Charles C. Ryan
Editor

Editorial

We offer these threads, needles

Needles to Mansfield town officials for letting \$1 million in voter-approved bonds for open space purchases lapse. While the town didn't lose any money, it wasted the time of municipal leaders who — in 2006 — urged voters to say “yes” to a vote creating the open space fund. Three years later, the terms of the bond deal have expired and Mansfield has to go back to the drawing board, so to speak. Incredibly, this November there will be a question on the ballot asking for \$1.052 million for open space purchases and some building work. Town council members have every right to be angry, especially since they were notified about the bonding lapse after it happened. Open space preservation committee members say the bonds weren't forgotten, there just wasn't any property available for purchase.

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— SPECIAL NEIGHBOR —

Fire captain adds another title — deputy fire marshal

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — Despite completing the course to become a deputy fire marshal six months ago, Mansfield Fire Department Capt. Ryan Hawthorne said he still remembers spending countless hours in class.

Hawthorne said he remembers the stacks of state, federal and local codes he had to learn and the 255 hours he spent in class learning everything he needed to know to become a deputy fire marshal in town.

He is one of several deputy fire marshals in Mansfield.

According to Hawthorne, all fire department captains in Mansfield have been sworn in to be deputy fire marshals and there are volunteer deputy fire marshals as well.

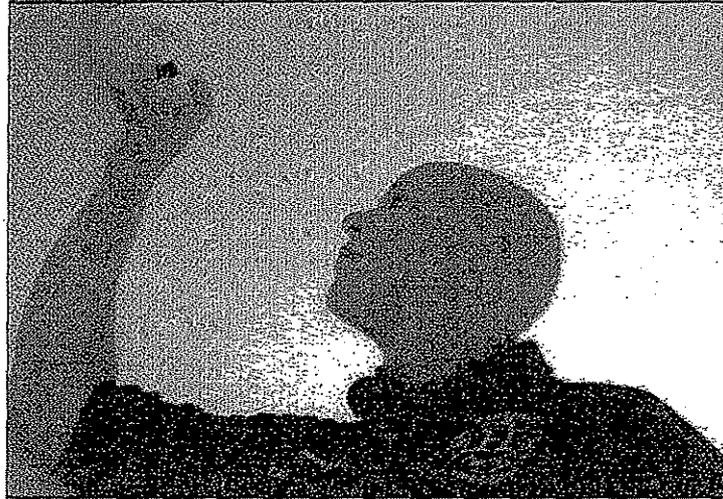
“Our job is first and foremost (dealing with emergencies),” said Hawthorne, but the new responsibilities have made him a better firefighter and leader, he said.

“It’s a tool for the captains to have,” he said, adding the class — which he took in Rocky Hill — taught him how to properly investigate a fire scene.

In addition to learning codes and regulations, the course also had participants working with state police, bomb squads and K-9 units.

The class was made up of two modules: one focused on fire investigation and another on code enforcement and hazardous materials procedures.

Mansfield Deputy Fire Chief John Jackman said the course was a challenging, “collegiate-level” course.



Fran Funk

Mansfield Fire Department Capt. Ryan Hawthorne checks a smoke alarm recently. Hawthorne completed a course six months ago to become a deputy fire marshal.

of the training completed for Hawthorne and other deputy fire marshals in town.

He said course homework and other studying to memorize codes were done outside the classroom and in the spare time of those taking the course.

Although the fire investigation module was Hawthorne’s favorite,

he said the inspection portion was equally important.

According to Hawthorne, the inspection and fire investigation duties for a fire official go hand in hand.

He said it is with proper inspections that fires can be prevented.

“With the inspection process, you never know the success of an

inspection,” he said. “It prevents fires from happening.”

Hawthorne said the new duties give him an understanding of the work that goes on in other departments connected to fire emergency services in Mansfield.

“It allows us to assist and aid within a new capacity we can do,” he said.

Although he has limited time to

dedicate to fire marshal services, Hawthorne said his time spent visiting buildings and responding to fires allows him to be the “eyes and ears of the office.”

“We’re out there day-to-day on emergency runs,” said Hawthorne of other deputy fire marshals in Mansfield, adding if he sees violations he can let the fire marshal’s office know about them.

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Editor: 9/3

Things are going badly at the Mansfield Senior Center.

It seems that the coordinator wants all the members who take classes and workshops to pre-register for two months.

This means that you pay for two months in advance. Anyone who misses a class is responsible for payment whether they attend or not.

All of the involved members are against this change. Many will drop out.

It's time for the mayor and the town manager to take some action against our coordinator.

Sam Gordon
Storrs

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n., Thursday, August 27, 2009 3

Mansfield debates open space information

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — After more than 30 minutes of debate, town council members tabled the idea of researching and compiling a list of costs associated with maintaining currently owned open space in town.

Although the item was not originally on Monday night's agenda, Councilman Gene Nesbitt said he thought it was important for residents to have that kind of information available to them before the November election.

Prior to the debate, council members voted 4-2 in favor of asking residents to bond \$1,052,450 for the purchase of open space and for improvements to current and future town-owned parcels.

Residents had approved bonding \$1 million in 2006 for the purchase of open space. That authorized bonding lapsed June 30. Councilmen are seeking resident approval to reauthorize the bonding in November.

"The public needs to know what is required with their open space money," said Nesbitt. "That really needs to be available to the public."

According to Nesbitt, the list would include use, maintenance costs and other fees associated with all town-owned open space properties.

The information would be compiled by Town Manager Matthew Hart and Director of Parks and Recreation Curt Vincente.

Vincente and Hart said they were in favor of the list, but said council members would have to be patient and understand the list would take time to compile.

"I do think it is important to provide as much information as possible," said Hart.

While Nesbitt was highly in favor of the list, other councilmen said they were not sure providing that list would be entirely helpful to residents.

Council members Helen Koehn and Gregory Haddad said the list would only provide information for part of what residents are being asked to approve in November.

Haddad said the potential list would not address the costs associated with facilities on open space parcels owned by the town.

"This motion is intended to provide information, but it exempts out the other uses added tonight," said Haddad, adding the information would be "incomplete" to voters.

Nesbitt said he thought providing some information to voters was better than no information. Councilman Meredith Lindsey agreed. "I would err on the side of giving them incomplete information rather than no information," she said.

Councilman Christopher Paulhus left mid-debate muttering under his breath the conversation was "ridiculous."

When asked by Koehn if he was leaving for the evening, Paulhus replied, "people have to go to work in the morning."

Vincente said he understood it might be important to have all the information — including both maintenance and facility costs — available, but he was not sure he would have the time to compile it all. "I can tell you honestly we don't have time to do all that," he said, adding he would do what was possible in the amount of time he had.

According to Vincente, he could provide a "snap shot" of the open space purchases made by town officials during the past five to 10 years.

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Wednesday, August 26, 2009 3

Mansfield probate district may grow

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — If the state's probate courts do become redistricted as proposed by probate judges, Mansfield's court — now composed of Mansfield and Coventry — could join with Tolland and Willington.

Mansfield Probate Judge Claire Twerdy said judges across the state recommend Connecticut's 117 probate courts be consolidated to 50 courts.

She said consolidation was required because the court system is losing money quickly. "We are about to become bankrupt," she said.

Twerdy updated town council members Monday at their regular meeting.

According to Twerdy, probate judges had a 45-day period to redistrict the courts themselves or have them redistricted for them.

She said it did not nearly take that long — it only took three meetings.

"Just reducing the number of courts was phenomenal," said Twerdy.

According to Twerdy, residents in Mansfield, Tolland, Coventry and Willington would vote upon a new judge for the district during the 2010 election.

There would be only one judge employed for the four-town district, eliminating one position.

In addition to losing one judge, the staff of the court may be reduced, but that is not yet finalized, said Twerdy.

"We're undertaking a review of the proper staffing for the courts," she said.

The idea of cutting supportive staff made Mansfield officials uneasy because the consolidation would result in more work for one person.

Councilman Christopher Paulhus said he hopes office staff would remain intact to cover the increased workload.

"I'd hate to see you lose staff with more work to do," he said.

Twerdy said she was certain staff may be cut, but it should not impact how the court operates.

"There will definitely be an elimination of judges," she said. "But they can't do the same to staff because the work isn't going to go away."

Currently Mansfield's court has one part-time clerk and Tolland's court has two part-time clerks.

She said the new district may cut down staff, but would likely make them full-time employees since the redistricted court would be open 40 hours a week.

She said the location of the new court has not been finalized yet, but would hopefully be located near the services that utilize the court often.

"That would be a decision of the towns of the governing body," said Twerdy, adding she thought the court would benefit most by remaining in Mansfield.

She said Mansfield might be a central location closer to various human services in the district. Twerdy specifically referenced Natchaug Hospital located on Route 195.

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Oops, Mansfield lets \$1M bonds lapse

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — Some councilmen and residents were caught off-guard when they found out town officials let \$1 million in bonds authorized by residents lapse.

The bonds — which were meant for the purchase of open space in town — lapsed June 30.

“There ought to be some accountability for that,” said Mansfield resident Betty Wassmuridt to council members Monday night. “It seems like someone should be responsible for allowing this bond to expire.”

By not using the authorized funds, the town did not lose money.

Residents do, however, need to re-approve the potential bonding funds as they were not used within the three-year timeframe approved by voters.

In 2006, residents authorized the funding specifically for the purchase of open space.

Following town council’s approval Monday, residents will have to re-approve the bonding and will vote on the issue during the November elections.

This is the same bonding approved in 2006, plus an additional \$52,450 for bond issuance costs.

In addition to approving more funds than

in 2006, the potential use of the funding has changed.

Residents will vote to approve funds for both open space purchases and improvements to current parcels the town already owns.

Council member Helen Koehn said she was upset the council was not informed the bonds were about to lapse.

“People worked very hard — extremely hard — to get that bond passed,” said Koehn. “I don’t think it’s a completely harmless oversight.”

According to Koehn, she made “hundreds” of phone calls to residents asking them to support the bonding in 2006.

Finance Director Cherie Trahan said the bonds may have lapsed, but there was no penalty to the town for not using the authorized funds.

According to Trahan, residents approved the bonding in a town-wide referendum, but the funds were never issued to town officials.

Jim Morrow, chairman of the town’s open space preservation committee, said he and other committee members did not forget about the available money, but there was nothing to buy with it.

“Why the bond expired is quite simply because there was nothing worth buying during those three years,” said Morrow.

Funding can be used for various improvements including the construction of new facilities — such as a bathhouse for Bicentennial Pond and a skate park — on town-owned parcels.

Although the council approved sending the bond to residents for final approval — with four council members in favor and two against it — the change did not sit well for Koehn and Deputy Mayor Greg Haddad.

Haddad said including potential improvements was too broad.

For Koehn, she was concerned residents may not know how the money is used in the future.

“I’m very hesitant to authorize this,” said Koehn. “People can’t watch every single thing this council does.”

Mansfield’s Director of Planning Gregory Padick, said the town follows a public process and council members and residents are well informed.

“It is certainly a public process this town goes through,” said Padick. “There needs to be a trust in that process.”

Council member Meredith Lindsey said she supported the change because it allowed for more uses for the funding.

“I don’t want our hands tied in the future,” she said. “This adds a little flexibility to it.”

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the Chronicle, Willimantic, Conn., Monday, August 31, 2009 3

State to host hearing on transportation issues

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — Area residents interested in sounding off about public transportation for this region are encouraged to attend a public hearing Tuesday night.

Officials with the state Department of Transportation's Public Transportation Commission will host a hearing in the council chambers of the Audrey P. Beck Municipal Building at 7:30 p.m.

Tuesday's hearing is one of seven public hearings held throughout the state this year.

They will allow Connecticut residents to speak directly to transportation officials.

The hearing is not just for Mansfield residents and is meant for all Windham area residents.

According to transportation officials, these hearings are held annually around the state. Other hearings will be held in Norwich, Norwalk and West Haven. Hearings in Windsor, Torrington and Plainville have been scheduled for this fall.

"These hearings will enable members of the Connecticut Public Transportation Commission to gain first-hand information and reactions from the public concerning existing and proposed public transportation services within the state of Connecticut," reads the legal notice for the hearing.

Although the hearing does not have a specific agenda, the notice states residents are encouraged to discuss how transportation is "working in the state" and what could be done to improve it.

According to Mansfield Director of Public Works Lon Hultgren, the hearing is entirely organized by state officials and does not involve local public works employees.

However, he said this hearing was a good chance for residents to speak with state transportation officials directly.

"(The hearing) is their way of keeping track of the pulse," said Hultgren, adding it lets state officials learn exactly what area residents want. "It's a proactive way of keeping up with what people want."

Hultgren said the hearing usually draws a small crowd of people who want to learn updates from state officials and those who want to give their opinion.

"There's always folks who come and speak up for public transportation," he said.

State traffic commission Chairman Thomas Cheeseman and commission liaison Dennis King could not be reached for comment this morning.

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2 the Chronicle, Willimantic, Conn., Friday, August 21, 2009

The students are coming back

Mansfield, UC prep for move-in days

By CAITLIN M. DINEEN
Chronicle Staff Writer

MANSFIELD — Town of Mansfield and University of Connecticut officials they are preparing for the return of college students to Storrs next week.

The countdown has begun as new students move onto campus Aug. 28 and returning students come back that Saturday.

"It's a robust time of the year," said Stephen Rhodes, executive assistant to UConn President Michael Hogan.

University and local officials discussed the start of the new year during the town/university relations committee meeting Tuesday. The committee is a Town of Mansfield committee composed of UConn officials, Mansfield officials and local residents.

According to UConn Vice President for Student Affairs John Saddlemire, although freshmen and new students arrive on campus at the end of next week, UConn will already be open and occupied.

Saddlemire said a "soft opening" early next week — with student-athletes, band members and other early arrivals — will have approximately 3,000 students back on campus before the official return.

He said university officials have been in contact with state police

and local authorities to ensure a smooth transition into the new year.

Saddlemire said he has contacted both group to make sure Route 195 — the main roadway going into UConn — is clear of construction and ready for heavy traffic.

"Friday will be the most challenging," he said, adding new students usually come with a group of people and are still unsure of the layout of campus.

Saddlemire said — although more people arrive at UConn over the weekend — traffic and the moving-in process typically runs "smoother" compared to Friday's freshman arrival.

"They already know where they are going," he said, of returning students.

In addition to having a full campus by Sunday, Aug. 30, university officials are trying to make the move-in of off-campus students easy as well.

Director of off-campus student services Jim Hintz said he was taking extra measures to welcome off-campus Huskies and was hoping to have them be part of the Mansfield community.

According to Hintz, he and other university officials will encourage students and non-students who live near each other to get to know one another.

"It would be a joint effort between the town and university," said Hintz.

Committee members said they thought encouraging students and non-students to mingle was a good idea.

"I think that's a great idea for a joint party in the neighborhood," said committee member and former UConn trustee Phil Barry.

Mansfield Mayor Elizabeth "Betsy" Paterson said she thought mingling would bring together two groups of people who may not otherwise know each other.

"It's less easy to dump on a neighbor that you know," she said.

In addition to UConn officials welcoming students, Mansfield officials said they have tried to ensure a smooth move-in and an even smoother year.

John Jackman, Mansfield's director of emergency management, said he has contacted landlords of university student housing and asked them to help keep student behavior under control this year.

"We've asked them to step up to the plate with new management plans," he said.

According to Jackman, emergency personnel are ready for student move-in and are prepared for any pre-school celebrations that may break out.

"We don't anticipate Friday night to be a problem," he said. "But, Saturday night we expect people to be around. A lot of foot traffic."

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8/29

Voters to decide \$3.46M package

By **CAITLIN M. DINEEN**
Chronicle Staff Writer

MANSFIELD — Town council members voted unanimously this week in favor of asking residents to approve bonding \$3.46 million for four public works projects this fall.

Funding would be used to finance design and construction for the Stone Mill Road bridge, Laurel Lane bridge, the Hunting Lodge bikeway/walkway and a salt shed.

Residents will vote on the projects during the November elections.

The bikeway/walkway and the salt shed will be sent to a special town meeting Oct. 26 for discussion and will then be sent to referendum.

The two bridge projects will receive 80 percent reimbursement through federal bridge grants and will cost the town a total of \$744,450 for local shares and bond issuance costs.

Councilman Gene Nesbitt said he did not understand why town residents needed to approve the whole amount for the bridge work if the town would be reimbursed.

"Why, if we're anticipating having 80 percent of funding federal grants, why are we bonding for the whole amount rather than 20 percent?" asked Nesbitt at Monday's council meeting.

According to Trahan, the town must spend the money for bridge work before they are reimbursed for it. "We have to appropriate the full amount and expend it prior to receiving federal grants with the understanding we're getting the 80 percent in federal funding," said Trahan.

Trahan said the bonding would likely be issued over 20 years and may be combined with the bond-

ing done to convert Mansfield Middle School from electric to gas heat.

The salt shed will cost residents \$263,130 and the bikeway will cost \$105,250.

Mansfield Director of Public Works Lon Hultgren said he thought residents would support the projects, saying they are "no brainers."

According to Hultgren, the two bridges are in need of replacing — one was built in the 1930s and the other was re-built in the 1980s — and the two other projects are necessary for the town as well.

He said the local share for both bridges would have normally been allocated from the town's capital projects budget, but there was not enough funding for the bridges this fiscal year.

In addition to replacing the bridges, Hultgren said paving the bikeway/walkway on Hunting Lodge was a public safety issue.

Currently the road — which is also the home to University of Connecticut students living in Carriage House Apartments and Celeron Square — has a high level of pedestrian foot traffic.

"It's as much to protect the drivers as it is to protect the students," he said.

Hultgren said he originally hoped the bikeway would be completed by move-in weekend, but there were unexpected delays within the department.

He said the town has needed a salt shed for several years, but with the increase in salt prices, it was important for town officials to protect the expensive necessity.

With salt costing \$90 a ton — up from \$30 a ton several years ago — Hultgren said it was a "matter of economic responsibility" to protect the costly commodity.

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