

December 8, 2010

Mr. Mark Donaldson
Executive Director
Knoxville/Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

Via email to:

Mark.donaldson@knoxmpc.org

Dear Mr. Donaldson,

The South Knoxville Neighborhood and Business Coalition met recently and discussed the Hillside and Ridgetop Protection draft plan. We received information on the extensive and complex plan and we are grateful for the work of the Task Force and MPC staff that have worked diligently to create a plan to preserve the natural beauty of East Tennessee and also allow for responsible development.

We voted unanimously to request MPC to support passage of this plan per staff recommendations at your meeting tomorrow.

Please pass our comments onto each MPC commissioner and also thank them for their consideration of our request.

Sincerely,

The South Knoxville Neighborhood and Business Coalition

Via email from:

Ann Strange, member

strange@esper.com

**South Knoxville
Neighborhood
and
Business
Coalition**

Colonial Village
Neighborhood
Association
Downtown South Business
Association
Island Home Park
Neighborhood
Association
Lake Forest Neighborhood
Association
Old Sevier Community
Group
South Haven Neighborhood
Association
South Woodlawn
Neighborhood
Association
Southside Riverfront
Neighborhood and
Business Association

Betty Jo Mahan - Please Approve Hillside and Ridgetop Protection Plan

From: "Kevin P. Murphy" <kmurphy@alumni.rice.edu>
To: <anders@holstongases.com>, <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <gewart@georgeewart.com>, <s.johnson692@gmail.com>, <makane1@bellsouth.net>, <J.Kelly@gmail.com>, Rebecca Longmire <rebeccalongmire@hotmail.com>, <brianpierce@mbiarch.com>, <wstowers@stowerscat.com>
Date: 12/8/2010 10:31 AM
Subject: Please Approve Hillside and Ridgetop Protection Plan
CC: <bettyjo.mahan@knoxmpc.org>

Dear MPC Commissioners,

I ask you to support and approve the Hillside and Ridgetop Protection Plan as approved by the task force. The attractiveness and character of the Knox County area are defined by our beautiful scenery, rich cultural heritage and preservation of historical fabric. The degradation of any of these aspects takes something away from all of us. The Hillside and Ridgetop Protection Plan is a well thought out approach to preserving the scenery aspect that makes Knox County a great place to work, live and recreate in.

I appreciate the very hard work that all of the Task Force members and MPC staff have put into the plan. The plan has been well communicated through media outlets and the website. I attended several of the community meetings regarding the plan and was impressed with the quality of the plan and the detailed analysis of similar plans and what other communities have done.

Travel is a big component of my work, and I've been paying attention to how different communities around the world act to protect their natural beauty. Those that do tend to be places that I want to return to over and over. Communities that haven't taken any measures - ones that allow run-away building on slopes and hillsides, obnoxiously large signs and haphazard spot zoning - I try to avoid if possible. Taking sensible steps to protect our hillsides and ridgetops will keep the Knoxville area a place that people will continue to want to move to and visit.

The plan contains sensible compromises around density bonuses and development allowed on increasingly sloped land. I really like the encouragement to place hillside and ridgetop area in conservation easements while clustering development at the base of the ridge.

For land owners that believe the value of their land is being reduced - well, it may be. Or it may not depending on how the market takes this in the long term. Yes, it won't be possible to intensively develop on a hillside or ridgetop, but that doesn't directly translate to a reduced value in the land.

I have listened to the position from a few landowners that they bought hillside or

ridgetop land as an investment, for their retirement and that they will not accept any change in land use laws because it might impact their property value. For those using it as an investment the land is just that – an investment. Investments are not guaranteed to go up or down; they are a risk, just like the stock or commodities market. All investors should diversify as well, so I don't have any sympathy for a land owner that is against this proposal because it will devalue their only investment. The community's overall well being and long-term attractiveness outweigh the loss of a few investors who have not properly diversified their holdings.

As for notifying every single potentially impacted landowner in Knox County about the upcoming change – there has been ample public notice and publicity about the plan for the 2-3 years that it has been under development. As a more recent citizen of Knox County, I've learned that land use policy is a participatory activity – you have to actively engage, get on the mailing lists, attend meetings and write your representatives. To me, if you acquire land as an investment vehicle, part of the cost of that investment is making sure that you are plugged into the policy discussions that occur.

Passage of the plan is, ironically, just that – a plan. There's still a legislative process that must be executed in order to enact proposals and provisions in the plan. In the County there's also an appeal route available through the Board of Zoning Appeals to land owners that feel that the ordinances, strictly applied, unjustly deprive them of reasonable use of their property.

Finally, if we as a community discover that we've made a mistake – that aspects of the plan have unintended or undesirable consequences – we can always change those with future updates to the zoning codes. This plan puts in place non-permanent protections and sets a framework that curtails uncontrolled development and use of the county. In 5, 10 or 50 years we, as a community, can certainly change the framework. It's much easier to relax land use policy and open up land to development than it is to reverse areas that have already been developed. Just try to get that water tower removed and see how successful you are.

I thank you for your service to the community and your consideration of this letter. Again, I ask you to vote to approve the Hillside and Ridgetop Protection Plan.

Very sincerely and truly,
--Kevin

From: Mike Carberry
To: Betty Jo Mahan
Date: 12/8/2010 2:11:12 PM
Subject: Fwd: Comments on Ridge, Slope and Hillside Protection Plan

>>> Robin Hill <robin.hill8@gmail.com> 12/8/2010 12:57 PM >>>

To:

Members of the Metropolitan Planning Commission

Copies to: Liz Albertson

Mike Carberry

From: Robin Hill

11504 Mountain View Road

Knoxville Tn 37934

I am making these comment from the perspective of my experience of about 27 years and a member for the Farragut Municipal Planning Commission(FMPC)Approximately 15 years of that service was as Chairman of that body.

I am sorry(sort of) that I cannot be there to tell you this in person. While you are discussing this issue, I will be coming out of the recovery room at Park West OR after surgery for a total left knee replacement .

I feel strongly that a "Plan" must include in unequivocal terms all the concepts that are essential to protect the ridge, slope and hillside environments we have in Knox County and in the City of Knoxville. These environments contain features that are indispensable functional natural elements necessary for wildlife habitat, storm water management, tree protection and propagation and natural aesthetics. Removal or severe alteration of these features will destroy the functional aspects and beauty of our ridges and slopes. These natural features contribute to making the County and City a pleasing and beautiful place to live work and visit.

I feel strongly that any plan developed for protection of ridges, slopes and hillsides should not be weakened in any way to make development easier or cheaper. Developments on land having natural slopes greater than 15% should not be permitted.

The plan that you finally approve will be the basis for development of ordinances to implement the features in the plan. I feel that when finally approved, the plan and the ordinances that flow from it will remain intact for decades. Approval of a weakened plan will guarantee that unsatisfactory development will occur. The result of that development cannot be seen immediately. By the time the citizens and residents see the result the developer will be unavailable and we the citizens, residents and taxpayers will be left with the result . Such corrections will probably require public funds.

I have found in my planning commission experience. that the following items make development livable for the resident and workable for the infra structure.

1. Set a maximum number of housing units in a development and allow clustering of those units to reduce total developed area and to increase

open space to protect trees . Clustering also reduces the infra structure cost since it puts infrastructure where needed.

2. Allow streets to be less wide and reduce design speed to minimize cut and fill footprint vertical curves.
3. Put a 5 foot wide side walk on one side of all streets
4. Require curbs and gutters for all streets.
- 5 Required 8 foot walking trails to be built on a 20 foot easements to connect with contiguous parcels of property.
6. Require development to occur for the highest elevation first/
7. Design the total drainage system for the property and install that portion need to serve the initial developments.
8. Require landscaping and reforestation to be done with native species only.

Items one through eight will need to be transferred in more detail to the sub division regulations and the relevant ordinances.

Thank you for the opportunity to comment on this important issue.

Robin Hill

CC: Buz Johnson; Liz Albertson; Mark Donaldson

From: Axel C Ringe <onyxfarm@bellsouth.net>
To: <liz.albertson@knoxmpc.org>, <mark.donaldson@knoxmpc.org>, <mike.carberry@knoxmpc.org>, <anders@holstongases.com>, <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <gewart@georgeewart.com>, <s.johnson692@gmail.com>, <makane1@bellsouth.net>, <Nathan.J.Kelly@gmail.com>, <rebeccalongmire@hotmail.com>, <brianpierce@mbiarch.com>, <wstowers@stowerscat.com>
Date: 12/8/2010 11:55:28 AM
Subject: Hillside & Ridgetop Protection Plan

I am forwarding the article below and attaching the referenced report for your consideration as you prepare for the MPC meeting tomorrow afternoon and the discussion on the Hillside & Ridgetop Protection Plan. The report provides persuasive evidence for the value of protecting and preserving green open space to a community. Jack Sharp and Robert Lobetti do not have email addresses listed on the MPC web site - please forward this to them.

Axel Ringe
Conservation Chair
Harvey Broome Group
TN Chapter Sierra Club
865-397-1840
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<http://timesherald.com/articles/2010/11/20/news/doc4ce874da31199561095878.txt>
<<http://timesherald.com/articles/2010/11/20/news/doc4ce874da31199561095878.txt>>

Report: Open spaces have positive financial impact

Published: Saturday, November 20, 2010
By EVAN BRANDT
Journal Register News Service

VALLEY FORGE - Forget the bluebirds, the bog turtles and the spotted owls.

Don't look for any talk of endangered species, damsel fly larvae or deep discussions of biodiversity.

Instead, pick up a report released last week by the GreenSpace Alliance and the Delaware Valley Regional Planning Commission and what you'll find is an in-depth discussion of cash - cold hard cash.

That's because the study, as its name suggests, examines "The Economic Value of Protected Open Space."
<<http://www.dvrpc.org/openspace/value/pdf/ReturnOnEnvironment-TheEconomicValueOfProtectedOpenSpaceInSoutheasternPA-SummaryReport.pdf>>
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As was the case during the recent debate over an open space referendum narrowly approved Nov. 2 by East Coventry voters, discussion about open space preservation usually revolves around how much it costs to buy or preserve the land and how much property tax revenue might be lost as a result.

Supporters of such preservation efforts often point to studies done around the nation that show that the costs that accompany developed land - schools, fire, water, sewer and police services - vastly outweigh the tax revenue that land generates.

Now they can point to a study - written by the Economy League of Greater Philadelphia, Econsult Corp. and Keystone Conservation Trust - that looks into their own backyard and clearly lays out what you get out of preserving open space there.

"Put simply, when we preserve open space, we protect our pocketbooks," said Delaware County Councilman Andy Lewis, who is also a member of the DVRPC board.

"Now we have proof that by investing in preserving this land, we are also investing in our local economy, supporting jobs and generating revenue," said Chester County Commissioner Carol Aichele, who is also a DVRPC board member.

Both were speaking at the news conference, held at one of the region's premier open spaces, Valley Forge National Historical Park, announcing the report's release.

The report builds off previous work - including a 2004 Wharton School analysis concluding street trees in Philadelphia's New Kensington neighborhood add 10 to 30 percent to surrounding housing values, and a 2008 study by the Trust for Public Lands that examined the economic value of the 10,000 acres of parkland in the City of Philadelphia - and expands the matrix to include the four surrounding counties of Bucks, Chester, Delaware and Montgomery.

"Our farms, forests, stream valleys and parks are more than just pretty places," said Montgomery County Commissioner Joseph M. Hoeffel, who also serves as the chairman of the DVRPC. "They are productive assets that generate significant economic value for our region."

Consider, for example, that most municipalities with a public water system would consider their water treatment plant to be an asset - one that has a cost to operate and creates a measurable benefit - clean water that can be sold.

But also consider that few methods of producing clean water are more effective (or more attractive) than a woodland or wetland. Like the man-made plant, that acreage has a cost, that of preserving it, and produces a financial benefit, which is less often measured.

No longer.

In Montgomery County, the study finds that the 30,367 acres of preserved land provides \$1.3 million worth of water filtration services each year.

In Chester County, which at 92,630 preserved acres has protected three times more land than its northern neighbor, the consequent water filtration services are similarly more than three times those of Montgomery.

Proportionally, Delaware County's 12,741 preserved acres provide \$900,000 worth of water filtration each year, the study found.

A similar analogy can be made for flood control. Everyone knows dikes and dams - the traditional engineering methods for trapping water away from where you don't want it to go - cost money.

But each year these three counties received a combined \$20.3 million worth of flood prevention - all with a dazzling fall foliage display thrown in at no extra charge.

As the report summary puts it, open space provides three benefits we can all appreciate - "clean air, pure water, dry basements."

In an effort to bring these results even closer to home, the study looks at four economic benefits - property values, recreation and health, environmental services, and economic activity - and offers case studies of just how those benefits play out as a result of an open space asset.

Here's a quick look at some of them:

RECREATION AND HEALTH

At 19 miles, the Perkiomen Trail, completed in 2004, is the second longest trail in Montgomery County and runs from Oaks to Green Lane.

In 2008, the Rails-to-Trails Conservancy (the Perkiomen runs along the former rail bed of the Reading Railroad's Perkiomen Branch) estimated the trail hosts nearly 400,000 unique visits each year.

Those visitors generate an estimated \$19.8 million in annual economic activity.

Overall, the study estimates that open space recreation generates economic activity in the millions for all three counties - \$68.6 million for Chester; \$80.6 million for Delaware and \$117.5 million for Montgomery. Well known for its bikers and joggers, the Perkiomen, like other trails in the region, is an obvious host to physical activity - a half-hour or more of which three-or-more times a week is documented to provide significant health benefits.

Working off a survey conducted in 2009 by the Pennsylvania Department of Conservation and Natural Resources, the open space study concluded that on average, the residents of the five-county region conduct 41 percent of their physical activity in a park or on a trail.

This mirrors results of last year's study of the economic impacts of the Schuylkill River Trail, also conducted by the Rails-to-Trails Conservancy, which found that nearly 60 percent of that trail's users listed "health and exercise" as their primary reason for being on the trail - and more than 70 percent said they spend from one to more than 20 hours on the trail.

That exercise prevents another \$199 million per year in health costs, the open space study concluded.

Being a couch potato also increases the chances of strains and sprains and prolongs recovery from injury - meaning more time away from work. As

a result of the exercise that open space hosts, the study concluded another \$2.6 million in workers compensation costs is avoided by employers each year in southeast Pennsylvania.

Further, another \$485.4 million in improved productivity is enjoyed by businesses each year in southeast Pennsylvania as a result of the exercise performed at that open space, according to the study.

"I think those were the results that surprised me the most," said Dulcie Flaharty, executive director of Montgomery County Lands Trust, "how by using the trail, you can save on your medical bills."

ECONOMIC ACTIVITY

Preserved open space has both costs and benefits.

And sometimes they are both.

For example, it costs \$359.8 million to maintain open space in the three counties - costs that are shared by federal, state, county and municipal taxpayers as well as the fees charged to users.

But those costs are also salaries and products, nearly all of which are recirculated locally into the economy - in this case, the \$216.4 million in just the salaries of the 4,867 people employed in that work in Chester, Delaware and Montgomery counties.

When the money from tourism revenues and salaries (33 percent of activity); agriculture revenues and salaries (36 percent of economic activity) and the \$16.6 million in state and local tax revenues is added to those benefits, the balance tips in favor of the plus side of the ledger, the study found.

The Schuylkill River Trail study found that 78 percent of those who responded to the survey said they had purchased bikes or biking equipment to better enjoy the trail - an average individual expenditure of \$406.71.

But there are longer-lasting economic impacts.

Consider, as the study does, the case of Honey Brook Township in Chester County.

With more than 1,100 acres of preserved farmland, Honey Brook holds a high ranking in a county that is ranked second in Pennsylvania and among the top 50 in the nation for preservation of open space.

The rural township of 6,200 people is located in a place where nearly 70 percent of the properties of 50 acres or more have at least 50 percent agricultural soils rated among the nation's best.

One analysis concluded just the township's 55 dairy farms generate nearly \$29.5 million a year in economic activity.

The clustering of large tracts of preserved land supports the needs of a sustainable agricultural operation, which in turn supports related

businesses such as livestock supply, seed and the sale and maintenance of farm equipment.

Apparently the local residents understand the impact and value the result.

In 2005, Honey Brook voters raised their own earned income tax to raise the money to preserve these large farm tracts and since 2006, have allocated nearly \$4.5 million toward land preservation.

(East Coventry voters followed in those footsteps in November when, by a margin of 139 votes, they too imposed an additional earned income tax for similar purposes. In fact, according to the Trust for Public Land, the nation saw 35 proposals for conservation funding on the ballot this year and 28 of them were approved - an approval rate of 80 percent, just shy of 2009's 81 percent approval rating at the ballot box.)

PROPERTY VALUES

Inherent in the Realtor's oft-quoted mantra of "location, location, location," is the idea of a sense of place. The average house listing mentions style, number of bedrooms and bathrooms, school system and, often enough, brief but meaningful citations like - "near park."

It's not for nothing that those words are added, because, as experienced Realtors know, they add value; a value realized when homeowners finally sell what is likely their largest single financial asset - their house.

Well, if you live in the counties surrounding Philadelphia, that house is worth more, even by the smallest increment, because there is likely open space nearby, according to the study.

"Within a one-mile radius, the closer a home is to protected open space, the more value it captures," the report's authors wrote. "If all of the protected open space in the five-county region were to be eliminated, the total value of the housing stock of the five counties of southeastern Pennsylvania would decrease by \$16.3 billion."

That added value also adds \$240.5 million annually to the revenues from property transfer taxes the study found.

The higher values translate into higher property taxes that generate an additional \$228 million per year regionally, the report concluded.

As an example, the report looks at the 2.4-mile Radnor Trail in Delaware County that adds, according to their calculation, \$69,139 to the value of homes within a quarter-mile of the trail.

Not only is the trail featured in real estate advertisements, the author's studies noted, but they noticed that people selling their homes along the trail now make sure to have "For Sale" signs facing the trail as well as the street.

The Radnor Trail was used as an example also because the study found that "protected open space generates more value in southeastern Pennsylvania's older, built-up communities. Because there are more homes in close proximity to open space in core cities and developed

communities, these planning areas capture more total value than growing suburbs and rural areas. On a per-household basis, however, homes in growing suburbs and rural areas capture more value in dollar terms."

For example, in Chester, Montgomery and Delaware counties, homes immediately adjacent to open space gain \$10,000 in value as compared to those a mile or more away.

In the last five, years, the value of properties within walking distance of open space have steadily risen, an average of \$876 per year in the three suburban counties.

Flaharty said that's one reason why her organization has been sure to focus a sizeable portion of its resources on urban locations as well as the fields and forests that most come to mind when using the phrase open space.

"We gave out seven Green Futures Awards this year and four of them went to boroughs" - she said indicating they were Trappe, Lansdale, Hatfield and Souderton.

ENVIRONMENTAL SERVICES

Although there are measurable benefits to air quality provided by open space, the bigger bang for the buck comes in the form of a more liquid asset - water.

Whether its water quality, quantity, or flood control, the rule is pretty simple - the bigger the forest or wetland, the bigger the financial benefit.

So perhaps it's no surprise that while it is perhaps best known for the habitats, historic artifacts and vistas it protects, perhaps the biggest cash-in-pocket benefit to be found in water resource protection also comes from the largest unbroken stretch of forest in southeastern Pennsylvania - the 73,000 acres of the Hopewell Big Woods of Berks and Chester counties, according to the study.

Overall, the three county's open spaces provide \$28.9 million each year in holding water supply (quantity); \$7 million in filtering services (quality) and \$20.3 million in flood prevention.

Those spaces also remove pollution from the air that would otherwise cost those three counties \$10 million a year, as well as \$1.3 million worth of carbon sequestration, by which carbon is removed from the atmosphere and stored in plants and soil.

All together, the study estimates that overall, open space in southeast Pennsylvania prevents the necessity of spending \$47 million a year to clean and manage air and water resources.

The Big Woods - 15,000 acres of which around French Creek State Park are protected by a coalition of more than 35 private and public sector organizations - is home to two watersheds and, given its size, is a major asset in that equation.

The study concludes that the value of the services provided by the Big Woods is \$16.7 million per year and that its trees are storing \$6.7 million worth of carbon.

The report, Flaharty said, "shows that open space is a wise financial investment. Preserving open space should be thoughtfully considered when balancing tight budgets. It's good for the environment, but also great for your waistline and your bottom line."

Her observation is particularly relevant given the report's prediction that by 2035, the population of southeast Pennsylvania will grow by 393,000 people, which would require the consumption of 167,000 acres of open space - an area more than half the size of Montgomery County - if current trends continue.

That means more people requiring the services provided by less open space.

Flaharty said officials should keep that in mind as they consider further development proposals and balance them against open space initiatives.

After all, as the report notes, "money doesn't grow on trees."

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CC: "TENNESSEE-HBG-EXCOM@LISTS.SIERRACLUB.ORG" <TENNESSEE-HBG-EXCOM@LISTS.SIERRACLUB.ORG>

RETURN ON ENVIRONMENT



The Economic Value of Protected Open Space
in Southeastern Pennsylvania

SUMMARY REPORT

THEY SAY MONEY DOESN'T GROW ON TREES.

They're right. But the trees, stream valleys, farms, and forests of southeastern Pennsylvania account for millions of dollars each year in savings, earnings, and avoided costs.

More than just pretty places that contribute to our way and quality of life, our open spaces are productive assets that generate significant economic value for our region. They contribute to our local economies and property values, and they help us save on everything from health care to recreation. They also naturally improve the air we breathe and the water we drink, reducing the cost of providing these basic needs.



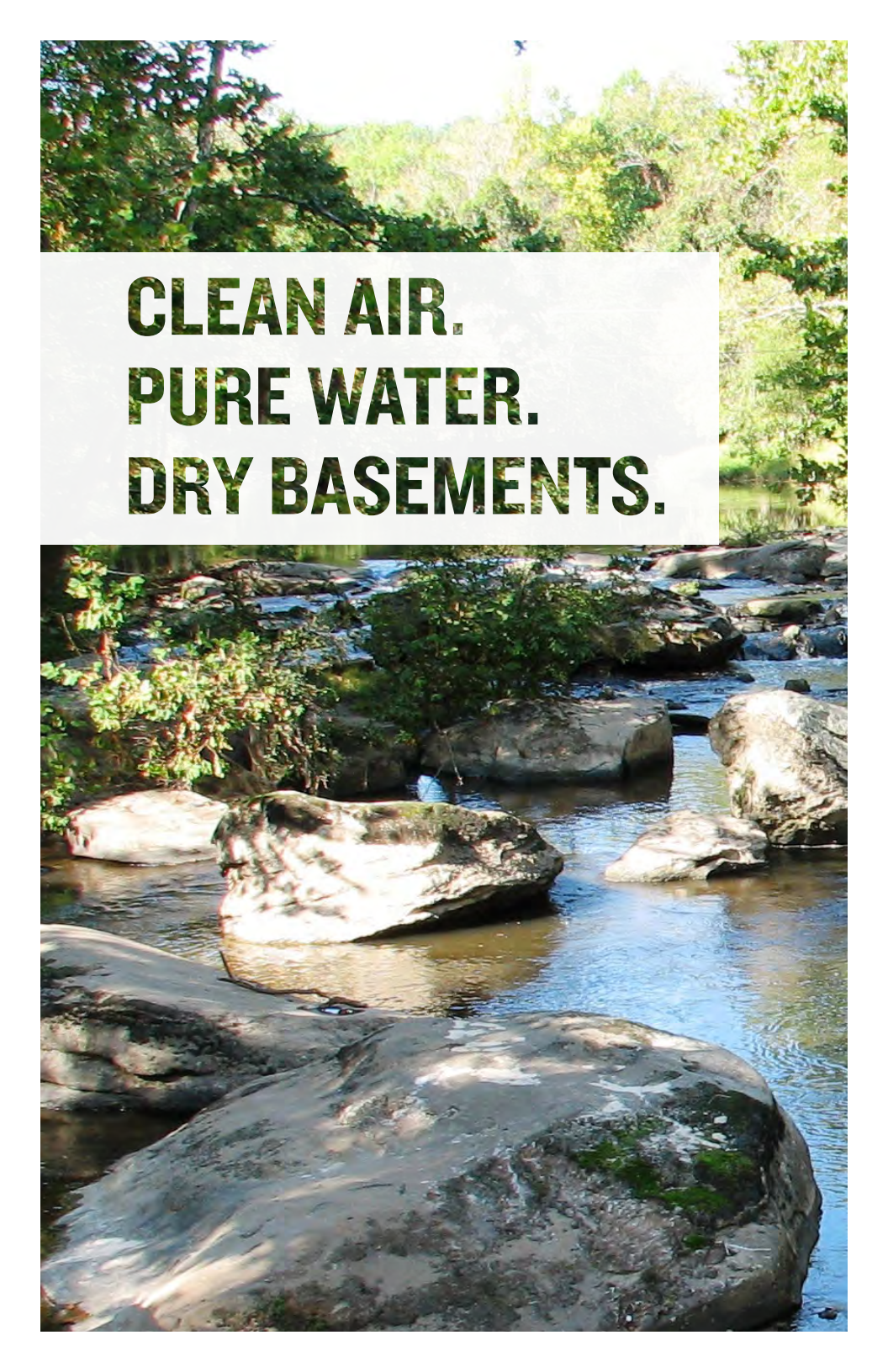
THREE-BEDROOM COLONIAL. LARGE YARD. NEAR PARK.

A home's square footage, its school district, and its structural condition can all raise or lower its value. So can its proximity to open space. Whether it's parks, playgrounds, or scenic areas, people will pay a premium to be near preserved open space.

While homes that are closer to open space enjoy a more significant property value increase, on average, all homes in our region are worth \$10,000 more because of access to open space. When you add it all together, it's a gain of more than \$16.3 billion for our region's homeowners and economy.

OPEN SPACE ENHANCES HOME VALUES.

- Open space adds **\$16.3 billion** to the value of southeastern Pennsylvania's housing stock.
- Protected open space generates **\$240 million** annually in property tax revenues to support county and municipal governments and local school districts.

A scenic view of a forest with a river flowing through it, surrounded by large rocks and lush greenery. The text is overlaid on a white rectangular background in the upper middle section of the image.

**CLEAN AIR.
PURE WATER.
DRY BASEMENTS.**

These are things that many of us take for granted. Only when we don't have them will we realize how valuable they are. As we consider the importance of our region's open spaces, it's essential that we recognize the roles our trees, fields, and forests play in filtering our water, cleansing our air, controlling flooding, and providing other environmental services.

Although these vital services are provided naturally by the environment that surrounds us, they would be costly to replicate. If our region's open space were lost to development, we would need to spend more than \$132.5 million per year to do what our preserved lands already do.

OPEN SPACE PROTECTS PROPERTY, FILTERS DRINKING WATER, AND CLEANS THE AIR.

- Southeastern Pennsylvania realizes nearly **\$61 million** in annual cost savings from protected open spaces' ability to naturally filter out pollutants and replenish water supply.
- The total annual benefit generated by natural flood mitigation services is more than **\$37 million**.
- Trees on protected open space are estimated to provide **\$17 million** in annual air pollution removal and carbon sequestration services.



HIKE. RUN. BIKE.
WALK. CAMP. SAVE.

How much would you pay for access to the countless free and low-cost recreational opportunities available through our region's open spaces? \$392 per year? That's how much each household in the region saves by having open space available for hiking, biking, and other recreational pursuits. This is money that families would have to pay out-of-pocket to enjoy these same activities if not for open space.

Access to open space improves not just our bottom lines but our waistlines, too. Outdoor exercise improves our health and wellbeing and reduces the risks of cardiovascular disease, diabetes, certain cancers, and obesity. Improved health prevents nearly \$800 million in medical care costs annually.

The economic value increases to nearly \$1.3 billion in savings when you add avoided workers' compensation costs, and costs related to lost productivity in addition to direct use benefits and avoided medical care costs.

OPEN SPACE FURNISHES LOW - OR NO COST RECREATION THAT SAVES MONEY AND IMPROVES HEALTH.

- Responses to the 2009 statewide outdoor recreation survey indicate that, on average, **41%** of moderate or strenuous physical exercise is performed in a park or on a trail.
- Nearly **\$577 million** in benefits accrue annually to residents who participate in recreational activities on protected open space within southeastern Pennsylvania.
- Each household in the region saves **\$392** per year by having open space available for recreation and exercise.
- The health-related cost savings resulting from physical activity on protected open space amount to **\$1.3 billion** per year including avoided workers' compensation costs and avoided productivity losses.
- **\$795 million** of those health-related cost savings are medical cost savings.

Our parks, trails, and farms are destinations that attract visitors who spend millions of dollars in our regional economy. Each year open space accounts for \$566 million in expenditures and almost \$299 million in salaries.

This is money that stays in our local economies and helps to create and sustain jobs in both the public and private sectors. Regionally, preserved open space accounts for roughly 6,900 jobs annually in industries including agriculture, tourism, hospitality, recreation, and open space management and preservation.

OPEN SPACE CREATES JOBS AND ATTRACTS PEOPLE WHO SPEND IN OUR COMMUNITIES.

- Economic activity associated with protected open space in southeastern Pennsylvania results in more than **6,900 jobs** and **\$299 million** in annual earnings.
- Total annual expenditures in the five-county region associated with protected open space equal **\$566 million**. Specifically **\$174 million**, or **31%**, is attributable to spending associated with the management and maintenance of publicly protected open space; **\$206 million**, or **36%**, accounts for agricultural sales associated with preserved farmland; and **\$187 million**, or **33%**, is generated through tourist activity associated with protected open space.
- Agricultural jobs associated with protected farmland make up **45%** of employment related to protected open space in southeastern Pennsylvania, totaling **3,100 jobs**.
- Economic activity associated with protected open space generates **\$30 million** per year in state and local tax revenue.

**PLACES THAT
ATTRACT SPENDING
AND CREATE JOBS.**



**PROTECT OUR
LAND. PRESERVE
YOUR MONEY.**



It's simple, really. When we save our land, you save your money, and we preserve a quality of life in which we all can grow and thrive.

We can't afford not to protect our region's open space. These places are assets that are essential to our health, our economy, and our future.

Learn more about the Return on Environment and download the full Economic Value of Protected Open Space in Southeastern Pennsylvania study at www.greenspacealliance.org or www.dvrpc.org/openspace/value/

Commissioned by the GreenSpace Alliance and the Delaware Valley Regional Planning Commission, the Economic Value of Protected Open Space in Southeastern Pennsylvania is the first study ever to quantify the economic value of protected open space in our five county region. It demonstrates how protected open space returns substantial and measurable economic value to our region's economy, communities, and residents.

For more information, contact Donna Pitz, Executive Director, GreenSpace Alliance at dpitz@greenspacealliance.org or Patty Elkins, Associate Director of Planning, DVRPC at pelkis@dvrpc.org

The Economic Value of Protected Open Space in Southeastern Pennsylvania study was funded through generous grants from The Lenfest Foundation and Pennsylvania Department of Conservation and Natural Resources.

Communications was made possible by Paragraph Inc. and Wordplay, LLC with funding from the Claniel Foundation and Pioneer Crossing Landfill Charitable Contribution.

Study prepared by the Economy League of Greater Philadelphia, Econsult Corporation, and Keystone Conservation Trust for GreenSpace Alliance and the Delaware Valley Regional Planning Commission. November 2010.



Photo Credits: Dan Barringer, Jeffrey Marshall, Beth Pilling, and GPTMC.