### The Greenprint Process

### **Presentation Outline**

- 1) What is a Greenprint and Why Should I Care?
- 2) The Greenprint Process (w/ 3 Case Studies)
- 3) Greenprinting in Davidson

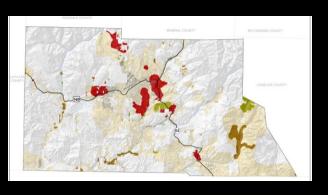




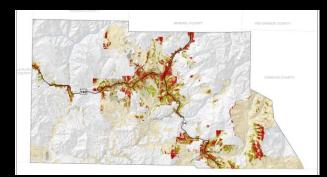


### What is a Greenprint?

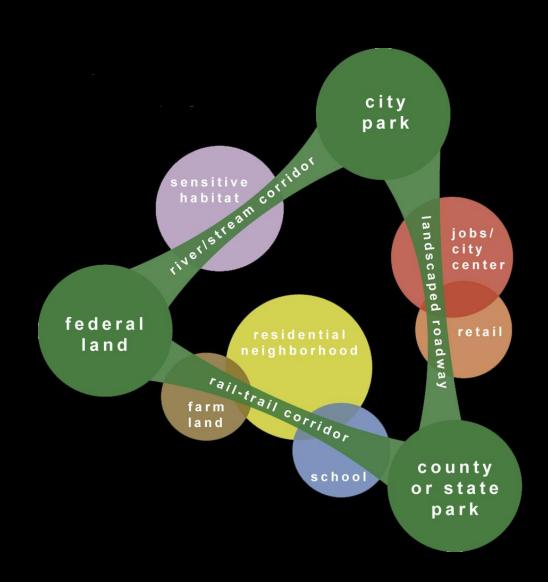
 A Greenprint is a bound document containing text and maps that guide communities to grow in a way that balances the need for conservation with the forces of growth and development.







### What is a Greenprint?



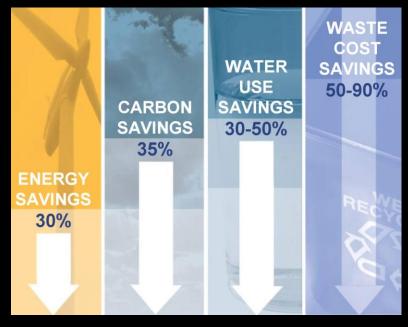
## Why is Greenprinting Important?



## Why is Greenprinting Important?

 Goals range from purely land conservation, to complex strategies and detailed goals for urban sustainability.





## Why is Greenprinting Important?

- Growth is not the problem
- The type an location of typical growth and development is the problem



### A Community Must Find Out...

...in terms of growth and conservation...

- 1) Where they are...
- 2) Where they want to be...and...
- 3) How to get there.



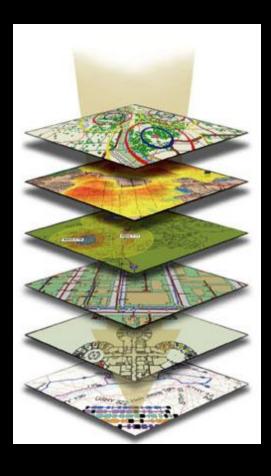


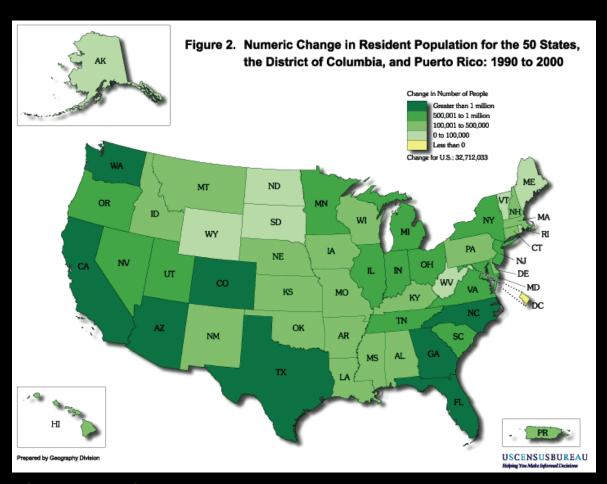


## The Greenprint Process: Inventory & Analysis

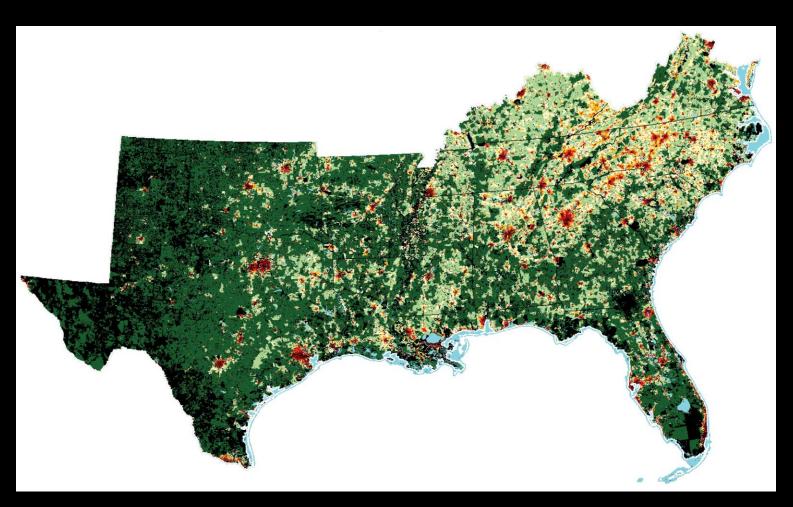


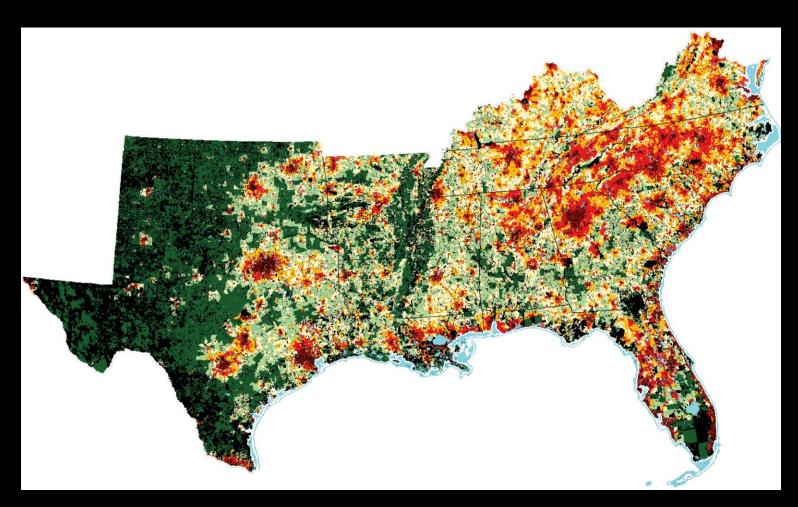


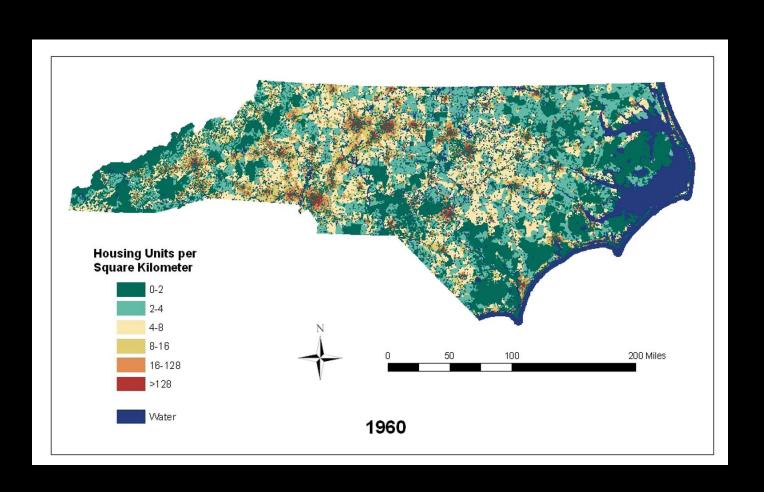


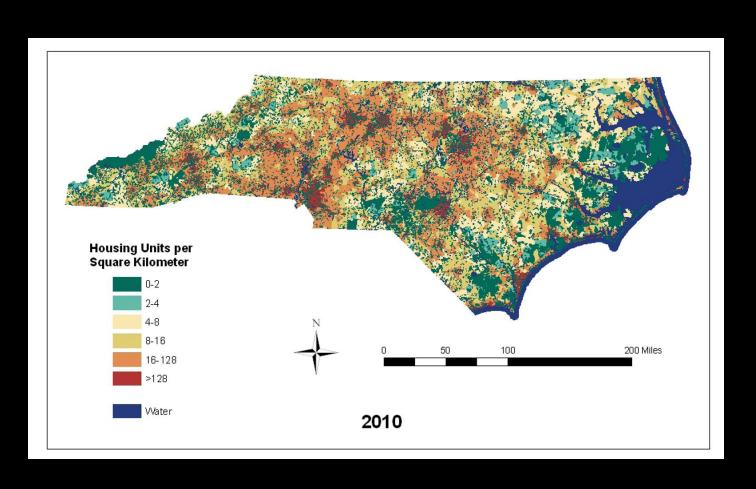


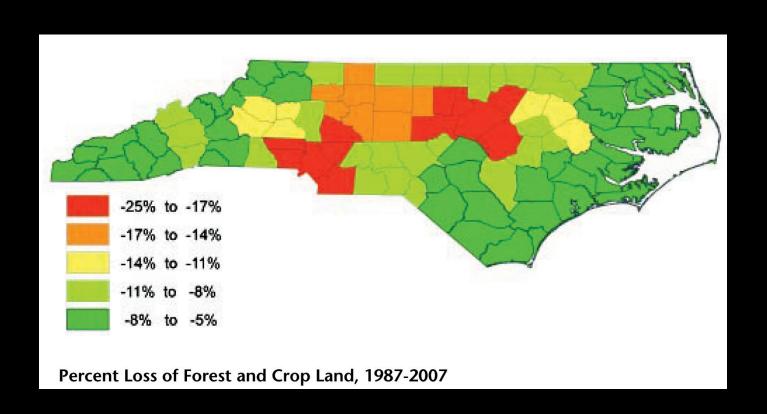
Source: Decennial Census Data

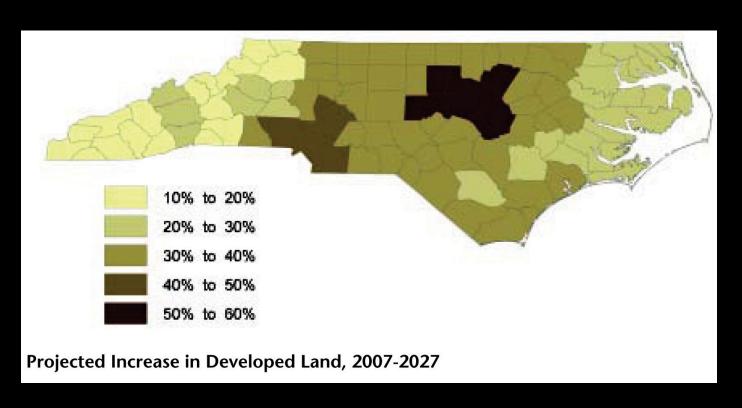




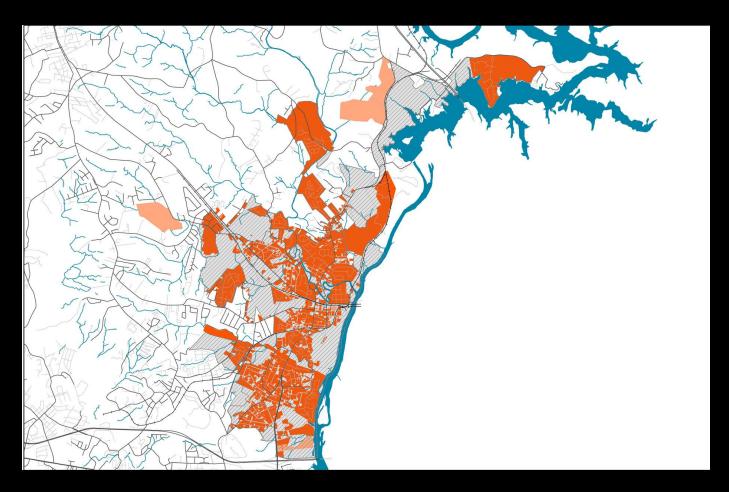


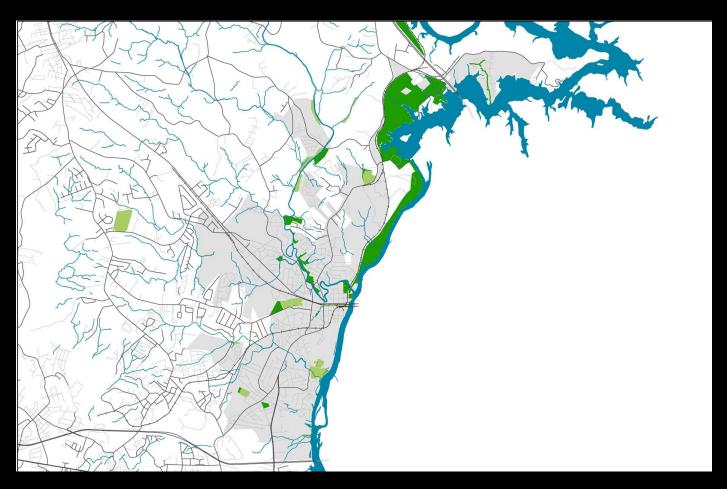


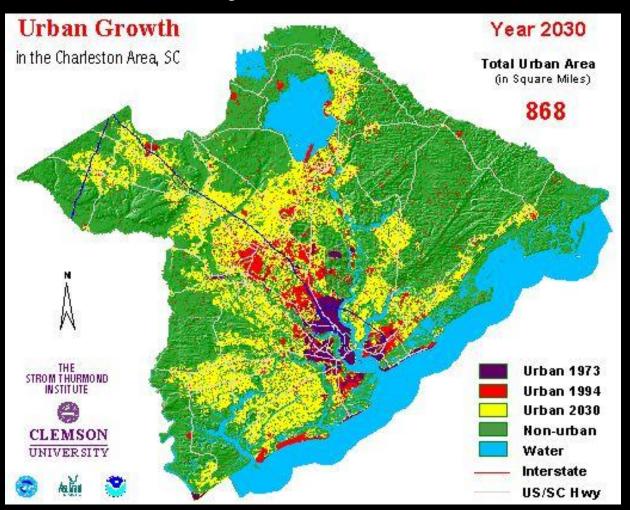


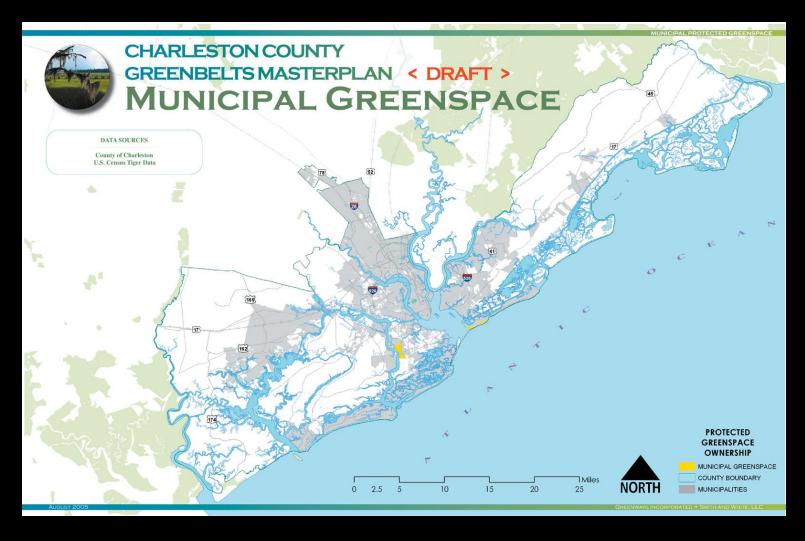


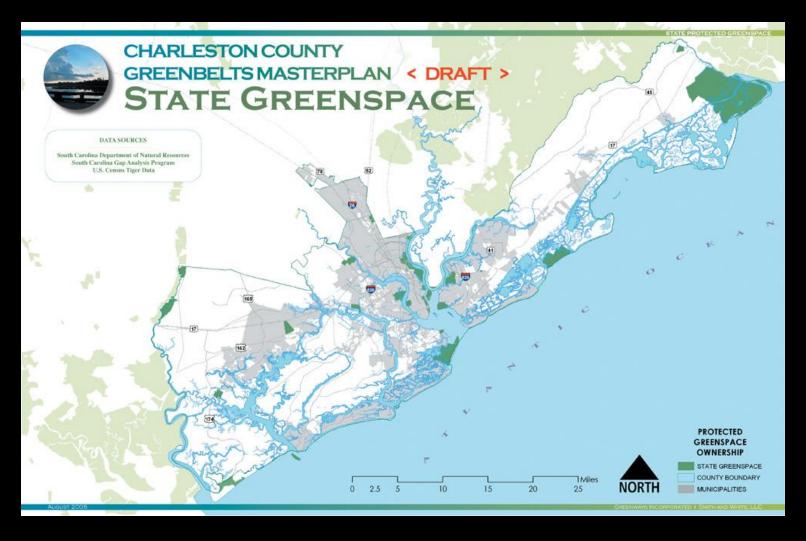
Source: Environment North Carolina Research & Policy Center (April 2007)

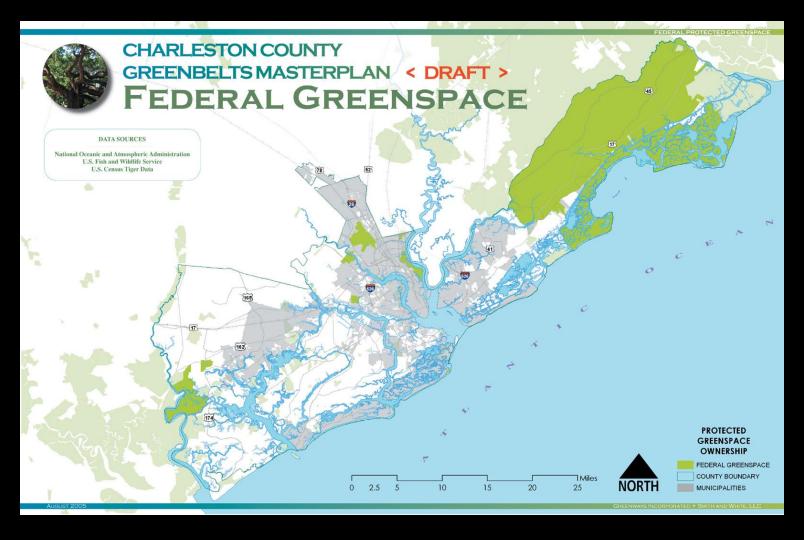


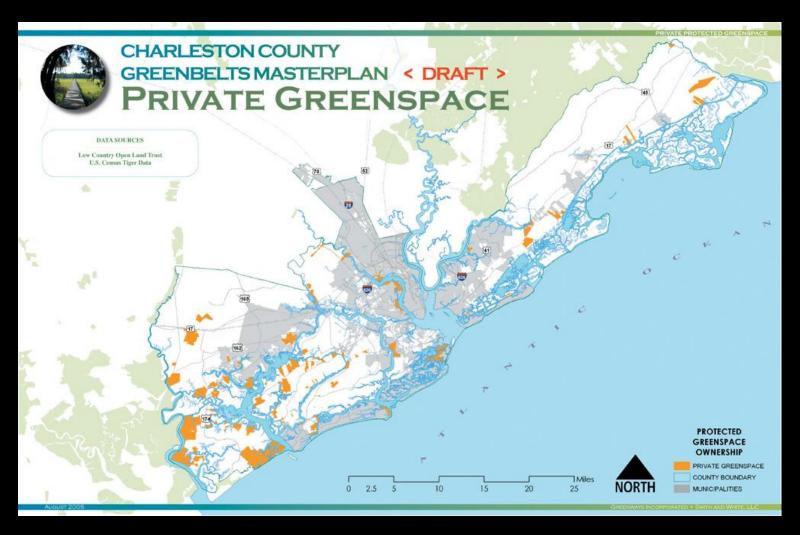


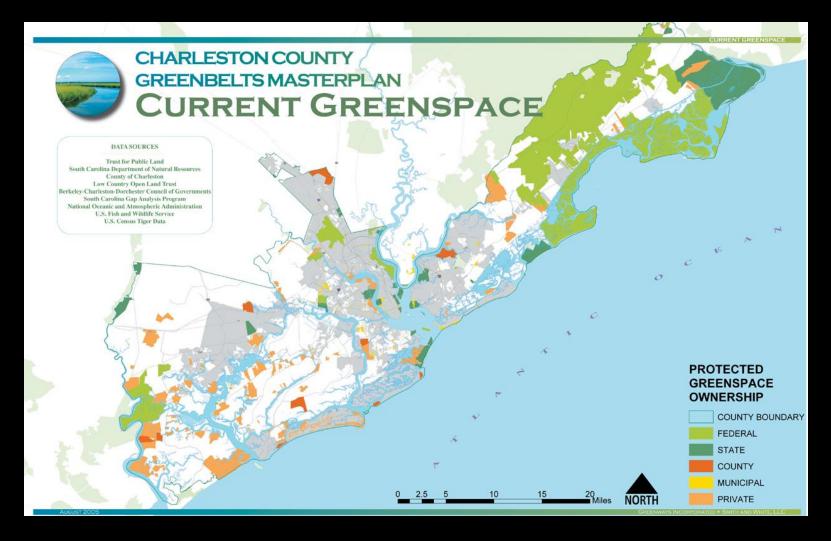












### From Inventory to Visioning

# Visioning Process: Public Education & Involvement



### Visioning Process: Public Education &

### DRAFT GREENPRINT GLOSSARY 😾 🖋



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### Visioning Process: Public Education & Involvement

### CHARLESTON COUNTY GREENBELTS PLAN

### GREENSPACE GLOSSARY

### PASSIVE GREENSPACE

Passive Recreation: Emphasizes the open-space aspect of a park, involving a low level of development, including picnic areas and



Trails: Linear routes on land or water with protected status and public access for recreation or transportation purposes.

Greenways: A linear open space established along a natural corridor, such as a river, stream, ridge line, rail-trail, canal, or other route for conservation and recreation purposes.

Interpretive Parks: Parks with guides and/or concentrated informational posts to explain associated views, natural flora and fauna and other features.

Water Access Points: Areas allowing access to water for activities such as fishing, crabbing, boating, etc.

### ACTIVE GREENSPACE

Active Recreation: Requires more intense development and often involves cooperative or team activity, including playgrounds and ball fields







Play Fields and Parks with Low Environmental Impact: These include ball fields, parks, and golf courses that minimize impervious surface cover, provide setbacks from manicured areas to adjacent creeks and wetlands, and utilize buffers and selective clearing1.

### PRODUCTIVE LANDSCAPES

and other natural resource based activities are conducted in a way that they are economically viable and conserve habitat for wildlife.





Agriculture: The science, art, and business of cultivating soil, producing crops, and raising livestock; farming.

Silviculture: The care and cultivation of forest trees; forestry

Mariculture: Cultivation of marine organisms in their natural habitats, usually for commercial purposes.

### HERITAGE LANDSCAPES

Cultural and Historical Landscapes: Areas that have an outstanding public paths (paved or natural). assemblage of natural, historic, or cultural resources that together represent distinctive aspects of regional heritage worthy of recognition, conservation, interpretation, and continuing use. The areas reflect traditions, customs, beliefs, and folk life that are a valuable part of the regional story1.



### CORRIDORS

Working Landscapes: Landscapes in which agriculture, silviculture Scenic Roadways: Similar to heritage landscapes, scenic roadways provide a sense of place with their natural, historic, or cultural significance. Many roads, including Ashley River Road, Botony Bay Road, Eddingsville Beach Road, Steamboat Landing Road, Manse Road, and Pine Landing Road are listed in the National Register of Historic Places.1 Canopy roads through the county could fall under



Abandoned Rail Lines: Inactive rail corridors can serve as multipurpose public paths (paved or natural). A railroad right-ofway includes the tracks and a specified tract of land on either side of the tracks (generally 100 feet wide).







Utility Corridors: These corridors can also serve as multipurpose





Scenic Waterways: Designated areas at key locations that will afford users an opportunity to view significant waterways, water features, and wildlife habitat. The Ashley River Corridor is a State Scenic River, designated by the South Carolina General Assembly in 19982.

### NATURAL INFRASTRUCTURE

Floodplain: An area of relatively level land that is inundated from time to time. A floodplain may border a stream, lake or river or may be a watercourse in its own right. It is often defined as containing the floodway, which normally is inundated during annual flooding







Riparian Zones: The land and vegetation immediately adjacent to a body of water, such as a creek, lake, or other perpetual natural

### RECLAIMED GREENSPACE

Brownfield: An abandoned, idled, or under-used property where past actions have resulted in actual or perceived contamination and where there is an active potential for redevelopment. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the





Green Infill Projects: An infill project refers to development that occurs in existing urban settings, taking pressure off the development of raw land. Green infill projects refer to the creation of parks and open space in existing urban settings on sites that were formerly developed, such as abandoned parking lots and abandoned commercial sites.

### LOW COUNTRY NATURAL RESOURCES

Upland Forest: Upland forests occur where drainage is sufficient so that soils do not become saturated for extended periods of time. Water can either run off or percolate through the soil. The upper canopy is 80% to 100% closed, and sub-canopies of younger trees and shrubs typically exist.

Wetland: A general term applied to swamps, marshes, bogs, and similar areas which are seasonally or permanently saturated with fresh or saline water, creating a unique naturally occurring habitat for plants and wildlife







Swamn: A seasonally flooded bottomland with more woody plants than a marsh and better drainage than a bog.

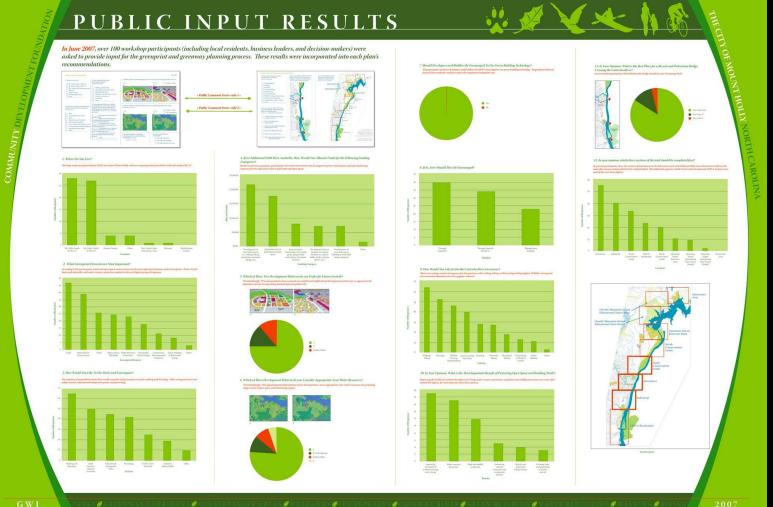
Marsh: A type of wetland, featuring grasses, rushes, reeds, typhas, sedges, and other herbaceous plants (possibly with low-growing woody plants) in a context of shallow water. A marsh is different from a swamp, which is dominated by trees rather than grasses and low herbs. The water of a marsh can be fresh, brackish, or saline. Coastal marshes may be associated with estuaries and along waterways between coastal barrier islands and the inner coast.

Bog: An area having a wet, spongy, acidic substrate composed chiefly of moss and peat in which characteristic shrubs and herbs and sometimes trees usually grow. An area of soft, naturally waterlogged ground.

Carolina Bay: An isolated wetland in natural shallow depressions that is largely fed by rain and shallow groundwater. These bays have an elliptical shape and generally a northwest to southwest

Marsh Islands: Relatively small islands that lie behind barrier islands and around Sea Islands. There are over 3000 delineated marsh islands along South Carolina's coast.

# Visioning Process: Public Education & Involvement



## Visioning Process: Developing a Concept Map



## Visioning Process: Developing a Concept Map



## From a Broad Vision to Specific Recommendations

### Developing Recommendations: Case

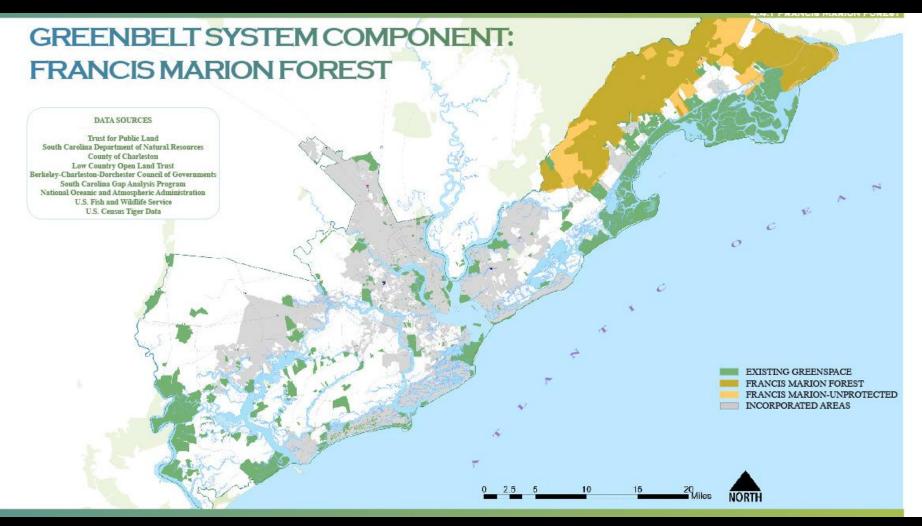




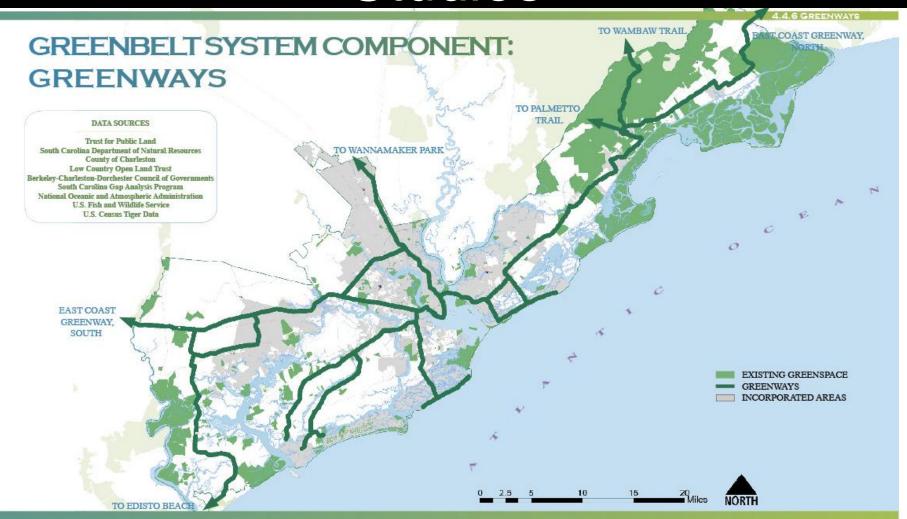
# Developing Recommendations: Case Study: Charleston County, SC



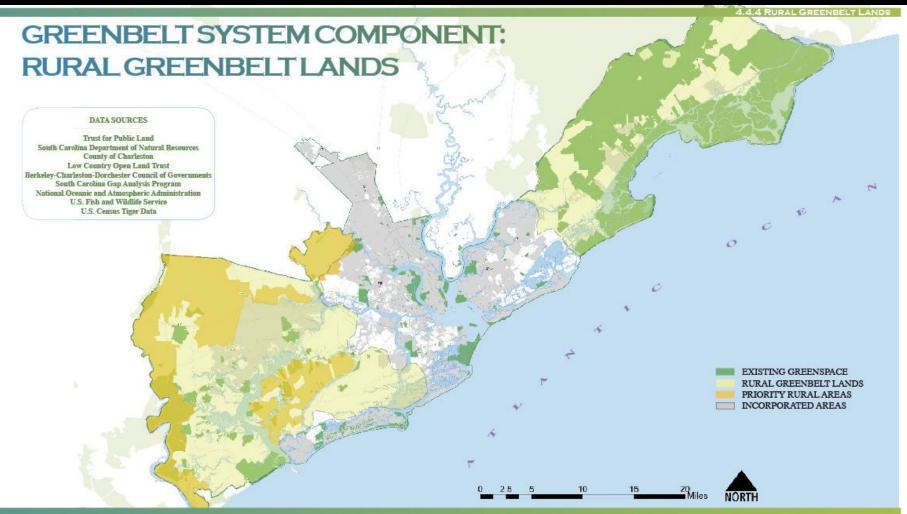
# Developing Recommendations: Case Studies

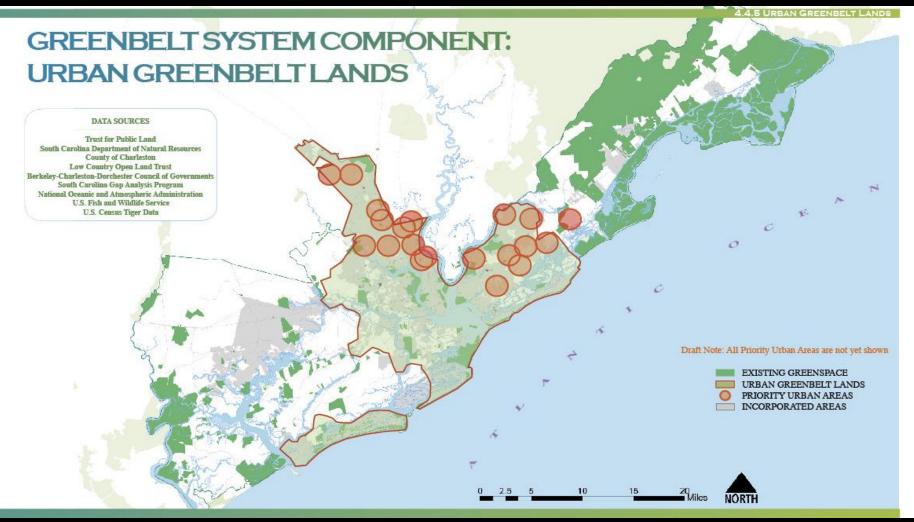


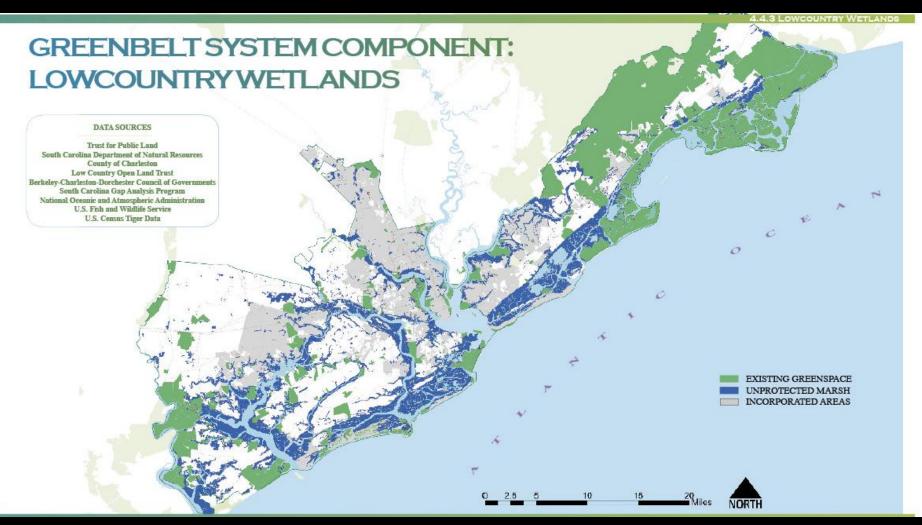
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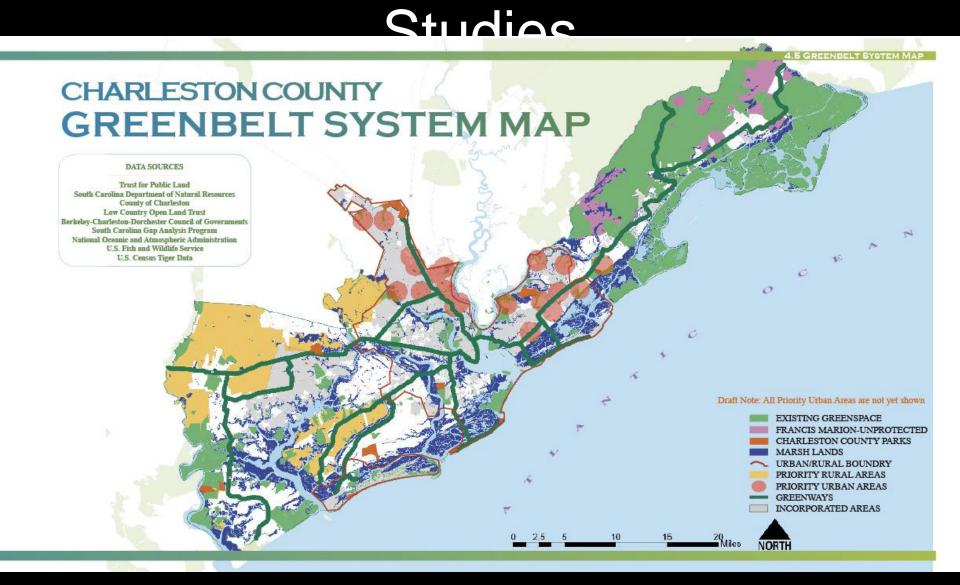








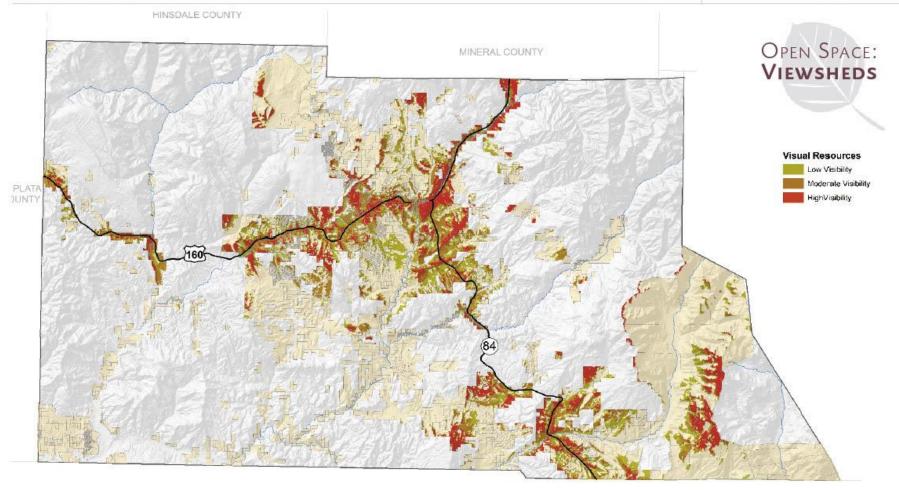
## Developing Recommendations: Case



Archuleta County, Colorado



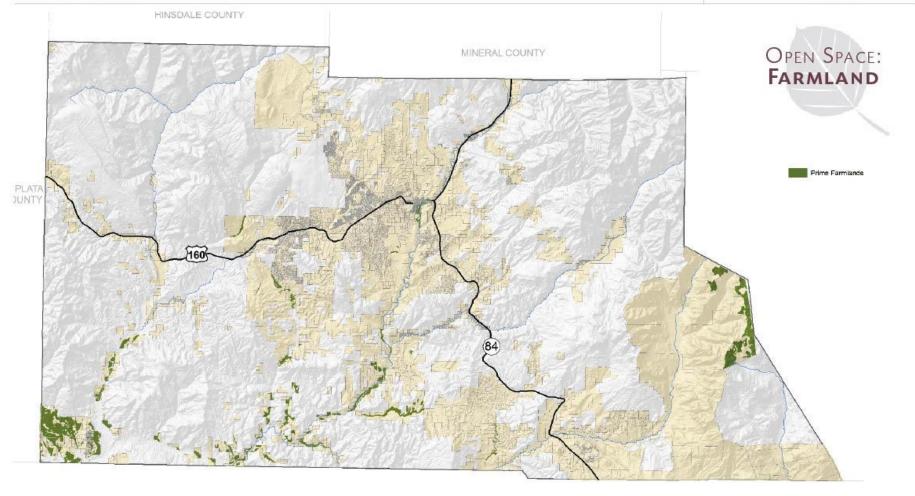








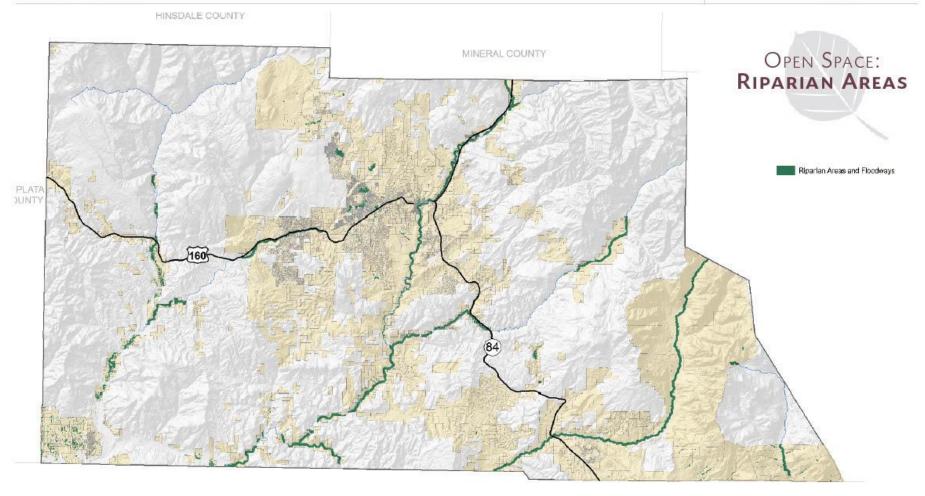








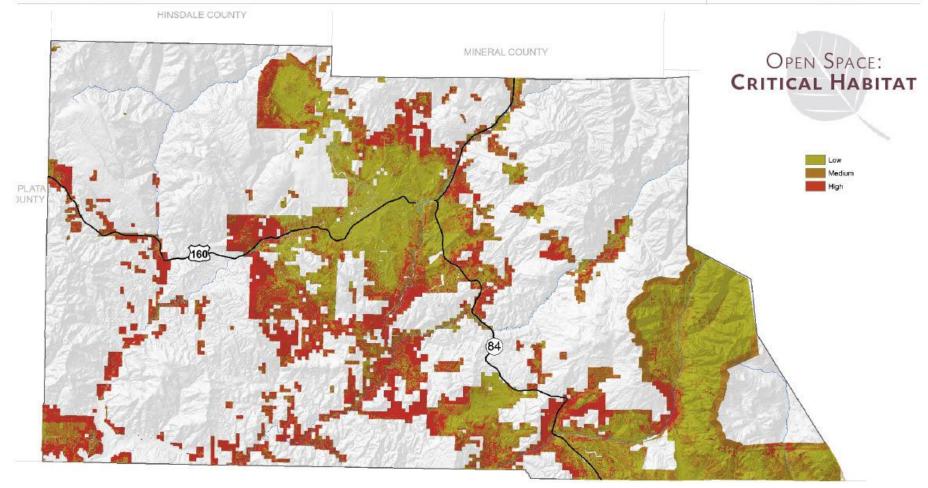








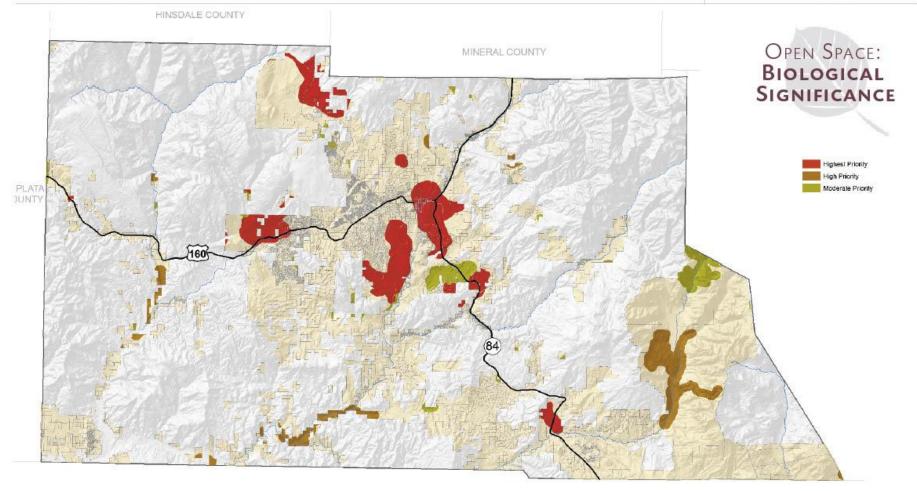
















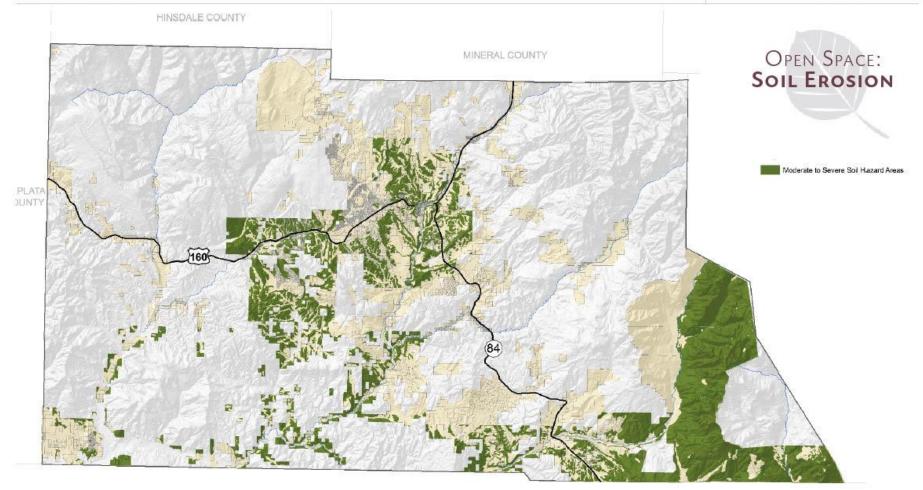








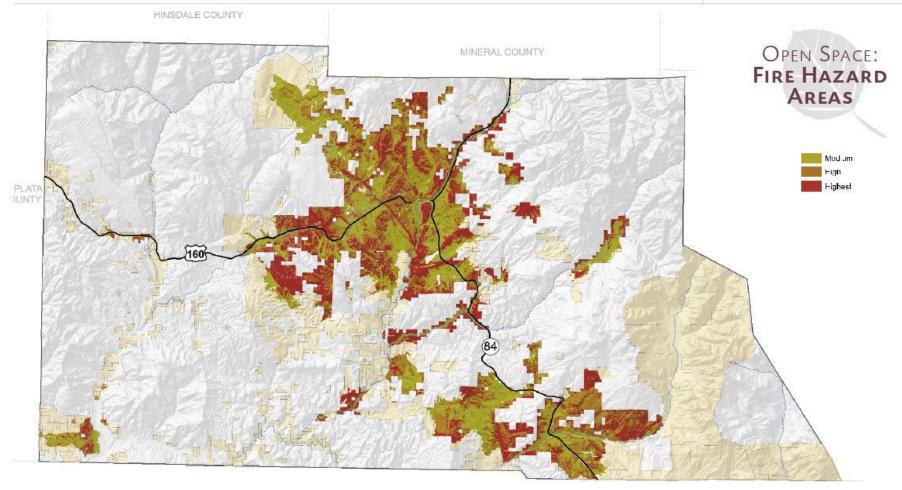








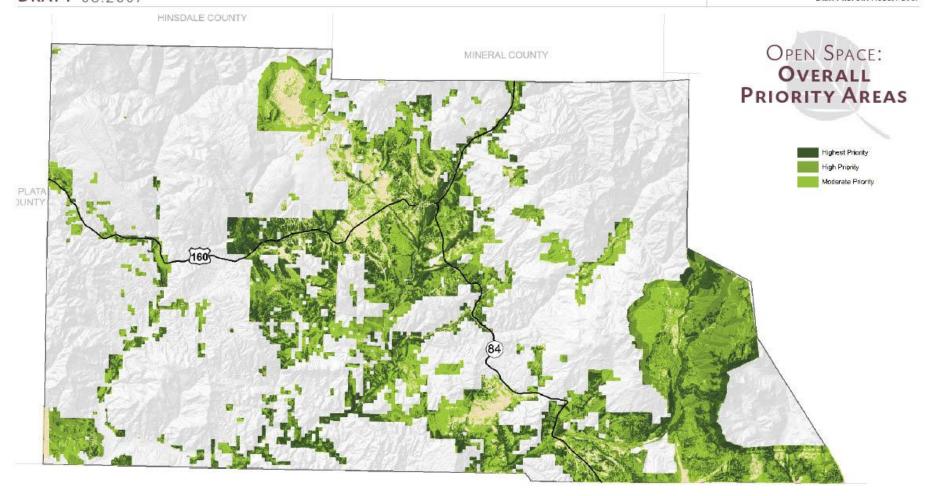


















## From Recommendations to Implementation

### Greenprint Action Steps

Recommended Actions	Responsible Agency/Organization	Priority	Resources	Key to Success	Stakeholders	
Organizational Framework					The second secon	
AGOPT this Plan_as the guiding open space, premayer, and sustainability element of City of Mount Holly plans.  The City of Mount Holly plans.		1	The project consultant, Greenways Incorporated, will make final presentations to the MMCDE. City, staff should attend in order to prepare for presenting to City Council. The MMCDE should support city staff in their presentation by providing copies of project materials and showing up to support the plan's adoption.	Information should be provided to Gity Council before review for adoption, including letters of support for from local organizations and an Executive	MHCDF; All local residents, All clubs, businesses and non-profits related to recreation, tourism, conservation and environment.	
Either form a Sustainability Committee within the MHLDF, or expand the role of the Friends of Development Foundation (MHCDF) the Greenway (FROSg) Committee to include the goals of the Mt. Holly Greenprint.		1	Share the vision and goals of the Greenprint with more of the general public who are not already involved or part of the MRODF. There are likely many other residents with valuable resources and skill-sets to contribute to the efforts of the Sustainability Committee. This outreach effort will serve the dual purpose of building support and environmental education.	the agenda. Set goals/		
Top Priority for Parks, Open Space, and Trai	ls					
	The Mount Holly Community Development Foundation (MHCDF) with technical assistance from the City of Mount Holly	1	Refer to the Catawba River Corridor Plan for related action steps.	Secure funding & cooperation between responsible organizations and stakeholders.	Clean Water Management Trust Fund, State Forest Service, MH Parks & Recreation, Duke Energy, A&E	
Top Priority for Clean Water Resources						
Monitor local water resources to ensure that 1) Mountain Island Lake retains it's designation as a "Fully Supporting" public drinking water source for Mount Holly; and 2) that other waterways, such as Ducthman's Creek and the Catawba River are fishable/swimable.		1	Lake Watersheds: A practical Guide to Lake Watershed Protection, 2004; 2) Gaston County 2003 Environmental Report Card	Establish a program that is both consistent in its techniques and comprehensive in its distribution of test sites.	Gaston County Department of Natural Resources; North Carolina Cooperative Extension, Gaston County; NC Divisior Water Quality, Mooresville; Mecklenbu County Water Quality Program Land U and Environmental Services Agency	
Top Priority for Alternative Transportation						
	City of Mount Holly Community Development Department	1	Contact the NCD0T Division of Bitycle and Padestrian Transportation, Robert F, Mosher, Planning Program Manager for detailed information on grant cycles, requirements, and deadlines.	Greenways Incorporated staff can offer suggestions to be successful in the application process.	All City of Mount Holly residents who was more walkable and bicycle-friendly community with safe and accessible routes.	
Top Priority for Urban Sustainability		100				
Conduct a 'Public Facility Energy Audit' to determine how the City of Mount Holly can most improve the energy efficiency and costs related to energy consumption in public buildings and operations.	The City of Mount Holly	1	Southern Energy Management (SEM) is the largest sustainable energy services company in North Carolina. Contact Blair Kendall of SEM (919-836-0330) to schedule an initial assessment.	Set up initial appointment with SEM to discuss the cost of the audit vs. the potential cost savings derived from the findings of the audit.	The City of Mount Holly and Southern Energy Management.	

### **Columns:**

- Recommended Action
- Responsible Agency
- Priority Ranking
- Resources
- Stakeholders
- Key to Success

### The Conservation Toolbox

DRAFT 08.2007

This toolbox has been created to provide Archuleta County and the Town of Pagosa Springs with a quick reference of land conservation strategies. Many of the tools defined can be used in combination, or separately to conserve greenspace throughout the County. This toolbox is divided into several distinct sections: regulatory, acquisition, land donation and management strategies. For each strategy, advantages and disadvantages of each is listed to help define the most appropriate strategy for a given opportunity.

APPENDIX C:

### REGULATORY MECHANISMS

There are inherent disadvantages to preserving greenspace through regulatory mechanisms. First, regulations normally apply when the land development process begins. The adverse impacts of land clearing, road building and other development activities (including fragmenting of habitat) often result in resource loss, essentially making greenspace 'protection through regulation' an after the fact exercise. Another disadvantage is that regulations are subject to change. Just as a governing body can adopt stricter regulations, a future governing body could relax or not enforce those rules. The following is a listing of regulatory strategies that have been used throughout the United States to conserve greenspace.

### DESCRIPTION OF STRATEGY

Development Impact Fee: Impact fees are also known as exactions. In its simplest form, the developer is charged an easy to calculate fee. A formula may be created to decide the cost that development will impose on the community. The formula can account for the area of land affected, the number of units built, the expected market value of those units, the distance from the fire and police stations, costs of building roads, and the expected population growth resulting from the construction. The exaction can come in forms other than money. The developer can be required to provide streets, sewers, street lights, parks, or other infrastructure or amenities. The developer might also be required not to develop some portion of the land. In some cases, builders of expensive homes have been required to build some proportional number of low cost homes. The town or county can develop a comprehensive system or formula or exactions can be formulated on a case by case basis from more general criteria.

Transfer of Development Rights: In some cases, a local government may want to steer development toward areas where it is more appropriate and easier to serve. Generally, the intent is to steer development away from rural areas, agricultural preservation zones, and environmentally sensitive areas and guide it towards existing cities and towns. Transferable Development Rights (TDR) programs are one way to do that. In a voluntary TDR program, the county would designate certain parts of its territory as "sending zones" and other areas as "receiving zones." Landowners in the sending zones can sell their rights to develop houses or commercial uses to other landowners in the receiving zones, or to a thirt party who will eventually buy land in the receiving zone, Cr, landowners in the receiving zone can buy additional development rights from someone in the selling zone.

Right To Farm: Since the 1970s, all fifty states have enacted "Right to Farm" laws to help protect existing agricultural operations from suits brought by people who move nearby, then claim the neighboring farm is a nuisance. Common complaints revolve around odor, noise, dust, files, application of agricultural chemicals and slow moving machinery. Most statutes have exemptions that do not protect farms and ranches that 1) begin operation after other neighboring land uses already exist; and/or 2) are out of compliance with local, state or federal regulations. Most statutes have not been challenged in ourt.

### BENEFITS

A "pay-as-you-grow" program that really has been proven to help cities keep pace with rapid land development. A particularly useful tool for Archuleta County, due to its fast pace of growth and rate of change.

Potentially an effective growth management tool. Resources can be protected without huge capital expenditures. Large tracts of protected land can be created in "sending" areas. Model programs: Montgomery County, Maryland and City of Austin, TX. Local Example: Boulder County, Colorado; Boulder County Land Use Department

Good program for protecting farm land in rapidly growing communities. Encourages farmers to continue their operations and offers legal protection for these land uses.

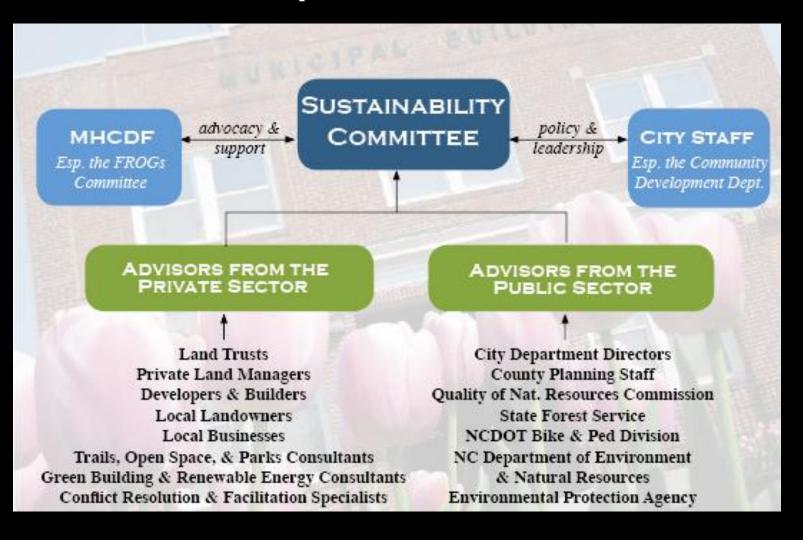
### DRAWBACKS

Can be difficult to implement, as it must meet Supreme Court rulings on "essential nexus," fair and equitable implementation. Politically challenging because impact fees are generally not favored by the development community.

Complicated program to establish and administer. High administrative overhead; requires professional staff assigned to program. Landowner resistance to downzoning in "sending" or higher densities in "receiving" areas. An unproven technique. Requires state enabling legislation.

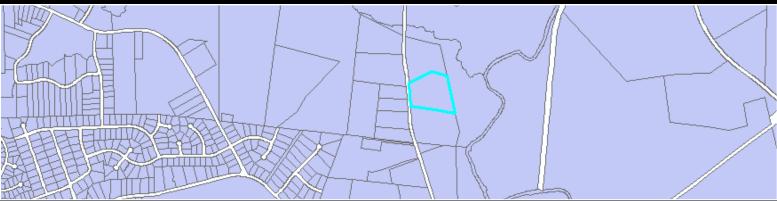
Depends on farmers to continue their operations, so it is not a method for long term protection of this greenspace resource.

## Strong Committees to Champion the Plan



- Early stages of inventory and analysis
- Collecting and analyzing GIS data
- Preparing to expand the depth of current data and metadata

Parcel Number	Developed	Ownership	Size (acres)	Slope > 20%	Natural Heritage Area	Forest Community	Riparian	Soil Erodiblity
0000000000001	N	John Smith	3.445	N	N	Bottomland Hardwoods	Υ	High
0000000000002	N	James Turner	0.345	N	N	Mixed Hardwood/Pine	Υ	Medium
000000000003	Υ	Developer LLC	0.29	N	N	Open Field	N	High
0000000000004	Υ	Developer LLC	0.98	N	Υ	Developed	N	Low
0000000000005	Υ	Jim Hayes	2.1	N	Υ	Pine	N	Low
0000000000006	N	Sarah Watts	12.56	N	N	Mixed Hardwood/Pine	N	Medium
0000000000007	Υ	Matt Roland	1.22	N	N	Wetland Vegetation	N	High
0000000000008	N	Developer LLC	7.89	Υ	N	Open Field	Υ	High
0000000000009	N	Town of Davidson	9.91	N	N	Bottomland Hardwoods	N	Medium
0000000000010	N	Mecklenburg Co.	35.67	N	Υ	Pine	Υ	High
0000000000011	N	Developer LLC	0.12	N	Υ	Water	Υ	Medium
0000000000012	N	Susan Mays	0.68	N	Υ	Mixed Hardwood/Pine	N	Low
0000000000013	Υ	Robert Smith	1.87	N	Υ	Developed	N	Medium



- Working with a steering committee that is developing their own open space criteria
- Preparing to start to 'groundtruthing' the data





- Adding integrity to environmental analysis of proposed developments
- Looking at the parcel level to better understand what areas need to be protected, using predetermined criteria



### **Questions and Comments**





