

What are our priorities?

Last fall, you told us you would like to see Worcester's rural character preserved.

Farmland



Scenic roads and views



Historic buildings



Here Are the Proposed Goals for Worcester's Open Space Plan

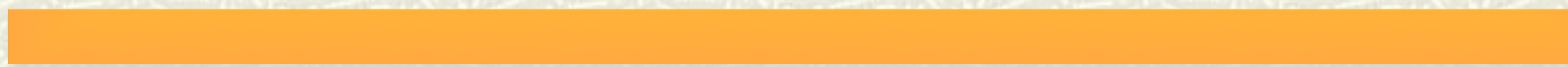
- 1. Preserve our most important open space lands.*
- 2. Protect at least 50 percent of the remaining “undeveloped” land in the township.*

How?

Identify protection strategies



Own the Best



Join the Rest

The image features the phrase "Join the Rest" in a bold, 3D, orange-yellow font. The letters are thick and have a slight shadow, giving them a three-dimensional appearance. The text is slanted upwards from left to right. Below the main text, there is a thick, solid orange-yellow horizontal bar that also follows the upward slant. The background is a light gray with a dense, repeating pattern of small, white, stylized 'x' or cross-like shapes.

Current strategies to *“Own the Best”*

- # **Outright purchase of land**
- # **Donation of development rights**
- # **Purchase of development rights**
 - Less cost = money goes further
 - Use state and county programs when possible
 - Landowner still owns and controls the land

How Well Do They Work?

- **Outright purchase of land** is the most expensive way to preserve it, but it insures the most control.
- **Donation of development rights** depends on the generosity of landowners.
- State and county programs for the **purchase of development rights** are very competitive, and funding can be limited.

Current Strategies to *“Zone the Rest”*

Natural resource zoning

- Provides some protection for floodplains, stream corridors, steep slopes, wetlands

Historic preservation

- Depends on developer's willingness to negotiate

How Well Do They Work?

- ⌘ **Natural resource zoning** may protect resources from certain kinds of development.
- ⌘ **Historic preservation** now happens only on a case-by-case basis.
 - Public participation is limited.
 - There is no protection against demolition of historic structures.

**So, what more can we do in Worcester
to preserve our open spaces?**



Let's Continue Using What Has Worked...

- # **Donation of development rights** – encourage more landowners to consider this option
- # **Purchase of development rights** – continue to apply to state and county programs
- # **Advantages of both approaches** –
 - Landowner continues to own and control land
 - Possible tax incentives
 - Leaving a legacy in Worcester
- # **Natural resource zoning** – continue to protect natural resources

And Let's Take It Further ...

⌘ **Purchase of development rights**

- Open space bond
- Dedicated earned income tax for open space

⌘ **Historic preservation ordinance**

- To identify historic resources in the township
- To protect our historic structures from demolition

⌘ **“Growing Greener” conservation development**

- Preserves open space and protect Worcester's scenic, rural heritage
- Gives the township a voice in planning developments
- Protects natural and historic resources

⌘ **Transfer of development rights**

- Use where appropriate

How much land can we save with an open space bond?



**Depending on the price of development
rights, perhaps several hundred acres.**

A Historic Preservation Ordinance Will ...

- Enable us to identify and catalog Worcester's historic resources
- Allow the township to plan the best way to preserve these resources when properties change hands



□ A historic preservation ordinance can ...



This spring house could still be standing....

□ help prevent demolition of our historic buildings.

A historic preservation ordinance can ...



Original watercolor by William V. Bourne

help Worcester build villages, not strip malls, in Fairview Village, Cedars, and Center Point.

“Growing Greener” Conservation Development

- # Preserves at least 50 percent of the parcel as open space**
- # Protects important natural resources**
- # Protects historic resources**
- # Allows the township a voice in deciding the best place for houses on the site**
- # Preserves trail and habitat connections**

With Growing Greener, instead of this...



We can have this.



So, What Might Worcester's Future Be?

- With an **open space bond**, we might be able to preserve several hundred acres over next 10 years.
- With **Growing Greener conservation development ordinances**, we will be able to preserve as open space at least *half* of every parcel being developed.
- With a **historic preservation ordinance**, we will be better able to save our historic homes and villages now and for future generations.

How Will Preserving Open Space Benefit Worcester?

- # Preserve Worcester's unique rural character by
 - Insuring that farming continues in our township
 - Preserving stream corridors, woodlands, and fields forever
 - Protecting our water quality and groundwater supply
 - Controlling the pace of development and population growth
 - Limiting the growth of local traffic
- # Control the increase of school taxes in Worcester
 - We pay only for the students we send to school
 - Fewer new homes mean a smaller student population *permanently*
- # Maintain property values in the township

YOU can make a difference!

- # Let your voice be heard on open space preservation
- # Support our supervisors' open space preservation initiatives
- # Support Growing Greener ordinances
- # Support historic preservation
- # Support an open space bond
- # Get involved with groups that are supporting these initiatives
 - Friends of Worcester
 - Worcester Historical Society
 - Worcester Open Space Committee
- # Landowners -- participate in preservation programs; consider donating or selling a conservation easement

Talk to your neighbors –

Spread the word that Saving Land Saves Money

Thank you for listening!

Friends of Worcester

Questions and Discussion