

Summer 2015

ConserveLand

Pennsylvania Land Trust Association

Economic Impact of Land Conservation

Flood Mitigation

\$50.6 million

Annual value of the flood control services provided by natural lands in the Lehigh Valley* that otherwise would require manmade systems and expenditures.

Source: Lehigh Valley Return on Environment (Lehigh Valley Planning Commission, 2014)

*Extrapolated statewide, this figure could be in the billions.

Real Estate Values

\$16.3 billion

Total increase in southeastern Pennsylvania home values due to the close proximity of open space.

Source: Return on the Environment: The Economic Value of Protected Open Space in Southeastern Pennsylvania (Delaware Valley Regional Planning Commission, 2011).

State Parks

\$1.2 billion

Total contribution of Pennsylvania state park visitor spending to the state economy—contributing to the creation of over 12,000 jobs.

Source: The Economic Significance and Impact of Pennsylvania State Parks: An Updated Assessment of 2010 Park Visitor Spending on the State and Local Economy (Penn State, 2012)

Farmland Preservation

\$485 million

Estimated economic contribution* to the state's economy of 504,200 acres of farmland protected through the Agricultural Conservation Easement Program.

Source: Farmland Preservation Annual Report (Bureau of Farmland Preservation, Department of Agriculture, 2014)

*This does not include the value of bringing stability to local farm economies!

Water Quality Savings

\$14.7 million

Lehigh Valley taxpayers' annual savings for services related to purifying drinking water thanks to riparian buffers, forests and wetlands along the region's streams.

Source: Lehigh Valley Return on Environment (Lehigh Valley Planning Commission, 2014)

Still time to
make suggestions
for the 7th ed.
Model Grant of
Conservation Easement

Learn more at
ConserveLand.org

Find more examples at
ConservationTools.org

Meet Conservation Attorney Steven J. Schiffman

Steve rejoined the PALTA Board of Directors in June 2015

What brought you to conservation work?

SJS: My work with the conservation community began over 34 years ago. I had just started a new law firm and was sitting in my office with no clients. I got a call from a sportsmen group, which needed representation on a federal court case. I had been involved with boy scouts in the past and did a lot of boating... the work I do today was just a natural progression.

What do you feel are the greatest challenges that Pennsylvania land trusts face, legal or otherwise?

SJS: I think the entire environmental movement must engage the younger generations to become involved and to explore the outdoors; we need these young people to appreciate the ramification of every species that disappears and every stream that becomes unusable and every landowner who shuts off land for hunting. The youth need to appreciate how it is all tied together.

What makes a conservation project particularly interesting or challenging to you?

SJS: The interesting part of a project for me is the legal side—the intricacies of the deal—because of all the moving parts involved. The



rewarding part is when we can put pieces together to conserve larger landscapes.

What are a few things you wish every landowner knew?

SJS: The consequences of their actions—the consequence of taking down the tree line,

destroying habitat, putting that extra house in the small acreage and destroying the view shed—learning to look to the future rather than simply satisfying current needs.

What are a few things that every land trust can do to ensure a smooth conservation transaction?

SJS: Paying attention to the details. Not trying to short circuit surveys—take the surveying process more seriously. Knowing exactly when the land trust should enforce the easement; often times, that line is nowhere where the organization thought it was.

Are there situations when a land trust should just walk away - what do you see as warning signs that a transaction may not be successful?

SJS: Situations where there are too many retained rights; too many subdivisions; too many exceptions instituted by the landowner. The land trust may need to walk away from easements where the landowner doesn't give

Continued on next page

Land Stewardship Network


Creating a Community for Stewardship Staff & Volunteers

The Pennsylvania Land Trust Association invites you to join the newly formed Land Stewardship Network. This is an opportunity to:

- share ideas, issues and resources with fellow land stewards;
- identify important topics that require more investigation and discussion;
- design stewardship content for the PA Land Conservation Conference; and

- interact as regularly as you like with your peers.

The Pennsylvania Land Trust Association administers the network; it is up to you and your fellow land stewards to determine how the network can best suit your needs.

A leadership committee has been established; if you're interested in participating as either a member or leader, please contact PALTA at info@conserveand.org. 



**POST YOUR JOB OPENINGS AT
CONSERVELAND.org JOBS BOARD**


Steven J. Schiffman (cont'd)

up anything or when the cost of stewardship is too high and the benefit is too small.

How has your work in conservation influenced your everyday life?

SJS: I just appreciate nature more. When I work with other groups, developers for example, I find there are opportunities to shape their plans as to benefit the environment as well as their business plan. We just had a developer protect \$1 million for park and recreational use; they had the extra land and we made the suggestion.

How do you enjoy the great outdoors?

SJS: Boating on the Chesapeake Bay, which is the most amazing estuary in the entire world. The saddest in the world if you have seen the changes in the last thirty years. 

SAVE THE DATE

Pennsylvania Land Conservation Conference

May 19-21, 2016

Penn Stater Conference Center, State College



Model Documents

for conservation, recreation and land use planning

The Pennsylvania Land Trust Association develops and maintains model documents to help non-profits and governments be efficient and effective. The models, each accompanied by a rich commentary, are the products of intense research and analysis, scrutiny by legal professionals, real world testing and user feedback. The latest editions are posted at ConservationTools.org.



Conservation Easements

Model Grant of Conservation Easement, 6th ed.
Shaped by numerous cycles of practitioner review and continuing user feedback, no easement document in the nation has undergone greater public scrutiny.

Model Riparian Buffer Protection Agreement, 2nd ed.
An easement tailored for riparian buffer projects.

Trail & Other Access Easements

Model Trail Easement Agreement, 3rd ed.
The document of choice for most trail projects.

Model Grant of Trail Easement
A short form to use when brevity is crucial.

Model Grant of Fishing & Boating Access Easement
Ensures public access for fishing and/or boating.

Water Quality Improvement Easement
Provides access to undertake AMD remediation projects and maintain treatment systems.

Supporting Documents to Easement Transactions

Model Stewardship Funding Covenant
Structures and guarantees promised payments for easement stewardship.

Model Mortgage Subordination
Protects easements from bank foreclosures; necessary for charitable tax deductions.

Model Preliminary Agreement Regarding Conservation Easement Donation
Spells out the terms for donating and accepting easements and related contributions.

Other Real Estate Documents

Model Grant of Purchase Option
Creates the right but not the obligation to purchase land or easements.

Model Grant of Right of First Offer **NEW**
Ensures that the landowner will first offer the property to the grantee before others have an opportunity to purchase.

Model Grant of Right of First Refusal **NEW**
Gives the grantee the opportunity to match any offer from a prospective buyer.

Model Conservation Transaction Addendum
Ensures that issues specific to conservation are properly addressed when using a standard real estate purchase agreement.

Risk Management

Model Release Agreement
Having volunteers and other participants in an organization's activities sign a well---crafted release is a significant step to managing risk.

Land Use Ordinances

Model Riparian Buffer Protection Overlay District
Helps local governments draft practical, science---based, legally enforce---able regulations to protect riparian buffers while respecting the rights of land-owners.

Organizational Policy

Model Policy for Conservation Easement Amendment
Tailored to the Conservation and Preservation Easements Act and laws governing the conduct of charitable and nonprofit organizations.

Nature Play

Nurturing Children and Strengthening Conservation through Connections to the Land

The Pennsylvania Land Trust Association's published guide to nature play, which was released in January, has been viewed by thousands; PALTA has received requests for hard copies from across the continent.

Unstructured, frequent childhood play in informal outdoor settings powerfully boosts the cognitive, creative, physical, social and emotional development of children. It also engenders deep conservation values—more so than any other factor. If we want future generations to carry on the work of conservation, then we need to be paying attention to what is happening in childhood. To make conservation efforts endure, we must emotionally connect children to nature.

Part 1 of the guide explores the essential characteristics of nature play, the benefits nature play provides and the societal barriers to it.

Part 2 describes the array of concrete actions that organizations may take to restore nature play to children's lives. This includes the creation of spaces for nature play, which don't have to be expensive ventures, and the various features that can be added or enhanced in a play space to make it more attractive to kids and effective in promoting nature play. 🌍

Secure your own copy. You may view or download *Nature Play at ConservationTools.org* or request a hard copy at 717.230.8560. Multiple copies are available for a limited time. There is no fee for copies though donations are very much appreciated.



"I applaud PALTA for this wonderfully written, attractively designed and essential publication."
- Michele Richards-Williams, PA Master Naturalist

"The booklet is awesome!" - Wink Hastings, National Park Service

"Outstanding!" - Erik Kingfisher, Jefferson Land Trust


"You captured the key points that I have been talking about for 10 years AND you put it in a context that I think a lot of land trusts will find useful." - Judy Anderson, Consultant

"This is wonderful! Thank you for taking the lead in inspiring land conservation groups to connect kids to nature. This is both innovative and practical." - Rand Wentworth, Land Trust Alliance

PALTA Honors John Dawes *for his decades of leadership in conservation*

The Pennsylvania Land Trust Association honored R. John Dawes of the Foundation for Pennsylvania Watersheds with its Lifetime Conservation Leadership Award in Gettysburg on May 9th.

“Only 12 other individuals have received the award,” PALTA Executive Director, Andy Loza, explains, “and we are happy to honor John’s decades of conservation leadership. John has been a tireless advocate for conservation. He not only works in conservation, but also practices it on his Huntingdon County farm.”

Read more about John (and all lifetime leadership honorees) at ConserveLand.org. 



from left to right: Andy Loza, PALTA Executive Director, Senator John Eichelberger, Katie and John Dawes, and Cynthia Carrow, PALTA Policy Committee Member

PALTA Honors Northampton County *for demonstrating leadership in the conservation of our landscapes*

The Pennsylvania Land Trust Association honored Northampton County with the 2015 Government Conservation Leadership Award for demonstrated leadership in the conservation of our special landscapes and critical natural resources.

Northampton County and its municipalities have prioritized safeguarding open space and farmlands through preservation, local zoning and planning initiatives and innovative funding techniques.

Read more at ConserveLand.org. 



from left to right: Jeff Marshall, PALTA President; Andy Loza, PALTA Executive Director; Maria Bentzoni, Northampton County Farmland Director; Scott Parsons, Councilman; Brian Cope, County Open Space Coordinator; and Scott Cope, Wildlands Conservancy

Universal Access Trails and Shared Use Paths

Design, Management, Ethical, and
Legal Considerations

Edition of November 4, 2014



Debra Wolf Golden, Esq.
Larry Kitchin



Universal Access Trails and Shared Use Paths Design, Management, Ethical and Legal Considerations

How can trail groups, local governments and land trusts responsibly plan, develop and operate trails that are accessible by all people, including those with limited mobility? What are best management practices? What is legally required? When is universal accessibility not appropriate? This manual addresses these questions in detail.

Download at
**CONSERVATION
TOOLS.ORG**

Share news at ConserveLand.org

PALTA is unveiling a totally revamped ConserveLand.org in July. The new site offers land trusts more visibility to share news and multimedia content. Plus, content will be automatically shared on PALTA's Facebook page. Add PALTA to your distribution list and send your content to info@conserve-land.org.



Sharing is Good

- You increase your organization's web presence and search engine optimization (which is basically how your site ranks when someone Googles for information) when you share content on popular sites like ConserveLand.org.
- The new ConserveLand.org site makes it super-easy for visitors to share the content you post through various social media platforms...which means even more exposure.
- The articles and stories you share inspires and helps other land trusts in their work.
- The content you share helps inform the broader public on the work of land trusts.
- It's easy, free and your organization can never have enough visibility.

Thanks to 2015 Conference Sponsors



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Land Trust Alliance
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The Nature Conservancy, PA Chapter
Natural Lands Trust
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Web Resources

ConserveLand.org
ConservationTools.org
ConservationAdvocate.org
EACnetwork.org
KeystoneFund.org
GetOutdoorsPA.org
GrowingGreener.info
PALandChoices.org

This publication was financed in part by a grant from the Community Conservation Partnerships Program, Environmental Stewardship Fund, under the administration of the PA Department of Conservation & Natural Resources, Bureau of Recreation & Conservation.



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PALTA congratulates 3 exceptional individuals *confirmed to conservation posts in the Wolf Administration*



Cindy Adams Dunn
Secretary of Conservation
& Natural Resources



John Quigley
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Russell Redding
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of Agriculture