

RETURN ON ENVIRONMENT



**Quantifying the Economic Value of Protected Open
Space in Southeastern Pennsylvania**



Looking at the landscape.

200,000 Acres Protected in Southeastern Pennsylvania.

50% Public Parks

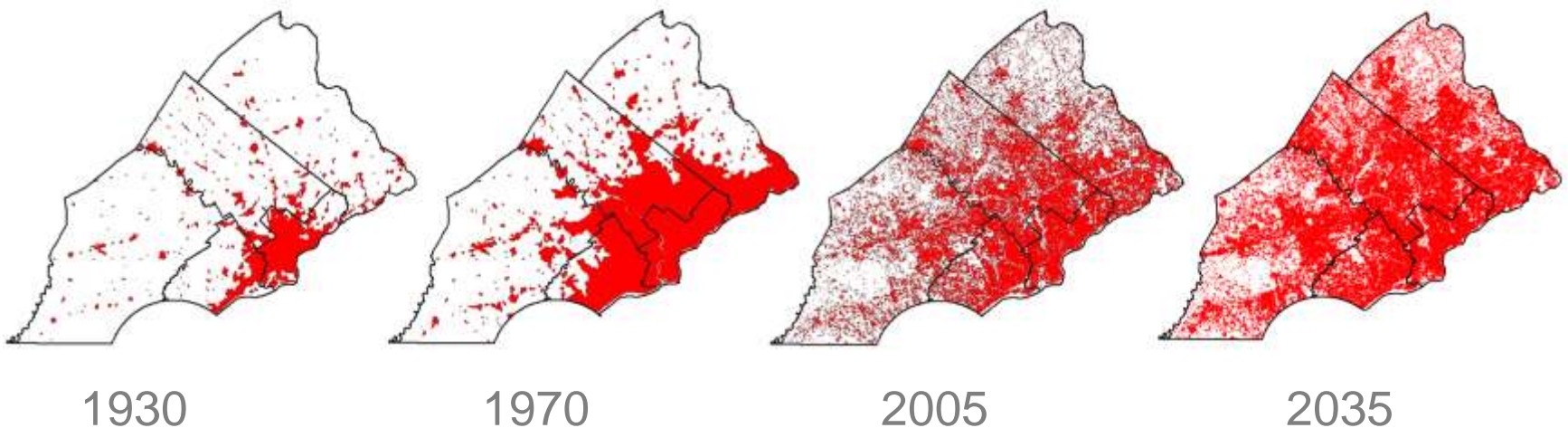


30% Privately Owned
or Eased Lands

20% Preserved Farmland

Regional development patterns.

Historically our region loses 25 acres per day to development.



How can we support future preservation?

Quantifying the value.

Study Performed by:



Quantifying the value.

Open space creates economic value in four ways:

- Home and Property Values
- Environmental Services
- Health & Recreation Benefits
- Economic Activity



PROPERTY VALUES

Property Values

For Sale: Three-bedroom colonial. Large yard. Near park.

Open space helps sustain and improve home and property values.

- Adds \$16.3 billion to our region's housing stock
- Increases all property values by \$10,000 on average
- Plays a vital role in preserving regional prosperity



Perkiomen Trail

Property Values

- Average increase of \$4,766 within a quarter mile





Hopewell Big Woods

Property Values

-Average increase of \$8,270 within
a quarter mile



Peace Valley Park

Property Values

- Average increase of \$35,155 within a quarter mile

Clark Park

Property Values

- Average increase of \$45,879 within a square mile





Radnor Trail

Property Values

- Average property increase of \$69,139 within a quarter mile

-

Property Values

Open space is a marketable amenity.

\$449,900

Greythorne Woods Circle
Wayne, PA 19087



This townhouse backs the Radnor Trail with a private entrance for your additional enjoyment.

Find Your Perfect Fit at Claymont



Why is Claymont your perfect fit?

- 4 bedroom, 2 1/2 bath, full basement, 2-car garage single homes
- Successful community now 60% sold out
- Community entry to 19-mile Walking trail
- Convenient to Routes 29 & 422 with easy access to King of Prussia
- Model and Quick Settlement Home now for sale

FROM \$379,990

Want more?
Choose your own Perfect Fit incentive!

After 30
Need to sell your home first? We'll connect you with an experienced agent, coordinate staging your home, and coordinate for home viewing and a profit of up to \$5,000 or closing on your Claymont home plus we'll pay up to \$10,000 of your closing costs and \$20,000 toward repairs.

or Columbia II
Don't want to sell your home? We'll give you \$25,000 toward repairs plus a \$10,000 credit toward closing costs on your new Claymont home.

or Second BI
We'll give you up to \$10,000 per month for 12 months toward the down payment on your second home or your new home at Claymont.

CLAYMONT AT COLLEGEVILLE

SALES CENTER OPEN SATURDAY & SUNDAY 1-3 PM AND



ENVIRONMENTAL SERVICES



Environmental Services

Clean air. Pure water. Dry Basements.

Open space naturally protects property, filters drinking water, and cleans the air.

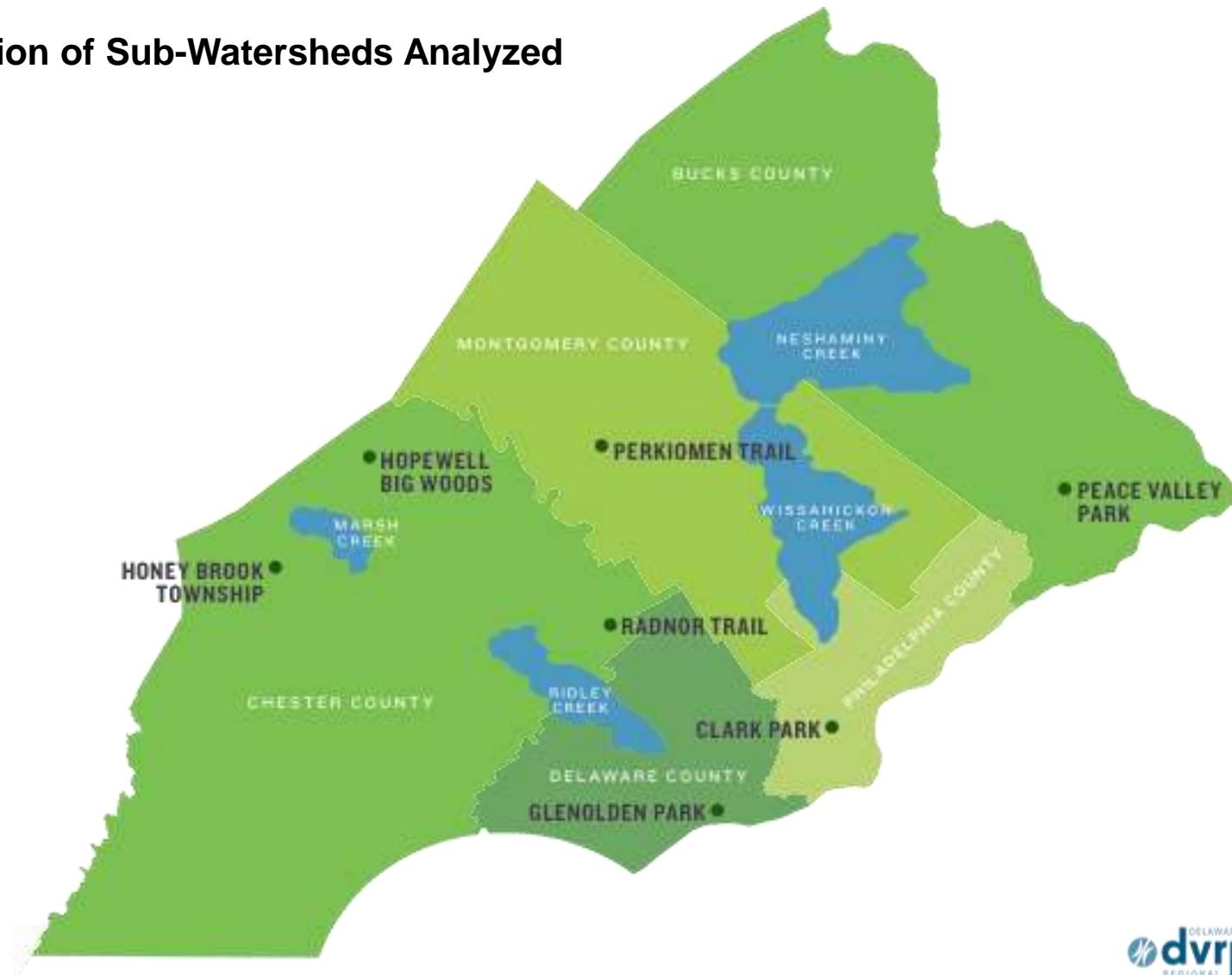
- Saves \$132.5 million annually

Environmental Services

Clean air. Pure water. Dry Basements.

- Water Quality & Supply Services save **\$61 million annually**
- Flood Mitigation Services save **\$37 million annually**
- Air Pollution Services save **\$17 million annually**

Location of Sub-Watersheds Analyzed



Benefits of Protected Open Space for Stormwater Management

If protected open space in 4 sub-watersheds was developed:

- Runoff in sub-watersheds would increase nearly 200 million cubic feet
- Capital costs for new infrastructure = \$87 million
- Plus annual \$2.6 million for maintenance





RECREATION AND HEALTH BENEFITS



Recreation and Health Benefits

Hike. Run. Bike. Camp. Save.

Physical activity on protected open space saves \$1.3 billion annually.

- Saves every household \$392 on average annually
- Avoids \$800 million in healthcare costs
- Saves \$13.8 million in worker's compensation costs
- Avoids \$485.4 million in productivity losses



JOB **AND** **REVENUE**



Jobs and Revenue

Places that attract spending and create jobs.

Open spaces attract visitors, support local economies, and help create and sustain jobs.

- 7,000 jobs in the public and private sectors
- \$566 million in expenditures
- \$300 million in annual earnings
- \$30.2 million in revenue collections

A scenic view of a paved trail winding through a lush green forest. The trail is in the foreground, curving to the right. The background is filled with dense green trees under a cloudy sky. A white horizontal band across the middle of the image contains the text "PERKIOMEN TRAIL".

PERKIOMEN TRAIL



Perkiomen Trail

“Perkiomen Trail makes Montgomery County a better place to live and work.”

—John Wood

- 20-mile long trail in Montgomery County
- Connects County Parks with Historic Sites
- Estimated 50,000 users monthly





Perkiomen Trail

Extensive Use and Connections
Create Value

Recreation

- Estimated \$19.8 million in savings
- 400,000 unique visits annually

Revenue Generation

- Benefits numerous businesses
- Bike shop, restaurant and ice cream parlor serve trail users





Perkiomen Trail

Property Values

- Average increase of \$4,766 within a quarter mile





CLARK PARK



Clark Park

“Clark Park gives everyone an excuse to go outside and enjoy the community.”

—Frank Chance, Friends of Clark Park

- 9 acres in West Philadelphia
- Largest green space in West Philadelphia
- 600,000 visits per year

Clark Park

Property Values

- Average increase of \$45,879 within a square mile
- Increased home ownership rates

Recreation

- 1,650 visits daily
- Playing fields, jogging paths, basketball courts, and playgrounds
- Hosts 50 special events annually (including summer concerts and performances)





Clark Park

Revenue Generation

- Seasonal Farmers' Market with more than 18 vendors
- Retail and commercial renaissance along Baltimore Avenue



PEACE VALLEY PARK





Peace Valley Park

“Peace Valley Park enhances visitors’ quality of life, offering the opportunity for inner peace and satisfaction.”

—Bill Mitchell, Bucks County Department of Parks and Recreation

- 1,500 acre county park
- Surrounds Lake Galena in Bucks County



Peace Valley Park

Property Values

- Average increase of \$35,155 within a quarter mile



Peace Valley Park

Environmental Services

- Mitigates flooding in surrounding communities
- Source of fresh drinking water for nearly 24,000 residents



Peace Valley Park

Recreational Benefits

- 14 miles of trails
- Boating and fishing opportunities
- Nonprofit Nature Center



Peace Valley Park

Economic Activity

- Employs 25 workers
- \$200,000 annual operating budget is spent locally
- Generates an additional \$100,000 in revenue through boat rentals and lessons
- Revenue supports Bucks County Parks and Recreation Department



HONEY BROOK TOWNSHIP



Honey Brook

“Honey Brook represents a unique opportunity to buy locally, support agriculture, and preserve land.”

—Michael Brown, Honey Brook Township



- A 25 square-mile area
in Western Chester County

- More than 1,100 acres
of preserved farmland

Photo courtesy Brandywine Conservancy



Honey Brook

Environmental Services

- Increased participation in natural resource protection
- Protection of the Brandywine Creek, a source of drinking water for several downstream communities



Photo courtesy Brandywine Conservancy

Honey Brook

Economic Activity

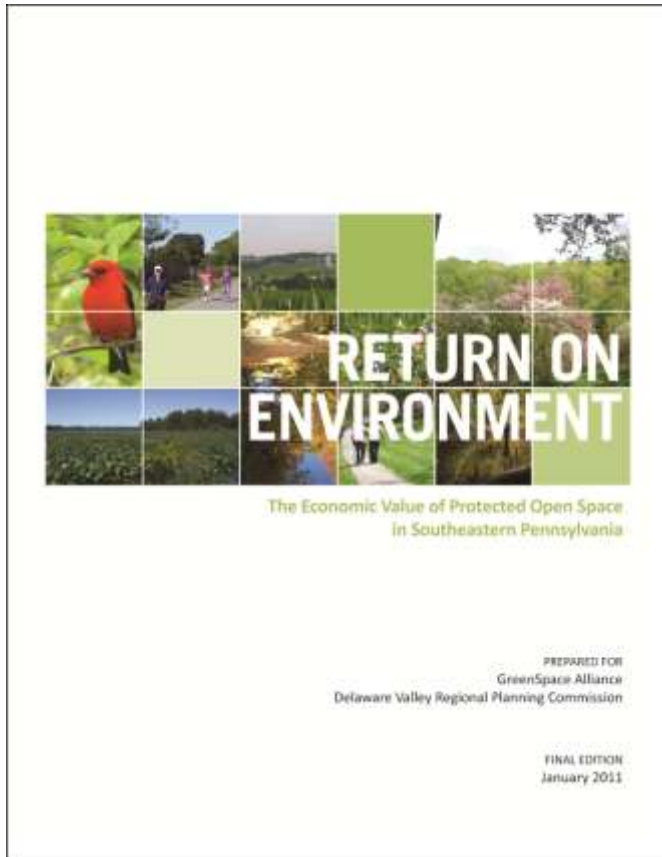
- Generates \$29.5 million annually
- Clustered land preservation stimulates growth for local businesses that support these lands



**WHERE DO WE GO
FROM HERE?**



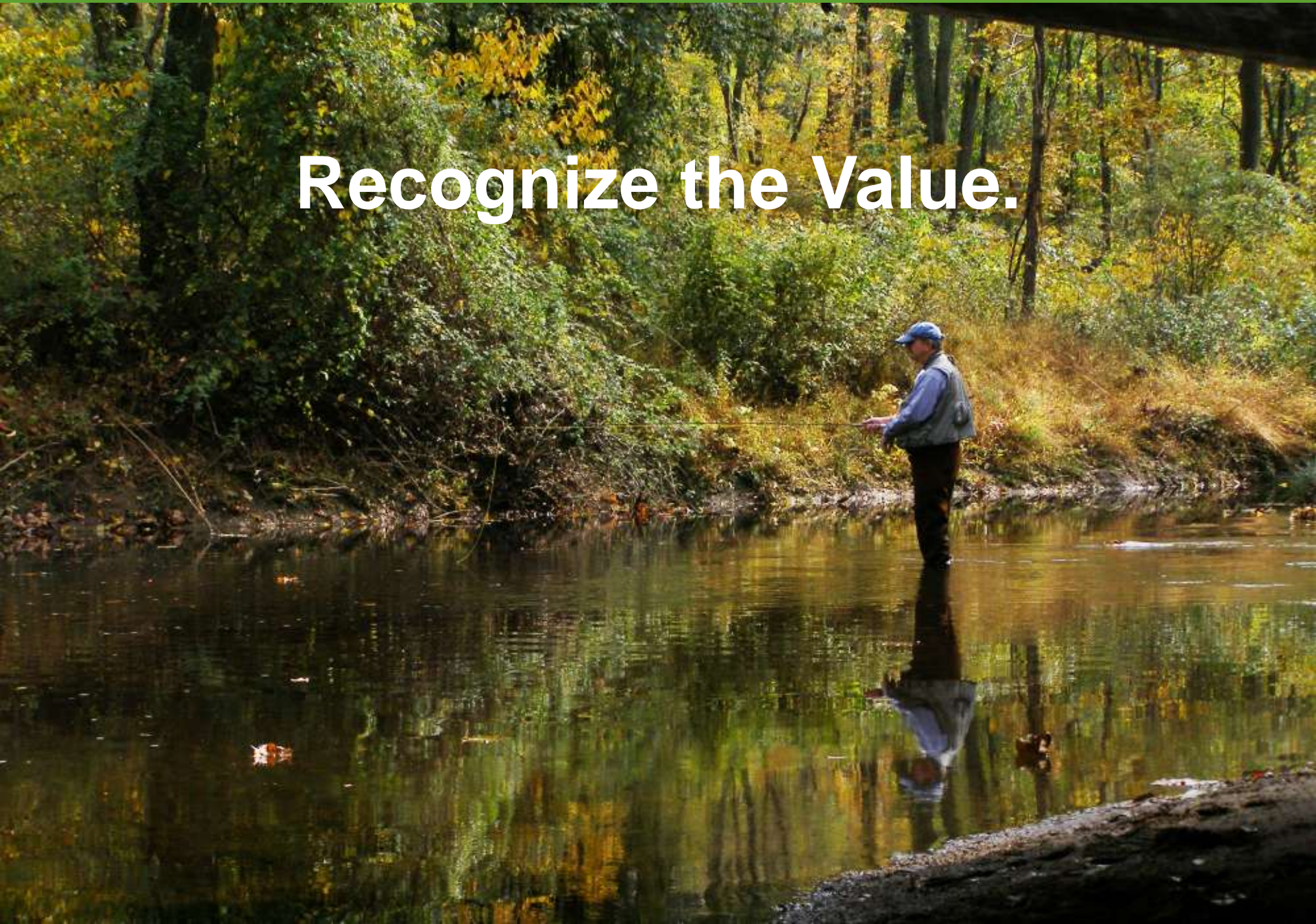
Read the Report.



www.dvrpc.org

www.greenspacealliance.org

Recognize the Value.



Share the Story.

Open space: Financial as well as aesthetic boon

By Susan Stewart

When David Thiel and his brother-in-law, Michael, purchased the 100-acre Thiel property that is now the headquarters of their real estate company, they were looking for a place to build a house and a business.

To help pay a lot, they had the option of the 100-acre farm, but they were looking for a place to build a house and a business.

At the time, the farm was a 100-acre farm, but they were looking for a place to build a house and a business.

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Attention Chester County Taxpayers -- Budget Alert Pay Now, or Pay A Lot More Later

Open Space Preservation significantly saves the County money and does so in perpetuity.

In 2010, the Chester County Commissioners slashed their promised \$20 million/year open space preservation spending by 50%. Now, our Commissioners have proposed the same deep cuts in open space funding for the 2011 budget. The evidence shows that informed voters' support restoring spending to the promised 2009 levels and in reality spending on open space preservation makes tremendous fiscal sense.

Voters agree: spending six dollars preserving open space is a wise investment. That's why wherever there is a township referendum to raise taxes to preserve open space, four out of five voters support the measure.

Study Released

and the Delaware Valley Regional Planning Commission's study on the economic value of protected open space.

The Philadelphia Inquirer

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THE ECONOMICS OF OPEN SPACE

New study calculates monetary advantages of land preservation

By EMM BRADY
Special to the Local News

WALLACE FORBES -- Forget the headlines. No big battles and the sports world.

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Show us the money from saving open space

By Susan Stewart
Special to the Local News

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Support Open Space Initiatives.

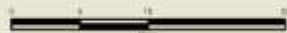
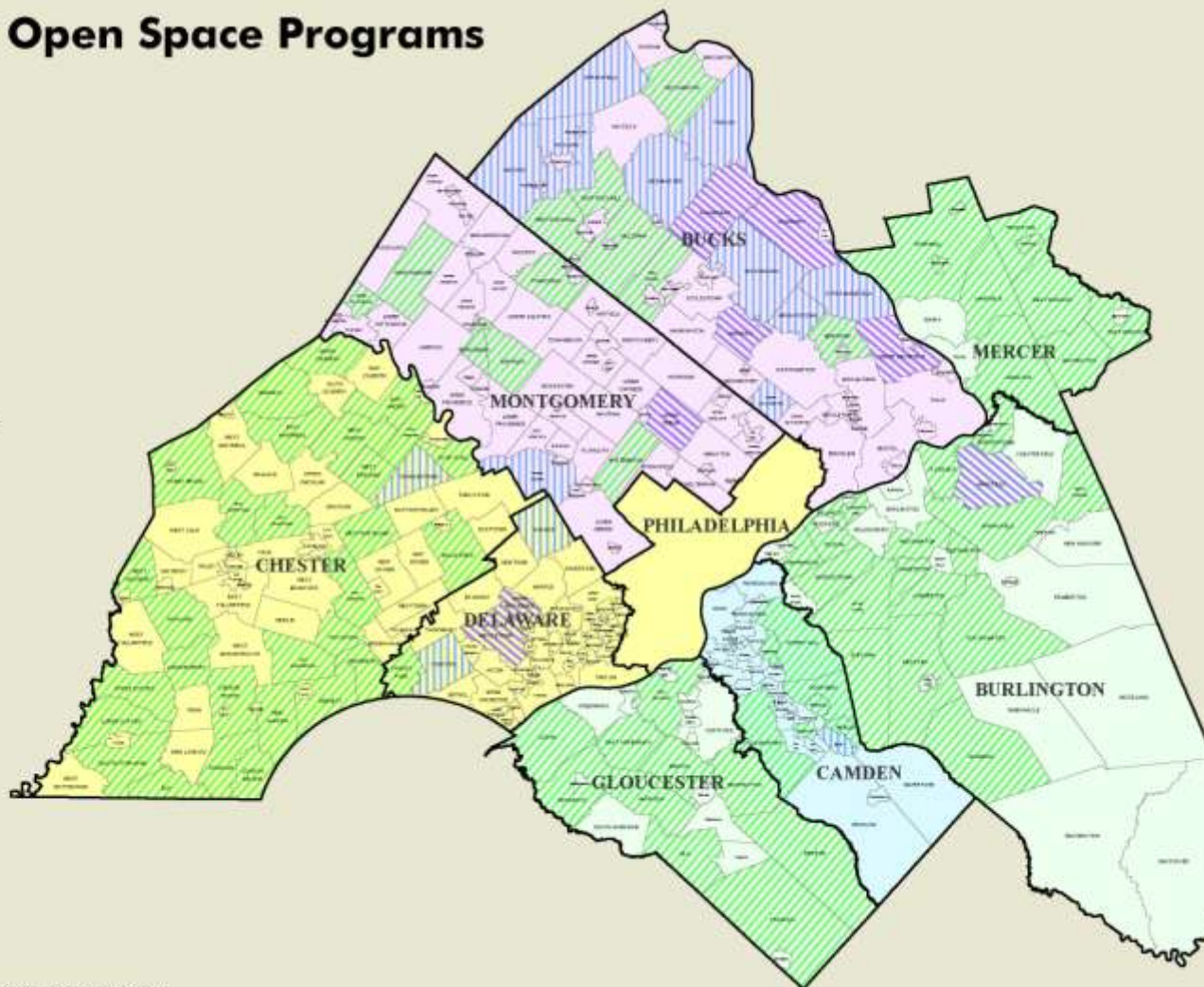


Locally Funded Open Space Programs

2009 Active Programs

-  County Funding - Dedicated Tax
-  County Funding - Bond
-  County Funding - Tax and Bond
-  County Funding - Other
-  Municipal Funding - Dedicated Tax
-  Municipal Funding - Bond
-  Municipal Funding - Tax and Bond

Note: Municipalities that previously issued bonds dedicated to open space and exhausted the funds are not shown.



More than pretty places.

Open spaces generate hundreds of millions of dollars in economic benefits for our region.



RETURN ON ENVIRONMENT

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Space in Southeastern Pennsylvania**

Download the full report at www.dvrpc.org or www.greenspacealliance.org.

