

Conservation Plus Future Land Use Scenario (survey results and recommendations)

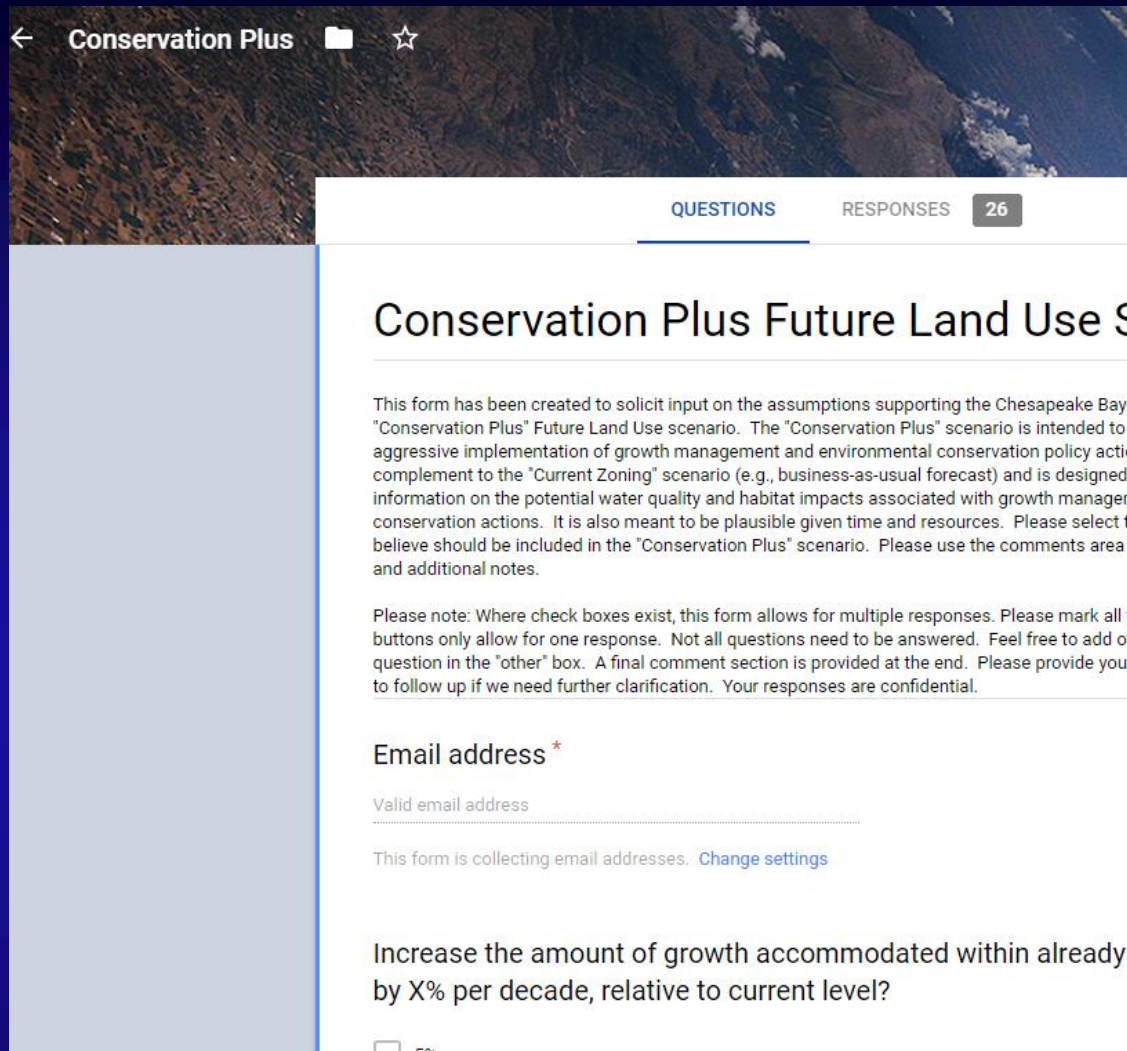
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Land Use Workgroup

The "Conservation Plus" scenario

- Implementation of growth management and environmental conservation policy actions
- Complement to the "Current Zoning" scenario (e.g., business-as-usual forecast)
- Inform potential water quality and habitat impacts associated with growth management and environmental conservation actions
- Meant to be plausible





← Conservation Plus

QUESTIONS RESPONSES 26

Conservation Plus Future Land Use Scenario

This form has been created to solicit input on the assumptions supporting the Chesapeake Bay "Conservation Plus" Future Land Use scenario. The "Conservation Plus" scenario is intended to aggressive implementation of growth management and environmental conservation policy action complement to the "Current Zoning" scenario (e.g., business-as-usual forecast) and is designed information on the potential water quality and habitat impacts associated with growth management conservation actions. It is also meant to be plausible given time and resources. Please select the level of growth management you believe should be included in the "Conservation Plus" scenario. Please use the comments area for additional notes.

Please note: Where check boxes exist, this form allows for multiple responses. Please mark all the correct responses. Buttons only allow for one response. Not all questions need to be answered. Feel free to add other questions in the "other" box. A final comment section is provided at the end. Please provide your contact information to follow up if we need further clarification. Your responses are confidential.

Email address *

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Increase the amount of growth accommodated within already developed areas by X% per decade, relative to current level?

☐ 5%

- We had 27 respondents
- Local Government
- NGO's
- State Government
- Private citizens
- No Federal Input

KEY

- Green = likely doable
- Yellow = Maybe (let's talk)
- Red = Comments and Notes
- White = likely NOT doable

General Summary and Recommendations (1)

- Increase the amount of growth accommodated within already developed areas by **10%** per decade, relative to current level?
 - 23 of the respondents recommended (5-15%), 4 said “don’t include”, vary by locale based on capacity
- Increase capacity of urban areas to accommodate future growth by **10%** per decade? (e.g., upzoning)
 - Similar to above
- Increase the proportion of growth allocated to urban greenfields vs rural greenfields? **Maybe** (greenfields are undeveloped areas, e.g., forests or farms)
 - Split (some said NO these areas are needed for recreation and future stormwater needs)
- Prohibit growth in designated Agricultural Districts? **YES**
 - Some suggested “limit” or reduce and there were 5 “no’s”

General Summary and Recommendations (2)

- **Prohibit growth in specially zoned areas?** Yes “Rural Agricultural”
 - 9 saying “don’t include”, clarifying question: Where there aren’t Ag Districts?
- **Prohibit growth in all FEMA 100-year floodplains?** Yes
 - Issue related to “plausibility” is prohibiting a “government taking”?, FEMA floodplains are not accurate,
- **Prohibit growth on all frequently-flooded soils?** Yes
 - suggestion: only in non residential, commercial or industrial areas?
- **Prohibit growth in wetlands?** YES All 3 (NWI, State Designated Wetlands, and Potential Wetlands)
 - It would be helpful to see maps illustrating the implications of all 3)

General Summary and Recommendations (3)

- **Prohibit growth on unsuitable soils (i.e., failing septic test)? Maybe**
 - Does not recognize that there are some public sewer and other options.
- **Assume expansion of areas served by sewer (Wastewater Treatment Plants) by 1 mile per decade?**
 - Local decision, 50% current rate of expansion
- **Prohibit growth in areas impacted by an 1-meter rise in sea levels by 2100?**
 - “expected” by which agency? Actual values selected varied widely
- **Assume expansion of areas served by sewer (Wastewater Treatment Plants) by 1 mile per decade?**
 - Local decision, 50% current rate of expansion

General Summary and Recommendations (4)

- Prohibit growth in areas impacted by an 1-meter rise in sea levels by 2100?
 - “expected” by which agency? Actual values selected varied widely
- Prohibit growth in areas subject to storm-surge inundation associated with a category 3 Hurricane? NOT SURE
 - Split with “no”/”don’t include” and “yes”

High Value Conservation Summary and Recommendations (5)

- Prohibit growth in all areas designated for priority protection by the Chesapeake Conservation Partnership
(<http://www.landscape.org/chesapeake>)? YES
 - Prohibit growth on a proportion of those lands e.g., 25%, A map to understand the implications would be helpful
- **Prohibit growth on farms?** (highly productive, prime, farms of state importance, Ches.Cons. Partnership priority)
 - Prohibit 25% or limit growth rate in these areas 75%, there should be some prioritization
- **Prohibit growth in forests?** (Large Forest > 250 Ac. And Forest within 1000ft of shoreline)
 - This language could be alarming for some rural folks and could undermine efforts

High Value Conservation Summary and Recommendations (6)

- **Prohibit growth in riparian areas? 100-ft**
 - Majority of responses recommended 100ft, except in urban settings as it may not be feasible.

Landscape components related to CBP

Outcomes/indicators(7)

- 100 percent of state-identified currently healthy waters and watersheds remain healthy.“ Split <http://www.chesapeakeprogress.com/clean-water/healthy-watersheds>
 - 12 responses said “no”, 6 said yes, the rest recommended some proportion of the watersheds to be preserved, or to limit the IC% within those areas. It was also recommended to prohibit growth in areas that are showing signs of degradation e.g., Tier II areas with no assimilative capacity.
- **"Create or re-establish 85,000 acres of tidal and non-tidal wetlands ..."**
Prohibit growth in areas suitable for marsh migration / Prohibit growth adjacent to National Wildlife Refuges

Landscape components related to CBP

Outcomes/indicators(8)

- "Restore 900 miles per year of riparian forest buffer..." Convert 900 miles of cropland/pasture riparian land use to forest per year
 - WIPS are in acres, 11 said "don't include", "plausible"?
- "Expand urban tree canopy by 2,400 acres by 2025." Increase urban tree canopy by 300 acres/year
 - discuss implications of recent expert panel which changed the number of trees needed to convert to acres. We now need 300 trees vs 100 when the goal was established

General Comments

Many of my answers above are premised on the proposition that this scenario is supposed to be an aggressive one.

I recognize the latter portion of the questionnaire is intended to fulfill the Bay Workplan, but I question the physical reality/feasibility of converting 900 miles of agland annually to forest buffers?!? Inclusion of this goal as "plausible" may create misleading results.

There seems to be an assumption that development worsens the environment...which, of course, is an invalid assumption. It is quite possible that proper development can improve bad situations. The focus should be on providing regulations for environmentally proper development for those communities that opt for growth....rather than trying to mandate "no growth" as a cure for environmental issues.

Local government officials have serious concerns over actions that would take away local control of zoning decisions.

General Comments

Given the history of urban/suburban growth over the last several decades and the lack of enabling laws across multiple partner jurisdictions to support limiting growth very little of what is being proposed for this scenario seems plausible and why most answers were don't include. To include these items would seem to produce a scenario that is more phantasy than plausible. The sad reality is that the conservation lobby cannot touch the financial and other resources the development lobbies have so I cannot foresee a situation where the enabling laws that could support these concepts would ever be passed and without them makes many of the proposed actions unrealistic.

It is difficult to balance desired goals and feasibility. I'm all for conservation, but it has to be realistic.

An outright prohibition of growth is very difficult which made responses to some of these difficult.

Consider using % reductions in growth in many of these areas rather than binary prohibitions. Probably makes things more complicated but would also increase credibility with decision-makers if things seemed more realistic and achievable.

General Comments

Consider using % reductions in growth in many of these areas rather than binary prohibitions. Probably makes things more complicated but would also increase credibility with decision-makers if things seemed more realistic and achievable.

Any other urban? Green roof on 5%, urban forest buffers, reduced impervious and increased stormwater with redevelopment (or is that included with growth more in urban?)

The focus on the word 'Prohibit' in this survey, especially in reference to development of farms and forests implies forcing conservation on rural working lands in order to offset development occurring elsewhere. Taking value away from the landowners who are protecting WQ in order to offset those who are profiting through development. Promoting, incentivizing, or enabling increased development AWAY from those high value areas would sound much better.

This is quite provocative. I definitely support an aggressive approach to conservation, but see challenges ahead as some of the measures would require adoption of state-level regulations. These actions require significant public dialogue, which I'm not sure we have time for considering deadlines for completing the WIP. Please follow up if my responses need clarification. I needed to complete this on a phone. Thank you for this opportunity!

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To achieve the conservation plus objectives we will need to address the economic impacts on rural localities of such actions and support efforts to counter those negative impacts or we won't see many localities taking such aggressive conservation actions.

Conservation Plus Recommendations (by Jan 15th)

- Increase percent of infill/redevelopment by 10%
- Increase urban densities by 10%
- Increase proportion of urban vs rural growth by 10% (maybe)
- Protect all designated Agricultural Districts and areas zoned rural agricultural
- Protect 100-year floodplain and frequently-flooded soils
- Protect riparian zones (100-ft)
- Expand sewer service areas layer by 1-mile (per decade)
- Protect wetlands (NWI, State Designated Wetlands, and Potential Wetlands)
- Avoid growth on soils unsuitable for septic systems (maybe)
- Protect areas subject to a 1m-rise in sea levels by 2100 and within 1-mile of National Wildlife Refuges
- Protect prime farmlands and farmland of state importance
- Protect large forest tracts (250+ acres)
- Protect shoreline forests (all tracts adjacent to shoreline)

Conservation Plus Recommendations – **not near term doable.**

- Prohibit growth in areas subject to storm-surge inundation associated with a category 3 Hurricane.
- Prohibit growth in all areas designated for priority protection by the Chesapeake Conservation Partnership
- Prohibit growth in 100 percent of state-identified currently healthy waters and watersheds.
- Restore 900 miles per year of riparian forest buffer...”
- Expand urban tree canopy by 2,400 acres by 2025

Thank you!

