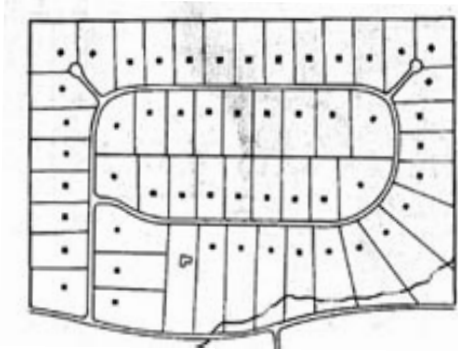


Conservation Subdivisions



Conventional Subdivision (above left with 2 acre house lots) vs. **Conservation Subdivision** (above right with just under 3/4 of an acre, 30,000 sq. ft., house lots) with the SAME number of home sites (55) on a 130 acre site

Preserve your community's property values, family values and community values...Which would you choose for your community?

Advantages to communities

- **Conservation subdivisions preserve *50% to 70% or more** of the *buildable* land
- Conservation subdivisions preserve a **much higher quality and percentage of land** than “clustering”
- **Protects clean water** in lakes and rivers by eliminating or reducing storm water runoff and pollution
- **Conserves groundwater and reduces flooding:** Natural areas infiltrate water
- **Clean air:** Most trees and vegetation are left intact, helping combat climate change
- **Creates community-wide interconnected network** of protected meadows, fields and woodlands.
- **Saves money:** Preserves land at no cost to your community
- **Same number of home sites** as conventional subdivision development
- **Fair to developers and landowners:** Proven more profitable, faster selling and less costly
- **Beneficial to homeowners:** Higher home appreciation rates
- **Trails through natural lands:** Children and adults exercise, improve health and connect with nature

*In rural, suburban edge areas at densities of 5 to 10 acres per dwelling, easily 70% (or more) of the buildable land can be preserved, in addition to the unbuildable wetlands, floodplains, and steep slopes. Conservation subdivisions can be used in areas served by public utilities (sewer, water) where underlying density is higher, but open space percentages would be correspondingly lower. In urban, sewerred, high density areas zoned at 2-3-4 units per acre, preserving 40% of the buildable land is the norm.

Images courtesy Randall Arendt, "Conservation Design for Subdivisions", Island Press, 1996.
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