

December, 2007
Annual End of Year Issue

LandChoices
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LandChoices is a 501c3 national non-profit organization helping landowners preserve land. **Contributions are tax-deductible to the full extent of the law.**

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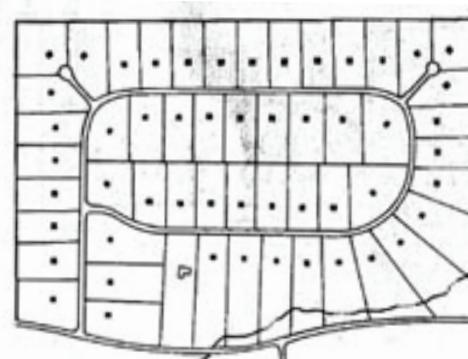
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Conventional Subdivision vs. Conservation Subdivision with SAME number of home sites (54)
Images courtesy Randall Arendt, "Conservation Design for Subdivisions", Island Press, 1996

New campaign will preserve rural America, thanks to you!

Clean water, connecting children with nature

Can you remember a favorite woods or lakeshore destroyed by overdevelopment? Our children are losing the opportunity to enjoy nature, while clean water is becoming extinct.

Thanks to our members, LandChoices' new national campaign will help communities require **40% to 70%+ of buildable land** (in addition to unbuildable wetlands) **is preserved in new subdivisions.**

This campaign is providing communities with an **easy 5 step process** to update

antiquated ordinances.

Randall Arendt, considered the nation's foremost authority on conservation design for subdivisions, is a member of LandChoices' advisory group. Randall's proven and innovative designs will help communities create neighborhoods that **preserve water quality**, land, and wildlife.

"LandChoices is the first -- and so far only -- group to take this highly effective land-use approach **countrywide**, with a national campaign to inform the public and offer it to help communities pre-

serve their special places: working family farmlands, forests, lakeshores and natural lands," said Arendt.

"...40 million people will require housing on natural areas by 2025..."

Donate to support LandChoices at www.landchoices.org

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Campaign (continued from front)

"Moreover, this technique does so at no cost, and is a clear win-win for the landowner, developer, community, wildlife, etc."

Common Questions

Why is this campaign needed?

Thousands of communities across America are struggling with overdevelopment and fighting a losing battle. Most are in great need of this innovative solution as they don't have funds to purchase natural lands, and they lack a local, staffed, effective land conservancy.

Please donate now to support this campaign and help communities protect land. Use the enclosed reply envelope or donate online at www.landchoices.org.

Outdated Ordinances

In most communities, land use ordinances are outdated, requiring developers to build "cookie-cutter" style subdivisions (as shown on the front page in the left-hand, top graphic) that destroy water quality and land.

Why aren't more towns using conservation design?

Most communities are not aware of conservation subdivisions and mistakenly confuse them with "clustering", an antiquated method that failed to protect much land. Many assume developers can't make as much money, which is false.

Can landowners and developers make as much money?



Clean Water! The land around this crystal clear lake in a subdivision in southeast Michigan is preserved. A hiking trail loops around the lake, complete with delightful wooded areas from which to launch a canoe. Why aren't more subdivisions designed this way? Thanks to you, LandChoices is taking designs like this mainstream.

Photo courtesy Randall Arendt

Conservation communities are proven to be more profitable, faster selling and less costly than conventional subdivisions, and they don't reduce the number of homes.

Aren't people moving back to the city?

Despite efforts, experts predict most subdivision development in the foreseeable future will happen in the countryside. Experts predict at least **40 million people** in the USA will require housing on your local natural areas by 2025.



Sugar Creek Preserve is a conservation community designed by LandChoices' advisory group members Randall Arendt and Kurt Andrae to meet ordinance requirements in Walworth County, WI. Randall Arendt assisted in writing the ordinance. **177 acres of the 260 acres, over 69% of the site, is permanently preserved** with a conservation easement.

LandChoices' Ordinance is available for communities to download for free during our campaign, generously supplied by Walworth County.

Donate to this campaign or learn more at www.landchoices.org/campaign

Member Profile

Saving Signal Mountain, Tennessee



*LandChoices' member
Annette Allen*

Thanks to you, people like Annette Allen are using LandChoices to save their towns.

"LandChoices has had a great influence on me. In the wake of growth pressures spurred by construction of a new high school and extension of a sewer line, I was looking for better development options. LandChoices provided a better option--conservation design.

These concepts helped to formulate the basis of my campaign for town council and continue to influence the direction the town is turning as it looks for better models for future development. LandChoices' personal guidance and encouragement have been invaluable.

We brought Randall Arendt in to help educate us on our options. He helped the community see how beautifully conservation development answers the question of how to respect both property rights and the environment. We are currently working on our land use plan and, with the help of our regional planner, we're incorporating conservation development principles into the document. Once the plan has been approved the council intends to move ahead with changes to our zoning ordinances and subdivision regulations that will allow and encourage conservation design.

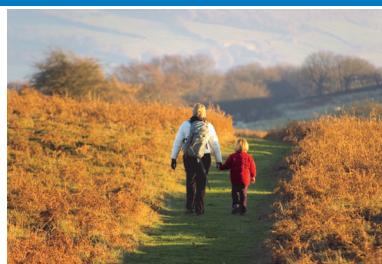
I'm so grateful to Land Choices for highlighting the need to preserve land and for presenting development options that create winning outcomes for everyone in the community."

Give a Gift Membership!

Give the gift of membership this season. Benefits of this tax-deductible gift include:

- Quarterly newsletter/updates
- An opportunity to learn more about land protection
- Membership is critical to protect land and water

Just fill out the enclosed reply envelope and mail it to us! **Thank you!**



Courtesy Carl R. Sams II Photography

Invest in **LandChoices**

- Renew membership, become a new member
- Send an extra donation
- Give a Gift Membership
- Get a tax-deduction

Fill out the enclosed reply envelope and mail it to us. Or donate securely online at www.landchoices.org

Become a **Monthly Donor**

Donate securely online for as little as \$10, \$20, \$30 or more per month! Go to www.landchoices.org

Gift of Stock

Gifts to LandChoices in the form of stocks, bonds or mutual funds appreciated in value can be an easy way for you to support LandChoices and may also be attractive to you under current tax laws.

Donate Stock at www.landchoices.org/contribute/otherways.htm

LandChoices' Member Recognition

We want to thank the following friends, listed by totals given, who have contributed since LandChoices' inception on April 1, 2005 through December 10, 2007.

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Other
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Gift memberships

Tom Montgomery from Tom and Janice Kennedy

Success stories thanks to YOU...

Saving 560 acres of wilderness in Proud Lake State Recreation Area (MI)

Helping save America's First Boy Scout Camp, 4,877 acre Camp Owasippe

www.landchoices.org

Recycle your newsletter, pass it on...

