



**BEST PRACTICES FOR  
RIVERFRONT COMMUNITIES  
TRAINING SERIES**

***PRESERVING OPEN SPACE THROUGH  
CONSERVATION DESIGN & TRANSFER OF  
DEVELOPMENT RIGHTS***

How to preserve open space, and increase quality of life in balance  
with growth and economic development



***February 12, 2014  
Utah Cultural Celebration Center***



# BEST PRACTICES FOR RIVERFRONT COMMUNITIES TRAINING SERIES

## Land Use Best Practices Workshop

### **PRESERVING OPEN SPACE THROUGH CONSERVATION DESIGN & TRANSFER OF DEVELOPMENT RIGHTS**

How to preserve open space and increase quality of life in balance with growth and economic development

**February 12, 2014 - Utah Cultural Celebration Center**

#### AGENDA

##### WEDNESDAY FEBRUARY 12, 2014

###### **8:30 – 8:45 Welcome Scope of Workshop**

###### **8:45 - 9:00 Best Practices for Riverfront Communities**

- Land Use Best Practices
- Enhance River Buffer
- Protect Undisturbed Areas
- Encourage Clustered Development to Protect Open Space
- Encourage Green Site Design and Management Practices
- Embrace the River as an Amenity

###### **9:00 – 10:00 Principles and Benefits of Conservation Design**

- Community-wide open space network map and greenway planning
- Detailed site analysis
- Site walk
- Yield plan to determine lot count
- Mini-charrette using four step design process
- Benefits of conservation design

###### **10:00 – 10:15 Break**

###### **10:15 – 11:00 Examples of “Twice Green” Development**

- In rural and unserved areas
- In suburban and infill locations with urban services
- Illustrating a variety of price-points

###### **11:00 – 12:15 Community Design Exercise**

- Instructions
- Individual worksheets
- Group designs
- Presentation of Results

###### **12:15 - 1:00 Lunch Break & Design Exercise Discussion**

###### **1:00 – 2:15 Transfer of Development Rights**

###### **What are TDR Programs?**

- How TDRs Work
- Comparing TDRs to other preservation solutions
- Economics of TDRs

###### **Steps to establishing a successful TDR Program**

- Designing sending zones
- Designing receiving zones

###### **TDRs on the Ground**

- TDR Program Administration
- Case Studies
- The Promise and Future of TDRs

###### **2:15 – 2:30 Break**

###### **2:30-3:45 Green Infrastructure Design and a Case Study of the Swaner Nature Preserve**

###### **Green Infrastructure Design**

- Trends in Green Infrastructure Design
- Open Space Typology (OST)
- Public Policy Updating Techniques

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## Land Use Best Practices Workshop

### AGENDA (CONT)

#### Swaner Nature Preserve Case “Study’s”

- Swaner Nature Preserve & Eco Center
- Black Hawk Conservation Development
- New Park LEED ND

#### 3:45 – 4:00 Break

#### 4:00 – 5:00 Working with Other Disciplines and Departments

- Stormwater management and LIDs
- Parks and public lands management
- Restoration streambank stabilization project design

### PRESENTED BY



Continuing Education Credits are pending through both the American Planning Association and the American Society of Landscape Architects.

### ABOUT THE INSTRUCTORS

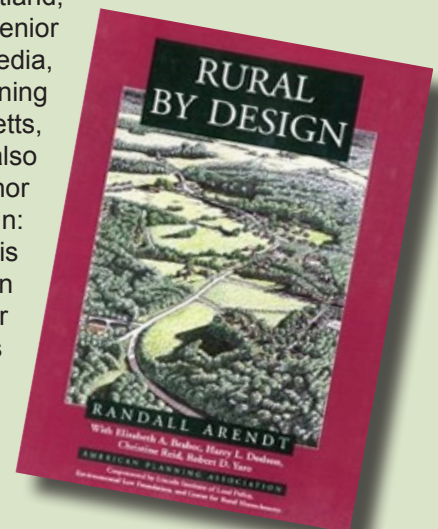
#### Randall Arendt, FRTPI

#### Principal, Greener Prospects



Randall Arendt is a landscape planner, site designer, author, lecturer, and an advocate of “conservation planning”. He received his B.A. degree from Wesleyan University (magna cum laude and Phi Beta Kappa) and his M. Phil. degree in Urban Design and Regional Planning from the University of Edinburgh, Scotland, where he was a St. Andrew’s Scholar. He is Senior Conservation Advisor at the Natural Lands Trust in Media, Pennsylvania, and is the former Director of Planning and Research at the Center for Rural Massachusetts, University of Massachusetts at Amherst, where he also served as an Adjunct Professor. Mr. Arendt is the author of more than 20 publications including Rural by Design: Maintaining Small Town Character, in 1994, which is

listed among 39 volumes recommended by the American Planning Association for “the essential planning library”. His third major work Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks (1996) was followed by a companion volume three years later, Growing Greener: Putting Conservation into Local Plans and Ordinances. His latest book, Envisioning Better Communities: Seeing More Options, Making Wiser Choices, was published by the APA and the Urban Land Institute in March 2010. He has designed conservation subdivisions in 18 states and four Canadian provinces.





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## *Land Use Best Practices Workshop*

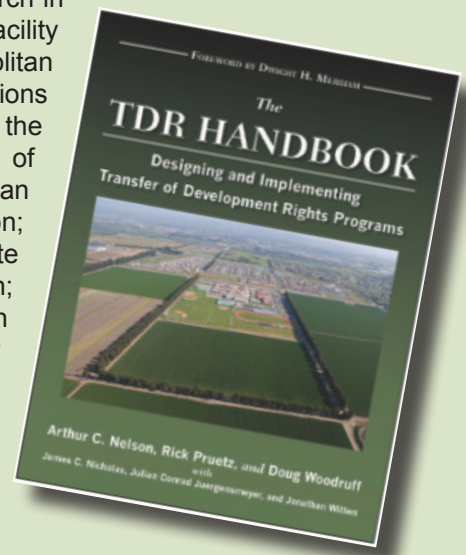
### **Arthur C. Nelson, FAICP**

**Presidential Professor, University of Utah, College of Metropolitan and City Planning**



Arthur C. Nelson, FAICP, is Presidential Professor of City & Metropolitan Planning at the University of Utah where he is also Director of the Metropolitan Research Center and Co-director of the Master of Real Estate Development Program. For the past thirty years, Dr. Nelson has conducted pioneering research in growth management, urban containment, public facility finance, economic development, and metropolitan development patterns. Numerous organizations have sponsored Dr. Nelson's research, including the National Science Foundation; National Academy of Sciences; U.S. Departments of Housing and Urban Development (HUD), Commerce, and Transportation; U.K. Department of the Environment; Lincoln Institute

of Land Policy; Fannie Mae Foundation; American Planning Association; National Association of Realtors; and The Brookings Institution. His research and practice has led to the publication of 14 books and more than 200 other scholarly and professional publications, including *The TDR Handbook*, published in 2011. Prior to academia, Dr. Nelson managed his own West Coast consultancy in planning and management, and continues to provide professional planning services.



### **Sumner Swaner, AICP**

**Principal, Center for Green Infrastructure Design**



Sumner Swaner worked as a wildlife and fisheries biologist for the State of Utah in the 1970s until he discovered Utah State's Department of Landscape Architecture and Environmental Planning and decided to get his BLA. He has since created his own design firm, Swaner Design, has served on the Utah Open Lands Board and the Utah Department of Commerce Landscape Architects, and is a member of the American Institute of Certified Planners. In 2002, Sumner was asked to speak at the United Nations World Summit on Sustainable Development. In 2003, he established the Swaner Green Space Institute, along with the Sumner M. Swaner Endowment Professorship, within the LAEP Department. The institute and professorship served to expand the methods, knowledge and application of green space principles in community design. Sumner created the Center for Green Infrastructure Design, a non-profit organization dedicated to the preservation of open space. Through this institution,

he conducts community development meetings to help a community define "open space" in their own terms by using the "CEDAR" method, which encompasses cultural, ecological, developmental, agricultural and recreational elements of the landscape. Sumner is also pursuing a doctoral degree from the College of Metropolitan and City Planning at the University of Utah.



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## Land Use Best Practices Workshop

### REGISTRATION FORM

**NAME** \_\_\_\_\_

**ORGANIZATION OR AFFILIATION** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**CITY, STATE, ZIP** \_\_\_\_\_

**EMAIL** \_\_\_\_\_ **TEL** \_\_\_\_\_

### REGISTRATION

### PAYMENT

**Tier One** \_\_\_\_\_ **\$25**

Jordan River Commission member governments, JRC TAC members, non-profits, students, and partner agencies

**Tier Two** \_\_\_\_\_ **\$35**

All other local, state or federal governments

**Tier Three** \_\_\_\_\_ **\$45**

Private individuals and companies

**Call: (801) 536-4158**

**Email: lahanson@utah.gov**

**Jordan River Commission**

**195 North 1950 West, SLC, Utah 84116**

**1. Please make checks payable to:**

Jordan River Commission  
P.O. Box 91095  
Salt Lake City, Utah 84109

**2. Charge To: Visa MC AmEx Disc**

Circle one

**Account #** \_\_\_\_\_

**Exp. Date** \_\_\_\_\_ **Security Code** \_\_\_\_\_

**3. Register Online:**

**[www.jordanrivercommission.com/training](http://www.jordanrivercommission.com/training)**

### WORKSHOP LOCATION

This workshop will be held at the Utah Cultural Celebration Center in West Valley City. 1355 West 3100 South, West Valley City, Utah 84119. Directions are available by calling (801) 965-5100.

### REGISTRATION DETAILS

The registration fee includes a book of speaker materials, lunches and refreshments. The Jordan River Commission's Tax ID is 27-3718105. No refunds or cancellations after February 5, 2014, but substitutions are welcome.

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195 North 1950 West  
Salt Lake City, Utah 84116**