

Toolbox of Incentives for Resource Conservation

A Handbook of Ideas for Neighbors in the Curecanti Area



“Conservation is a state of harmony between land and man. . . A land ethic, then, reflects the existence of an ecological conscience, and this in turn reflects a conviction of individual responsibility for the health of the land. Health is the capacity of the land for self-renewal. Conservation is our effort to understand and preserve this capacity.”

Aldo Leopold
A Sand County Almanac, 1949

“Please take the time and effort to study the history of the Gunnison Country. This will give you an understanding and appreciation for the pioneers who tamed this land and, in many cases, spent a hundred years and four generations of a family completing what might be called our first “land use change.” It is our hope that through this understanding, you will approach your construction and development in a thoughtful and sensitive manner, to protect our unique community, our natural resources and our historic way of life.”

From The Code of the West
Gunnison County Planning Commission, July 1996

“Some of you may have heard me say before that the Four C's is a guide to how I want Interior to move forward. They stand for communication, consultation and cooperation, all in the service of conservation. At the heart of the Four C's is the belief that for conservation to be successful, we must involve the people who live on, work on, and love the land.”

The Honorable Gale Norton
Secretary of the Interior, March 17, 2002

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PURPOSE

This toolbox identifies various methods that can be employed to encourage Curecanti area neighbors—private landowners, local communities, and city, county, state, and federal agencies—to work in partnership to manage their lands for more effective resource conservation. It has been developed in association with the Resource Protection Study at Curecanti National Recreation Area to help conserve the natural, cultural, recreational, and scenic resources within and surrounding Curecanti.

Please be aware that some of the incentives in this toolbox, especially regarding technical assistance, are ideas that need additional consideration, and in some cases will require Congressional or legislative authorization and appropriations of funds. Also, we are not in a position to advise people on matters pertaining to legal issues, tax issues, estate planning, etc. For these matters readers should consider seeking professional advice.

For additional information, or to provide comments, please contact one of the following:

Superintendent
Curecanti National Recreation Area
102 Elk Creek
Gunnison, CO 81230
(970) 641-2337

Long Range Planner
Gunnison County
200 E. Virginia Ave.
Gunnison, CO 81230
(970) 641-7620

TOOLS FOR RESOURCE CONSERVATION



Principles for Forging Long-Term, Sustainable Partnerships ¹

In 1970 Congress declared that the units of the National Park System were a cumulative expression of our national heritage. During the past 30 years there have been several cycles of expansion of the system to encompass different types of resources and different strategies for protecting them so they will be unimpaired for the enjoyment of future generations. Increasingly, the recent designations rely on partnerships and shared investment in planning and management.

As the National Park Service (NPS) responds to demands for recognition, formal designation, and technical and financial assistance, discussions about the future of the agency often focus on three major questions:

- How will the NPS reach out to the changing and diverse population of the United States?
- How will the national parks address increasing public use pressures?
- How will the national parks be protected from threats that originate primarily beyond park boundaries?

Perhaps the "problem" of the burgeoning interest in establishing "nontraditional" areas is really the solution: that the agency must look beyond the traditional models and recognize the potential of partnerships to help the NPS fulfill its mission to protect our nation's natural and cultural heritage. Perhaps the distinction between "internal" and "external" programs is no longer valid because protecting the parks depends upon our ability to expand a stewardship ethic throughout the nation, to protect resources at the local level, and to see the units of the National Park System as hubs in a broader network of protected areas.

As the NPS moves increasingly from a paradigm of management to one of stewardship, there is an accompanying challenge to create a broader vision that encompasses the concept of partnerships, and to realign policies and procedures to support this shift in approach. The future is seen in which units of the National Park System and the partnership areas outside the System are all part of a nationwide network of parks and conservation areas that are relevant to a diverse population. This network includes resources protected through traditional public ownership, areas protected through the efforts of private organizations such as land trusts, and the resources conserved through collaborative strategies. This future includes a strong, innovative private sector working with a variety of audiences. Nonprofit organizations, institutions, academia, businesses, and public sector agencies all play important roles.

¹ From *Collaboration and Conservation - Lessons Learned in Areas Managed Through National Park Service Partnerships*, a report on a workshop held May 15-17, 2000 at Marsh-Billings-Rockefeller NHP.

In order to create and sustain effective partnerships to conserve resources for the enjoyment of future generations on either side of a boundary that designates a park, river, trail, or heritage area, the following principles are important to follow:

- Build a common understanding and vision.
- Listen and be responsive to the needs of others.
- Build relationships and sustain trust.
- Work openly and inclusively in ways that build a partnership team.
- Be flexible and responsive to changing circumstances.
- Be willing to share control, and work together in ways that empower the partners.
- Have a realistic understanding of each partner's mission and perspective, and seek to resolve issues in ways satisfactory to all parties.
- Tell the stories of people and place, providing accurate, well-focused information.
- Clarify roles and expectations.
- Move toward clarity and respect.
- Accomplish one project together.
- Explore commonalities.
- Capitalize on differences.
- Accept and cherish diversity of values.
- Develop a shared vocabulary.
- Check the environment for opportunities.
- Begin looking out for each other.
- Establish regular communication.
- Maintain continuity, and transfer knowledge.
- Develop ways to continually share experiences and understanding.
- Check in periodically on the partnership.
- Celebrate successes.

A Variety of Landowner Incentives

General Considerations

Conservation efforts that strive to protect and/or maintain the natural, cultural, recreational, and scenic values of the land, in combination with location adjacent to public lands, can enhance the future economic value of the property and be a positive contribution to quality of life.

- “Study after study shows that communities that preserve their character and natural values consistently outperform the economies of those that don't.”²
- “More and more gateway communities are finding that adjoining parks, wildlife refuges, or wilderness areas can be powerful economic assets. Tourism is an obvious way to capitalize on nearby public lands. But parks, refuges, and wilderness areas also are valuable for the contribution they make to local quality of life. *Quality of life* is a catchall term used to describe the non-economic amenities a community has to offer, including clean air and water, safe streets, open space, cultural events, recreational opportunities, uncongested roads, good schools, and scenic views.”³

² Howe, Jim, Ed McMahon, & Luther Propst, *Balancing Nature and Commerce in Gateway Communities* (1997, Island Press), p. 7.

³ *Ibid.*, p. 9.

Technical Assistance

The National Park Service (NPS) is currently able to provide some environmental education and technical assistance to landowners, and expects to be able to provide a broader range of assistance in the future, such as:

- Offering advice regarding resource management and conservation measures, or directing individuals to appropriate sources of information.
- Offering advice on siting and design considerations for environmentally sensitive development.
- Offering jurisdictional advice, such as referring property owners to the appropriate government or organizational entity.
- Offering wetlands advice on the location wetlands, the need for permits, and ways to enhance wetlands habitat.
- Providing information about appropriate resource conservation practices, including information on conservation easements and land trusts.
- Providing assistance to obtain funding for worthwhile projects through government grants, such as U.S. Department of Agriculture cost-share grants to install animal waste-treatment units, to promote cleaner surface water and groundwater.

General Agreements

General Agreements and Memorandums of Understanding set the stage for short-term and long-term commitments in cooperative assistance, usually benefiting all parties involved.

- Examples include cost sharing on projects that mutually benefit the parties, or understandings on how certain activities or operations can occur. One party might agree to certain restrictions in return for other benefits, including technical assistance, labor, and/or materials needed to accomplish a project that will be of benefit to the property owner and NPS. Projects could include those that protect wildlife and habitat, or those that reduce impacts to viewshed.
- Agreements are especially useful if a conservation easement or fee simple acquisition is agreed upon, but funds are not yet available to implement. General Agreements and Memorandums of Understanding clarify policies or procedures, and can serve as the basis for cooperation among two or more parties. They are most likely to be useful for land owned by state or local governments, private non-profit organizations, and other Federal agencies, and by individuals or corporations who are supportive of unit purposes. They may be terminated whenever any of the parties to the agreement wish, with proper notice.

Incentive Payments to Landowners

Through a variety of grant programs, including those of NPS, US Fish and Wildlife Service, Colorado Division of Wildlife, and others, payments are made to property owners and other entities who enter into contracts to conserve or enhance recreational, cultural, and natural resources.

Acquisition of Conservation Easements, or Other Property Interests

In this program, NPS, or another agency or organization, including land trusts, acquires an interest in the property on a willing-seller basis, for conservation purposes. The types of tools used include acquisition of conservation easements or deed restrictions, mineral rights, and/or rights-of-way. Activities that are not in conflict with the purposes of the easement or deed are generally allowed, while specific restrictions ensure that uses of the property remain compatible with the conservation purposes spelled out in the easement or deed.

- In appraising non-Federal land, development rights, or conservation easements for possible acquisition, the government shall disregard any adverse impacts on values resulting from inclusion within, or association with, the National Recreation Area; i.e., fair market value will be determined.
- The terms and conditions of the easement are generally agreed upon through negotiation. Examples of activities that could be allowed include:
 - Retention and/or restricted development of residential structures
 - Livestock grazing
 - Other farming and ranching practices
 - Specified tree cutting
 - Hunting
- Although the landowner continues to pay property tax, there may be significant income tax and estate tax benefits to the landowner.

Purchase and Retained Use and Occupancy

In this scenario, NPS buys the property from a willing seller at fair market value, and the owner gets to stay (rent free) until death (life estate), or some other agreed-upon time period, such as 25 years. Life estates impact valuation, and appraisals are lowered using an actuary table on life expectancy.

- In appraising non-Federal land for possible acquisition, the government shall disregard any adverse impacts on values resulting from inclusion within, or association with, the National Recreation Area; i.e., fair market value will be determined.
- Types of leases include:
 - Life estate
 - 25-year lease
- Federal government may provide payment-in-lieu-of-taxes to the county.

Fee Simple Acquisition from Willing Seller

In this instance, NPS acquires all rights or interests in the land on a willing-seller basis. The property owner is reimbursed, unless the land is donated.

- In appraising non-Federal land for possible acquisition, the government shall disregard any adverse impacts on values resulting from inclusion within, or association with, the National Recreation Area; i.e., fair market value will be determined.
- Land is acquired through means such as the following:
 - Direct purchase using funding from the Land and Water Conservation Fund, established under Section 2 of the Land and Water Conservation Fund Act of 1965 (16 U.S.C. 4601-5), or funding from donated dollars.
 - Third party purchase through entities such as land trusts and conservation organizations.

- Land exchange—exchanging parcels of like value.
- Bargain sell—whereas the parcel is purchased for less than appraised value, and property owner receives a tax benefit for the difference (i.e., the donated portion).
- Donation of the entire parcel, in which case there would be tax advantages property owner.
- Federal government may provide payment-in-lieu-of-taxes to the county.

Conservation Easements

Advantages of Conserving Land

Conserving land may be the single most important lasting contribution a landowner can make to future generations, because, as we all know – land is a limited resource! In addition, depending upon each landowner’s individual circumstances, there may be Federal and State income tax benefits, and property and/or estate tax benefits. These benefits can be maximized if the landowner donates a conservation easement, or a portion of the benefits may be available if the easement is sold at a discounted price.

NOTE: Information pertaining to tax and other benefits is provided for general purposes only, and does not constitute legal advice or opinion in any way. As these laws and regulations change over time, you are urged to consult your attorney regarding specific legal questions you may have.

Federal Income Tax Benefits

The value of a conservation easement may qualify as a charitable deduction against the landowner’s federal income tax. This deduction may be used to offset up to 30% of the landowner’s adjusted gross income per year for a total of six consecutive years.

Colorado State Tax Benefits

On or after January 1, 2003, the first \$100,000 of value of a donated conservation easement is treated as a credit against Colorado state income taxes. Then, 40% of the next \$400,000 of the value of the donation may be claimed; but in no event can the total credit exceed \$260,000 per donation. Any portion of the tax credit not used in the year of donation can be used in the 20 succeeding income tax years. The amount of donation exceeding \$260,000 may be used as a charitable deduction against state income tax. In May 2000, legislation was passed to allow the transfer of the above tax credit to a third party, or, in years of state revenue surplus, to claim a refund for the tax credit.

Estate Tax Benefits

When a conservation easement is placed on a property, most often the property value will be decreased and this will decrease the taxable value of the deceased’s estate. In addition, if the easement qualifies under certain provisions of the Internal Revenue Code, then 40% of the property value remaining after the granting of an easement can be excluded from the value of the estate, up to a maximum exclusion of \$400,000 (increasing to \$500,000 in 2002).

Property Tax Benefits

If the property is being taxed at the agricultural rate at the time the easement is placed, the landowner may continue to receive the favorable agricultural tax treatment even if agricultural production is discontinued in the future.

Conservation Easements Explained⁴

"Conservation easements allow landowners to realize financial benefits from their land without selling or subdividing their property. Their flexibility and effectiveness make them applicable to a variety of land uses.

"To understand how conservation easements work, it is first necessary to understand the nature of real estate. Legally, real estate can be thought of as a 'bundle' of property rights, which includes the right to farm or ranch, to construct buildings, to subdivide the land, to restrict access, to harvest timber, or to mine. In many instances, a right can be separated from the bundle and transferred to another party. Mineral rights to property, for example, are commonly bought and sold separately from surface rights.

"Conservation easements involve the purchase or donation of a property's development rights. An easement permanently extinguishes these rights so that a property can never be developed. The land remains on the tax rolls, in private ownership, and can be sold to others or passed on to heirs.

"Easements are tailored to each particular property and to the needs of each individual landowner. Agricultural preservation easements, for example, allow continued farming or ranching and do not include public access. Easements can be placed on an entire tract of land or on only part of a property. In many cases, conservation easements allow 'limited development' or commercial use of part of the land, so long as these activities do not affect the land's conservation value.

"Easement restrictions are typically permanent and 'run with the land,' binding the original landowner and all future landowners. Like all property rights, conservation easements are recorded with the county clerk so that future owners and lenders will know about restrictions when they obtain title reports.

"Easements can offer significant tax benefits to landowners. Landowners who donate easements or sell them below market value can receive income tax deductions for the value of their charitable donation. Landowners also can benefit from lower estate and property taxes since their property is stripped of its development rights."

Working with Land Trusts⁵

WHAT IS A LAND TRUST? A land trust is a non-profit organization organized as a charitable entity under the laws of the United States and Colorado. Land trusts work with landowners to voluntarily conserve open lands located in the area the land trust serves. Land trusts in Colorado are located in communities across the State, and are run primarily by volunteer boards, a few of whom have the assistance of some paid staff. Land trusts work with their neighbors to help voluntarily conserve Colorado lands without government regulation.

HOW DOES A LAND TRUST CONSERVE LAND? Land trusts use a variety of tools to accomplish voluntary land conservation, including the acquisition (by donation or by purchase) of conservation easements, deed restrictions, and fee title to land, development of management agreements, and strategic estate planning. Land trusts are experts at working with willing landowners to craft the result that works best for the landowner and their community on each individual transaction.

⁴ From *Balancing Nature and Commerce in Gateway Communities*

⁵ Source: Colorado Coalition of Land Trusts

ARE LAND TRUSTS SUCCESSFUL? There are 38 land trusts located throughout Colorado - 33 local land trusts and 5 regional or national land trusts. As of the end of 1999, these groups were responsible for the conservation of over 630,000 acres of special lands in the State of Colorado. Nationally, there are over 1,200 land trusts that have protected almost 4.7 million acres (an area larger than the states of Connecticut and Rhode Island combined). Across the country, approximately 1 million people are members and financial supporters of land trusts, and more than 50,000 people are active volunteers.

WHAT KINDS OF LANDS DO LAND TRUSTS PROTECT? Each land trust adopts specific priorities for the types of land it works to conserve; however, almost every land trust in Colorado prioritizes the conservation of agricultural lands and open space. Other examples of the types of land that Colorado land trusts generally work to conserve are: wildlife habitat, wetlands and riparian areas, river corridors, community separators, and watersheds.

HOW DOES A LAND DONATION WORK? Donating land to a land trust can further conservation in Colorado in many ways. A landowner may be able to continue to live on the land, or to receive a life income, or to receive favorable income tax treatment from a land donation. A land donation might be used to provide a passive open space parcel for educational or public access purposes, or it might be used to generate income for a local land trust by allowing the trust to re-sell the land with restrictions and use the revenue to conserve additional lands. Flexibility is the key, and land trusts work with landowners to find the right solutions to the landowner's needs.

WHAT IF I CANNOT AFFORD TO DONATE MY LAND OR A CONSERVATION EASEMENT? Selling land or an easement to a land trust at less than its fair market value (a "bargain sale") can make the purchase affordable for a land trust and provide tax benefits and some cash to the landowner. There are some limited sources of funds available to land trusts for such purchases, such as Great Outdoors Colorado Trust Fund monies. In addition, some land trusts, in some circumstances, can assist landowners with the costs associated with conserving their land, such as appraisal fees, legal fees, survey costs and the like.

DO I HAVE TO WORK WITH A PARTICULAR LAND TRUST TO CONSERVE MY LAND? It is entirely up to the landowner to choose the entity he or she wishes to work with to conserve their land; however, local land trusts often are a good choice because of their knowledge of the local community, their closeness to the property and its owner, and the efficiency of having the conservation project monitored by a local entity. There are national or regional land trusts that work to conserve particular types of land (such as the American Farmland Trust or The Nature Conservancy), and a landowner might choose to work with such a land trust if the landowner's property matches the type of land the larger land trusts work to conserve. The Colorado Coalition of Land Trusts can assist landowners in contacting a land trust to discuss conservation.

Transfer of Development Rights (TDR)⁶

"The TDR program creates a framework under which landowners can transfer development rights from protection zones, or 'sending areas,' to growth centers, or 'receiving areas.' Sending areas are lands that warrant protection, which can include anything from farmlands to wetlands. By contrast,

⁶ From *Balancing Nature and Commerce in Gateway Communities*

receiving areas are towns and other urban areas where future growth is desired. Once the county designated its sending and receiving areas, the marketplace took over."

Note: TDR programs are not yet established in either Gunnison or Montrose Counties. This information is provided in the event such programs do become viable in this area.

Endangered Species Incentives

Landowner Incentive Program

This is a program administered by the U.S. Fish & Wildlife Service (USFWS), to provide money to states for preserving species of special concern. The program is still under development. \$40,000,000 will be available nation wide. The money will be made available through the state divisions of wildlife. States have up to \$1,700,000 to distribute to landowners based on a competitive process. The purpose of the money is for the protection, restoration, and management of habitat that benefit species at-risk. It is anticipated that once the program is in place, landowners will apply directly to the Colorado Division of Wildlife (CDOW). For additional information, contact Ken Morgan, Private Lands Habitat Program Coordinator (CDOW) at (303) 291-7404.

Private Stewardship Grants Program

This is a program administered by U.S. Fish & Wildlife Service that provides \$10,000,000 in federal grants and other assistance on a competitive basis to individuals and groups engaged in voluntary conservation efforts on private lands that benefit at-risk species including Federally-listed endangered or threatened species as well as proposed or candidate species. Under this program, landowners and their partners will be able to submit proposals directly to USFWS for funding to support those efforts.

Colorado Species Conservation Partnership

This is a program run by the State of Colorado, involving the U.S. Department of the Interior, Colorado Division of Wildlife, the Great Outdoors Colorado Trust Fund, county governments, and non-governmental organizations throughout the state, that will pay landowners to help protect species that are listed, or have the potential to be listed, under the Endangered Species Act, via management agreements, conservation easements or leases. Landowners are paid through the partnership (according to the property's value) for the term of the agreement not to sell their land for development, or they are paid to help maintain or develop habitat on their property. For additional information, contact Ken Morgan, Private Lands Habitat Program Coordinator (CDOW) at (303) 291-7404, or Tim Davis, Private Lands Coordinator (CDOW) at (303) 291-7274.

Cultural Resource Incentives⁷

Tax Credits for Owners of "Listed" Properties⁸

"Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property Federal tax

⁷ For additional information contact The National Trust for Historic Preservation at (303) 623-1504

⁸ Visit the website www.cr.nps.gov/nr/results.htm for additional information

deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures."

State Historical Fund Assistance

The State Historical Fund of the Colorado Historical Society Office of Archeology and Historic Preservation has grant monies available to public entities and non-profit organizations for historic properties that are either listed in the National Register, the State Register, and/or are local landmarks. Their website is www.coloradohistory-oahp.org/programareas/shf/projecttypes.htm.

Grazing and Open Space Incentives⁹

NOTE: The following information relates to livestock grazing issues and recommendations at Grand Teton National Park. The ideas presented here are those that still need additional consideration if to be applied to the Curecanti area.

With the 1996 death of the last surviving heir to certain livestock grazing permits in Grand Teton National park that were issued when the Park was established in 1950, whether or not to re-issue those Park grazing permits for some undetermined period of time became a nationally significant issue. Without summer grazing in the Park, there was a threat that ranches holding those grazing permits would no longer be economically viable operations, and would be subdivided into residential areas. Subdivision would irretrievably destroy the open spaces and pastoral character of lands near and adjacent to the Park.

To address this concern, Public Law 105-81, approved November 13, 1997, mandated the Secretary of the Interior to assess, and report to Congress, the significance to the purpose and character of the Park of "the ranching use and pastoral character of the land" on those ranches, and to recommend "a variety of economically feasible and viable tools and techniques to retain the pastoral qualities of the land."

PL 105-81 directed the Secretary of the Interior to "seek participation from the Governor of the State of Wyoming, the Teton County Commissioners, the Secretary of Agriculture, affected landowners and other interested members of the public." Recognizing the complexity of the issues and the variety of divergent viewpoints that needed to be considered, the National Park Service (NPS) chose a collaborative, facilitated study approach with a group of 14 people, called the Grand Teton National Park Open Space Work Group. Though the group did not necessarily represent the demographic proportions of the interests in the area, all area interests were included in the group. Work Group members held 16 meetings from February, 1999 to April, 2001.

The significance of open spaces and the pastoral character of ranch lands to the Park, to Jackson Hole, and to the visitor experience has been recognized since the earliest times. The Work Group reached consensus that protecting open spaces on those ranches holding livestock grazing permits in the park is still important - to the Park, to area residents, and to the national public. Most Work Group members also agreed that preserving ranching use on those lands is the most effective means of protecting the open space and pastoral character of the area, although preserving ranching by itself would not offer permanent protection.

⁹ A Model: Economically Feasible and Viable Tools and Techniques to Retain the Pastoral Qualities of the Land; from *Report of the Grand Teton National Park Open Space Work Group*, Pursuant to Public Law 105-81, Jackson, Wyoming, May 1, 2001, a Recommendation to Congress. (Related to the *Grazing Use and Open Space Study and Environmental Analysis* for Grand Teton National Park and Teton County, Wyoming, April 1, 2001.)

Key findings of the Work Group include:

- Current tax laws inhibit the transfer of large land holdings between family members.
- The loss of summer grazing options in the Park threatens the viability of the affected working ranches.
- There is an economic value for the ranchers derived from grazing permitted in the Park, and there are significant, unrecovered costs to the NPS to manage and maintain the grazing permits.
- Preservation of open space near and adjacent to the Park is important for maintaining scenic, wildlife, and cultural values.
- Permanent protection of open space requires formal, legal arrangements with the landowners, such as conservation easements or outright purchases of the Study Area lands.

Therefore, per their charge set forth in PL 105-81, the Work Group recommended the following incentives to Congress:

1. Modify inheritance and estate tax law to avoid forcing ranching families to sell or subdivide their land to pay these taxes.
2. Legislatively fund and/or encourage the acquisition of easements using tools such as modification of income and estate tax laws and outright funding through cash and exchanges.
3. Direct the NPS to define, in consultation with permittees, base properties associated with each grazing permit and restriction of activities on those base properties which will protect open space, if grazing permits appurtenant to the ranchlands in the Study Area should continue.
4. If Congress determines that these grazing permits should continue, the NPS should review grazing lands management and permitting policies and modify if necessary with a goal of accomplishing the Park's mission.
5. If Congress determines that these grazing permits should not continue, Congress should fund programs that will maintain the ranching operations or otherwise protect the pastoral character of the open space on the base properties.
6. Authorize and fund use of these recommended tools by the Department of the Interior, either alone or in partnership with other public or private entities.

The same Grand Teton report also offered the following tools for preserving open space, which were considered to be less feasible:

- Change cow-calf operations to yearling operations.
- Adjust boundaries.
- Allow grazing on National Forest allotments.
- Allow grazing on private lands outside Teton County.
- Encourage grassbanking (providing grazing in other areas).
- Allow grazing or grassbanking on the National Elk Refuge.
- Acquire land in fee simple.

Potentially Effective Local Policies/Incentives for Resource Conservation¹⁰

Just as federal land managers need to understand the economic and social interests of local communities, local officials need to understand the mission, purpose, goals and objectives of federal land managers. Potential local policies and incentives include:

¹⁰ Many of these ideas are found in "*Balancing Nature and Commerce in Gateway Communities*."

Enact land-use policies, and use creative methods to insure that development is compatible with resource protection goals. (The economic impact of wildlife habitat, historic preservation, and an aesthetic environment is significant.)

- Adopt land-use plans that seek to preserve resources and community character.
- Set siting and design standards that preserve aesthetically attractive views; incorporating proper location, size, height, color, reflectivity, and landscaping with indigenous materials.
- Encourage fencing that is "wildlife-friendly."
- Provide a density bonus to developers who protect a portion of their land with conservation easements.
- Allow for the transfer of development rights, and provide a revolving loan fund to support land conservation.
- Restrict or prohibit development in sensitive areas.
- Encourage farms, ranches, parks, and open space outside the city's core, rather than sprawling, low-density residential development, to reduce the requirement for expensive services, such as schools, road maintenance, water and sewer, police and fire protection, and trash collection, which might not be offset by tax revenues.
- Limit commercial development.
- Institute an awards program that recognizes excellence in design and resource preservation.
- Provide economic incentives.
 - Provide tax abatements that promote the rehabilitation of historic buildings.
 - Provide tax credits to landowners that implement resource protection/enhancement methods, such as erosion control or stream-bank restoration.
 - Encourage local banks to provide low-interest loans for rehabilitating historic buildings.
 - Provide incentives that encourage developers to plan projects with the needs of the larger community in mind.
- Conduct public education campaigns, and encourage voluntary action by citizens regarding resource protection.
- Appeal to the philanthropic spirit of citizens who might donate land or easements; and pay for the landowners' legal expenses.
- Encourage local leaders to step forward and get involved in resource preservation efforts, especially in their relationships with landowners.
- Acquire sensitive lands, open space, and conservation easements via income from innovative programs, such as:
 - Fundraising campaigns
 - A "tourist impact tax" on hotel and motel rooms (e.g., 1%)
 - A one-time impact fee on each new development in the county
 - Occupancy fees on commercial and retail outlets
 - A voluntary sales tax (e.g., 0.5%)
 - A transfer tax on local real estate transactions (Crested Butte imposes a 2.25% real estate transfer tax, and Vail imposes a transfer tax.)
 - Donations from local developers for every home or lot they sell (e.g., \$100 to \$500)
 - ISTEA funding (Intermodal Surface Transportation Efficiency Act). This is a program to fund projects protecting natural areas, parks, wildlife habitat and historic sites, especially related to transportation enhancement projects. This has been interpreted by some states to be protection of viewsheds and natural areas.

Toolbox of Incentives

- Enhance visual aesthetics.
 - Insure that architecture is compatible with a landscape's or community's unique setting and character, in terms of siting and design, size, form, height, external materials, color, texture, and reflectivity.
 - Protect critical views.
 - Respect the integrity of mountains and ridge lines.
 - Restrict building heights.
 - Restrict billboards.
 - Incorporate appealing elements in developed areas that create pedestrian-friendly environments: tree-lined streets; well-landscaped walkways; attractive signs; historic facades; compatible lighting and landscape furniture.
- Actively involve a broad cross-section of residents in determining and planning for the future, and capitalize on the community's distinctive assets -- architecture, history, and natural surroundings. Use a variety of private-sector tools and market incentives to influence design, such as:
 - Develop a widely shared vision.
 - Create an inventory of local resources.
 - Build on local assets.
 - Minimize the need for regulations.
 - Meet the needs of both landowner and community.
 - Team up with public land managers.
 - Recognize the role of nongovernmental organizations.
 - Provide opportunities for leaders to step forward.
 - Pay attention to aesthetics.

Potential National Park Service Actions and Policies

The National Park Service can look out for local economic interests, strengthen the local economy, assist with resource preservation outside the NRA, and enhance quality of life by:

- Establishing and maintaining good relations with the local communities
- Partnering with the local city and county governments in resolving issues of mutual concern, and staying involved with community planning efforts, through park staff and agency support groups such as the Rivers, Trail and Conservation Assistance Program (RTCA)
- Raising the level of consciousness in the park staff about the importance of park resources, their preservation, and their relationship to the local economy and quality of life, to improve outreach and partnership possibilities
- Educating people about the importance and methods of resource conservation, through on-site interpretive/educational programs, and outreach activities
- Promoting the NRA's attractiveness in the off-season, to encourage more visitation distributed throughout the year
- Encouraging visitors to frequent local businesses
- Purchasing supplies from local businesses
- Hiring local residents
- Providing financial and technical assistance
- Minimizing camping and staff housing within park boundaries, so that more of it occurs on private land outside the park

Toolbox of Incentives

- Helping the Counties obtain federal funding to designate local roads as scenic byways
- Providing trail networks connecting local communities with the NRA
- Assessing user fees to restore damaged areas within and surrounding the NRA
- Enlisting the help of independent land trusts to negotiate conservation easements which to protect land, while accommodating local needs for economic development and property-tax revenue
- Supervising local volunteers to enhance resource protection and recreation opportunities within and surrounding the NRA on projects such as environmental data collection, water quality monitoring, wildfire management activities, erosion control measures, and construction and maintenance of fences, trails, and back-country camping areas
- Managing, with the involvement of the local communities, a nationally significant resource which attracts a million visitors per year that will spend money at local businesses; which contributes to increased property values of surrounding land; and which provides unique recreational opportunities that enhance the local quality of life.

SOURCES OF RESOURCE CONSERVATION ASSISTANCE AND FUNDING



FEDERAL

Catalog of Federal Domestic Assistance (CFDA)

www.cfda.gov

The online Catalog of Federal Domestic Assistance provides access to a database of all Federal programs, including grants, available to State and local governments (including the District of Columbia); federally-recognized Indian tribal governments; Territories (and possessions) of the United States; domestic public, quasi-public, and private profit and nonprofit organizations and institutions; specialized groups; and individuals. This site deals with all types of assistance, not just financial aid. Therefore, it uses "Assistance Program" as a generic term rather than speaking specifically of a grant, loan, or other sort of program.

For more direct access to Federal grants relating to many topics, including Environmental Quality and Natural Resources, go to "Grants.gov," at www.grants.gov/pmo.html.

Land and Water Conservation Fund www.ahrinfo.org/lwcf_overview.html

Created by Congress in 1964, the Land and Water Conservation Fund (LWCF) provides money to federal, state and local governments to purchase land, water and wetlands for the benefit of all Americans. Such lands and waters are used to:

- Provide recreational opportunities
- Provide clean water
- Preserve wildlife habitat
- Enhance scenic vistas
- Protect archaeological and historical sites
- Maintain the pristine nature of wilderness areas.

Land is bought from landowners at fair-market value (unless the owner chooses to offer the land as a donation or at a bargain price). The Fund receives money mostly from fees paid by companies drilling offshore for oil and gas. Other funding sources include the sale of surplus federal real estate and taxes on motorboat fuel. LWCF is administered on a regional and national level by the National Park Service.

NPS - Challenge Cost-Share Program (CCSP)

Through its Challenge Cost-Share Program, the National Park Service provides a maximum 50% cost-share grant to expedite and complete mutually beneficial projects with outside sources. The purpose is to increase awareness and participation by both neighboring communities and the public at large in the preservation and improvement of NPS recreational, cultural and natural resources. Partners (outside sources) include individuals, groups, companies, corporations, state and local agencies, and other non-federal entities that will donate funds, equipment, supplies, or in-kind labor to complete a project. Projects are generally intended to be small, able to be completed in one year and consistent with park planning documents. Projects are nominated for funding each year by parks and support offices, along with eligible partners. CCSP funds may be used to support all NPS programs - both inside and outside of parklands, and on national trails. The Challenge Cost-Share Program encourages multiple partners, nontraditional partners, and private-sector partners.

- A "partner" is defined as a person, group or organization that shares a common interest with NPS in preserving natural or cultural resources or enhancing public enjoyment or public understanding of a resource and collaborates with NPS to achieve similar goals.
- The NPS share of any one CCSP project shall not exceed \$30,000.
- For additional information contact Mary Padilla, National Park Service, at (505) 988-6809.

NPS - Conservation Study Institute (CSI)

www.nps.gov/csi

The Conservation Study Institute was established in 1998 by the National Park Service (NPS) to enhance leadership in the field of conservation. In collaboration with the NPS and academic and nonprofit partners, the Institute provides a forum for the conservation community to discuss conservation history, contemporary issues and practice, and future directions for the field. The Institute's vision of conservation is inclusive and interdisciplinary. Its vision encompasses natural and cultural heritage in defining sense of place, and emphasizes the role of people in stewardship. Reflecting this vision, the Institute's approach is founded on collaborative leadership and community-based conservation involving cooperation and partnerships. The Institute is located at the Marsh-Billings-Rockefeller National Historical Park in Woodstock, Vermont, because this national park tells the story of conservation history and the evolving nature of land stewardship in America.

NPS - National Natural Landmarks Program

www.nature.nps.gov/nnl/index.htm

Established in 1962, the goal of the National Natural Landmarks (NNLs) Program is to encourage the preservation of sites illustrating the geological and ecological character of the United States, to enhance the scientific and educational value of sites thus preserved, to strengthen public appreciation of natural history, and to foster a greater concern for the conservation of the nation's natural heritage.

The NNLs Program recognizes and encourages the conservation of outstanding examples of our country's natural history. It is the only natural areas program of national scope that identifies and recognizes the best examples of biological and geological features in both public and private ownership. NNLs are designated by the Secretary of the Interior, with the owner's concurrence. The National Park Service administers the NNLs Program, and if requested, assists NNL owners and managers with the conservation of these important sites.

The NNLs Program offers participants the opportunity to share information, solve problems cooperatively, and conserve important natural areas. For nearly 40 years, the NNL Program has involved private, municipal, state, and federal landowners, all working together toward the conservation of natural resources. Land acquisition by the federal government is not a goal of this program; NNLs

are nationally significant sites owned by a variety of land stewards, and participation in the program is voluntary. Strong partnerships are key to the program's success.

To date, there are 587 NNLs. They vary in size. For example, there is a 7-acre bog, and a 960,000-acre glacier. NNLs include public and private lands with a variety of uses, including ranching, agriculture, recreation, nature preserves, research areas, camps, conference centers, and commercial ventures. All of these uses can be compatible with NNL designation.

Some of the benefits to landowners who participate in the NNLs Program are:

- The landowner(s) is in a position to voluntarily preserve a resource which indirectly benefits all citizens. A plaque and certificate are provided by NPS which honors that commitment, and a public ceremony can be arranged.
- Based on section 170 (h) of the U.S. Internal Revenue Code, some owners of NNLs may be eligible to take a charitable contribution deduction on their Federal income tax for a "qualified conservation purpose" to a qualified "conservation organization."
- For those NNLs operated as commercial enterprises, natural landmark status might enhance the site's attractiveness to visitors.
- If any federal agency were to propose some action not desired by the NNL landowner (e.g., highway construction, river channelization), the requirements specified in the National Environmental Policy Act of 1969 would apply. This could be a potential benefit because impacts to NNLs would need to be scrutinized. This is a form of protection, though there is no guarantee that such a federal project will not damage the NNL.
- The National Park Service may arrange for technical assistance to better manage an NNL, if it is solicited by an NNL landowner. The Park Service lacks the authority to provide NNL landowners with funds to better manage their property. However, such funds may be available from other sources (e.g., the 1996 Farm Bill administered by the US Department of Agriculture's Forest Service and the National Resources Conservation Service).

The NNLs Program's official contact for the State of Colorado is William Schreier, National Park Service, Box 170001, Bryce Canyon, UT 84717; Phone (435) 834-4108; Fax: (435) 834-4820.

NPS - National Register of Historic Places

www.cr.nps.gov/nr/about.htm

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior. The Register includes all historic areas in the National Park System; and over 2,300 National Historic Landmarks, which have been designated by the Secretary of the Interior because of their importance to all Americans.

Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings.

NPS - Partnerships beyond Public Lands

<http://nps.sonoran.org/>

A Web resource that shares information and tools for creating partnerships between public land managers and neighboring communities, to take advantage of tremendous opportunities for addressing threats and challenges facing public land managers, while meeting the economic and social aspirations of neighboring communities.

NPS - Rivers, Trails and Conservation Assistance Program (RTCA)

www.nps.gov/rtca/ Click onto "Community Tool Box" and "Helpful Tools" for tried and true methods that help communities work together to improve their special places.

The Rivers, Trails and Conservation Assistance Program, also known as Rivers & Trails or RTCA, is a division of the National Park Service that works with community groups and local and State governments to conserve rivers, preserve open space, and develop trails and greenways. Rivers & Trails provides assistance to non-profit organizations, community groups, tribes or tribal governments, and local or State government agencies. This assistance includes:

- Building partnerships to achieve community-set goals
- Assessing resources
- Developing concept plans
- Engaging public participation
- Identifying potential sources of funding.

Projects include:

- Trails and greenway planning
- Open space protection
- River conservation
- Watershed planning
- Rail-trail conversions
- Urban greening

Natural Resources Conservation Service, Department of Agriculture (DOA)

www.nrcs.usda.gov

Mission: The Natural Resources Conservation Service provides leadership in a partnership effort to help people conserve, maintain, and improve our natural resources and environment.

Vision: Harmony between people and the land.

NRCS puts nearly 70 years of experience to work in assisting America's private landowners with conserving their soil, water, and other natural resources. Local, state and federal agencies and policymakers rely on their expertise. NRCS delivers technical assistance based on sound science, suited to a customer's specific needs. Cost shares and financial incentives are available in some cases. Most work is done with local partners. Partnerships with local conservation districts serve almost every county in the nation, and the Caribbean and Pacific Basin. Participation in NRCS programs is voluntary.

Steens Mountain Cooperative Management and Protection Area¹¹

This area is a good model for using incentives, partnerships, and cooperative efforts for resource conservation. PL 106-399 designates the Steens Mountain Wilderness Area and the Steens Mountain Cooperative Management and Protection Area in Harney County, Oregon.

TEA-21 The Transportation Equity Act for the 21st Century

www.fhwa.dot.gov/tea21/

The Transportation Equity Act for the 21st Century (TEA-21) was enacted June 9, 1998 as Public Law 105-178. The TEA 21 Restoration Act, enacted July 22, 1998, provided technical corrections to the original law. TEA-21 authorizes the Federal surface transportation programs for highways, highway safety, and transit for the 6-year period 1998-2003. TEA-21 also makes provisions for the following environmental enhancements:

- National Scenic Byways: Funding for improvements to roads of scenic or historic value.
- Bicycle and Pedestrian Paths: Provisions to make bicycling and walking safer and more viable ways of travel.
- Recreational Trails: Funding to create and maintain recreational trails.

USFWS - Grants-At-A-Glance

www.grants.fws.gov

The Fish and Wildlife Service administers a variety of natural resource assistance grants to governmental, public and private organizations, groups and individuals. This website provides links to information about and applications for available grants.

USFWS - Landowner Incentive Program (LIP)

(Currently no website.)

This is a new program administered by U.S. Fish & Wildlife Service, to provide money to states for preserving species of special concern. Grants are assigned by state divisions of wildlife to landowners through a competitive process. Contact person is Ken Morgan, Private Lands Habitat Program Coordinator, Colorado Division of Wildlife, at (303) 291-7404

USFWS - Private Stewardship Grants Program (PSGP)

http://endangered.fws.gov/grants/private_stewardship.html

This is a program administered by U.S. Fish & Wildlife Service that provides \$10,000,000 in federal grants and other assistance on a competitive basis to individuals and groups engaged in voluntary conservation efforts on private lands that benefit at-risk species including Federally-listed endangered or threatened species as well as proposed or candidate species. Under this program, landowners and their partners will be able to submit proposals directly to USFWS for funding to support those efforts.

¹¹ Steens Mountain Cooperative Management and Protection Act of 2000, Public Law 106-399, October 30, 2000:

STATE OF COLORADO

Colorado State Historical Fund

www.coloradohistory-oahp.org/programareas/shf/projecttypes.htm

Operated as a component of the Colorado Historical Society Office of Archeology and Historic Preservation, the fund provides grant monies to public entities and non-profit organizations for historic properties that are either listed in the National Register of Historic Places, the State Register, and/or are local landmarks.

Colorado Species Conservation Partnership

This is a program run by the State of Colorado, involving the U.S. Department of the Interior, Colorado Division of Wildlife, the Great Outdoors Colorado trust fund, county governments, and non-governmental organizations throughout the state, that will pay landowners to help protect species that are listed, or have the potential to be listed, under the Endangered Species Act, via management agreements, conservation easements or leases.

- Landowners are paid through the partnership (according to the property's value) for the term of the agreement not to sell their land for development, or they are paid to help maintain or develop habitat on their property.
- CDOW also has many other private lands incentive programs available.
- Point of Contact: Ken Morgan, Private Lands Habitat Program Coordinator, CDOW: (303) 291-7404; or Tim Davis, Private Lands Coordinator, CDOW: (303) 291-7274.

Great Outdoors Colorado Trust Fund (GOCO)

www.goco.org

The GOCO Amendment to the state constitution dedicates a portion of state lottery proceeds to projects that preserve, protect, and enhance Colorado's wildlife, parks, rivers, trails, and open spaces. GOCO's Mission is to help the people of Colorado preserve, protect, enhance, appreciate and enjoy our parks, wildlife, trails, rivers and open space through strategic grants, partnership and leadership.

- In 1992, Coloradans took a major step toward preserving their state's outdoor heritage by voting to create the Great Outdoors Colorado (GOCO) Trust Fund, which now forms Article XXVII of the Colorado Constitution. The GOCO Amendment dedicates a portion of state lottery proceeds to projects that preserve, protect, and enhance Colorado's wildlife, parks, rivers, trails, and open spaces. Since it began awarding grants in 1994, GOCO has awarded almost \$290 million for 1,700 projects throughout the state.
- GOCO awards grants to projects that preserve and enhance Colorado's open space, parks, outdoor recreation, wildlife, rivers and trails. There are five competitive grant programs: Legacy, Open Space, Local Government Parks, Outdoor Recreation & Environmental Education Facilities, Trails, and Planning/Capacity Building. GOCO also awards grants through the Colorado Division of Wildlife and Colorado State Parks.
- Local governments, non-profit land conservation organizations, the Colorado Division of Wildlife and Colorado State Parks are eligible to receive GOCO grants.
- Individuals cannot receive GOCO funding. However, many ideas for projects come from citizens and neighborhood groups. For example, if you have an idea for a local park, you could share the idea with your local parks department or planning office to see if they would sponsor an application for a GOCO grant to help fund the project. If you have an idea for a land preservation project, you can contact your local land trust or open space department.

PRIVATE, NONPROFIT

American Farmland Trust

www.farmland.org

American Farmland Trust is a private, nonprofit organization founded in 1980 to protect our nation's farmland. AFT works to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment. AFT identifies "strategic" farmland—productive farmland threatened by sprawl—through mapping and other analysis, then works with communities to plan and effect farmland conservation. At the state and national level, AFT partners with other groups—from farm bureaus to environmentalists—to develop land conservation tools. Using public appearances, publications, media outreach and the Web, AFT builds awareness of the need to protect our nation's agricultural resources. Through land protection projects and consulting, AFT works with landowners to protect farmland and to develop sustainable farming practices.

Black Canyon Regional Land Trust

(Website under construction.)

This locally based organization can provide information regarding conservation easements. Contact Adell Heneghan at (970) 252-1481.

Colorado Cattlemen's Agricultural Land Trust (CCALT)

www.ccalt.org

The mission of the Colorado Cattlemen's Agricultural Land Trust is to help Colorado's ranchers and farmers protect their agricultural lands and encourage continuing agricultural production for the benefit of themselves, their families and all of Colorado's citizens.

CCALT's primary emphasis is to increase awareness among agricultural landowners about the use of conservation easements as a means of protecting land and as a tool for facilitating the inter-generational transfer of productive lands. CCALT was created with the primary interest of the landowner in mind. It is a land trust OF landowners, BY landowners, and FOR landowners. CCALT is proving to be an important mechanism in preserving agricultural opportunities and protecting the open space that is valued by both Colorado residents and visitors. Contact (303) 431-6422.

Colorado Coalition of Land Trusts (CCLT)

www.cclt.org

Formed in 1990, the Colorado Coalition of Land Trusts (CCLT) is the statewide, membership organization of local, statewide, regional and national land trusts. Several municipal open space programs and state and federal agencies also support the organization. CCLT's mission is to increase the amount of land protected in perpetuity through the voluntary conservation of agricultural land, critical wildlife habitat, and other important open lands. Formed to strengthen the land trust movement in Colorado, CCLT operates as a clearinghouse for information and services, providing technical and organizational assistance to land trusts, educational conferences and workshops, expert referrals to assist with land transactions, and educational updates concerning legislation impacting land conservation. By encouraging an integrated approach to land conservation, CCLT also aims to facilitate collaborative partnerships with local land trusts, landowners, and government agencies, and municipal open space programs. To date, CCLT Members have helped to protect over 718,000 acres of valuable agricultural, wildlife, and natural resources across the state.

Gunnison Ranchland Conservation Legacy

www.gunnisonlegacy.org

This organization's mission statement is to "To create a legacy for future generations by preserving ranching and conserving ranchlands in the Gunnison Country."

Goals:

- Be a resource to landowners, working with them to accomplish their land preservation goals and educating them about various conservation options.
- Remain at all times a grassroots organization, driven by the expressed conservation needs of the landowners themselves.
- Maintain good relationships with donors and grantors to our organization.
- Educate the general public about the importance of agricultural land preservation.
- Be creative and innovative in applying agricultural land preservation techniques.
- Improve opportunities for the continuity of ranching business from one generation to the next.

The Gunnison Ranchland Conservation Legacy (GRCL) is a 501(c)3 nonprofit organization that was established in 1996. This scenic Colorado mountain valley, home of Crested Butte Mountain Resort and the Black Canyon National Park, is experiencing tremendous growth. GRCL is working to ensure that productive agricultural lands can remain a part of our changing community. Acting on behalf of landowners in conjunction with established land trusts, the GRCL facilitates the placement of conservation easements on agricultural lands. Ranch families benefit by knowing their land is available for agriculture forever. Additionally, their land is significantly reduced in value for estate tax purposes. Wildlife species benefit through the permanent protection of large expanses of hay meadows, riparian areas, and other habitat. Local residents and visitors benefit from the assurance that these beautiful agricultural open spaces will never be developed.

As of August 2002, the GRCL has permanently protected 18 ranches (7,461 acres) in Gunnison County by facilitating the placement of conservation easements. In addition, there are 42 families representing over 30,000 acres on the GRCL's waiting list to complete conservation easements.

Land Trust Alliance

www.lta.org

Founded in 1982, the Land Trust Alliance is the national leader of the private land conservation movement, promoting voluntary land conservation across the country and providing resources, leadership and training to the nation's 1,200-plus nonprofit, grassroots land trusts, helping them to protect important open spaces. "The resources that LTA makes available to us are extraordinary," wrote one Montana land trust executive director. "Whether I need technical assistance on a particular issue or just someone's ear to bounce an idea off, I have always found the support and assistance I have needed, and it has been rendered professionally, quickly, impartially and effectively." The Land Trust Alliance provides an array of programs, including direct grants to land trusts, training programs, answers to more than 3,000 inquiries for technical assistance each year, and one-on-one mentoring to help land trusts build organizations that are equipped to protect open space. Among LTA's services to land trusts are: *Technical Assistance, Public Policy, Training, Funding, Regional Programs, Getting The Word Out, and Standards and Practices.*

National Trust for Historic Preservation

www.nationaltrust.org

The National Trust for Historic Preservation provides leadership, education and advocacy to save America's diverse historic places and revitalize our communities. The National Trust, founded in 1949, is a private nonprofit organization with more than a quarter million members. It supports preservation through a wide range of programs and activities, and provides technical and financial assistance to state and local organizations.

The Nature Conservancy

www.nature.org

The mission of the conservancy is to preserve the plants, animals and natural communities that represent the diversity of life on Earth by protecting the lands and waters they need to survive. Since 1951, TNC has been working with communities, businesses and people like you to protect more than 98 million acres of valuable lands and waters around the world.

- Over 86% of all funds are used directly for conservation.
- Total acres protected by the Conservancy in the United States: 14,553,000
- Acres protected by the Conservancy outside the United States: 83,506,000
- Current number of Conservancy preserves: about 1,400
- Conservancy members: approximately 1 million

We can't buy all these preserves, and we certainly can't protect them single-handedly. But by joining together with communities, businesses, governments, partner organizations and people like you, we can preserve our lands and waters for future generations to use and enjoy.

Sonoran Institute

www.sonoran.org/si/

A nonprofit organization that works collaboratively with local people and interests to conserve and restore important natural landscapes in western North America, engaging partners such as landowners, public land managers, local leaders, community residents, and nongovernmental organizations, in an innovative approach to conservation called Community Stewardship.

PUBLICATIONS

Jim Howe, Ed McMahon, & Luther Propst, *Balancing Nature and Commerce in Gateway Communities*, 1997, Island Press, 166 Pages: This book provides lessons in how to preserve the character and integrity of communities and landscapes without sacrificing local economic well-being. The authors describe economic development strategies, land-use planning processes, and conservation tools that communities from all over the country have found effective.

Nancy S. Greif and Erin J. Johnson, Editors, *The Good Neighbor Guidebook for Colorado*, 2000, Johnson Printing, 274 Pages: The book begins with a series of articles on stewardship, then moves on to deal with such topics as water law, land use planning, the law of nuisance, real estate transfers, eminent domain and water rights. Public land law and tribal law are examined in some detail. The book concludes with an excellent discussion of the alternatives to subdivision: conservation easements, sustainable ranching, and tax and estate planning.

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