

Green Infrastructure : Linking Landscapes and Communities

Economic Benefits to Designing Green Infrastructure into your Community

- Open space makes higher density development more attractive to potential buyers.
- Homes located within clustered developments like those encouraged in green space design often appreciate faster than those in conventional subdivisions.
- New homes don't always pay. Sprawl development consumes more land and requires more tax-supported infrastructure and services, including roads, schools, fire services and sewer lines. In many instances, the taxes generated by new development did not cover the costs of sprawl.
- People will pay a premium for a community that is environmentally well thought out. Developing green infrastructure in such a way makes good marketing sense.
- Undeveloped land is the best tax break a town has.
- Land conservation is often less expensive than suburban style development for local governments.
- Development can be a tax liability. Schools need to be built, services need to be provided – so property taxes go up.
- Employers move to areas in which substantial open space contributes to quality of life for their employees. Maintaining open spaces keeps attractive employers in the area. Communities need to remain distinct, separated by open space buffers.
- Long term economic advantage belongs to those communities that guide growth and focus on sustainable communities and avoid the expense and lower quality of life that characterize cities that have fallen prey to unchecked sprawl.
- It is predicted that real estate values will rise fastest in areas that have been planned to be pedestrian friendly & integrates residential and commercial districts in concentrated areas.
- Greenways and open spaces tend to raise property values of the surrounding community; increased property values result in higher property taxes, which more than pay for the green space themselves.
- Green space pays and pays; it is an investment that yields dividends for communities that make it a permanent part of the landscape.
- A higher quality of life is not just an amenity; it is increasingly a determinant in attracting employees for key industries.
- Parks and greenways contribute to the rise of adjacent property values, offsetting park maintenance and improvement costs.
- Preserving green spaces and green infrastructure encourages tourism and recreation, a leading source of revenue for many local economies. Preserving what people come to an area to see and enjoy maintains local economic health & sustainability of such areas.
- Farms are often the most stable part of a local economy. Highly productive farmland is an irreplaceable asset. Geologic & climatic factors cannot be reproduced elsewhere.
- It is almost always cheaper to keep water clean than to build and maintain facilities to clean it up. Protecting watersheds from development reduces filtration costs.

