



the SAN JUAN
PRESERVATION
TRUST



Land & Legacy

PRESERVATION TRUST UNDERTAKES CAMPAIGN TO PROTECT ORCAS ISLAND'S CROW VALLEY

Island Community Presented with Once-in-a-Lifetime Opportunity to Protect one of our Most Beautiful, Historical, and Ecologically Important Places

SPECIAL EDITION

SUMMER 2005

WWW.SAVECROWVALLEY.COM

THE SAN JUAN PRESERVATION TRUST has launched a campaign to raise the funds needed to forever protect Crow Valley's 322-acre JB Farm from subdivision and development. This working farm is one of our largest remaining undeveloped – and unprotected – island jewels. Saving it from development will ensure that Crow Valley retains its rural character and scenic splendor for generations to come.

WHAT IS THE SAN JUAN PRESERVATION TRUST?

While every resident and visitor enjoys the many benefits of our work, some islanders are still unfamiliar with the San Juan Preservation Trust. As the oldest conservation land trust in Washington state, the Preservation Trust has worked cooperatively with private landowners for 26 years to permanently protect more than 200 parcels representing 9,750 acres and 22 miles of shoreline on 17 different islands, including property managed as private preserves and public parks. Founded in 1979 by a group of Orcas Island residents concerned about The Nature Conservancy's decision to discontinue their acquisition activities in the San Juans, the Preservation Trust is a private, non-profit organization governed by a 20-member volunteer board of trustees representing eight islands in the archipelago. The Preservation Trust receives no governmental (tax) support for its operations; most of its funding comes from private contributions made by more than 1,400 individuals, families, and businesses. To learn more about the Preservation Trust, call 360-468-3202, or visit www.sjpt.org.

WHAT'S SO SPECIAL ABOUT CROW VALLEY? San Juan County's Open Space & Conservation Plan ranks Crow Valley as the most important natural landscape on Orcas Island, and places it among the top-three open space areas in all of San Juan County. As a result, its appeal and ecological significance extend far beyond its Orcas Island neighborhood.

THE PRESERVATION TRUST IS SEEKING THE SUPPORT of islanders to prevent this farm from eventually being developed into a minimum of 16 "ranchettes," each with its own house, fences, driveways, septic systems, and auxiliary buildings – a rural subdivision that would replace the expansive Crow Valley views enjoyed by residents and visitors on each trip made between Eastsound, the ferry, and the hamlets of Orcas Island. To support the Crow Valley Campaign, call 360-468-3202, donate online at www.savecrowvalley.com, or mail the enclosed envelope with your donation today.

ORCAS ISLAND





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THE CROW VALLEY CAMPAIGN
Protecting the largest farm in Orcas Island's cherished Crow Valley



LAND CONSERVATION PROJECT

MAXIMUM BUILDOUT WITH CONSERVATION EASEMENT



Existing Residence Possible Residence Existing Roadways
Property Boundary New Roadways/ Driveways

MAXIMUM BUILDOUT WITHOUT CONSERVATION EASEMENT



322-ACRE FARM TO BE PROTECTED BY CONSERVATION EASEMENT

LOCATED AT THE HEART OF PASTORAL CROW VALLEY, JB Farm has always attracted land speculators interested in subdividing and developing the expansive property into smaller home sites. The current owners, who have lived and worked on the land for more than 60 years, have so far resisted the lure of this potential financial windfall.

IN AN EFFORT TO PRESERVE THEIR FARMLAND, the owners approached the San Juan Preservation Trust with an offer: for \$865,000, a price significantly below its appraised value, the owners will place a permanent legal restriction on the use of this property (in the form of a conservation easement) that will forever protect the farm from its otherwise inevitable subdivision and development. This is a legal voluntary contract between the landowner and the Preservation Trust that permanently limits potential development on the property while protecting its natural and cultural resources. Rather than acquiring the land outright – an expensive proposition – the Preservation Trust is raising funds to purchase a conservation easement from the landowners.

A CONSERVATION EASEMENT IS THE MOST EFFICIENT and cost-effective conservation tool available, and it is a perfect fit for this situation. The Preservation Trust accepts responsibility to monitor the property and enforce the terms of the easement, while the landowner continues to own the property and to pay all property taxes. Current and future owners may live on the property, farm it, sell it, or leave it to heirs, but they must abide by the restrictions created by the conservation easement, which run with the land forever.

THIS CONSERVATION EASEMENT WILL PERMANENTLY PROTECT the natural and scenic values of Crow Valley, retain the property on our tax roles, and encourage the landowner to invest in maintaining the land as a working farm – all at a price that is about one-third the cost of purchasing the property outright.

MAKE A LASTING INVESTMENT IN YOUR COMMUNITY

THE CAMPAIGN TO PROTECT CROW VALLEY is a community project that benefits every islander. The San Juan Preservation Trust needs your help. During the past few months, the Preservation Trust has been raising funds, and at press time, concerned islanders had pledged or contributed more than \$515,000. We thank those community-minded donors, and invite all islanders to invest in their community by contributing to this important land conservation project.

To help us reach our goal of raising \$980,000 by September 1, 2005, please send a donation in the enclosed envelope, call us at 360-468-3202, or make an online donation at www.savecrowvalley.com. Donations may be made in installments over months or several years. All gifts are tax-deductible and will be returned if the project does not succeed.

PROJECT COSTS AT A GLANCE

| | |
|---|-------------------|
| Appraised value of property: | \$2,600,000 |
| Appraised value of conservation easement: | \$ 1,165,000 |
| Discount from market value offered by sellers: | - \$ 300,000 |
| Price of the conservation easement: | \$ 865,000 |
| Long-term stewardship / monitoring costs: | + \$ 65,000 |
| Transaction costs (legal fees, taxes, fundraising costs): | + \$ 50,000 |
| TOTAL PROJECT COST: | \$ 980,000 |
| DOLLARS RAISED AT PRESS TIME: | \$ 515,000 |
| STILL NEED TO RAISE: | \$ 465,000 |



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LAND CONSERVATION PROJECT

WHY THIS FARM IS AN ISLAND TREASURE

The farm has many natural attributes that make it a treasure:

RICH FARMLAND

Nearly 160 of the farm's 322 acres are cleared farm fields that have supported grazing, hay production, and fruit orchards since the valley was first settled. A mixture of pasture grasses growing on prime agricultural soils dominates these open fields today.

In recent years, about 100 acres have been farmed for high-quality hay, grain and/or silage, with the remainder of the farm providing open pastureland for grazing and forest for livestock shelter. The current landowners have also used the property to raise registered Arabian horses, poultry, hogs, sheep, and to grow orchard fruit.

Both the San Juan Preservation Trust and the landowners believe in the importance of supporting agriculture on our islands. Therefore, the conservation easement has been written to ensure that the property can continue to function as a working farm.

A VARIETY OF TREES

Approximately 125 acres of the farm comprise second-growth forest with Douglas fir the dominant species. Other tree species include red alder, madrone, maple, hemlock, cedar, oak, and willow. While numerous old-growth specimens are scattered throughout, the stand is generally uneven-aged with the greatest percentage of standing trees in the 80-90 year range.

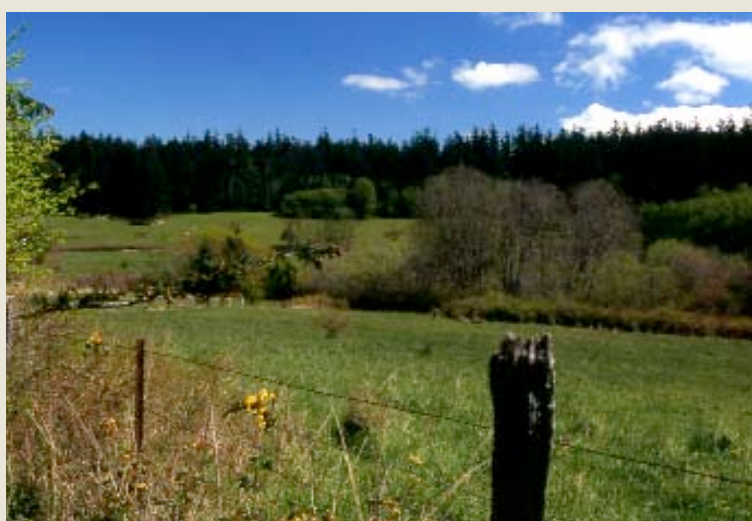


FRESHWATER WETLANDS

More than 40 acres of the farm are freshwater wetlands, including open ponds, a stream ecosystem, deciduous wetlands, and marsh. These wetlands provide water storage and aquifer recharge, and trap sediments over a significant portion of the West Sound watershed (Orcas Island's largest watershed), protecting both freshwater quality and the integrity of the downstream marine environment. Water and nutrients from the property feed a historic salmon and trout stream in lower Crow Valley, which is being considered for restoration by the U.S. Army Corps of Engineers.

ABUNDANT WILDLIFE HABITAT

Cross fences with hedgerows of native shrubs and berries provide excellent forage and cover for small birds and mammals within the open fields. A variety of raptors also hunt over these fields. The many ponds and streams on the property provide exceptional habitat for wetland wildlife. Habitat values for the forested portions of the property are also significant because of the wide range of plant species present, their age diversity, and the absence of recent disturbance.



CONSERVATION EASEMENT IMPOSES SIGNIFICANT LAND-USE RESTRICTIONS



CONSERVATION EASEMENTS ARE COMMON AND IMPORTANT conservation tools for protecting private land. Today, the San Juan Preservation Trust manages 169 conservation easements on 15 islands in the San Juan Archipelago. Current zoning regulations allow the Crow Valley farm to be subdivided into 16 residential lots. Under the proposed conservation easement, the existing farmhouse, situated in the northern portion of the property, would remain in its current location and comprise one of the two development rights allowed.

THE EASEMENT WOULD EXTINGUISH 14 OF THE 15 remaining development rights; restrict the one retained home site to a forested corner of the property (where it would be hidden from public view); limit agricultural buildings (barns, corrals, and so on) to designated agricultural structure zones; protect all old-growth "heritage" trees; and provide generous protective buffer zones around wetlands and streams. It ensures that structures would be prohibited on most of the property.

CURRENT STRUCTURES ON THE FARM include a farmhouse with a nearby barn and paddock, an open silo on the west side of Crow Valley Road, and a second barn located near the eastern border. Except for boundary and cross fencing, there are no other structures on the land.

THIS CONSERVATION EASEMENT IMPOSES THE FOLLOWING LAND-USE RESTRICTIONS ON CURRENT AND FUTURE OWNERS:

- Two residences in designated areas only
- Agricultural structures in designated areas only
- Expanded buffers around wetlands
- Expanded buffers to protect public views
- No mining or commercial logging
- No alteration of wetlands or land surfaces
- No industrial uses
- No aboveground utilities
- No commercial signs
- No dumping of vehicles or unsightly materials

PARTY ON THE FARM: ISLANDERS INVITED TO AUGUST 7 CROW VALLEY HOE-DOWN FUNDRAISER

THE SAN JUAN PRESERVATION TRUST INVITES all islanders to the "Crow Valley Hoe-down" on Sunday, August 7, from 2 p.m. to 5 p.m. Sing and dance on the 322-acre farm to the knee-slappin', foot-stompin' sounds of the Olga Symphony and the Orcas Community Band, and revel in the splendor of a summer afternoon surrounded by friends and neighbors committed to conserving Orcas Island's rural character. Your presence will help the Preservation Trust and the community save this treasure piece of the island's past and future.

WE'LL SERVE LIGHT FOOD AND REFRESHMENTS, INCLUDING LOCAL WINES, and a limited number of desirable items and services will be auctioned off, including a recently completed landscape of the Crow Valley farm by local artist David Ridgway. All auction proceeds will go directly toward preserving the 322-acre farm. Tickets for this fundraising event cost \$15 per adult, \$10 for youths 11-19, and free for children 10 and under. Tickets will be sold at Darvill's Book Store in Eastsound beginning July 14. Tickets also will be sold at the party, which will be held in the field on the north side of Nordstroms Lane between Crow Valley Road and Orcas Road.

Orcas Island resident and award-winning artist David Ridgway is seen here painting "Down the Valley," a Crow Valley scene looking south across the farm toward Nordstroms Lane. David's plein-air oil paintings are done with expressive brushwork and high saturation color. He is represented in public, corporate, and private collections from Japan to England.



PHOTO: ALAN FRITZBERG

THE MISSION OF THE SAN JUAN PRESERVATION TRUST is to preserve and protect open spaces, scenic views, forests, agricultural lands, habitats, watersheds, riparian corridors, wetlands and shorelines in the San Juan Archipelago.

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DEDICATED ISLANDERS FORM STEERING COMMITTEE

The following islanders believe strongly that the rural character of Crow Valley must be preserved. As a result, they have voluntarily committed their time, efforts, ideas, vision, and resources to this conservation project. The trustees, staff, and members of the San Juan Preservation Trust extend our deepest gratitude to:

| | |
|--------------------------------|---------------------------------|
| Rachel Adams | Anne Hay |
| Karin Agosta (San Juan Island) | Bob Henigson |
| David Ashbaugh (Lopez Island) | Harvey Himelfarb |
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GET YOUR CROW VALLEY CAP

Let your neighbors know that you support the Crow Valley Campaign. Islanders who contribute \$150 or more will receive Preservation Trust caps with the distinctive black crow logo in their choice of alpine blue, cooked carrot, or light pink (we don't invent these color names). Use the enclosed envelope to mail in your donation, call the Preservation Trust at 360-468-3202, or donate online at www.savecrowvalley.com.



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INSIDE:

LAND & LEGACY SPECIAL EDITION: THE CAMPAIGN TO SAVE CROW VALLEY

- Learn about the campaign to save the largest working farm in Orcas Island's Crow Valley
- Find out how you can invest in your community
- August 7th "hoe-down" fundraising party on the farm

HELP US SAVE THIS LAND

JB Farm is the largest remaining property under single ownership within Orcas Island's peaceful Crow Valley. The farm's beautiful mosaic of diverse wildlife habitat, working farmland, fresh-water wetlands and streams, and mixed-age forest containing many old-growth trees has provided expansive pastoral views for generations of islanders. Adjacent Turtleback Mountain rises majestically from the pastures of this farm, providing one of the most dramatic and beloved vistas in all the San Juans. The conservation values of this property are many. Please help the San Juan Preservation Trust protect this island treasure by making a contribution today.

