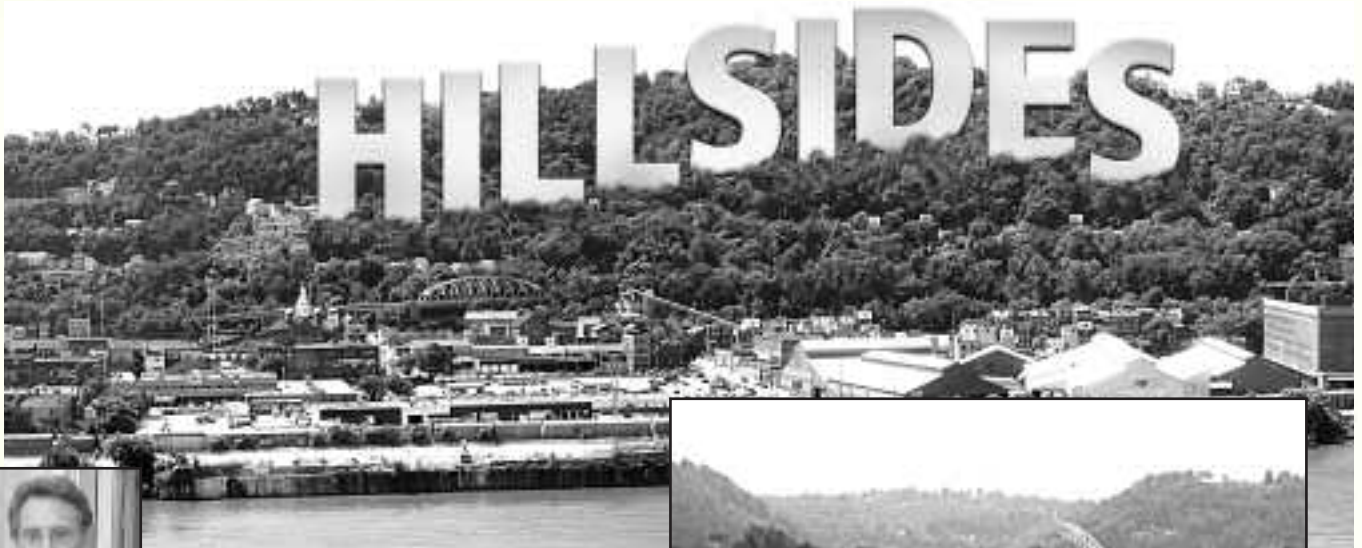


# WISTAS

A publication of Allegheny Land Trust

Summer 2005



ROY KRAYNYK

## EXECUTIVE DIRECTOR'S COLUMN

### Hillsides define our region

Our region's landscape is defined by the hillsides, valleys, and ridgelines that were sculpted by eons of meandering rivers. Pittsburgh's urban pattern is not the work of some famous urban planner but the result of a city that grew organically around the existing natural constraints.

A study of Portland, OR, housing prices shows that open spaces have large and statistically significant effects of property sales prices. The positive impacts of open spaces diminished with distance from the open space as follows:

Distance	Impact (\$1990)
0-100 feet	\$3523
101-400 feet	\$2755
401-700 feet	\$1983
701-1000 feet	\$1522
1001-1300 feet	\$1455
1301-1500 feet	\$1004

For more information, see our website for a link to the "Economics of Hillside Slopes Development".

Our patchwork pattern of neighborhoods that developed in the flatter valleys and upland are often separated by wooded hillsides or ravines. Businesses and industry prospered where the land was easily developed and people could most easily access it. Because early development avoided steep slopes for the difficulty they presented, we are fortunate to have inherited many almost undisturbed hillsides. Now, however, with modern engineering technology, steep hillsides are attractive for development because of the views they offer and the relatively low land cost.

The Physical & Ecological Investigation of Pittsburgh's Hillsides Report (see related article) that Allegheny Land Trust produced in cooperation with Carnegie Mellon University and Perkins Eastman studies the economic, cultural, and environmental impact of protecting wooded steep slopes. The report finds that leaving the hillsides undeveloped provides many economic, environmental, and aesthetic benefits, and cautions that developing steep unstable slopes may lead to future problems such as landslides, erosion, and increased public service costs.

Hillsides support a surprising variety of wildlife and plants, mostly native species. The trees and undergrowth prevent flood-causing runoff, absorb air pollution, dampen noise, and moderate temperatures. Most people prefer to live and work next to natural areas so they can enjoy their many benefits including improved property values, which translates into additional tax revenue for the municipality. There is strong evidence that protecting hillsides can result in a net fiscal gain when compared to new development which often requires new and costly municipal service demands. For more information and statistics about this study, see Steve Farber's report Economics of Hillside Slope Development on our website.

Allegheny Land Trust is particularly involved with conserving hillsides. The Trust owns almost 900 acres of hillsides in Allegheny County.



## Celebration and sorrow

The first half of 2005 has been one of celebration and sorrow. While Allegheny Land Trust received a string of awards and recognition this spring, we also had to say goodbye to several long term and outstanding board members in June.

Because of term limits for board members, it was time to say a final "thank you" to **Henry Ewalt, Sigo Falk, Sue Gold, and Bill Kirk** who served the maximum nine years nurturing Allegheny Land Trust to be the most successful land trust in the region — now holding more than two square-miles (1,288 acres) of protected land in the Greater Pittsburgh area.

As much as we will miss Henry, Sigo, Sue, and Bill, we welcome six new individuals to the Board who will help take Allegheny Land Trust to the next level. On behalf of everyone at Allegheny Land Trust, I sincerely welcome **William Baerl, Philip L. Brooks, Mark A. Jablonski, James A. Wilkinson, Charles R. Toran, Jr., and John (Jack) W. Ubinger** who after a short hiatus is rejoining the Board. We look forward to the ideas and energy of the newly elected.

We also welcomed four new members to our trophy mantel here at our office at Robin Hill Park in Moon Township. Allegheny Land Trust and our Executive Director **Roy Kraynyk** recently received the following awards and recognition: 2005 Dominion W. PA Environmental Finalist Award to Allegheny Land Trust for the Physical & Ecological Investigation of Pittsburgh's Hillides Report, a Citation to Allegheny Land Trust from State Representative John Maher for our conservation work at Wingfield Pines in Upper St. Clair, an award to our newsletter team comprised of writer **Janis Ramey**, designer **Tony Condello** and **Roy** from the Society for Technical Communications for the Allegheny Land Trust Brochure, and finally an award from the Garden Club of America (Zone V) to **Roy** for his dedication to the preservation of open spaces.

Congratulations to my fellow Board members and Roy for your hard work and dedication that these awards manifest.

Thank you.  
Steve Schott, Chair and President

## New board positions

The structure of Allegheny Land Trust's board of directors has changed to include four new vice president positions — Membership and Fundraising, Communications and Outreach, Stewardship, and Project Development. Thanks to Bob Bolding, William Bates, Lisa Smith, and Timothy Stanny for taking on these responsibilities.

## Garden Club award

Our Executive Director was recognized for his dedication to the preservation of open space by the Garden Club of America (Zone V). Roy was presented with the award at the club's Annual Meeting in June. The club also made a \$1,000 contribution to the Audubon Greenway project and invited Roy to serve on their Conservation Advisory Committee. The club and Allegheny Land Trust are discussing a new project for potential collaboration.



### ALLEGHENY LAND TRUST OFFICERS

<b>Chair and President - Stevan R. Schott</b> Senior Vice President and Chief Financial Officer, Duquesne Light Company	<b>Executive Vice President - Joan S. Blaustein</b> Project Manager 3 Rivers Wet Weather Project
<b>Treasurer - Ann F. Morrison</b> Senior Vice President, Citizens Bank of Pennsylvania	<b>Secretary - Patrick V. McShea</b> Program Specialist, Division of Education Carnegie Museum of Natural History

<b>Vice President Membership &amp; Fundraising</b> <b>Bob Bolding</b> Senior Market Research Manager GlaxoSmithKline	<b>Vice President Stewardship</b> <b>Lisa L. Smith</b> Consulting Ecologist
<b>Vice President Communications &amp; Outreach</b> <b>William J. Bates, AIA</b> Vice President, Real Estate Ear'n Park Hospitality Group, Inc.	<b>Vice President Project Development</b> <b>B. Timothy Stanny</b> Attorney & Former Vice-Chairman Hampton Twp Environmental Advisory Council

### ALLEGHENY LAND TRUST DIRECTORS

<b>William Baerl</b> Administrative Manager, Baerl Automotive	<b>Stephen Miller</b> Registered Consulting Arborist, Bartlett Tree Experts
<b>E. Steve Bland</b> President & CEO, MangoStart Consulting LLC	<b>David P. Myron</b> Vice President & Treasurer Regional Industrial Development Corporation
<b>Philip L. Brooks</b> Owner, Brooks Consulting, LLC	<b>Ronald C. Schipani, RLA</b> Technology Manager GWSM Division of Pennoni Associates, Inc
<b>Jerry V. DeRosa</b> Vice President, Environmental Services, PNC	<b>Lindsey Smith</b> Owner & Founder, Smith Brothers Advertising
<b>Kevin J. Garber, Esq</b> Attorney Environmental Babst, Clland, Clements & Zomnir	<b>Bradley D. Tiche</b> CEO/President Three Rivers Mortgage Company, LLC
<b>Lynn L. Heckman</b> Senior Deputy Director Allegheny County Dept. Economic Development	<b>Charles R. Toran, Jr.</b> President & CEO Sci-Tec Environmental Services
<b>Mark A. Jablonski</b> Vice President, Oxford Realty Services	<b>John W. Ubinger, Esq.</b> Partner, Jones Day
<b>Sue Kalisz</b> Ecologist/Biologist, University of Pittsburgh	<b>Cherry Semple White</b> Development & Alumni Relations Sewickley Academy
<b>Robert T. MacLachlan, M.D.</b> Director, Allegheny Land Trust	<b>James A. Wilkinson</b> Owner Operator, Meritcare Inc.
<b>Alan S. Miller</b> Attorney, Picadio, Sneath, Miller & Norton, PC	

### ALLEGHENY LAND TRUST STAFF

Roy Kraynyk, Executive Director      Sue Gold, Organization Admin.

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## PADEP Director discusses importance of Growing Greener II



PA Dept. of Environmental Protection Southwest Regional Director Ken Bowman (center) recently visited the abandoned mine discharge site at our Wingfield Pines property. While there, he encouraged residents to make their voices heard on a \$650 million statewide ballot initiative designed to provide additional funding to clean up similar sites and improve the quality of rivers and streams across the Commonwealth. Shown interviewing Ken Bowman and Allegheny Land Trust Executive Director Roy Kraynyk is Bob Mayo of Channel 4 Action News. The ballot passed by a substantial margin, indicating there is considerable public support for land conservation organizations and their environmental programs.

## In the works...



Allegheny Land Trust is working with the landowner of a property in Chartiers Township in Washington County to develop a corporate training facility involving horses. Most of the property will remain in pasture with a conservation easement held by Allegheny Land Trust. Shown here are Allegheny Land Trust Board Member Ron Schipani of Pennoni Associates Inc., a land planning firm, and Amy Skolan, Strategic Facilitator and Coach Founder of Unbridled Performance, owner of the property. Allegheny Land Trust provides conservation planning services to help generate new operating revenue.

## Duquesne students learn water testing for trip to China



These Duquesne University graduate students used Allegheny Land Trust's Wingfield Pines property to learn how to test water quality. In the photo on the right they are "shocking" Chartiers Creek to stun fish and other invertebrates so species can be documented. The water's quality can be determined by the types of aquatic life it supports. They are being trained for a trip to China where they will be doing similar work. Test results are available on our website.



## Consultant chosen to study collaboration feasibility

There is general belief that a higher level of cooperation among land trusts would pay dividends in the form of time and money. Practicing collaboration has proven difficult, however, given the respective workloads, limited staff or volunteer hours, and the administrative complexities that high levels of collaboration can involve.

The first step is to study how land trusts in the region can work together. Possibly organizational roles should be expanded and administration centralized. The consulting firm of Dewey & Kaye was chosen to perform the study and recommend the next steps.

Allegheny Land Trust has spearheaded an effort to encourage collaboration among conservation groups. Shown here are representatives of various land trusts discussing the risks, benefits, and opportunities for collaboration. It's noteworthy that 100% of the area's land trusts are participating in the study.





*Property Preview*

## Audubon Greenway



Sue and Roy preparing for Property Preview event at the Audubon Greenway. Members and supporters came out to the property to learn more about our efforts to acquire the property, for refreshments and to enjoy a wonderful sunset. As we left the property the moon was rising over the horizon providing a perfect ending to a very, very busy day. Thanks to volunteers Tara Alexander, Ed Costello, Diane Meister, Ron Partridge, Joel Perkovich, and Pat Yeager; Board members Bob Bolding, Pat McShea, Steve Schott, Tim Stanny, Cherry White and Jack Ubinger for all your help and to Sue Gold for the scrumptious cheesecakes that she baked the night before.



Representatives of The Pittsburgh Foundation visited our office to learn more about our organization and programs. They were treated to lunch, a comprehensive PowerPoint presentation and a field trip the 51-acre Audubon Greenway project that we are currently working hard to acquire. Allegheny Land Trust Site Steward Diane Meister joined the group at the property to describe her volunteer stewardship activities and the pair of albino deer that reside there.



George Berry,  
Donna Amato and  
Ginny Blackstone

## Wingfield Pines open house



Earth Day visitors were shown plans for the Wingfield Pines property, including clean up of the abandon mine drainage into Chartiers Creek. Shown here left to right are U.S. Congressman Tim Murphy, Roy Kraynyk, State Representative John Maher, and Bob Hedin of Hedin Environmental.

## Trillium hike at Barking Slopes



Hiking is one of the many activities sponsored by Allegheny Land Trust. Shown here is the trillium hike lead by Board Member Pat McShea at our 230-acre Barking Slopes property in Plum Boro along the Allegheny River.



## Two square miles conserved

Allegheny Land Trust is pleased to report that we now protect 1,288 acres of land, including 542 acres of riverfront hillsides along the Allegheny and Monongahela Rivers. This is an amazing **two square miles!** To give some perspective: Two square miles is considerably larger than the area covered by downtown Pittsburgh

This issue of VISTAS provides just a sample of the current activities and projects on which we are working hard to protect land, improve water quality and create opportunities for you, your friends and family to enjoy the wonderful landscapes we have protected. If you like what we are doing please consider making a tax deductible contribution to empower us to do more.

**THANK YOU!**



## Always evaluating more land to conserve



Tim Stanny, Vice President Project Development, volunteers his time to discuss conservation easement with a prospective donor.

## Leadership Pittsburgh volunteers talent

As part of their training, Leadership Pittsburgh candidates select a project from among regional non-profit groups and volunteer to help. Allegheny Land Trust was selected last fall by a team of four who are helping us develop a property database and literature to increase public awareness about the tax and estate planning benefits of land conservation and conservation easements.



Leadership Pittsburgh candidates making presentation to the Allegheny Land Trust Board.



## Dominion W. PA Environmental Award Finalist

### *Physical & Ecological Investigation of Pittsburgh's Hillsides Report*

The report on Pittsburgh's hillsides, managed by Allegheny Land Trust, was a Finalist in the Green Design category. The report describes the beneficial role that natural wooded hillsides play in the City of Pittsburgh. Funded by the Heinz Endowments, the study focused on the steep slopes of 25%

and greater that account for approximately 11% of the landscape within Pittsburgh's city limits.

**For more information and a link to the report, go to our website: [www.alleghenylandtrust.org](http://www.alleghenylandtrust.org).**



Pittsburgh's pattern of development is unique among hillside cities throughout the world. Growth around hillsides and rivers created a unique and distinctive urban pattern. Neighborhoods nestled in pockets of green space throughout the city are often physically

defined by steep slopes or separated by long ribbons of wooded hillsides that provide dynamic backdrops when viewed from public vantage points.

## Members visit new office location

Members and supporters had a chance to meet the Board and learn more about current projects during our open house held at our new office space in Moon Township.



Allegheny County Parks Director Andy Baechle, Board member Lynn Heckman, and Executive Director Roy Kraynyk outside Allegheny Land Trust's new offices at Robin Hill Park in Moon Township.

## \$250,000 from DCNR for McCargo property

Allegheny Land Trust earned a \$250,000 boost from the PA Department of Conservation and Natural Resources (DCNR). The matching grant brings Allegheny Land Trust to the \$2.38 million mark towards our goal of \$2.8 million needed to purchase a 51-acre tract of scenic meadows and biologically diverse woodlands in Sewickley Heights.



Local individuals and community groups have contributed more than \$30,000. The balance of funding is from state and local grants. The landowner, the McCargo Family, is also making a substantial contribution by selling the property to Allegheny Land Trust for 50% of market value.

"The family has made a substantial commitment towards conserving this land. Now we really need the community to step forward and support the protection of this unique property, or we risk losing the funding and the land," states Allegheny Land Trust Executive Director Roy Kraynyk. "A contribution of any amount is very important so we can show other potential funders that the community wants this property saved. Otherwise, the property could be subdivided and developed. It's a prime parcel located near an interstate interchange that any developer would love to have."

# Blue Grass for Green Space Festival

Proceeds benefit Allegheny Land Trust and Fern Hollow Nature Center.

Save the date for our Fourth Annual Blue Grass for Green Space Music Festival, featuring **Arcona Reel Band**.

Saturday, September 24, 2005, 4:00 – 1:00 P.M. at Fern Hollow Nature Center in Sewickley Heights, 1901 Glen Mitchell Road.

Bring a chair or blanket and be ready to enjoy wonderful music in a beautiful setting. There will be a kids' nature activity tent, raffles, a bonfire, and more. Bring your own picnic basket or purchase wholesome organic food provided by the Green Deli.



Arcona Reel Band



## Save \$5.00

Discount tickets can be purchased in advance online at [www.alleghenylandtrust.org](http://www.alleghenylandtrust.org). Cost at the entrance will be:

- \$25 for adults,
- \$10 for ages 6 to 18
- free for children 6 years.

Bring this coupon to the Allegheny Land Trust Hospitality Tent at the Bluegrass festival for a complementary gift.

See you there!!!

Printed on recycled paper

Nov 9 Orientation: (6:30 to 8:30 - 2 hrs)  
 Nov 19 Workshop: (8:30 to 5:00 - 8.5 hrs)  
 Nov 20 Field training: (time TBD - 4 hrs)

• **Site Steward Training:** (Become a trained volunteer to help monitor protected lands. Call or email the office for details)

• **Blue Grass for Green Space:** September 24, 2005, 5:00 to 10:00 PM  
 Blue Grass: (4:00 to 10:00 PM)  
 Great food, music, activities. Discount tickets available on website.

RETURN SERVICE REQUESTED

**VISTAS**

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