

Open Space in  
Master Planned  
Developments and  
Conservation Subdivisions

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# An approach to evaluating and selecting open space tools

- Identify the open space in consideration
- Identify the “Purposes” of the open space
- Identify stakeholders
- Identify a “champion”
- Identify available designation and maintenance tools
- Evaluate alternative tools
- Select the best fit

# Questions to consider

- 1 Which particular open space are we considering?
- 2 What are the objectives for this open space?
- 3 Who are the primary beneficiaries/stakeholders of this open space?
- 4 What are the available methods for designating and managing this open space
- 5 What are the strengths and weaknesses of the alternatives?

# What open space designation tools are available?

- An open space zone?
- A development agreement?
- A plat notation?
- A conservation easement?
- A lease or purchase?

# What management alternatives are available?

Management by:

- The community
- The developer
- A homeowners' association
- A private property owner
- A land trust
- A community group
- Volunteers

# What is the best combination for this open space?

- To meet the purposes of the open space
- To ensure long-term maintenance
- To “police” uses in the open space
- To provide either flexibility or certainty
- To avoid loss of the open space
- To minimize future disputes



# Questions