

Annotated Bibliography for Cook Inletkeeper
Resources Support Riparian Setbacks Increase Property Value

Audubon. 2013. Wetlands and Riparian Buffers -Protecting and Restoring Important Waterways. Available from http://web4.audubon.org/bird/at_home/pdf/AAHPA-33-42-Wetland.pdf

This website is dedicated to the protection of wetlands and riparian buffers. The authors of the information contained in this website maintain; protecting these ecosystems reduces costs associated with floods, generate income from recreational use, and add property value. Also stating; the recreational value of streams, especially those with protected buffers, is indisputable, offering resources for fishing, boating, nature watching, and avenues for artistic expression.

Chagrin River Watershed Partners, Inc. and Swartz, S. Ph.D. 2006. Riparian Setbacks Technical Information for Decision Makers. Available from http://www.crwp.org/pdf_files/riparian_setback_paper_jan_2006.pdf

This document is the third revision in an ongoing effort, using the most current scientific literature, to support riparian setback regulations. Preservation of scenic views, open spaces, and riparian proximity has generally been shown to provide consistent significant increases in individual property values.

Citizens for a Better Flathead. 2007. Streamside Setbacks Increase Property Values and Attract Economic Development. Research submitted for the record in support of the Whitefish Critical Areas Ordinance. Available from <http://groundtruthtrekking.org/static/uploads/files/BuffersPropertyValues%5B1%5D.pdfL5c5U/BuffersPropertyValues%5B1%5D.pdf>

This report points to a growing body of research, showing that property located on water bodies, with protections in place to keep water clean and the habitat vital, attract more buyers and a higher price. This report also cites stream restoration projects leading to; decreased flooding, stabilized banks, and enhanced fisheries, while at the same time increasing property value.

Colby, B. G. Wishart, S. 2002. Quantifying the Influence of Desert Riparian Areas on Residential Property Values. The Appraisal Journal 70, 3. Abstract available from <http://www.climas.arizona.edu/node/208/>

This journal article shows a link between policies that protect riparian areas and the protection of existing wells. Concluding that riparian corridors contribute substantially to the property values of nearby homes.

Ellis, J. H. 2008. Streamside Setbacks: Protecting People, Property, and Montana's Streams and Rivers. Available from http://www.gallatin.mt.gov/Public_Documents/GallatinCoMT_WQDFactSheets/StreamSetbacksHandout_Ellis.pdf

The author of this government document maintains; setbacks offer an intelligent solution that protects clean water, a homeowner's privacy, and the natural landscapes that harbor the fish and wildlife that everyone in the state of Montana enjoys. Setbacks also reduce the risk of losing investments to flooding and erosion while increasing property values.

Geauga Soil and Water Conservation District, Ohio. 2013. Riparian Areas and Setbacks, a Guide Promoting the Use of Natural Resources in Storm Water Management. Available from http://geaugaswcd.com/yahoo_site_admin/assets/docs/2008_Riparian_Booklet_POV_lowres.144102055.pdf

The authors of this guide maintain; riparian setbacks sustain or increase property values by helping to keep community costs low, reducing infrastructure costs and decreasing reliance on engineered solutions. The overall costs associated with the protection of riparian areas are typically less expensive than restoration projects needed to repair damage from flooding. Riparian setbacks create a prudent balance between community values as they maximize riparian services while minimizing restrictions on beneficial property use.

Gies, E. 2009. Conservation: An Investment That Pays The Economic Benefits of Parks and Open Space. The Trust for Public Land. Available from <http://www.tpl.org/publications/books-reports/park-benefits/conservation-pays.html>

This report is intended to help agency personnel and community conservationists make the case for conservation as a long-term economic investment that will contribute to the financial bottom line. Property sales have been studied from the late 1970s through 2000, lots bordering permanently conserved areas sold for 19 percent to 35 percent more than lots bordering unprotected areas.

Huff Run Watershed Restoration Partnership. 2013. Riparian Setback Development Regulations. Available from

<http://www.huffrun.org/files/pdf/mineral%20city%20riparian%20set%20backs.pdf>

This website maintains that the purpose of riparian setback development regulations; enhance the scenic beauty, environment, quality of life, and property values for residents. Also stating riparian areas, if appropriately sized and managed, help to stabilize banks, limit erosion, reduce flood size flows and/or filter and settle out runoff pollutants.

Kellogg, W. and Matheny, E. 2006. Training Opportunities Available to Ohio Lake Erie Basin Local Decision-makers Regarding the Economic and Fiscal Benefits of Coastal and Watershed Stewardship. *Journal of Great Lakes Research*, 32(1), 142-157. Available from

<http://www.sciencedirect.com/science/journal/03801330/32/1>

This journal article maintains that; local decision makers shape coastal and watershed conditions but often do not appreciate the economic, fiscal, and ecological benefits that could be gained from sound stewardship practices. This article cites data published by the United States Environmental Protection Agency regarding guidelines for preparing economic analyses.

Netusil, N. 2006. Economic Valuation of Riparian Corridors and Upland Wildlife Habitat in an Urban Watershed. *Journal of Contemporary Water Research and Education*. 134. Available from

<http://opensiuc.lib.siu.edu/cgi/viewcontent.cgi?article=1033&context=jcwre>

This journal article estimates riparian corridors increase the value of vacant land by 10 to 27%. Restoration projects that reduce flood damage and improve fish habitat also show an increase in property values by 3 to 13% of the mean property price in the study area.

Northeast Ohio Areawide Coordinating Agency. 2013. Principles of Riparian Zone Protection. Available from <http://www.noaca.org/riparianguidance.pdf>.

This website provides information regarding metropolitan planning for five Ohio counties. The authors' maintain; property values are not secure if a residents house or garage is in danger of being flooded or is about to collapse into a stream channel due to streambank erosion. Also stating, 'green' properties with a water view from a safe distance are the properties with the highest values.

Palmer, M. Lettenmaier D. Poff N.L. Postel, S. Richter, B. Warner, R. 2009. Climate Change and River Ecosystems: Protection and Adaptation Options. Environmental Management. 44:1503-1068.

This journal article describes the proactive management applications that can be applied at the local watershed scale, if valuable river assets are to be protected from anthropogenic stressors including climate change.

Qiu, Z. Prato, T. Boehrn, G. 2006. Economic Valuation of Riparian Buffer and Open Space in a Suburban Watershed. Journal of the American Water Resources Association.

This journal article evaluates the willingness to pay (WTP) for adopting riparian buffers and preserving farmland in a hypothetical real estate market. The results showed that residents' WTP was consistent with the economic values of open space and proximity to streams embedded in existing home prices.

Quale, M. and Hamilton S. 1999. Corridors of Green and Gold: Impact of Riparian Suburban Greenways on Property Values. Prepared by, Faculties of Agriculture Sciences and Commerce and Business Administration University of British Columbia for the Fraser River Action Plan Department of Fisheries and Oceans Vancouver. Available from http://mtwatercourse.org/media/downloads/Greenway_economic_study.pdf

This study is intended to contribute to our understanding of the role of riparian greenways in residential property markets, with particular reference to greenway standards applicable to fisheries management concerns along shorelines, rivers, streams and creeks. The results of this

study support the hypothesis that proximity to riparian greenways has a positive impact on residential property prices for adjacent properties.

Rouse, D. C. and Bunster-Ossa, I. F. 2013. Green Infrastructure in Practice
Planning Advisory Service Report.

This report explores how the triple bottom line; economic prosperity, environmental quality, and social equity may be achieved through the use of green infrastructure in planning and architecture. Emphasis is placed on returns of monetary investment by way of increased property value, higher rents, increased occupancy, and higher resale value as well as resiliency of the property to flooding and storm runoff.

Virginia Department of Conservation and Recreation. 2013. Riparian Buffers Guidance Manual, Chapter 2 - Riparian Buffer Functions and Values. Accessed March 2013
http://www.dcr.virginia.gov/stormwater_management/documents/RipBuff%20Funct&Value_Fin al.pdf

This government website contains information regarding the economic value of riparian buffers stating; buffers may also serve as attractions for tourists and community members, becoming greenways and recreation areas for hikers, birders, photographers, fishermen, picnickers and other outdoor enthusiasts. The influx of visitors to the community can spur an expansion of the local economy from tourism and accessory businesses. These corridors increase the aesthetic appearance of a community, enhance property values, and increase local tax revenues.

Tennessee Valley Authority. 2013. Benefits of Riparian Zones Using Native Plants to Protect Streambanks and Shorelines. Available from
<http://www.tva.gov/river/landandshore/stabilization/benefits.htm>

This government website states; the maintenance or development of an attractive riparian zones increases property value and reduces property loss from excessive erosion. At the same time riparian zones, dissipate noise from reservoir traffic, roads, and nearby properties, reduce maintenance time and related costs, provide privacy, screen unsightly views, and enhance scenic views.