

DRAFT

GUIDING PRINCIPLES FOR TRANSFERS OF LAND FROM THE NW END OF THE OAK RIDGE RESERVATION

1. **Greenspace is not a revolving land fund.** Once land has been designated "Greenspace/Conservation and Research", it must remain that way in perpetuity. As part of its Comprehensive Land Use Plan for the Oak Ridge Reservation, the Department of Energy should include a means to permanently preserve all land areas so designated. Once land has been resurfaced, contoured, polluted, or fragmented, it is very difficult and expensive to restore it to its true natural condition. Prevention is more cost-effective than remediation. One recommended method to accomplish this is that ownership of these lands be transferred to an appropriate organization, state agency, or federal agency that is experienced in the management of lands primarily for the purposes of conservation and research. Another method, short of outright transfer of ownership, would be to write permanent conservation easements into that land's deed.
2. **No greenfield decisions are final until all alternatives are examined.** No transfers of greenfields for the purpose of commercial or industrial development are final until all suitable alternatives within the city limits of Oak Ridge have been examined. "Suitable alternatives" include government or private-sector brownfields as well as private-sector undeveloped parcels abutting existing developed areas. Arbitrary setbacks and other purely administrative restrictions (as opposed to the viewshed setbacks described below) should be relaxed if small adjustments would make a site feasible.
3. **Apply conservation-friendly development practices.** Conservation-friendly development practices must be applied to all Oak Ridge Reservation tracts which are transferred for commercial or industrial development. Wasteful, exploitative practices, for example, the clear cutting of Pine Ridge, must be prohibited. Setbacks to preserve viewsheds should remain in forested condition, as opposed to grassland, to the maximum extent possible.
4. **Successful long-term maintenance requires back-end support.** Adequate support must be provided as an integral part of all land transfers, whether they be pure greenspace tracts or development tracts incorporating viewshed setbacks, in order to ensure the proper maintenance and long-term preservation of those greenspaces and viewshed setbacks for the future. One proven method of support is "endowed conservation easements".
5. **Buffer zones or setbacks must be permanent.** Land set aside in development tracts for the purpose of preserving viewsheds or isolating the development's impact on abutting greenspace must itself be protected as well as the conservation/greenspace lands described in principle #1. One method is permanent deed restrictions.