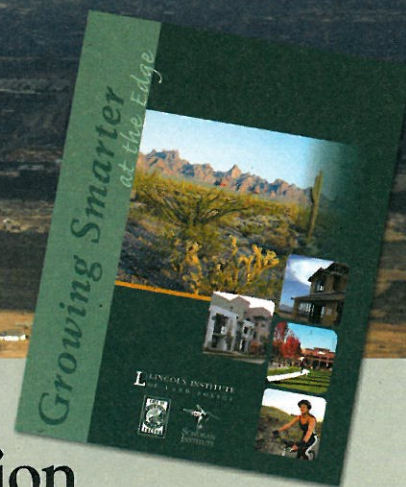


Tucson, Arizona



Better Communities through "Smart Growth" and Conservation

By Andy Laurenzi, Director State Trust Land Program

Over the next 25 years, it is estimated that the United States will grow by another 50 million residents. The American West, with its wide open spaces and desirable lifestyle, is predicted to absorb a large share of that growth, with some projections indicating that the West could increase by as many as 25 million people. Rapidly expanding metro areas like Phoenix, Arizona can anticipate three million new residents in addition to its existing three million. By all accounts, the West can expect much of the explosive growth that has characterized the last 20 years to continue for the next 20 years in both rural and metro locations.

The Sonoran Institute's newest publication, *Growing Smarter at the Edge*, reviews and evaluates urban edge development associated with Western master-planned communities. This report, prepared in partnership with the Lincoln Institute of Land Policy and the City of Tucson, was created to assist in the development of the Houghton Area Master Plan, just southeast of Tucson, Arizona. Much of the area for the Houghton Area Master Plan is owned by the Arizona State Land Department, which supported this report's efforts.

Growing Smarter at the Edge shows that a variety of communities across the West are following basic elements of "smart growth" within master-planned communities. These elements are increasingly seen as

factors that provide a market advantage and include:

- Integrated, accessible, natural open space;
- Mixed public, commercial, and residential uses;
- Pedestrian orientation and other mobility options; and
- A range of housing densities and prices.

Representative projects span five Western states including Arizona, California, Idaho, Nevada, and New Mexico, and are based on land use, market performance, and other criteria. An executive summary and the full report are available on our Web site at www.sonoran.org.

"On behalf of the City of Tucson, let me say we greatly value partners like the Sonoran Institute and the Lincoln Institute of Land Policy and the role they have played in the Houghton planning process. These collaborative efforts are helping create a vision for the Houghton area that prepares us for sustainable urban growth that enhances the quality of life in our community."

Albert Elias, AICP
City of Tucson Planning Director



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Moving on

We thank and wish the best of success to Pat Evans and Cheryl Lord-Hernandez who have left the Sonoran Institute to pursue other work.

Fifteen Years of Collaborative Conservation

By Luther Propst, Executive Director

In 2005, the Sonoran Institute celebrates 15 years of successful collaborative conservation across the West.

What started as a "one-man-show" has now grown into today's Sonoran Institute: a diverse and talented organization with offices in Tucson, Bozeman, and Phoenix; field offices in Idaho and Sonora, Mexico; and an affiliate in Alberta, Canada. I am delighted that the Institute's staff represents the wide variety of expertise and background needed to make collaborative conservation happen. We work with a wide range of partners: from the U.S. Bureau of Land Management to universities, from grassroots groups to international corporations, from ranchers to real estate developers, from county commissioners to city planners.

In our anniversary year, our focus is three-fold:

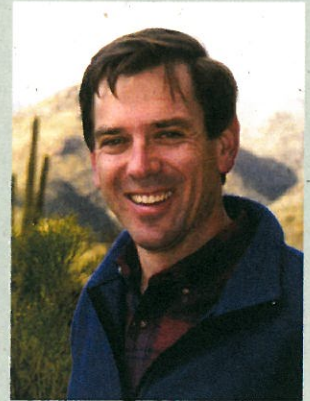
- Exert a *deeper impact* on local, state, and federal conservation, land use, and economic policy;
- Establish a *broader geographic presence* and leadership role in Western North America; and
- Develop a *higher public profile* for community-based and collaborative conservation throughout Western North America.

One important way we are exerting a deeper impact is through more emphasis on state and local land-use policy. A key expertise that distinguishes the Sonoran Institute is our significant investment in land-use planning, economic analysis, and policy analysis expertise. This allows us to combine traditional conservation strategies with improving the design and characteristics of urban and rural development to advance our mission. The new *Growing Smarter at the Edge* Report is an outstanding example of this deeper impact, as it combines the expertise of many of our programs.

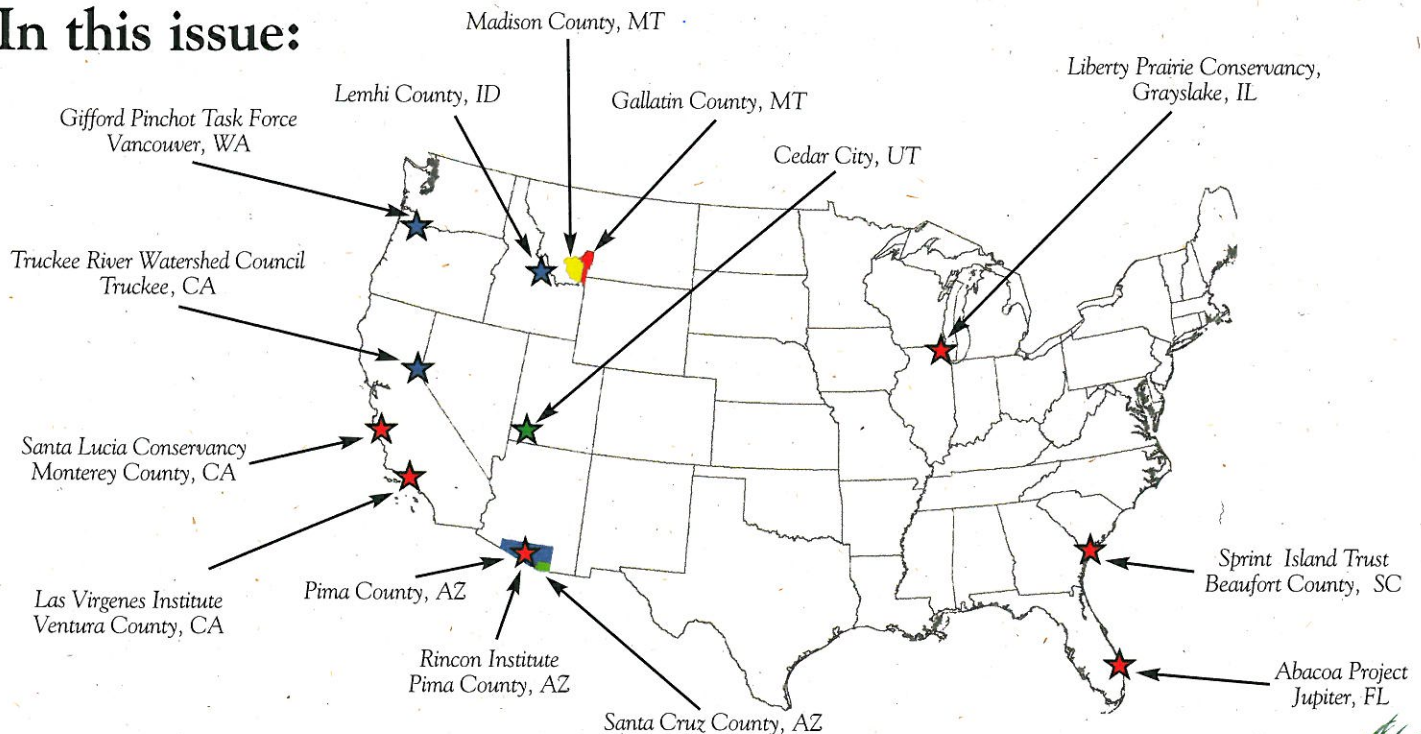
We will keep you informed of our progress in creating *healthy landscapes, vibrant economies, and livable communities* across the West, and we look forward to many more years of successful collaborative conservation with you.

Luther Propst

Luther Propst
Executive Director



In this issue:



Civil Dialogue Leads to Community Solutions

By Whitney Tilt, Director, Resources for Community Collaboration



Participants in a field tour from the Gifford Pinchot Task Force learn about community-based collaboration in Vancouver, Washington.

Over the past 10 years, a growing number of efforts have emerged across the rural West where citizens and local governments negotiate their way through competing interests and obligations. Instead of a "winner takes all" approach, communities seek to reconcile economic opportunity with conservation of natural resources.

Platt, executive director of the task force, observes: "We found we had more in common than we disagreed on. From there we worked to achieve small successes on the way to realizing our broader goals and vision."

Simply defined, community-based collaboration (CBC) is the process by which perceived adversaries enter into civil dialogue to collectively consider possible solutions. Lisa Wallace of the Truckee River Watershed Council found the upfront investment of time and support for a collaborative process paid the dividends of reduced conflict and litigation, which in turn allowed improved water quality for the Truckee River that flows from California's Lake Tahoe to Nevada's Pyramid Lake.

During their brief history, CBCs have addressed a wide array of issues including water allocations, timber management, wildlife conflicts, range improvement, rural community development, and engagement of First Nations in natural resource policy. The majority of CBCs are not born of inspiration, but arise from harsh necessity. In the case of the Salmon Valley Stewardship in Lemhi County Idaho, the Sonoran Institute has been assisting local collaborative efforts, such as reintroduction of native species; restrictions on federal land use; reduced timber availability; and the immigration of retirees radically changing the area's demographics. While individual residents might disagree on the relative merits of endangered species protection, they could find common ground under the umbrella of sustaining the Salmon community, and this, in turn, provided a basis for redefining their relationship with the surrounding landscape.

"We found we had more in common than we disagreed on. From there we worked to achieve small successes on the way to realizing our broader goals and vision."

Emily Platt,
Executive Director Gifford Pinchot Task Force

Increasingly, warring parties discover reasons to work together, if only from simple exhaustion. A good example of this community-based collaboration is found in the efforts of the Gifford Pinchot Task Force in southwest Washington where high unemployment, federal forestland policy gridlock, and a host of endangered species issues have combined to create tension and conflict. Helping to lead a community-based collaboration, Emily

Madison County, Montana

Face of Conservation: Doris Fischer

Land Use Planner, Madison County Montana

By Dennis Glick, Director, Northwest Office

Like many counties in the West, Madison County, Montana is rural, scenic and in recent years, the site of ever increasing development.

County officials are grappling with the many environmental, economic, and cultural impacts of this growth. County planner Doris Fischer has her hands full; but Doris is up to the challenge. She is guiding her county through a land-use planning process and has helped identify design guidelines for rural development (a first in Montana) while spearheading an effort to plan for natural disasters like fire and earthquakes—both very real concerns in this forested and seismically active county.

"Working with the Sonoran Institute and just talking with other counties that must deal with the same plight, gave us a clarity and confidence that we were on the right track," Doris said.

Doris is exemplary in her tenaciousness and skill, but she knows that good planning requires community support, especially the

support of key land-use decision-makers. Along with some of those decision-makers, Doris, county commissioners, planning board members, and a representative of the ranching community attended the Sonoran Institute's award winning Western Community Stewardship Forum (WCSF) in 2000. The Sonoran Institute and the National Association of Counties (NACo) developed WCSF to provide rural county officials with the information, training, and technical assistance they need to find innovative solutions to the sticky land-use issues confronting Western communities.

During this training, participants learn about the scope and impacts of growth issues, and the array of tools available to better deal with rapid land-use change in their counties. At the end of the meeting, each team develops an action plan for implementing concepts relevant to their particular circumstances. Sonoran Institute staff are often called upon to assist counties as they



Clockwise from top left: Bill Olson, Marilee Tucker, Doris Fischer, and Ann Schwend

implement these projects. In the case of Madison County, the Sonoran Institute provided a grant to facilitate the creation of guidelines for rural development.

Nearly 30 Western counties have participated in WCSF since its creation, leading to a number of on-the-ground planning related projects. Follow-up workshops, such as Planning for Safer Land Use in Hazard Prone Areas, probe more deeply into topics of particular interest to county officials.

The next WCSF is scheduled for fall of 2005. People interested in attending can contact Dennis Glick at dennis@sonoran.org or by calling (406) 587-7331.

Faces of Conservation

On February 4, the Sonoran Institute celebrated our 15th anniversary with the Faces of Conservation Awards in Tucson, Arizona. More than 450 guests, including Governor Janet Napolitano and Congressman Jim Kolbe, came to honor people in the conservation process. We congratulate each of the nominees for these awards, and all of our partners in collaborative conservation for making Southern Arizona a better place to live, work, and play.

CELE PETERSON AWARD FOR COMMUNITY BETTERMENT

An individual who has demonstrated a lifetime's commitment to the betterment of the Tucson community.

RECIPIENTS: Joe and Martie Maierhauser, Colossal Cave Mountain Park for their work with Pima County and other agencies, residents, and businesses for more than 50 years to preserve the Rincon Valley just southeast of Tucson.



Left to right: John Fendenheim, Sonoran Institute Board member from the Tohono O'odham Gaming Authority presents Faces of Conservation Award to Martie and Joe Maierhauser from Colossal Cave Mountain Park.

CONSERVATION DESIGN AWARD

a completed project (landscape architecture or architecture) that exemplifies sound conservation principles.

RECIPIENT: David Burns, Burns and Wald-Hopkins Architects for the Plaza Building, Desert Campus, Pima Community College. The Plaza was the first project in Arizona to receive certification from the U.S. Green Building Council's Leadership in Energy Efficiency & Design Program. The Plaza site was designed to protect Native American Hohokam archeological remains and minimize impact on the environment.

HEALTHY LANDSCAPE AWARD

An individual who has made significant contributions to the conservation, preservation, or protection of a significant landscape.

RECIPIENT: Chuck Huckelberry, Pima County. Great communities are born out of natural strength and beauty and have a deep respect for ecology, history, culture, and diversity. Such balance is at the heart of the Sonoran Desert Conservation Plan, and the man behind it: Chuck Huckelberry. The American Planning Association selected the Sonoran Desert Conservation Plan for the 2002 Outstanding Planning Award.

FEBRUARY 4, 2005 EVENT SUPPORTERS

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Governor Janet Napolitano

The Celebrates event was made possible by the generous support of Saguaro Ranch, Tucson Electric Power Company, Desert Diamond Casino, Inside Tucson Business, and Tucson Home Magazine.

VIBRANT ECONOMY AWARD

A person who has invested in economic development activities that support revitalization, and/or conservation.

RECIPIENT: Molly Eglin, Rincon Valley Farmers' Market. Molly Eglin is making a huge impact on her community. Molly created the Rincon Valley Farmers' Market—a combination of local and organic produce and craft market—that today draws people and vendors from all over Southern Arizona every Saturday. The "Barn," located at 12500 E. Old Spanish Trail, acts as a community gathering place, and proceeds benefit the Vail School District.

LIVABLE COMMUNITY AWARD

A person who has helped to develop a more balanced and livable community through collaborative decision making.

RECIPIENT: John Wesley Miller for Armory Park del Sol. Armory Park del Sol incorporates solar-power, energy-efficiency, pedestrian-friendly design, and historic architecture, while encouraging families to return to inner-city living. It is one of only four "Zero Energy Using Home" subdivisions authorized by the U.S. Department of Energy.

CONSERVATION COLLABORATION AWARD

A conservation group dedicated to finding collaborative solutions to community issues.

RECIPIENT: Diana Freshwater and the Arizona Open Land Trust. Established in 1978, the Arizona Open Land Trust was the first land trust to serve Southern Arizona by focusing their efforts on land conservation through acquisition. Arizona Open Land Trust was also a key player in passing significant bonds for open space in Pima County, totaling more than \$202 million dollars.

Civano Nursery
Colossal Cave Mountain Park
Coppersmith, Gordon, Schermer, Owens, & Nelson
Dances with Horses
Delectables Restaurant & Catering
Desert Artisans Gallery
Desert Diamond Casino
Desert Divers
Diamond Ventures
Domino's Pizza
Doucette Homes, Inc.
Eclectic Café
Eglin/Cohen Architects, P.C.
El Burrito Patio Restaurant
Empire Ranch
Encore Planning Group
Enoteca
Farmers Investment Company
Friends of the Santa Cruz River
Funtastics Family Fun Park

Golf N Stuff
Got Piles of Paper?
Green Valley Pecan Company
Green Fire Books
Guitar Center
Hacienda D'Mexico III
Harris Environmental Group
HDR Engineering, Inc.
Hilton El Conquistador
HoneyBaked Ham Co.
HornBlower Cruise & Events
House & Garden
Illuminations
John Wesley Miller Companies
John Ritter Photography
Jon Wolf Photography, Inc.
La Cocina Restaurant
La Ruta De Sonora
Ecotourism Association
Las Doñas de Los Descendientes del Presidio de Tucson
Lazy K Bar Ranch
Madaras Gallery

Madden Publishing
Magpies Gourmet Pizza
Marshall's Jewelers
Mimi's Café
Mindful Touch
Monkey Box
Monsoon Marketing Inc.
Natural Bed & Breakfast
Papagayo Mexican Restaurant & Cantina
Parties Plus
Philabäum Glass
Picurro Pizzeria
Pizza Hut of Arizona
Plants of the Southwest
Polar Ice
Pueblo Galleria
Radisson Hotel
Red Door Salon
Rembrandt Photography
Remodel or Move
S. Silverberg & Sons
Sage Landscape
Saguaro Ranch Development
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Shall We Dance
Skyworks
Soaring Adventures of America, Inc.
Southwest Gas Corporation
Southwest Canyon Creations
Southwest Furniture Warehouse
Sports Authority
Stantec Consulting
Stellar Vision & Astronomy
Strategic Issues Management Group
SunLine Design Jewelry & Gifts
Table Talk
Terra Designs Inc.
The Architecture Company
The Arizona Aerospace Foundation
The Bamboo Club
The Loft Cinema

The Solar Store
Tohono O'odham Gaming Authority
Tohono Chul Park
Town of Oro Valley
Towne Place Suites
Toys 'R' Us
Trader Joe's
Tucson Electric Power Company
Tucson Botanical Gardens
Tucson Museum of Art & Historic Block
Tucson Symphony Orchestra
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YOUR PLANNED GIFT SUPPORTS COLLABORATIVE CONSERVATION

More and more thoughtful individuals are contributing to the important work of the Sonoran Institute through financial gifts. As our work continues to expand throughout the West, you may want to consider a planned gift to support our efforts in collaborative conservation.

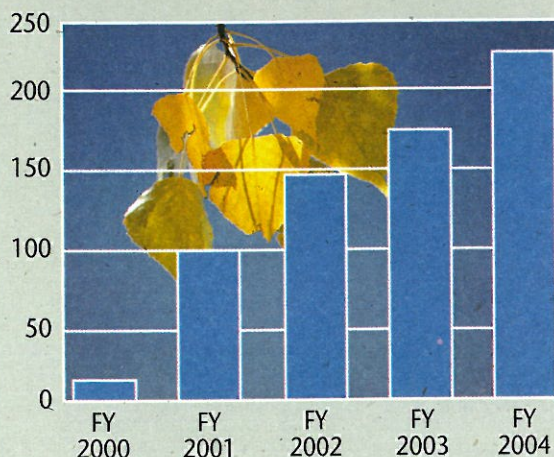
You can plan a gift to the Sonoran Institute in many ways:

- When planning your will, include the Institute in your estate;
- A planned gift might include the gift of stocks, bonds, or life insurance; or
- A bequest of real estate or personal property.

Please consult with your attorney and financial advisor to select the planned gift that is most appropriate for you, and together we can help design a gift to benefit collaborative conservation efforts that appeal to you. Properly structured, your gift can provide substantial tax benefits.

Planned giving is important to the Sonoran Institute because we depend on individuals to provide resources to protect the West's wide open spaces and healthy communities. For more information about planned giving, please contact Don Chatfield at 520-290-0828.

Total Number of Individual and Corporate Donors



Building from the Best of the Northern Rockies

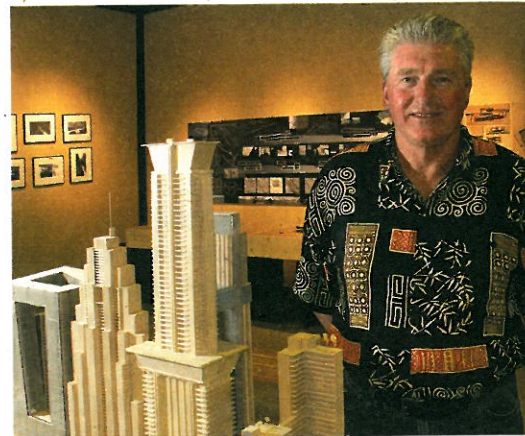
By Dennis Glick, Director, Northwest Office

In response to unprecedented growth in the Northern Rockies, the Sonoran Institute has launched an exciting new effort to guide a vision for development in the region. Designed to reflect and enhance natural landscapes and community character, Building from the Best of the Northern Rockies (BBNR) will identify "best development practices" for both urban and rural development, and highlight real life examples from the region.

Planning meetings are often filled with people concerned about the character or location of proposed development. Sonoran Institute wants to shift the focus away from what is wrong with development, to what is right.

An Advisory Committee made up of architects, developers, planners, smart growth and affordable housing advocates, county officials, and conservation advocates will play an important role in this project. The Institute has hired architect and planner Ralph Johnson, Director of the Graduate Program of Montana State University's School of Architecture, to guide the Committee as it crafts best practices and identifies on-the-ground projects in Idaho, Montana, and Wyoming. Sonoran Institute staff will visit these sites to find out what makes them special, and how they were conceived and developed. These case studies will be included in a publication and on our Web site.

"People are desperate for examples of development that fit into existing communities or the natural environment. This project will provide these models," says



Ralph Johnson, Director of the Community Design Center at Montana State University's School of Architecture.

"People are desperate for examples of development that fit into existing communities or the natural environment. This project will provide these models," said Ralph Johnson.

Johnson, who is also Director of the Community Design Center at MSU's School of Architecture. The Sonoran Institute's partnerships with communities and with the National Association of Counties will enable us to widely disseminate this information to the region's key decision-makers and the development community.

BBNR reflects the Institute's community-based approach to conservation that links rural landscape conservation with efforts to create livable communities. "It's really two sides of the same coin," says Sonoran Institute executive director Luther Propst, "and Building From the Best of the Northern Rockies will clearly illustrate and promote this concept."



Building Conservation Within Communities

The Sonoran Institute and our partners have created many CSOs around the country and are now working with developers to promote the CSO Network.



CURRENT MEMBERS:

Abacoa Project, Jupiter, Florida

Santa Lucia Conservancy,
Monterey County, California

Spring Island Trust,
Beaufort County, South Carolina

Rincon Institute,
Pima County, Arizona

Las Virgenes Institute,
Ventura County, California

Liberty Prairie Conservancy,
Grayslake, Illinois

In March CSO members met in Juno Beach, Florida where they were hosted by CSO partner Abacoa for a workshop on how to map effective program evaluation.

The Institute will co-host another course this September near Chicago. For more information about CSOs, please contact John Shepard at 520-290-0828 or john@sonoran.org, or visit www.sonoran.org/CSO.

Monterey County, California

Building Conservation within Communities

Community Stewardship Organizations promote sustainable development

By John Shepard, Associate Director

David Parsons is a developer with ambitious plans for an exemplary development project in southern Arizona. Having acquired more than 2,000 acres of oak-grasslands in the foothills of the Santa Rita Mountains, he is intent on having his development benefit both the land and the neighboring community of Patagonia.

This concept led him and five other developers to attend the Sonoran Institute's course on "Building Conservation within Communities," last August in Monterey County, California. The course helps participants determine whether to establish a Community Stewardship Organization (CSO) as part of their development plan.

CSOs are non-profit conservation organizations created and funded as part of the development process. Typically, they manage and restore open space set aside in the development, but also forge partnerships with adjacent public land managers, local land trusts, and other conservation interests to carry out activities that extend beyond the development project.

Now working to integrate a CSO



David Parsons of Conservation Properties, Inc.

into his development project, Parsons has met with community leaders to explore a range of conservation and educational activities that the CSO might undertake. It includes planting native oaks and grasses, restoring stream banks, creating a community garden, offering environmental education programs for school kids, and other activities that foster conservation.

Parsons has generated tremendous enthusiasm and offers of help within his local development area: exactly what CSOs are intended to do. Traditionally, development proposals tend to split communities apart. CSOs offer both a process and an end result that allow development to meet a broad range of community needs.

"The CSO course was quite helpful for me," notes Parsons, "in that I was able to see how I could make my vision for the development a lasting one. A CSO will ensure that my commitments to the land and community will continue long after I have finished this project."

Bureau of Land Management Uses Economic Strategies for Effective Conservation

By Ben Alexander, Associate Director, SocioEconomics Program

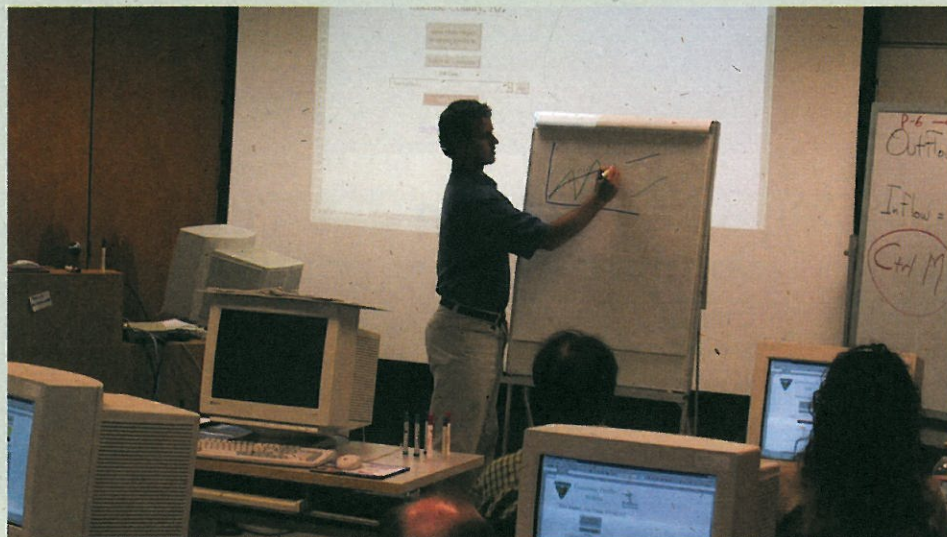
For the past six years the Bureau of Land Management—the nation's largest public land management agency—has utilized the Sonoran Institute's socioeconomic expertise and custom information tools to educate the public and inform land-use planning.

The Sonoran Institute works in close partnership with the Bureau of Land Management (BLM) to make economic and demographic information widely available to the public and to provide a better understanding of the changing uses and significance of public lands across the West.

The BLM has underwritten development of the Sonoran Institute's signature tool for economic analysis, the Economic Profile System, which generates free customized profiles for almost any geographic unit in the country via the World Wide Web. These profiles help citizens and land management agencies recognize local and regional economic and demographic trends and their implications for effective land management.

According to BLM Senior Social Scientist, Robert Winthrop: "The Economic Profile System makes the process of collecting and organizing complex economic information simple to do and easy for the public to understand."

As part of our partnership with the BLM, the Sonoran Institute delivers Economic Strategy Workshops in local communities adjacent to BLM



Ray Rasker from the Sonoran Institute leads BLM staff through the Economic Profile System during a training workshop.

land where new resource plans are being developed. So far in 2005 we have delivered four workshops in as many states, including one in Cedar City, Utah, gateway to some of Utah's most spectacular landscapes. These facilitated discussions help build a common understanding of the human context of BLM's land-use planning.

According to Winthrop: "The Sonoran Institute-BLM partnership has been very effective. The Institute's expertise in economics and community facilitation has helped us to improve both the quality and public understanding of BLM land-use plans. We're looking forward to implementing these plans with greater public awareness of the opportunities for meeting the needs of both resource users and local communities."



Robert Winthrop, BLM Senior Social Scientist

"The Economic Profile System makes the process of collecting and organizing complex economic information simple to do and easy for the public to understand."

Springtime Show in the Southwest

By Amy McCoy, Project Manager – Santa Cruz River

Spring in the desert. From the Colorado River Delta to the Santa Cruz River, Southwest waterways are ushering in spring with a cacophony of bird songs, a technicolor show of wildflowers, and the delightful babble of flowing streams. Conservation along the Santa Cruz River in Santa Cruz County, Arizona echoes the optimism of spring, and community members are meeting to plan for the future.

Santa Cruz County Director of Community Development Mary Dahl, together with the Board of Supervisors and the Planning Commission, have recently initiated the Upper Santa Cruz River Conservation Project to build the framework for protecting and conserving the Santa Cruz River corridor and its waterways. This planning effort is intended to implement a key portion of the County Comprehensive Plan, which was adopted on June 29, 2004. The Plan places special emphasis on the river and envisions maintaining its essential cultural and ecological character through a variety of land-use and conservation tools. The Plan will be the primary focus of this implementation effort. It states that "the Santa Cruz River and its watershed are conserved and managed as a "living river" ecosystem."

Through discussions with a Citizens' Taskforce appointed by the Santa Cruz County Board of Supervisors, the implementation process will explore the workings of several conservation methods. The Taskforce has 15 members and includes ranchers, developers, homeowners, and community leaders. Through 18 months of study sessions on watershed topics (i.e. hydrology,



Spring blooms in Santa Cruz County.

land-use planning tools, waterway restoration) and then 12 months of planning and implementation, the goal of the Taskforce is to effectively conserve and plan for the management and conservation of the Santa Cruz River Corridor.

During the course of developing the Comprehensive Plan, Mary Dahl led at least 40 public meetings that were held in various locations in the County. That commitment to public participation continues through the Taskforce process and acknowledges that successful river protection depends on a high level of commitment and cooperation among property owners, local leaders, community organizations, and business leaders. The Sonoran Institute commends Mary Dahl and Santa Cruz County for their vision and commitment to the Santa Cruz River!



"The Comprehensive Plan process was very focused on community input, with weekly meetings for over a year. In the end, the Comp Plan is a product the entire community can feel proud of and vested in. I look forward to implementing it in the same, community-oriented, manner."

- Mary Dahl
Santa Cruz County
Director of Community Development



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