

Acquiring land for parks

THE
TRUST
FOR
PUBLIC
LAND



The Trust for Public Land purchases land from willing landowners and conveys it to public agencies for parks or other green space. We act as a principal in land transactions, assuming the risks and costs associated with buying, owning, leasing, and selling land. Transactions are structured to align the needs of property owners seeking to sell land with those of public agencies seeking to acquire it.

How we complete transactions

WE WORK WITH LANDOWNERS to structure transactions that meet financial and timing needs and provide due diligence – including in appraisals, title issues, environmental assessments, property surveys, and public agency procedures.

WE MEET AGENCY REQUIREMENTS for price and property condition, selling at or below fair-market value.

WE SECURE FINANCING from public and private sources and arrange interim financing or lease-purchase sales.

WE HELP NEGOTIATE LEGAL AND OTHER OBSTACLES such as title irregularities, water rights, property contamination, pending litigation, distressed or foreclosed properties, or hazardous waste.

Using our services

The Trust for Public Land negotiates the purchase of land and conveys it to public agencies at or below fair market value as established by an appraisal that strictly meets the agency's requirements. In most transactions, we do not charge the agency a fee for staff time or costs. Significant support for this service comes from donations of land or cash from landowners who sell property to us, as well as from foundations and individual philanthropy. Since 1972, we have conveyed more than \$6 billion of land into public ownership, including hundreds of urban parks, community gardens, and cultural sites.

Our Conservation Transactions advantage

NEARLY 4,000 REAL ESTATE TRANSACTIONS since 1972 to create parks and trails and conserve land.

BROAD EXPERTISE in tax benefits, appraisals, title and property survey issues, environmental analysis, financing tools, and real estate law.

ASSUMING RISKS AND COSTS of acquiring properties.

ABILITY TO ACT QUICKLY to purchase land and hold it until an agency has the resources to acquire it.

LONG-TERM PARTNERSHIPS with public agencies to create parks, offering a full suite of services – including analyzing needs, raising funds, acquiring lands, and overseeing park development.

Where we've made a difference

WORCESTER WATERSHED PROTECTION: Since 2004, The Trust for Public Land has worked with the city of Worcester, Massachusetts, to purchase land or easements on six separate properties – totaling 500 acres – in the watersheds of the streams and reservoirs that supply water for 200,000 residents of the city and surrounding towns.

ST. PETERSBURG RAIL-TRAIL: To bring the cross-county Pinellas trail into downtown St. Petersburg, we obtained a federal appropriation of \$4.75 million for the purchase of a 2.1-mile rail corridor. We also supplied expertise in negotiating with a sophisticated corporate seller, resolving historic title and survey issues and coordinating with the federal surface transportation board. The extension to the popular trail opens up the city to suburban bike commuters, other towns, and a number of state and local parks.

PACIFIC PLAZA IN DALLAS: In three different transactions over a period of five years, we purchased and held pieces of a city-block-size parking lot before conveying the land to the city for a park. Pacific Plaza will be the centerpiece of the city's master plan to green its densely built downtown.

OLYMPIC SCULPTURE PARK, SEATTLE, WASHINGTON: To transform an industrial site on the waterfront into a park showcasing the Seattle Art Museum's sculpture collection, our attorneys negotiated a complex allocation of liabilities and responsibilities for addressing any remaining contamination.

TIGARD DOG PARK: When the popular Potso Dog Park – leased by Tigard, Oregon, from a private owner – was threatened with development, we moved quickly to purchase the property for the city. The city was able to buy the park because of funding from a \$17 million parks bond developed and passed in 2010 with our help and with key support from dog owners.



The Trust for Public Land
creates parks and protects land
for people, ensuring healthy,
livable communities
for generations to come.

tpl.org

FOR MORE INFORMATION:

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