

**SITE EVALUATION MATRIX
FOR ACTIVE RECREATION AREAS
& Weight Factors**

Definition of Active Recreation Areas: areas intended for physical and active use by individuals, families, or large groups in formal activities or events. This includes major athletic fields such as soccer, baseball, softball, and lacrosse; hard surface courts including tennis, and basketball; playground structures and areas; pavilion buildings, rest room facilities and other structures to support the active environment; and access and development of trails or aquatic facilities.

Site: _____ Property _____ Date: _____ Evaluated by: _____

	Heading	Attribute	Description	Value
Part One	Practical Considerations			55 Possible Total Points
1	Physical Attributes			20 Possible Total Points Score=
1a		size and shape of parcel	5 points for a parcel whose size and shape are fully suitable for a city park or a neighborhood park as appropriate	0 to 5
1b		geographic location	5 points for proximity to at least three residential neighborhoods, 0 for a remote location	0 to 5
1c		water/sewer/electric to site	1 point for each of the three utilities which has already been provided to the perimeter of the site	0 to 3

1d		existing condition of site	3 points for a site which is clear of brush and other removable impediments to development for active recreation	0 to 3
1e		proximity to other public facilities	1 point for each existing park or other public facility within easy walking distance, up to a maximum of 2 points	0 to 2
1f		existing site development	1 or 2 points for existing site development which will be useful (e.g., access road, parking area, prepared fields or courts)	0 to 2
	Comments	This site was a farm parcel. Very few existing amenities.		
2	Topography			15 Possible Total Points
2a		general gradient & layout of area	5 points for a site which consists mainly of open areas level enough for playing fields, with a natural grouping of active recreation areas	0 to 5
2b		drainage/erosion	3 points for a site which is well drained and which shows no signs of significant erosion problems	0 to 3
2c		wetlands	3 points for a site on which active recreation areas can readily be developed without disturbing any existing wetlands on or near the site	0 to 3
2d		soils	2 points for predominant soils which will readily support grass and which will absorb rainwater easily (e.g., more sand than clay in topsoil)	0 to 2
2e		no rocks, ledges, or identifiable hazards	2 points for a site with no major hazards or physical features which would make development for active recreation difficult or impossible	0 to 2

	Comments	Fairly tough soils. Large parcel so all different forms of land on the site.		
3	Land Restrictions			10 Possible Total Points
3a		complies with zoning/land use regulations	3 points for compliance (this item is a requirement)	0 to 3
3b		impact on natural resources	3 points for no impact on natural resources on site	0 to 3
3c		historical/archeological elements	1 point if there is no feature of historical or archeological significance	0 to 1
3d		wetland/floodplain	1 point if the site can be developed for active recreation without compromising any wetland or floodplain	0 to 1
3e		adjacent land uses	1 point if adjacent land uses are compatible with active recreation on the site	0 to 1
3f		development competition	1 point if there is not likely to be competition to buy the site	0 to 1
	Comments	Difficult site to judge. Portions are in the NRP, others are in the NR district.		
4	Accessibility			10 Possible Total Points
4a		existing road frontage or other access	4 points for extensive road frontage of the site on a paved road with relatively low density and speed of traffic	0 to 4

4b		trail or path connections	3 points for easy connection to Recreation Path as well as foot trails near the site	0 to 3
4c		public transportation to/from parcel	1 point if regular public transport to site exists or is planned	0 to 1
4d		proximity to emergency services	1 point if emergency vehicles could access the site easily and quickly	0 to 1
4e		would easily meet ADA requirements	1 point if ADA accessibility requirements can easily be met	0 to 1
	Comments	Site is remote but large. Significant road frontage but generally high speed.		
Score				
Part Two	Cultural Considerations			70 Possible Total Points
1	Value to City			20 Possible Total Points
1a		site availability, acquisition process & cost	4 points if site already belongs to city or if it is available through a straightforward process at reasonable cost	0 to 4
1b		potential for recreation, multiple uses	4 points if the site can readily be developed to support active recreation throughout or to support a mix of active recreation with other uses such as protected natural space, renewable energy, community gardens, etc.	0 to 4

1c		meets current & future needs	4 points if uses proposed meet recreation needs which are current and expected to continue into the foreseeable future	0 to 4
1d		suited to year-round use	2 points for a site which can have some recreational use in every season	0 to 2
1e		service population area	2 points if the proposed active recreation area would serve a substantial population, "substantial" being relative to the type of park proposed (city, neighborhood or community)	0 to 2
1f		potential to maximize land use	2 points if the proposed site plan makes full use of portions of the site suited to development while protecting natural resources	0 to 2
1g		capacity for development	1 point if much of the site is well suited to development	0 to 1
1h		income potential	1 point if the proposed site plan includes potential for generating income for the city (through rental of fields or facilities)	0 to 1
	Comments	Large parcel; City would be acquiring in partnership with others with conservation / ag goals		
2	Aesthetic Value			15 Possible Total Points
2a		natural habitat, wildlife & vegetation	up to 5 points for varied, protected, attractive habitat, wildlife and vegetation on or adjacent to the site	0 to 5
2b		views	up to 3 points for views from the site to mountains, lakes, etc. <i>exterior</i> to the site	0 to 3
2c		scenic features on parcel	up to 2 points for special scenic features <i>on</i> the site (e.g., waterfalls, rock formations)	0 to 2

2d		noise to/from surrounding area	2 points if site and proposed site plan create little or no conflict with adjacent uses (such as residences) because of noise; 0 points if noise conflict is probable	0 to 2
2e		sun orientation	1 point for a site plan which provides flexibility for design and layout based on sun orientation	0 to 1
2f		visibility of site	1 point for a site which is easily visible from outside the site	0 to 1
2g		trees/shade/woodland	1 point for existing shade trees or woodland on the site	0 to 1
	Comments			
3	Other Considerations			15 Possible Total Points
3a		relationship to Comp. Plan/Rec. Impact Fee/Open Space Reserve Fund	5 points if the site plan is in compliance with the Comprehensive Plan and can be or has been acquired through use of Recreation Impact Fees or the Open Space Reserve Fund	0 to 5
3b		access to lake/streams/waterways	Up to 2 points for access to lakes, streams or waterways	0 to 2
3c		little additional infrastructure required	2 points if the proposed site plan requires little or no additional infrastructure (e.g., parking area, access or maintenance road, utilities to interior of site)	0 to 2
3d		internal circulation of traffic/parking	2 points for a site plan which provides for adequate parking and easy and natural vehicle circulation within	0 to 2

			the site (or else no vehicles will be permitted within the site)	
3e		capacity for maintenance	2 points for a site plan which supports expected maintenance needs	0 to 2
3f		potential for lighting & +/- impact	1 point for a site which can support lighting for courts or playing fields without negative impact on neighbors or on traffic safety	0 to 1
3g		low design costs	1 point if design costs for the site plan will be reasonable	0 to 1
	Comments	No site plan available, so difficult to assess. Primary goal is conservation.		
4	Uniqueness of site/Vision for the property			20 Possible Total Points
4a		special features	A map of the site and a sketch of the proposed site plans should be attached, and the special features of the site and its uses described. The maximum of 20 points should be assigned ONLY if the site has some very special features AND the proposed site plan provides for appropriate and needed uses of the site.	0 to 20

	Comments			
Score				
Total Score: Maximum of 135 Points				
Per Cent of Total				

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