

	Heading	Sub-Heading	Attribute	Description Attribute or potential capability gained by purchasing the land	Definition or Comparison Values or Benchmarks Quantitative or semi-quantitative benchmarks	Possible scoring
1	Natural Systems Values	The Setting				60
1a			Parcel size	The larger the parcel size when compared to a standard, the higher the score, for example, the largest undeveloped parcel in SB is XXX acres and the one that is in consideration is YYY acres.	Ask Paul Conner to provide the sizes of the 3-5 largest open parcels in SB. These would be a "10." Ask Paul for median parcel size in SB. Would that be a 5? Ask Paul to provide parcel size of Red Rocks. Parcel size of Wheeler Nature Park is x acres. What would be a 1?	0 to 10
1b			Connectivity and proximity	The greater the proximity or contiguity to open space, significant habitats, or other characteristic providing a similar strategic value, i.e. increasing or connecting existing open space, the higher the score.	A "10" would be assigned to a parcel that connects two existing parks or pieces of open space (that can be expected to stay open). At least a "5" should be assigned to a parcel that is contiguous with existing open space. A parcel that is contiguous with a park, path, or open space that could be developed should be assigned at least a "3". A "0" should be assigned if the parcel is not contiguous to any existing park, open space, pathway, etc.	0 to 10
1c			Surface waters, wetlands and waterways	Conserving a piece of waterway or a parcel that makes a significant contribution to watershed health and integrity and/or rivers, streams, lakes, ponds, wetlands, swamps, fens, marshes, bogs and their surrounding buffers.  This section does NOT include stormwater issues, or the human value of shoreline/water views, which are addressed elsewhere.	A "10" would be assigned to: the Potash wetlands near SBHS (impacted but large); ... what else? The Gret Swamp in the SEQ... A "5" or greater would be assigned to: any parcel containing a Class 2 or greater wetland; any parcel containing a stream, pond, or other water feature... what else? A parcel containing only a Class 3 wetland would be scored between 1-3 depending on the feature, unless it is a vernal pool making the score higher. A parcel containing no identifiable waterways or water bodies would be scored a "0".	0 to 10
		Habitat types and features				
1d			Grasslands	Grasslands present on the parcel with significant wildlife habitat and vegetation features featuring food (seeds, flowers, fruit, etc...) and shelter (dens, dead grass, etc...) for various wildlife. How long it has been since the site has been disturbed.	If the parcel contains than 1 acre of grasslands, it should be scored at least a "1". If the parcel contains more than 5 acres of grasslands, it should be scored at least a "2". 10 acres should be scored "3", 20 acres "4" and 30 acres "5"	0 to 5
1e			Forest Structure	Old or large-diameter, and/or structurally complex forest present on the parcel Relatively old, large-diameter, and/or structurally complex forest present on the parcel Also, rare or uncommon forest types, such as valley clayplain forest or stands of Atlantic cedar Significant quantity of vegetation or other features that create high-quality wildlife habitat, cover, shelter, or food: standing snags, coarse woody debris, dens, hollow trees, fruit and mast trees, etc...	If the parcel contains more than 1 acre of forest containing trees > 30 cm diameter at breast height (dbh), it should be scored at least a "1," more than 5 acres of forest containing trees > 30 cm dbh should be scored at least a "2", 10 acres "3", 20 acres "4", 30 acres "5". East Woods and WNP both easily score 3. Red Rocks would score for its cedar stands, but what? Consult "Wetlands, Woodlands, Wildlands" for examples. Note: Shelburne Point in Shelburne is noted for its cedar stands.	0 to 5
		Habitat Function				
1f			Habitat use	Locations that are confirmed to be used by wildlife (as shown by reports, counts, or other similar assessments)	Peter and others... ideas on how to quantify this?  Or ideas about what locations in SB qualify as 3, 2, 1, and why?	0 to 5
1g			Diverse habitat features or types	Locations that are particularly biodiverse in species (plants, wildlife) or in habitat types/ecosystems or have other unique or ecologically valuable natural features such as caves	Any local examples? Ideas of how things would be scored? See Habitat Use questions	0 to 5
1h			Potential or realized habitat function	A pristine habitat or one that could be greatly improved through habitat restoration	Assessors should consider proximity to large structures, roadways, infrastructure (such as power lines, etc...) and existing evidence of human impacts on the land. Assessors should also consider, if it is not a pristine habitat if it could be restored through restoration (such as the work that is planned to occur on the South Village development).	0 to 5
1i			Conserving wildlife	Rare, threatened or endangered species (state or federal level) Other populations of species of significance to So. Burlington (no deer or squirrels!) Preserving places where "showcase" species or particular interest, or those that give the area a "wild" feel, have been sighted, such as bobcat or moose	The presence of a population of endangered species (as determined by qualified researchers) would be scored as a "5". The presence of rare or threatened species would be scored as a "4" Evidence of showcase species could be a "3"	0 to 5
11						
2	Human Values	Usage				60
2a			Human history, monuments, and artifacts	Preserving a monument, historical artifact, or space with significant historic, cultural, educational, or social value, or any other significant importance for the citizens of South Burlington. On otherwise open space, presence of historical features like stone walls or old cellars or foundations may be considered an advantage.	Examples of "10" scoring would be an original SB schoolhouse [as per Betty]... what else?  The Wheeler Homestead at WNP would merit a score of 7 for its good condition and significance to the history of South Burlington.  What here in SB would be a 5?  Stone walls and old foundations are fairly common and therefore would be scored at 1-3 unless remarkable in some way.	0 to 10
2b			Agricultural use	Preserving agricultural spaces, including working farmland or forest; land that holds potential future agricultural value; or land that had significant historical agricultural use.	Bread and Butter Farm is an example of a parcel rating a "10": it is entirely used for agricultural purposes and is producing agricultural products that are valuable to the community and preserve its heritage. The Belter Farm, near Winooski R could also be a "10" due to its active dairy farming. WNP would rate a 4 as it offers agricultural heritage, could be used for maple syrup production on a micro scale, and might possibly be used for grazing, haying or other light ag in the future.  Other examples/rating benchmarks? UVM farm on Spear St, etc...	0 to 10
2i			Educational potential of the site	What is the educational potential of the parcel?	Does this overlap too much with historical stuff? Put another way, what would be educational that isn't covered by the historic or nature line items? Or is there a better way to rephrase/define? Proximity to a school would add value to this site	0 to 5
		Aesthetics				
2c			Viewsheds	Preserving a significant viewshed or viewscape: scenic overlooks, ridgelines, public views, Lake Champlain Visibility of the site from transportation routes	Red Rocks is an example of a "10" as it offers spectacular lake views.  Overlook Park is another "10" and indeed was preserved and named solely for its viewshed.  WNP would be rated a "6" as it has good mountain views.  A distant or very partial view of the lake or mountains would be rated from 1-4 depending on the specifics.  A parcel with no views would be rated a 0.	0 to 10
2d			Lake Champlain coastline	Preserving a part of the Lake Champlain coastline	Red Rocks would be scored "10" as it provides direct access to the coastline, a public beach, and allows visitors to walk directly along a long piece of coastline.  Oak Ledge as an example only (not in SBI) could be a 9 or 10?  Other examples??	0 to 10
2e			Aesthetic natural features	Preserving some other resource of aesthetic value (for example, a pond shoreline, or a waterfall)	Not for wildlife/habitat value, but purely for human values and aesthetics, such as a waterfall!	0 to 5
		Access and Function				
2h			Getting to the site and around it and its visibility from neighboring areas	Adding additional recreational paths or the potential to connect to already existing ones Public access Visibility of the site from transportation routes, roadways and paths Access via public transportation	The easier the public access, the better the path system, the higher the score	0 to 10
12						
3	Planning Issues	City Planning				50
3a			Support of City's Comprehensive Plan	Relationship to goals in Comprehensive Plan and the City's planning	Need more information about this. Betty, Cathyan or Paul, who else might be able to flesh this out?	0 to 5
3b			Vulnerability to development	Vulnerability to development	I think this is an important one, but how could we quantify it? Property values, speed of turnover? Maybe one for Paul?	0 to 5
3c			Urban or developed location	Location in an area that doesn't contain much open space	The area between 89 Williston Rd and Patchen Rd would be a good example of open land in an urban setting.	0 to 5

3d		Traffic mitigation	Will the establishment of a new park have traffic implications for nearby neighborhoods?	Not sure what to put here?	0 to 5
3a	<b>Pricing/Cost Factor</b>	Cost	Price: area ratio or other related cost factors	Definitely need to get values from Paul: historically adjusted, what did Red Rocks cost us? WNP? Overlook? Other parks?	0 to 10
3d		Leveraging opportunities	Cost, planning, and other leveraging opportunities. E.g., available grants or other multipliers; potential for collaboration or alignment with resources or plans of other towns or entities	Could probably use Paul's input this one. Could use % of potential costs covered as one benchmark.	0 to 5
3f		Conservation easements	Willingness of landowner to enter into conservation easements (sale or donation), e.g. preserve land without selling entirely	I'm not really sure about this one because it's a sort of relative of "leveraging opportunities." Usually this is a way for the owner to preserve land while keeping it in the family. Seems like typically this sort of thing would see SB exchanging some money (but a lot less than for a purchase) to keep the land open and undeveloped. However easements are never really permanent. So there has to be some way of balancing potential benefit against the cost but I'm not sure how to rate it here. It could be that the land is close to free for SB in which case our metrics should be put to the side no matter its quality.  Probably another good one to ask Paul about.	0 to 5
3g	<b>Contribution of site to City Management, Remediation and Well-being!</b>	Renewable energy generation	Potential for future use in renewable energy generation (solar, wind, etc.).	A parcel that offers significant potential for wind or geothermal installation should be rated 3. (Not sure about geothermal--won't pretty much any large parcel work for that?)  A parcel that offers significant potential for free-standing solar installation should be rated 2. Free-standing solar works best on level or southward aspects of hills. In this case, will not be awarded a 3 due to habitat impacts (habitat covered by panels, clearing the land, mostly unusable by wildlife/plants).  Parcels that do not offer wind, geothermal, or solar capability should be rated 0.	0 to 5
3h		Potential to contribute to stormwater control	Improving stormwater situation or flood control	A property that has wetlands that have a high potential to store stormwater should be scored 3, some capacity a 2, little capacity a 1 and those with no capacity to store stormwater a 0.	0 to 5

20-point bonus: because the scoring system cannot always anticipate the special qualities offered by a particular site, scorers are given 20 extra points to weight any of these line items further as they see fit.

DRAFT