

Commission on Conservation & Agriculture



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Staff Marek Kozikowski, AICP, City Planner

Open Space Acquisition Scoring Sheet

Property Address: _____

Map-Lot: _____

Owner: _____

Total Score: _____

1. Parcel Size – 20 points possible

- >40.00 ac (20 pts)
- 20.00-39.99 ac (15 pts)
- 10.00-19.00 ac (10 pts)
- 5.00-9.99 ac (5 pts)
- 1.00-4.99 ac (2 pts)

2. Development Risk – 12 points possible

- City Water available (3 pts)
- City Sewer available (3 pts)
- Property within 250ft of City Water (2 pts)
- Property within 250ft of City Sewer (2 pts)
- Existing Subdivision Approval (6 pts)

3. Proximity to Densely Populated Area – 12 points possible

- Located in one of the five most densely populated Census Tracts (12 pts)
- Within 1 mile of the five most densely populated Census Tracts (6 pts)
- Within 2 mile of the five most densely populated Census Tracts (3 pts)
- Within 3 mile of the five most densely populated Census Tracts (2 pts)
- Within 4 mile of the five most densely populated Census Tracts (1 pt)

4. Open Space Parcel – 9 points possible

- Abuts City-owned Open Space Land or other Protected Property (6 pts)
- City owned Open Space within 1,300ft (4 pts)
- City owned Open Space within 1,301ft to 2,600ft (3 pts)
- Abuts other Undeveloped Land (3 pts)

5. Natural Diversity Database (NDDDB) (Protected Species) – 6 points possible

- Parcel totally within an NDDDB area (6 pts)
- Portion of the parcel within an NDDDB area (5 pts)

6. Waterbodies and Watercourses – 6 points possible

- Property contains a waterbody or watercourse (6 pts)
- Property within 500ft of a waterbody or watercourse (3 pts)
- Property within 1,000ft of a waterbody or watercourse (1 pt)

- 7. Water Quality – 6 points possible**
 - Contains all or portion of large wetland/waterbody (>1 acre minimum) (6 pts)
 - Contains all or portion of 100ft upland review area (>1 acre minimum) (5 pts)
 - Contains small wetland/waterbody (<1 acre) (4 pts)
- 8. Middletown Watershed Aquifer Protection Area – 4 points possible**
 - Yes (4 pts)
 - No (0 pts)
- 9. Agricultural Land – 12 points possible**
 - Mostly Existing Agriculture Soils or field (12 pts)
- 10. Recreation – 12 points possible**
 - Boating/ Fishing (4 pts)
 - Recreation Trails/Connectivity Available (4 pts)
 - Other Recreation (4 pts)
- 11. Scenic Views – 5 points possible**
 - High Value Scenic Views present (5 pts)
 - Moderate Value Scenic Views present (3 pts)
 - Reduced Value Scenic Views present (1 pt)
- 12. Historic or Archaeological Value – 5 points possible**
 - Listed on Local, State or Federal Property Inventory (5 pts)
 - Potentially eligible properties per US Dept. of Interior criteria (4 pts)
 - Potentially undisturbed Archaeological Site (3 pts)
- 13. Protects Unique Naturally Occurring or Man-made Features – 3 points possible**
Points: 0 1 2 3
- 14. Forestry Resources – 6 points possible**
 - Many Large Mature Trees (6 pts)
 - Mostly Forested (Coniferous, Deciduous &/or Forested Wetland) (4 pts)