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**BAINBRIDGE OPEN SPACE COMMISSION
SELECTION CRITERIA**

Categories of Open Space

- A. Farms and Agricultural Land
- B. Natural Areas
- C. Waterfront
- D. Greenways and Trails
- E. Other Open Space

Point Scoring System

Farms and Agricultural Land – Physical Character

- 0 = Absolutely no evidence of this characteristic or element is found in the subject property.
- 1 = A minor degree of the characteristic or element may be found in the subject property.
- 2 = There is an average (good but undistinguished) level or degree of the characteristic or element in the subject property. Many properties would have a similar level or degree of the element or characteristic.
- 3 = The property has a high degree or level of the characteristic or element under consideration. Only a few other properties on Bainbridge Island would have a similarly high level.

Farms and Agricultural Land – Proximity to “Like Space”

- 0 = None
- 1 = Almost no proximity to other farms or to land of complementary use.
- 2 = Minimal proximity to one or two other farms or to land of complementary use.
- 3 = Some proximity to other farmland or to land of complementary use.
- 4 = Some proximity to other farmland and to land of complementary use.
- 5 = Close to other farms or to land of complementary use.
- 6 = Very near other farms and to land of complementary use. Perhaps only two or three other properties on Bainbridge Island would score at this level.

Farms and Agricultural Land – Current or Historical Use

- 0 = No current or historical use as a farm or for agriculture.

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- 1 = Minimal use as agricultural land in the past.
- 2 = Briefly used for farming in the past but no longer in active use for agriculture; any current agricultural use is minimal.
- 3 = Currently used for agriculture.
- 4 = Currently in active use as farm and has historically been used for agriculture.

All Other Categories of Open Space

- 0 = Absolutely no evidence of this characteristic or element is found in the subject property.
- 1 = A minor degree of the characteristic or element may be found in the subject property.
- 2 = There is a low but noticeable degree of the characteristic or element in the subject property.
- 3 = There is an average (good but undistinguished) level or degree of the characteristic or element in the subject property. Many properties would have a similar level or degree of the element or characteristic.
- 4 = The property has an unusually high level or degree of the characteristic or element under consideration. Most other properties would not be quite this good.
- 5 = The property has a virtually unparalleled degree or level of the characteristic or element under consideration. Perhaps only two or three other properties on Bainbridge Island would have a similarly high level.

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Criteria

- A. Farms and Agricultural Lands (0-25 points possible)
1. To what extent does the physical character of the site contribute to its value as farmland? (0-15 points)
 - a. Availability, quantity and quality of water
 - b. Availability of sunlight
 - c. Soil quality
 - d. Nature of terrain
 - e. Size
 2. Proximity to “like space” (0-6 points)
How close is the property to other farmland or land of complementary or compatible uses (e.g., other farmland, parks, farm housing)?
 3. Current or historical use as a farm (0-4 points)
To what extent is the property currently used for farming or agriculture? To what extent was it used for farming or agriculture in the past?
- B. Natural Areas (0-25 points possible)
1. How high is the ecological quality of the property? (0-5 points) Types of ecology include but are not limited to:
 - a. Wetlands
 - b. Forest
 - c. Salt water
 - d. Streams/freshwater
 - e. Meadows
 2. Quality and diversity of wildlife habitat (0-5 points)
To what extent does the natural area provide a high quality habitat for wildlife and/or plants? To what extent is there diversity of plants and/or animals?
 3. Threatened, endangered, sensitive elements (0-5 points)
Based on information provided by a governmental agency or recognized specialist, to what extent does the property provide plant and wildlife habitat of regional or county-wide or island importance; contain unique, sensitive, threatened or endangered plant species; support rare, threatened, or endangered animal species, or offer breeding or rearing habitat for monitored or high priority species?
 4. Relationship to watershed(s) and aquifer recharge area(s) (0-5 points)
To what extent does the property have an impact on watershed(s) and/or aquifer recharge area(s)?
 5. Significant natural features (0-5 points)
To what extent does the property contain significant natural biological, geological, geomorphological or paleontological features? (Natural biological features may include large tracts of forest and/or meadow undisturbed by development. Geological/geomorphological features may include fossils,

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waterfalls, unique works of glaciation, or accretion; shore forms such as spits, points and barrier berms.) Is there independent documentation of these features, such as documentation by the Washington Interagency Committee for Outdoor Recreation, an inventory by state or local databases, or documentation by a qualified professional?

C. Waterfront (0-25 points possible)

1. Size (0-5 points)
To what extent does the size of the parcel and/or amount of shoreline allow use by the public for passive recreation (e.g., walking, kayak entry, SCUBA entry, tidepooling, birdwatching)?
2. Access (0-5 points)
To what extent is there public access to the site? How easily can the public get to the site and the beach?
3. Beach availability (0-5 points)
To what extent is the beach available to the public -- not at all (high bank), only at low tide, or at any time?
4. Beach quality (0-5 points)
To what extent does the quality of the beach support public use and passive recreation? Is it muddy, rocky, or sandy?
5. Marine quality (0-5 points)
To what extent does the marine environment support diverse plant and animal life?

D. Greenways and Trails (0-25 points possible)

1. Community linkages (0-5 points)
To what extent does the trail or greenway connect communities or provide linkages to community facilities or resources?
2. Trail/greenway linkages (0-5 points)
To what extent does the trail or greenway effectively connect with other proposed or existing trails or corridors/greenbelts?
3. Water access, views (0-5 points)
To what extent does the trail or greenway provide direct and immediate recreational access to or views of a significant water body?
4. Quality of and/or potential for trails (0-5 points)
To what extent is the site appropriate for or conducive to trails? To what extent are there existing trails? What is the quality of those trails?
5. Wildlife habitat connectivity (0-5 points)
To what extent will this property enhance wildlife's access to food, water or cover?

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E. Other Open Space (0-25 points possible)

1. Historical/cultural significance (0-5 points)
To what extent is the property associated with significant historical events or people? To what extent to any structures on the site have historical or cultural significance?
2. Passive recreation (0-5 points)
To what extent does the site provide an area for passive recreation, which may include a “pocket park” with or without picnic tables, benches, play equipment, gardens, and walking or biking trails?
3. Human buffers (0-5 points)
To what extent will the property in its undeveloped state provide a buffer between land uses? For example, does the property border a designated urban growth area, such as a neighborhood service center?
4. Educational and scientific value (0-5 points)
To what extent does the site lend itself to educational or interpretive programs and facilities?
5. High density areas (0-5 points)
To what extent does the site offer the public relief from buildings and structures in the form of open spaces, vegetation or buffers in highly developed areas?

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Bonus Point Factors

(0-35 points possible)

- A. Leveraging of funds (0-5 points)
To what extent does purchase of this property allow the Open Space Commission to leverage its funds through government or private sector grants, public/private partnerships, or other mechanisms? For example, is there a community group (or individual) willing to commit to raising a significant percentage of the cost of the property? Is there a potential for donation or partial donation of lands or funds to purchase property? Would buying development rights or conservation or trail easements be effective in preserving the property without the need for fee-simple purchase?
- B. Opportunity (0-5 points)
To what extent is the owner willing to sell the property at a favorable price and terms to the City? Threat (0-5 points)
- C. Is the site already on the market or will it be placed on the market soon? If so, to what extent are there adequate regulatory controls in place that would protect the key features of the site?
- D. Scarcity (0-5 points)
To what extent is the site of a type that is rare, or one of which there is very little left to protect?
- E. Potential for expanding existing open space (0-5 points)
How close is the property to existing Open Space?
- F. Stewardship/maintenance (0-5 points)
To what extent is there a neighborhood group, organization or other entity that will agree to provide stewardship of the property? Rate the degree of complexity and amount of effort required to establish and administer a long-term management plan for the property.
- G. Scenic values and views (0-5 points)
To what extent does the site provide views of significant natural or culturally significant man made features, significant forested viewscapes, or views and/or vistas of regional features, particularly water features or mountains?

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