

Qualitative Evaluation

The following criteria could be used to determine which specific parcels of land are included in the Gwinnett County Open Space and Greenways System. The ranking system used to evaluate each criteria of the parcel in question is itemized below. All criteria must be ranked separately and combined to determine the overall ranking. Do not attempt to justify the ranking of a property based upon one criterion. A score of 50 and higher indicates that a parcel should be included within the System. A score of 30 to 49 indicates that the parcel should be considered for inclusion. A score of 0 to 29 indicates that the parcel should not be included within the System at this time.

Location—An evaluation of where the property is located within the County. (Note: Location is the position of the parcel within rural, suburban or urban areas of the County. A parcel that is surrounded by highly-urbanized lands would rate higher than a parcel in a rural area because of the potential for imminent loss). For parcels of 25 acres or less that are located in the most densely populated areas of the County, add a multiplier of 2 to the score.

1—Parcel is located in a rural area of County, but not within a sensitive watershed area.

2—Parcel is located within an urban growth area, but outside a sensitive watershed area, and the area is not experiencing immediate suburban growth and development.

3—Parcel is located within an urban growth area, outside a sensitive watershed area, and within an area which is experiencing rapid growth.

4—Parcel is located within an urban growth area, is within a sensitive watershed area, and is within an area experiencing rapid growth.

5—Parcel is located within an urban growth area, outside a sensitive watershed area, and is included within a project for which development plans have been submitted to the County for approval.

6—Parcel is located within an urban growth area, is located within a sensitive watershed area, and is included within a project for which development plans have been submitted to the County for approval.

7—Parcel is located within an urban area of the County, outside a sensitive watershed area, and is currently surrounded by urban/suburban development.

8—Parcel is located within an urban area of the County, is located within a sensitive watershed area, and is currently surrounded by urban/suburban development.

Linkage – Defines the importance of the parcel within the overall greenway system and its ability to serve as a vital link or connector to the overall greenway system.

0—Parcel does not link to any portion of the greenway system.

1—Parcel is at the end of an undeveloped greenway corridor, and does not link to any existing adjacent development portions of the County.

3—Parcel is at the end of an undeveloped greenway corridor, and links to surrounding parks, residential neighborhoods, schools, businesses or other community destinations.

4—Parcel is located in the mid section of an undeveloped greenway corridor and also links to a surrounding parks, residential neighborhoods, schools, businesses or other community destinations.

5—Parcel is located between two segments of existing developed greenway facilities, as well as to surrounding park, residential neighborhoods, schools, businesses or other community facility.

Proximity—Where is the parcel of land located in terms of its proximity to surrounding, existing public/private open space parcels, schools, activity centers, residential neighborhoods or community destinations? (Note: Proximity is the relative position of the parcel of land to other important landscapes throughout the County. A potential parcel gets a higher score if it is located in close proximity to an important landscape. It gets a lower score if it is farther away from an important landscape.)

1—Parcel is two miles from an existing park, school, activity center, residential neighborhood or community destination.

2—Parcel is between one-quarter mile and two miles from an existing park, school, activity center, residential neighborhood or community destination.

3—Parcel is separated from existing park, school, activity center, and residential neighborhood or community destination by more than one property or less than one-quarter mile.

4—Parcel is separated from existing park, school, activity center, residential neighborhood or community destination by one property.

5—The property lines of the parcel abut an existing park, school, activity center, residential neighborhood or community destination.

Accessibility—The relationship of the property to other transportation routes.

1—Parcel is not accessible to the public. Parcel is totally isolated from all existing and proposed forms of access.

2—Parcel is not currently accessible to the public, but is in close proximity to at least one form of existing public access. Adjacent landowners are not willing to grant right of public access.

3—Parcel has at least one form of public access, adjacent property owners are willing to grant the right of public access.

4—Parcel has at least one form of public access but does not have existing infrastructure in place to provide immediate public access.

5—Parcel has at least two forms of public access and can be immediately accessed by public.

6--Parcel is located within 1/4 mile of a mass transit station.

Aesthetic Quality—An evaluation of the property’s scenic qualities or outstanding physical characteristics, such as significant geologic formation, unique vegetation, outstanding views of surrounding landscape, or is a significant parcel of land due to the composition of its natural resources.

1—Parcel has little or no aesthetic quality, and very little natural value remains.

2—Parcel has very limited aesthetic quality and would require extensive human modifications to become an appealing property.

3—Parcel has a variety of dispersed aesthetic qualities which, if successfully exposed, would make the site appealing and a valued natural resource.

4—Parcel has one significant aesthetic quality which makes it an appealing and attractive natural resource.

5—Parcel has several outstanding aesthetic qualities which have made it an attractive, noteworthy property and one which serves as a natural landmark within the overall landscape.

Use/Utility—An evaluation of the property’s ability to accept a number of specific uses for active or passive recreation, scientific (biological, zoological), or educational (parochial, college) purposes.

1—Parcel is unsuitable for any form of human use.

2—Parcel has limited potential for human use. The parcel can support limited passive recreation if this recreation is carefully managed. The parcel can be used for limited scientific or educational purposes.

3—Parcel has opportunity for unlimited passive recreation use, and can support a limited range of active recreation uses. Parcel has limited scientific and educational value.

4—Parcel provides opportunity for unlimited passive recreation uses, and is capable of supporting a wide range of active recreation uses. Parcel has several qualities which make it desirable for scientific or educational purposes.

5—Parcel provides opportunity for unlimited range of passive and active recreation uses. Parcel has several qualities which make it desirable for educational and scientific purposes.

On Open Space and Greenways Master Plan—The property is located within one of the designated land types in the adopted Gwinnett County Open Space and Greenways Plan.

1—Parcel is not located within selected land types as illustrated on Open Space and Greenways Plan, nor is it included within land types as defined by Open Space and Greenways Plan.

2—Parcel is not located within selected land types as illustrated on Open Space and Greenways Plan, nor is it included within land types as defined by Open Space and Greenways Plan, but should receive consideration for inclusion within Plan because it has received a high overall ranking.

3—Parcel is located within selected land types as illustrated on Open Space and Greenways Plan, and is included within land types as defined by Open Space and Greenways Plan, but is not located in a high priority category.

4—Parcel is located within selected land types as illustrated on Open Space and Greenways Plan, and is included within land types as defined by Open Space and Greenways Plan, and is located in a high priority category.

5—Parcel is located within selected land types as illustrated on Open Space and Greenways Plan, and is included within land types as defined by Open Space and Greenways Plan, and is located in a high priority category, and requires immediate action for protection.

Threat of Loss—An evaluation of the property in terms of the current land use and the pace of urban/suburban growth.

1—Parcel is guaranteed to be conserved and protected by a deed restriction, easement, or established regulatory authority in its natural condition.

2—Some regulatory authority currently protects property in its natural condition. Potential for urban/suburban development is low.

3—Regulatory authority does not provide adequate protection of property in its natural condition. Property is considered average for potential urban/suburban development.

4—Current owner has expressed a desire to sell property or develop property in near future. No regulatory authority exists to protect property in its natural condition. Property is considered excellent for potential urban/suburban development.

5—Parcel is slated for immediate development. No regulatory authority exists to protect property in its natural condition.

Rarity—An evaluation of whether the parcel contains rare species of vegetation, supports a habitat for wildlife which is rapidly disappearing within the County, or is regarded as a property which possesses significant natural composition.

1—Parcel is not considered rare, does not possess any unique vegetation, wildlife habitat, or natural composition, and is quite commonly found in other portions of the County.

2—Parcel is considered significant because of vegetation, wildlife habitat, or natural composition that is significant, but is common in other parts of the County.

3—Parcel possesses good examples of rare vegetation, or wildlife habitat, or natural composition, and is common only to selected regions of the County.

4—Parcel contains rare vegetation, or wildlife habitat, or natural composition, and is found only in a few properties located within the County.

5—Parcel contains rare vegetation, or wildlife habitat, or natural composition, and is considered to be the only parcel within the County to exhibit these resources.

Floodplain Protection—An evaluation of the property reveals that it contains floodplain and drainage basins that are part of the County's stormwater or drinking water system, or the stormwater or drinking water system for another city government. The stream is subject to the Clean Water Act permitting process due to the stormwater

or drinking water system. (Note: for properties located along “high quality streams” as designated by the State of Georgia, add a multiplier of 2 to the total score)

1—Parcel contains a floodplain and drainage conveyance, but the stream is not a regulated stream of the state or federal government.

2—Parcel contains a floodplain and drainage conveyance, and is a federal, state or County regulated stream.

3—Parcel contains a floodplain and drainage conveyance, and is a federal, state or County regulated stream, but is not a primary source for a stormwater or drinking water system, but is a tributary stream to the system.

4—Parcel contains a floodplain and drainage conveyance, is a federal, state or County regulated stream, is on the primary stream of the stormwater or drinking water system, but has limited development potential due to frequent flooding.

5—Parcel contains a floodplain and drainage conveyance, is a federal, state or County regulated stream, is on the primary stream of the stormwater or drinking water system, and has high development potential but no approved development plan.

6—Parcel contains a floodplain and drainage conveyance, is a federal, state or County regulated stream, is on the primary stream of the waste water or drinking water system, and has high development potential and a development plan has been submitted to the County for approval.

Cultural/Historic Resources—An evaluation of whether the parcel contains documented cultural resources, listed historic buildings or landscapes, or known cultural resources, or historical buildings or landscapes that are rapidly disappearing or being encroached upon within the County. (Note: For properties that are eligible for the Registry of Historic Places, or for state or federal lists of Protected Properties, add a multiplier of 2 to the total score)

1—Parcel does not contain documented cultural resources, or listed historic building or landscapes, or known cultural resources, or historical buildings and landscapes.

2—Parcel is considered significant because of documented or known cultural resources, listed historic buildings or landscapes, or historical buildings or landscapes, but these are common throughout the County.

3—Parcel possesses good examples of documented or known cultural resources, listed historic buildings or landscapes, or historical buildings or landscapes, but these are common to selected sections of the County.

4—Parcel contains documented or known cultural resources, listed historic buildings or landscapes, or historical buildings or landscapes, that are rare in the County.

5—Parcel contains documented or known cultural resources, listed historic buildings or landscapes, or historical buildings or landscapes that are considered to be the best, or only parcel within the County to contain these resources.

Manageability—An evaluation of the parcel based upon the ability of a public or private agency to effectively manage the land so that it does not become a nuisance to the community.

1—Parcel is unmanageable due to location, size. Proper management from a public or private agency, other than the County, is unlikely. Landform is unmanageable.

2—Parcel is difficult to manage due to frequent occurrence of natural disasters, because it is located outside reasonable distance for proper management, and is too expensive to effectively manage. Landform is difficult to manage. Proper management may be inefficient.

3—Parcel will require constant management. Landform provides opportunity for effective management. Public or private agency is able to assume responsibilities. Difficult location for management.

4—Parcel will require regular management. Landform lends itself to ease of management. Public or private agency can assume immediate management. Location of parcel is convenient for management.

5—Parcel requires little management. Public or private agency is already managing property.

Property Evaluation Form

Name of Parcel:

File No:

Tax Map Parcel Number:

Owner/Phone:

Address:

SITE CHARACTERISTICS

Topography:

Vegetation:

Stream or lake:

Soils:

Utility lines, easements:

Existing structures & conditions:

Flood Plain:

Wetlands:

Accessible by the following road type: Residential ____ Collector ____ Arterial ____

Other (please specify) _____

Unique features: _____

SITE LIABILITIES

(Note concerns about erosion, trash, dumping, mosquitoes, water, pests, access, maintenance & policing capabilities, etc.):

Level 1 Environmental assessment is available: Yes ____ No ____

USE/UTILITY: (good, fair, poor?)

Unique flora/fauna: _____

Wildlife habitat: _____

Groundwater recharge: _____

Flood protection: _____

Active recreation: _____

Passive recreation: _____

Historic interpretation: _____

Scientific research: _____

RANKING:

Overall Score:_____ (from Qualitative Criteria)

<u>Criteria</u>	<u>Score*</u>	<u>Comments</u>
Location	_____	_____
Linkage	_____	_____
Proximity	_____	_____
Accessibility	_____	_____
Aesthetic Quality	_____	_____
Use/Utility	_____	_____
On Open Space & Greenway Plan	_____	_____
Threat of Loss	_____	_____
Rarity	_____	_____
Flood Plain Protection	_____	_____
Cultural Historic Resources	_____	_____

SUMMARY:

STAFF RECOMMENDATION: (For management, regulation or acquisition)

Zoning:_____

Purchase:_____

Reservation:_____

Density Credits:_____

Dedication:_____

Fee-in-Lieu:_____

Accept as Gift:_____

Lease:_____

Easement Required:_____

Option:_____

TDR:_____

PDR:_____

Non-profit
organization:_____

Completed By:_____ **Date**_____