

Appendix B -- Scenic Value Scorecard

A Tool for Prioritizing Scenic Site Preservation

The need to protect open space, to set aside land for conservation and to preserve scenic vistas is far greater than the funds available. Because of this, acquisition efforts must focus on protecting the most important parcels of land. From a conservation perspective, this means protecting those lands with the greatest ecological, environmental or scenic value. But how can we identify these lands?

This Scenic Value Scorecard, which was developed by the Town of Canandaigua's Environmental Conservation Commission, prioritizes lands for acquisition by providing a single value for each parcel evaluated. It does so by comparing the attributes and qualities of a parcel to those of an ideal scenic site parcel. The evaluation process integrates scenic information developed specifically for this Scorecard with existing ecological and regulatory information, to provide an assessment of the *relative scenic site and conservation value* of any parcel of land in the Town's geographic area. This Site Value may be used in conjunction with social and economic considerations (e.g., aesthetics, cultural significance, and cost) or by itself to prioritize open space acquisition.

This Scorecard was developed specifically to provide the Town of Canandaigua with an objective, science-based tool for prioritizing land acquisition. This Scorecard may also assist "Smart Growth" efforts by identifying those parcels most appropriate for development (i.e., those with low conservation values.)

HOW TO USE THIS SCORECARD. The evaluator will need one copy of the Scorecard for each parcel being assessed. In addition, it is strongly recommended that the evaluator visit each parcel and review the municipality's planning documents. Although neither the site visit nor familiarity with planning documents is necessary to complete the Scorecard, the parcel in question will likely receive a lower Conservation Value than if the evaluator visited the site in person and reviewed the appropriate documents.

For each of the Scorecard's questions, the evaluator will see two or more possible answers, information on what map layers (if any) provide you the information needed to answer the question, and a point value for each possible answer.

Begin by answering question 1 A. Knowing your parcel's size, find the correct answer to the question, identify the number of points associated with that answer, and enter the resulting value in the corresponding "Score" box. For example, if an evaluator is analyzing a 14-acre parcel, the answer to this question is worth 5 points, and he or she would write the number 5 in the "Score" box.

Continue in this manner until you have answered all of the questions.

Landscape Factors

1. The size, shape, and location of a parcel of land affect its conservation value. Neighboring parcels of open space, and their proximity and connection to the parcel being evaluated, also influence the conservation value of the parcel. Because of this, the evaluator must consider the parcel as part of a broader landscape.

The following three questions address the parcel from a landscape context. The first two questions each deal with size, the size of your parcel and the size of the undeveloped patch of land in which your parcel occurs. The third question deals with the concept of "Landscape Proximity." Landscape Proximity considers a variety of factors, including the shape of the parcel, distance to the nearest protected conservation lands, and the number and type of connections between the parcel and protected conservation lands.

1. Measurement Map Layer Answer Points Score

A. What is the approximate size of the scenic parcel being considered for purchase or for an easement? (Please Note: A Scenic overlook can be a small one acre turnout on a highway, or the parcel could be somewhat larger [38 acres donated by Odell Scott] as was the case in the S. Bristol (Rt. 12) scenic overlook. This is a judgment call. In general, most parcels under consideration for purchase by the Town would be 2 acres.)

| | 1A | <u>Score</u> |
|--------------|-----------|--------------|
| > 100 acres | 10 points | |
| 10-100 acres | 5 | |
| 1-<10 acres | 2 | |
| <1 acre | 1 | |

B. What is the size of the undeveloped land (i.e., land with natural vegetation) in which the parcel occurs?

| | 1B | |
|---------------------------------|----------|--|
| > 100 acres | 3 points | |
| 10-100 acres | 2 | |
| 1-<10 acres | 1 | |
| <1 acre or not indicated on map | 0 | |

C. What is the Landscape Proximity Value for the area in which your parcel occurs?

| | 1C | |
|----------------------|----------|-------|
| High | 7 points | |
| Medium | 5 | |
| Low | 2 | |
| Not indicated on map | 0 | _____ |

Subtotal (1A+1B+1C)

Ridgelines and Scenic Views

2. Since scenic views and ridgelines are attractive to development, protecting and preserving these natural resources benefits all members of the community and enhances Town's tourism potential.

Measurement Map Layer Answer Points Score

| <u>A. Does the parcel have an unobstructed "Scenic View?"</u> | 2A | Score |
|---|-----------|-------|
| Yes – Undeveloped and free of visual obstructions? | 10 points | |
| Yes – Undeveloped with some trees? | 5 | |
| Yes – Developed with one or two houses | 2 | |
| No – Developed | 0 | |
| | | |
| <u>B. Does the parcel contain a scenic view of Canandaigua Lake and/or farmland vistas?</u> | 2B | |
| Yes – Lake and Farmland | 10 points | |
| Yes – Lake only | 5 | |
| Yes – Farmland only | 5 | |
| No | 0 | |
| | | |
| <u>C. Is the parcel visible from Canandaigua Lake?</u> | | |
| Note: Consult map in "The Open Space Program." | 2C | |
| Yes | 3 points | |
| No | 0 | |
| | | |
| <u>D. What is the extent of the parcel's vista?</u> | 2D | |
| 180 degrees | 10 points | |
| 90 degrees | 7 | |
| 45 degrees | 3 | |
| | | |
| <u>E. What is the visual range of the parcel's view?</u> | 2E | |
| 5 to 10 miles | 10 | |
| 2 to 5 miles | 7 | |
| 1 to 2 miles | 5 | |
| ½ to 1 mile | 2 | |
| | | |
| <u>F. How accessible is the scenic view?</u> | | |
| Accessible from a public road and/or walking trail | 2F | |
| Yes | 7 points | |
| No | 0 | |
| | | |
| Subtotal (2A+2B+2C+2D+2E+2F) | ----- | |

Legal Protection

3. The conservation value of your parcel may be enhanced by legal protection afforded it, and/or to its surroundings. Parcels that occur in areas already designated as environmentally sensitive or important to conservation may be subject to increased regulation, or increased availability of funds for acquisition and stewardship. The legal protection that is place on a parcel will determine if the parcel remains in conservation, or if it will be converted to another land use at some future time. Parcels that occur in one or more regulatory overlays and those with multiple layers of legal protection are of higher conservation value.

Measurement Map Layer Answer Points Score

A. Does your parcel occur within the political boundaries of an environmental regulatory overlay (e.g., Area of Critical Environmental Concern, wetland protection area, steep slope etc.?) This includes all federal, state, regional, local, and privately designated areas.

Yes
No

3A

4 points
0

B. What type of legal protection will your parcel possibly have after purchase?

The following terms are used to answer this question.
CE = Conservation easement

Ownership by Land Trust
Ownership by Town CE Held by Land Trust
Private Ownership CE Held by Land Trust
Private Ownership CE Held by Town including PDR
Ownership by Town only

3B

3 points

5

4

3

2

Subtotal (3A+3B)

Potential For Development

4. Once purchased, conservation land may be protected from the direct impacts of development but not the indirect impacts. Development of areas adjacent to protected lands decreases the conservation value of those protected lands. Because of this, you need to consider if the land surrounding your parcel is likely to be developed. In general, parcels in areas in which development is unlikely, maintain their ecological and conservation value longer than parcels in areas where development is encouraged. One indicator of the likelihood, and type, of future development is the designated land use, as identified in the town's planning and zoning documents.

Measurement Map Layer Answer Points Score

A. Does the parcel occur within an area designated as "lands that are most suitable for development" in the municipality's Comprehensive Plan, or an area zoned for commercial or DENSE residential development (one house per 2 acres or less)?

| | |
|----------------|----------|
| No | 4A |
| No plans exist | 6 points |
| Yes* | 0 |
| | -6 |

B. Is the parcel threatened by future development? or located in an area with intense development pressures?

| | |
|-----|----------|
| Yes | 4B |
| No | 7 points |
| | 0 |

C. Could the parcel's scenic view be threatened by the construction of buildings in the immediate vicinity?

| | |
|-----|----|
| Yes | 4C |
| No | 7 |
| | 0 |

Subtotal (4A+4B+4C)

* Use this answer for your score unless you have reviewed planning documents.

