

Source:



Tony St. Romaine

FISCAL and VISION NOTES:

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
Item #5	Primary Vision, Strategy and/or Goal Item#
Item #5.2	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

Agenda Item No. REP 89-10

TO: City Council
FROM: Bill Watkins, City Manager
DATE: August 31, 2010
RE: Land Preservation – Report from Commissions



EXECUTIVE SUMMARY:

The proposed parks sales tax extension currently being considered includes funds to be designated for land acquisition/preservation. A draft set of criteria to aid in the identification, prioritization and ranking of potential sites was developed for consideration by staff and presented to Council at a work session on July 26th and discussed at the August 2nd Council meeting. City Council directed staff to obtain input from four City Commissions on the issues presented.

DISCUSSION:

The proposed matrix along with the other materials presented to Council was forwarded to the following four commissions for their input and recommendation:

- Parks & Recreation Commission
- Environment & Energy Commission
- Planning & Zoning Commission
- Vision Commission

Each commission was asked to consider the issue of land preservation in the context of the parks sales tax extension at their August meeting so that their reports could be presented to Council in September.

Based on their recommendations, staff has reviewed the suggested changes to the matrix and incorporated them into the attached revised copy.

Other suggestions summarized below include:

- Formation of a Land Trust or Public Commission
- Establishment of a regional land preservation policy
- Consideration of acquisition easements with limited public access
- Establishment of a Tree Preservation Board
- Proposed Strategy for advocating for parks sales tax extension.
- Public input on evaluation of parcels for consideration

Complete copies of each Commission's report and/or correspondence are attached for Council's information.

FISCAL IMPACT: None

VISION IMPACT:

5 Vision Statement: Columbia, Boone County and the surrounding region, protect and preserve the natural environment, agricultural areas, and cultural resources; provide adequate infrastructure; included diverse, mixed-use, walkable and bicycle friendly neighborhoods; and develop in ways that positively contribute to and sustain community culture, heritage, and character. Our community accomplishes these ends through an open, inclusive, transparent, predictable, and accountable planning process with fair allocation of costs.

5.2.1.1 Goal: Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watersheds, healthy streams, natural areas, native species, and unique environmentally sensitive areas, thereby enhancing quality of life.

SUGGESTED COUNCIL ACTIONS:

Approval of the proposed revised Land Preservation Scoring Matrix along with any other recommendations Council may wish to propose.

**LAND PRESERVATION SCORING MATRIX:
CONSOLIDATION OF COMMISSIONS' RECOMMENDATIONS**

EVALUATION COMPONENT		Allowable Points	Points Scored
A	AREA OF IMPACT (only one) 15 pts.		
	1 In City limits or annexation petition filed with City	15	
	2 Pre-annexation agreement filed with City or adjacent to City limits	15	
	3 Within the Metro Planning Area	5	
	4 Outside Metro Planning Area	0	
B	UNIQUE FEATURES (all that apply) 20 pts.		
	1 Features to be considered include:	20	
	Ecological, geological, hydrological		
	Topography/Wetlands		
	Scenic Views		
	Flora and fauna		
	Endangered species		
	Other		
C	LIKELIHOOD OF DEVELOPMENT 15 pts.		
	1 Desirable location & likely to be developed within 5 years	15	
D	POTENTIAL BENEFITS (all that apply) 25 pts.		
	1 Stormwater management	5	
	2 Trails or greenbelt	5	
	3 Buffer/Addition to existing natural area or park	5	
	4 Neighborhood/Community Park	5	
	5 Provides community-wide value/service	5	
E	ACQUISITION POTENTIAL (all that apply) 25 pts.		
	1 Willing seller below, at, or near appraised value	15	
	2 Full donation	25	
	3 Partial Donation	10	
	4 Public/Private Partnership	5	
	TOTAL POSSIBLE POINTS	100	

**Source: Parks and Recreation
Commission**

FISCAL and VISION NOTES:

Agenda Item No. _____

City Fiscal Impact Enter all that apply:	
0	City's current net FY cost.
0	Amount of Funds Already appropriated
0	Amount of budget amendment needed
0	Estimated 2 yr net costs: One-time Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
Item #5	Primary Vision, Strategy and/or Goal Item#
Item # 5.2	Secondary Vision, Strategy and/or Goal Item#
	FY10/FY11 Implementation Task#

TO: City Council
FROM: City Manager and Staff
DATE: August 25, 2010
RE: Land Preservation Criteria

SUMMARY:

At the August 2, 2010, Council meeting, the City Council referred the matter of establishing criteria for land preservation under the potential renewal of the Park Sales Tax to the Parks and recreation Commission for review and recommendations. At their regular monthly meeting on August 19, the Parks and Recreation Commission heard a presentation by Mike Hood and discussed the draft form of the criteria, proposing several changes as detailed in this report for Council consideration.

DISCUSSION:

Hood reviewed the draft of the land preservation scoring matrix with the Commission. Commissioners agreed that the matrix was a good starting point for an evaluation process. Donaldson questioned if this matrix would be used for Park Sales Tax projects only and Hood clarified that at this point, it would.

Hutton asked if having a system like this would restrict staff too much when it came to evaluating land? Hood said no, the matrix was intended to provide guidelines only. Commissioners agreed that it should be stressed the matrix is a guideline only and perhaps should be reviewed annually to ensure it was still a workable document.

Pauls asked if it would be an advantage or disadvantage to have a point minimum above which a property must score to be considered for acquisition? Commissioners agreed that there should not be a minimum scoring requirement.

Devine commented he thought that potential benefits category should be at least equal in point value to the unique features category. Hutton agreed.

Kloppel said he would like to see an increased point value for the acquisition potential category. Pauls and Blevins agreed.

Donaldson said she would like the unique features category to stay relatively strong because of different items of importance listed, including endangered species. She added that some of the components listed seemed subjective, such as scenic views. Commissioners agreed that instead of assigning a recommended amount of points to each individual component identified in the Unique Features category that the total points for the category should be a lump sum (for example 20 points). A property being evaluated would then receive the total points assigned to

this category if it was determined that the site featured an appropriate representation of the various components listed for consideration under this category.

Hutton asked how the matrix would be applied and how many staff or city officials would be involved in the evaluation process? Hood responded that those details have not been established yet.

A motion was made by Kloepfel, seconded by Hutton, to recommend to Council the following changes to the land preservation criteria:

- Decrease section B (Unique Features) to a maximum of 20 points and remove allowable points for the individual components identified in that particular section;
- Increase section E (Acquisition Potential) to 25 points by increasing the point value of "Willing seller below, at, or near appraised value" to 15 points; and
- Increase section C (Likelihood of Development) to 15 points by increasing the point value of "Likely to be developed within 5 yrs" to 10 points.

Voting in favor of the motion: Blevins, Davis, Kloepfel, Pauls, Devine, Donaldson, Hutton
Opposed: None
Motion passed unanimously.

A copy of the proposed scoring matrix modified to include the recommendations of the Park and Recreation Commission is attached to this report.

FISCAL IMPACT:

No fiscal impact is anticipated as a result of this report.

VISION IMPACT:

This report addresses the following vision goals:

Vision Statement #5: Columbia, Boone County and the surrounding region will protect and preserve the natural environment, agricultural, areas, and cultural resources; provide adequate infrastructure including diverse, mixed-use, walkable, and bicycle friendly neighborhoods, and develop in ways that positively contribute to and sustain community, culture, heritage, and character.

Vision Goal #5.2: Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watersheds, healthy streams, natural areas, native species, and unique environmentally sensitive areas, thereby enhancing quality of life.

SUGGESTED COUNCIL ACTIONS:

Consider the recommendation of the Parks and Recreation Commission.

LAND PRESERVATION SCORING MATRIX - DRAFT

LAND PRESERVATION SCORING MATRIX - DRAFT - Parks and Recreation Commission

EVALUATION COMPONENT		Allowable Points	Points Scored
A	AREA OF IMPACT (only one) 15 pts.		
	1 In City limits or annexation petition filed with City	15	
	2 Pre-annexation agreement filed with City or adjacent to City limits	10	
	3 Within the Metro Planning Area	5	
	4 Outside Metro Planning area	0	
B	UNIQUE FEATURES (all that apply) 20 pts.		
	1 Features to be considered include:	20	
	Ecological, geological, hydrological		
	Topography		
	Scenic Views		
	Flora and fauna		
	Endangered species		
	Other		
C	LIKELIHOOD OF DEVELOPMENT (all that apply) 15 pts.		
	1 Likely to be developed within 5 years	10	
	2 Ease of development	5	
D	POTENTIAL BENEFITS (all that apply) 25 pts.		
	1 Stormwater management	5	
	2 Trails or greenbelt	5	
	3 Buffer/Addition to existing natural area or park	5	
	4 Neighborhood/Community Park	5	
	5 Provides community-wide value/service	5	
E	ACQUISITION POTENTIAL (all that apply) 25 pts.		
	1 Willing seller below, at, or near appraised value	15	
	2 Full or Partial donation	5	
	3 Public/Private Partnership	5	
	TOTAL POSSIBLE POINTS	100	

ENVIRONMENT AND ENERGY COMMISSION (EEC)

CITY OF COLUMBIA / BOONE COUNTY, MISSOURI

LAND PRESERVATION COMMITTEE (LPC)

- LAND PRESERVATION / PARKS TAX FINAL REPORT -

EXECUTIVE SUMMARY

The *EEC recommends* that the Council consider the clear community message as reflected in the recent Parks and Recreation Department Survey that strongly indicated community support for existing parks maintenance and an emphasis on land preservation (forest, green belt, open space and new {neighborhood} parkland) rather than parks development. It is recommended that a Land Trust or Public Commission be formed to provide for clear oversight and accountability for publicly owned land be created to conserve the urban forest canopy, manage publicly owned forests and specimen trees, maximize the benefits of healthy forests and trees, and maintain landscape aesthetics. The *EEC also recommends* that establishment of regional land preservation policy be utilized as a powerful economic development tool to attract new businesses and retain and grow existing businesses, with the goal of invigorating our economic base.

REPORT OUTLINE

- 1.) Land Preservation
 - a. Parks Department Decision Matrix (Deference to Parks Staff professionals)
 - b. Public Access Issues (Access, construction, conservation, etc.)
 - c. Resource Preservation (Tree Preservation Board, Land Trust, etc.)
- 2.) Parks Tax
 - a. Political strategies (Land preservation vs. parks development)
 - b. Economic Development Strategies (Greenbelts, trails, employee's quality of life, etc.)
 - c. Budget Strategies (Flexible vs. categorical)

REPORT

The *EEC believes* that the suggestions for weighting the determinations of which land to preserve as contained in the Parks Department Matrix are best left to the professionals in the department and are ultimately policy decisions that are the exclusive purview of the City Council. However, the matrix must include an emphasis on what constitutes "uniqueness" and "value" and provide answers to the question of value to whom with respect to land preservation. After all, these are all taxpayer dollars. Additionally, the question must be asked and answered as to the purposes of preserving the land. Clearly, land preservation can include forest habitat, urban canopy, streams, watershed, unique topography, parks development and economic development (in terms of set asides for infrastructure-rich or strategically located tracts). The EEC recommends all of these as land preservation options.

The *EEC recommends* that the issue of “Public Access” and “Easements” (i.e., access, construction and conservation easements) be considered by the Council and established as a policy. The *EEC recommends* further that all preserved tracts allow limited public access (with minimum improvement except for public safety and maintenance requirements).

Related to “Resource Preservation” the *EEC Recommends* that the City Council should establish: 1.) a Land Trust to provide oversight and accountability for land acquisitions. The trust would promote preservation of natural greenbelt areas to protect natural resources and conservation, tree preservation, clean water, wildlife habitats and create linkage between public parks and multi-use trails, and 2.) a Tree Preservation Board to provide oversight and accountability for publicly owned land and recommend policies to conserve the urban forest canopy, manage publicly owned forests and specimen trees, maximize the benefits of healthy forests and trees, and maintain landscape aesthetics.

With regard to the Parks Tax Extension and political strategies: the *EEC recommends* that the Council consider the clear community message as reflected in the recent Parks and Recreation Department Survey that strongly indicated community support for an emphasis on land preservation (forest, green belt, open space and new {neighborhood} parkland) and existing parks maintenance rather than parks development. The recent shift of budget allocations from the parks development category into the land acquisition category was consistent with this, but not sufficient to reflect measured public priorities.

In terms of economic development, the recent IBM agreement and its discussion of Columbia’s exceptional quality of life as a function of its forests, trails, parks, and green spaces, illustrates the value that land preservation affords those seeking clean, high paying, and highly desirable job opportunities in our community. The *EEC recommends* that the establishment of a regional land preservation policy be utilized as a powerful economic development tool to attract new businesses and retain and grow existing businesses, with the goal of invigorating our economic base.

Finally, the *EEC recommends* that the Council direct those appointed to advocate for the passage of the Parks Tax Extension, to emphasize the allocation of Parks budget funds within the budgetary categories that include *Acquisition/Land Preservation, Trails and Greenbelts and Improvements To Existing Parks* with an emphasis on maintenance, only, and de-emphasize *New Facility Park Development and Improvements To Existing Parks*, involving the development of new amenities. That advocacy strategy must be driven by the clear public message delivered in the analysis of the recent Parks and Recreation Department Survey if we are to achieve passage of the Parks Tax Extension.

Respectfully submitted,



Dan Goldstein, EEC Chair

Date

8/31/10



Karl Skala, EEC Vice-Chair, EEC-LPC Chair



CITY OF COLUMBIA, MISSOURI

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

DATE: August 27, 2010

TO: Honorable Mayor Robert McDavid
Members of City Council

FROM: David Brodsky, Chairman Planning and Zoning Commission

RE: Land Preservation Criteria and Scoring Matrix

As requested by the Council on August 2, 2010, the Planning and Zoning Commission has reviewed the proposed Land Preservation Criteria and Scoring Matrix that may become the basis by which acquisition of additional land for park use or preservation would be evaluated. Below are the Planning and Zoning Commission's recommended revisions to this document. The Commission appreciates the opportunity to participate in reviewing these standards.

The Commission's review was broken into two components. First was to evaluate the criteria in the matrix to determine if the items were necessary, could be modified, or if additional criteria should be added. The second phase of our review was to look at the point scoring to determine if the allocation was appropriately distributed.

It was the general consensus of the Commission that the criteria presented was for the most part complete and acceptable. However, the Commission believes that the following additions and modifications should be made within the noted sections of the matrix:

Criteria

1. Under item B-2, "wetlands" should be included in the Topography description. The Commission did not believe the description of Topography elsewhere in the evaluation criteria adequately expressed the importance of this type of feature.
2. Item C-1 and C-2, should read: (C-1) "Desirable location and likely to be developed within 5 years" and (C-2) "Desirable location and ease of development". The Commission felt that this clarification was necessary otherwise all potential sites would receive points in this category.
3. Under E-2, "full" donation should be independent of "partial" donation. This would result in creating four (4) separate categories for this section. The Commission believes that the two issues need to be separate because a "full" donation has much greater value and weight than one that may be a "partial" donation.

Points

1. Under item A-1, the point value for “within the city limits” should be reduced to 10 from the current 15. The Commission believes that equal weight should be given to those parcels inside the City and those that are either adjacent to or under annexation petition or agreement.
2. Under item A-3, the point value should be reduced to zero from the current 5. The Commission believes that being inside the Metro area is already addressed if a parcel scores points in either item A-1 or A-2.
3. Under item E-2, the point value for “full donation” should be increased to 10 from the current 5 and “partial donation” (proposed as separate criteria) should be worth 5 points. The Commission believes that a greater point value should be associated with those “fully” donated properties verse those proposed as a “partial” donation.

This change would result in Section E of the matrix having four criteria as follows:

Willing seller below, at, or near appraised value	10 points
Full Donation	10 points
Partial Donation	5 points
Public/Private Partnership	5 points

The Commission also recommends that the explanatory text associated with the matrix be revised to reflect the description and point value changes recommended above.

In closing, the Commission appreciates the opportunity to review the proposed Land Preservation Criteria and Matrix. If you or members of the Council have additional questions, please feel free to contact me or our staff liaisons within the Planning Department.

DWB

From: "Weaver, Jan C." <WeaverJC@missouri.edu>
To: Romaine-Tony <Tony@GoColumbiaMo.com>
CC: Paula Hertwig Hopkins <PHHOPKIN@GoColumbiaMO.com>
Date: 8/31/2010 5:13 PM
Subject: Vision Com feedback on land preserv matrix

Hi Tony,

Vision Commission Feedback on Land Preservation Matrix

Questions to go back to council are -

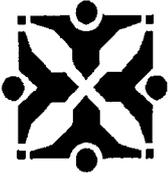
Who will be responsible for the evaluation - will public input on evaluation be solicited?

Has anyone tried using the matrix to evaluate sites already considered a priority (like the Pinnacles)?

Where do different properties fall out on the matrix?

Are there, or will there be more specific criteria for assigning the points within a category?

Jan Weaver
Chair, Vision Commission



CITY OF COLUMBIA, MISSOURI

To: Parks & Recreation Commission
Environment & Energy Commission
Planning & Zoning Commission
Vision Commission

From: Tony St Romaine, Assistant City Manager

A handwritten signature in black ink, appearing to read 'Tony St Romaine', written over a horizontal line.

Date: August 5, 2010

Subj: Land Preservation Criteria

As directed by Council at Monday night's meeting, I am forwarding you a draft matrix and scoring guideline that Parks' staff has prepared for evaluating property that might be considered for acquisition as part of the funds allocated in the upcoming Parks Sales Tax extension. Obviously there are lots of factors to be considered and the matrix is only a place to start in order to focus your discussions on this topic.

Council has requested that this topic be discussed at your next meeting so that your comments and suggestions can be considered by Council in early September.

Among things to consider:

1. Review the matrix to see if appropriate criteria are being used.
2. Review the matrix to determine if there is additional criteria that should be added to the scoring matrix - something that we might have omitted or missed.
3. Review the points (weight) assigned to each of the major components as well as the points (weight) given to each of the criteria within each component. In other words are the different components and the criteria under each valued appropriately?
4. Should a minimum score be established above which a property must score to even be considered for acquisition.
5. Any other suggestions or comments.

Please forward your recommendations to me following your August meeting so that we can meet Council's deadline of having information for them to review in September. Mike Hood or I can be available if needed to assist with presenting any of this material to your Commission if needed.

Thanks for your service and cooperation.

City of Columbia
City Manager's Office
701 E. Broadway
Columbia, MO 65201
(573) 874-7214

Source:



Tony St. Romaine

Agenda Item No. _____

TO: City Council
FROM: Bill Watkins, City Manager
DATE: July 27, 2010
RE: Land Preservation Component of Parks Sales Tax

FISCAL and VISION NOTES:

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs:
\$0	One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
Item #5	Primary Vision, Strategy and/or Goal Item#
Item #5.2	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

EXECUTIVE SUMMARY:

The proposed parks sales tax extension currently being considered includes funds to be designated for land acquisition/preservation. A draft set of criteria to aid in the identification, prioritization and ranking of potential sites has been developed for consideration.

DISCUSSION:

There are many good reasons for preserving land as described in the attached presentation from the July 26th Council work session. Following discussions with City staff, a draft matrix has been developed with a proposed methodology for scoring property to be considered for acquisition, purchase of development rights or a conservation easement. Based on Council comments at the work session, staff is suggesting that the proposed matrix along with the other materials presented to Council be forwarded to the following three commissions for their input and recommendation:

- Parks & Recreation Commission
- Environment & Energy Commission
- Planning & Zoning Commission

Each commission will be asked to consider this issue at their next (August) meeting so that a consolidated report can be presented back to Council in September.

FISCAL IMPACT: None

VISION IMPACT:

5 Vision Statement: Columbia, Boone County and the surrounding region, protect and preserve the natural environment, agricultural areas, and cultural resources; provide adequate infrastructure; included diverse, mixed-use, walkable and bicycle friendly neighborhoods; and develop in ways that positively contribute to and sustain community culture, heritage, and character. Our community accomplishes these ends through an open, inclusive, transparent, predictable, and accountable planning process with fair allocation of costs.

5.2 Goal: Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watersheds, healthy streams, natural areas, native species, and unique environmentally sensitive areas, thereby enhancing quality of life.

SUGGESTED COUNCIL ACTIONS:

Request input from each of the three commissions on the criteria for land preservation and associated issues as presented in the attached report.

LAND PRESERVATION SCORING MATRIX - DRAFT

LAND PRESERVATION SCORING MATRIX - DRAFT

EVALUATION COMPONENT		Allowable Points	Points Scored
A	AREA OF IMPACT (only one) 15 pts.		
	1 In City limits or annexation petition filed with City	15	
	2 Pre-annexation agreement filed with City or adjacent to City limits	10	
	3 Within the Metro Planning Area	5	
	4 Outside Metro Planning Area	0	
B	UNIQUE FEATURES (all that apply) 30 pts.		
	1 Ecological, geological, hydrological	5	
	2 Topography	5	
	3 Scenic Views	5	
	4 Flora and fauna	5	
	5 Endangered species	5	
	6 Other	5	
C	LIKELIHOOD OF DEVELOPMENT (all that apply) 10 pts.		
	1 Likely to be developed within 5 years	5	
	2 Ease of development	5	
D	POTENTIAL BENEFITS (all that apply) 25 pts.		
	1 Stormwater management	5	
	2 Trails or greenbelt	5	
	3 Buffer/Addition to existing natural area or park	5	
	4 Neighborhood/Community Park	5	
	5 Provides community-wide value/service	5	
E	ACQUISITION POTENTIAL (all that apply) 20 pts.		
	1 Willing seller below, at, or near appraised value	10	
	2 Full or Partial donation	5	
	3 Public/Private Partnership	5	
	TOTAL POSSIBLE POINTS	100	

Land Preservation Scoring Matrix
Preliminary Draft
August 2, 2010

Purpose:

The City of Columbia has included a limited amount of funding to acquire land for open space preservation in the current proposal to extend the 1/8 cent park sales tax. The attached scoring matrix has been drafted with the intent of identifying the criteria to be used in evaluating individual tracts of property for possible acquisition with those funds.

The matrix as currently drafted identifies five major evaluation components and assigns a point value to each. Total points available are based on a 100 point system. Based on the maximum points assigned to each area, each component has a different weight in contributing to the 100 point system. Within each major component, a number of individual criteria are identified which are considered to be of importance in evaluating the property's value for preservation as public open space. Specific components of the proposed matrix are:

Area of Impact (15 points)

The intent of this component is to evaluate the location of the proposed property. For the purpose of preserving critical open space, properties located within the existing city limits are valued higher than those located in the more outlying parts of the County. A total of 15 points has been assigned to this component. An individual property can only receive a score in one of the four criteria areas identified. The four criteria are:

1. Located in the City limits or an annexation petition has been filed with City.
2. Pre-annexation agreement filed with City or adjacent to the City limits
3. Located within the Metro Planning Area
4. Located outside of the Metro Planning area

Unique Features (30 points)

The intent of this component of the scoring matrix is to evaluate any special features, primarily natural, that would contribute to the property's role as valuable natural area/open space which should be preserved as such. Six individual criteria have been proposed. Each criteria has a value of five points. Property being evaluated can receive points for all the criteria that apply. Criteria identified include:

1. Ecological, geological, hydrological: Does the property have features such as caves, springs, sinkholes, bluffs, streams, watersheds, or other unique ecological features that are important to preserve?
2. Topography: Does the site have an undisturbed natural topography that can be preserved? Factors to be considered might include flood plains, steep slopes, or rolling hills.
3. Scenic Views: Does the property provide scenic views or protect attractive viewsheds of the community?
4. Flora and Fauna: Does the site support unique or desirable plant habitats such as old growth forests, native prairie grasses, riparian corridors, etc.? Does the site support a variety of wildlife species or provide critical wildlife habitat or wildlife corridors?
5. Endangered Species: Is the land home to any endangered species (plants or animal)?
6. Other: Does the property being evaluated have any additional unique or special features which would add value to its importance for being preserved as public open space?

Likelihood of Development (10 points)

The intent of this component is to evaluate the potential that the property will develop if not preserved as public open space. Two individual criteria have been proposed. Each criteria has a value of five points. Property being evaluated can receive points for each of the criteria that apply. Criteria identified include:

1. Likely to be developed with 5 years: Is the property located in a rapidly developing area of the community? Are there known development plans for the site? Does it appear the development of the site is likely to occur within the next five years if the land is not preserved as public open space?
2. Ease of Development: Is the property a site that can be easily developed or do other factors impact its development potential? Is the property properly zoned for development? Are necessary utilities readily available? Does the site's terrain, topography, and other features require only minimal modification in order for development to occur?

Potential Benefits (25 points)

The intent of this component is to evaluate whether a particular property can provide other benefits to the community in addition to serving as public open space. A site that provides multiple benefits would be considered as a higher value to the community. Five individual criteria have been proposed. Each criteria has a value of five points. Property

being evaluated can receive points for each of the criteria that apply. Criteria identified include:

1. Stormwater Management: Would the acquisition and public ownership of the property assist the community in meeting our goals for stormwater management?
2. Trails or Greenbelts: Does the site meet any of the needs identified in the City's trails and greenbelts master plan for the location and future development of city-owned trails? Could the property serve as a natural buffer to any of the City's existing trails?
3. Buffer/addition to an existing natural area or park: Does the site adjoin an existing natural area or park? Would the property, if acquired, provide a buffer to existing open space/parks or protect such spaces from encroaching development?
4. Neighborhood/Community Park: Could some or all of the property be used to meet needs for additional neighborhood or community parks?
5. Provides community-wide value/service: Does the site preserve or protect open space that could be perceived as being of value to the entire community or is the primary benefit only to a limited area?

Acquisition Potential (20 points)

The intent of this component is to evaluate the potential of the City to actually be able to acquire the piece of property being evaluated. Three individual criteria have been proposed. The first criteria has been assigned a value of ten points. The additional two criteria each have a value of five points. Property being evaluated can receive points for each of the criteria that apply. Criteria identified include:

1. Willing seller at, near, or below appraised value: Unless unusual circumstances exist, it is the City's intent to acquire property for open space preservation only from willing sellers. It is also the City's intent to not pay substantially above market value for any property acquired.
2. Full or Partial Donation: Is the property owner willing to donate the property to the City or sell the property at a price substantially below appraised value?
3. Public/Private Partnership: Is there potential for a public/ private partnership which would result in the acquisition of the property? Are there private organizations who would work with the City to insure the acquisition of this piece of property?

Land Preservation

Proposed 2010 Park Sales Tax

Council Work Session
Columbia, Missouri
July 26, 2010

Land Preservation Issue Areas

- Development of land preservation plan
- Implementation of the Community Visioning and Action Plan goals and strategies
- Integration of recommendations from existing City plans
- Geographic extent of preservation activities
- Regulatory strategy for effective implementation

Community Visioning and Action Plan Goal – Land Preservation

Land will be preserved throughout Columbia and Boone County to protect farmland, scenic views, natural topographies, rural atmosphere, watershed, healthy streams, natural areas, native species, and unique environmentally sensitive areas.

Land Preservation

What is the public purpose served by land preservation funding from parks sales tax?:

- ▣ Retain undeveloped property for future use
- ▣ Habitat for threatened species
- ▣ Tree canopy for stormwater
- ▣ Restoration
- ▣ Public access and use
- ▣ Historic Preservation
- ▣ Scenic Views

Land Preservation Issues

How and when should the criteria be established for identifying land to be preserved proposed by parks sales tax?

- ▣ Developed by staff and approved by Council
- ▣ Developed by an existing commission and approved by Council
- ▣ Developed by a new Land Preservation Commission and approved by Council
- ▣ Combination

Land Preservation Issues

How far outside the City should be considered for land preservation using proposed parks sales tax?

- ▣ Limited to properties within or contiguous to the City
- ▣ Areas outside the City that are likely to be annexed
- ▣ The Metropolitan Planning Area
- ▣ Boone County

Land Preservation Issues

Would land preservation funds include the acquisition of degraded land for the purpose of restoration?

- ▣ Reforestation

- ▣ Flood plain restoration

- ▣ Stream restoration

- ▣ Habitat restoration

Community Visioning and Action Plan Land Preservation – Strategy One

Establish a city-county land preservation authority to:

- ▣ Develop and administer a land preservation plan developed with public input.

- ▣ Strengthen, enforce and create laws and regulations to preserve land consistent with this plan.

- ▣ Acquire property or development rights to land deemed appropriate for preservation. Such land to be acquired by donations or purchase from willing sellers at fair market value, and not through condemnation

Community Visioning and Action Plan Land Preservation – Strategy

Two

Evaluate potential land preservation areas in
Columbia and Boone County based on:

- Agricultural use or potential
- Ecological, geological, and hydrological significance
- Scenic beauty
- Historical significance
- Protection of native wildlife, both plant and animal

Community Visioning and Action Plan Land Preservation – Strategy

Three

Develop funding mechanisms to finance land
preservation such as:

- Sales tax
- Donations
- Grants
- Property tax incentives
- Other
- * Funding sources could/should target different components and come with differing requirements. E.G. Should City parks sales tax revs be used outside city limits or metro area?

Current City Plans & Regulations Related to Land Preservation

- Community Visioning and Action Plan
- Metro 2020: Open Space/Greenbelt District
- Greenbelt Plan
- Land Preservation Ordinance – Chapter 12A
- Zoning Ordinance – Chapter 29

Possible Land Preservation Criteria

Develop a weighted method of “scoring”
property based specific criteria such as:

- Unique Natural Features
- Areas of Impact
- Likelihood of Development or Change of Use (e.g. forest to agricultural)
- Acquisition Potential
- Potential Benefits

Possible Land Preservation Criteria

Unique Features

- ▣ Topography
- ▣ Flora/Fauna
- ▣ Ecological, geological, hydrological features
- ▣ Native wildlife protection – animal/plant
- ▣ Vistas/viewsheds

Possible Land Preservation Criteria

▣ Areas of Impact

- ▣ Within City limits
- ▣ Within the metro planning area
- ▣ Within Boone County

▣ Likelihood of Development

- ▣ Location
- ▣ Surrounding development
- ▣ Zoning
- ▣ Known development plans
- ▣ Development potential/Ease of development

Possible Land Preservation Criteria

□ Acquisition Potential

- Willing seller
- Price
- Donation
- Deed restrictions
- Partnerships

□ Potential Benefits

- Stormwater management
- Trails or greenbelt
- Neighborhood or community park
- Natural area buffer
- Multiple Users